

NOTES

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- * THIS DRAWING IS STRICTLY FOR DEMARCATION OF COLUMNS & EXCAVATION.
- * SECTION PROVIDED FOR LEVELS.

LEGEND

S.NO	SYMBOLS	DESCRIPTION

MEP CONSULTANT : --

cube consultant

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Mob. No. +91 9214308430 ,

DEALT BY : --	REVISION : --	DATE : --
AMAN GUPTA	R0	08-05-2025

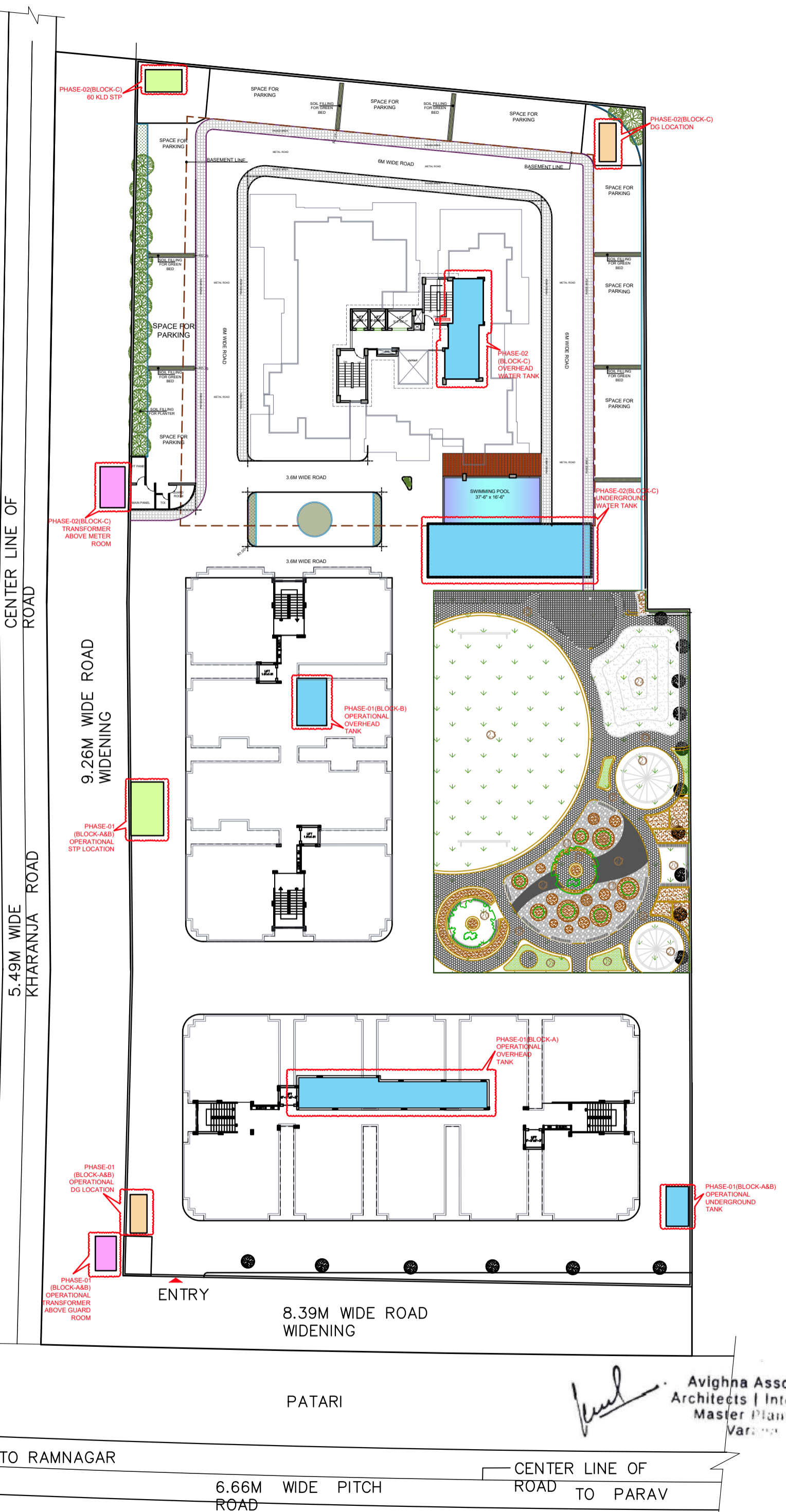
CLIENT:-
M/S GANPATI INFRATECH

PROJECT:-
GANPATI ESTATE

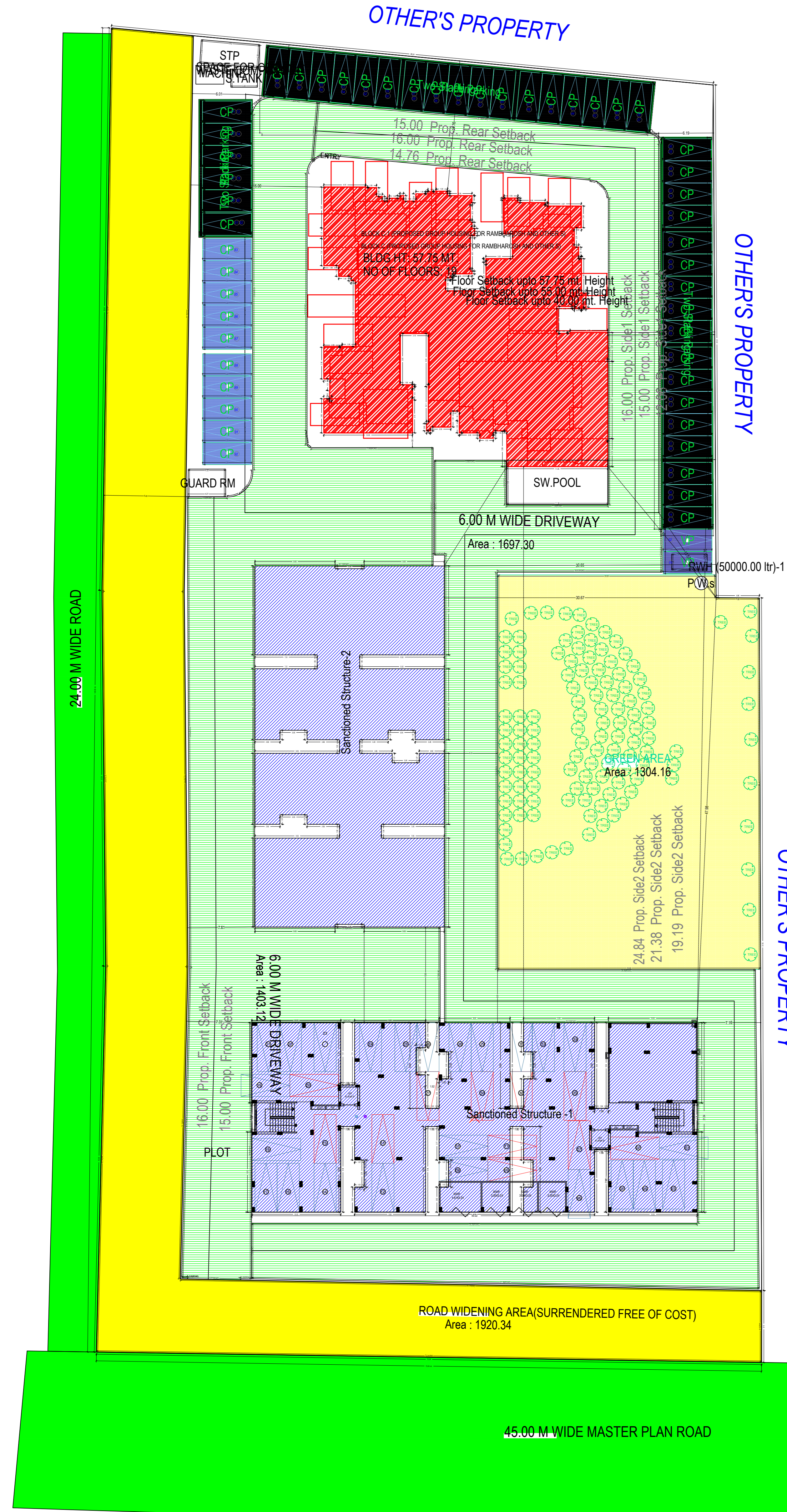
DWG. TITLE:-
LOCATIONS OF STP, D.G. ,
TRANSFORMER AND WATER
TANKS OF PHASE -01 & 02

avigna associates
ARCHITECTS, INTERIOR DESIGNERS & PLANNERS
studio: 3rd floor block b office no 303, vinayak plaza, malhiya, Varanasi -221010, U.P.
phone: 9648888895
email: projects@avignastudio.com

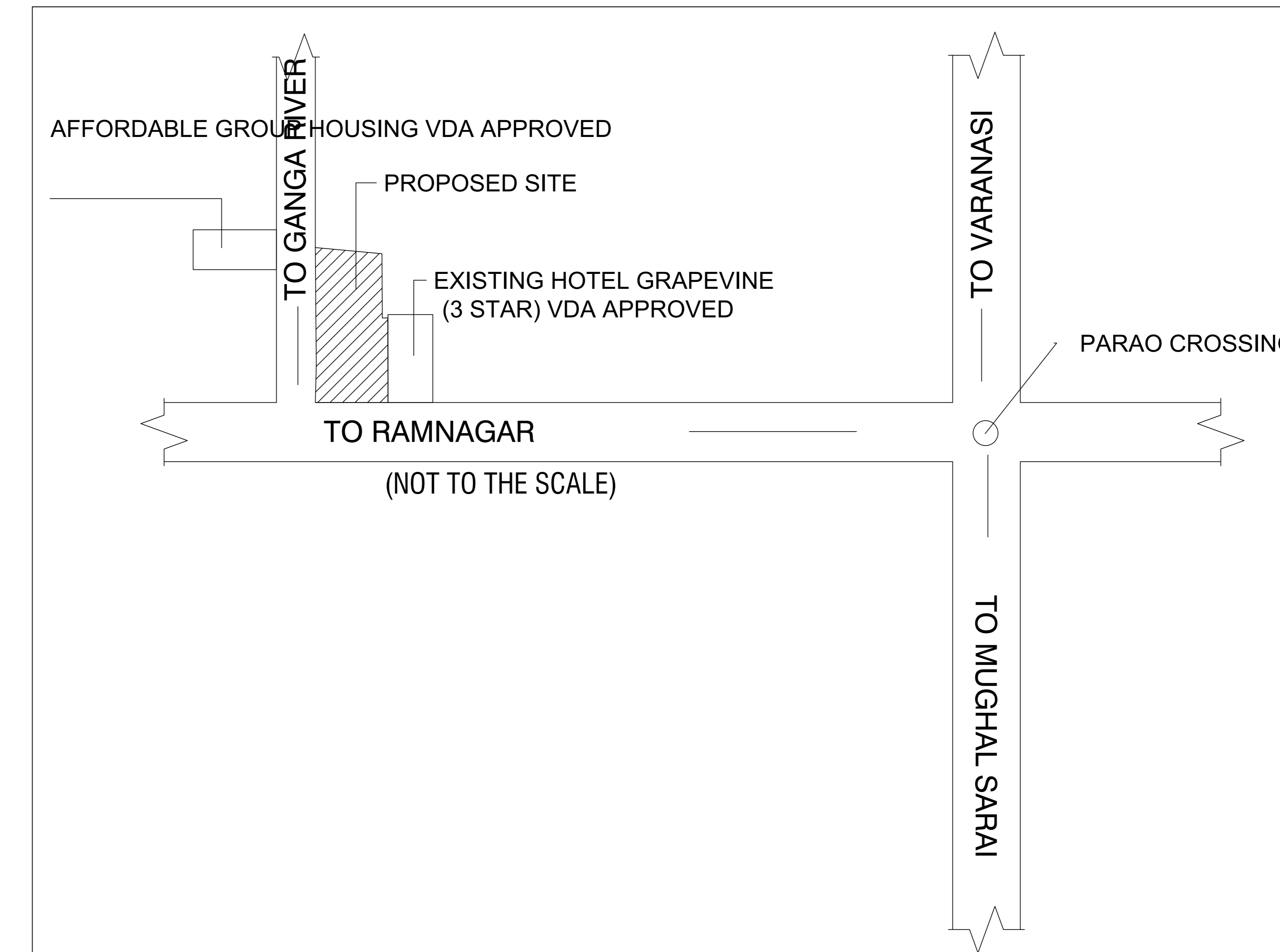
SCALE	N.T.S.	NORTH	REV.
DATE	26-07-2025	N	
DRG. STATUS	G.F.A.		
DEALT BY	SHIVANI	DRG. NO.	
CHECKED BY	KUNAL		



Kunal
Avigna Associates
Architects | Interior
Master Planner
Varanasi



SITE PLAN
(Scale - 1:400)



AREA STATEMENT		VERSION NO. 1.0/97	
PROJECT DETAIL		VERSION DATE: 27/02/2025	
Authority: Varanasi Development Authority	Plot Use: Residential		
Authority/Class: Category C	Plot SubUse: Group Housing		
Authority/Grade: Development Authority (DA)	Development Plan: Master Plan		
Case/Plan: Regular	Land Use Zone: Mixed Land Use		
Project Type: Group Development	Land SubUse Zone: Mixed Use Zone		
Development Area: Underdeveloped Area	Layout Type: NA		
SubDevelopment Area: Metro City Area			
Special Project: NA			
Site Address: Sarai Chandauli, Tehsil Chandauli, Village Katesar			
AREA DETAILS:		Sq Mts.	
1. Area of Plot As per record			
Document Area	10520.00		
As per site condition	10520.00		
Area of Plot Considered	8599.66		
2. Deduction for:			
(a) Proposed roads	1920.34		
Surrender Free of Cost	1920.34		
Utility reservations	0.00		
Total (a + b)	1920.34		
3. Net Area of plot (1 - 2) AREA OF PLOT	8599.66		
Plot Area For Coverage	8599.66		
Plot Area For FAR	8599.66		
Perm. FAR Area (2.50)	21499.15		
Compensatory FAR area	960.17		
Balance FAR against EWS and LIG	1687.23		
Total Perm. FAR area (2.81)	24146.52		
6. Total Built up area permissible at:			
Permissible Coverage area (60.00 %)	3439.90		
Proposed Coverage Area (8.58 %)	738.32		
Existing Building Coverage area (19.92 %)	1712.95		
Total Prop. Coverage Area (28.50%)	2451.27		
Balance coverage area (11.49 %)	988.66		
Proposed Built up		Existing Built up	
Basement Floor	2076.19	0.00	0.00
Silt Floor	763.65	0.00	35.39
First Floor	878.69	0.00	897.26
Second Floor	792.07	0.00	817.46
Third Floor	812.87	0.00	817.46
Fourth Floor	812.87	0.00	817.46
Fifth Floor	812.87	0.00	817.46
Sixth Floor	812.87	0.00	817.46
Seventh Floor	812.87	0.00	817.46
Eighth Floor	812.87	0.00	817.46
Ninth Floor	812.87	0.00	817.46
Tenth Floor	812.87	0.00	817.46
Eleventh Floor	812.87	0.00	817.46
Twelfth Floor	812.87	0.00	817.46
Thirteenth Floor	812.87	0.00	817.46
Fourteenth Floor	812.87	0.00	817.46
Fifteenth Floor	812.87	0.00	817.46
Sixteenth Floor	812.87	0.00	817.46
Seventeenth Floor	812.87	0.00	817.46
Eighteenth Floor	536.34	0.00	482.31
Terrace Floor	56.14	0.00	0.00
Total Area	17296.73	0.00	11094.52
Total FAR Area:			21994.90
Accessory/Use Area Added in BuiltUp Area:			87.36
Built up area:			48.36
Existing Building BUA Area:			12997.23
Total BuiltUp Area:			29981.32
Proposed FAR consumed:			2.55
C. Tenement Statement			
4. Tenement Proposed At:			
All Floors	107.00		4360.68
5. Total Tenements (3 + 4)	107		6309.72
E. Parking Statement			
1. Parking Space Required as per Regulations:			1718.75
2. Proposed Parking Space:			5605.68
COLOR INDEX			
PLT BOUNDARY			
ADJUTING ROAD			
PROPOSED CONSTRUCTION			
COMMON PLOT			
ROAD ALIGNMENT (ROAD WIDENING AREA)			
FUTURE TP SCHEME REDUCTION AREA			
EXISTING (To be retained)			
EXISTING (To be demolished)			
Existing Building Details			
Name	Use	Structure	Height
Sancioned Structure-2	Residential	Housing	21.00
Sancioned Structure-1	Residential	Housing	24.00
Floor No.	FAR Area	BUA Area	BUA Area
7	4990.66	5355.77	5355.77
8	6309.72	7241.46	7241.46
Building Conditions Checks			
No.	Condition	Additional Permissible FAR	Total Proposed FAR
1	For BLOCK C (PROPOSED GROUP HOUSING FOR RAMBHAROSH AND OTHER S) Increase of Mechanical parking of Stack parking provided in the Building. For stack parking at the time of completion the owner shall produce technical data with respect to height. The height shall not exceed more than 5% of that required as per company specifications and the height of stack parking shall not exceed more than 5% of that required as per company specifications.	24146.52	21994.90
Additional Permissible FAR			
Permissible FAR	Sum of Non FAR Area	Balance Non FAR Area	Sum of FAR Balance FAR
24146.52	1207.32	52.06	1144.69
Building Name			
Sancioned Structure-2	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)	4360.68
Sancioned Structure-1	7241.46	6309.72	6309.72
Total:	12997.23	10670.38	10670.38
Tree Details (Table 3h)			
Plot	Name	Nos Of Trees	Prop
Plot	Tree	44	127
Additional Coverage Area			
Plot name	Area covered under	Proposed Area	Permissible Coverage Area
Plot	GUARD RM	13.17	13.17
OWNER'S NAME AND SIGNATURE			
RAMBHAROSH SINGH S/O LATE BASDEV SINGH garpkatesar2@gmail.com, 902674703			
VIJAY SINGH S/O LATE RAMPHAL SINGH garpkatesar2@gmail.com, 902674703			
ARCHENGE'S NAME AND SIGNATURE			
kunal kaifa ca/2015/1794			
Signature Not Verified			
Signature Not Verified			
Building Plan Application Number			
VDA/BP/24-25/1198			
Sanctioned On			
29 Mar 2025			
Valid Till			
21 Apr 2030			
Approved By			
PULKIT GARG (Vice Chairman)			
Examined By			
JAY PRAKASH GUPTA (Junior engineer)			
Shivaji Mishra (Assistant Engineer)			
PRABHAT KUMAR (Executive Engineer/Town Planner)			
PRABHAT KUMAR (Chief Town Planner)			
VED PRAKASH MISHRA (Secretary)			
PULKIT GARG (Vice Chairman)			

Vehicle Type	No.	Reduced Regd Parking (Increase of Mechanical RWArea surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	103	1416.25
Two Stock Car	-	-	65	852.50	
Total Car	114	-	1567.50	166	2268.75
Visitor's Car Parking	11	-	151.25	23	343.75
Two Stock Parking	-	-	-	11	977.33
Other Parking	-	-	-	-	1252.23
Total	-	-	1718.75	-	3837.73

Area covered under	Proposed Area	Total Proposed Area
FAR Area	10.00	179.99
Lift Lobby	9.99	
Lift Lobby	150.00	
Lift Lobby	10.00	
Non-FAR CHECK		
Service Duct	1.24	62.66
Service Duct	0.46	
Service Duct	1.24	
Service Duct	0.46	
Fire Escape Staircase	22.18	
STAIRCASE	20.50	
Lift Machine Room	4.17	
Lift Machine Room	3.80	
Lift Machine Room	6.31	
Service Duct	0.81	
Service Duct	1.24	
Service Duct	0.46	

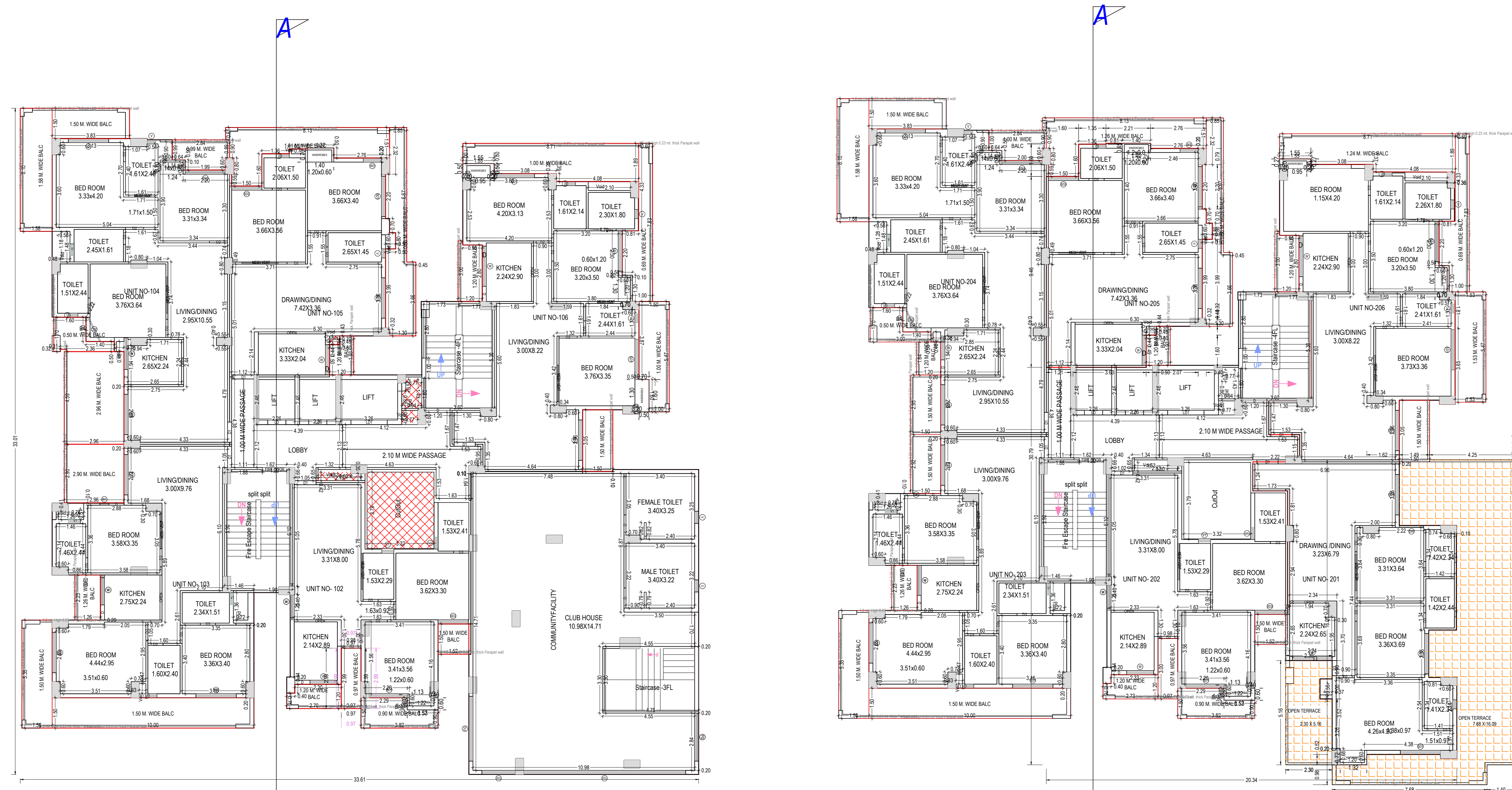
Name	Prop. Area
GREEN AREA	1304.16

Building Name	Type	SubUse	Area (Sq.mt.)	Parking space reqd for every	Units	Car	Visitors Car
					Prop.	Regd./Unit	Regd./Unit
BLOCK C (PROPOSED GROUP HOUSING FOR RAMBHAROSH AND OTHER S)	Assembly	Community center	> 0	100	196.22	2.00	4
	Residential	Group Housing	0 - 50	1	-	-	-
			50 - 100	1	86.00	1.00	96
			100 - 150	1	19.00	1.50	24
			> 150	1	-	1.50	-
			> 0	1	-	-	1.00
Total:					-	-	114, 165

Building	No. of Same Bkg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Mummy	Lift	Lift Lobby	Balkony	Accessory Use	Arch Proj (Canopy)	Ramp	Covered Area	Parking	Resi.	Assembly	Added Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit		
BLOCK C (PROPOSED GROUP HOUSING FOR RAMBHAROSH AND OTHER S)	1	11868.20	124.13, 225.85, 39.32	11704.73	494.96	266.20	14.08	179.99	2448.74	141.29	96.47	243.55	37.41	2316.75	10884.21	196.22	0.17	14.08	11094.52	107
Grand Total	1	11868.20	124.13, 225.85, 39.32	11704.73	494.96	266.20	14.08	179.99	2448.74	141.29	96.47	243.55	37.41	2316.75	10884.21	196.22	0.17	14.08	11094.52	107

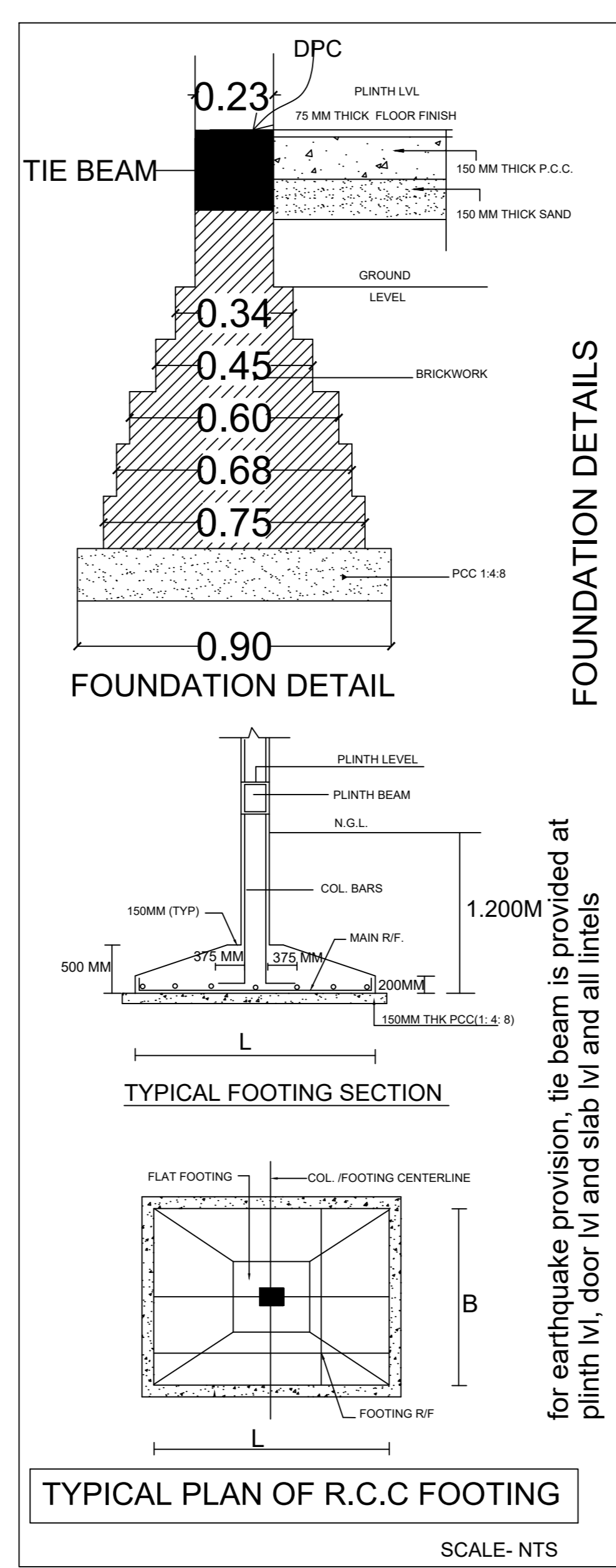
Building Name	Building Use	Building SubUse	Building Group	Building Type	No Of Residential Units	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	Floor Name	Floor SubUse	FAR	FAR SubUse
BLOCK C (PROPOSED GROUP HOUSING FOR RAMBHAROSH AND OTHER S)	Residential	Group Housing	-	Highrise	105	2	BASEMENT FLOOR PLAN	Residential - Parking	Group Housing	Residential - Parking	Group Housing	-	-
							SILT FLOOR PLAN	Assembly - Parking - COMM CENTER	Community center	Assembly	Assembly	Community center	-
							FIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	-
							SECOND FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	-
							TYPICAL - 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	-
							EIGHTEENTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	-
							TERRACE FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	-

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

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



FOUNDATION DETAILS

TYPICAL PLAN OF R.C.C FOOTING
 SCALE: NTS

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Total Plot Area: -	8599.66	Total FAR Area: -	21994.90
Total Coverage Area: -	2451.27	Total BUA Area: -	29981.32

OWNER'S NAME AND SIGNATURE
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 gopalestan26@gmail.com, 9026744703
 VIJAY SINGH S/O LATE RAMPHAL SINGH
 gopalestan26@gmail.com, 9026744703

ARCHITECT'S NAME AND SIGNATURE
 kunal katra
 ca/2015/17194

Signature Not Verified
 Varanasi Development Authority

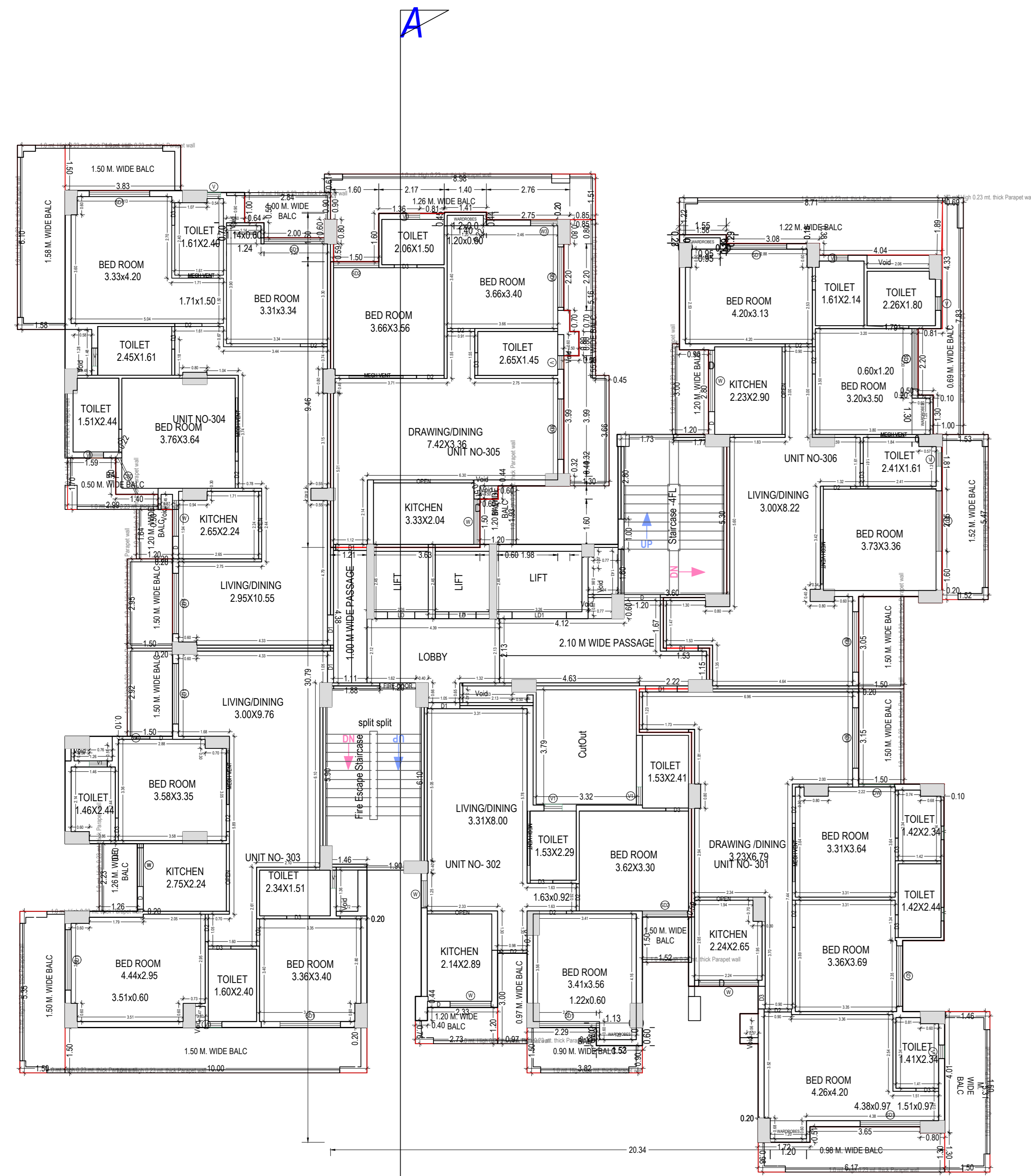
Building Plan Application Number
 VDA/BP/24-25/1198
 Sanctioned On
 29 Mar 2025
 Valid Till
 21 Apr 2030

Approved By
 PULKIT GARG (Vice Chairman)

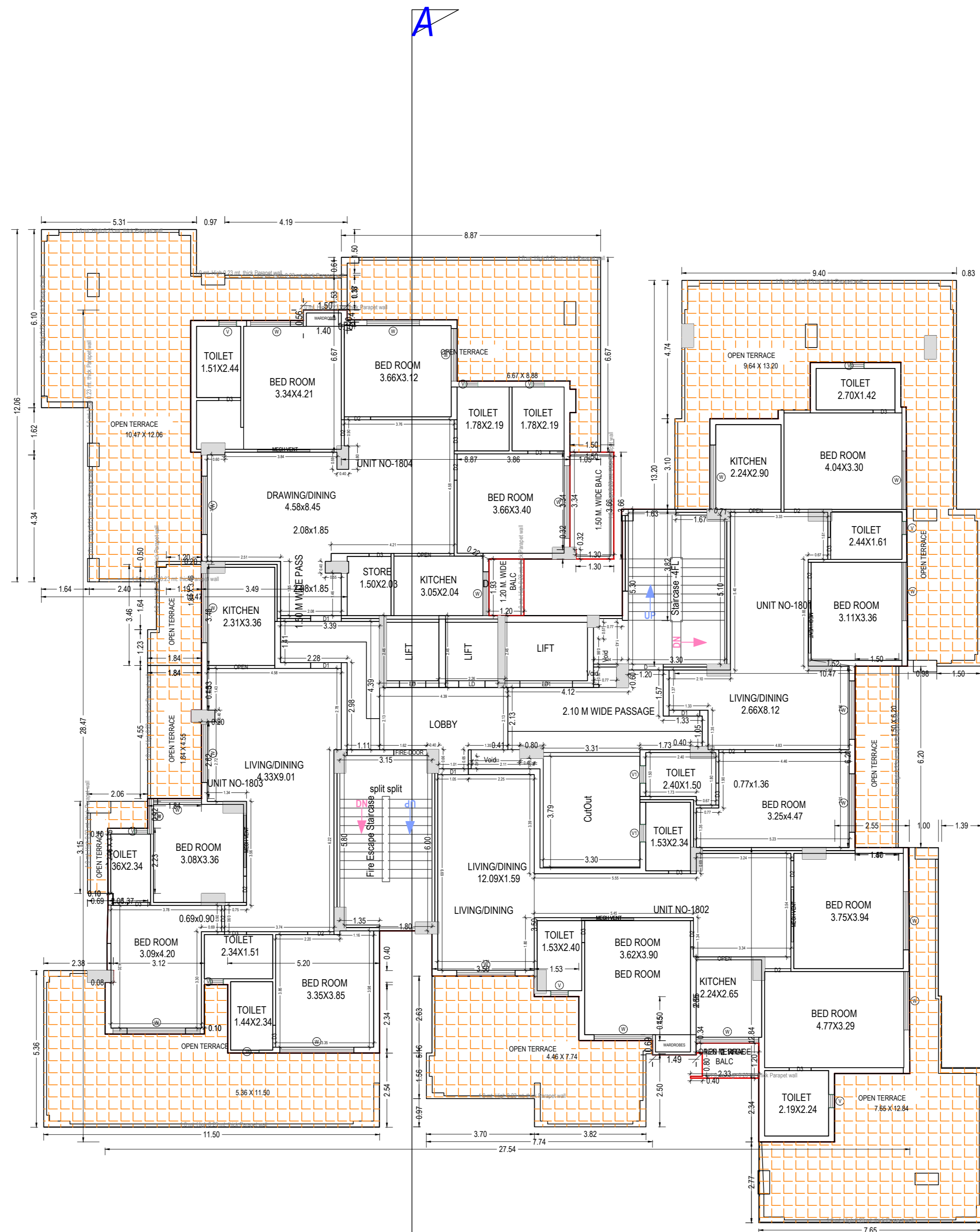
Examined By
 JAY PRAKASH GUPTA (Junior engineer)
 Shivaji Mishra (Assistant Engineer)

PRABHAT KUMAR (Executive Engineer/ Town Planner)
 PRABHAT KUMAR (Chief Town Planner)

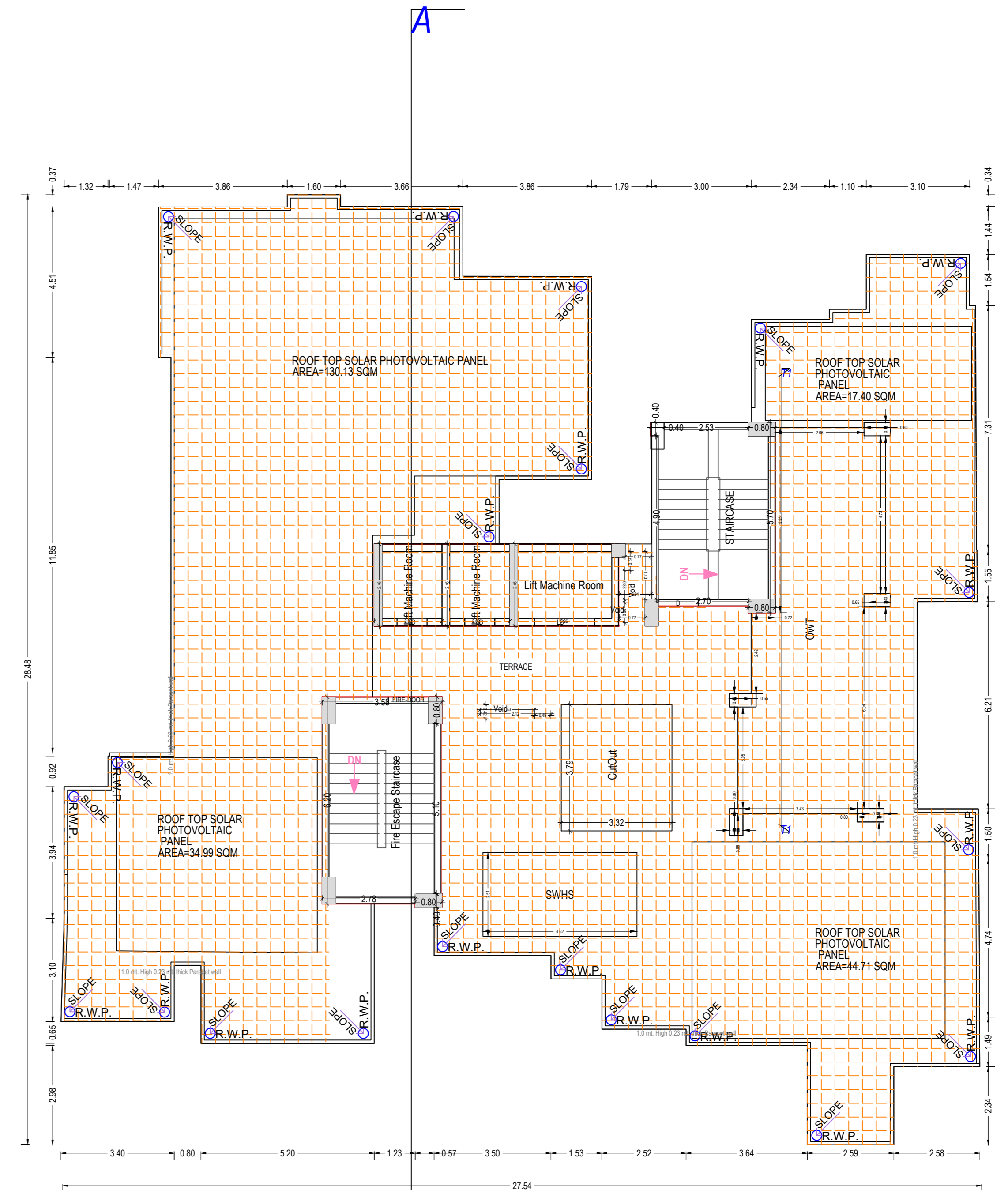
VED PRAKASH MISHRA (Secretary)
 PULKIT GARG (Vice Chairman)



TYPICAL - 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 FLOOR PLAN
 (Proposed)
 (SCALE 1:100)



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



TERRACE FLOOR PLAN
 (SCALE 1:100)

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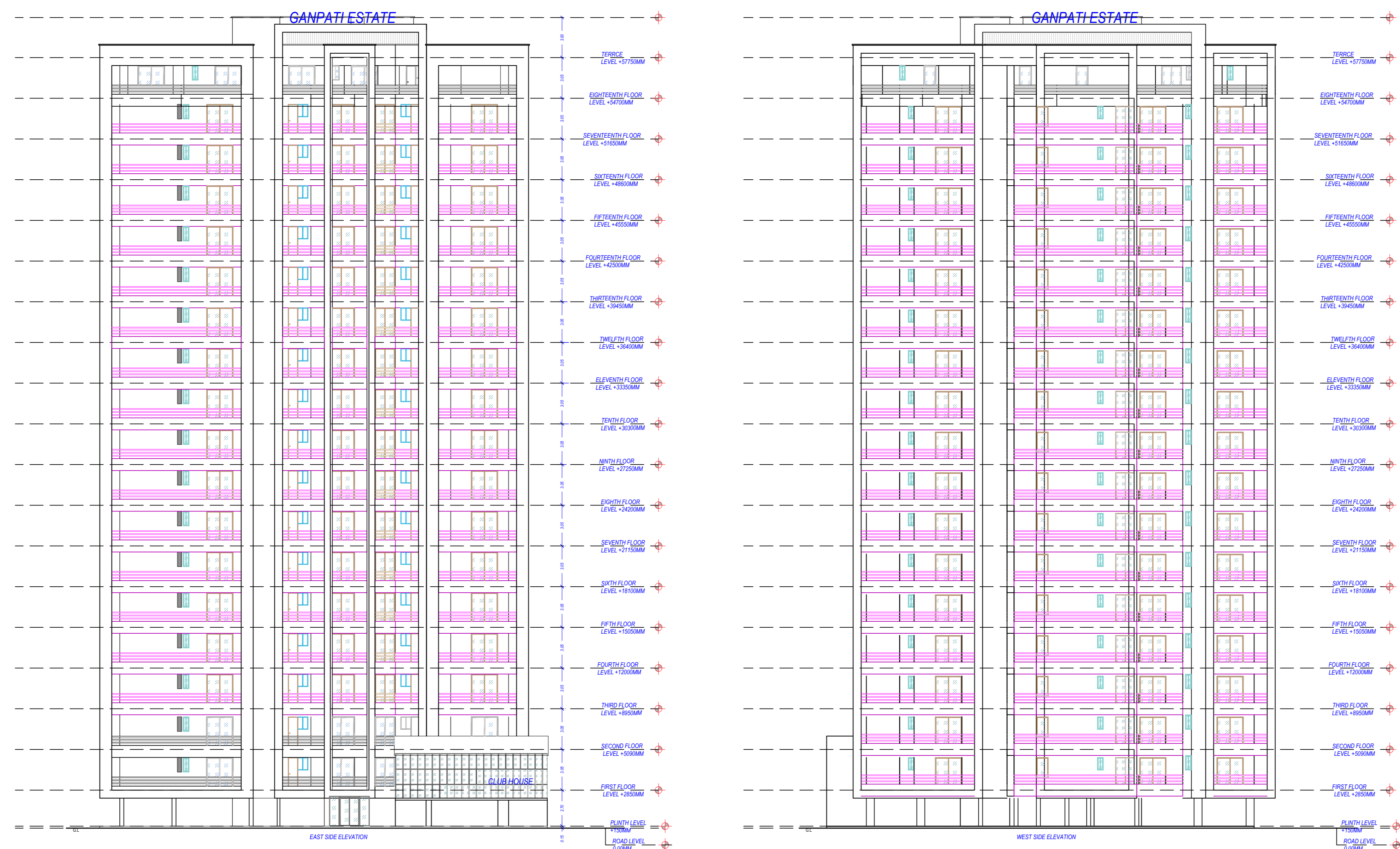
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OWNER'S NAME AND SIGNATURE
 RAMBHAROS SINGH S/O LATE BASDEV SINGH,
 gopstestans2@gmail.com, 9026764703
 VIJAY SINGH S/O LATE RAMPHAL SINGH,
 gopstestans2@gmail.com, 9026764703

ARCHITECT'S NAME AND SIGNATURE
 R. D. SPM NEER
 kunal kaifa
 ca/2015/71794

Signature Not Verified
 Varanasi Development Authority

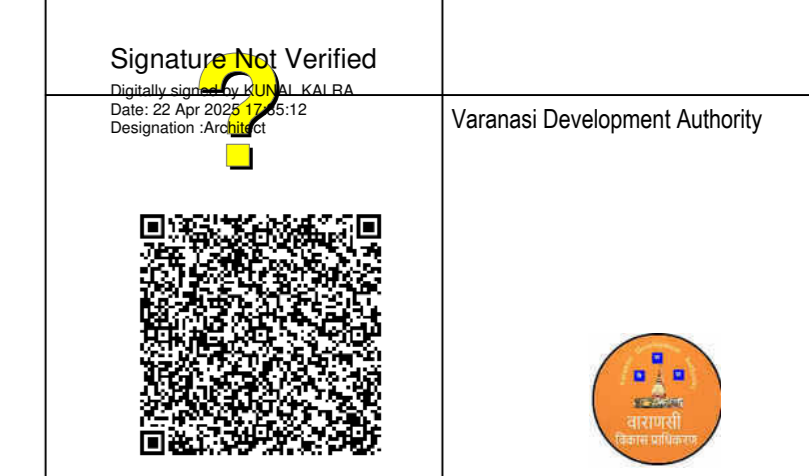
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 PRABHAT KUMAR (Chief Town Planner)
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 ganpatiesan2@gmail.com, 9026764703
 VIJAY SINGH S O LATE RAMPHAL SINGH,
 ganpatiesan2@gmail.com, 9026764703

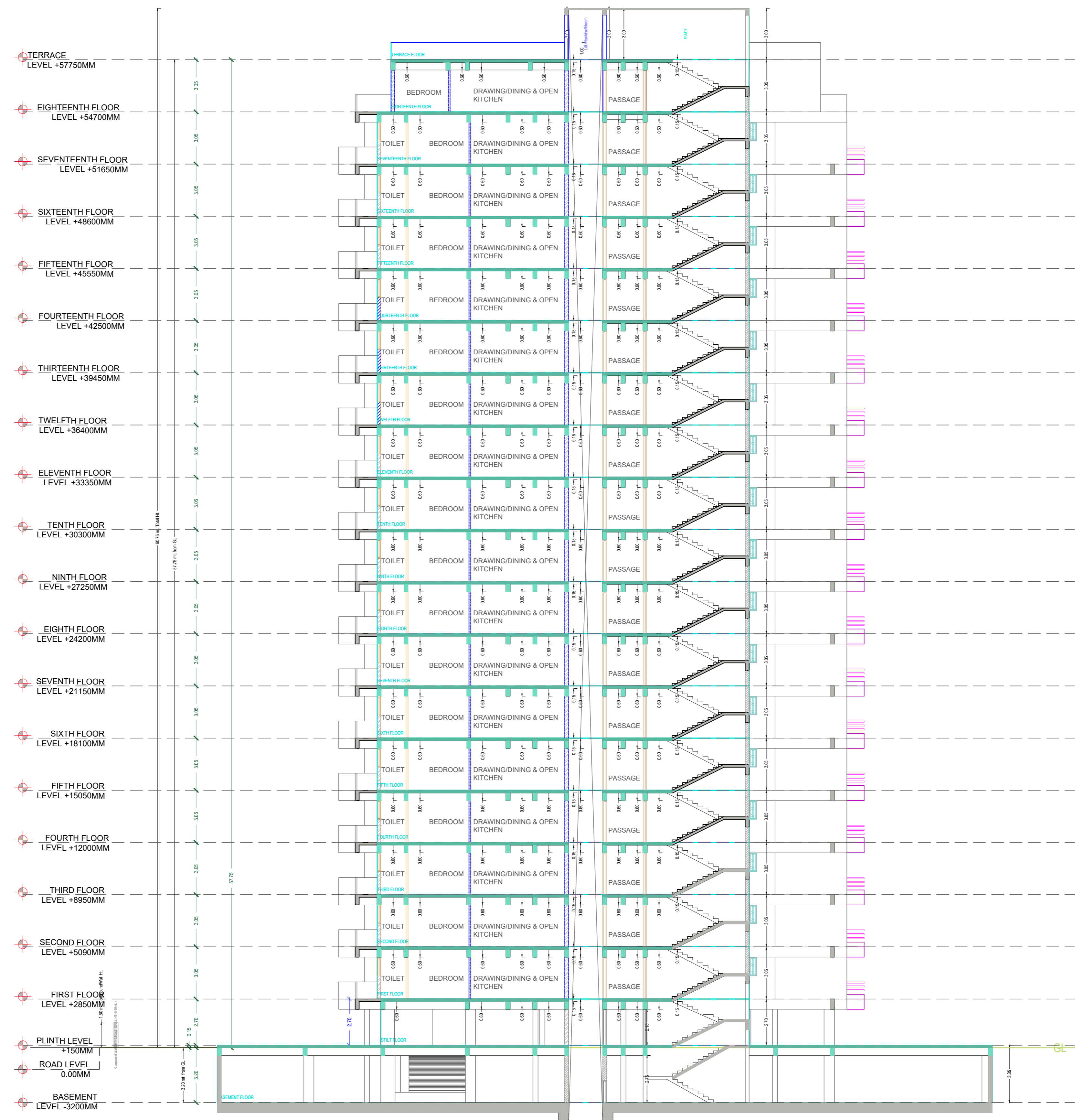
ARCHITECT'S NAME AND SIGNATURE
 kunal katra
 ca/2015/1794



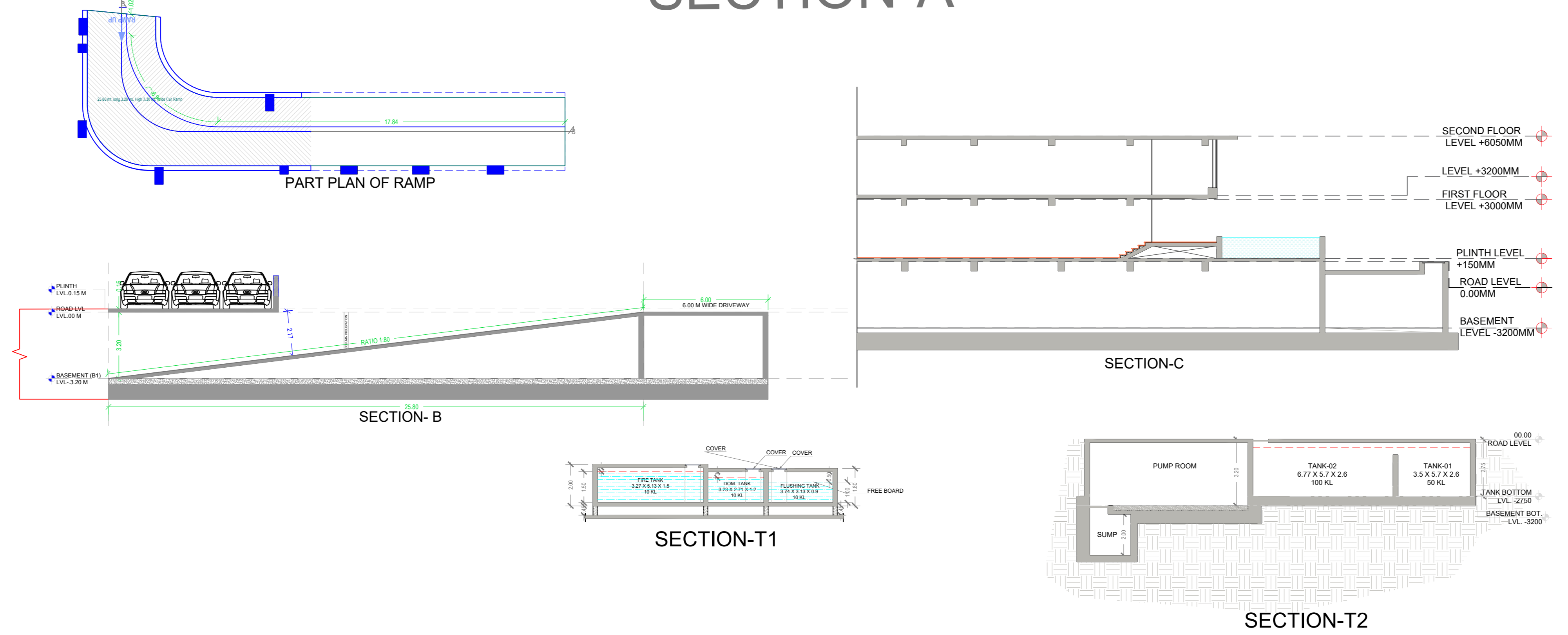
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 Shivaji Mishra (Assistant Engineer)
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 PRABHAT KUMAR (Chief Town Planner)
 VED PRAKASH MISHRA (Secretary)

Total Plot Area: -	8599.66	Total FAR Area: -	21994.90
Total Coverage Area: -	2451.27	Total BUA Area: -	29981.32

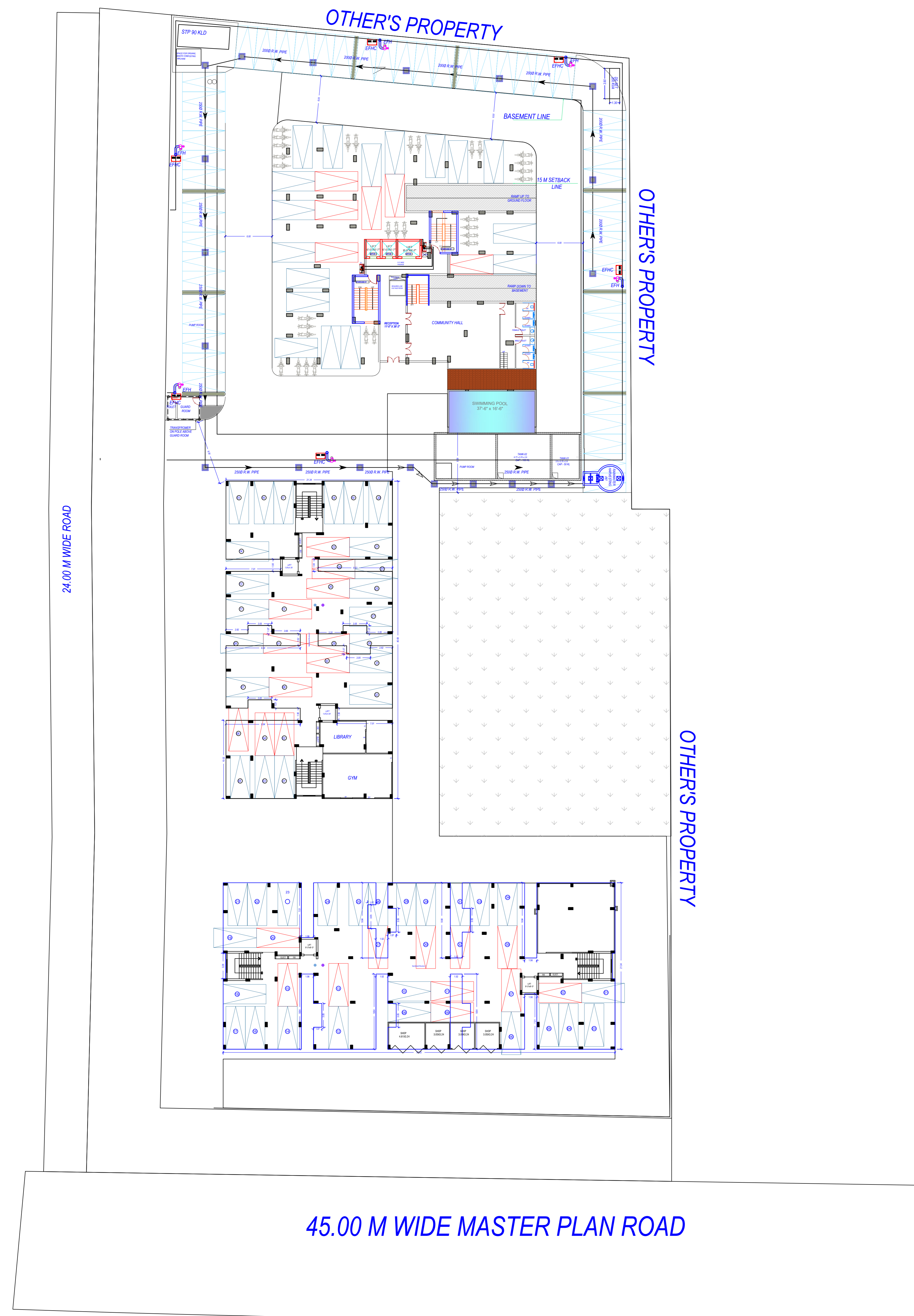


SECTION-A



OWNER'S NAME AND SIGNATURE RAMBHAROS SINGH S O LATE BASDEV SINGH. garpestan26@gmail.com, 9026744703 VIJAY SINGH S O LATE RAMPHAL SINGH. garpestan26@gmail.com, 9026744703	
ARCHITECT'S NAME AND SIGNATURE kunal kaibra ca/2015/17194 Signature Not Verified Chartered Architect Chartered Architect Chartered Architect	R. D. SPM NEER Varanasi Development Authority Signature Not Verified Chartered Engineer Chartered Engineer Chartered Engineer
Building Plan Application Number VDA/BP/24-25/1198 Sanctioned On 29 Mar 2025 Valid Till 21 Apr 2030 Approved By PULKIT GARG (Vice Chairman) Examined By JAY PRAKASH GUPTA (Junior engineer) Shivaji Mishra (Assistant Engineer) PRABHAT KUMAR (Executive Engineer/ Town Planner) PRABHAT KUMAR (Chief Town Planner) VED PRAKASH MISHRA (Secretary) PULKIT GARG (Vice Chairman)	
Total Plot Area : - 8599.66 Total Coverage Area : - 2451.27	Total FAR Area : - 21994.90 Total BUA Area : - 29981.32

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SERVICE PLAN



EV. POINTS

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Total Coverage Area: -	2451.27	Total BUA Area: -	29981.32

OWNER'S NAME AND SIGNATURE
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 garpestan25@gmail.com, 9026744703
 VIJAY SINGH S/O LATE RAMPHAL SINGH,
 garpestan25@gmail.com, 9026744703

ARCHITECT'S NAME AND SIGNATURE R. D. S. P. NEER
 kunal kaifa
 ca/2015/71794

Signature Not Verified
 Date: 2025-03-20
 Digitization No: 123456789

Varanasi Development Authority

Signature Not Verified
 Date: 2025-03-20
 Digitization No: 123456789

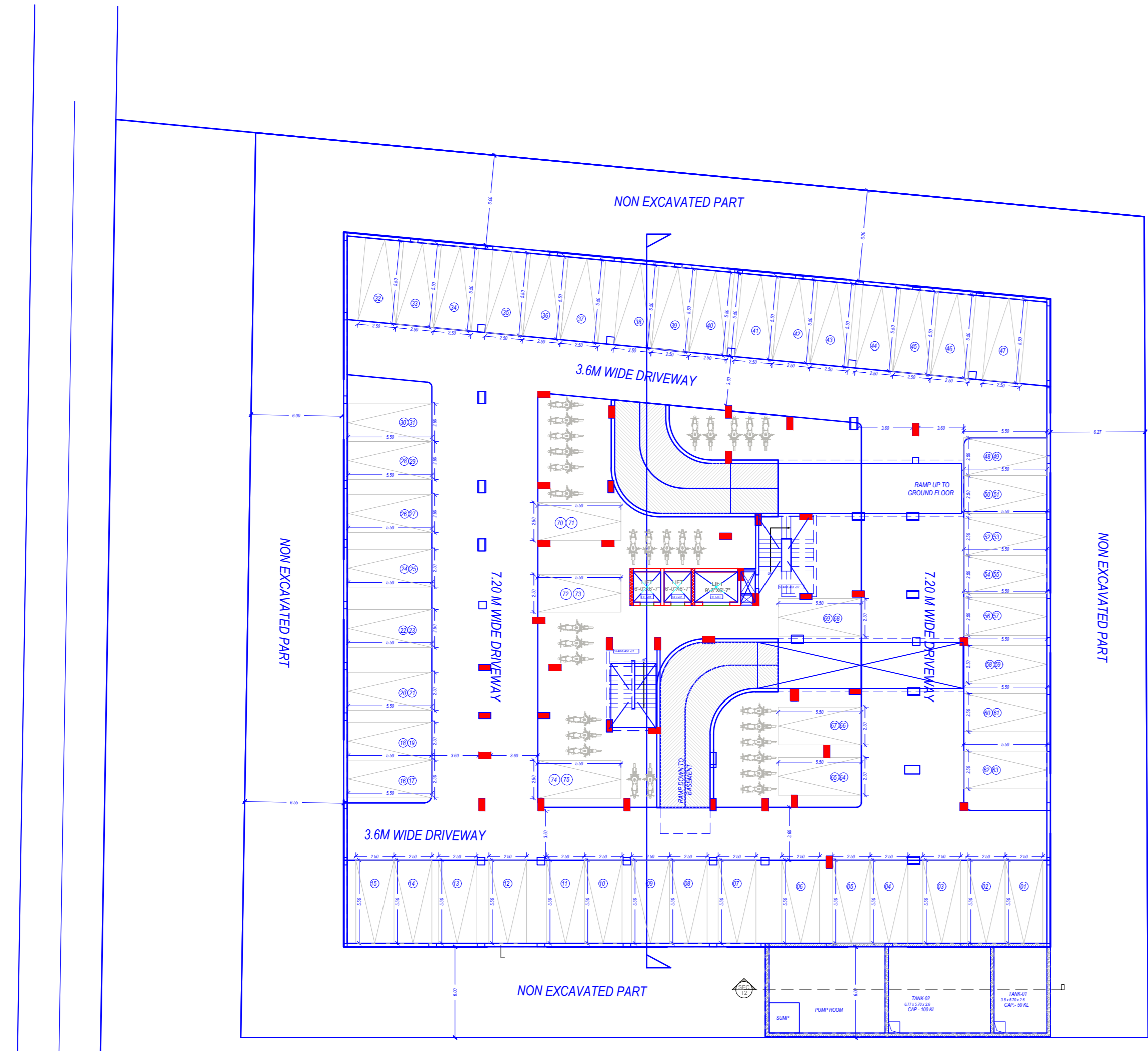
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 Shivaji Mishra (Assistant Engineer)

PRABHAT KUMAR (Executive Engineer/ Town Planner)
 PRABHAT KUMAR (Chief Town Planner)
 VED PRAKASH MISHRA (Secretary)

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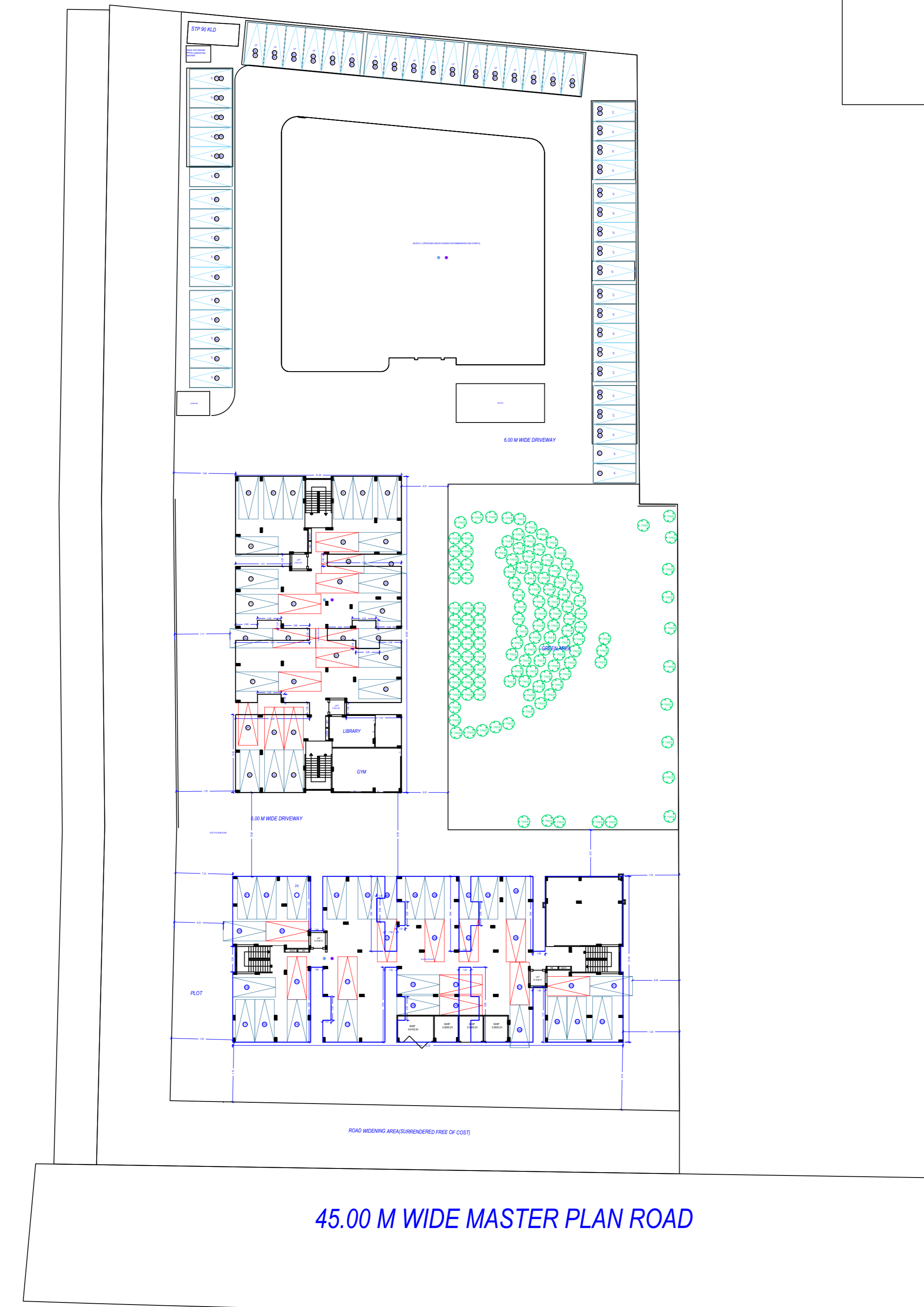
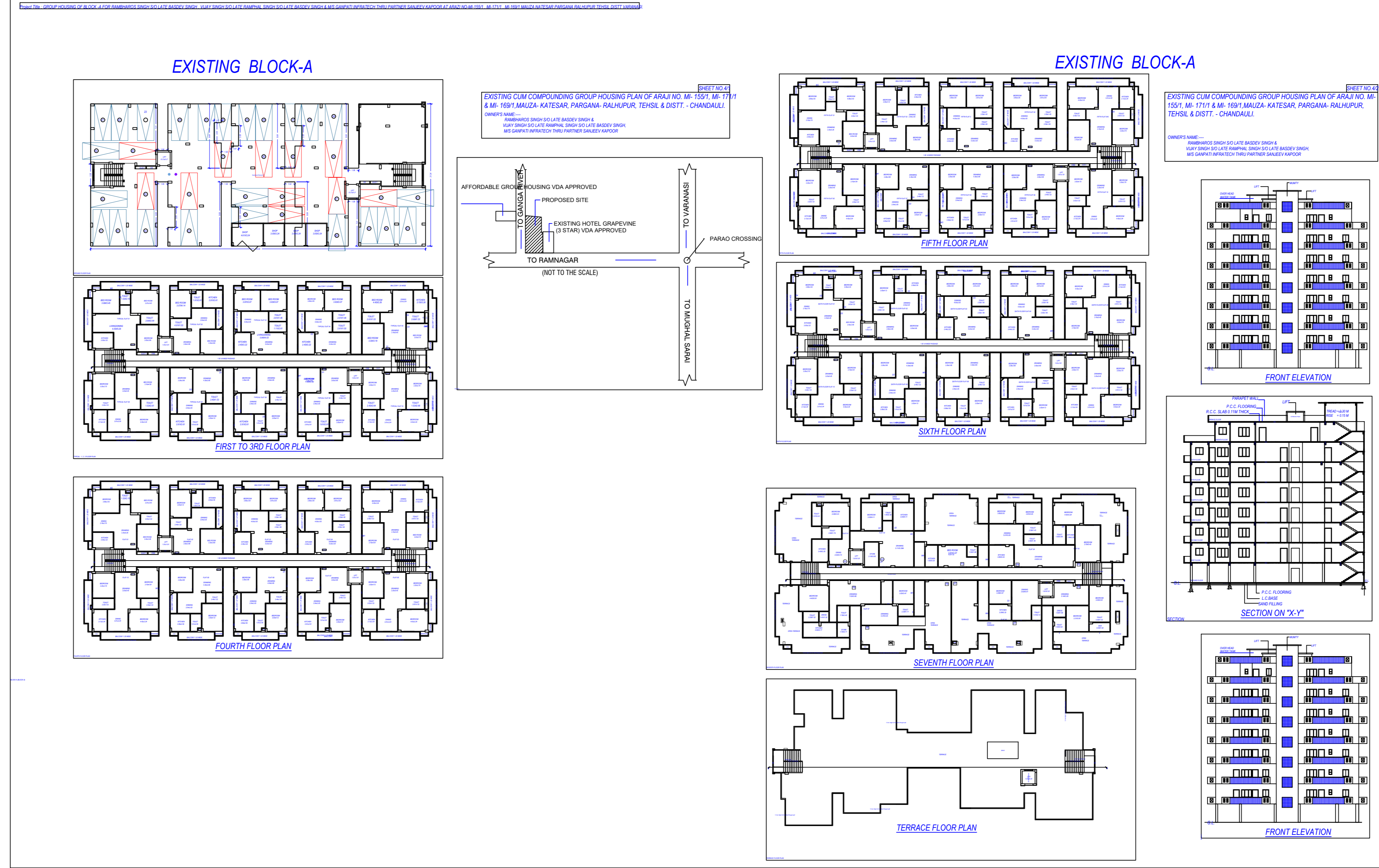
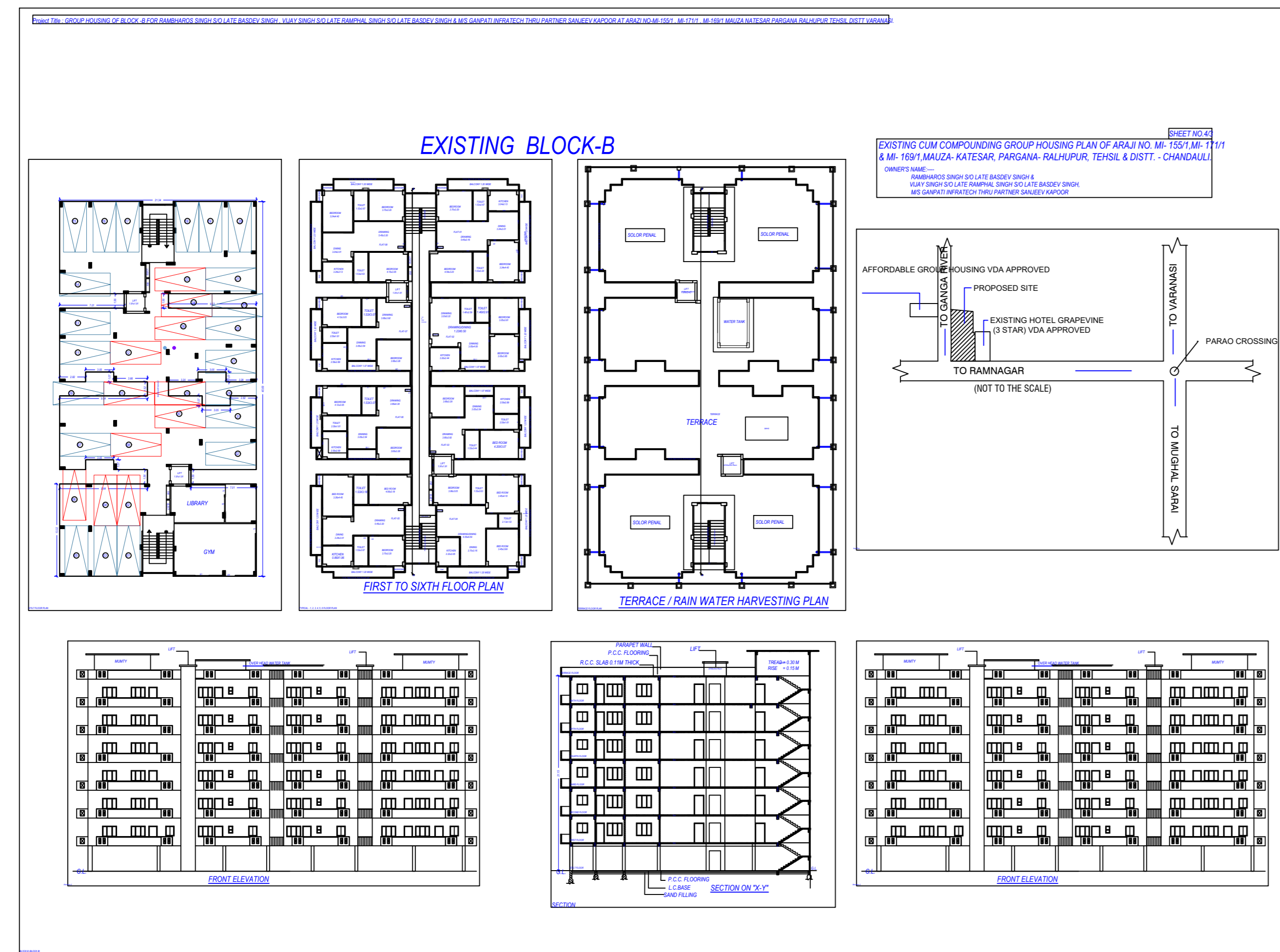
BASEMENT FLOOR PARKING PLAN



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Total Coverage Area: -	2451.27	Total BUA Area: -	29981.32

OWNER'S NAME AND SIGNATURE RAMBHAROS SINGH S/O LATE BASDEV SINGH, ganpatesan26@gmail.com, 9226744703 VIJAY SINGH S/O LATE RAMPHAL SINGH, ganpatesan26@gmail.com, 9226744703	
ARCHITECT'S NAME AND SIGNATURE kunal katra ca/2015/71794 Signature Not Verified Date: 20/03/2025 Digitization No: 123456789	
	Varanasi Development Authority 
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Approved By PULKIT GARG (Vice Chairman) Examined By JAY PRAKASH GUPTA (Junior engineer) Shivaji Mishra (Assistant Engineer) PRABHAT KUMAR (Executive Engineer/Town Planner) PRABHAT KUMAR (Chief Town Planner) VED PRAKASH MISHRA (Secretary) PULKIT GARG (Vice Chairman)	



FIRST FLOOR	SECOND FLOOR	3rd to 17th FLOOR	18th FLOOR																																																																																																																																																																																																																																																																																																																																																																																										
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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.

OWNERS NAME AND SIGNATURE
 RAMBHAROS SINGH S O LATE BASDEV SINGH,
 gopstestans2@gmail.com, 9026764703
 VIJAY SINGH S O LATE RAMPHAL SINGH,
 gopstestans2@gmail.com, 9026764703

ARCHITECTS NAME AND SIGNATURE
 PULKIT GARG NEER
 kunal kaiba
 ca/2015/71794

Signature Not Verified
 PULKIT GARG NEER
 Chartered Architect
 Varanasi Development Authority

Signature Not Verified
 PULKIT GARG NEER
 Chartered Architect
 Varanasi Development Authority

Building Plan Application Number
 VDA/BP/24-25/1198
 Sanctioned On
 29 Mar 2025
 Valid Till
 21 Apr 2030
 Approved By
 PULKIT GARG (Vice Chairman)
 Examined By
 JAY PRAKASH GUPTA (Junior engineer)
 Shivaji Mishra (Assistant Engineer)
 PRABHAT KUMAR (Executive Engineer/Town Planner)
 PRABHAT KUMAR (Chief Town Planner)
 VED PRAKASH MISHRA (Secretary)
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