

AREA STATEMENT		Sc. Mts.
PROJECT DETAIL		
Authority: Varanasi Development Authority	Plot Use: Residential	
Authority Class: Category C	Plot Sub-Use: Group Housing	
Authority/Order: Development Authority (DA)	Development Plan: Master Plan	
Case Track: Regular	Land Use Zone: Residential use Zone	
Project Type: Group Development	Land Sub-Use Zone: Residential Zone	
Nature of Development: NEW	Layout Type: NA	
Development Area: Undeveloped Area		
Sub-Development Area: Metro City Area		
Special Project: NA		
Site Address: District: Varanasi, Tehsil: Varanasi, Village: Bhullanpur		
AREA DETAILS		
1. Area of Plot As per record	2661.60	
Document Area	2537.17	
Area of Plot Considered	2476.77	
2. Deduction for		
(a) Proposed roads	60.39	
Road Widening Area	60.39	
Utility encroachments	0.00	
Totally = (b)	60.39	
3. Net Area of plot (1 - 2) AREA OF PLOT	2416.37	
Plot Area for Coverage	2416.37	
Plot Area for FAR	2416.37	
Palm FAR Area (2.50)	6191.92	
Incentive FAR against EWS and LIG	450.00	
Total Palm FAR area (2.50)	6647.92	
Total Built up area permissible at:		
Permissible Coverage area (40.00 %)	966.71	
Proposed Coverage Area (27.40 %)	678.67	
Total Prop. Coverage Area (27.40 %)	678.67	
Balance coverage area (12.60 %)	312.04	
Proposed FAR at		
Basement Floor	1060.62	0.00
Sth Floor	675.84	0.00
First Floor	637.03	0.00
Second Floor	793.82	0.00
Third Floor	793.82	0.00
Fourth Floor	793.82	0.00
Fifth Floor	793.82	0.00
Sixth Floor	793.82	0.00
Seventh Floor	793.82	0.00
Eighth Floor	793.82	0.00
Ninth Floor	463.21	0.00
Tenth Floor	613.81	0.00
Terrace Floor	69.88	0.00
Total Area	9097.13	0.00
Total FAR Area	5817.93	
Accessory Use Area Added in Builtup Area	25.35	
Total Builtup Area	6125.45	
Proposed FAR consumed	2.35	
Temament Proposed At:		
All Floors	56.00	
Total Temaments (3 + 4)	56	
Parking Statement		
1. Parking Spaces Required as per Regulations	935.00	
2. Proposed Parking Space	2233.32	

Color Index

Color	Description
Green	ABUTTING ROAD
Red	PROPOSED CONSTRUCTION COMMON PLOT
Yellow	ROAD ALIGNMENT (ROAD WIDENING AREA)
Blue	FUTURE T.P. SCHEME DEDUCTION AREA
Orange	EXISTING (To be retained)
Purple	EXISTING (To be demolished)

Additional Permissible FAR

Area covered under	Proposed Area	Total Proposed Area
FAR Area		
L.R. Lobby	10.00	100.00
L.R. Lobby	70.00	
L.R. Lobby	10.00	
L.R. Lobby	10.00	
L.R. Machine Room	4.32	
L.R. Machine Room	4.32	
STAIRCASE	21.81	51.92
Fire Escape Staircase	21.47	
L.R. Machine Room	4.32	
L.R. Machine Room	4.32	

Additional Coverage Area

Plot name	Area covered under	Proposed Area	Total Coverage Area	Permissible Coverage Area
GUARD RM		6.33	33.93	

Tree Details (Table 3h)

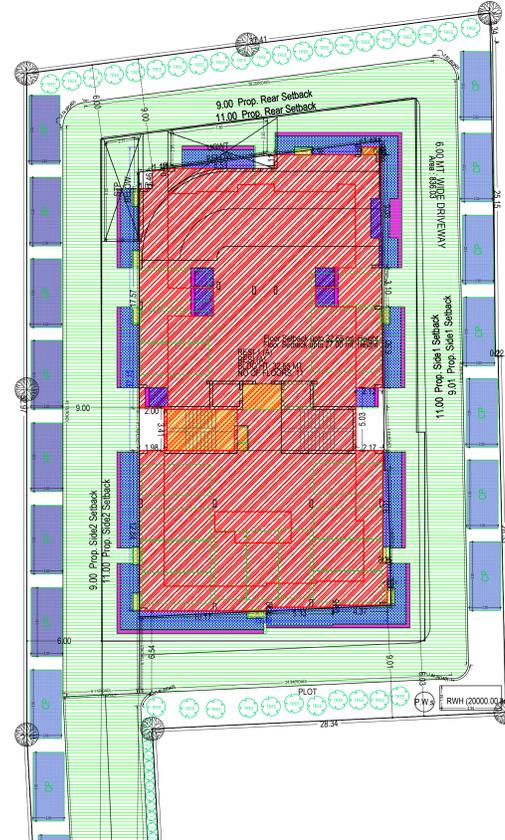
Plot	Name	Recd	No. of Trees	Prop
PLOT	Tree	13	89	

OWNER'S NAME AND SIGNATURE
 VISIONARY REALTORS PVT LTD. estates@vray.in, 9831139395

ARCHITECT'S NAME AND SIGNATURE
 Ahmad Myan
 CA2010147126
 Varanasi Development Authority

Building Plan Application Number
 VDA/BP/22-23/1013
 Sanctioned On
 09 Aug 2024
 Valid Till
 08 Sep 2029
 Approved By
 PULKIT GARG (Vice Chairman)
 Examined By
 RAM CHANDRA (Junior engineer)
 DEVESH RAM GUPTA (Assistant Engineer)
 PRABHAT KUMAR (Executive Engineer/ Town Planner)
 DEVESH RAM GUPTA (Assistant Engineer)
 RAM CHANDRA (Junior engineer)
 DEVESH RAM GUPTA (Assistant Engineer)

NORTH BOARDER VILL. KASHIPUR



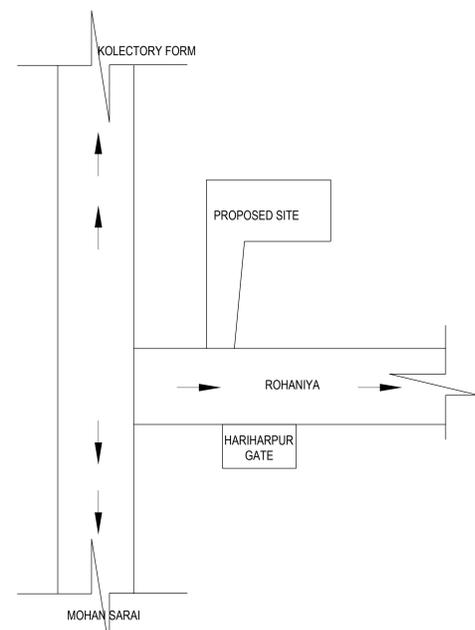
LEGEND

- F.A.R. AREA
- 5% ADD. NON F.A.R.
- GREEN AREA
- BALCONY
- BASEMENT LINE
- SETBACK LINE



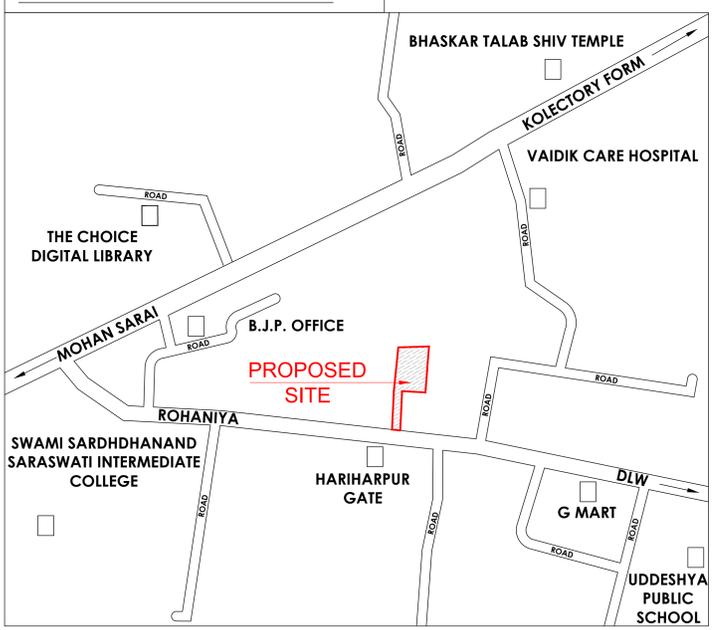
KHASRA SUPERIMPOSED LAYOUT

blsReportOk = 0



KEY PLAN

LOCATION PLAN :-



KEY PLAN

Parking Check (Table 7b)

Vehicle Type	No.	Area	Prop.	Area
Equivalent Car Space	-	-	50	687.50
Two Stack Car	-	-	12	165.00
Total Car	61	838.75	62	852.50
Visitor's Car Parking	7	96.25	7	96.25
Two Stack Parking	-	-	6	181.22
Other Parking	-	-	641.48	
Total	-	935.00	-	1590.23

Buildingwise Floor FSI Details

Floor Name	RESI (A)		Total	
	Proposed Built Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Total Proposed Built Up Area (Sq.mt)	Total FAR Area (Sq.mt)
Basement Floor	1060.62	0.00	1060.62	0.00
Sth Floor	675.84	0.86	675.84	0.86
First Floor	637.03	637.03	637.03	637.03
Second Floor	793.82	622.46	793.82	622.46
Third Floor	793.82	622.46	793.82	622.46
Fourth Floor	793.82	622.46	793.82	622.46
Fifth Floor	793.82	622.46	793.82	622.46
Sixth Floor	793.82	622.46	793.82	622.46
Seventh Floor	793.82	622.46	793.82	622.46
Eighth Floor	793.82	622.46	793.82	622.46
Ninth Floor	463.21	463.21	463.21	415.16
Tenth Floor	613.81	452.79	613.81	452.79
Terrace Floor	69.88	0.00	69.88	0.00
Total	9097.13	5817.93	9097.13	5817.93

Required Parking (Table 7a)

Building Name	Type	Subline	Area (Sq.mt.)	Units			Car			Visitors Car		
				Prop.	Rept./Unit	Rept.	Prop.	Rept./Unit	Rept.	Prop.	Rept./Unit	Rept.
RESI (A)	Residential	Group Housing	0-50	1	38.00	1.00	38	-	-	-	-	-
			50-100	1	18.00	1.25	23	-	-	-	-	-
			100-150	1	1.50	-	-	-	-	-	-	-
			> 150	1	-	-	-	1.00	7	-	-	-
			> 0	-	-	-	-	-	61	62	-	7
Total:				-	-	-	-	-	61	62	-	7

Building USE/SUBUSE Details

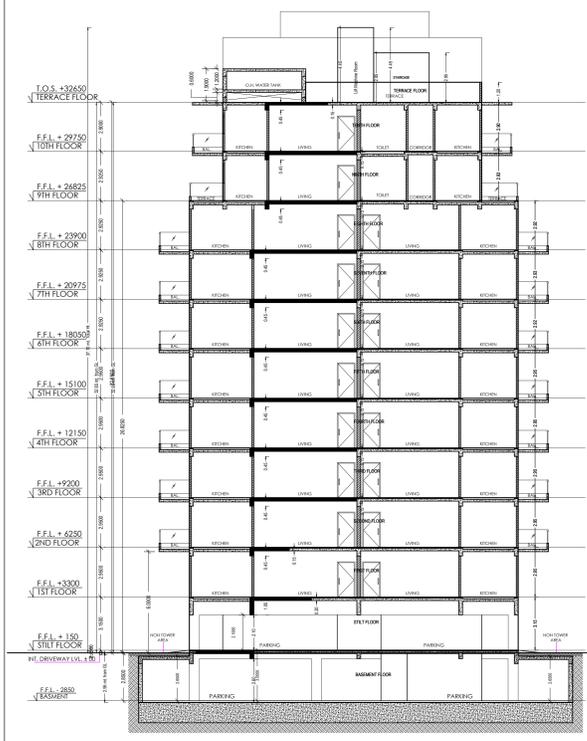
Building Name	Building Use	Building Subline	Building Type	Building Structure	No. Of Residential Units	Floor Name	Floor Use	Floor Subline	FAR Name	FAR Use	FAR Subline
RESI (A)	Residential	Group Housing	Highrise	56	Basement Floor PLAN	Residential + Parking +STP	Group Housing	-	-	-	-
						STILT FLOOR PLAN	Residential + Parking +ELE SUB	Group Housing	-	-	-
						FIRST FLOOR PLAN	Residential + ELE SUB	Group Housing	Residential FAR	Residential	Group Housing
						TYPICAL FLOOR PLAN	Residential + ELE SUB	Group Housing	Residential FAR	Residential	Group Housing
						2, 3, 4, 5, 6, 7, 8 FLOOR PLAN	Residential + ELE SUB	Group Housing	Residential FAR	Residential	Group Housing
						NINTH FLOOR PLAN	Residential + ELE SUB	Group Housing	Residential FAR	Residential	Group Housing
						TENTH FLOOR PLAN	Residential + ELE SUB	Group Housing	Residential FAR	Residential	Group Housing
						TERRACE FLOOR PLAN	Residential + ELE SUB	Group Housing	-	-	-

FAR & Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (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	
					Murty	LR	LR Machine	LR Lobby	Balcony	Accessory Use	Arch Proj (Canopy)	Ramp	Covered Area	Parking					Res.
RESI (A)	1	9240.25	138.30	4.82	9097.13	289.26	89.16	8.64	148.12	1067.42	42.65	10.19	243.43	0.86	1380.39	5817.07	62.90	5817.93	56
Grand Total	1	9240.25	138.30	4.82	9097.13	289.26	89.16	8.64	148.12	1067.42	42.65	10.19	243.43	0.86	1380.39	5817.07	62.90	5817.93	56

Total Plot Area :- 2476.77
 Total FAR Area :- 5817.93
 Total Coverage Area :- 678.67
 Total BUA Area :- 9125.48

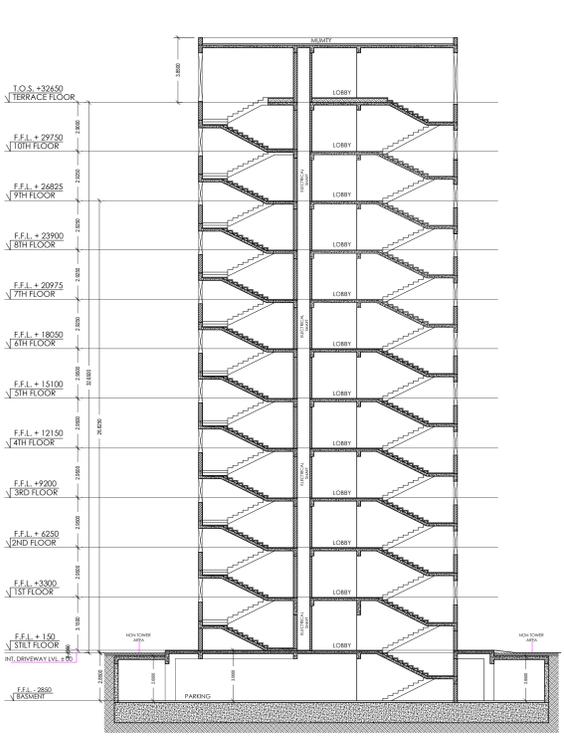
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
 2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.



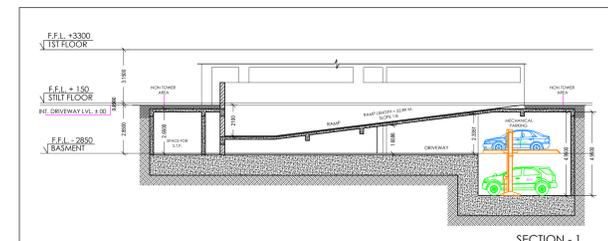
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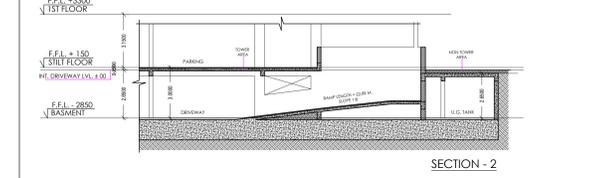
SECTION - YY



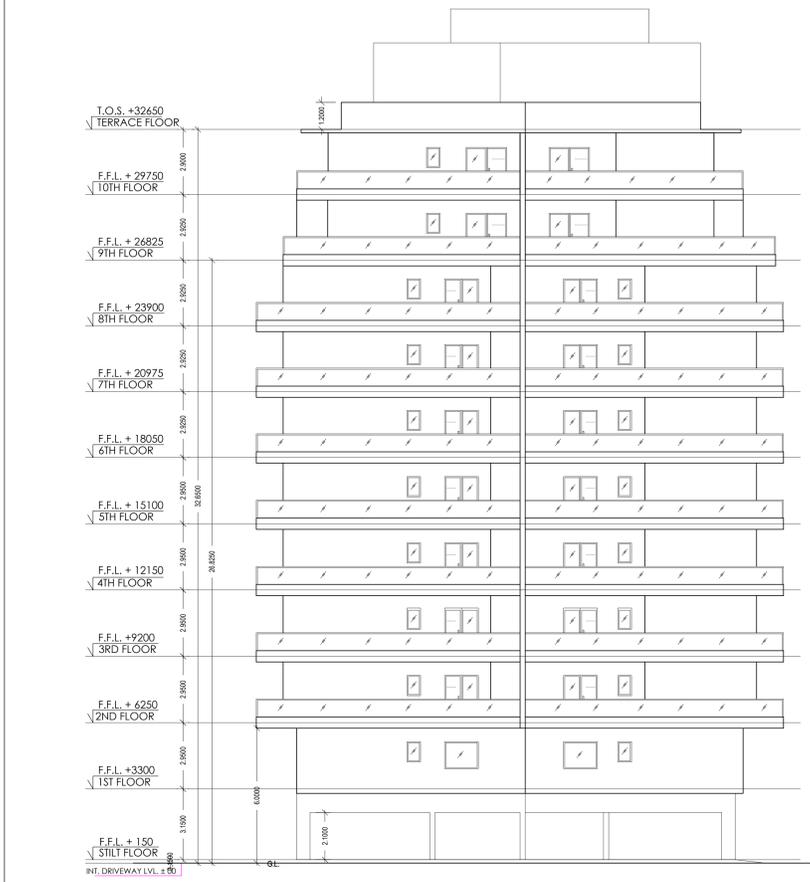
SECTION - ZZ



SECTION - 1



SECTION - 2



ELEVATION- 01



ELEVATION- 02

OWNER'S NAME AND SIGNATURE VISIONARY REALTORS PVT LTD. estates@umay.in, 9831139395	
ARCHITECT'S NAME AND SIGNATURE Ahmad Myan CA2010147126	
Varanasi Development Authority	
 	
Building Plan Application Number VDA/BP/22-23/1013	
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Examined By RAM CHANDRA (Junior engineer)	
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Total Coverage Area: -	678.67	Total BUA Area: -	9125.48