

AREA STATEMENT		VERSION NO: 1.0.96	
		VERSION DATE: 23/11/2023	
PROJECT DETAIL:			
Authority: Prayagraj Development Authority	Plot Use: Residential		
Authority/Class: Category B	Plot SubUse: Group Housing		
Authority Grade: Development Authority (DA)	Development Plan: Master Plan		
Case Type: Regular	Land Use Zone: Residential use Zone		
Project Type: Group Development	Land SubUse Zone: Residential Zone		
Nature of Development: NEW	Layout Type: NA		
Development Area: Undeveloped Area			
SubDevelopment Area: Metro City Area			
Special Project: NA			
Site Address: District-Prayagraj, Tehsil-Phulpur, Village-Sherdeeh			
AREA DETAILS:		Sq.Mts	
1. Area of Plot As per record		3555.60	
Document Area		3555.60	
As per site condition		3555.60	
Area of Plot Considered		3532.83	
2. Deduction for			
(a) Proposed roads		22.77	
Surrender Free of Cost		22.77	
(b) Any reservations		0.00	
Total = (a) + (b)		22.77	
3. Net Area of plot (1 - 2) AREA OF PLOT		3532.83	
Plot Area For Coverage		3532.83	
Plot Area For FAR		3532.83	
Farm FAR Area (2.50)		8832.05	
Compensatory FAR area		11.38	
Incentive FAR against EWS and LIG		760.00	
Total Farm FAR area (2.75)		9603.45	
6. Total Built up area permissible at			
Permissible Coverage area (40.00 %)		1413.13	
Proposed Coverage Area (21.87 %)		772.72	
Total Prop. Coverage Area (21.87 %)		772.72	
Balance coverage area (18.13 %)		640.41	
Proposed Area at:			
	Proposed Built up	Existing Built up	Proposed F.S.I
Basement Floor	1195.63	0.00	0.00
Stilt Floor	834.12	0.00	66.97
First Floor	911.76	0.00	740.00
Second Floor	911.76	0.00	740.00
Third Floor	911.76	0.00	740.00
Fourth Floor	911.76	0.00	740.00
Fifth Floor	911.76	0.00	740.00
Sixth Floor	911.76	0.00	740.00
Seventh Floor	911.76	0.00	740.00
Eighth Floor	911.76	0.00	740.00
Ninth Floor	911.76	0.00	740.00
Tenth Floor	911.76	0.00	740.00
Eleventh Floor	911.76	0.00	740.00
Twelfth Floor	748.69	0.00	546.98
Terrace Floor	51.99	0.00	0.00
Total Area	12859.79	0.00	8753.95
Total FAR Area			8753.99
Accessory/Use Area Added in Built-Up Area:			146.83
Total Built-Up Area			13006.67
Proposed F.S.I. consumed:			2.48
C. Tenement Statement			
4. Tenement Proposed At:			
All Floors		95.00	
5. Total Tenements (3 + 4)		95.00	
E. Parking Statement			
F. Parking Space Required as per Regulations:			
2. Proposed Parking Space:			5183.35

Additional Permissible FAR		Proposed Area	Total Proposed Area
FAR AREA			
LIR Lobby	93.01		
LIR Lobby	41.98		
LIR Lobby	8.51		219.00
LIR Lobby	3.78		
COM CENTER	71.52		
Non FAR AREA			
STAIRCASE	18.60		
Five Escape Staircase	21.70		
LIR Machine Room	5.21		51.99
LIR Machine Room	3.24		
LIR Machine Room	3.24		

Additional Permissible FAR							
Permissible FAR	Proposed FAR	5% Additional FAR	Sum of Non FAR Area	Balance Non FAR area	Sum of FAR Area	Balance FAR	Total Proposed FAR
9603.46	8753.99	441.60	51.99	389.61	219.00	170.61	8753.99

Color Notes	
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)	

Required Parking (Table 7a)											
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			Visitors Car		
				Parking space reqd for every	Prop.	Regd./Unit	Prop.	Regd./Unit	Regd.	Prop.	
A (GH)	Commercial	Convenience Store	> 0	100	66.97	2.00	1	-	-	-	-
Total:				-	-	-	1	95	-	0	10

Tree Details (Table 3h)			
Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	18	21

Additional Coverage Area				
Plot name	Area covered under	Proposed Area	Total Coverage Area	Permissible Coverage Area
PLOT	GUARD RM	15.75	34.30	38.64
	GEN RM	8.64		
	OWC	9.91		

Parking Check (Table 7b)				
Vehicle Type	Regd.		Prop.	
	No.	Reduced Regd. Parking (those of Plot having RM/As surrendered FOC)	Area	
Equivalent Car Space	-	-	-	77
Two Stack Car	-	-	-	18
Total Car	1	-	13.75	95
Visitor's Car parking	-	-	-	10
Two Stack parking	-	-	-	1
Other Parking	-	-	-	-
total			13.75	

Green and open space Area			
Name	Prop. Area		
Green Area	631.57		

Buildingwise Floor FAR Details				
Floor Name	Building Name		Total	
	A (GH)			
	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	1195.63	0.00	1195.63	0.00
Stilt Floor	834.12	66.97	834.12	66.97
First Floor	911.76	740.00	911.76	740.00
Second Floor	911.76	740.00	911.76	740.00
Third Floor	911.76	740.00	911.76	740.00
Fourth Floor	911.76	740.00	911.76	740.00
Fifth Floor	911.76	740.00	911.76	740.00
Sixth Floor	911.76	740.00	911.76	740.00
Seventh Floor	911.76	740.00	911.76	740.00
Eighth Floor	911.76	740.00	911.76	740.00
Ninth Floor	911.76	740.00	911.76	740.00
Tenth Floor	911.76	740.00	911.76	740.00
Eleventh Floor	911.76	740.00	911.76	740.00
Twelfth Floor	748.69	546.98	748.69	546.98
Terrace Floor	51.99	0.00	51.99	0.00
Total	12659.79	8753.95	12659.79	8753.95

FAR & Unit Details																		
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	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	
					Murthy	Lift	Lift Machine	Lift Lobby	Battery	Accessory Use	Arch.Prqg.(Canopy)	Ramp	Covered Area	Parking				Resl. Commercial
A (GH)	1	13138.60	244.92	12893.79	382.00	163.66	11.69	147.48	1368.69	71.52	102.69	259.20	27.77	1598.91	8686.98	66.97	8753.95	95
Grand Total	1	13138.60	244.92	12893.79	382.00	163.66	11.69	147.48	1368.69	71.52	102.69	259.20	27.77	1598.91	8686.98	66.97	8753.95	95

Building USE/SUBUSE Details													
Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (GH)	Residential	Group Housing	D-Detached	Highrise	94	1	BASEMENT FLOOR PLAN	Residential - Parking		Group Housing	-	-	-
STILT FLOOR PLAN							Commercial - Parking	Convenience Store	Commercial	Commercial	Convenience Store		
TYPICAL - 1 - 11 FLOOR PLAN							Residential		Group Housing	Residential FAR	Residential	Group Housing	
TWELFTH FLOOR PLAN							Residential - COM CENTER		Group Housing	Residential FAR	Residential	Group Housing	
TERRACE FLOOR PLAN							Residential		Group Housing	-	-	-	

OWNER'S NAME AND SIGNATURE
RATAN KUMAR AGRAWAL, ratanj197462@gmail.com, 995656549

ARCHITECT'S NAME AND SIGNATURE
Dhiraj Tiwari
M152114/24102019

Prayagraj Development Authority



Building Plan Application Number
PDA/SP/22-23/0956

Sanctioned On
10 Jan 2024

Valid Till
25 Apr 2029

Approved By
Arvind Chauhan (Vice Chairman)

Examined By
Rajesh Kumar Agarwal (Junior engineer)

Kuldeep Chauhan (Assistant Engineer)

Tej Pratap Singh (Executive engineer)

T P Singh (Chief Town Planner)

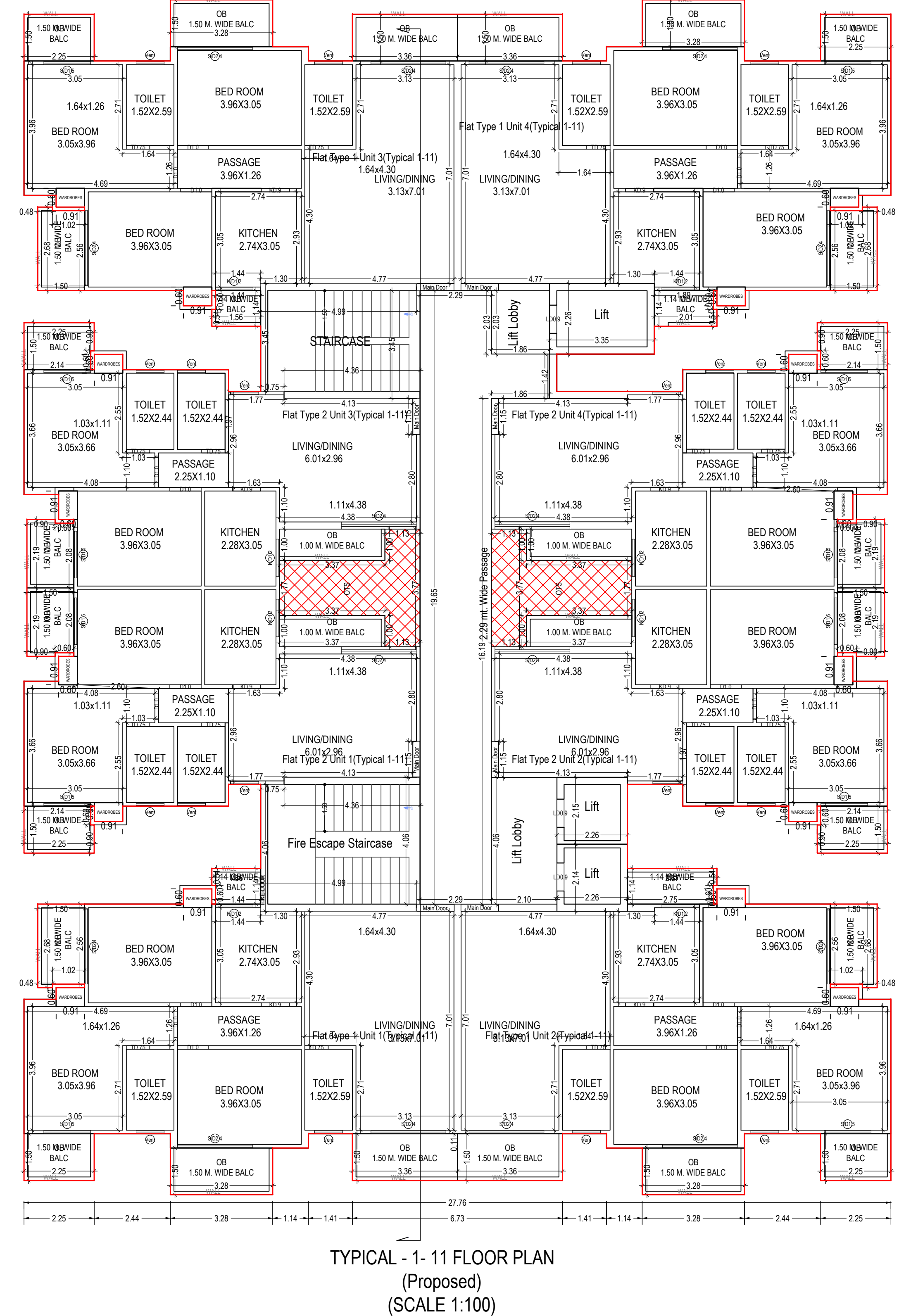
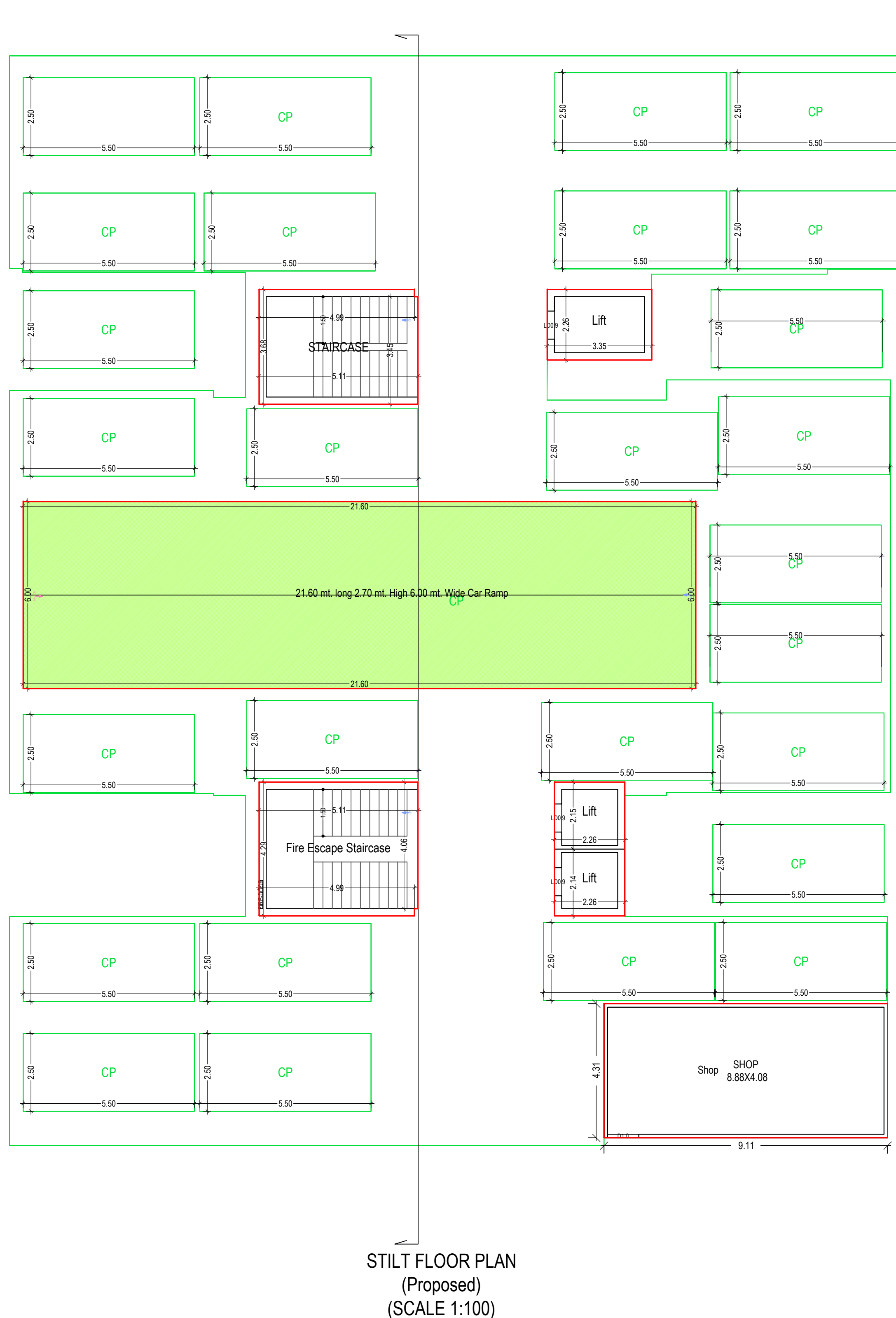
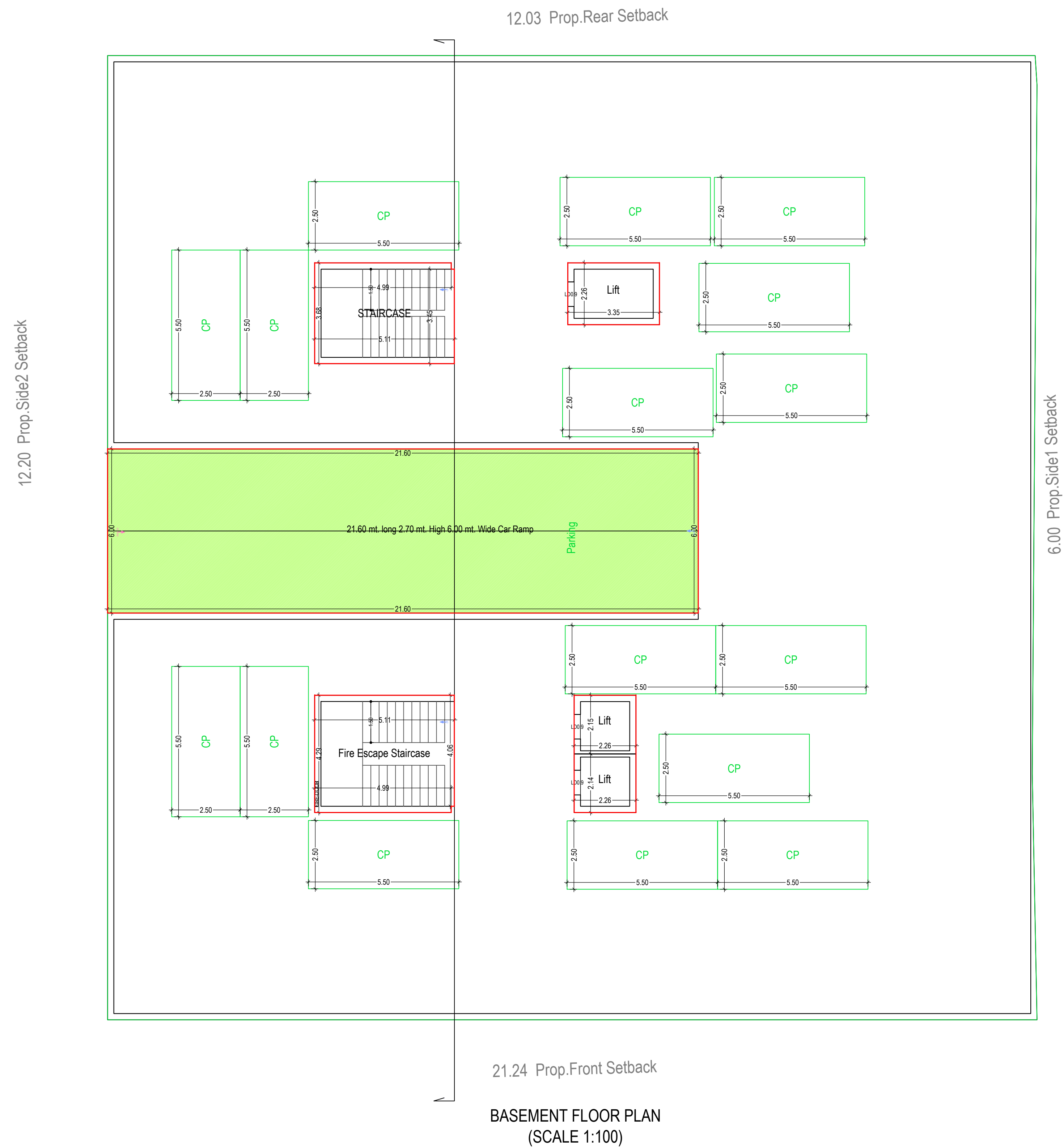
Ajeet Kumar Singh (Secretary)

T P Singh (Chief Town Planner)

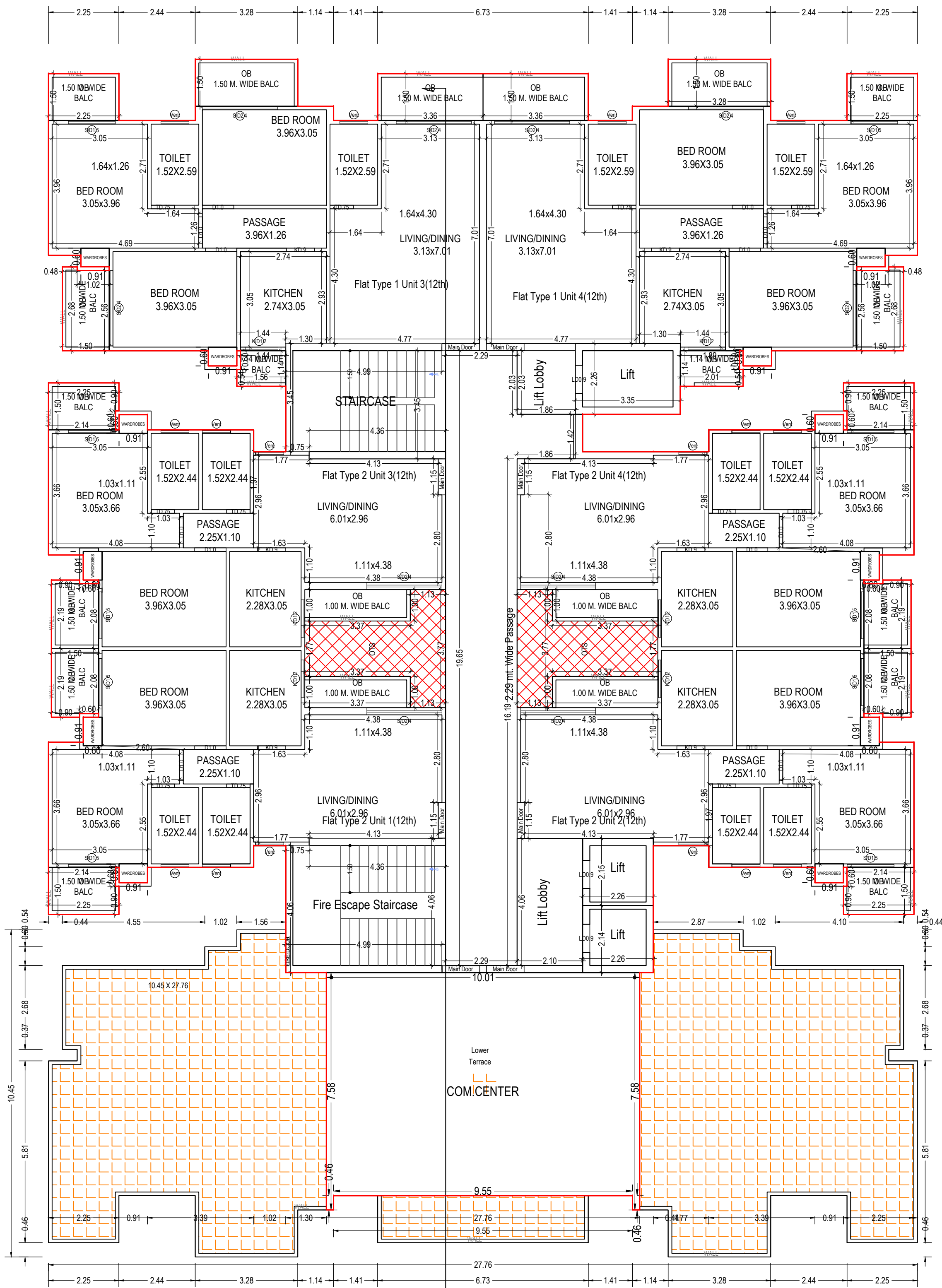
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Total Plot Area: - 3532.83
Total FAR Area: - 8754.00

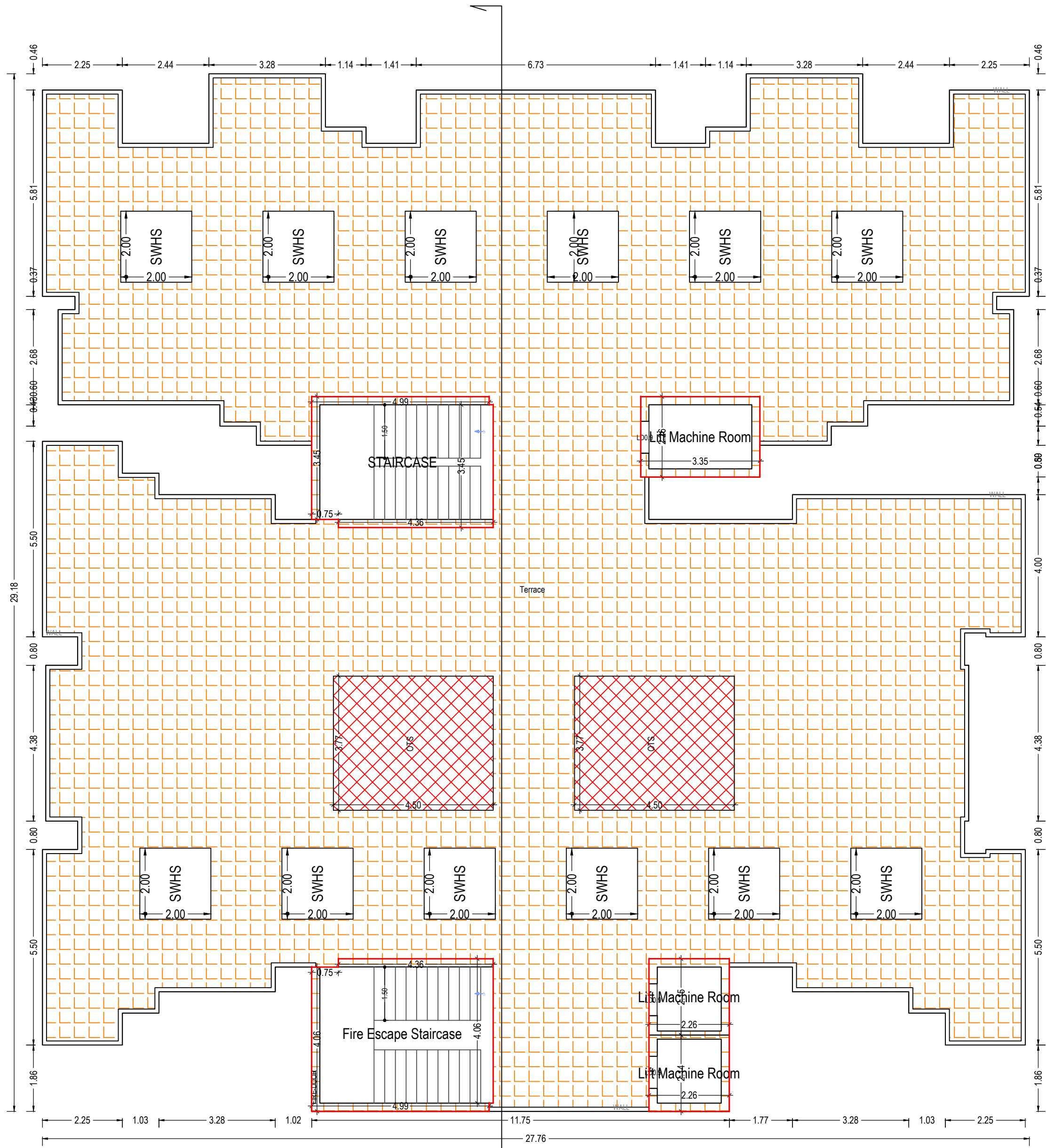
Total Coverage Area: - 772.72
Total BUA Area: - 12859.74



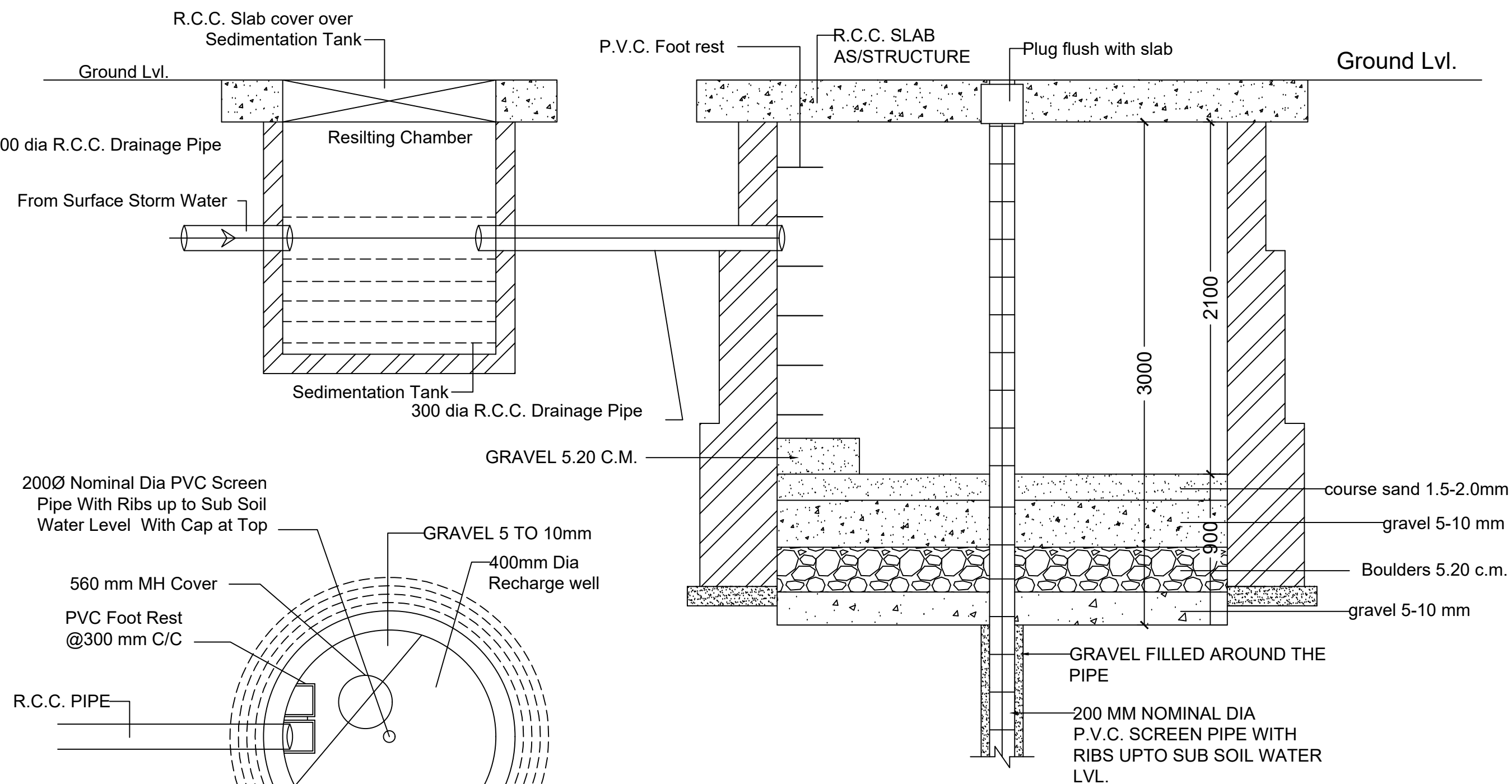
UnitBUA Table for Building A (GH)													
Floor	Name	UnitBUA Type	Net UnitBUA Area	Additions For Gross UnitBUA Area in Sq.mt. ArchProj	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)				Carpet Area	No. of Unit	
							Door	Window	External Wall	Balcony			
STILT FLOOR PLAN	Shop	SHOP	39.20	0.00	39.20	39.20	0.12	0.00	2.92	0.00	36.16	01	
	Total		39.20	0.00	39.20	39.20	0.12	0.00	2.92	0.00	36.16	01	
	Total per Floor		39.20	0.00	39.20	39.20	0.12	0.00	2.92	0.00	36.16	01	
TYPICAL - 1- 11 FLOOR PLAN	Flat Type 1 Unit 1(Typical 1-11)		115.36	1.09	116.45	116.45	0.00	1.35	0.04	18.94	96.12	08	
	Flat Type 1 Unit 2(Typical 1-11)		116.84	1.09	117.93	117.93	0.00	1.35	0.08	20.43	96.07		
	Flat Type 1 Unit 3(Typical 1-11)		115.36	1.09	116.45	116.45	0.00	1.35	0.04	18.94	96.12		
	Flat Type 1 Unit 4(Typical 1-11)		115.86	1.09	116.95	116.95	0.00	1.35	0.08	19.45	96.07		
	Flat Type 2 Unit 1(Typical 1-11)		79.17	1.09	80.26	80.26	0.00	1.35	0.19	9.89	68.83		
	Flat Type 2 Unit 2(Typical 1-11)		79.17	1.09	80.26	80.26	0.00	1.35	0.19	9.89	68.83		
	Flat Type 2 Unit 3(Typical 1-11)		79.17	1.09	80.26	80.26	0.00	1.35	0.19	9.89	68.83		
	Flat Type 2 Unit 4(Typical 1-11)		79.17	1.09	80.26	80.26	0.00	1.35	0.19	9.89	68.83		
	Total	Typical Floor = 11	780.10	8.72	788.82	788.82	0.00	10.80	1.00	117.32	659.70		08
	Total per Floor		780.10	8.72	788.82	788.82	0.00	10.80	1.00	117.32	659.70		08
TWELFTH FLOOR PLAN	Flat Type 1 Unit 1(Typical 1-12)		115.36	1.09	116.45	116.45	0.00	1.35	0.04	18.94	96.12	06	
	Flat Type 1 Unit 2(Typical 1-12)		116.86	1.09	117.95	117.95	0.00	1.35	0.08	20.45	96.07		
	Flat Type 1 Unit 3(Typical 1-12)		115.36	1.09	116.45	116.45	0.00	1.35	0.04	18.94	96.12		
	Flat Type 1 Unit 4(Typical 1-12)		115.86	1.09	116.95	116.95	0.00	1.35	0.08	19.45	96.07		
	Flat Type 2 Unit 1(Typical 1-12)		79.17	1.09	80.26	80.26	0.00	1.35	0.19	9.89	68.83		
	Flat Type 2 Unit 2(Typical 1-12)		79.17	1.09	80.26	80.26	0.00	1.35	0.19	9.89	68.83		
	Flat Type 2 Unit 3(Typical 1-12)		79.17	1.09	80.26	80.26	0.00	1.35	0.19	9.89	68.83		
	Flat Type 2 Unit 4(Typical 1-12)		79.17	1.09	80.26	80.26	0.00	1.35	0.19	9.89	68.83		
	Total	Typical Floor = 1	747.90	6.54	754.44	754.44	0.00	8.10	0.88	77.95	467.51		06
	Total per Floor		747.90	6.54	754.44	754.44	0.00	8.10	0.88	77.95	467.51		06
TOTAL	-	-	9168.20	102.65	9270.66	9270.66	0.12	126.48	14.60	1360.69	7700.37	95	



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



TERRACE FLOOR PLAN
(SCALE 1:100)



PLAN

SECTIONAL ELEVATION

Rain Water Harvesting Pit Detail

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Total Plot Area: -	3532.83	Total FAR Area: -	8754.00
Total Coverage Area: -	772.72	Total BUA Area: -	12859.74

OWNER'S NAME AND SIGNATURE RATAN KUMAR AGRAWAL, ratanj197462@gmail.com, 9955656549	
ARCHITECT'S NAME AND SIGNATURE Dhiraj Tiwari M152114/24/102019	STRUCTURE ENGINEER
	Prayagraj Development Authority 
Building Plan Application Number PDA/BP/22-230956	
Sanctioned On 10 Jan 2024	
Valid Till 25 Apr 2029	
Approved By Arvind Chauhan (Vice Chairman)	
Examined By Rajesh Kumar Agarwal (Junior engineer)	
Kuldeep Chauhan (Assistant Engineer)	
Tej Pratap Singh (Executive engineer)	
T P Singh (Chief Town Planner)	
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SIDE ELEVATION



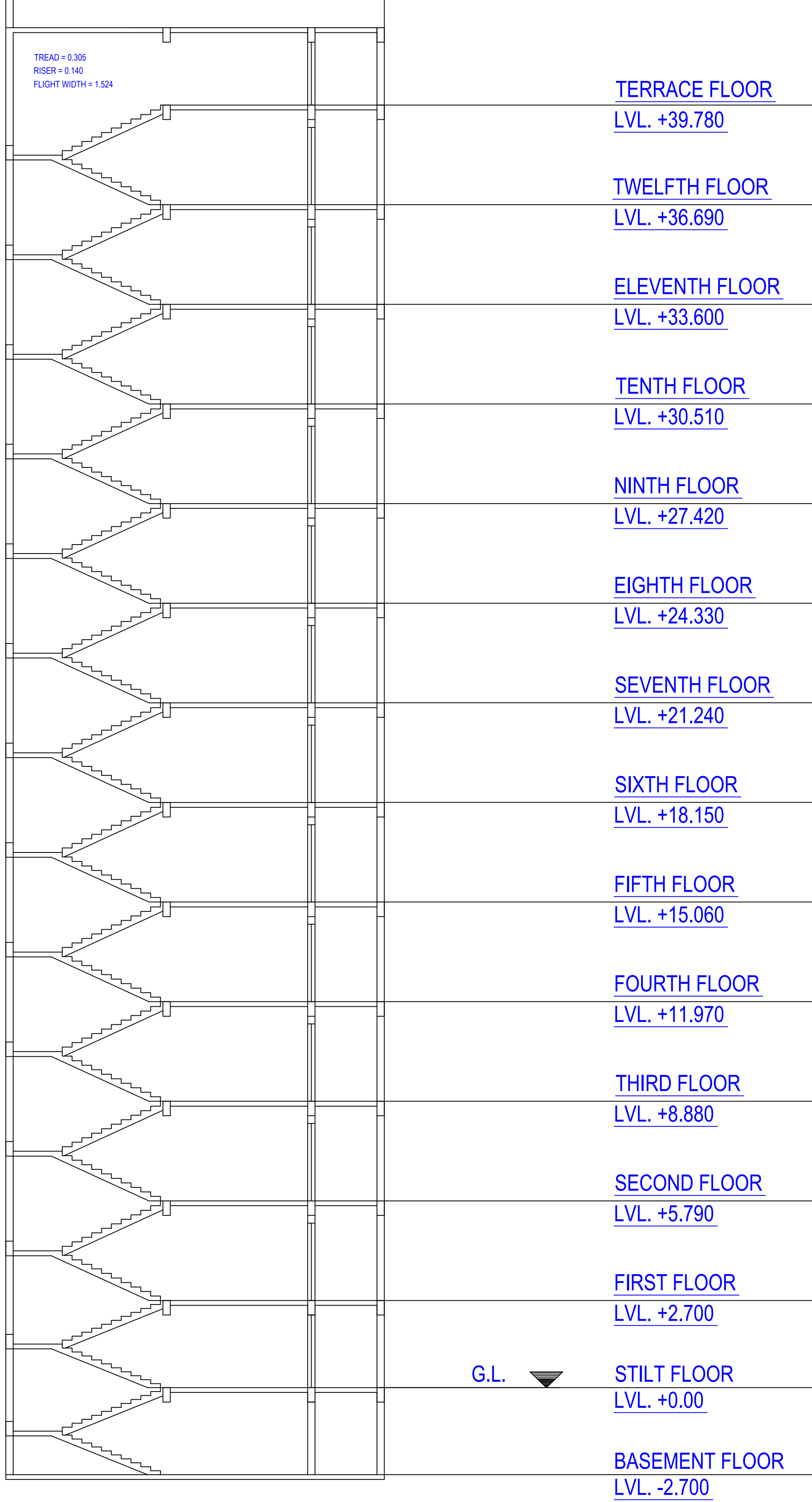
FRONT ELEVATION

OWNER'S NAME AND SIGNATURE RATAN KUMAR AGRAWAL, ratanj197462@gmail.com, 995656549	
ARCHITECT'S NAME AND SIGNATURE Dhiraj Tiwari M152114/24/102019	STRUCTURE ENGINEER Prayagraj Development Authority
	
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SECTION - A-A

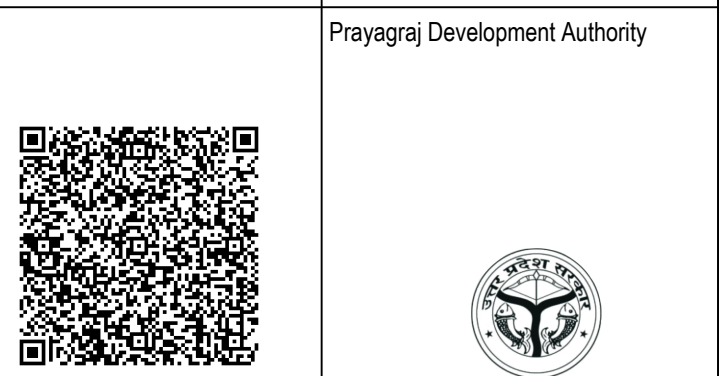


STAIR SECTION

OWNER'S NAME AND SIGNATURE
RATAN KUMAR AGRAWAL, ratanj197462@gmail.com, 9956565549

ARCHITECT'S NAME AND SIGNATURE
Dhiraj Tiwari
M1521114/24/102019

STRUCTURE ENGINEER



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