

AREA STATEMENT		PROJECT DETAILS	
Authority: Prayagraj Development Authority		Plot User: Residential	
Authority Class: Category B		Plot Sub Use: Affordable Housing	
Authority Grade: Development Authority (DA)		Development Plan: Master Plan	
Overall Use: Regular		Land Use Zone: Residential Use Zone	
Project Type: Group Development		Land Sub Use Zone: Residential Zone	
Nature of Development: NEW		Layout Type: NA	
Category: Revision			
Development Area: Developed Area			
Sub Development Area: Metro City Area			
Special Project: Affordable Housing under Policy 2021 (MPP 2021)			
Site Address: District Prayagraj, Tehsil Alahanabad, Village NA			
AREA DETAILS:		Sq.Mts.	
1. Area of Plot As per record		-	4481.82
Document Area		-	4382.87
As per site condition		-	4481.82
Area of Plot Considered		-	4481.82
2. Deduction for		-	99.90
(a) Proposed roads		-	99.90
Surrender Free of Cost		-	0.00
(b) Any reservations		-	0.00
Total		-	99.90
3. Net Area of plot (1 - 2) AREA OF PLOT		-	4481.82
Plot Area For FAR		-	4481.82
4. Perm. FAR Area (2.25)		-	10084.96
Compensatory FAR area		-	49.95
Incentive FAR against EWS and LIG		-	456.00
Perm. Paid FAR Area (1.12)		-	5010.84
5. Total Perm. FAR area with Paid FAR (3.37)		-	15103.75
Total Perm. FAR area (3.48)		-	15609.68
Total Paid Proposed FAR Area		-	469.74
6. Total Built up area permissible at:		-	2240.91
Permissible Coverage area (50.00 %)		-	1576.08
Proposed Coverage Area (35.17 %)		-	1576.08
Total Prop. Coverage Area (35.17 %)		-	1576.08
Balance coverage area (14.83 %)		-	664.83
7. Proposed Area at:		-	
Basement Floor		2233.97	0.00
Stilt Floor		1439.78	0.00
First Floor		1730.63	0.00
Second Floor		1717.11	0.00
Third Floor		1717.11	0.00
Fourth Floor		1717.11	0.00
Fifth Floor		1717.11	0.00
Sixth Floor		1717.11	0.00
Seventh Floor		1717.11	0.00
Eighth Floor		1717.11	0.00
Ninth Floor		882.40	0.00
Tenth Floor		114.45	0.00
Total Area		18521.00	0.00
Total FAR Area		-	11046.36
Accessory Use Area Added in Built-Up Area		-	102.75
Total Built-Up Area		-	18623.75
8. Tenement Statement		-	2.46
9. Tenement Proposed At:		-	
All Floors		111.00	
10. Total Tenements (3 + 4)		111	
11. Parking Statement		-	
12. Proposed Parking Space		-	1608.75
13. Proposed Parking Space		-	5061.17

Vehicle Type	No.	Reduced Road Parking (House of Plot having recommended FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	114	1567.50
Total Car	111	-	1526.25	114	1567.50
Visitor's Car	6	-	82.50	8	110.00
Parking	-	-	-	-	-
Other Parking	-	-	-	-	-
Total	-	-	1608.75	-	3383.67

Floor Name	Building Name	Total	Total FAR Area	Total Paid FAR Area
Basement Floor	2233.97	0.00	2233.97	0.00
Stilt Floor	1439.78	4.12	1439.78	4.12
First Floor	1730.63	1211.31	1730.63	1211.31
Second Floor	1717.11	1278.13	1717.11	1278.13
Third Floor	1717.11	1278.13	1717.11	1278.13
Fourth Floor	1717.11	1278.13	1717.11	1278.13
Fifth Floor	1717.11	1278.13	1717.11	1278.13
Sixth Floor	1717.11	1278.13	1717.11	1278.13
Seventh Floor	1717.11	1278.13	1717.11	1278.13
Eighth Floor	1717.11	1278.13	1717.11	1278.13
Ninth Floor	882.40	884.02	882.40	884.02
Tenth Floor	114.45	0.00	114.45	0.00
Total	18521.00	11046.36	18521.00	11046.36

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FLUTURE T.P. SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

OWNERS NAME AND SIGNATURE
SHREEVIGNAHARTA BUILDWELL LLP.
shreevignahartabuildwell@gmail.com, 8756042880

ARCHENG'S NAME AND SIGN
MANISH GUJRAL
CA/9721380

Prayagraj Development Authority



Building Plan Application Number
PDA/SP/24-25/0659

Sanctioned On
22 Oct 2024

Valid Till
22 May 2030

Approved By
Amit Pal (Vice Chairman)

Examined By
Rajesh Fauzdar (Junior engineer)

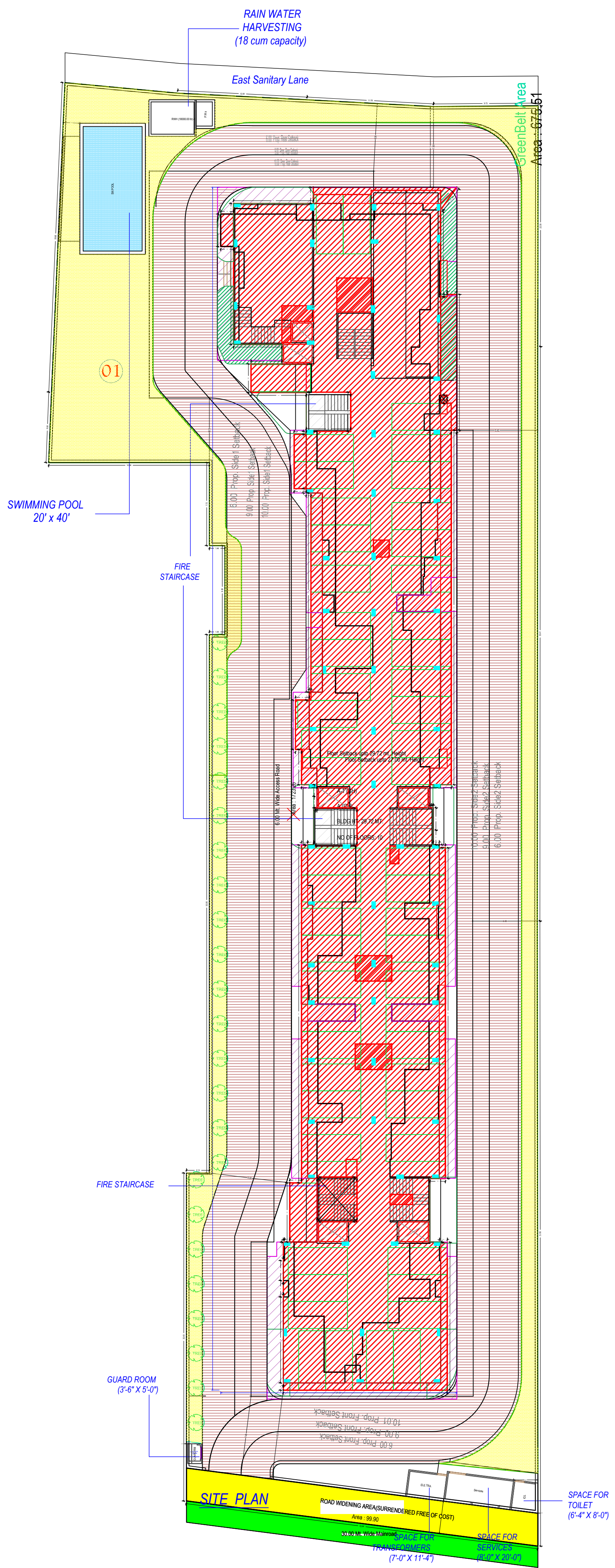
Anil Kumar (Assistant Engineer)

T P Singh (Chief Town Planner)

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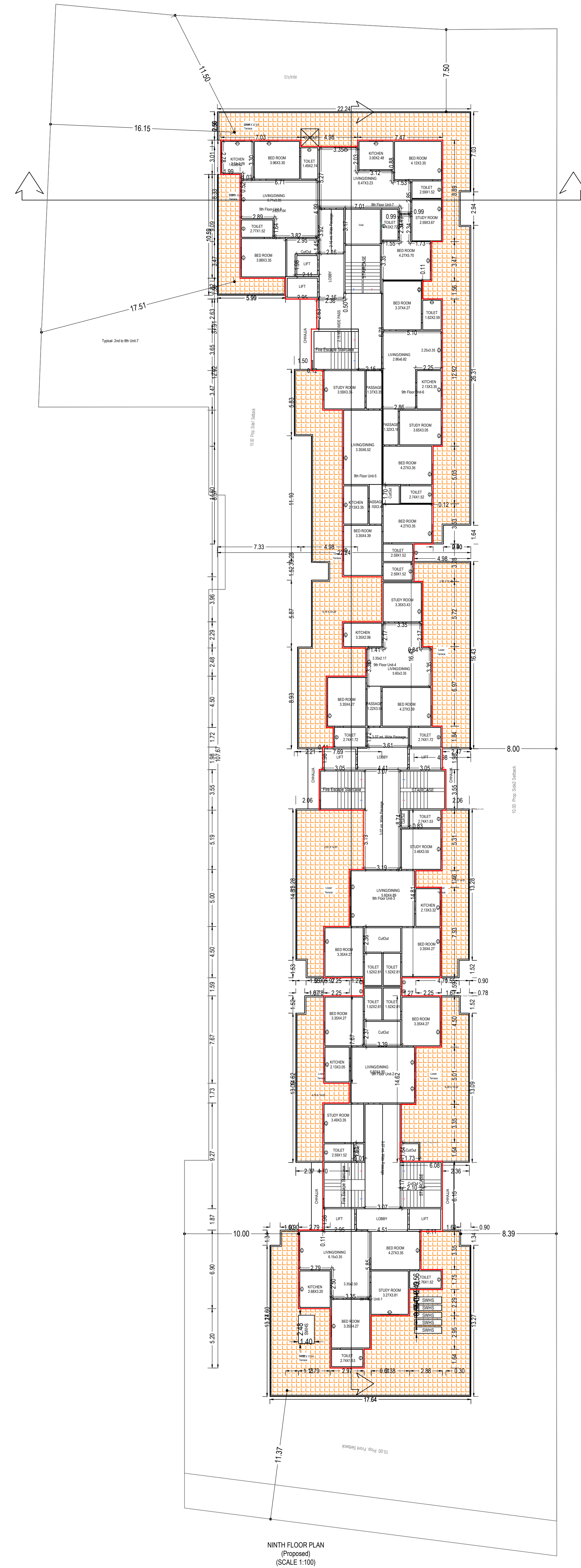
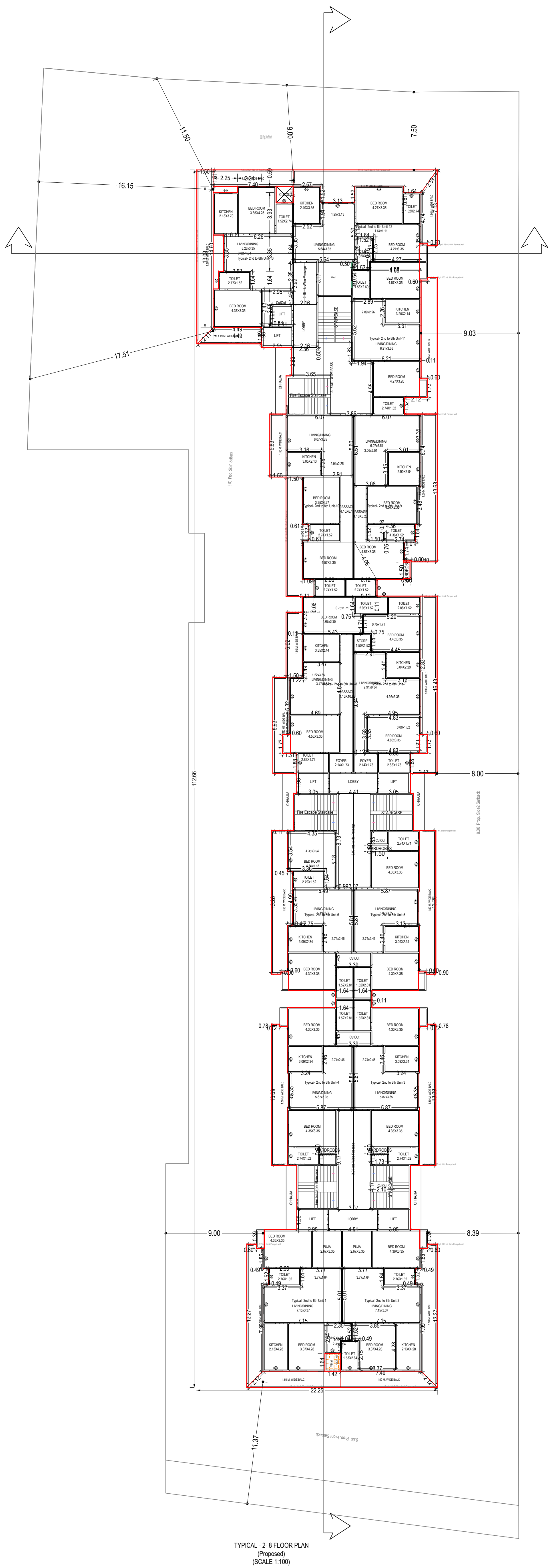
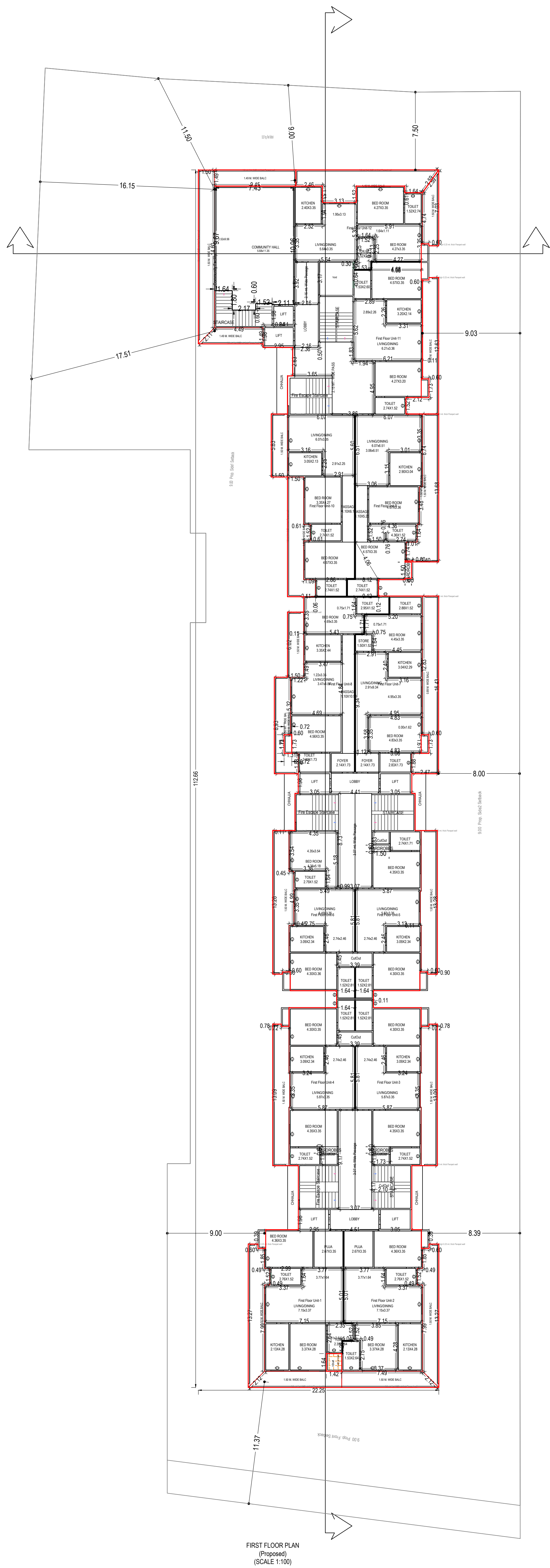
Anil Kumar (Assistant Engineer)



SITE PLAN
(Scale - 1:400)

FAR& Unit Details		Green and open space Area	
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Prop. Area (Sq.mt.)
A (GH)	1	18930.32	94.86
GH	1	18930.32	94.86
Total	1	18930.32	94.86
Tree Details (Table 3h)		Additional Permissible FAR	
Plot	Name	Reqt.	Prop.
Plot	Tree	23	24
Minimum Proposed Units		Units having Carpet upto 75 Sqmt.	
Plot Name	Total number of Proposed Units	Reqt.	Prop.
111	111	56	56
Additional Permissible FAR		Total Proposed FAR	
Building Name	Type	Sub Use	Area (Sq.mt.)
A (GH)	Residential	Affordable Housing	111
Total	1	111	111

Building USE/SUBUSE Details		Building USE/SUBUSE Details	
Building Name	Building Use	Building Sub Use	Building Type
A (GH)	Residential	Affordable Housing	Highrise
Basement Floor		Basement Floor	
STILT FLOOR		STILT FLOOR	
FIRST FLOOR		FIRST FLOOR	
TYPICAL FLOOR		TYPICAL FLOOR	
NINTH FLOOR		NINTH FLOOR	
TERRACE FLOOR		TERRACE FLOOR	
Building A (GH)		Building A (GH)	
Floor Name	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area (Sq.mt.)	Total Built Up Area (Sq.mt.)
Basement Floor	2233.97	0.00	2233.97
Stilt Floor	1439.78	4.12	1439.78
First Floor	1730.63	1211.31	1730.63
Second Floor	1717.11	1278.13	1717.11
Third Floor	1717.11	1278.13	1717.11
Fourth Floor	1717.11	1278.13	1717.11
Fifth Floor	1717.11	1278.13	1717.11
Sixth Floor	1717.11	1278.13	1717.11
Seventh Floor	1717.11	1278.13	1717.11
Eighth Floor	1717.11	1278.13	1717.11
Ninth Floor	882.40	884.02	882.40
Tenth Floor	114.45	0.00	114.45
Total	18521.00	11046.36	18521.00



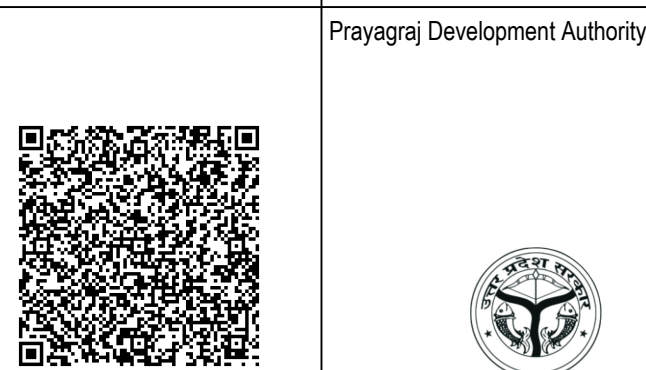
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Total Plot Area: -	4481.82	Total FAR Area: -	11046.36
Total Coverage Area: -	1576.08	Total BUA Area: -	18521.00

OWNERS NAME AND SIGNATURE
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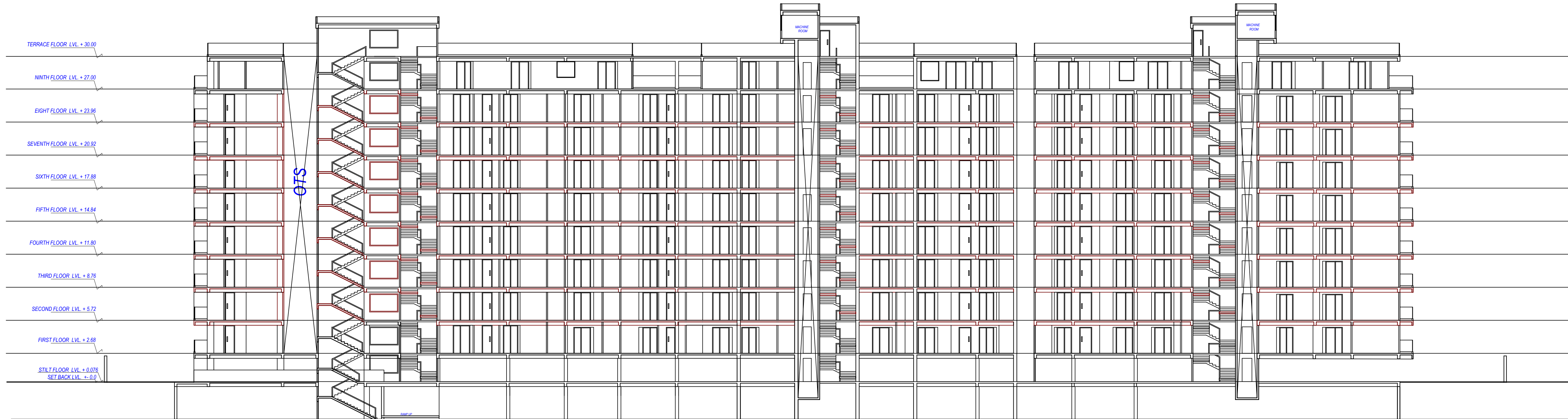
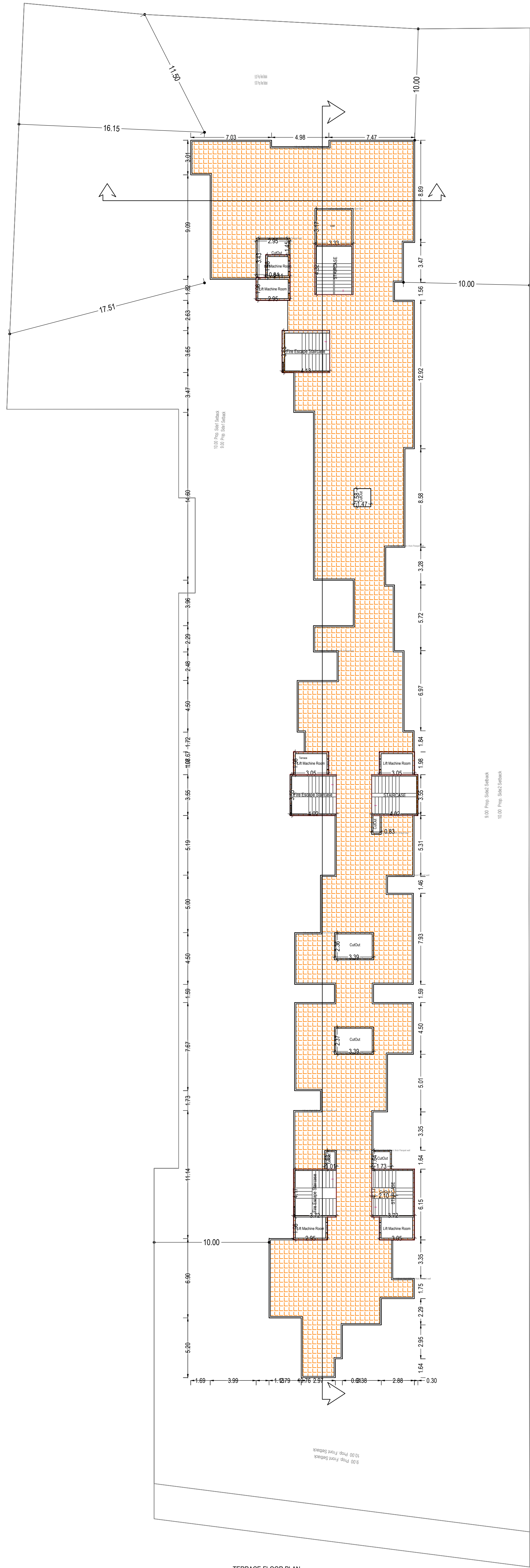
Anil Kumar (Assistant Engineer)

T P Singh (Chief Town Planner)

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Anil Kumar (Assistant Engineer)



SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (GH)	VENT	0.60	1.00	224
A (GH)	KW1.2	1.20	2.75	111
A (GH)	SD1.6	1.80	2.75	140
A (GH)	SD1.8	1.80	2.75	188

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (GH)	D.75	0.75	2.10	232
A (GH)	FIRE-DOOR	0.90	2.10	08
A (GH)	E1	1.00	2.10	327
A (GH)	KD1.1	1.10	2.10	109
A (GH)	SD1.8	1.80	2.75	14

UnitBUA Table for Building 'A (GH)												
Floor	Name	UnitBUA Type	Net UnitBUA Area	Additions for Gross UnitBUA/Area in Sq.mt.) ArchProg	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt.) Void	UnitBUA Area	Balcony	Door	Window	External Yell	Carpet Area
FIRST FLOOR PLAN	First Floor Unit.1	FLAT	124.46	0.00	124.46	0.00	124.46	31.14	0.00	0.07	3.41	89.84
	First Floor Unit.10	FLAT	112.36	0.00	112.36	0.00	112.36	28.00	0.00	0.00	3.61	80.75
	First Floor Unit.11	FLAT	96.99	0.00	96.99	0.00	96.99	20.07	0.12	0.00	3.14	73.66
	First Floor Unit.12	FLAT	122.72	0.00	122.72	0.00	122.72	44.98	0.12	0.00	3.07	74.55
	First Floor Unit.2	FLAT	124.62	0.00	124.62	0.00	124.62	31.64	0.00	0.00	3.57	89.41
	First Floor Unit.3	FLAT	99.49	0.00	99.49	2.83	96.66	19.73	0.14	0.00	3.73	73.06
	First Floor Unit.4	FLAT	99.50	0.00	99.50	2.84	96.66	19.73	0.14	0.00	3.74	73.05
	First Floor Unit.5	FLAT	100.45	0.00	100.45	3.16	97.29	20.03	0.14	0.00	3.64	73.48
	First Floor Unit.6	FLAT	100.46	0.00	100.46	0.00	100.46	22.06	0.12	0.00	3.31	74.97
	First Floor Unit.7	FLAT	118.19	0.00	118.19	0.00	118.19	25.45	0.00	0.00	3.40	89.34
	First Floor Unit.8	FLAT	124.85	0.00	124.85	0.00	124.85	31.74	0.00	0.00	3.64	89.47
	First Floor Unit.9	FLAT	117.43	0.00	118.33	0.00	118.33	25.00	0.00	0.00	3.44	89.89
TYPICAL - 2-8 FLOOR PLAN	Total per Floor	Total	1341.52	0.90	1342.42	8.83	1333.59	319.57	0.78	0.07	41.70	871.47
	Typical Floor = 1	Total	1341.52	0.90	1342.42	8.83	1333.59	319.57	0.78	0.07	41.70	871.47
TYPICAL - 2-8 FLOOR PLAN	Typical-2nd to 8th Unit.1	FLAT	124.46	0.00	124.46	0.00	124.46	31.14	0.00	0.07	3.41	89.84
	Typical-2nd to 8th Unit.10	FLAT	112.36	0.00	112.36	0.00	112.36	28.00	0.00	0.00	3.61	80.75
	Typical-2nd to 8th Unit.11	FLAT	96.99	0.00	96.99	0.00	96.99	20.06	0.12	0.00	3.14	73.66
	Typical-2nd to 8th Unit.12	FLAT	136.75	0.00	136.75	0.00	136.75	69.06	0.00	0.00	3.25	74.44
	Typical-2nd to 8th Unit.2	FLAT	111.78	0.00	111.78	0.00	111.78	34.20	0.44	0.00	2.38	74.76
	Typical-2nd to 8th Unit.3	FLAT	124.62	0.00	124.62	0.00	124.62	31.64	0.00	0.00	3.57	89.41
	Typical-2nd to 8th Unit.4	FLAT	99.49	0.00	99.49	2.83	96.66	19.73	0.14	0.00	3.73	73.06
	Typical-2nd to 8th Unit.5	FLAT	99.50	0.00	99.50	2.84	96.66	19.73	0.14	0.00	3.74	73.05
	Typical-2nd to 8th Unit.6	FLAT	100.45	0.00	100.45	3.16	97.29	20.03	0.14	0.00	3.64	73.48
	Typical-2nd to 8th Unit.7	FLAT	100.46	0.00	100.46	0.00	100.46	22.06	0.12	0.00	3.31	74.97
	Typical-2nd to 8th Unit.8	FLAT	118.19	0.00	118.19	0.00	118.19	25.45	0.00	0.00	3.40	89.34
	Typical-2nd to 8th Unit.9	FLAT	124.85	0.00	124.85	0.00	124.85	31.74	0.00	0.00	3.64	89.47
TYPICAL - 2-8 FLOOR PLAN	Total per Floor	Total	1467.31	0.90	1468.21	8.83	1459.38	367.83	1.10	0.07	44.26	1046.12
	Typical Floor = 7	Total	10271.17	0.90	10277.47	8.83	10215.66	2674.81	7.70	0.49	309.82	7322.84
NINTH FLOOR PLAN	9th Floor Unit.1	FLAT	94.54	0.00	94.54	0.00	94.54	0.00	0.00	0.00	4.73	89.81
	9th Floor Unit.2	FLAT	104.30	0.00	104.30	9.89	94.41	0.00	0.12	0.00	6.02	88.47
	9th Floor Unit.3	FLAT	105.47	0.00	105.47	9.38	96.09	0.00	0.12	0.00	6.06	89.91
	9th Floor Unit.4	FLAT	95.64	0.00	95.64	0.00	95.64	0.00	0.12	0.00	5.97	89.55
	9th Floor Unit.5	FLAT	94.41	0.00	94.41	0.00	94.41	0.00	0.00	0.00	4.41	90.00
	9th Floor Unit.6	FLAT	93.07	0.00	93.07	0.00	93.07	0.00	0.00	0.00	3.51	89.56
	9th Floor Unit.7	FLAT	92.54	0.00	92.54	0.00	92.54	0.00	0.00	0.00	2.49	90.05
	9th Floor Unit.8	FLAT	77.81	0.00	77.81	0.00	77.81	0.00	0.14	0.00	4.02	73.65
TYPICAL - 2-8 FLOOR PLAN	Total per Floor	Total	757.78	0.00	757.78	19.07	738.71	0.00	0.50	0.00	37.21	701.00
	Typical Floor = 7	Total	757.78	0.00	757.78	19.07	738.71	0.00	0.50	0.00	37.21	701.00
Total			69.77	12287.96	2894.48	8.94	0.56	388.68	8995.31	111		

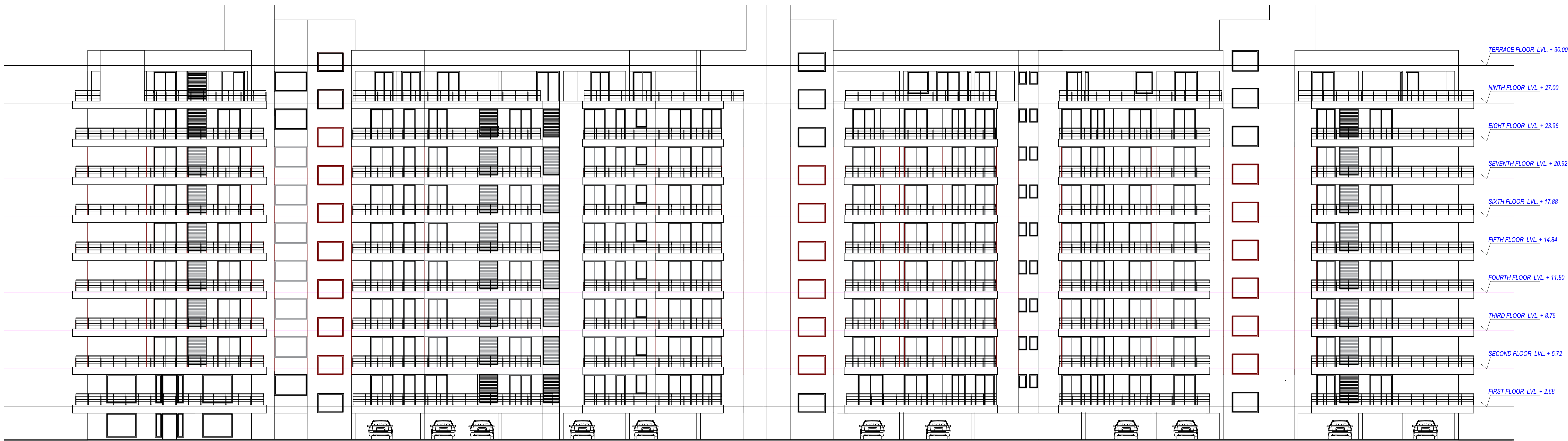
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SOUTH SIDE ELEVATION



NORTH SIDE ELEVATION

OWNER'S NAME AND SIGNATURE
SHREEVIGHNAHARTA BUILDWELL LLP.
shreevighnahartabuildwell@gmail.com, 8756042880

ARCHITECT'S NAME AND SIGNATURE
MANISH GUJRAL
CA/9721380

INEER

Prayagraj Development Authority



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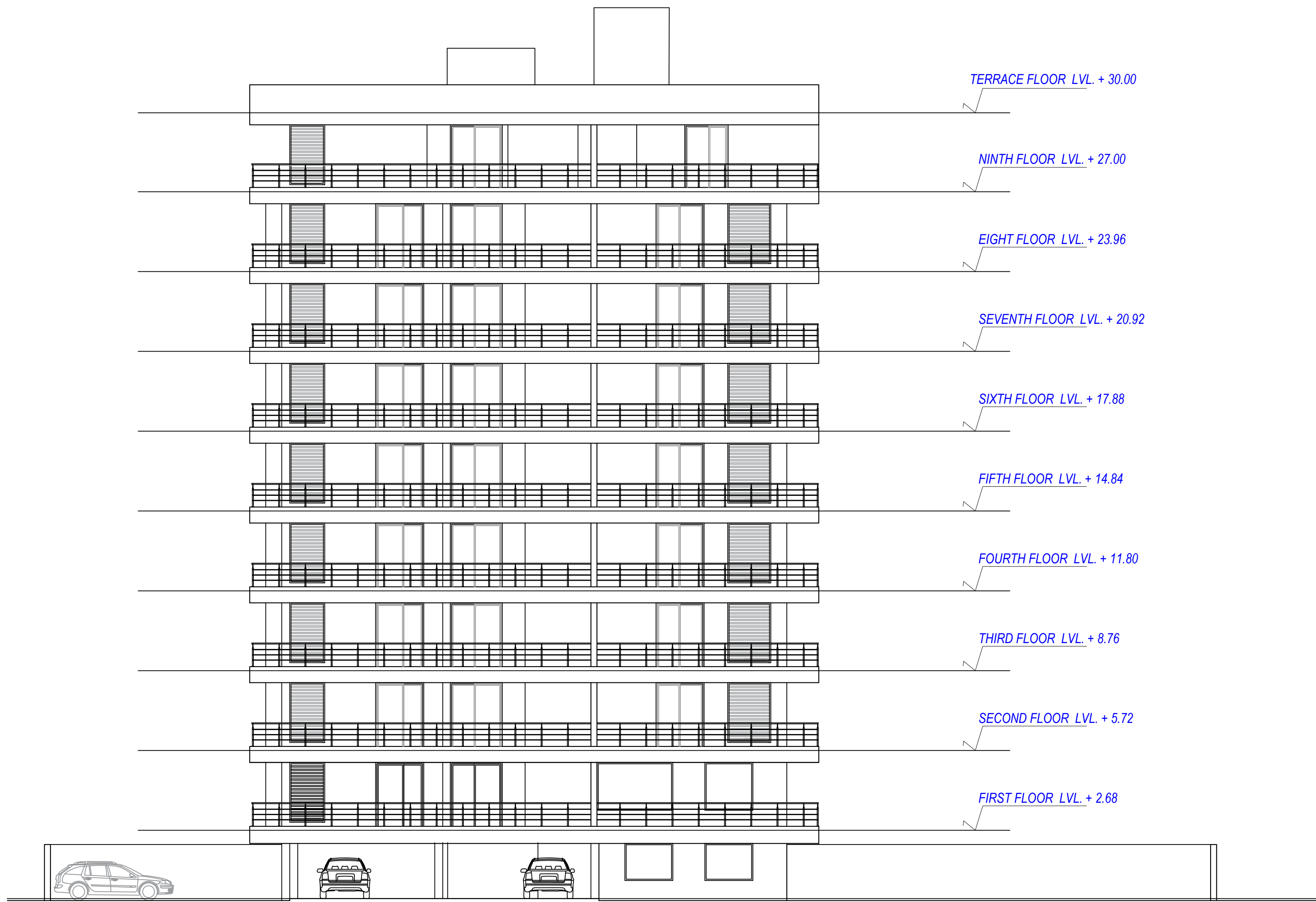
Total Plot Area: - 4481.82

Total FAR Area: - 11046.36

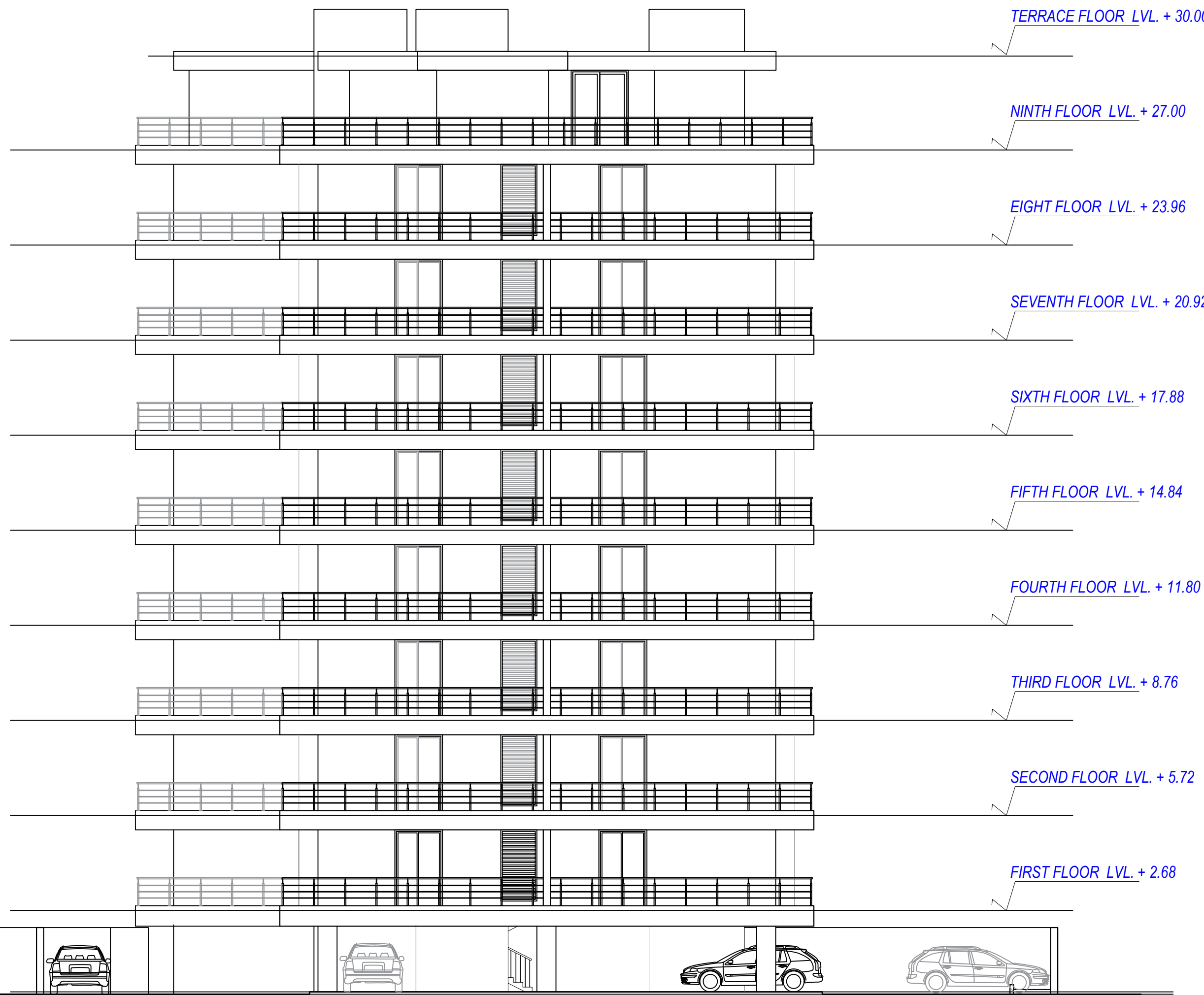
Total Coverage Area: - 1576.08

Total BUA Area: - 18521.00

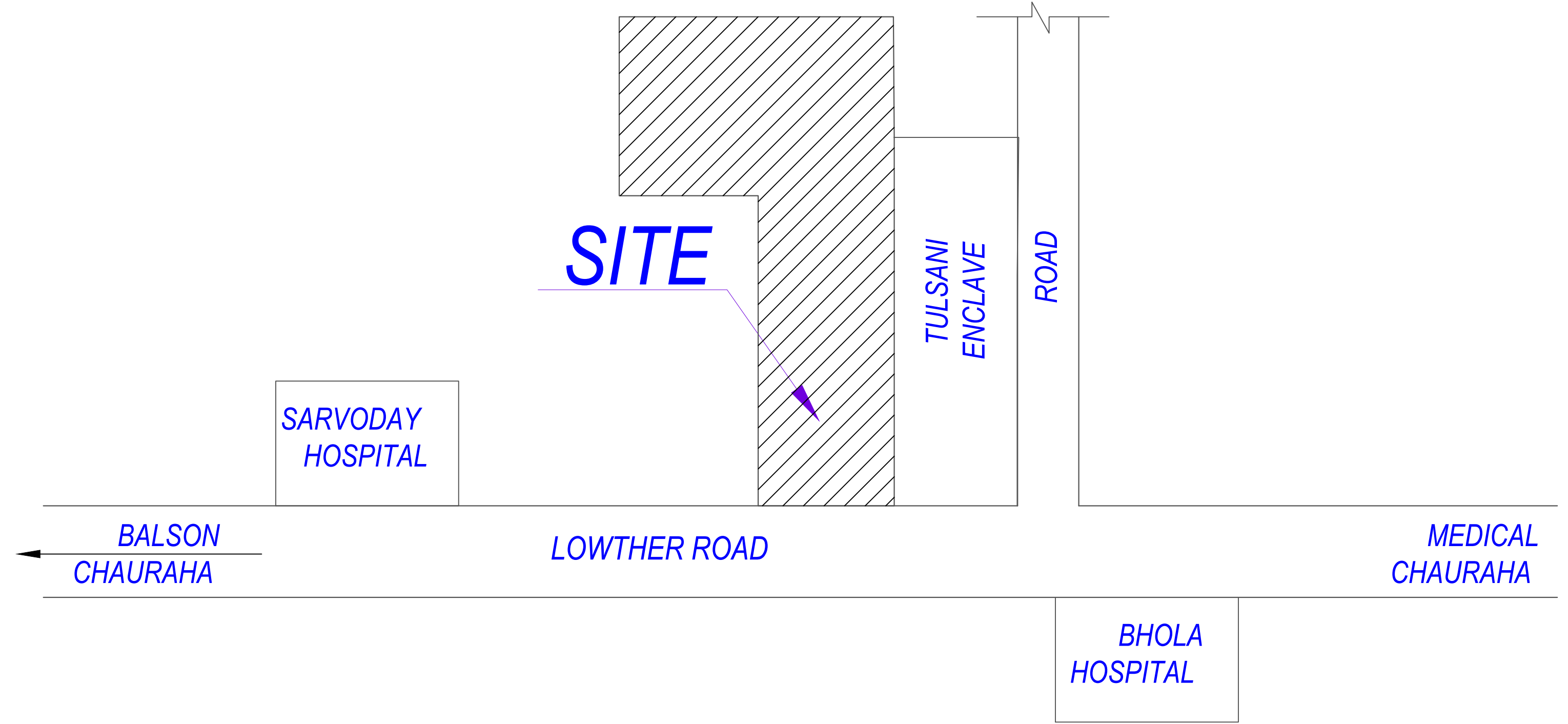
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EAST SIDE ELEVATION



WEST SIDE ELEVATION



KEY PLAN

(NOT TO SCALE)

Balcony Calculations Table			
FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.95 X 13.28 X 1 X 1	22.96	341.37
	1.50 X 6.65 X 1 X 1	11.85	
	2.00 X 13.27 X 2 X 1	38.58	
	1.50 X 6.99 X 1 X 1	12.35	
	1.58 X 13.09 X 2 X 1	39.46	
	1.58 X 13.28 X 1 X 1	20.03	
	1.50 X 6.02 X 1 X 1	9.03	
	1.50 X 5.63 X 1 X 1	8.75	
	2.58 X 11.07 X 1 X 1	19.25	
	3.02 X 12.63 X 1 X 1	20.07	
TYPICAL - 2-8 FLOOR PLAN	1.50 X 7.03 X 1 X 1	8.85	2390.50
	3.02 X 13.22 X 1 X 1	24.99	
	1.49 X 5.99 X 1 X 1	7.80	
	2.22 X 8.93 X 1 X 1	13.69	
	2.48 X 16.43 X 1 X 1	25.45	
	3.00 X 13.68 X 1 X 1	25.00	
	1.50 X 7.52 X 1 X 1	11.24	
	1.50 X 16.09 X 1 X 1	23.01	
	1.50 X 6.65 X 1 X 1	82.95	
	1.50 X 6.99 X 1 X 1	84.45	
TERRACE FLOOR PLAN	1.50 X 5.83 X 1 X 1	61.25	175.70
	1.50 X 7.03 X 1 X 1	81.95	
	1.49 X 5.99 X 1 X 1	54.60	
	1.50 X 16.09 X 1 X 1	161.14	
	1.95 X 13.28 X 1 X 1	154.42	
	2.00 X 13.27 X 2 X 1	270.06	
	1.58 X 13.09 X 2 X 1	276.22	
	1.58 X 13.28 X 1 X 1	140.21	
	2.58 X 11.07 X 1 X 1	134.75	
	3.02 X 12.63 X 1 X 1	140.42	
TERRACE FLOOR PLAN	3.02 X 13.34 X 1 X 1	175.70	175.70
	2.22 X 8.93 X 1 X 1	85.63	
	2.48 X 16.43 X 1 X 1	178.15	
	3.00 X 13.68 X 1 X 1	174.93	
	1.51 X 7.41 X 1 X 1	78.26	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
Total	-	-	2731.87

Balcony Calculations Table			
FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.95 X 13.28 X 1 X 1	22.96	341.37
	1.50 X 6.65 X 1 X 1	11.85	
	2.00 X 13.27 X 2 X 1	38.58	
	1.50 X 6.99 X 1 X 1	12.35	
	1.58 X 13.09 X 2 X 1	39.46	
	1.58 X 13.28 X 1 X 1	20.03	
	1.50 X 6.02 X 1 X 1	9.03	
	1.50 X 5.63 X 1 X 1	8.75	
	2.58 X 11.07 X 1 X 1	19.25	
	3.02 X 12.63 X 1 X 1	20.07	
TYPICAL - 2-8 FLOOR PLAN	1.50 X 7.03 X 1 X 1	8.85	2390.50
	3.02 X 13.22 X 1 X 1	24.99	
	1.49 X 5.99 X 1 X 1	7.80	
	2.22 X 8.93 X 1 X 1	13.69	
	2.48 X 16.43 X 1 X 1	25.45	
	3.00 X 13.68 X 1 X 1	25.00	
	1.50 X 7.52 X 1 X 1	11.24	
	1.50 X 16.09 X 1 X 1	23.01	
	1.50 X 6.65 X 1 X 1	82.95	
	1.50 X 6.99 X 1 X 1	84.45	
TERRACE FLOOR PLAN	1.50 X 5.83 X 1 X 1	61.25	175.70
	1.50 X 7.03 X 1 X 1	81.95	
	1.49 X 5.99 X 1 X 1	54.60	
	1.50 X 16.09 X 1 X 1	161.14	
	1.95 X 13.28 X 1 X 1	154.42	
	2.00 X 13.27 X 2 X 1	270.06	
	1.58 X 13.09 X 2 X 1	276.22	
	1.58 X 13.28 X 1 X 1	140.21	
	2.58 X 11.07 X 1 X 1	134.75	
	3.02 X 12.63 X 1 X 1	140.42	
TERRACE FLOOR PLAN	3.02 X 13.34 X 1 X 1	175.70	175.70
	2.22 X 8.93 X 1 X 1	85.63	
	2.48 X 16.43 X 1 X 1	178.15	
	3.00 X 13.68 X 1 X 1	174.93	
	1.51 X 7.41 X 1 X 1	78.26	
	-	-	
	-	-	
	-	-	
	-	-	
	-	-	
Total	-	-	2731.87

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
BASEMENT FLOOR PLAN	STAIRCASE	1.50	0.300	0.000	1.00
	STAIRCASE	0.000	1.00	0.000	1.00
STILT FLOOR PLAN	STAIRCASE	1.50	0.300	0.000	1.00
	STAIRCASE	1.50	0.300	0.130	1.00
FIRST FLOOR PLAN	STAIRCASE	1.50	0.300	0.130	1.00
	STAIRCASE	1.50	0.300	0.130	1.00
TYPICAL - 2-8 FLOOR PLAN	STAIRCASE	1.50	0.300	0.130	1.00
	STAIRCASE	1.50	0.300	0.130	1.00
NINTH FLOOR PLAN	STAIRCASE	1.50	0.300	0.130	1.00
	STAIRCASE	1.50	0.300	0.130	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.300	0.000	1.00
	STAIRCASE	1.50	0.300	0.000	1.00

OWNERS NAME AND SIGNATURE
SHREEVIGHNAHARTA BUILDWELL LLP.
shreevighnartabuildwell@gmail.com, 8756042880

ARCHENG'S NAME AND SIGN
MANISH GUJRAL
CA/9721380

Prayagraj Development Authority

Building Plan Application Number
PDA/BP/24-25/0659

Sanctioned On
22 Oct 2024

Valid Till
22 May 2030

Approved By
Amit Pal (Vice Chairman)

Examined By
Rajesh Fauzdar (Junior engineer)

Anil Kumar (Assistant Engineer)

T P Singh (Chief Town Planner)

Anil Kumar (Assistant Engineer)

T P Singh (Chief Town Planner)

Anil Kumar (Assistant Engineer)

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.