

AREA STATEMENT		VERSION NO. : 1.04	
PROJECT DETAIL		VERSION DATE: 30/03/2023	
Authority	Varanasi Development Authority	Plot Use	Residential
Authority Class	Category C	Plot Sub Use	Group Housing
Authority Grade	Development Authority (DA)	Development Plan	Master Plan
Zone	Residential	Land Use Zone	Residential Use Zone
Project Type	Group Development	Line Subzone	Residential Zone
Nature of Development	NEW	Layout Type	NA
Development Area	Undeveloped Area		
Sub Development Area	Other Town Area		
Special Project	NA		
Site Address	Proposed Varanasi, Tehsil Varanasi, Village Shivpur		
AREA DETAILS	Sq.Mts		
1. Area of Plot As per record	2784.73		
2. Deduction for			
Document Area	2784.71		
As per site condition	2348.58		
Area of Plot Considered	2348.58		
3. Deduction for			
Proposed roads	436.13		
Road Widening Area	436.13		
Open Reservations	0.00		
4. Net Area of plot (1 - 2) AREA OF PLOT	1912.45		
Plot Area For Coverage	2348.58		
Plot Area For FAR	2348.58		
Sum FAR Area (2.50)	5871.45		
Total Perm. FAR area (2.50)	5871.45		
5. Permissible Coverage Area (60.00 %)	1149.87		
Proposed Coverage Area (34.98 %)	621.57		
Total Prop. Coverage Area (34.98 %)	621.57		
Balance coverage area (35.02 %)	117.86		
6. Proposed Area at:			
Basement Floor	960.88	0.00	0.00
8th Floor	834.14	0.00	0.00
First Floor	904.24	0.00	0.00
Second Floor	943.76	0.00	0.00
Third Floor	943.76	0.00	0.00
Fourth Floor	943.76	0.00	0.00
Fifth Floor	943.76	0.00	0.00
Sixth Floor	643.43	0.00	0.00
Seventh Floor	643.43	0.00	0.00
Terrace Floor	49.36	0.00	0.00
Total Area	7810.52	0.00	0.00
Total FAR	5220.63		
Accessories/Use Area Added in Builtup Area	1.90		
Total Builtup Area	7812.42		
Proposed F.S.I consumed	2.22		
C. Tenement Statement			
Tenement Proposed At:			
All Floors	66.00		
5. Total Tenements (3 - 4)	66		
E. Parking Statement			
Parking Space Required as per Regulations	872.03		
Proposed Parking Spaces	2543.87		

Building Floor FAR Details			
Floor Name	Building Name	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	Proposed Built up Area	960.88	960.88
8th Floor	Proposed FAR Area	834.14	834.14
First Floor	Proposed FAR Area	904.24	904.24
Second Floor	Proposed FAR Area	943.76	943.76
Third Floor	Proposed FAR Area	943.76	943.76
Fourth Floor	Proposed FAR Area	943.76	943.76
Fifth Floor	Proposed FAR Area	943.76	943.76
Sixth Floor	Proposed FAR Area	643.43	643.43
Seventh Floor	Proposed FAR Area	643.43	643.43
Terrace Floor	Proposed FAR Area	49.36	49.36
Total	Total FAR Area	7810.52	7810.52

Parking Space (Table 7b)			
Vehicle Type	No.	Area	Prop.
Equivalent Car Space	-	-	47
Total Car	58	770.00	47
Visitor's Car	-	78.03	9
Taxi/Bus	12	24.00	12
Other Parking	-	-	1149.87
Total	-	-	2543.87

Tree Details (Table 3h)			
Plot	Name	No. of Trees	Prop.
Plot	Tree	12	17

COLOR INDEX			
Color	Meaning	Color	Meaning
Green	Proposed Construction	Yellow	Common Plot
Red	Road Alignment (Road Widening Area)	Blue	Future 1: Scheme Deduction Area
Black	Existing (To be retained)	White	Existing (To be demolished)

Staircase Checks (Table 8a - 1)					
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Rating Ht.
BASEMENT FLOOR PLAN	Fire Escape Staircase	1.49	0.300	0.000	1.00
FIRST FLOOR PLAN	STAIRCASE	1.50	0.300	0.000	1.00
STYLET FLOOR PLAN	Fire Escape Staircase	1.49	0.300	0.119	1.00
FIRST FLOOR PLAN	STAIRCASE	1.50	0.300	0.119	1.00
TYPICAL - 2, 3, 4, 5 FLOOR PLAN	Fire Escape Staircase	1.49	0.300	0.139	1.00
SIXTH FLOOR PLAN	STAIRCASE	1.50	0.300	0.139	1.00
SEVENTH FLOOR PLAN	Fire Escape Staircase	1.49	0.300	0.139	1.00
TERRACE FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.139	1.00
TERRACE FLOOR PLAN	Fire Escape Staircase	1.49	0.300	0.000	1.00

UNBIA Table for Building 'A' (GH)												
Floor	Name	UnbIA Type	Net UnbIA Area	Area/Prog	Gross UnbIA Area	UnbIA Area	Door	Window	External Wall	Balcony	Carpet Area	No. of Unit
STYLET FLOOR PLAN	A	OTHER	29.99	0.00	29.99	29.99	0.46	0.00	2.66	0.00	26.87	00
FIRST FLOOR PLAN	1	DWELLING UNIT	61.69	0.00	61.69	61.69	0.00	0.00	5.83	0.00	56.86	10
10	DWELLING UNIT	71.98	0.00	71.98	71.98	0.00	0.96	3.17	0.77	58.08	10	
2	DWELLING UNIT	79.75	0.00	79.75	79.75	0.10	0.87	2.53	5.88	70.39	10	
3	DWELLING UNIT	69.14	0.00	69.14	69.14	0.10	0.76	2.85	9.33	56.10	10	
4	DWELLING UNIT	74.79	0.00	74.79	74.79	0.00	3.17	0.71	37.69	66.91	10	
5	DWELLING UNIT	68.88	0.00	68.88	68.88	0.00	0.85	2.61	11.59	56.23	10	
6	DWELLING UNIT	84.60	0.00	84.60	84.60	0.19	0.98	2.36	9.25	71.83	10	
7	DWELLING UNIT	85.53	0.00	85.53	85.53	0.19	0.98	3.08	7.71	75.64	10	
8	DWELLING UNIT	71.33	0.00	71.33	71.33	0.00	0.00	0.00	9.61	61.72	10	
9	DWELLING UNIT	76.16	0.00	76.16	76.16	0.10	0.79	3.19	12.38	67.70	10	
Total Floor = 1	Total	763.85	0.00	763.85	763.85	0.78	6.96	22.95	91.78	641.38	10	
TYPICAL - 2, 3, 4, 5 FLOOR PLAN	11	DWELLING UNIT	87.47	1.07	88.54	88.54	0.00	0.00	1.80	11.80	76.74	10
12	DWELLING UNIT	85.59	1.07	86.66	86.66	0.19	0.87	2.51	11.62	71.47	10	
13	DWELLING UNIT	70.96	0.00	70.96	70.96	0.10	0.76	2.85	11.55	56.10	10	
14	DWELLING UNIT	76.80	0.00	76.80	76.80	0.00	0.80	3.17	14.74	57.89	10	
15	DWELLING UNIT	70.69	0.00	70.69	70.69	0.00	0.85	2.61	11.00	56.23	10	
16	DWELLING UNIT	91.99	1.07	93.06	93.06	0.19	0.98	2.22	15.92	72.82	10	
17	DWELLING UNIT	82.45	0.00	82.45	82.45	0.19	0.96	3.14	14.69	74.46	10	
18	DWELLING UNIT	73.14	0.00	73.14	73.14	0.00	0.79	3.19	14.39	59.70	10	
19	DWELLING UNIT	78.17	0.00	78.17	78.17	0.10	0.79	3.19	14.39	59.70	10	
20	DWELLING UNIT	73.80	0.00	73.80	73.80	0.00	0.80	3.17	15.50	58.88	10	
Total Floor = 4	Total	803.16	2.14	805.30	805.30	0.87	6.96	22.84	128.35	644.93	10	
SIXTH FLOOR PLAN	21	DWELLING UNIT	109.86	3.21	113.07	113.07	0.00	0.00	2.91	102.89	2.91	08
22	DWELLING UNIT	45.53	0.00	45.53	45.53	0.00	0.69	2.89	2.14	42.81	08	
23	DWELLING UNIT	50.11	0.00	50.11	50.11	0.00	0.79	2.78	0.00	46.86	08	
24	DWELLING UNIT	48.32	0.00	48.32	48.32	0.00	0.80	2.65	2.31	42.80	08	
25	DWELLING UNIT	106.62	0.00	106.62	106.62	0.00	0.00	0.00	2.97	103.65	08	
26	DWELLING UNIT	49.88	0.00	49.88	49.88	0.00	0.00	0.00	2.43	47.25	08	
27	DWELLING UNIT	51.62	0.00	51.62	51.62	0.00	0.00	0.00	2.41	49.21	08	
28	DWELLING UNIT	72.80	0.00	72.80	72.80	0.00	0.69	2.93	2.80	44.27	08	
Total Floor = 1	Total	511.52	0.00	511.52	511.52	0.00	2.86	11.23	18.09	479.34	08	
SEVENTH FLOOR PLAN	29	DWELLING UNIT	105.96	0.00	105.96	105.96	0.00	0.00	2.91	102.89	2.91	08
30	DWELLING UNIT	45.53	0.00	45.53	45.53	0.00	0.69	2.89	2.14	42.81	08	
31	DWELLING UNIT	50.11	0.00	50.11	50.11	0.00	0.79	2.78	0.00	46.86	08	
32	DWELLING UNIT	48.32	0.00	48.32	48.32	0.00	0.80	2.65	2.31	42.80	08	
33	DWELLING UNIT	106.62	0.00	106.62	106.62	0.00	0.00	0.00	2.97	103.65	08	
34	DWELLING UNIT	49.88	0.00	49.88	49.88	0.00	0.00	0.00	2.41	47.27	08	
35	DWELLING UNIT	51.62	0.00	51.62	51.62	0.00	0.00	0.00	2.41	49.21	08	
36	DWELLING UNIT	72.80	0.00	72.80	72.80	0.00	0.69	2.93	2.80	44.27	08	
Total Floor = 1	Total	511.52	0.00	511.52	511.52	0.00	2.86	11.23	18.09	479.34	08	
Total	Total	5071.52	12.83	5084.35	5084.35	4.71	40.96	139.51	4204.27	66		

OWNER'S NAME AND SIGNATURE  
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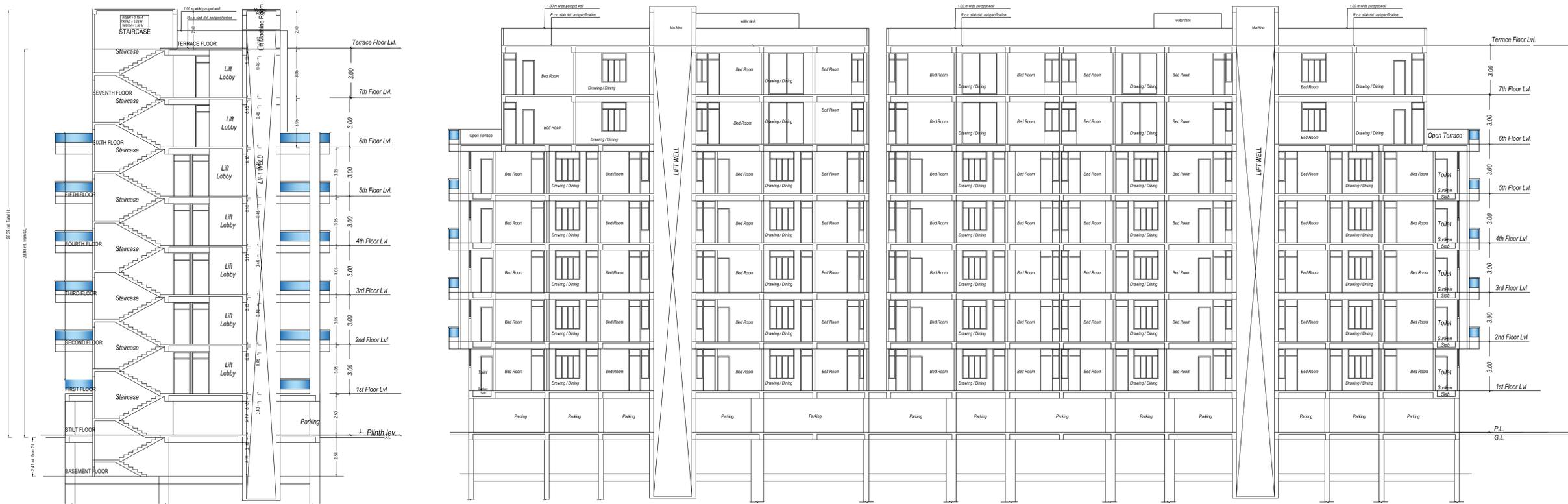
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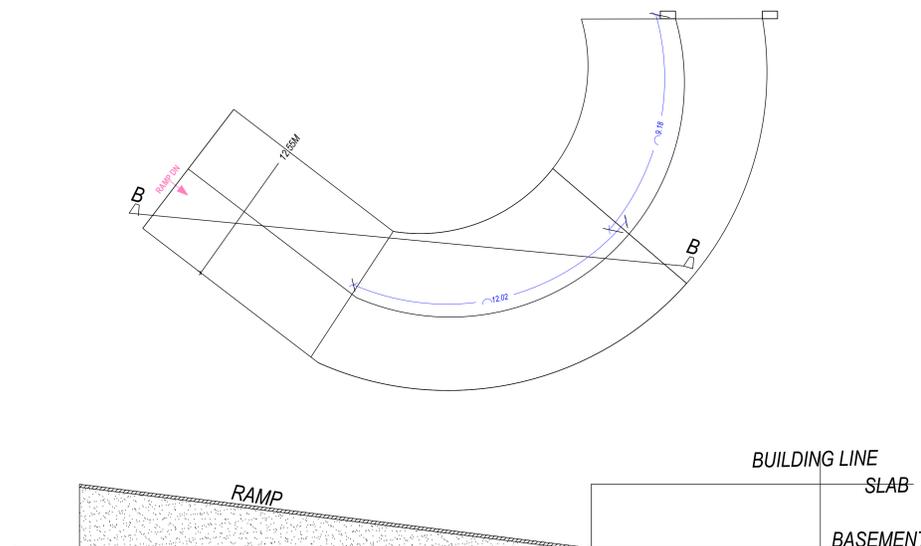
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Approved By  
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 Iqbal Ahmad Hasmi (Junior engineer)  
 CHANDRA BHAN DIXIT (Assistant Engineer)  
 Manoj Kumar (Executive Engineer/ Town Planner)  
 Manoj Kumar (Chief Town Planner)  
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Building USE/SUBUSE Details											
Building Name	Building Use	Building Sub Use	Building Group	Building Type	Building Structure	No. Of Residential Units	Floor Name	Floor Use	FAR Name	FAR Use	FAR Sub Use
A(GH)	Residential	Group Housing	Highrise	66	Basement Floor PLAN	Residential - Parking	Residential FAR	Residential	Commercial	Commercial	Retail Shop
					STYLET FLOOR PLAN	Commercial - Parking	Commercial FAR	Commercial	Commercial	Commercial	Retail Shop
					FIRST FLOOR PLAN	Residential	Residential FAR	Residential	Residential		



SECTION- Y-Y



RAMP SECTION- B-B

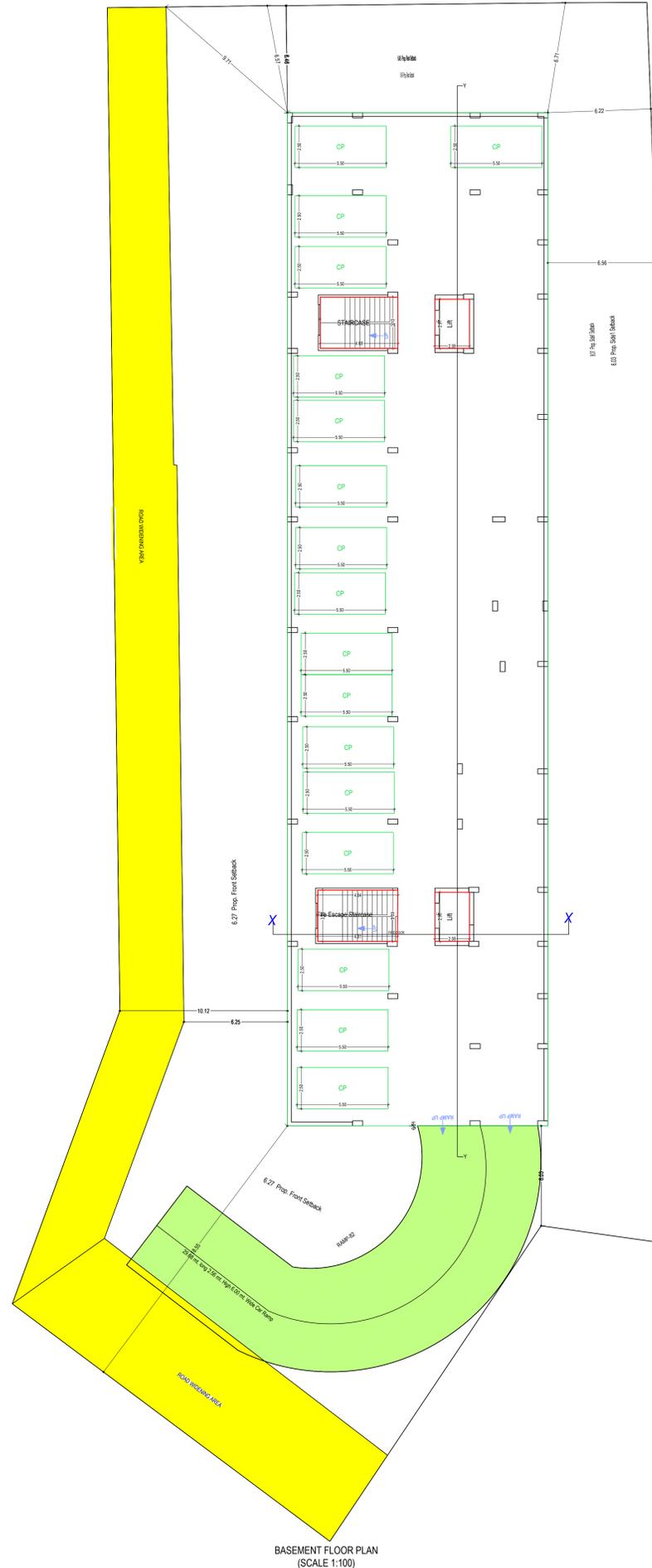
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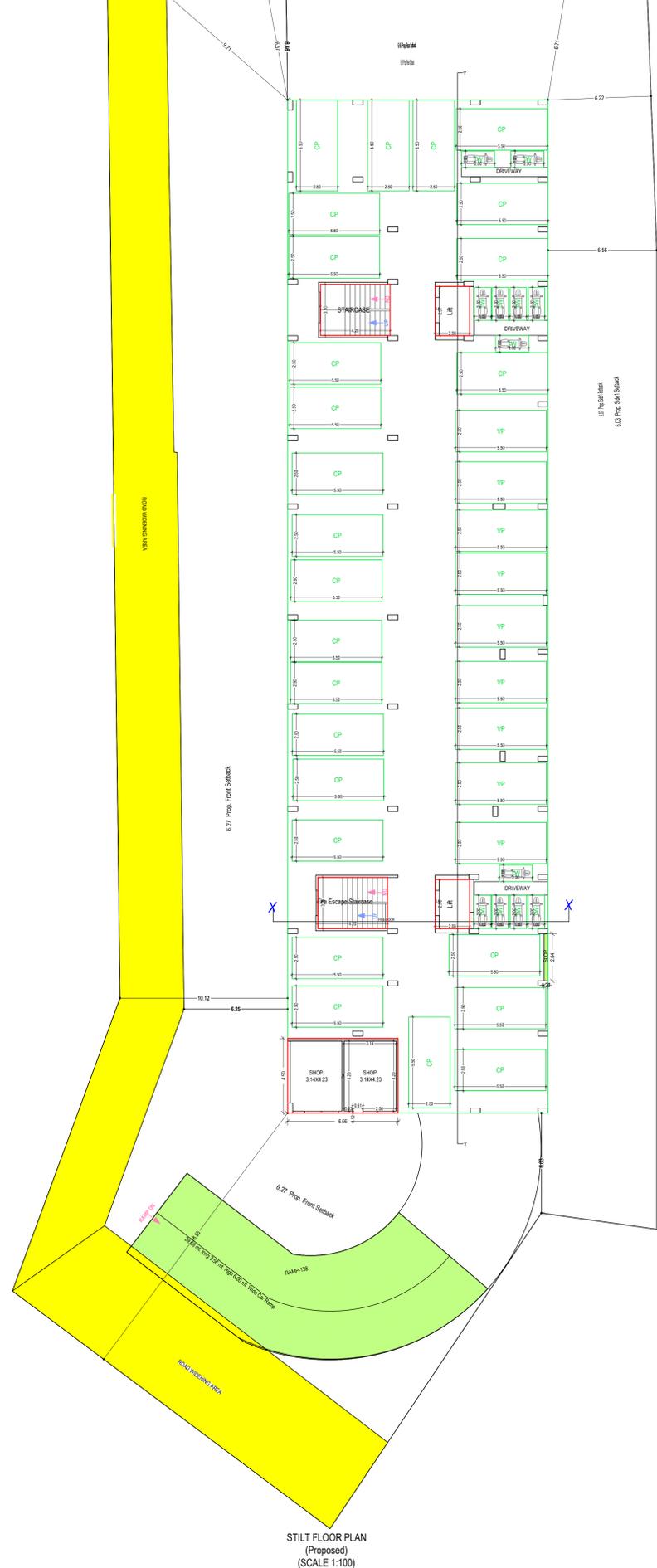
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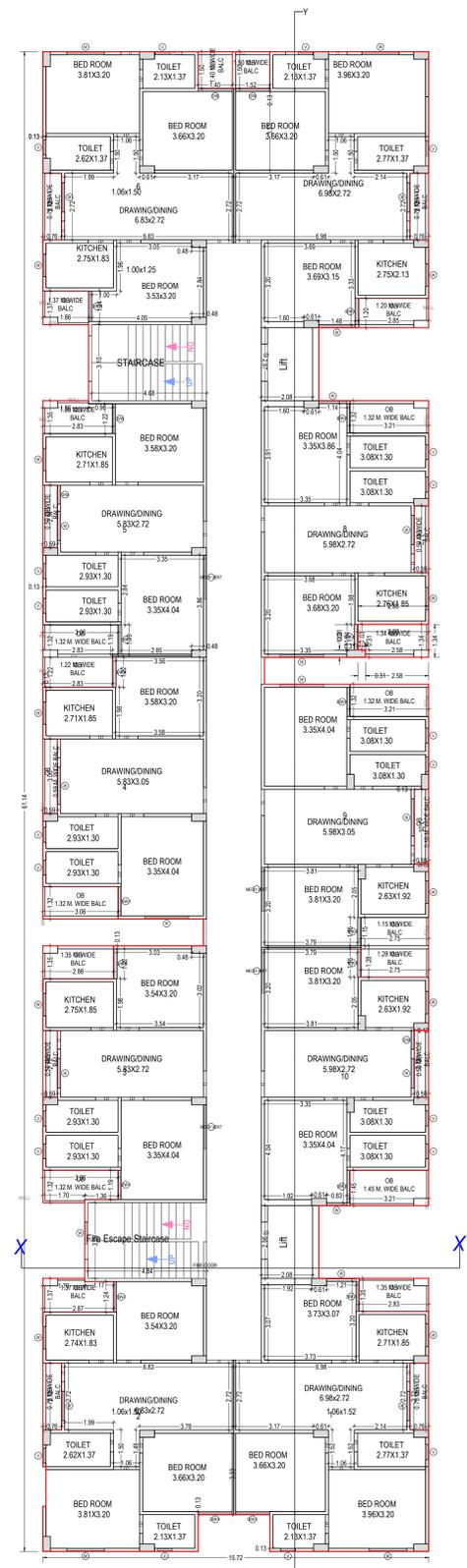
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Total Coverage Area :-	821.57	Total BUA Area :-	7810.52



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



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



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

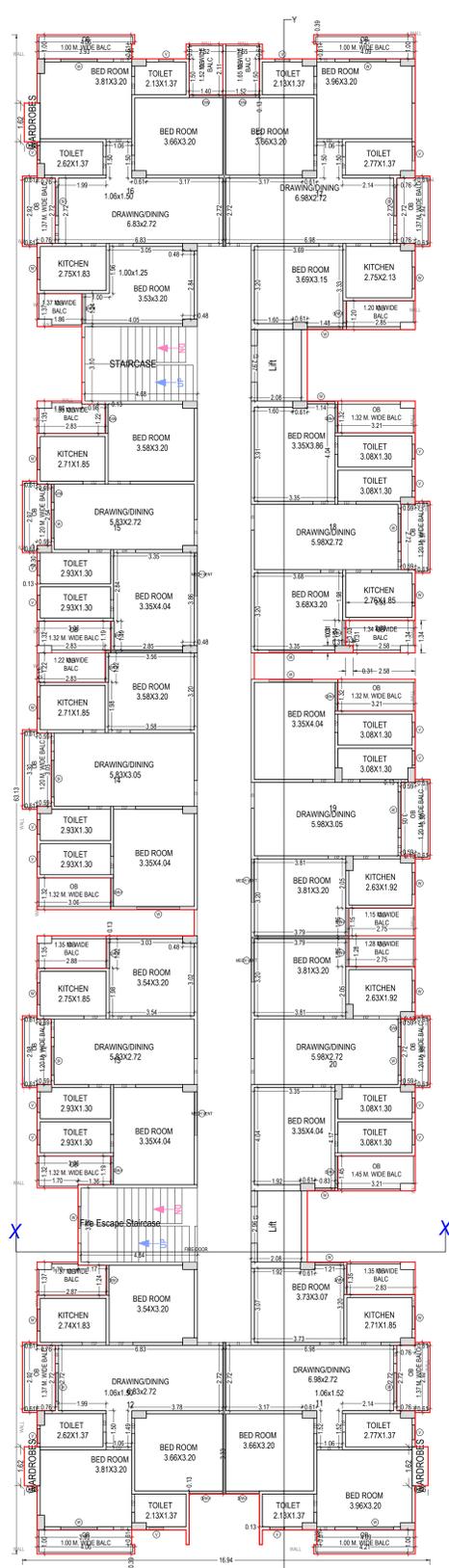
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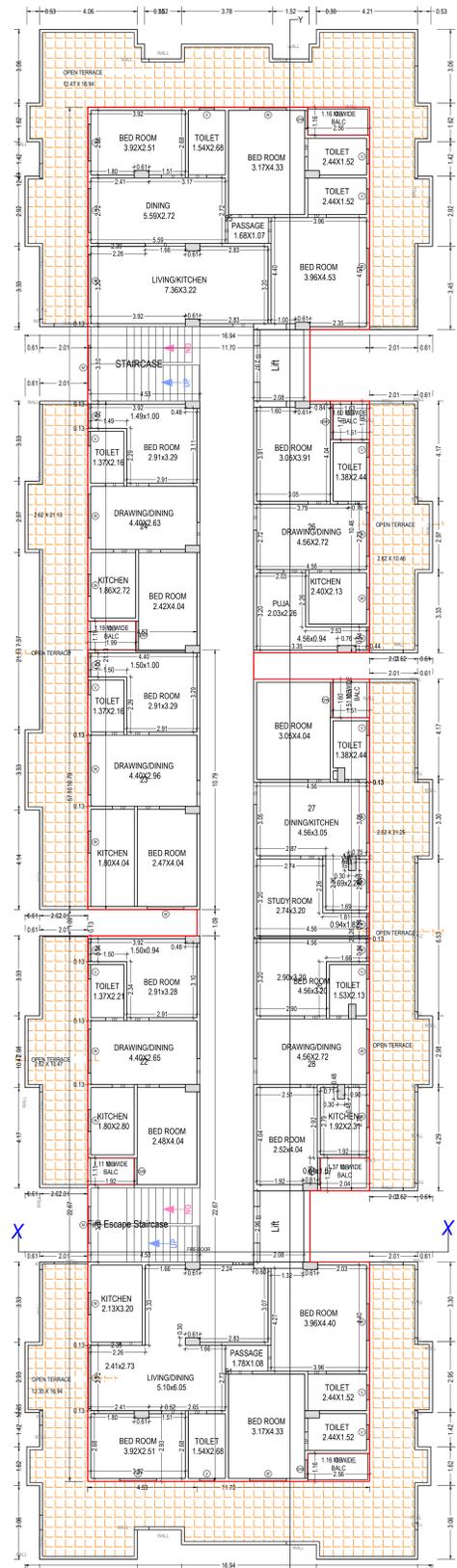
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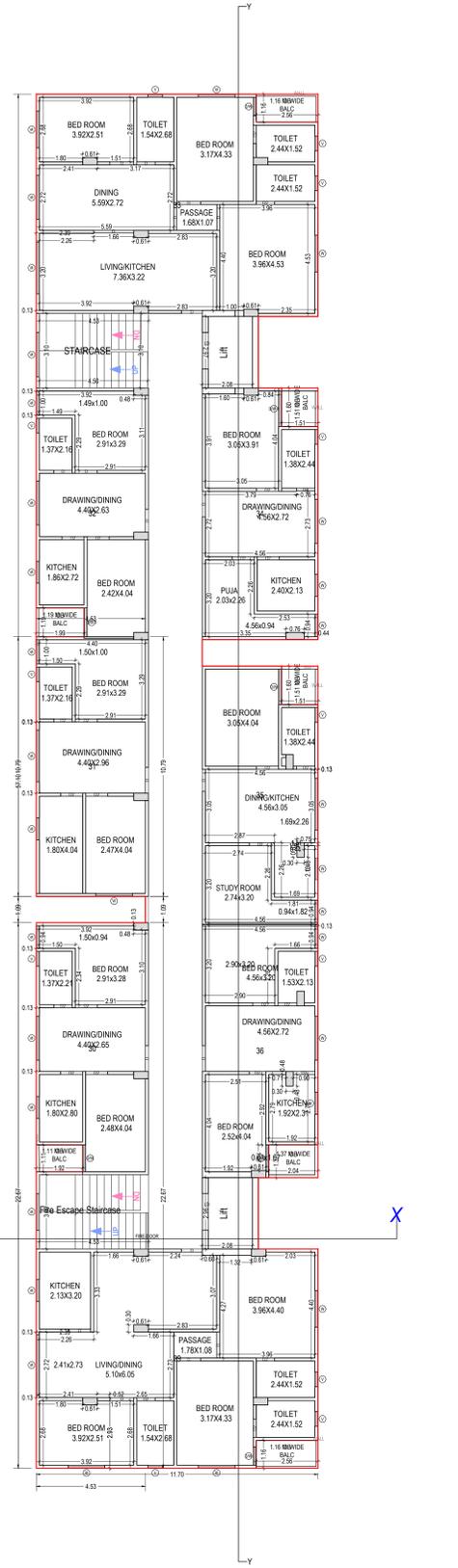
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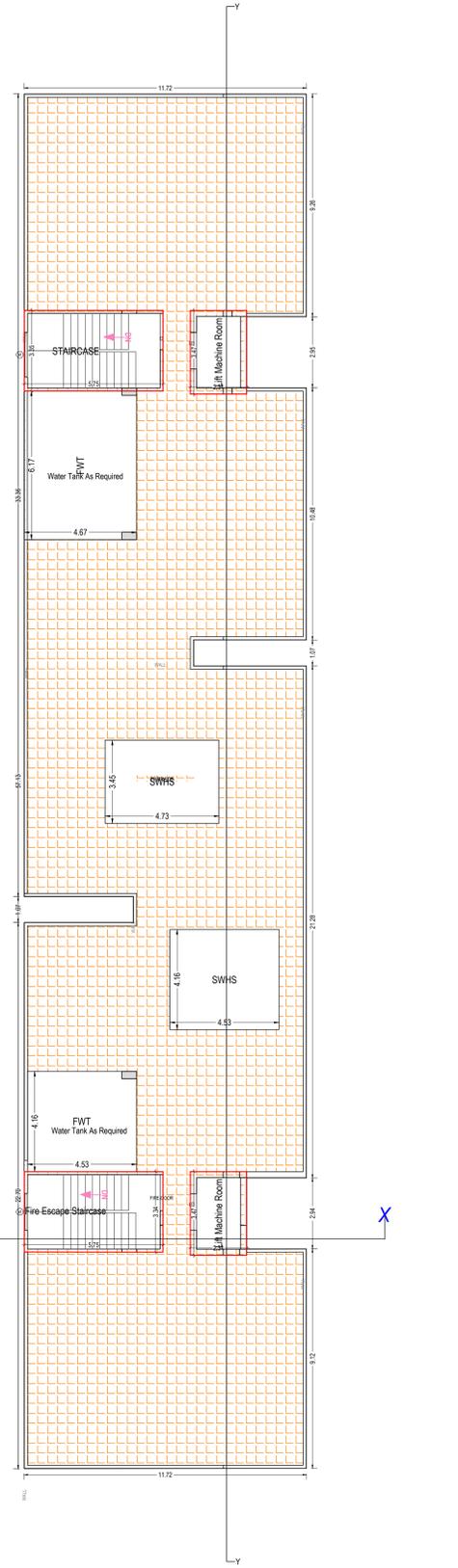
TYPICAL - 2, 3, 4, 5 FLOOR PLAN  
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 (SCALE 1:100)



SIXTH FLOOR PLAN  
 (Proposed)  
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SEVENTH FLOOR PLAN  
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TERRACE FLOOR PLAN  
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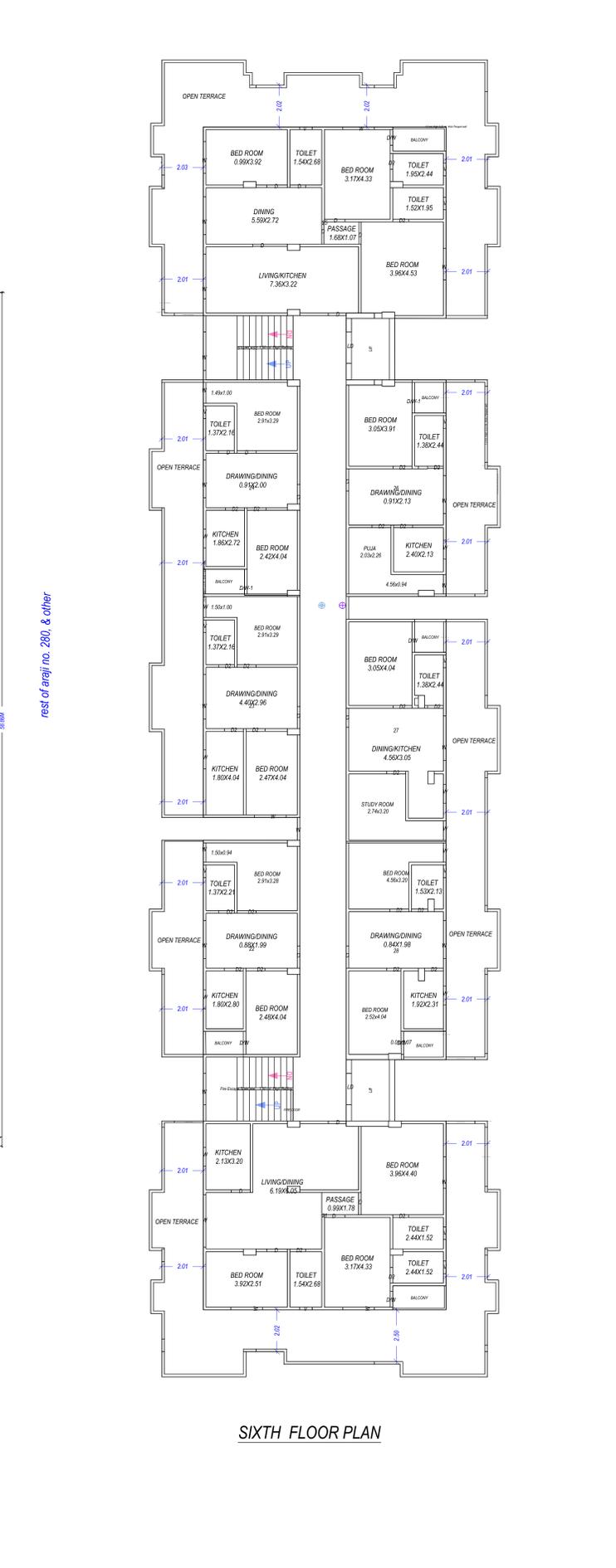
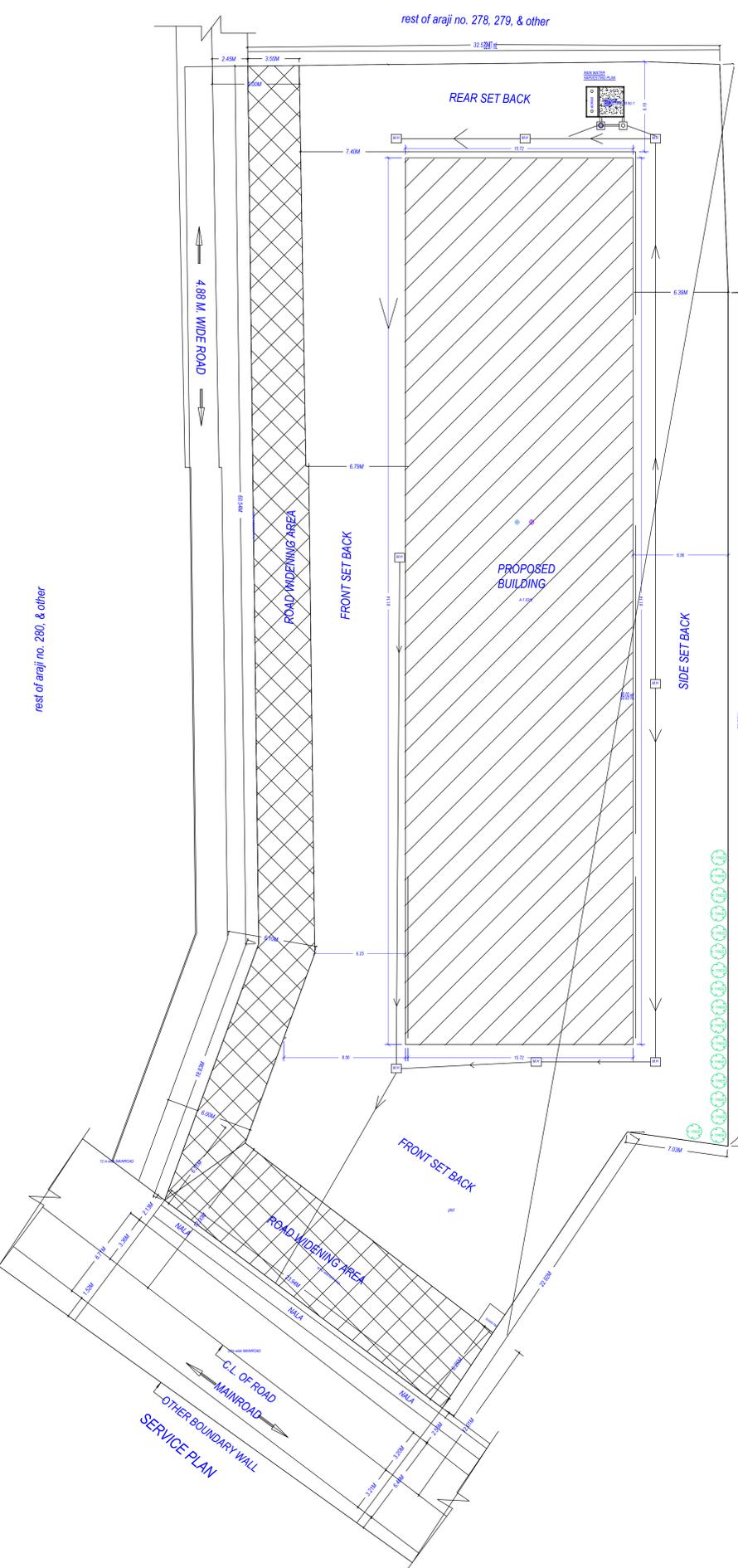
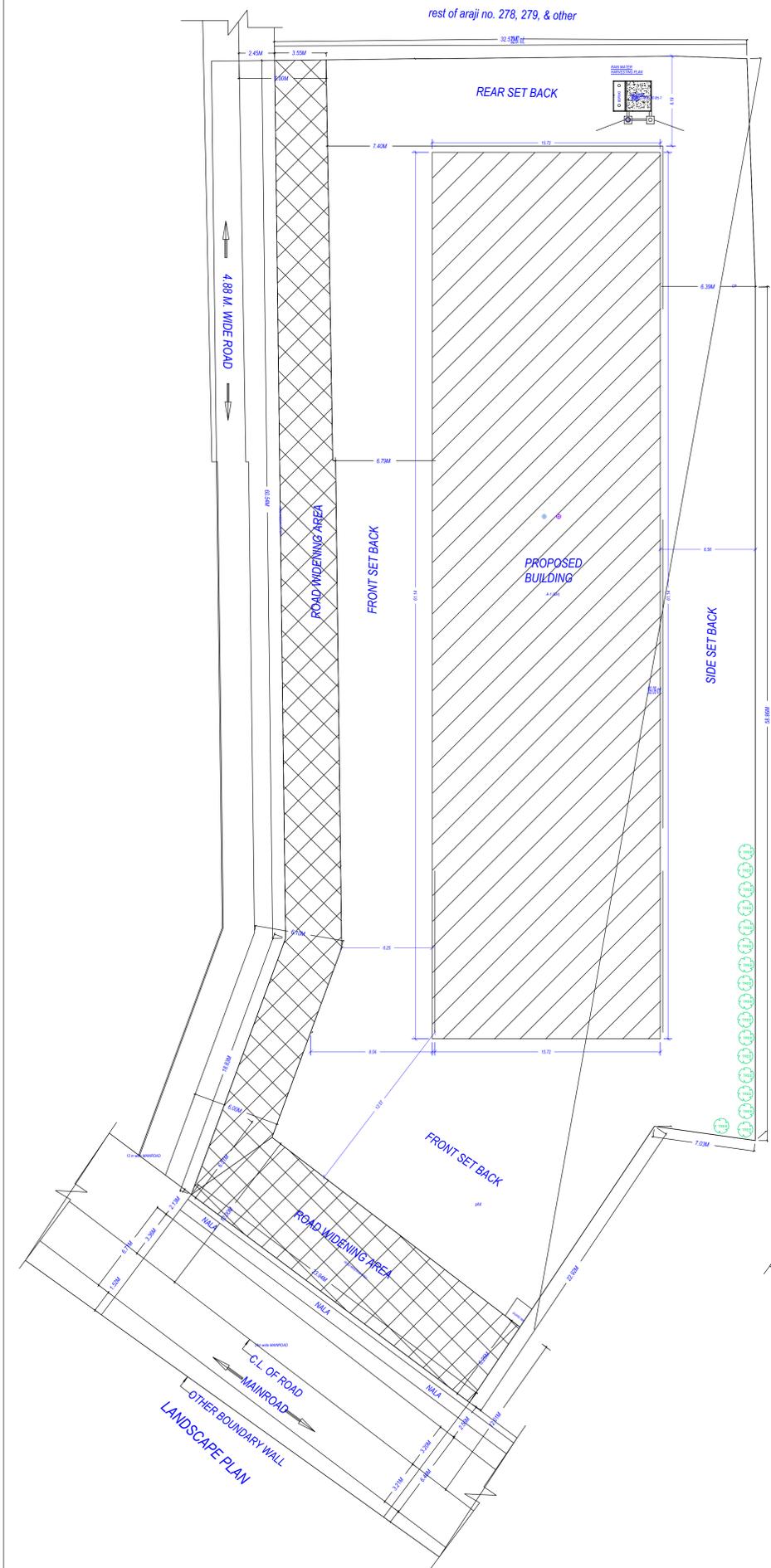
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SIXTH FLOOR PLAN

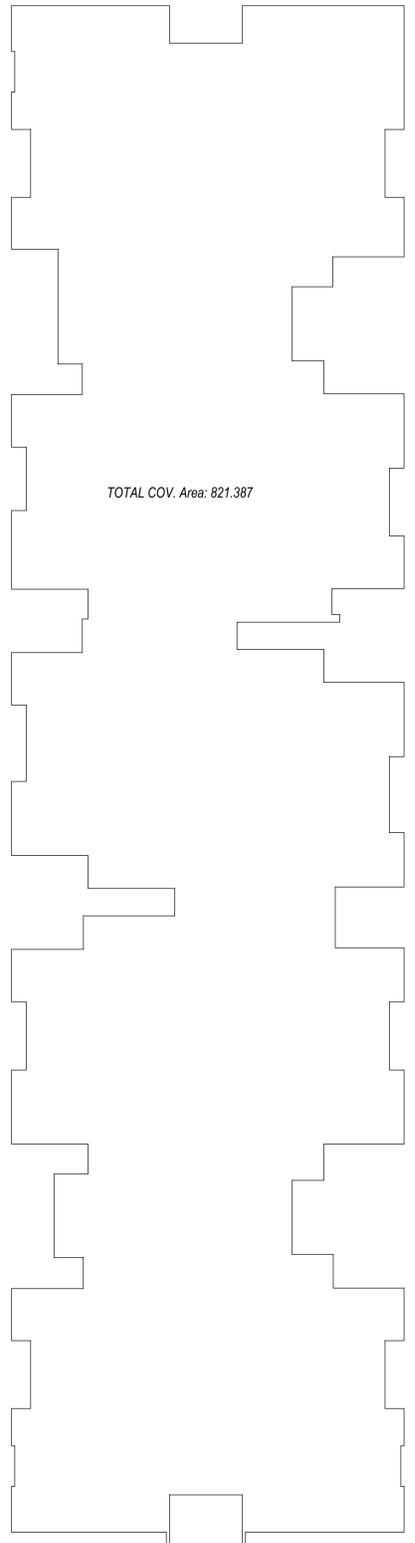
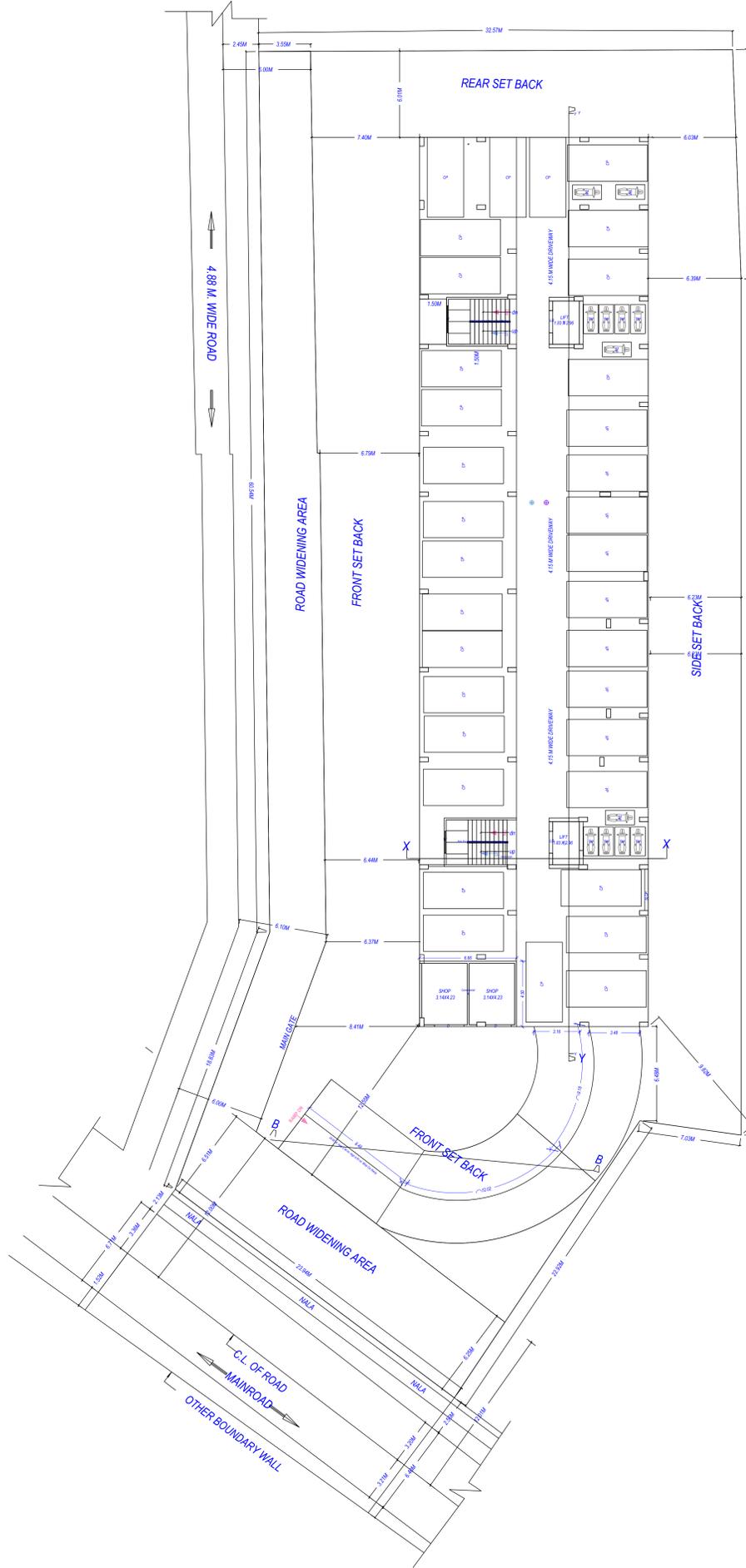
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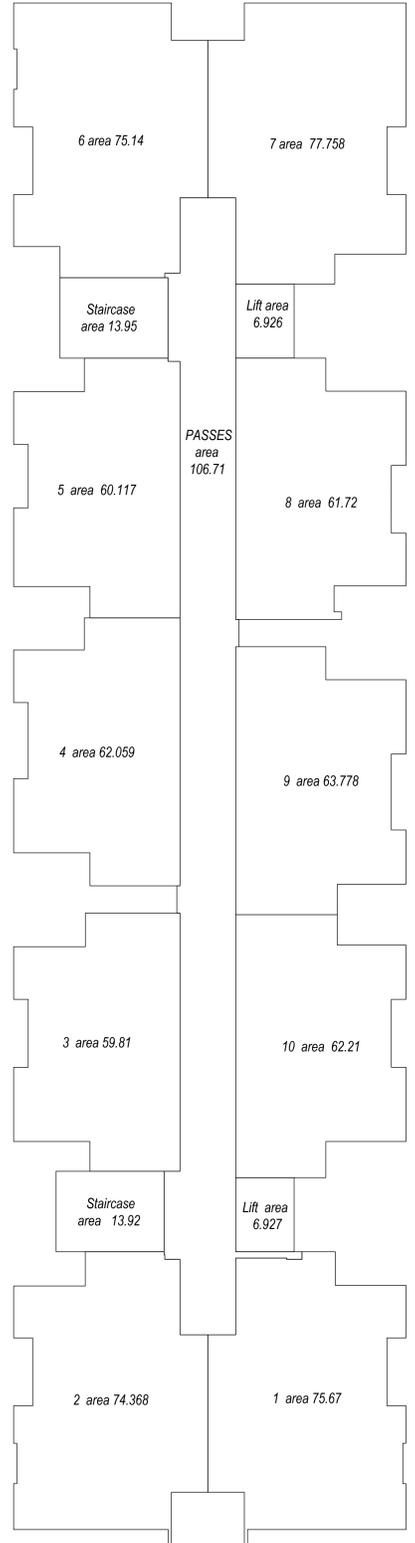
Building Plan Application Number  
 VDA/BP/22-230075  
 Sanctioned On  
 14 Jun 2023  
 Valid Till  
 16 Aug 2028  
 Approved By  
 ABHISHEK GOYAL (Vice Chairman)  
 Examined By  
 Iqbal Ahmad Hashmi (Junior engineer)  
 CHANDRA BHAN DIXIT (Assistant Engineer)  
 Manoj Kumar (Executive Engineer/ Town Planner)  
 Manoj Kumar (Chief Town Planner)  
 Manoj Kumar (Executive Engineer/ Town Planner)

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.

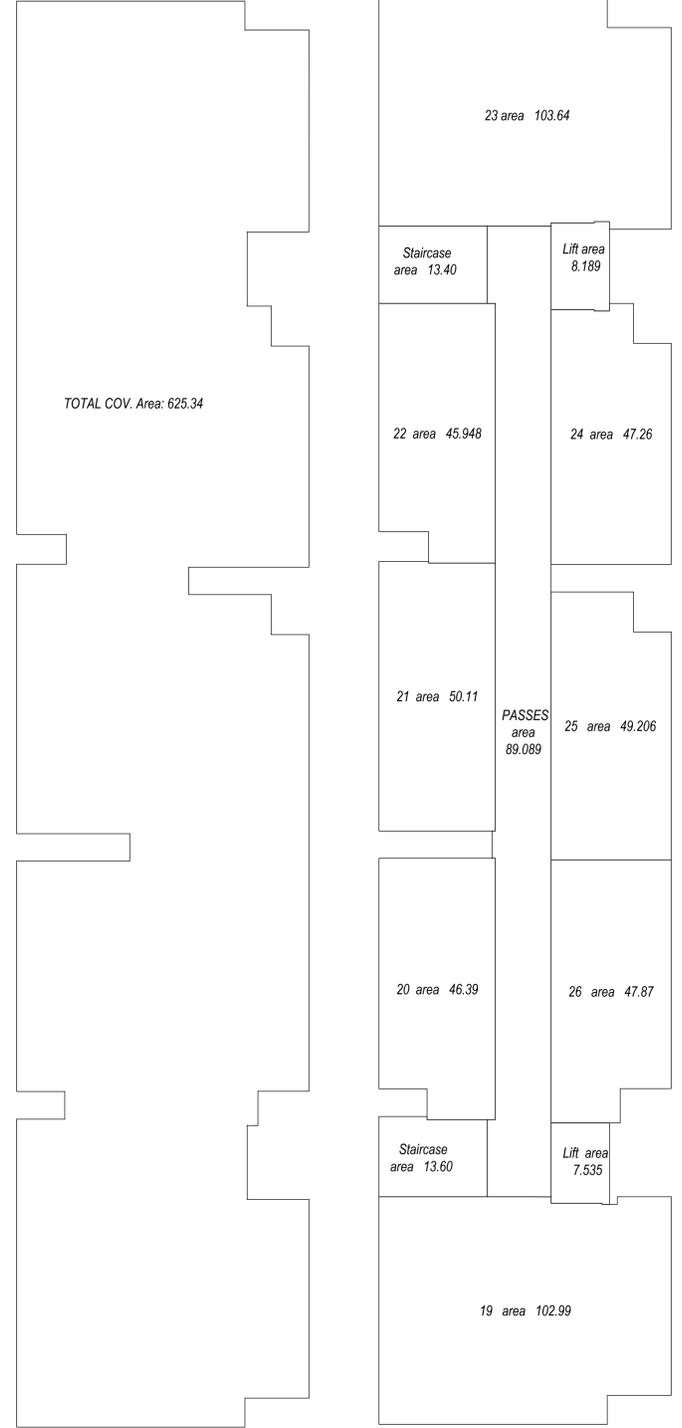
Total Plot Area: -	2348.58	Total FAR Area: -	5220.63
Total Coverage Area: -	821.57	Total BUA Area: -	7810.52



TYPICAL - 1- 5 FLOOR PLAN



6,7, FLOOR PLAN



OWNER'S NAME AND SIGNATURE  
 SRI. VINAY KUMAR TIWARI ALIAS VINAY KUMAR TRIPATHI S/O.  
 LATE KAMLAPATI TIWARI ALIAS KALAPATI TRIPATHI  
 SRI. VIVEAK KUMAR TIWARI ALIAS VIVEAK KUMAR TRIPATHI S/O.  
 LATE KAMLAPATI TIWARI ALIAS KALAPATI TRIPATHI  
 SRI. VIKASH KUMAR TIWARI ALIAS VIKASH TRIPATHI S/O.  
 LATE KAMLAPATI TIWARI ALIAS KALAPATI TRIPATHI  
 SRI. ANKIT TRIPATHI S/O. LATE VISHWASH KUMAR TIWARI ALIAS VIKASH TRIPATHI  
 SRI. ANUJ TRIPATHI S/O. LATE VISHWASH KUMAR TIWARI ALIAS VIKASH TRIPATHI  
 SRI. AAYUSH TRIPATHI S/O. LATE VISHWASH KUMAR TIWARI ALIAS VIKASH TRIPATHI  
 (DEVELOPER NAME- RAMESTHA INFRASTRUCTURE PVT. LTD. THRU DIRECTORE SRI. RAJIV RANJAN SINGH)



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