

AREA STATEMENT		VERSION NO. 1.0/1.0	
		VERSION DATE: 09/06/2022	
PROJECT DETAIL:			
Authority: Praying Development Authority		Proj Use: Residential	
Authority Code: Category B		Proj Sub Use: Group Housing	
Authority Code: Development Authority (DA)		Development Plan: Master Plan	
Case/Tax: Regular		Land Use Zone: Residential zone	
Project Type: Building Permission		Land Use Zone: Residential zone	
Nature of Development: New		Layout Type: N/A	
Subdevelopment Area: Undeveloped Area			
Subdevelopment Area: Other Town Area			
Special Project: N/A			
Site Address:			
District/Praying/Town/Alphabet/Village/N/A			
AREA DETAILS:		Sq. Mts.	
1	Area of PUA as per record	-	
	Document Area		2507.95
	As per site condition		2507.95
2	Area of Plot Considered		2507.95
	Deduction for		
	1) Proposed roads		
	2) Vehicular reservations		
	3) Tolerable +/0		0.00
	Net Area of plot (1 - 2) AREA OF PLOT		2507.95
	Plot Area For Coverage		2507.95
	Plot Area For FAR		
	Plot Perm. FAR Area (2.50)		7320.65
	Permitted FAR against VWS and LIS		52.00
	Total Perm. FAR area (2.68)		7324.65
3		Total Built up area permissible at	1182.80
	Permissible Coverage Area (40.00%)		
	Permissible Coverage Area (33.62%)		94.22
	Total Prop. Coverage Area (33.62%)		94.22
	Balance Coverage Area (6.38%)		158.60
		Proposed Area at:	

	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Basement Floor	144.98	0.00	0.00	0.00
Stilt Floor	1958.12	0.00	26.26	0.00
First Floor	1217.73	0.00	16.92	0.00
Second Floor	1217.73	0.00	16.92	0.00
Third Floor	1217.73	0.00	16.92	0.00
Fourth Floor	1217.73	0.00	16.92	0.00
5th Floor	1217.73	0.00	16.92	0.00
Sixth Floor	1217.73	0.00	16.92	0.00
Seventh Floor	1217.73	0.00	16.92	0.00
Eighth Floor	84.23	0.00	789.07	0.00
Total Floor Area	100.35	0.00	21.97	0.00
Total Area	1999.19	0.00	1197.92	0.00
Total FAR Area				
Accessory Use Area Added in Built Up Area				3.12
Total Built Up Area				1197.92
Proposed F.S.I. consumed				2.47
C. Tenement Statement				
A. Tenement Proposed At:		64.00		
All Floors				
Total Tenements (3 + 4)		64		
E. Parking Statement				
Parking Space Requested as per Regulations:				1098.75
Proposed Parking Space				3339.94

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P. SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Tree Details (Table 3h)				
Plot	Name	Nos Of Trees		
		Regd	Prop	
PLOT	Tree	15	23	
SCHEDULE OF COOR:				
TRUNK/NAME	NAME	LENGTH	HEIGHT	NOG
P/NO1	1-5	1.5	1.5	10
P/NO2	SOA-1	1.2	1.2	10
P/NO3	SOA-2	1.2	1.2	10
P/NO4	SOA-3	1.2	1.2	10
P/NO5	GT-1	1.0	1.0	10
P/NO6	Regd	1.0	1.0	10
P/NO7	148-0005	1.0	1.0	10
P/NO8	148-0006	1.0	1.0	10

Vehicle Type	Reqd.			Prop.	
	No.	Reduced Req'd Parking (Incase of Pst having RWKMS surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	71	976.25
Total Car	70	-	962.50	71	976.25
Vehicle Car Parking	-	-	96.25	7	96.25
Other Parking	-	-	-	-	2257.34
Total			1058.75		3329.64

OWNER'S NAME AND SIGNATURE	
VARDHA DEVELOCO PRIVATE LIMITED, vardhadevelco@rediffmail.com, 8299182876 MOHD. QAMRUL, vardhadevelco@rediffmail.com, 8299182876 MOHD. SHADAB, vardhadevelco@rediffmail.com, 8299182876 MOHD. MOBIN, vardhadevelco@rediffmail.com, 8299182876 SHARAD YADAV, vardhadevelco@rediffmail.com, 8299182876 MANISH KUMAR, vardhadevelco@rediffmail.com, 8299182876	9182876

ARCH/ENG'S NAME AND SIGNATURE	MANISH GUJRAL	REGISTERED PROFESSIONAL ENGINEER
MANISH GUJRAL		
CA/97/21380		

	Prayagraj Development Authority
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Building Plan Application Number	
PDA/BP/21-22/0757	
Sanctioned On	
14 Sep 2022	

23 Jan 2029

Approved By _____

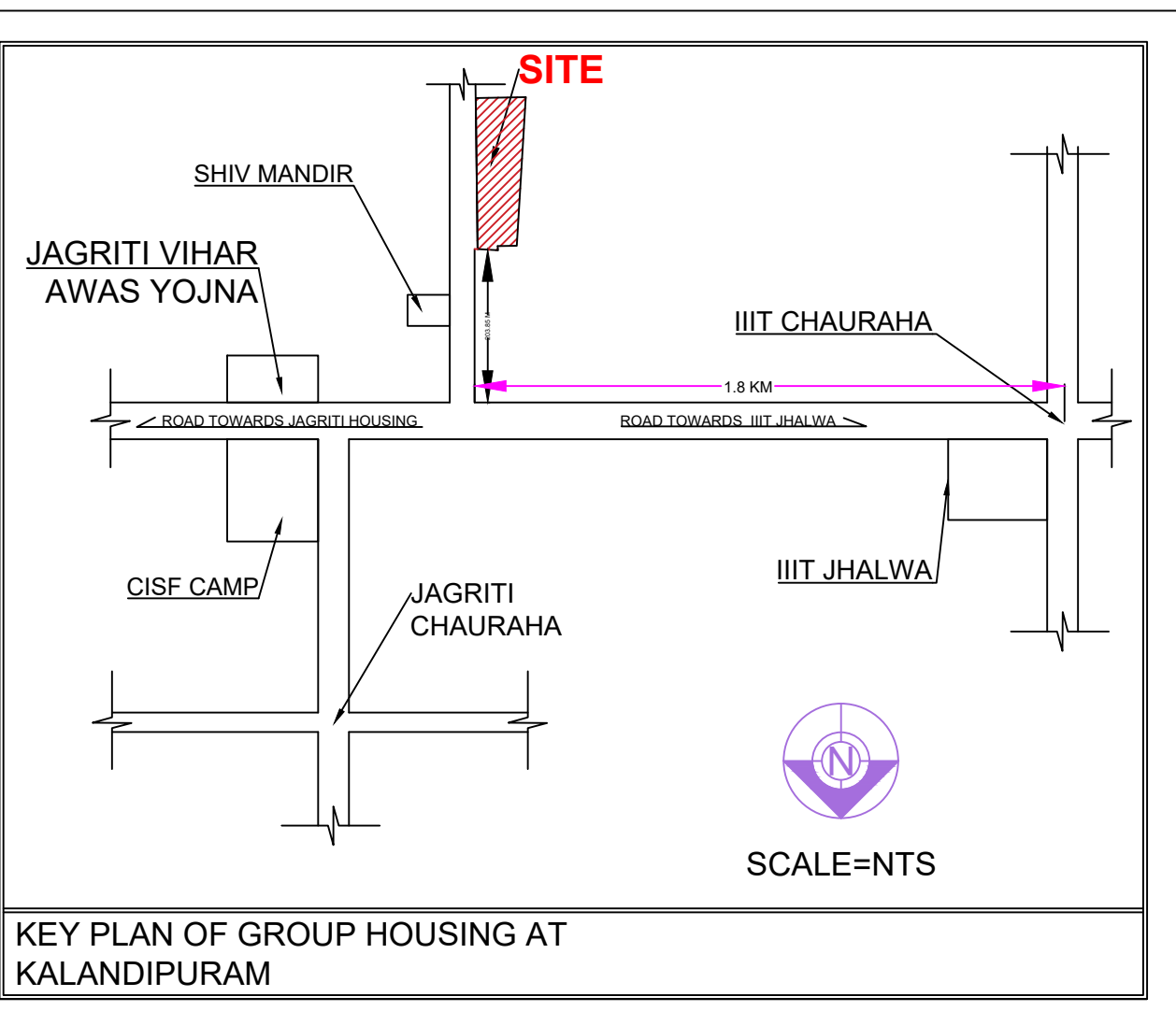
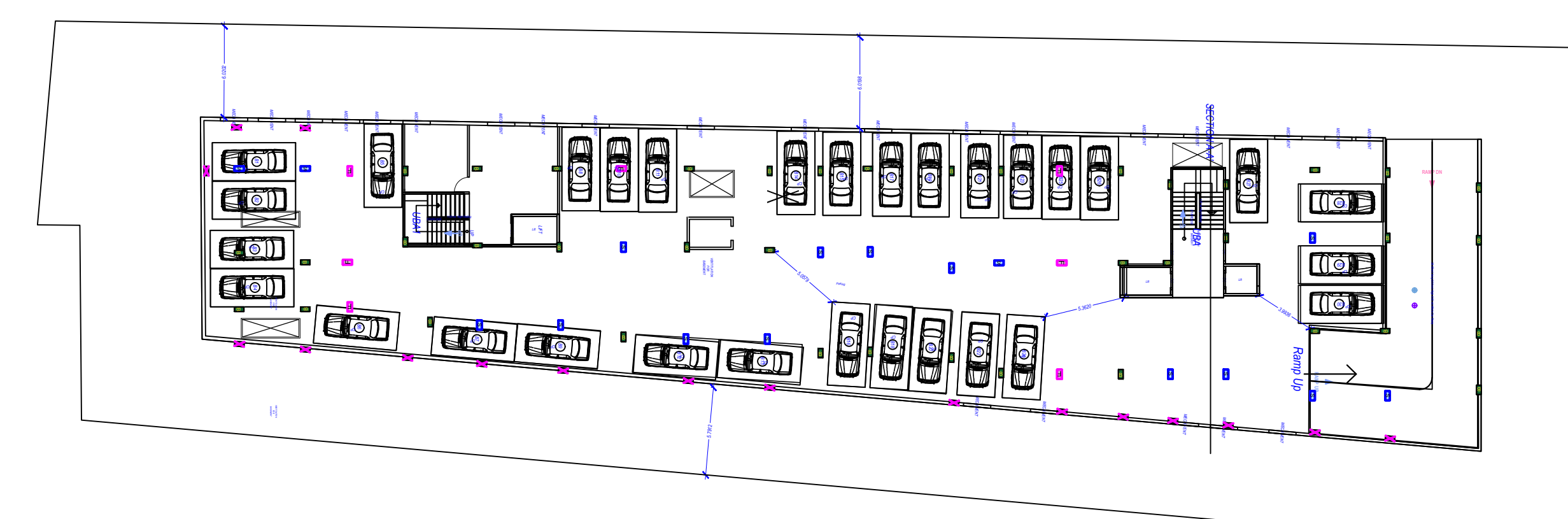
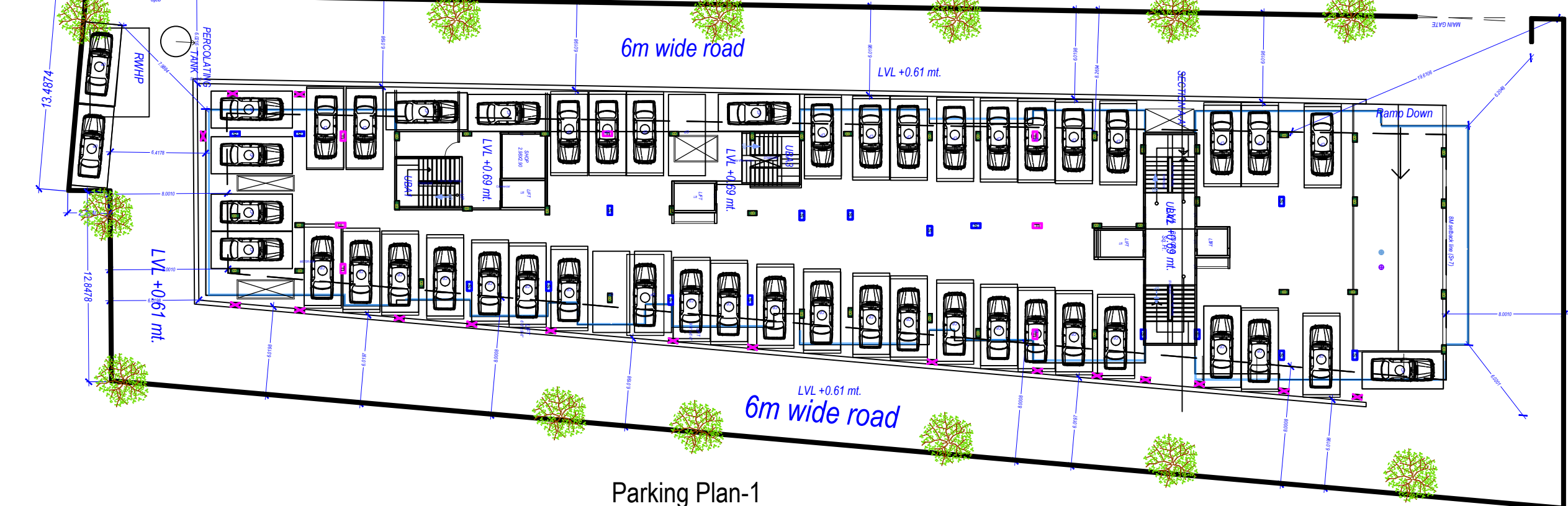
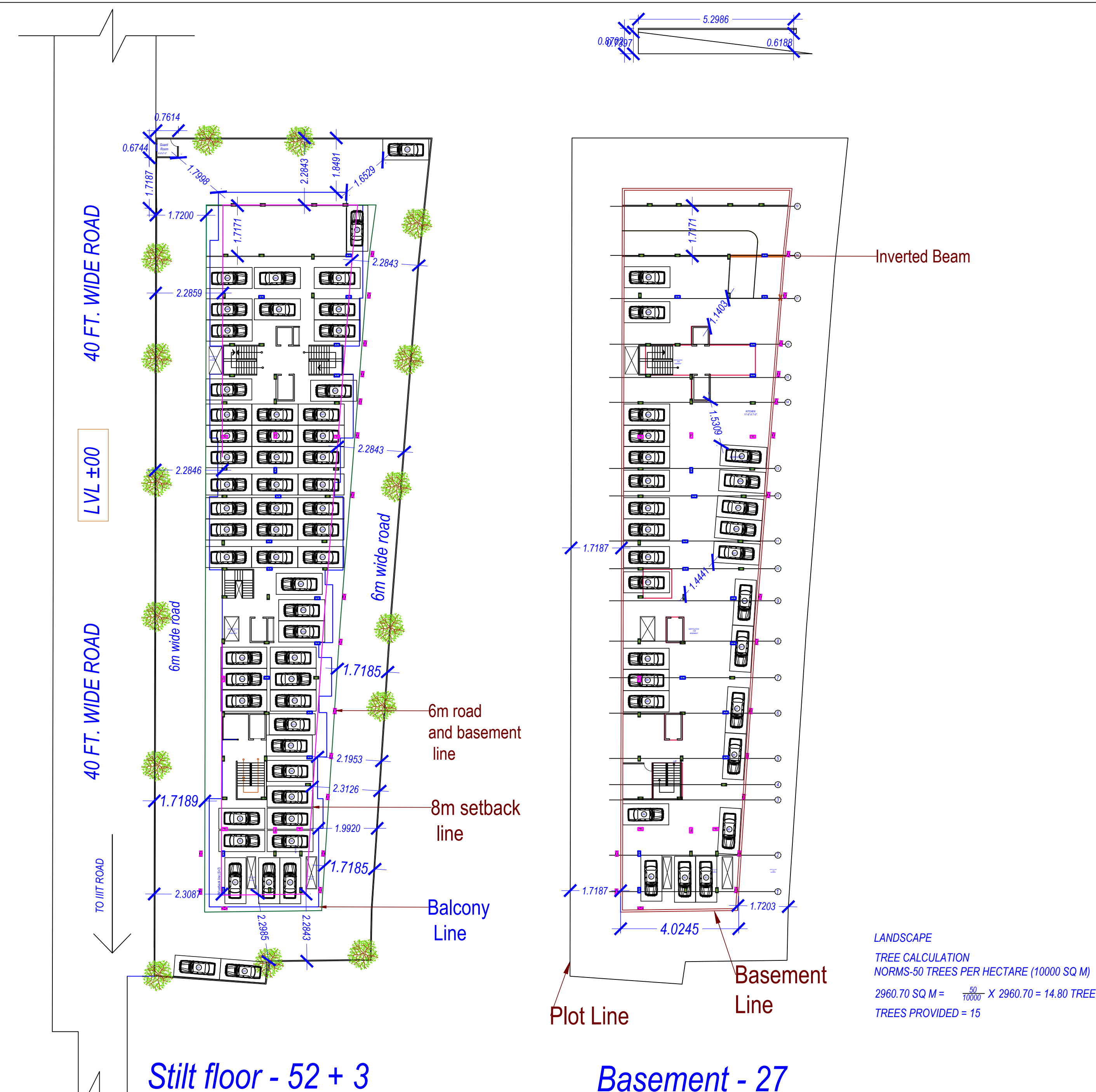
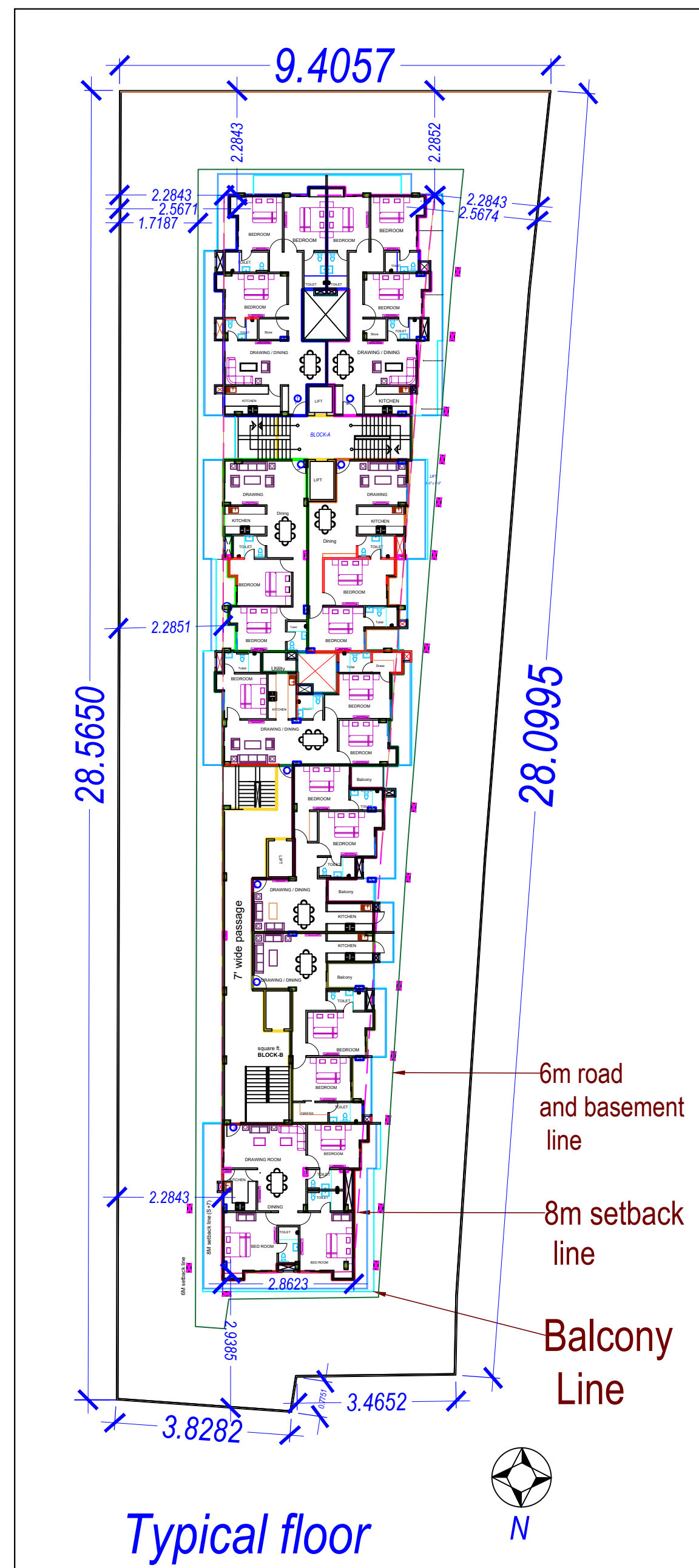
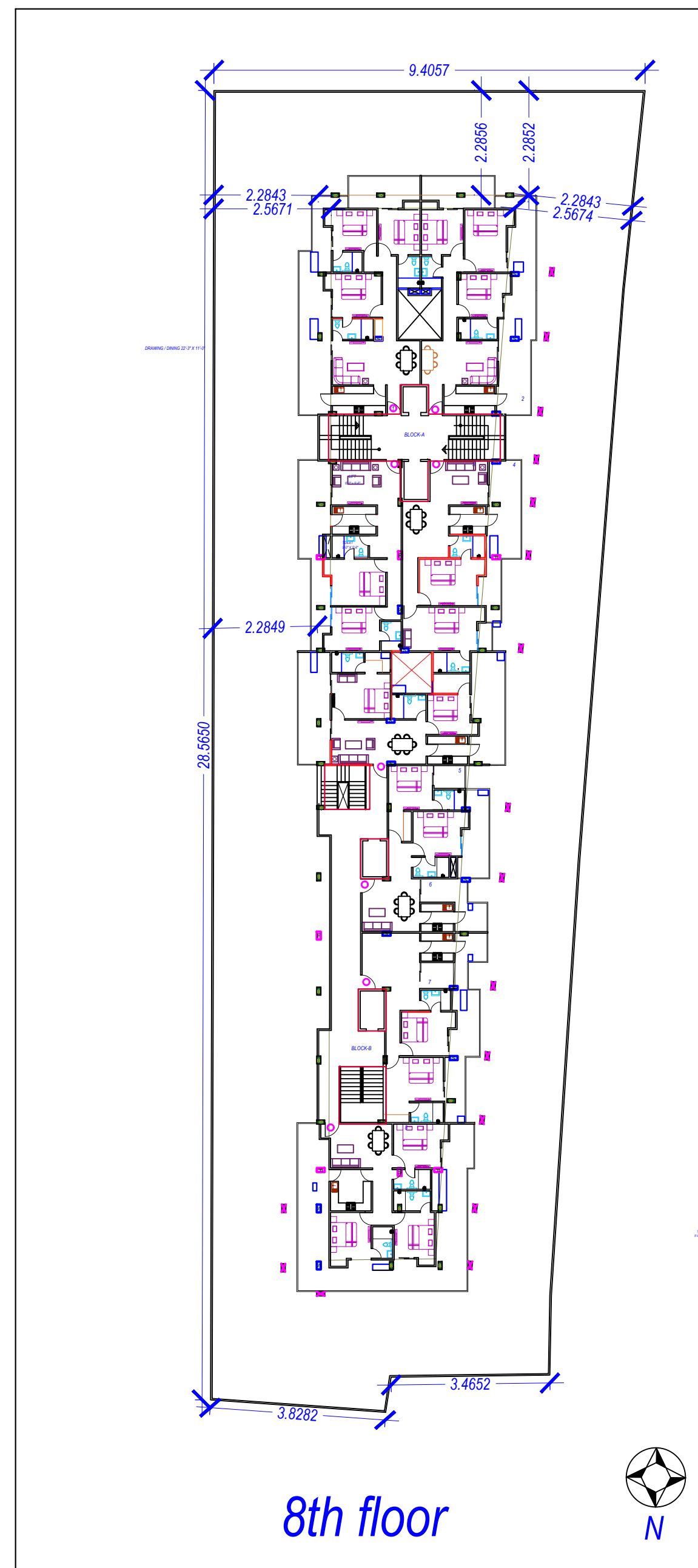
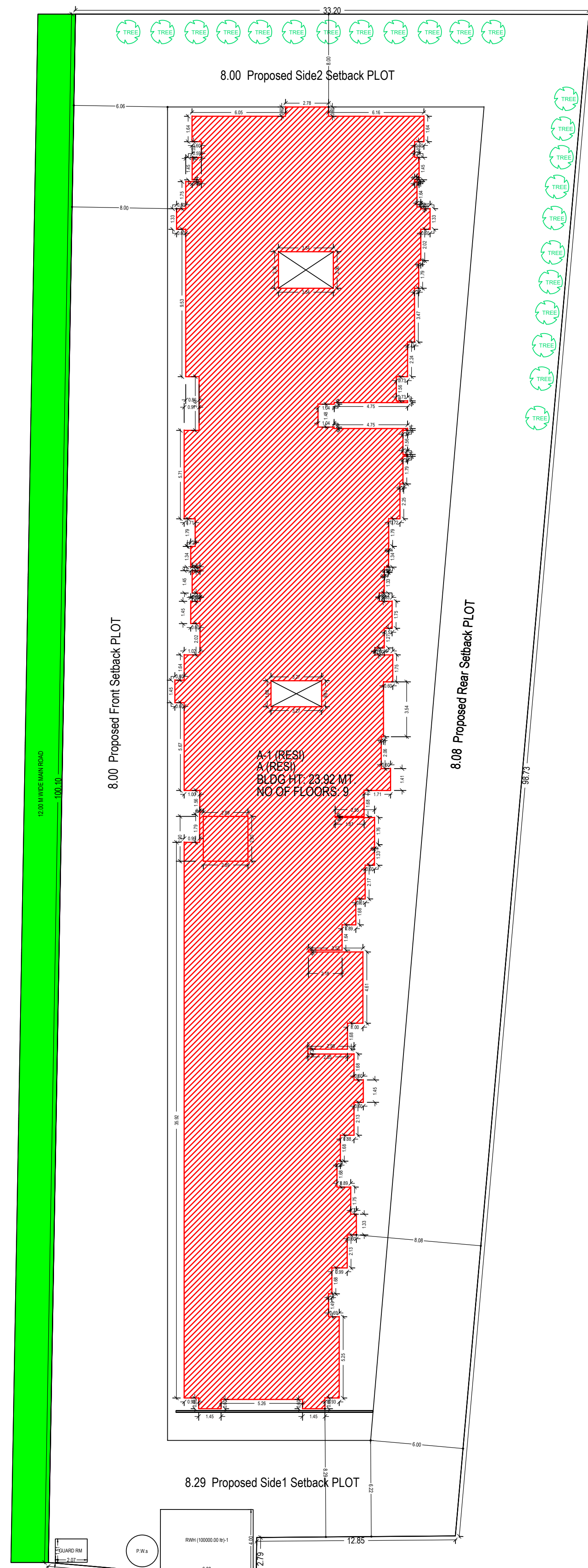
Examined By

Sanjay Kumar (Junior engineer)

Syed Mohd Mehndi (Assistant Engineer)

Sanjay Kumar (Junior engineer)

Syed Mohd Mohndi (Assistant Engineer)



SCHEDULE OF WINDOW/VENTILATION:						TYPICAL FLOOR WINDOW					
BUILDING NAME		NAME	LENGTH	HEIGHT	NOS	HEIGHT	1.6	2.00	1.20	0.9	
A (RES)		TD	0.75	2.85	159	WIDTH	1.6	2.00	1.20	0.9	
A (RES)		KOOL	0.35	2.85	57	AREA	2.56	4.00	1.44	0.81	
A (RES)		SD1.8	1.80	2.85	223	PERCENTAGE	1.00	1.00	1.00	1.00	
						TYPICAL FLOOR DOOR					
						HEIGHT	2.1	1.00	1.20	0.7	
						WIDTH	2.1	1.00	1.20	0.7	
						AREA	4.41	1.00	1.44	0.49	
						PERCENTAGE	1.00	1.00	1.00	1.00	
						TYPICAL FLOOR CLIMATE					
						HEIGHT	1.8	1.00	1.20	0.6	
						WIDTH	1.8	1.00	1.20	0.6	
						AREA	3.24	1.00	1.44	0.36	
						PERCENTAGE	1.00	1.00	1.00	1.00	

Building USE/SUBUSE Details												
Building Name	Building Use	Building SubUse	Building Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (RES)							BASEMENT FLOOR PLAN	Residential + Parking + STORAGE	Group Housing	-	-	-
							STILT FLOOR PLAN	Residential + Parking + GUARD RM	Group Housing	-	-	-
							TYPICAL 1-17 FLOOR PLAN	Residential + STORAGE	Group Housing	Residential FAR	Residential	Group Housing
							EIGHTEEN FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
							TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-

FAR & Unit Details																	
Building	Sldg. No.	Sldg. Name	Gross Built Up Area (Sq.ft.)	Deductions From Gross BUA/Area (in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit	
						Mumt	Lift	Lift Machine	Lift Lobby	Balcony	Accessory Use	Arch Priy (Canopy)	Covered Area				Parking
				Duct/Void, Duct, Chawl)													
A	(RES)	1	12121.67	151.88	11969.79	460.80	201.28	8.77	110.00	1464.76	61.49	117.94	26.26	2288.90	7265.91	7292.17	64
Grand Total:		1	12121.67	151.88	11969.79	460.80	201.28	8.77	110.00	1464.76	61.49	117.94	26.26	2288.90	7265.91	7292.17	64

Building Name	Type	SubUse	Area (Sq.m)	Units		Car		Visitors Car	
				Parking space reqd for entry	Prop.	Reqd./Unit	Reqd.	Reqd./Unit	Reqd.
A (RESI)	Residential	Group Housing	0 - 50	1	-	-	-	-	-
			50 - 100	1	43.00	1.00	43	-	-
			100 - 150	1	21.00	1.25	27	-	-
			> 150	1	-	1.50	-	-	-
			> 0	1	-	-	-	1.00	-
	Total					70	71	0	

Buildingwise Floor FAR Details				
Floor Name	Building Name		Total	
	A (RES)			
	Proposed Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Total Proposed Built Up Area (Sq.mt)	Total FAR Area (Sq.mt)
Basement/Floor	1447.98	0.00	1447.98	0.00
Stilt Floor	1053.12	25.26	1053.12	25.26
First Floor	1217.73	928.12	1217.73	928.12
Second Floor	1217.73	928.12	1217.73	928.12
Third Floor	1217.73	928.12	1217.73	928.12
Fourth Floor	1217.73	928.12	1217.73	928.12
Fifth Floor	1217.73	928.12	1217.73	928.12
Sixth Floor	1217.73	928.12	1217.73	928.12
Seventh Floor	1217.73	928.12	1217.73	928.12
Eighth Floor	844.23	769.07	844.23	769.07
Terrace Floor	100.35	0.00	100.35	0.00

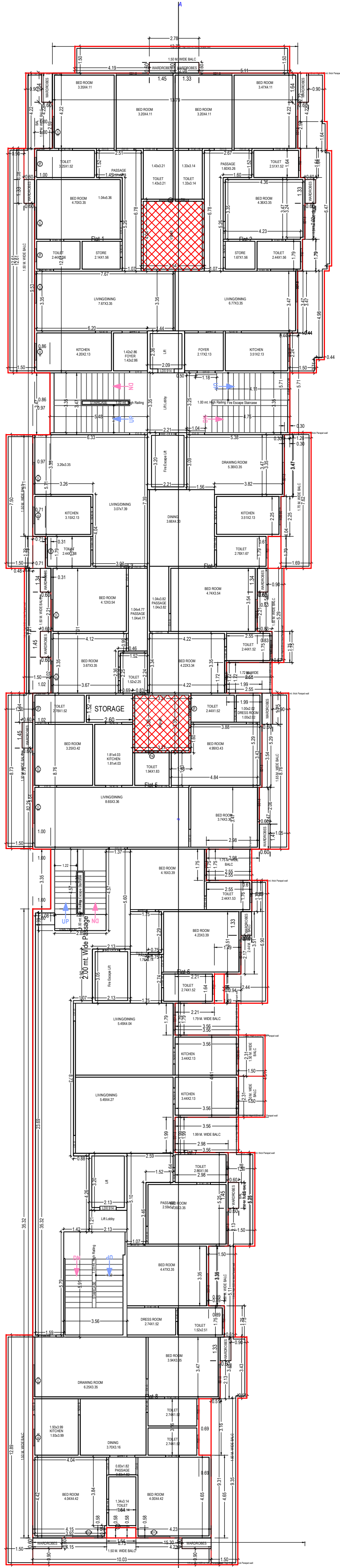
Total Plot Area: - 2957.06	Total FAR Area: - 7292.06
Total Coverage Area: - 994.22	Total BUA Area: - 1197.06



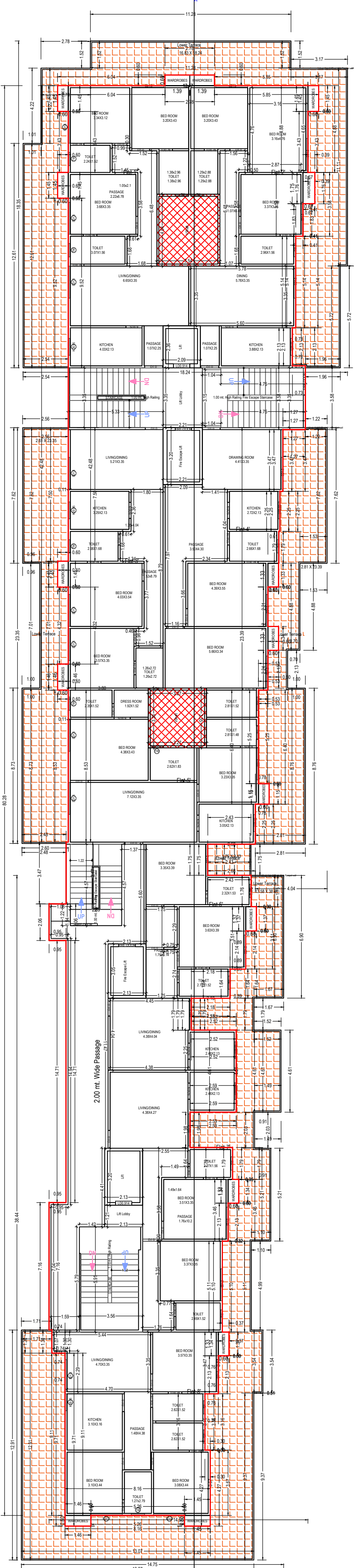
BASEMENT FLOOR PLAN
(SCALE 1:100)



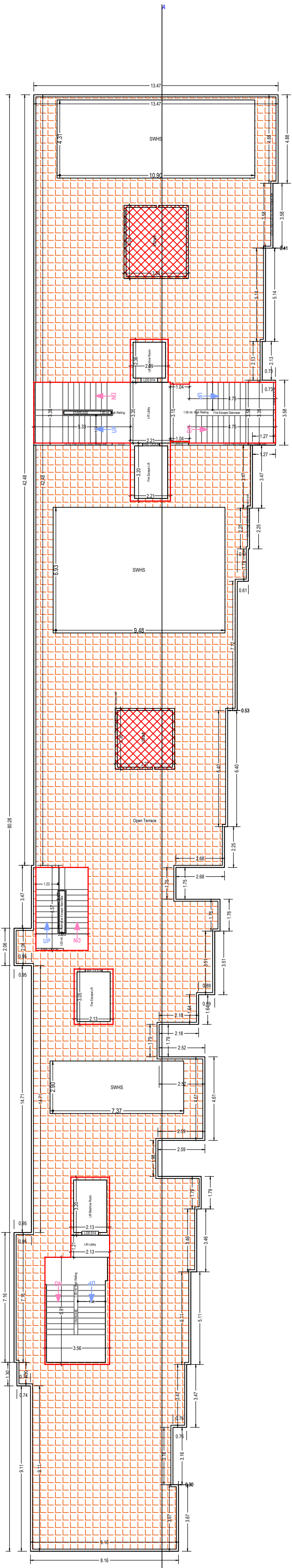
STILT FLOOR PLAN
(SCALE 1:100)



TYPICAL - 1- 7 FLOOR PLAN
(Proposed)
(SCALE 1:100)



EIGHTH FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

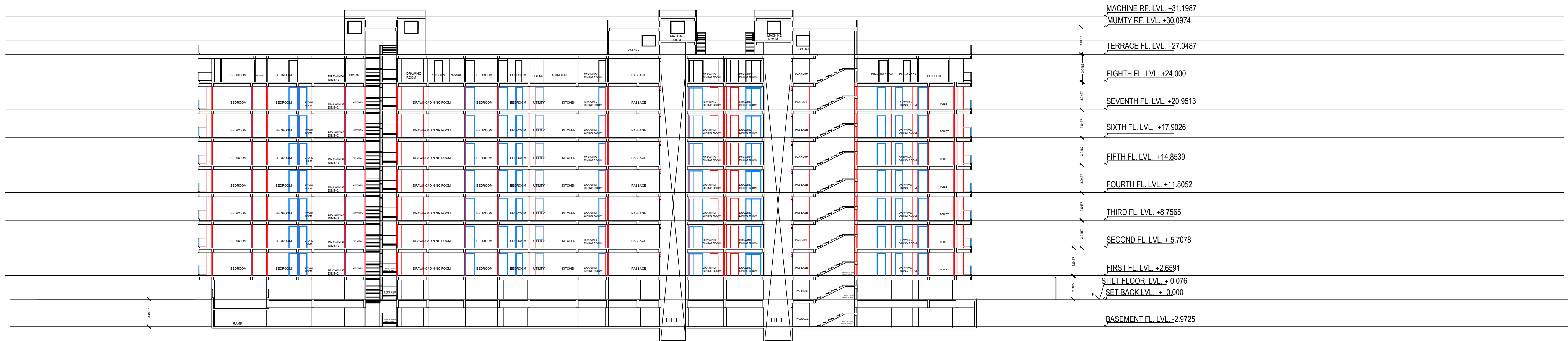
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

Total Plot Area: -	2957.06	Total FAR Area: -	7292.17
Total Coverage Area: -	994.22	Total BUA Area: -	11972.92

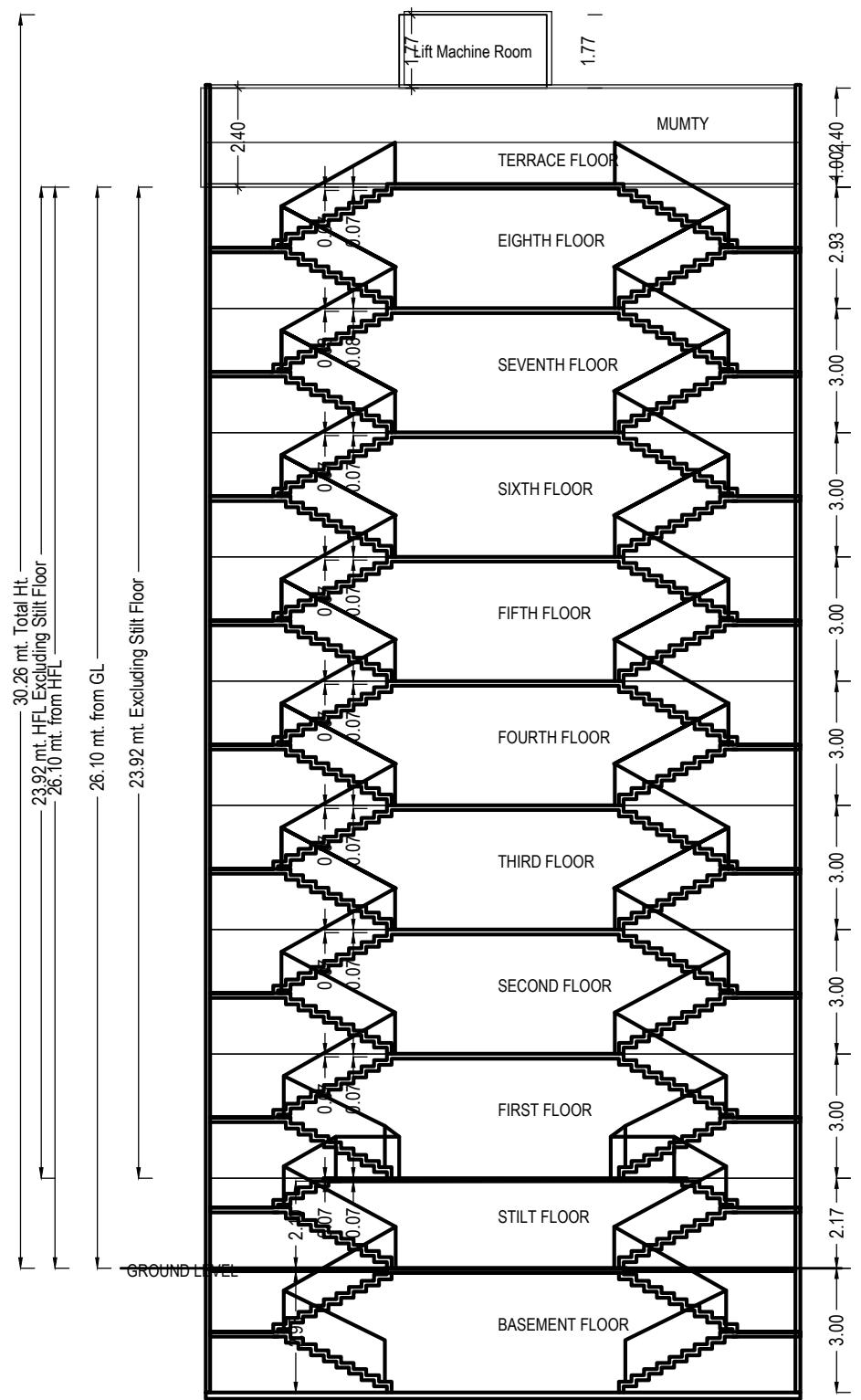
OWNERS NAME AND SIGNATURE VARDHA DEVELCO PRIVATE LIMITED, vardhadevelco@rediffmail.com,8299182876 MOHD. QAMRUL, vardhadevelco@rediffmail.com,8299182876 MOHD. SHADAB, vardhadevelco@rediffmail.com,8299182876 MOHD.MOBIN, vardhadevelco@rediffmail.com,8299182876 SHARAD YADAV, vardhadevelco@rediffmail.com,8299182876 MANISH KUMAR, vardhadevelco@rediffmail.com,8299182876	
ARCHENGS NAME AND SIGN MANISH GUJRAL CA/9721380	
Prayagraj Development Authority	
Building Plan Application Number PDA/BP/21-22,0757 Sanctioned On 14 Sep 2022 Valid Till 23 Jan 2029 Approved By Arvind Chauhan (Vice Chairman) Examined By Sanjay Kumar (Junior engineer) Syed Mohd Mehndi (Assistant Engineer) Sanjay Kumar (Junior engineer) Syed Mohd Mehndi (Assistant Engineer) Tej Pratap Singh (Executive engineer/Town Planner) T P Singh (Chief Town Planner)	



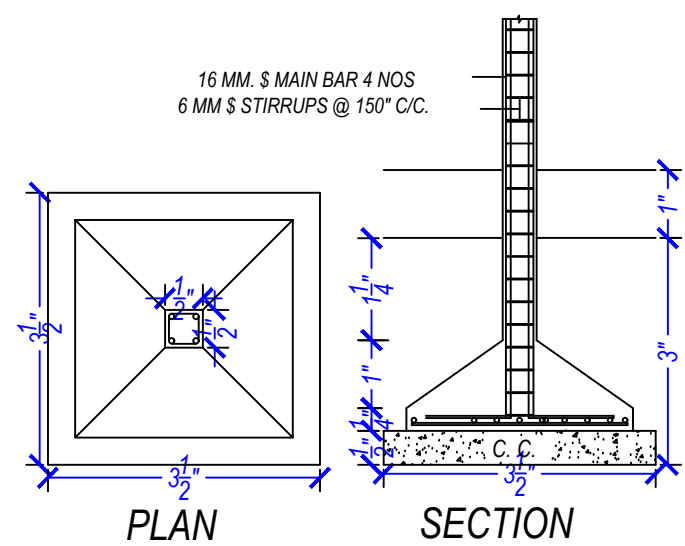
EAST FACING ELEVATION



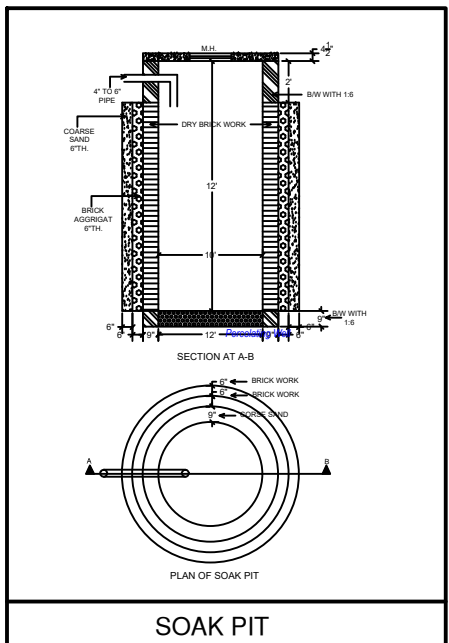
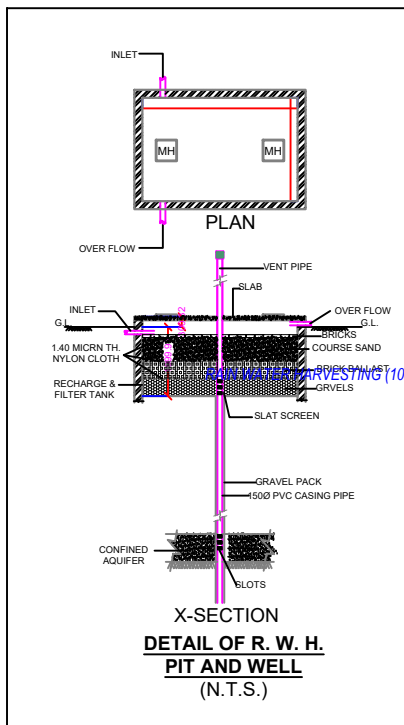
SECTION AA'



SECTION



FOUNDATION DETAIL
(SCALE:1:50)



OWNERS NAME AND SIGNATURE

VARDHA DEVELCO PRIVATE
LIMITED.vardhadevelco@rediffmail.com.8299182876
MOHD. QAMRUL.vardhadevelco@rediffmail.com.8299182876
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MOHD.MOBIN.vardhadevelco@rediffmail.com.8299182876
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MANISH KUMAR.vardhadevelco@rediffmail.com.8299182876

ARCHENG'S NAME AND SIGNATURE

MANISH GUJRAL
CA/9721380

Prayagraj Development Authority



Building Plan Application Number

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Sanctioned On

14 Sep 2022

Valid Till

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Approved By

Arvind Chauhan (Vice Chairman)

Examined By

Sanjay Kumar (Junior engineer)

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Sanjay Kumar (Junior engineer)

Syed Mohd Mehndi (Assistant Engineer)

Tej Pratap Singh (Executive engineer/Town Planner)

T P Singh (Chief Town Planner)