Project Title :PROPOSED GROUP HOUSING BUILDING PLAN SITUATED ARAZI NO.- 55/3,56, 57, MAUZA -DHANESRI, TESHIL -PINDRA, PARGANA - ATHGAWAN, DIST - VARANASI, OWNER- Mr. HEERA LAL SINGH S/O , LATE RAM JE SINGH

SITE PLAN
(Scale - 1:100)

FIRST FLOOR AREA CHART

S.N.	FLAT NO.	COVERED AREA IN SQM.
1	1	87.22
2	2	52.43
3	3	59.41
4	4	51.62
5	5	52.03
6	6	63.4
7	7	75.13
8	8	58.58
9	9	60.57
10	10	48.05
11	11	60.05
	TOTAL	668.49

SECOND FLOOR AREA CHART

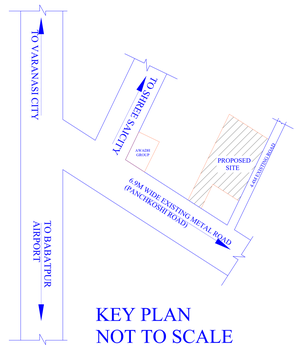
S.N.	FLAT NO.	COVERED AREA IN SQM.
1	12	87.22
2	13	52.43
3	14	59.41
4	15	51.62
5	16	52.03
6	17	63.4
7	18	75.13
8	19	58.58
9	20	60.57
10	21	48.05
11	22	60.05
	TOTAL	668.49

TYPICAL FROM THIRD TO FIFTH FLOOR AREA CHART

S.N.	FLAT NO.	COVERED AREA IN SQM.
1	23,34,45	87.22
2	24,35,46	52.43
3	25,36,47	59.41
4	26,37,48	51.62
5	27,38,49	52.03
6	28,39,50	63.4
7	29,40,51	75.13
8	30,41,52	58.58
9	31,42,53	60.57
10	32,43,54	48.05
11	33,44,55	60.05
	TOTAL	668.49

SIXTH FLOOR AREA CHART

S.N.	FLAT NO.	COVERED AREA IN SQM.
1	56	64.09
2	57	46.17
3	58	52.03
4	59	45.27
5	60	45.67
6	61	109.11
7	62	51.23
8	63	53.89
9	64	77.91
	TOTAL	545.37



KEY PLAN
NOT TO SCALE

KEY PLAN

R1

File No	VDA/BP/20-21/0791
Download Date	23/11/2021 05:13
Sheet	1
Scale	1:100

AREA STATEMENT

	Reg.(01.00.00)	
	Proposed Use	
	District Varanasi Tehsil Pindra Village Dhanesri	Plot Use: Residential
	Nature of Site	Plot Status: Vacant, Residential
	Authority Name: Varanasi Development Authority	Land Use Zone: Residential use Zone
	Authority/Zone: Development Authority (DA)	Land Use Zone: Residential use Zone
	Green Belt / Reserve	Land Use Zone: Residential Zone
	Nature of Development: NEW	Green Belt: No
	Nature of Development: NEW	
	Development Area: New Area	
	Development Area: Village Area	
	Site Within:	
	Site Abutted:	
	District Varanasi Tehsil Pindra Village Dhanesri	
	Corner Plot	No/No
	Area of Plot (As per deed)	
	Document Area	2327.39
	Area of Plot Adopted	2327.39
	Area of Plot Considered	2443.3
	Deduction for	
	Road Widening Left	278.12
	Road Widening Rear	278.12
	Colony reservations	0.00
	Net Area	1887.06
	Net Area of plot (1-2) (ABCD SF.PLOT	2327.39
	% of Green and open space (Req.)	5.00
	% of Green and open space (Prop.)	5.00
	Balance area of Plot(1 - 4)	2327.39
	Plot Area For Coverage	2327.39
	Permissible Coverage	1862.91
	Proposed FAR (Col.6/Col.3)	2.89
	Maximum FAR against (FSI and LH)	3.00
	Total Proposed FAR (Col.6/Col.3)	3885.12
	Total Proposed Coverage	
	Permissible Coverage area (40.00 %)	930.84
	Proposed Coverage Area (34.54 %)	804.18
	Total Prop. Coverage Area (34.54 %)	804.18
	Total Proposed FAR (Col.6/Col.3)	3878.12
	Proposed Area of	

	Proposed BuiltUp	Existing BuiltUp	Proposed F.C.	Existing F.C.
1	Basement Floor	804.18	0.00	0.00
2	Stilt Floor	804.18	0.00	0.00
3	First Floor	816.85	0.00	799.58
4	Second Floor	816.85	0.00	799.58
5	Third Floor	1003.56	0.00	809.32
6	Fourth Floor	1003.56	0.00	809.32
7	Fifth Floor	1003.56	0.00	809.32
8	Sixth Floor	803.82	0.00	801.71
9	Terrace Floor	48.82	0.00	0.00
10	Total	7105.40	0.00	4838.83
	Total FAR area			4078.83
	Achieved plot Area Added in Building Area			25.72
	Total Built Up Area			7137.77
	Proposed FAR % Achieved			2.89
	Tenement Detailed			
	Technical Proposed %			
	Total Tenement		60.00	
	Floor Tenements (1 - 4)		60.00	
	Parking Detailed			
	Parking Space Required as per Regulations			600.00
	Parking Space Provided			2800.00

Color Notes

COLOUR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
PROPOSED CONSTRUCTION AREA	
EXISTING (To be Retained)	
EXISTING (To be demolished)	

Building Conditions Checks

No	Condition
1	As it (DWG)Car Parking and parking of Bikes parking provided in the Building. For same parking at the time of completion the owner shall produce technical report from Architect that the same is provided as per more than 5% of total required as per concerned specifications and the height of stack parking shall not be more than 5.5m. (If all the required as per concerned specifications)

FAR & Tenement Details

Building	No. of Same Bldg	Total BuiltUp Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)			Add: Area in Void (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Dwelling Units
			Stairs	Lift	Lift Machine	Covered Parking	Res.	Commercial	Mix			
A (GROUP)	1	7111.00	137.42	89.98	13.76	535.05	A.1	5641.07	4440.47	29.11	4078.83	60
Total	1	7111.00	137.42	89.98	13.76	535.05	A.1	5641.07	4440.47	29.11	4078.83	60

Parking Check (Table 7b)

Vehicle Type	Req.				Pro.	
	No	Reduction in Parking (Area or Parking Numbers) (ECS)	Area		No	Area
Basement Floor				47		646.26
Car Taxi Stall Car					74	296.00
Two Wheeler	60		900.00		60	900.00
Total Bicycle	0		0.00		0	0.00
Flat Stack				1		500.00
Other Parking						356.74
Total			900.00			2676.74

Building Use/Occupancy Details

Building Name	Building Use	Building Sub-Use	Total Dwelling Units	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units	Floor	Floor Sub-Use	Floor Name	Flat Use	Flat Name	Unit Use	Unit Sub-Use
A (GROUP)	Residential	Group Housing	60	-	Highrise	64	2	BASEMENT FLOOR PLAN	Residential + Parking	Group Housing				
								STILT FLOOR PLAN	Commercial + Parking	Retail Shop	Commercial FAR	Commercial	Commercial	Retail Shop
								TYPICAL - 1,2 FLOOR PLAN	Residential	Retail Shop	Commercial FAR	Commercial	Commercial	Retail Shop
								TYPICAL - 3, 4, 5 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Residential	Group Housing
								SIXTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Residential	Group Housing
								TERRACE FLOOR PLAN	Residential	Group Housing				

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Retain	Floor
PLOT	Tree	0	0

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			TwoWheeler	
				Parkin g Area (Sq.mt.)	Proj.	Reqd./Unit	Reqd.	Proje	Reqd./Unit	Proje
A (GROUP)	Commercial	Retail Shop	> 0	100	26.17	1.00	1			
	Residential	Group Housing	80 - 150		60	1.00	60		1.00	60
			150 - 200		0	1.00	0			
			200 - 300		0	1.00	0			
			> 300		0	1.00	0			
Total							61		61	60

Buildingwise Floor FAR Details

Floor Name	Building Name A (GROUP)		Total	
	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	804.18	0.00	804.18	0.00
Stilt Floor	804.18	0.00	0.00	0.00
First Floor	816.85	799.58	816.85	799.58
Second Floor	816.85	799.58	816.85	799.58
Third Floor	1003.56	809.32	1003.56	809.32
Fourth Floor	1003.56	809.32	1003.56	809.32
Fifth Floor	1003.56	801.71	1003.56	801.71
Sixth Floor	803.82	801.71	803.82	801.71
Terrace Floor	48.82	0.00	48.82	0.00
Total	7105.40	4838.83	7105.40	4838.83

OWNER'S NAME AND SIGNATURE
HEERA LAL SINGH, e(+91)7@gmail.com,8318988967

ARCHITECH'S NAME AND SIGNATURE

Rajesh K. Yadav

reg.No/year
CA-2013-49002

Varanasi Development Authority

Name - ISHA DUHAN
Designation - Vice Chairman
VARANASI DEVELOPMENT AUTHO
Date - 24-Jun-2021 12:18:58

Building Plan Application Number
VDA/BP/20-21/0791

Sanctioned On
23 Jun 2021

Valid Till
23 Jun 2026

Approved By
Isha Duhan (Vice Chairman)

Examined By
Iqbal Ahmad Hashmi (Junior engineer)

Anil Kumar Dubey (Assistant Engineer)

Manoj Kumar (Executive Engineer/ Town Planner)

Manoj Kumar (Chief Town Planner)

Sunil Kumar Verma (Secretary)

Isha Duhan (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 :-	2327.39	Total FAR Area :-	4079.00
Total Coverage Area :-	804.18	Total BUA Area :-	7137.77

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Project Title :PROPOSED GROUP HOUSING BUILDING PLAN SITUATED ARAZI NO.- 55/3,56, 57, MAUZA -DHANESRI, TESHIL -PINDRA, PARGANA - ATHGAWAN, DIST - VARANASI, OWNER- Mr. HEERA LAL SINGH S/O , LATE RAM JE SINGH

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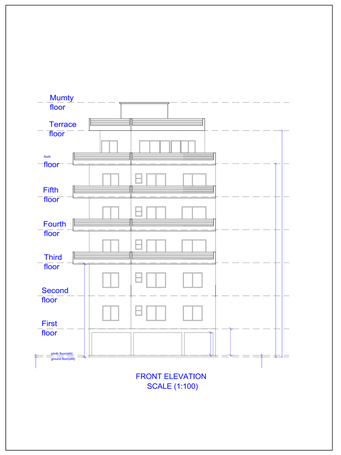
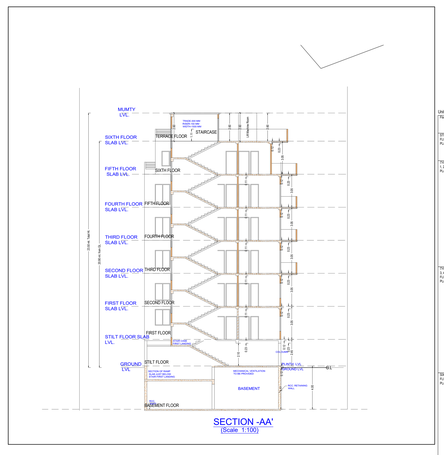
Submission Date: 29-01-4Th-19 | Scale: 1:100



FRONT ELEVATION
SCALE (1:100)



SECTION -AA'
(Scale 1:100)

UABBUA Table for Building :A (GROUP)

Floor	Name	Use/Occ Type	Floor Area (sqm)	Deductions Area Deds. (wall@Lifts/Area in Sq.Mt.)	Deductions	UnitBUA Area	Deduction (Area in Sq.m.)	Balcony	Carpet Area	No. of Unit
							Void	Area		
STILT FLOOR PLAN	Stilt Floor	Stilt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
	Shop	Shop	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
	Total per Floor	Total per Floor ( )	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
TYPICAL - 1 FLOOR PLAN	1	Stilt	36.75	0.00	36.75	0.00	0.00	36.53	0.00	0
	2	Stilt	47.03	0.00	47.03	4.50	0.00	46.80	0.00	0
	10	Stilt	40.88	0.00	40.88	3.98	0.00	44.08	0.00	0
	11	Stilt	50.06	0.00	50.06	4.48	0.00	50.58	0.00	0
	12	Stilt	52.43	0.00	52.43	4.54	0.00	47.89	0.00	0
	3	Stilt	39.41	0.00	39.41	4.48	0.00	54.53	0.00	0
	4	Stilt	51.82	0.00	51.82	3.55	0.00	47.89	0.00	0
	5	Stilt	52.94	0.00	52.94	4.29	0.00	47.75	0.00	0
	6	Stilt	42.48	0.00	42.48	4.50	0.00	50.58	0.00	0
	7	Stilt	70.13	0.00	70.13	5.39	0.00	69.84	0.00	0
	8	Stilt	36.66	0.00	36.66	4.48	0.00	54.01	0.00	0
	9	Stilt	40.63	0.00	40.63	4.48	0.00	36.76	0.00	0
	Total per Floor	Total per Floor ( )	673.00	0.00	673.17	51.50	0.00	616.62	0.00	0
	Total	Total	1347.18	0.00	1345.94	103.15	0.00	1237.34	0.00	20
TYPICAL - 2, 3, 4, 5, 6 FLOOR PLAN	12	Stilt	100.12	0.00	100.12	9.52	32.86	96.71	0.00	2
	13	Stilt	63.15	0.00	63.15	9.01	11.27	46.42	0.00	1
	14	Stilt	70.58	0.00	70.58	4.48	11.76	54.82	0.00	1
	15	Stilt	61.65	0.00	61.65	4.55	9.68	47.07	0.00	1
	16	Stilt	63.91	0.00	63.91	4.29	11.97	47.75	0.00	1
	17	Stilt	91.95	0.00	91.95	4.50	27.85	56.88	0.00	1
	18	Stilt	121.68	0.00	119.81	9.71	28.96	93.64	0.00	2
	19	Stilt	70.48	0.00	70.48	4.48	11.92	54.58	0.00	1
	20	Stilt	86.28	0.00	76.86	5.49	14.65	56.76	0.00	1
	21	Stilt	96.00	0.00	96.00	3.91	8.75	44.34	0.00	1
	22	Stilt	86.02	0.00	86.02	4.48	20.27	59.97	0.00	1
	Total per Floor	Total per Floor ( )	973.84	0.00	915.16	74.16	190.13	717.35	0.00	13
	Total	Total	3794.84	0.00	3633.94	163.17	880.53	3591.84	0.00	52
TERRACE FLOOR PLAN	56	Stilt	70.94	3.41	66.63	6.56	0.00	60.07	0.00	1
	57	Stilt	46.18	0.00	46.18	4.29	0.00	42.13	0.00	1
	58	Stilt	52.03	0.00	52.03	3.92	0.00	48.21	0.00	1
	59	Stilt	45.27	0.00	45.27	3.46	0.00	41.79	0.00	1
	60	Stilt	40.88	0.00	40.88	3.98	0.00	43.02	0.00	1
	61	Stilt	13.97	0.00	13.97	1.07	4.45	10.14	0.00	1
	62	Stilt	53.60	0.00	53.60	4.87	0.00	47.98	0.00	1
	63	Stilt	38.66	3.42	35.48	3.88	0.00	49.82	0.00	1
	64	Stilt	77.92	0.00	77.92	6.86	0.00	72.96	0.00	2
	Total per Floor	Total per Floor ( )	562.05	6.83	555.40	45.14	4.45	555.75	0.00	15
	Total	Total	562.05	6.83	555.40	45.14	4.45	555.75	0.00	15
Total:	-	-	6077.07	42.16	6004.47	514.39	893.51	6021.46	0.00	100

SCHEDULE OF WINDOW/VENTILATION

Name	Name	LENGTH	HEIGHT	NOS
W	GROUP	W	1.20	1.20
V	GROUP	V	1.20	0.60

Project Title :PROPOSED GROUP HOUSING BUILDING PLAN SITUATED ARAZI NO.- 55/3,56, 57, MAUZA -DHANESRI, TESHIL -PINDRA, PARGANA - ATHGAWAN, DIST - VARANASI, OWNER- Mr. HEERA LAL SINGH S/O , LATE RAM JE SINGH

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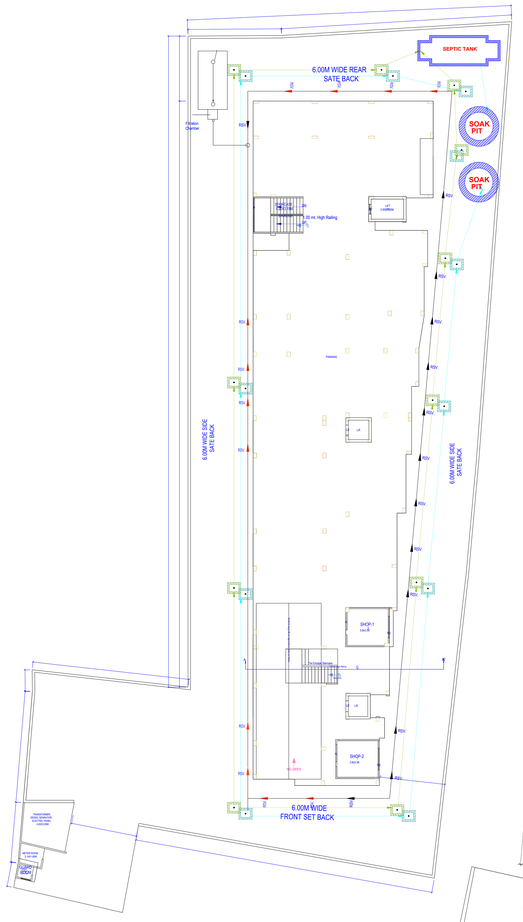
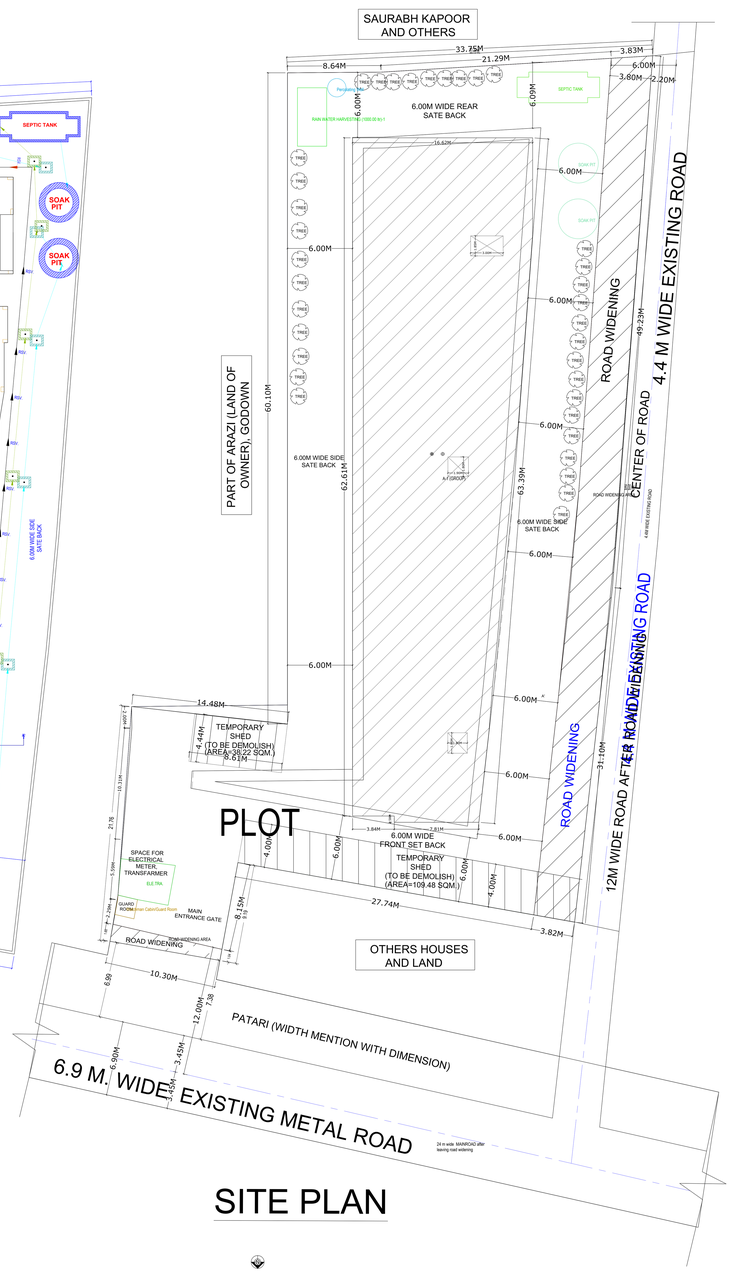
Submission Date: 2021-05-18 | Scale: 1:100

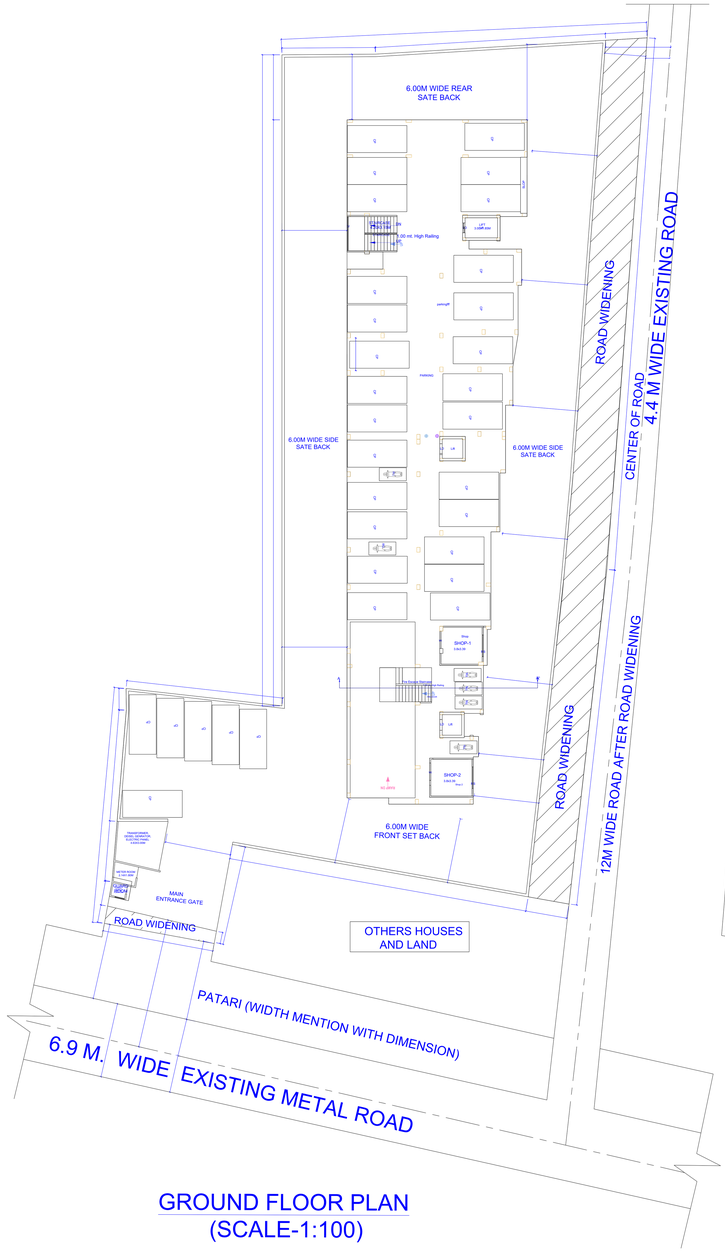


RAIN WATER HARVESTING
CUM SEWERAGE DISPOSAL
SCHEMEPLAN



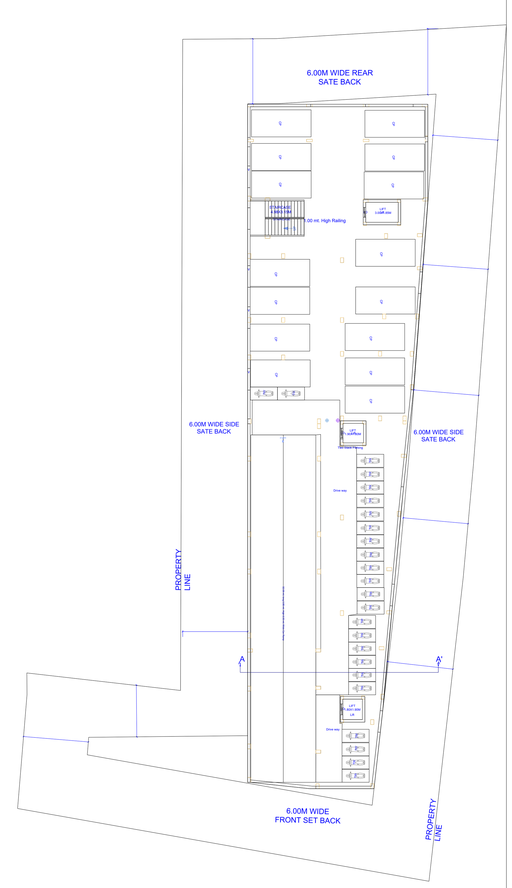
SITE PLAN

Existing structure to be demolish



GROUND FLOOR PLAN
(SCALE-1:100)

Parking Plan



BASEMENT PLAN
(SCALE-1:100)

OWNER'S NAME AND SIGNATURE
HEERA LAL SINGH,e-mail:hlj1972@gmail.com,8181888867

ARCHITECT'S NAME AND SIGNATURE
VASTU

Uj Kumar
CA-2010-48002

Vaishali Development Authority

Name - ISHA DUHAN
Designation - Vice Chairman
Organization - VAISHALI DEVELOPMENT AUTHORITY
Date - 24 Jun 2021 10:18:08

Building Plan Application Number
VDA/BP/25-21/0151
Sanctioned On
22 Jun 2021
Valid Till
23 Jun 2026
Approved By
Isha Duhan (Vice Chairman)
Examined By
Iqbal Ahmad Hashmi (Junior engineer)
Anil Kumar Dubey (Assistant Engineer)
Manoj Kumar (Executive Engineer/ Town Planner)
Manoj Kumar (Chief Town Planner)
Sunil Kumar Verma (Secretary)
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Total Plot Area -	2327.39	Total FAR Area -	4679.00
Total Coverage Area -	804.18	Total BUA Area -	7137.77

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