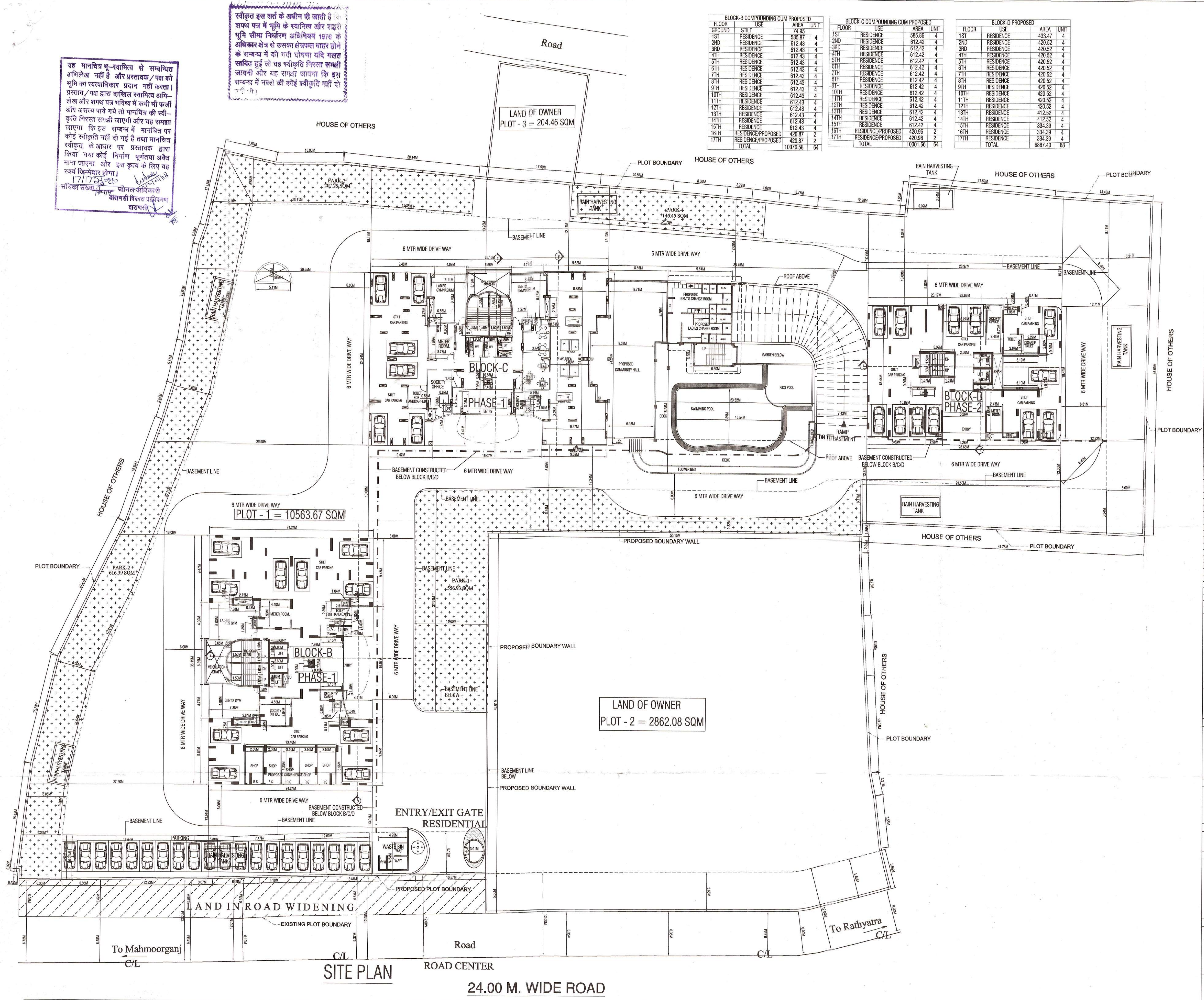


यह मानचित्र न-स्वामित्व से सम्बन्धित अभिलेख नहीं है और प्रस्तावक/पक्ष को भूमि का स्वामित्व प्रदान नहीं करता। प्रस्ताव/पक्ष द्वारा दाखिल स्वामित्व अभिलेख और शपथ पत्र पवित्र्य में कमी भी फर्जी और असत्य पाये गये तो मानचित्र की स्वीकृति निरस्त समझी जाएगी और यह समझा जाएगा कि इस सम्बन्ध में मानचित्र पर कोई स्वीकृति नहीं दी गई है तथा मानचित्र स्वीकृति के आधार पर प्रस्तावक द्वारा किया गया कोई निर्माण पूर्णतया अवैध माना जाएगा और इस कृत्य के लिए वह स्वयं जिम्मेदार होगा।
17/12/2021
सचिका सचिव, नगरपालिका, जोनल अधिकारी
वाराणसी विकास प्राधिकरण
वाराणसी

स्वीकृत इस शर्त के अधीन दी जाती है कि शपथ पत्र में भूमि के स्वामित्व और शहरी भूमि सीमा निर्धारण अधिनियम 1976 के अधिकार क्षेत्र से उसका क्षेत्रफल बाहर होने के सम्बन्ध में की गयी घोषणा यदि गलत साबित हुई तो वह स्वीकृति निरस्त समझी जायगी और यह समझा जायगा कि इस सम्बन्ध में नक्शे की कोई स्वीकृति नहीं दी गयी है।



BLOCK-B COMPOUNDING CUM PROPOSED				
FLOOR	USE	AREA	UNIT	
GROUND	STILT	74.95		
1ST	RESIDENCE	585.87	4	
2ND	RESIDENCE	612.43	4	
3RD	RESIDENCE	612.43	4	
4TH	RESIDENCE	612.43	4	
5TH	RESIDENCE	612.43	4	
6TH	RESIDENCE	612.43	4	
7TH	RESIDENCE	612.43	4	
8TH	RESIDENCE	612.43	4	
9TH	RESIDENCE	612.43	4	
10TH	RESIDENCE	612.43	4	
11TH	RESIDENCE	612.43	4	
12TH	RESIDENCE	612.43	4	
13TH	RESIDENCE	612.43	4	
14TH	RESIDENCE	612.43	4	
15TH	RESIDENCE	612.43	4	
16TH	RESIDENCE/PROPOSED	420.87	2	
17TH	RESIDENCE/PROPOSED	420.87	2	
TOTAL		10076.58	64	

BLOCK-C COMPOUNDING CUM PROPOSED				
FLOOR	USE	AREA	UNIT	
1ST	RESIDENCE	585.86	4	
2ND	RESIDENCE	612.42	4	
3RD	RESIDENCE	612.42	4	
4TH	RESIDENCE	612.42	4	
5TH	RESIDENCE	612.42	4	
6TH	RESIDENCE	612.42	4	
7TH	RESIDENCE	612.42	4	
8TH	RESIDENCE	612.42	4	
9TH	RESIDENCE	612.42	4	
10TH	RESIDENCE	612.42	4	
11TH	RESIDENCE	612.42	4	
12TH	RESIDENCE	612.42	4	
13TH	RESIDENCE	612.42	4	
14TH	RESIDENCE	612.42	4	
15TH	RESIDENCE	612.42	4	
16TH	RESIDENCE/PROPOSED	420.96	2	
17TH	RESIDENCE/PROPOSED	420.96	2	
TOTAL		10001.66	64	

BLOCK-D PROPOSED				
FLOOR	USE	AREA	UNIT	
1ST	RESIDENCE	433.47	4	
2ND	RESIDENCE	420.52	4	
3RD	RESIDENCE	420.52	4	
4TH	RESIDENCE	420.52	4	
5TH	RESIDENCE	420.52	4	
6TH	RESIDENCE	420.52	4	
7TH	RESIDENCE	420.52	4	
8TH	RESIDENCE	420.52	4	
9TH	RESIDENCE	420.52	4	
10TH	RESIDENCE	420.52	4	
11TH	RESIDENCE	420.52	4	
12TH	RESIDENCE	420.52	4	
13TH	RESIDENCE	412.52	4	
14TH	RESIDENCE	412.52	4	
15TH	RESIDENCE	334.39	4	
16TH	RESIDENCE	334.39	4	
17TH	RESIDENCE	334.39	4	
TOTAL		6887.40	68	

DRG. NO - 1 OF 10	
AREA STATEMENT	
TOTAL PLOT AREA (AS PER DEED)	= 13630.21 SQM
BALANCE PLOT AREA - 2 & 3 (Turbid plan)	= 3068.54 SQM
TOTAL PLOT AREA PROPOSED - 1	= 10563.67 SQM
LAND LEFT FOR ROAD WIDENING	= 385.82 SQM
NET PLOT AREA	= 10177.85 SQM
FAR ALLOWED 2.5	= 25444.62 SQM
ADD 5 % FOR GREEN BUILDING	= 1272.23 SQM
ADD 50 % ROAD WIDENING	= 192.91 SQM
FAR ALLOWED	= 26909.76 SQM
ADD FAR OF EWS & LG	= 577.60 SQM
TOTAL FAR ALLOWED - (a)	= 27487.36 SQM
COVERED AREA STATEMENT FOR FAR	
COVERED AREA OF BLOCK - B	10076.58 SQM
COVERED AREA OF BLOCK - C	10001.66 SQM
COVERED AREA OF BLOCK - D	6887.40 SQM
COVERED AREA FOR F.A.R. - (b)	26909.76 SQM
COVERED AREA OF BASEMENT	7154.41 SQM
TOTAL COVERED AREA	= 34120.11 SQM
BALANCE FAR (a-b)	= 521.72 SQM
5% SAMUDAYIK SUDIDHA ALLOWED at (a) =	1272.23 SQM
AREA OF SAMUDAYIK SUDIDHA PROPOSED =	1260.95 SQM
TOTAL PARK AREA REQUIRED - 15%	1526.67 SQM
TOTAL PARK AREA PROPOSED	1527.06 SQM
CAR PARKING AREA CALCULATION	
USE	INOS.
RESIDENCE	196
GUEST PARKING	10% OF 245
TOTAL REQUIRED	269.5
CAR PARKING PROPOSED	
AREA OF BASEMENT	= 6968.20 / 32
AREA OF STILT - B/C/D	= 1377.08 / 28
AREA OF OPEN PARKING	= 261.29 / 23
TOTAL	= 278.29
TOTAL APPROVED AREA	
BLOCK - A + B + C + D	32120.40 SQM
BASEMENT	8619.38 SQM
TOTAL	40739.78 SQM
TOTAL PROPOSED AREA	
BLOCK - B	916.24 SQM
BLOCK - C	841.92 SQM
BLOCK - D	6887.40 SQM
BASEMENT	7154.41 SQM
TOTAL	15800.42 SQM
AREA DIFFERENCE CHART	
APPROVED	BASEMENT
REVISION	PARKING
DIFFERENCE	LESS
BLOCK - A	
APPROVED	RESIDENTIAL
REVISION	NO PROPOSAL
BLOCK - B	
APPROVED	RESIDENTIAL
CONSTRUCTED	RESIDENTIAL
DIFFERENCE	MORE
BLOCK - C	
APPROVED	RESIDENTIAL
CONSTRUCTED	RESIDENTIAL
DIFFERENCE	MORE
BLOCK - D	
APPROVED	RESIDENTIAL
PROPOSED	RESIDENTIAL
DIFFERENCE	MORE
COVERED AREA	
APPROVED	RESID - BASEMENT
PROPOSAL	RESID - BASEMENT
DIFFERENCE	LESS
EWS / LG FAR ALLOWED:-	
TOTAL NO. OF PROPOSED UNITS = 76	
10% EWS UNITS = 7.6 UNITS x 35 SQM =	266.00 SQM
10% LG UNITS = 7.6 UNITS x 41 SQM =	311.60 SQM
TOTAL AREA	= 577.60 SQM
SCALE	
1:200	
DATE	
TITLE	
EXISTING CUM PROPOSED GROUP HOUSING BUILDING PLAN ON ARAZI No. 555, 557 & 557/617, 561 MAUZA- SHEOPURWA, PARGANA - DEHAT AMANAT DISTT- VARANASI	
NAME OF OWNER	
SHREENATHJI DWELLINGS LLP. ASHUTOSH STRIPS PVT LTD. Mrs. SUSHMA AGARWAL Mrs. ABHA GUPTA	
ADDRESS	
D-59/44-A, RATHYATRA MAHMOORGANU MAIN ROAD, VARANASI	
OWNER SIGNATURE	
For SHREENATHJI DWELLINGS LLP	
DESIGNATED PARTNER	
SARVESH AGARWAL	
ARCHITECT	
IRANI ARCHITECTS KARTIK BHATTAN 124, KALABA CAUSEWAY, MUMBAI 400 005 Email: irani_architects@rediffmail.com	
IRANI ARCHITECTS 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	