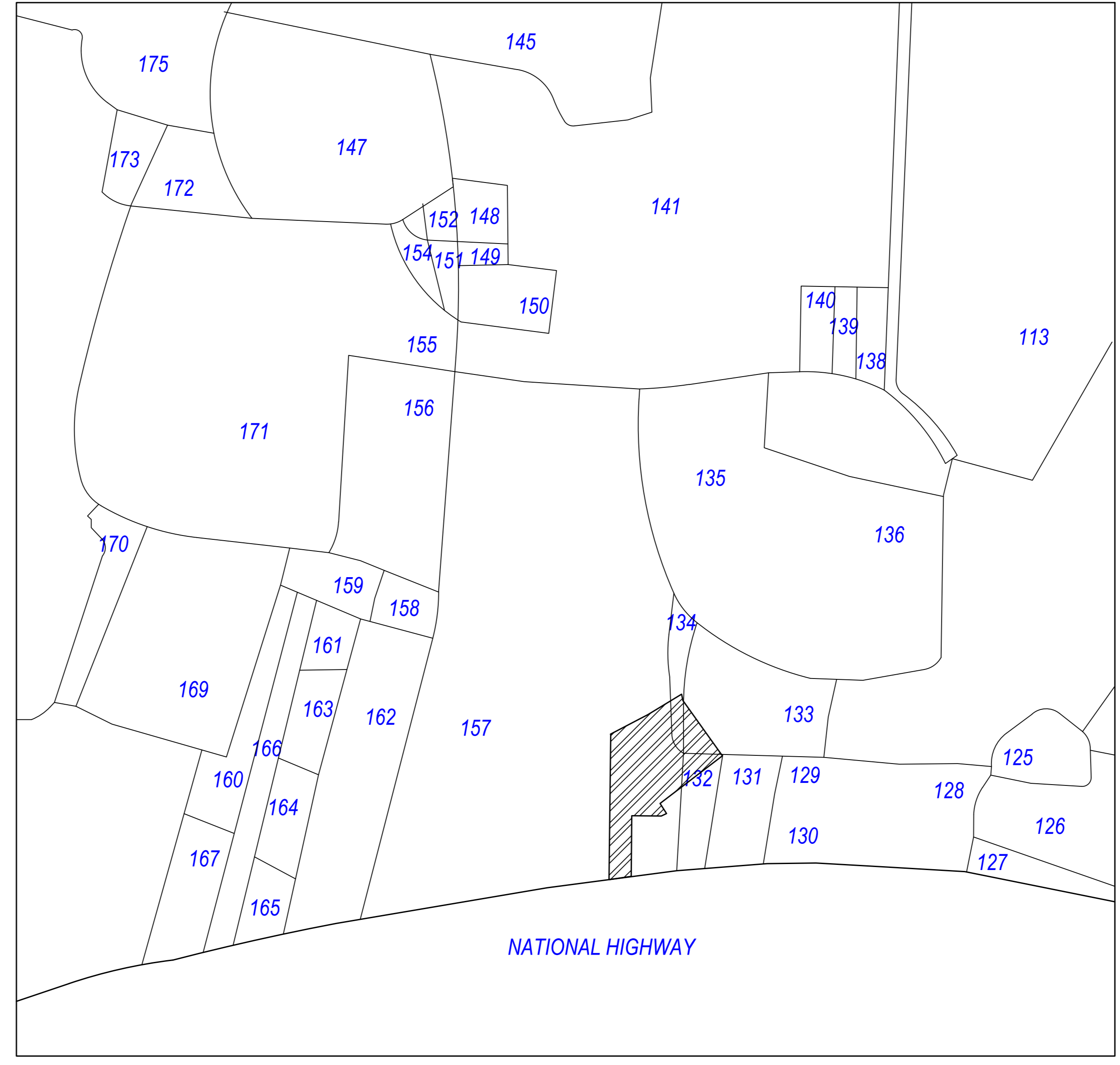


SITE
(Scale - 1:200)



AREA STATEMENT		VERSION NO. 1.0.96
PROJECT DETAIL		
Authority: Varanasi Development Authority	Plot Use: Residential	
Authority Class: Category C	Plot SubUse: Group Housing	
Authority Order: Development Plan: (DA)	Development Plan: Other	
Case Track: Regular	Land Use Zone: Mixed use Zone	
Project Type: Group Development	Land SubUse Zone: Mixed use Zone	
Nature of Development: NEW	Layout Type: NA	
Development Area: New Area		
SubDevelopment Area: Metro City		
Special Project: NA		
Site Address: District: Varanasi, Tehsil: Varanasi, Village: Dhanpalpur		
AREA DETAILS		
Area of Plot As per record	Sc. Mts.	
Document Area		3227.71
As per site condition		3227.71
Area of Plot Considered		2900.55
Deduction for		
(a) Proposed roads		77.90
Road Widening Area		77.90
Utility reservations		249.25
Reservation Area		249.25
Totally = (b)		327.16
Net Area of plot (1 - 2) AREA OF PLOT		2900.55
Plot Area For FAR		2900.55
Perm FAR Area (2.50)		7251.38
Excessive FAR against EWS and LIG		426.01
Total Perm. FAR area (2.71)		7652.38
Total Built up area permissible at:		
Permissible Coverage area (60.00 %)		1160.22
Proposed Coverage Area (26.69 %)		779.88
Total Prop. Coverage Area (26.89 %)		779.88
Balance coverage area (13.11 %)		380.34

Proposed Area at:	
Proposed Built up	Proposed FAR
Basement Floor 1364.56	0.00
0th Floor 838.53	0.00
First Floor 781.14	0.00
Second Floor 851.88	0.00
Third Floor 851.88	0.00
Fourth Floor 851.88	0.00
Fifth Floor 851.88	0.00
Sixth Floor 851.88	0.00
Seventh Floor 851.88	0.00
Eighth Floor 851.88	0.00
Ninth Floor 814.66	0.00
Tenth Floor 744.62	0.00
Terrace Floor 65.34	0.00
Total Area:	10342.21
Total FAR Area:	7202.80
Accessory/Use Area Added in Builtup Area:	3.95
Total Builtup Area:	10342.21
Proposed FAR consumed:	2.48
Tenement Statement	
Tenement Proposed At:	
All Floors:	77.00
Total Tenements (3 - 4):	77
Parking Statement	
Parking Space Required as per Regulations:	978.50
Proposed Parking Space:	2893.80

Required Parking (Table 7a)								
Building Name	Type	SubUse	Area (Sq.Mt)	Parking space reqd for every	Units	Car	Visitors Car	TwoWheeler
A (B)	Commercial	Plotted development	> 0	100	28.68	1.00	1	-
			0 - 50	1	8.00	-	-	-
	Residential	Row House	50 - 100	1	64.00	1.00	64	-
			100 - 150	1	4.00	1.25	5	-
Total				> 150	1	1.50	-	-
Total				-	-	-	70	70

Additional Permissible FAR	
Area covered under	Proposed Area
FAR Area	100.00
L/R Lobby	70.00
L/R Lobby	10.00
L/R Lobby	10.00
Non/FAR CHECK	
Fire Escape Staircase	22.24
STAIRCASE	21.39
L/R Machine Room	21.71
Service Duct	1.12
Service Duct	1.88
Total	88.34

Parking Check (Table 7b)		
Vehicle Type	Reqd.	Prop.
Equivalent Car	56	770.00
Space	14	192.50
Two Stack Car	70	962.50
Visitors Car	9	123.75
TwoWheeler	11	22.00
Two Stack Parking	2	208.37
Other Parking	-	1072.14
Total	978.50	2180.39

Additional Coverage Area				
Plot name	Area covered under	Proposed Area	Total Coverage Area	Permissible Coverage Area
PLOT	GUARD RM	3.95	3.95	38.99

Tree Details (Table 3h)			
Plot	Name	Reqd.	Prop.
PLOT	Tree	15	23

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 (B)	Residential	Row House	-	Highrise	-	76	1	BASEMENT FLOOR PLAN	Residential - Parking	Row House	-	-	-
								STILT FLOOR PLAN	Commercial - Parking	Plotted development	Commercial FAR	Commercial	Plotted development
								FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
								TYPICAL - 2, 3, 4, 5, 6, 7, 8 FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
								NINTH FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
								TENTH FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
TERRACE FLOOR PLAN	Residential	Row House	-	-	-								

Total Plot Area: -	2900.55	Total FAR Area: -	7202.80
Total Coverage Area: -	779.88	Total BUA Area: -	10342.21

OWNER'S NAME AND SIGNATURE
 MAHESH KUMAR S/O VISHWANATH KUMAR,
 studio57vns@gmail.com, 9336918285

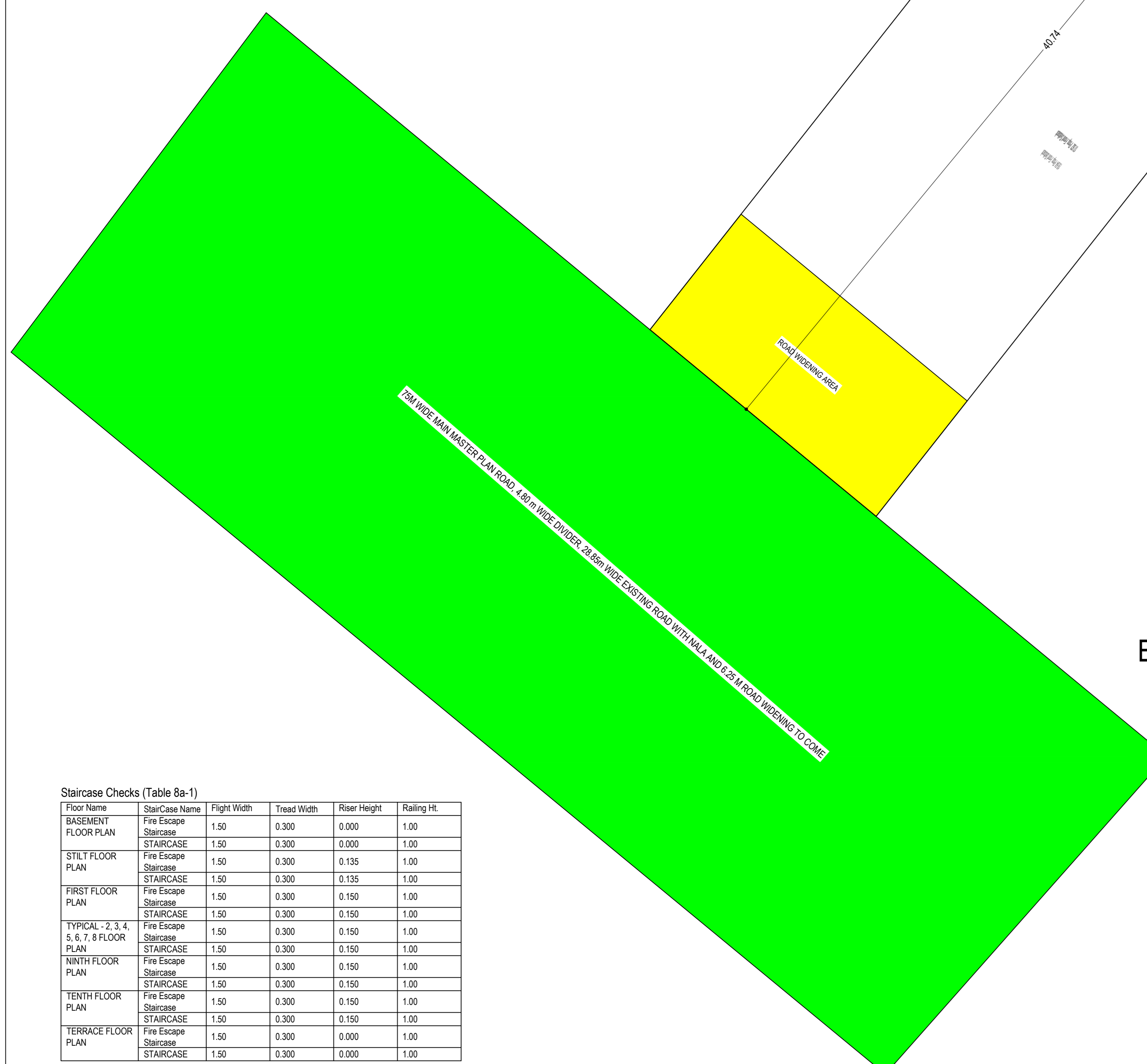
ARCHITECT'S NAME AND SIGNATURE
 NITEESH KUMAR PATEL
 CA201674590
 Signature Not Verified
 Varanasi Development Authority

Building Plan Application Number
 VDA/BP/23-24/0543
 Sanctioned On
 31 Dec 2024
 Valid Till
 14 Jan 2030
 Approved By
 PULKIT GARG (Vice Chairman)
 Examined By
 JAY PRAKASH GUPTA (Junior engineer)
 Ram Chandra (Assistant Engineer)
 PRABHAT KUMAR (Executive Engineer/ Town Planner)
 PRABHAT KUMAR (Chief Town Planner)
 VED PRAKASH MISHRA (Secretary)
 PULKIT GARG (Vice Chairman)

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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Floor Name	Cross Buildup Area	Deductions From Gross BUA/Area in Sq.m.	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)										Proposed FAR Area (Sq.m.)		Add Area in FAR (Sq.m.)	Total FAR Area (Sq.m.)	No. of Unit	
				Mummy	Lift	Lift Machine	Lift Lobby	Batony	Ramp	Covered Area	Parking	Resi.	Commercial	Lift Lobby	Resi.				Commercial
Basement Floor	1383.78	0.00	19.22	1364.56	37.17	7.61	0.00	0.00	0.00	0.00	181.51	0.00	1119.06	0.00	0.00	0.00	0.00	0.00	00
Site	834.18	0.00	25.65	808.53	37.17	0.00	0.00	0.00	0.00	181.51	9.33	534.35	0.00	28.88	7.61	36.29	0.00	0.00	01
First Floor	784.14	3.00	0.00	781.14	18.32	7.61	0.00	10.00	0.00	0.00	0.00	0.00	745.21	0.00	55.32	745.21	0.00	0.00	08
Second Floor	854.88	3.00	0.00	851.88	18.32	7.61	0.00	10.00	0.00	63.83	0.00	0.00	752.12	0.00	55.32	752.12	0.00	0.00	08
Third Floor	854.88	3.00	0.00	851.88	18.32	7.61	0.00	10.00	0.00	63.83	0.00	0.00	752.12	0.00	55.32	752.12	0.00	0.00	08
Fourth Floor	854.88	3.00	0.00	851.88	18.32	7.61	0.00	10.00	0.00	63.83	0.00	0.00	752.12	0.00	55.32	752.12	0.00	0.00	08
Fifth Floor	854.88	3.00	0.00	851.88	18.32	7.61	0.00	10.00	0.00	63.83	0.00	0.00	752.12	0.00	55.32	752.12	0.00	0.00	08
Sixth Floor	854.88	3.00	0.00	851.88	18.32	7.61	0.00	10.00	0.00	63.83	0.00	0.00	752.12	0.00	55.32	752.12	0.00	0.00	08
Seventh Floor	854.88	3.00	0.00	851.88	18.32	7.61	0.00	10.00	0.00	63.83	0.00	0.00	752.12	0.00	55.32	752.12	0.00	0.00	08
Eighth Floor	854.88	3.00	0.00	851.88	18.32	7.61	0.00	10.00	0.00	63.83	0.00	0.00	752.12	0.00	55.32	752.12	0.00	0.00	08
Ninth Floor	617.66	3.00	0.00	614.66	18.32	7.61	0.00	10.00	0.00	0.00	0.00	0.00	576.23	0.00	47.34	576.23	0.00	0.00	06
Tenth Floor	747.82	3.00	0.00	744.82	18.32	7.61	0.00	10.00	130.15	0.00	0.00	0.00	576.23	0.00	47.34	576.23	0.00	0.00	06
Terrace Floor	65.34	0.00	0.00	65.34	43.63	0.00	21.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	10417.08	30.00	44.87	10342.21	301.17	83.71	21.71	100.00	677.38	363.02	9.33	1653.41	7202.80	28.68	544.86	7202.80	77		
Number of Same Buildings	1																		
Total	10417.08	30.00	44.87	10342.21	301.17	83.71	21.71	100.00	677.38	363.02	9.33	1653.41	7202.80	28.68	544.86	7202.80	77		

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 2, 3, 4, 5, 6, 7, 8 FLOOR PLAN	1.50 X 6.50 X 1 X 7	68.25	447.23
	1.50 X 3.12 X 1 X 7	32.20	
	1.80 X 4.96 X 1 X 7	51.10	
	1.50 X 3.18 X 1 X 7	33.32	
	1.50 X 2.17 X 1 X 7	22.33	
	1.50 X 6.46 X 1 X 7	58.31	
	1.50 X 8.25 X 1 X 7	73.29	
	1.50 X 5.23 X 1 X 7	24.01	
	1.50 X 5.66 X 1 X 7	32.15	
	1.20 X 2.46 X 1 X 7	20.16	
TENTH FLOOR PLAN	1.20 X 2.97 X 1 X 7	24.43	
	1.50 X 2.21 X 1 X 1	17.04	130.15
	1.85 X 9.61 X 1 X 1	17.69	
	1.50 X 5.23 X 1 X 1	7.84	
	1.50 X 2.97 X 1 X 1	4.38	
	1.84 X 7.69 X 1 X 1	14.13	
	1.87 X 7.89 X 1 X 1	14.75	
	3.70 X 4.99 X 1 X 1	12.64	
Total			577.38

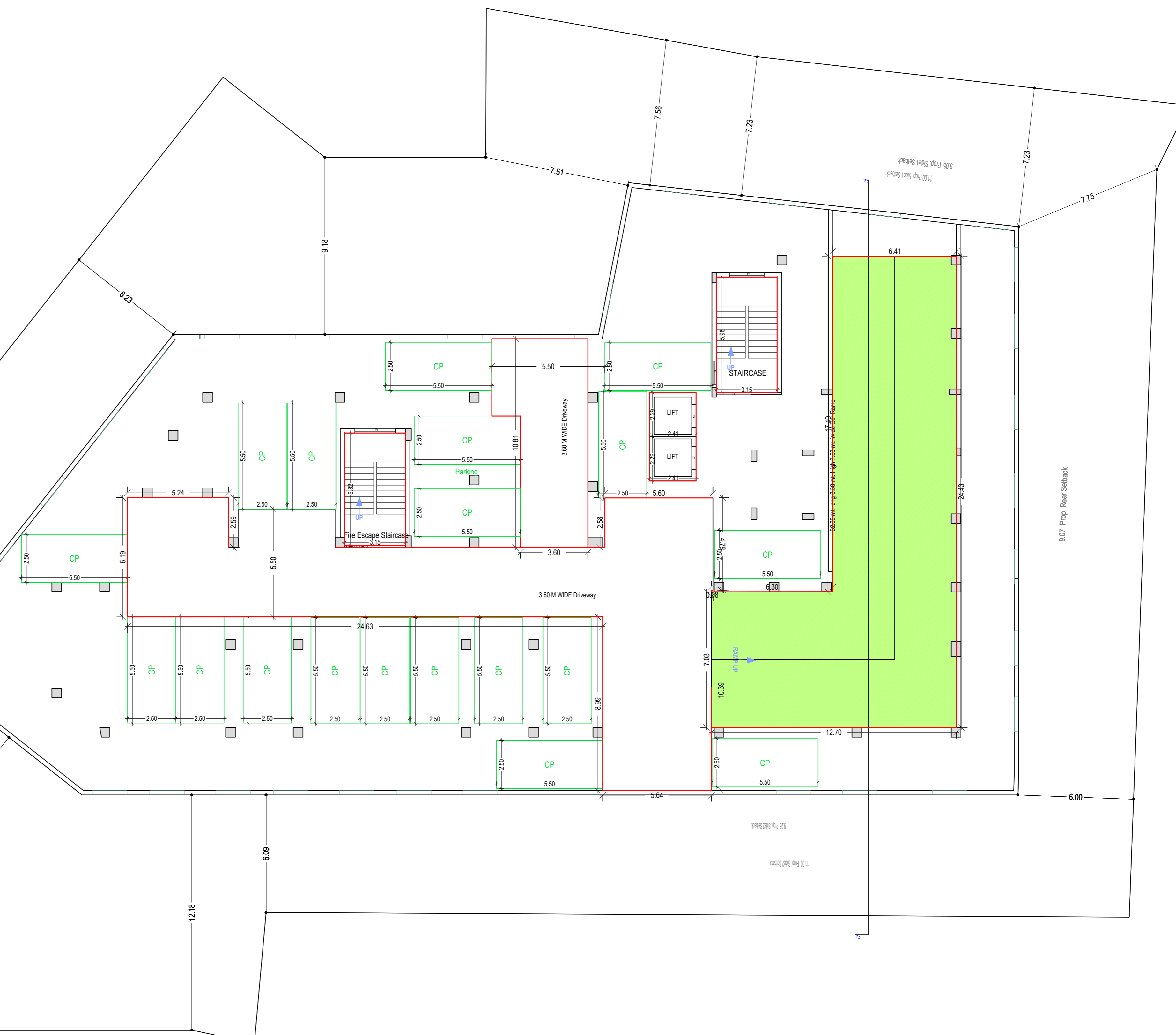


BASEMENT FLOOR PLAN (SCALE 1:100)

Floor Name	Staircase Name	Flight Width	Tread Width	Rise Height	Railing Ht.
BASEMENT FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.000	1.00
STILT FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.135	1.00
FIRST FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.150	1.00
TYPICAL - 2, 3, 4, 5, 6, 7, 8 FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.150	1.00
NINTH FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.150	1.00
TENTH FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.150	1.00
TERRACE FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.000	1.00

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BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	W	0.45	1.20	04
A (B)	W	0.48	1.20	02
A (B)	V	0.55	1.00	28
A (B)	W	0.55	1.20	12
A (B)	W	0.60	1.20	28
A (B)	W	0.67	1.20	05
A (B)	V	0.72	1.00	08
A (B)	V	0.72	1.20	02
A (B)	V	0.75	1.00	08
A (B)	W	0.79	1.20	08
A (B)	V	0.80	1.00	16
A (B)	V	0.82	1.20	08
A (B)	V	0.87	1.00	07
A (B)	V	0.90	1.00	01
A (B)	W	0.90	1.20	06
A (B)	W	1.00	1.20	06
A (B)	W	1.03	1.20	02
A (B)	W	1.08	2.70	08
A (B)	W	1.09	2.10	02
A (B)	W	1.12	1.20	08
A (B)	W	1.13	1.20	08
A (B)	W	1.17	1.20	02
A (B)	W	1.20	1.20	17
A (B)	D	1.20	1.20	02
A (B)	W	1.21	1.20	08
A (B)	W	1.24	1.20	02
A (B)	W	1.29	1.20	08
A (B)	W	1.31	1.20	08
A (B)	W	1.32	2.10	02
A (B)	W	1.32	2.70	08
A (B)	W	1.36	1.20	11
A (B)	W	1.37	1.20	08
A (B)	W	1.40	1.20	06
A (B)	W	1.50	1.20	34
A (B)	D	1.50	1.20	05
A (B)	D	1.52	1.20	02
A (B)	W	1.52	1.20	08
A (B)	W	1.56	1.20	08
A (B)	W	1.61	1.20	08
A (B)	W	1.65	1.20	08
A (B)	W	1.66	1.20	01
A (B)	W	1.71	1.20	08
A (B)	W	1.72	1.20	07
A (B)	W	1.77	1.20	08
A (B)	W	1.80	1.20	21
A (B)	W	1.81	1.20	08
A (B)	W	1.84	1.20	08
A (B)	W	1.93	1.20	08
A (B)	W	2.10	1.20	77
A (B)	DW	2.10	1.20	01
A (B)	W	2.10	1.20	01
A (B)	D	2.10	1.20	01
A (B)	W	2.14	1.20	08
A (B)	D	2.27	1.20	01
A (B)	W	2.31	1.20	08
A (B)	W	2.34	1.20	01
A (B)	W	2.35	1.20	08
A (B)	WD	2.37	1.20	01
A (B)	W	2.40	3.00	08
A (B)	W	2.42	1.20	08
A (B)	W	2.57	1.20	01
A (B)	W	2.60	1.20	08
A (B)	W	2.70	1.20	08
A (B)	WD	2.70	2.00	02
A (B)	D	2.71	1.20	01
A (B)	D	2.71	1.20	01
A (B)	W	2.85	1.20	08
A (B)	W	2.91	1.20	01
A (B)	W	2.91	1.20	01
A (B)	W	3.03	1.20	08
A (B)	D	3.04	1.20	01
A (B)	DW	3.07	3.00	01
A (B)	W	3.11	1.20	08
A (B)	WD	3.15	1.20	01
A (B)	D	3.23	1.20	01
A (B)	D	3.50	1.20	01
A (B)	D	3.52	1.20	01
A (B)	D	3.62	1.20	01
A (B)	D	3.91	1.20	01

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	D	0.46	2.10	01
A (B)	D	0.72	2.10	08
A (B)	D	0.75	2.10	24
A (B)	D	0.79	2.10	02
A (B)	D	0.80	2.10	108
A (B)	D	0.84	2.10	02
A (B)	D	0.85	2.10	02
A (B)	D	0.90	2.10	02
A (B)	D	1.00	2.10	200
A (B)	D	1.02	2.10	08
A (B)	D	1.06	2.10	02
A (B)	D	1.10	2.10	38
A (B)	D	1.19	2.10	08
A (B)	D	1.20	2.10	18
A (B)	D	1.21	2.10	10
A (B)	D	1.22	2.10	06
A (B)	D	1.29	2.10	08
A (B)	D	1.32	2.10	02
A (B)	D	1.42	2.10	08
A (B)	D	1.50	2.10	02
A (B)	D	1.53	2.10	02
A (B)	D	1.55	2.10	08
A (B)	D	1.75	2.10	08
A (B)	D	1.83	2.10	08
A (B)	D	1.85	2.10	18
A (B)	D	1.95	2.10	02
A (B)	D	2.34	2.10	02

OWNER'S NAME AND SIGNATURE
 MAHESH KUMAR S/O VISHWANATH KUMAR
 studio57vns@gmail.com, 9336918285

ARCHITECT'S NAME AND SIGNATURE
 NITEESH KUMAR PATEL
 CA/2016/74590

Signature Not Verified
 Varanasi Development Authority



Building Plan Application Number
 VDA/BP/23-24/0543

Sanctioned On
 31 Dec 2024

Valid Till
 14 Jan 2030

Approved By
 PULKIT GARG (Vice Chairman)

Examined By
 JAY PRAKASH GUPTA (Junior engineer)

Run Chandra (Assistant Engineer)

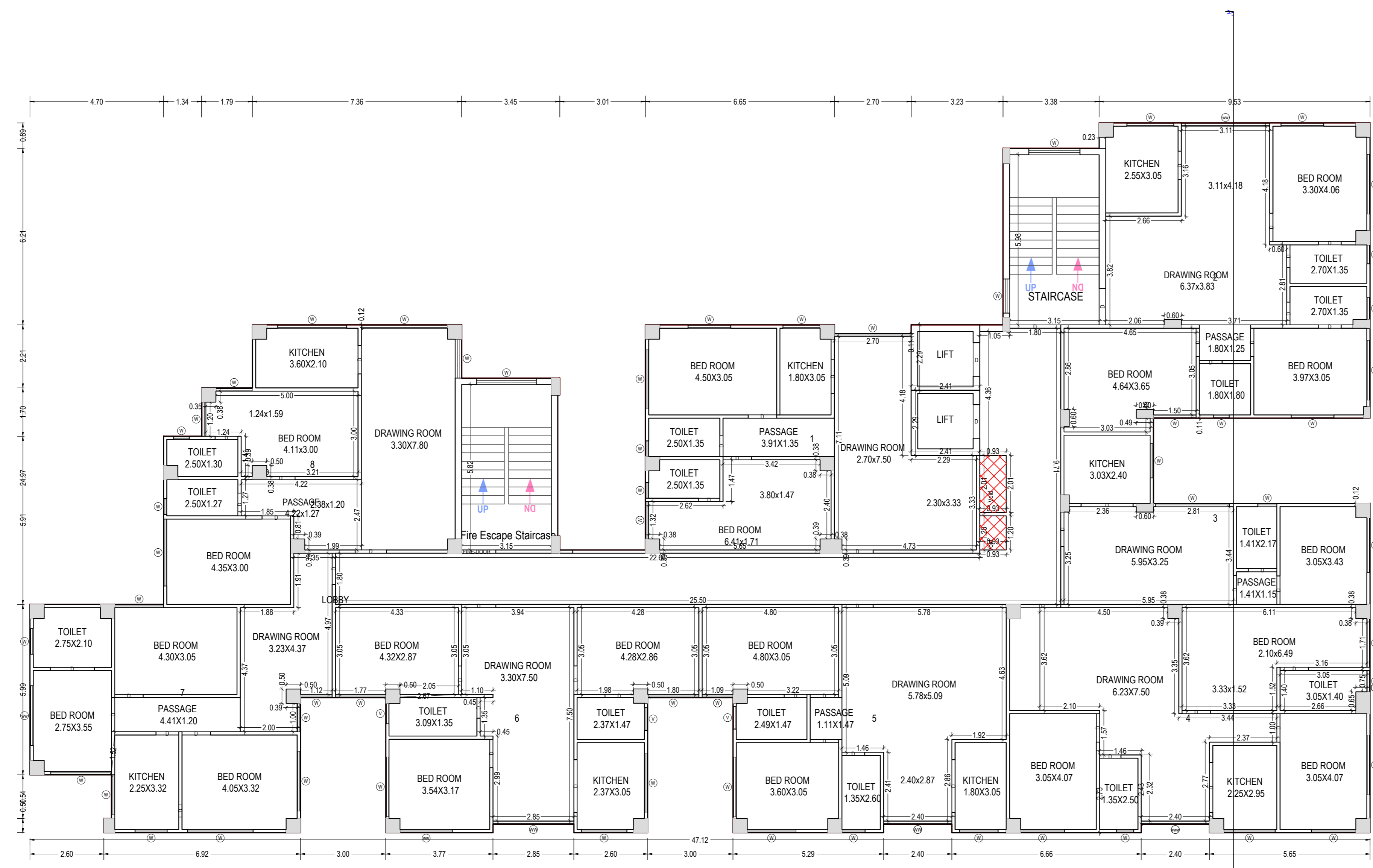
PRABHAT KUMAR (Executive Engineer/ Town Planner)

PRABHAT KUMAR (Chief Town Planner)

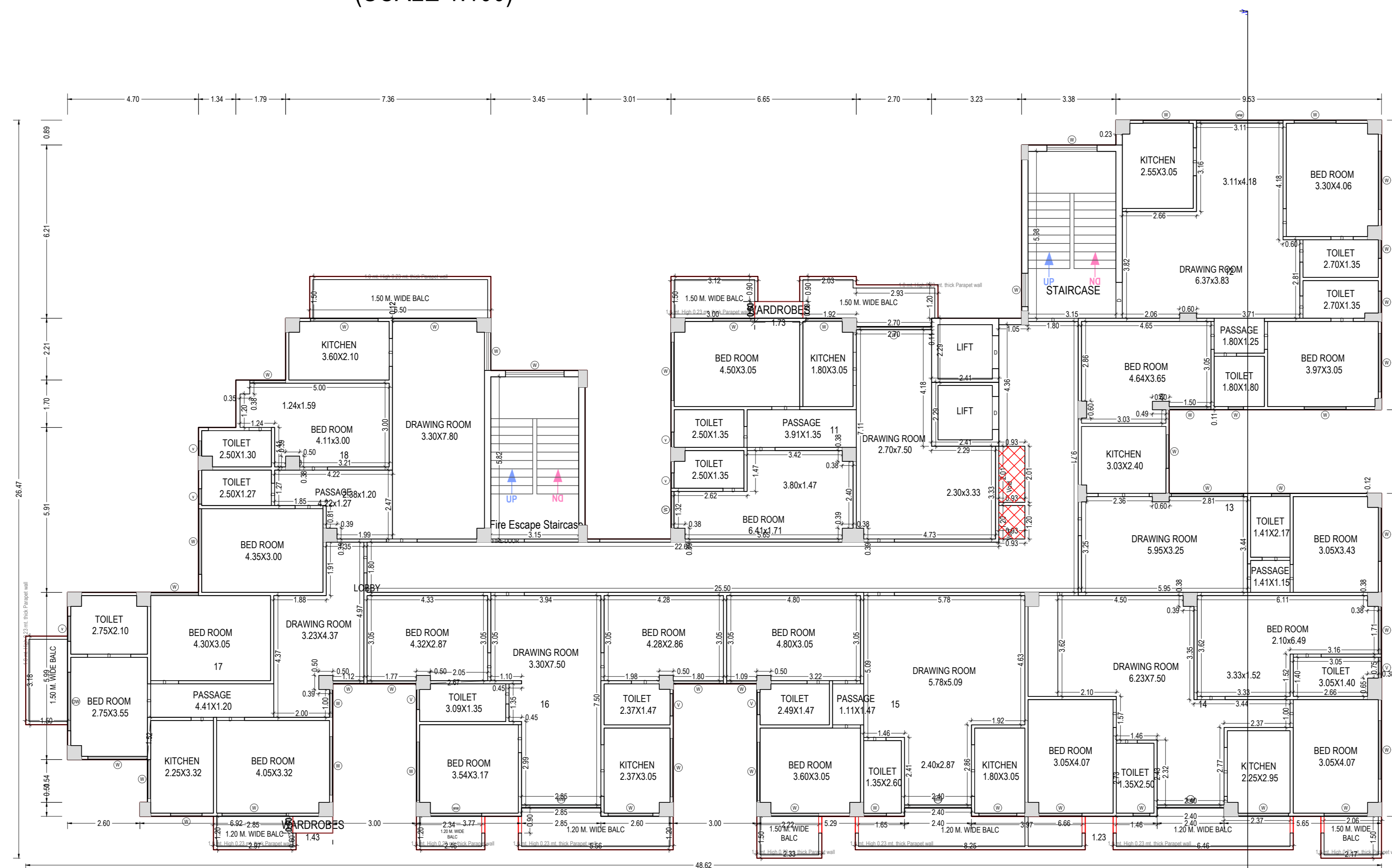
VED PRAKASH MISHRA (Secretary)

PULKIT GARG (Vice Chairman)

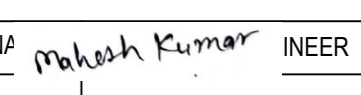

Floor	Name	UnitBUA Type	Net UnitBUA Area	Additions for Gross UnitBUA/Area in Sq.m.		Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.m.			UnitBUA Area	Deductions (Area in Sq.m.)			Carpet Area	No. of Unit
				ArchProj	ExtndPrct		Door	Window	External Wall		Batony	Lift			
STILT FLOOR PLAN	SHOP	SHOP	19.35	0.00	0.00	19.35	0.00	19.35	0.00	0.00	2.06	0.00	17.29	01	
FIRST FLOOR PLAN	1	FLAT	93.59	0.00	0.00	93.59	7.61	85.98	0.67	0.91	3.39	0.00	81.01	08	
TYPICAL - 2, 3, 4, 5, 6, 7, 8 FLOOR PLAN	11	FLAT	104.79	0.00	0.00	104.79	0.00	104.79	0.30	1.29	3.25	0.00	99.95	08	
NINTH FLOOR PLAN	57	FLAT	5228.55	5.09	5084.28	7.61	5211.01	12.95	63.91	141.12	518.00	4475.03	56		
TENTH FLOOR PLAN	63	FLAT	79.70	0.00	79.70	7.61	72.09	0							



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



TYPICAL - 2, 3, 4, 5, 6, 7, 8 FLOOR PLAN
(Proposed)
(SCALE 1:100)

OWNER'S NAME AND SIGNATURE MAHESH KUMAR S/O VISHWANATH KUMAR, studios7rns@gmail.com, 9336918285	
ARCHITECT'S NAME AND SIGNATURE NITEESH KUMAR PATEL CA201674590	 INEER
	Varanasi Development Authority
Building Application Number VDA/BP/23-24/0543	Sanctioned On 31 Dec 2024
Valid Till 14 Jan 2030	Approved By PULKIT GARG (Vice Chairman)
Examined By JAY PRAKASH GUPTA (Junior engineer)	Ram Chandra (Assistant Engineer)
PRABHAT KUMAR (Executive Engineer/ Town Planner)	PRABHAT KUMAR (Chief Town Planner)
VED PRAKASH MISHRA (Secretary)	PULKIT GARG (Vice Chairman)

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: -	2900.55	Total FAR Area: -	7202.80
Total Coverage Area: -	779.88	Total BUA Area: -	10342.21



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

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Total Plot Area: -	2900.55	Total FAR Area: -	7202.80
Total Coverage Area: -	779.88	Total BUA Area: -	10342.21

OWNER'S NAME AND SIGNATURE
MAHESH KUMAR S/O VISHWANATH KUMAR,
stud57vrs@gmail.com, 9336918285

ARCHITECT'S NAME AND SIGNATURE
NITEESH KUMAR PATEL
CA201674590

Signature Not Verified

Varanasi Development Authority

Building Plan Application Number
VDA/BP/23-24/0543

Sanctioned On
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Valid Till
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Approved By
PULKIT GARG (Vice Chairman)

Examined By
JAY PRAKASH GUPTA (Junior engineer)

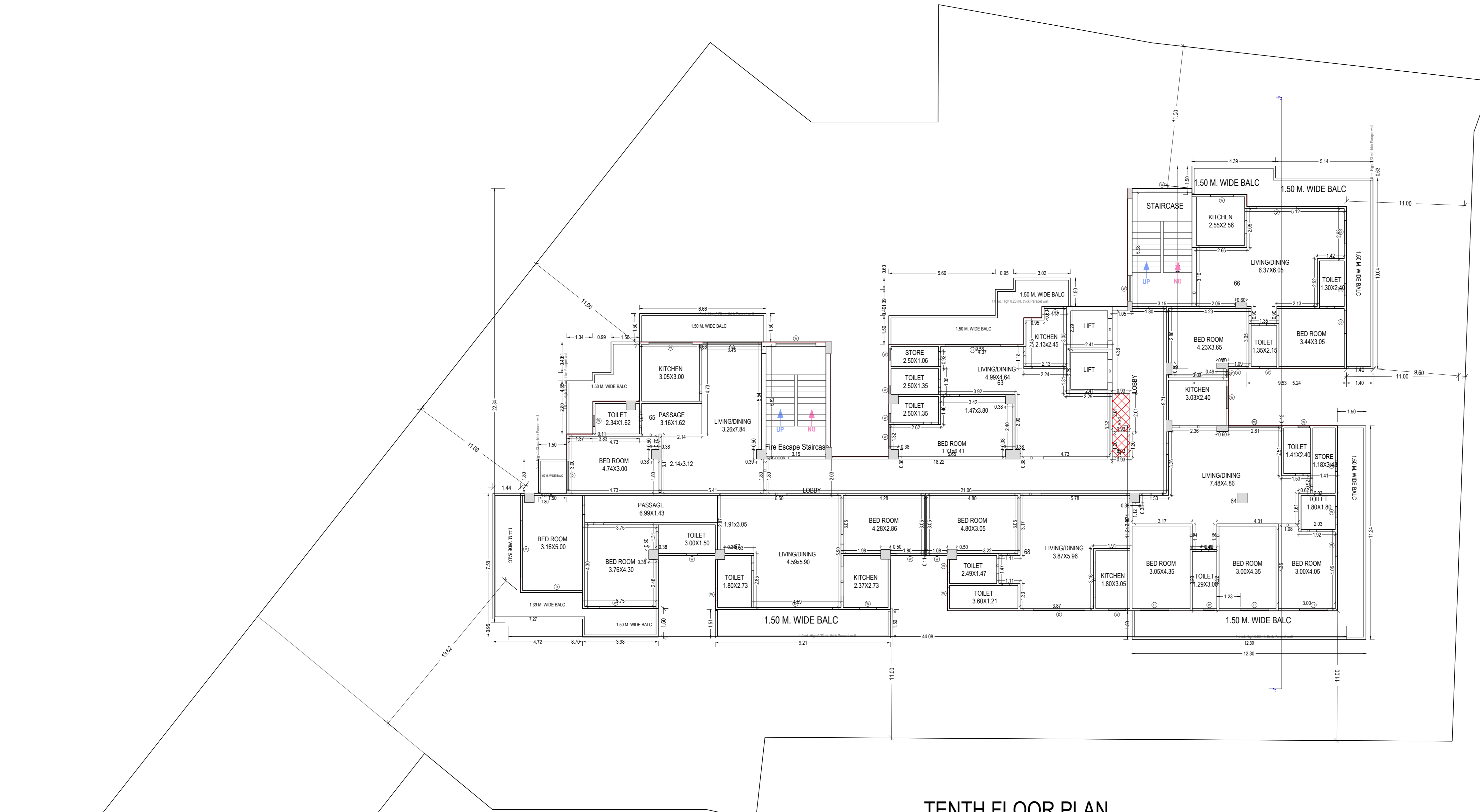
Ram Chandra (Assistant Engineer)

PRABHAT KUMAR (Executive Engineer/ Town Planner)

PRABHAT KUMAR (Chief Town Planner)

VED PRAKASH MISHRA (Secretary)

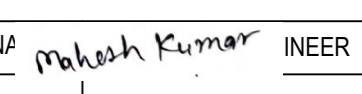

PULKIT GARG (Vice Chairman)



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

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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Total Plot Area: -	2900.55	Total FAR Area: -	7202.80
Total Coverage Area: -	779.88	Total BUA Area: -	10342.21

OWNER'S NAME AND SIGNATURE MAHESH KUMAR S/O VISHWANATH KUMAR, studio57vrs@gmail.com, 9336918285	
ARCHITECT'S NAME AND SIGNATURE NITEESH KUMAR PATEL CA2021674590	 INEER
	Varanasi Development Authority
Building Plan Application Number VDA/BP/23-24/0543 Sanctioned On 31 Dec 2024 Valid Till 14 Jan 2030	
Approved By PULKIT GARG (Vice Chairman)	
Examined By JAY PRAKASH GUPTA (Junior engineer) Ram Chandra (Assistant Engineer) PRABHAT KUMAR (Executive Engineer/ Town Planner) PRABHAT KUMAR (Chief Town Planner) VED PRAKASH MISHRA (Secretary)	
PULKIT GARG (Vice Chairman)	

