

LOWER GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



SITE PLAN
(Scale - 1:200)

AREA STATEMENT		VERSION NO. 1.0.72	
PROJECT DETAIL		VERSION DATE: 23/08/2021	
Authority	Gorakhpur Development Authority	Plot Use	Commercial
Authority Class	Category C	Plot SubUse	Res/Comm Building
Authority Grade	Development Authority (DA)	Development Plan	NA
Case Track	Regular	Land Use Zone	Commercial use Zone
Project Type	Building Permission	Land SubUse Zone	City center / District Business District
Nature of Development	NEW	Layout Type	NA
Development Area	Underwood Area		
SubDevelopment Area	Other Town Area		
Special Project	NA		
Site Address	District Gorakhpur Tehsil Gorakhpur Village NA		
AREA DETAILS	Sq. Mts.		
1. Area of Plot As per record	5513.78		
As per site condition	4599.29		
Area of Plot Considered	4599.29		
2. Deduction for			
(a) Proposed roads	379.75		
Surrender Free of Cost	379.75		
Other Deductions	0.00		
Total	379.75		
3. Net Area of plot (1-2) AREA OF PLOT	4219.55		
% of Green and open space (Prop)	219.98		
% of Green and open space (Prop)	637.95		
Surrender Free of Cost	379.75		
Green and open space	637.95		
Balance area of Plot (1 - 4)	3881.60		
Plot Area For Coverage	4219.55		
Plot Area For FAR	4219.55		
Form FAR Area (3.00)	12658.65		
Compensatory FAR area	188.67		
Total Perm. FAR area (3.04)	12847.32		
6. Permissible Coverage area (60.00 %)	1687.82		
Proposed Coverage Area (34.05 %)	1566.00		
Total Prop. Coverage Area (34.05 %)	1566.00		
Balance coverage area (25.95 %)	121.52		
Existing Structure To Be Demolish	895.23		
Proposed Area at:			
	Proposed Built up	Existing Built up	Proposed F.S.I
Basement Floor	1874.41	0.00	0.00
Lower Ground Floor	1603.21	0.00	1552.77
Upper Ground Floor	1699.25	0.00	1596.00
First Floor	1603.21	0.00	1552.24
Second Floor	1387.85	0.00	1260.38
Third Floor	1394.41	0.00	1266.52
Fourth Floor	1417.60	0.00	1266.87
Fifth Floor	1190.42	0.00	1081.02
Sixth Floor	1188.95	0.00	1058.36
Terrace Floor	188.67	0.00	0.00
Total Area	12548.12	0.00	10590.36
Accessories/Use Area Add in FAR (Layout Level)			4.58
Accessories/Use Area considered towards computation of FAR			486.73
Total FAR Area			11080.68
Proposed Use Area Added in Built up Area			91.47
Total Built up Area			13644.17
Proposed F.S.I. consumed			2.63
C. Tenement Statement			
1. Tenement Proposed At:			
G.F.	2.00		
All Floors	23.00		
5. Total Tenements (3 + 4)	25		
E. Parking Statement			
1. Parking Space Required as per Regulations:			1447.88
2. Proposed Parking Space:			2865.6

COLOR NOTES	
Color	INDEX
ABUTTING ROAD	Green
PROPOSED CONSTRUCTION	Red
COMMON PLOT	Yellow
ROAD ALIGNMENT (ROAD WIDENING AREA)	Blue
FUTURE T.P. SCHEME REDUCTION AREA	Light Blue
EXISTING (To be retained)	Dark Blue
EXISTING (To be demolished)	Orange

Green and open space Area	
Name	Prop. Area
GREEN AREA	637.95

Parking Check (Table 7a)

Vehicle Type	No.	Required/Prop. Parking (include of Plot having surrendered FOC)	Area	No.	Area
Equipped Car	-	-	-	46	637.50
Two Stack Parking	-	-	-	46	637.50
Total Car	88	-	1219.00	92	1265.00
Visitor's Car	-	-	-	-	-
Two Stack Parking	-	-	-	-	-
Other Parking	-	-	-	-	-
Total	-	-	1219.00	92	1265.00

OWNER'S NAME AND SIGNATURE
ANAND KUMAR MISHRA, ANANDMISHRA9999@GMAIL.COM, 9400999999

ARCHITECT'S NAME AND SIGNATURE
SANEESH SUREKA
CA/9620711



Building Plan Application Number
GKDA/BP/21-22-0420

Sanctioned On
20 Oct 2021

Valid Till
20 Oct 2026

Approved By
Pran Ranjan Singh (Vice Chairman)

Examined By
Ranapati Verma (Junior engineer)

Rakesh Shahi (Assistant Engineer/ ATP)

Hitesh Kumar (Town Planner/ Executive Engineer)

Pushpal Singh (Chief Engineer)

Udai Pratap Singh (Secretary)

Pran Ranjan Singh (Vice Chairman)

Building Name	Building Use	Building SubUse	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 (COMMERCIAL AND RESIDENTIAL)	Commercial	Res/Comm Building	Highrise	-	28	3	BASEMENT FLOOR PLAN	Commercial - Parking + PLUMB RM	Res/Comm Building	Commercial FAR	Commercial	Res/Comm Building
							LOWER GROUND FLOOR PLAN	Commercial	Retail Shop	Commercial FAR	Commercial	Retail Shop
							UPPER GROUND FLOOR PLAN	Commercial + GUARD RM 3.96x3.02 + MET RM PANEL ROOM (COMM)	Retail Shop	Commercial FAR	Commercial	Retail Shop
							FIRST FLOOR PLAN	Commercial	Retail Shop	Commercial FAR	Commercial	Retail Shop
							SECOND FLOOR PLAN	Residential + STORAGE +SER QUA FLAT NO-202 9.90 SQ MT +SER QUA FLAT NO-204 11.30 SQ MT +SER QUA FLAT NO-203 11.30 SQ MT +SER QUA FLAT NO-205 9.11 SQ MT +SER QUA FLAT NO-207 10.49 SQ MT +SER QUA FLAT NO-201 10.00 SQ MT +SER QUA FLAT NO-206 10.21 SQ MT	Group Housing	Residential FAR	Residential	Group Housing
							THIRD FLOOR PLAN	Residential + STORAGE +SER QUA FLAT NO-302 9.90 SQ MT +SER QUA FLAT NO-304 11.30 SQ MT +SER QUA FLAT NO-303 11.30 SQ MT +SER QUA FLAT NO-305 9.11 SQ MT +SER QUA FLAT NO-307 10.49 SQ MT +SER QUA FLAT NO-301 10.00 SQ MT +SER QUA FLAT NO-306 10.21 SQ MT	Group Housing	Residential FAR	Residential	Group Housing
							FOURTH FLOOR PLAN	Residential + STORAGE +SER QUA FLAT NO-402 9.90 SQ MT +SER QUA FLAT NO-404 11.30 SQ MT +SER QUA FLAT NO-403 11.30 SQ MT +SER QUA FLAT NO-405 9.11 SQ MT +SER QUA FLAT NO-401 10.49 SQ MT +SER QUA FLAT NO-407 10.00 SQ MT +SER QUA FLAT NO-406 10.21 SQ MT	Group Housing	Residential FAR	Residential	Group Housing
							FIFTH FLOOR PLAN	Residential + STORAGE +SER QUA FLAT NO-501 16.90 SQ MT +SER QUA FLAT NO-504 13.79 SQ MT +SER QUA FLAT NO-503 11.30 SQ MT +SER QUA FLAT NO-502 11.30 SQ MT	Group Housing	Residential FAR	Residential	Group Housing
							SIXTH FLOOR PLAN	Residential + STORAGE +SER QUA FLAT NO-601 16.90 SQ MT +SER QUA FLAT NO-604 13.79 SQ MT +STORE FLAT NO-602 +STORE FLAT NO-603	Group Housing	Residential FAR	Residential	Group Housing
							TERRACE FLOOR PLAN	URIN + GYM +ROOM 4:02x6.61 30.70 SQ MT +PASSAGE 3:47x17.04 24.00 SQ MT +ROOM 2:15x2.44 5.15 SQ MT.	Res/Comm Building			

Tree Details (Table 3h)

Plot	Name	No. of Trees
PLOT	Rest	43
	Prop	57

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	A (COMMERCIAL AND RESIDENTIAL)	Proposed FAR Area (Sq.mt)	Total Proposed Built Up Area (Sq.mt)	Total FAR Area (Sq.mt)
Basement Floor	1874.41	0.00	1874.41	0.00
Lower Ground Floor	1603.21	1552.77	1603.21	1552.77
Upper Ground Floor	1699.25	1596.00	1699.25	1596.00
First Floor	1603.21	1552.24	1603.21	1552.24
Second Floor	1387.85	1260.38	1387.85	1260.38
Third Floor	1394.41	1266.52	1394.41	1266.52
Fourth Floor	1417.60	1266.87	1417.60	1266.87
Fifth Floor	1190.42	1081.02	1190.42	1081.02
Sixth Floor	1188.95	1058.36	1188.95	1058.36
Terrace Floor	188.67	0.00	188.67	0.00
Total	13548.12	10590.36	13548.12	10590.36

Required Parking (Table 7a)

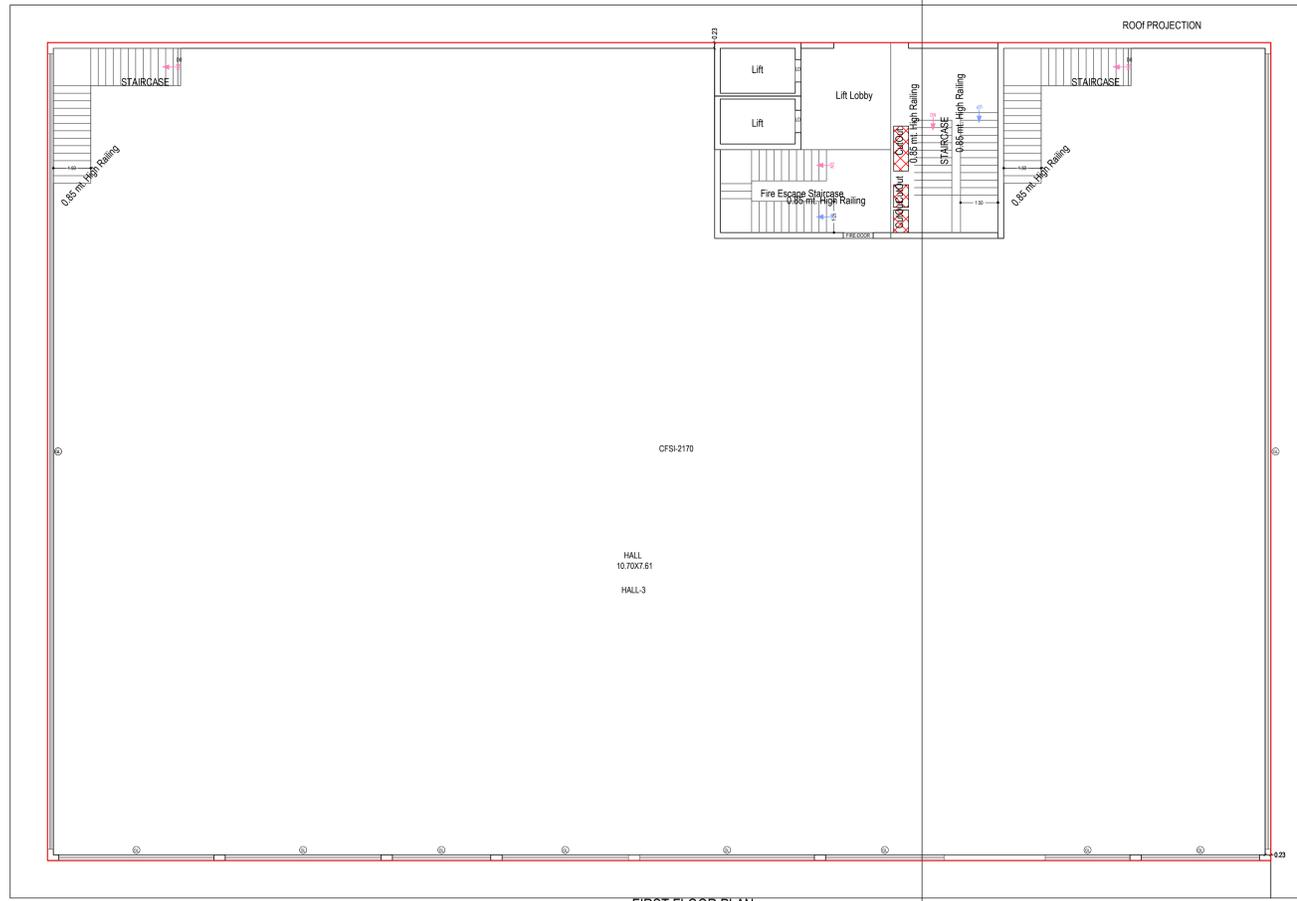
Floor Name	Type	SubUse	Area (Sq.mt)	Units			Car			Visitor Car		
				Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.
A (COMMERCIAL AND RESIDENTIAL)	Commercial	Res/Comm Building	0	100	0.00	1.00	-	-	-	-	-	-
				0	100	4666.44	1.00	47	-	-	-	-
				50-100	1	1.00	-	-	-	-	-	
				100-150	1	9.00	1.25	12	-	-	-	
				>150	1	19.00	1.50	29	-	-	-	
				>9	1	-	-	-	-	-	-	
				Total				88	92	-	-	-

FAR & Tenement 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)	Add Area in FAR (Sq.mt)	Total FAR Area (Sq.mt)	No. of Unit
					Munty	Lift	Lift Lobby	Lift Machine	Balcony	Accessory Use	Ramp	Parking	Res.	Commercial				
A (COMMERCIAL AND RESIDENTIAL)	1	13990.98	42.86	13948.12	343.40	86.40	10.80	121.14	73.59	597.26	397.76	1377.47	5913.15	4672.64	4.58	10590.36	25	
Grand Total	1	13990.98	42.86	13948.12	343.40	86.40	10.80	121.14	73.59	597.26	397.76	1377.47	5913.15	4672.64	4.58	10590.36	25	

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.

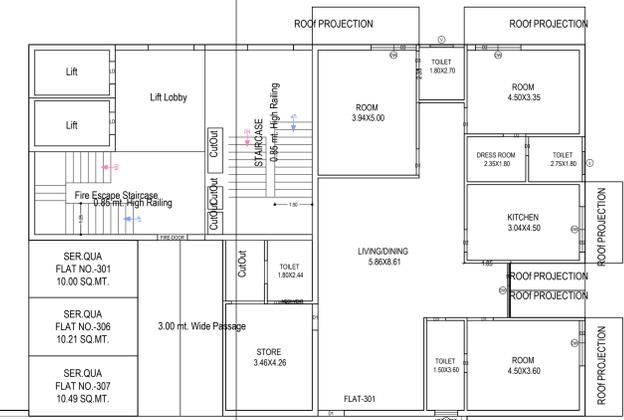
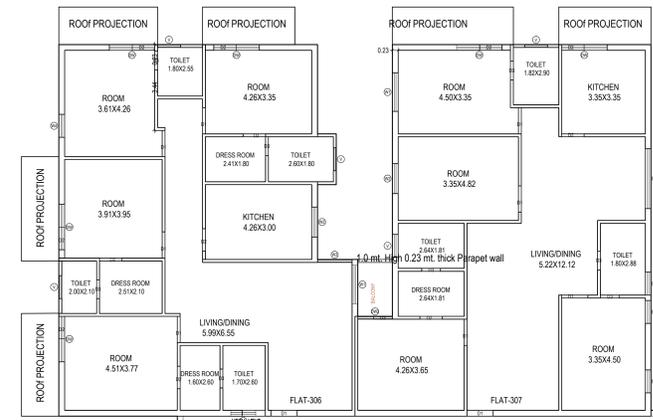
Total Plot Area: -	4219.55	Total FAR Area: -	11080.68
Total Coverage Area: -	1566.00	Total BUA Area: -	13644.17



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



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



THIRD FLOOR PLAN
(Proposed)
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OWNER'S NAME AND SIGNATURE
ANAND KUMAR MISHRA, ANANDMISHRA9999@GMAIL.COM, 8402999999

ARCHITECT'S NAME AND SIGNATURE
SANDEEP SUREKA, CA/8620771

Gorakhpur Development Authority

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Approved By
Prem Ranjan Singh (Vice Chairman)

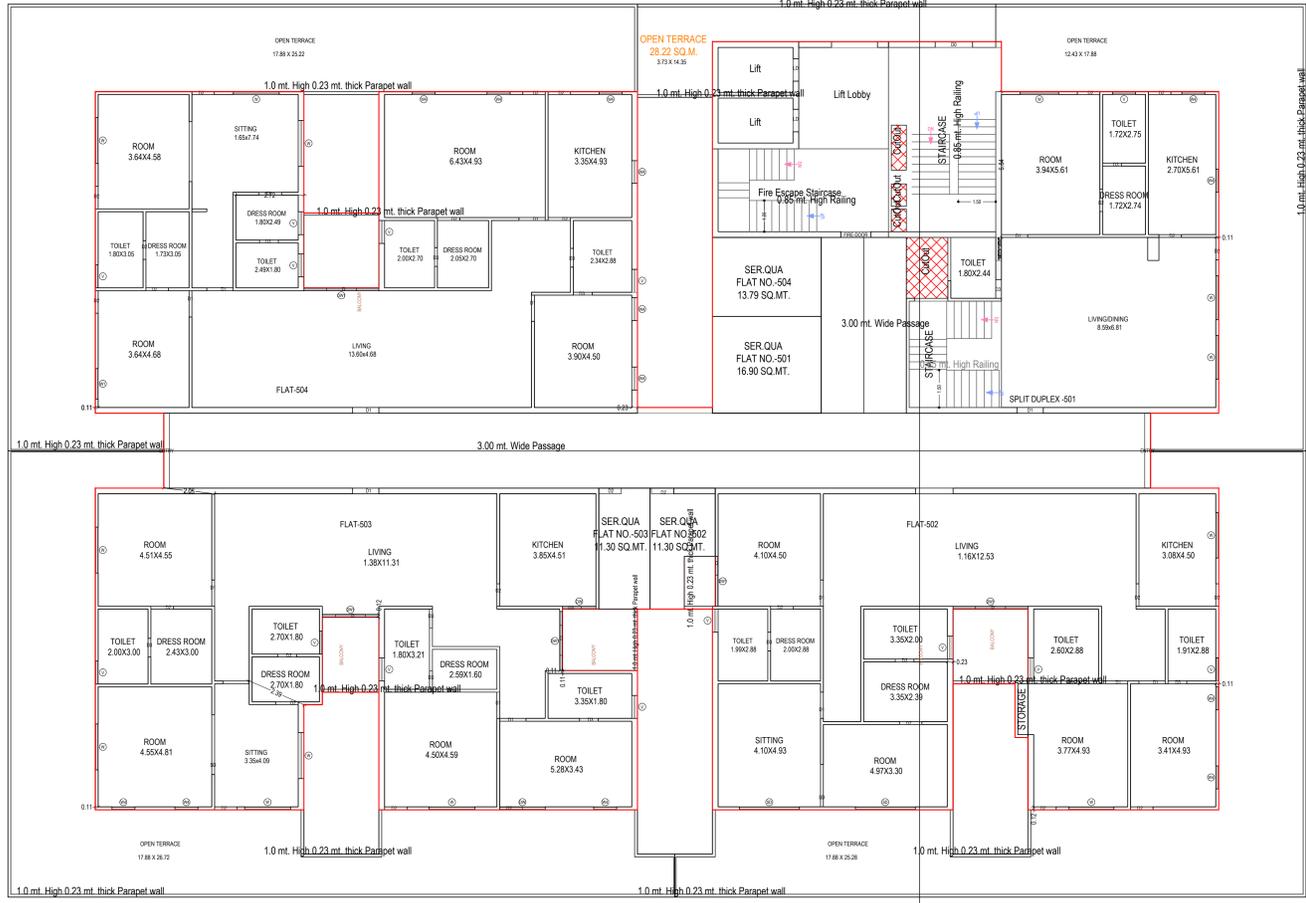
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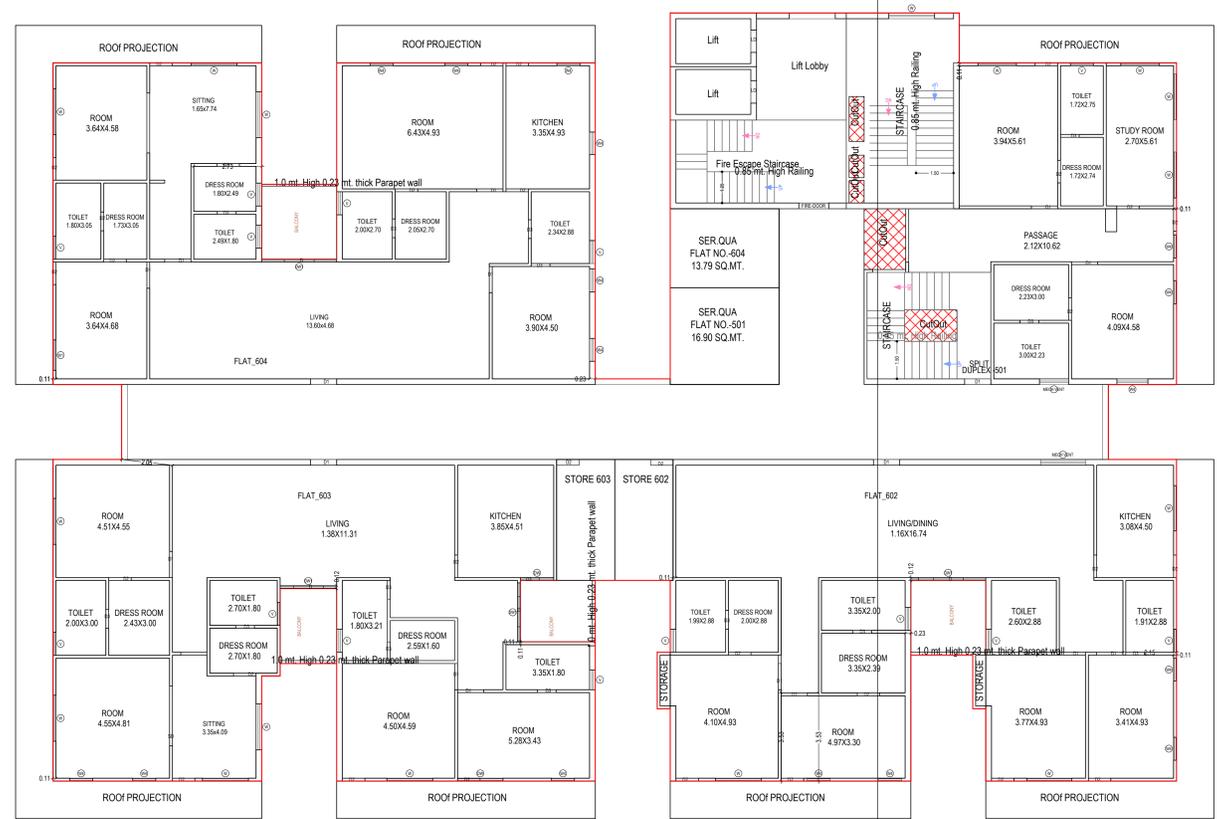
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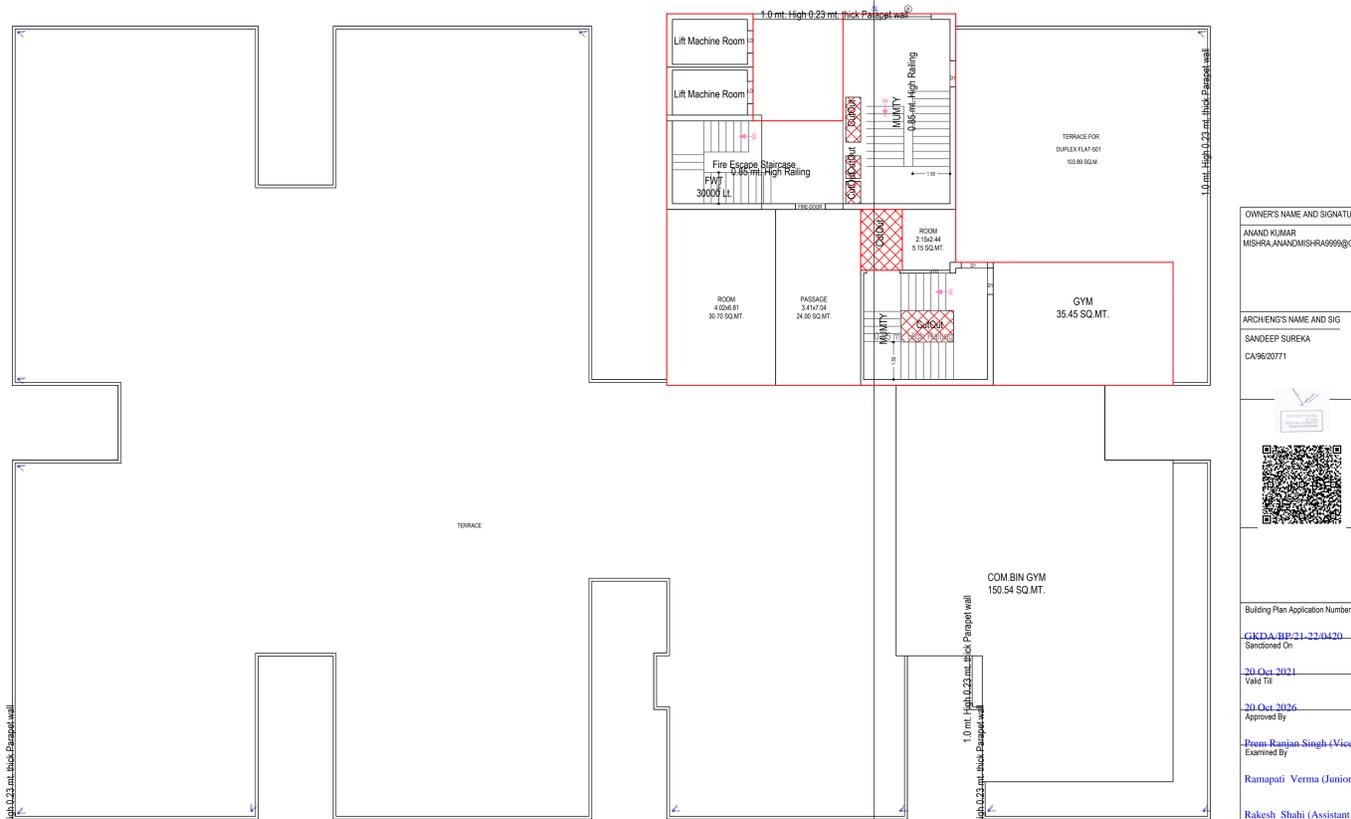
FOURTH FLOOR PLAN (Proposed) (SCALE 1:100)



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



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



TERRACE FLOOR PLAN (SCALE 1:100)

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Total Coverage Area :-	1566.00	Total BUA Area :-	13644.17

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ARCHENG'S NAME AND SIG
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 Poshpal Singh (Chief Engineer)
 Uday Pratap Singh (Secretary)

COM BIN GYM
 150.54 SQ. MT.

GYM
 35.45 SQ. MT.

FLAT NO-504
 13.79 SQ. MT.

FLAT NO-501
 16.90 SQ. MT.

FLAT NO-502
 11.30 SQ. MT.

FLAT NO-503
 11.30 SQ. MT.

FLAT NO-402
 9.90 SQ. MT.

FLAT NO-403
 11.30 SQ. MT.

FLAT NO-404
 11.30 SQ. MT.

FLAT NO-405
 9.11 SQ. MT.

FLAT NO-406
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FLAT NO-407
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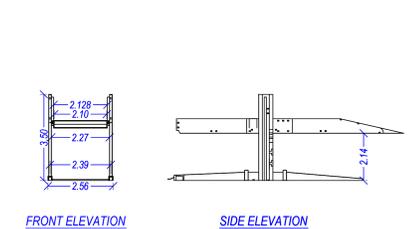
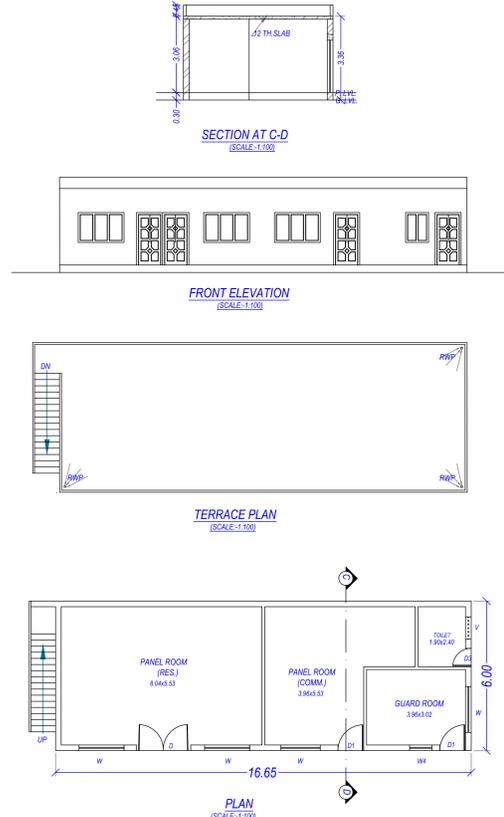
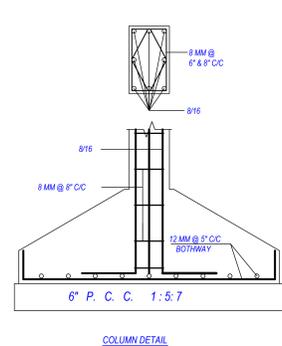
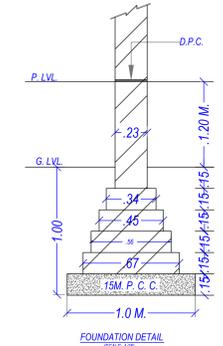
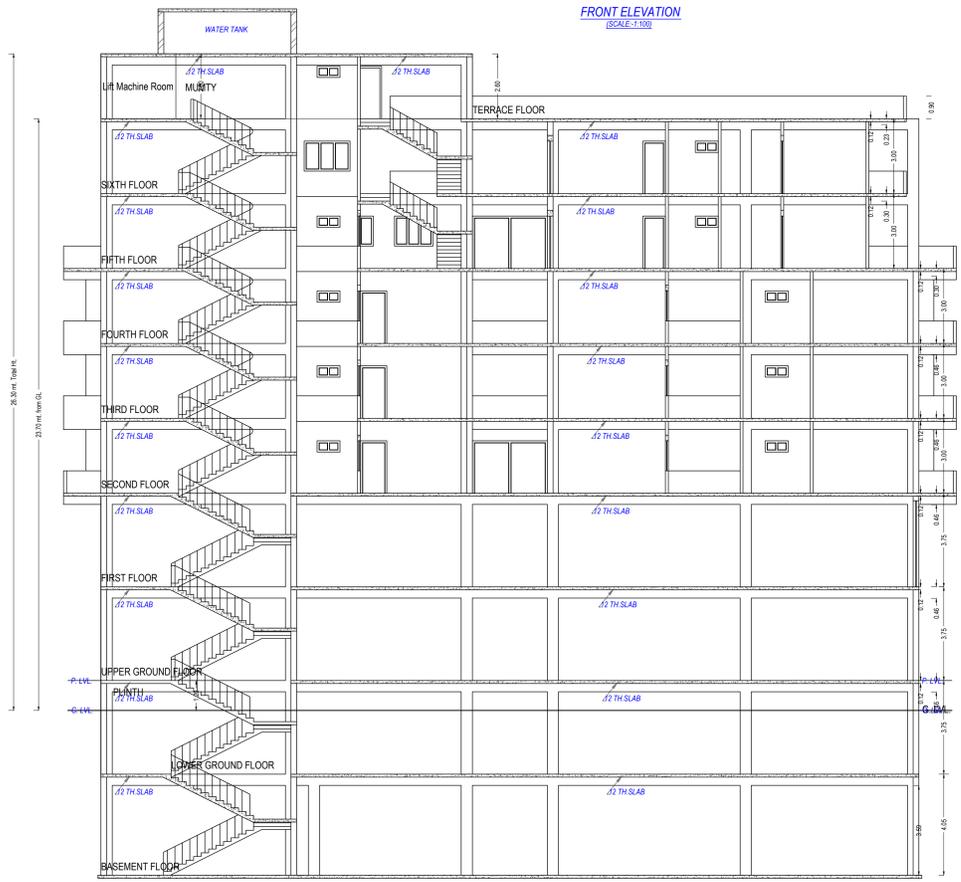


Table with parking requirements: NO OF FLAT = 26x50 = 46.23 PARKING, PROVIDED PARKING = 88.23 PARKING, BASEMENT MECH.PARKING = 82 PARKING, OPEN PARKING = 10 PARKING, TOTAL PARKING = 92 PARKING. Also includes RECD. GROUND COVERAGE and PROP. GROUND COVERAGE percentages.

SCHEDULE OF WINDOW VENTILATION table listing window types, names, lengths, heights, and nos. for various floors.

LEGEND table listing symbols for fire fighting equipment like fire extinguisher, hose reel, fire alarm, etc.



DETAIL OF RAIN WATER HARVESTING SYSTEM

Building A (COMMERCIAL AND RESIDENTIAL) table with columns for Floor Name, Gross Built Area, Deductions, and various area calculations.

Staircase Checks (Table B-1) table listing floor names, staircase names, flight widths, head heights, and rise heights.

SCHEDULE OF DOOR table listing building name, door name, length, height, and nos.

Bayonet Calculations Table listing floor names, bayonet names, sizes, areas, and total areas.

UnBUA Table for Building A (COMMERCIAL AND RESIDENTIAL) table with columns for Floor, Name, UBUA Type, Gross UBUA Area, and Deductions.

Administrative section containing OWNER'S NAME AND SIGNATURE (ANAND KUMAR), ARCHITECT'S NAME AND SIGNATURE (SANDEEP SURKA), QR code, and application details.