

PROJECT TITLE :
REVISED & PROPOSED COMMERCIAL/ RETAIL SHOP BUILDING FOR BDMV DEVELOPERS PRIVATE LIMITED THROUGH DIRECTOR SHRI VINAYAK KUMAR PREVIOUSLY KNOWN AS VINAY KUMAR VERMA, & PRABHU JI BUILDZONE PVT LTD THRU DIRECTOR SHRI VINAYAK KUMAR PREVIOUSLY KNOWN AS VINAY KUMAR VERMA AT BEGPUR URF MIYA BAZAR TAPPA KASBA PARGANA HAVELI, TAHASIL- SADAR, DISTRICT- GORAKHPUR, ARAZI NUMBER- 121, 122, 123K, 124, 125, 126, 127

AREA STATEMENT AS PER NEW BUILDING BYELAWS-2025

| AREA DETAILS | SQ.FT | SQ.MT. |
|---|---------------------------------|-------------------------|
| NET PLOT AREA | 44111.91 | 4099.62 |
| PERMISSIBLE BASIC FAR 1.5 + PERMISSIBLE PUCHASABLE FAR(0.75) (50% OF BASIC FAR) (1.5 + 0.75=2.25) | 99251.80 | 9224.14 |
| FLOOR NAME | SQ.FT | SQ.MTS |
| BASEMENT FLOOR AREA (FREE FROM FAR) | 22534.03 | 2094.24 |
| LOWER GROUND FLOOR AREA (COMMERCIAL) | 14885.32 | 1383.39 |
| UPPER GROUND FLOOR AREA (COMMERCIAL) | 15247.47 | 1417.05 |
| FIRST FLOOR AREA (COMMERCIAL) | 15550.85 | 1445.24 |
| SECOND FLOOR AREA (COMMERCIAL) (PARTIALLY PURCHASABLE) | 15550.85 | 1445.24 |
| THIRD FLOOR AREA (COMMERCIAL) (FAR PURCHASABLE) | 15550.85 | 1445.24 |
| FOURTH FLOOR AREA (COMMERCIAL) (FAR PURCHASABLE) | 15550.85 | 1445.24 |
| FIFTH FLOOR AREA (RESIDENTIAL) (FAR PURCHASABLE) | 1484.46 | 137.96 |
| TERRACE FLOOR AREA (FREE FROM FAR) | 1245.24 | 115.72 |
| TOTAL AREA IN COMMERCIAL | 92336.19 | 8581.43 |
| TOTAL AREA IN RESIDENTIAL | 1484.46 | 137.96 |
| TOTAL AREA IN F.A.R. | 93820.65 | 8,719.39 |
| TOTAL GROUND COV. ACHIEVED | 35.25% (1445.24 sq.mt.) | |
| TOTAL ACHIEVED F.A.R. | 2.126 (8,719.39 sq.mt.) | |
| BASIC FAR + PURCHASABLE FAR (1.5 + 0.626) | (6,149.42 + 2,569.96) sq.mt. | 54 ECS ALREADY APPROVED |
| ALREADY SANCTIONED | 5474.19 SQ.MT OR 58902.28 SQ.FT | 54 ECS ALREADY APPROVED |
| ADDED NEW ACHIEVED AREA IN F.A.R. | 8719.39 - 5474.19 = 3245.2 | 3245.2 SQ.MT. |

PARKING REQUIRED FOR NEW ADDED FAR 3245.2 SQ.MT
TOTAL E.C.S. FOR COMMERCIAL 3107.04 SQ.MT @ 2.0 ECS PER 100 SQ. MTS = 62.14 OR SAY 63 ECS
TOTAL E.C.S. FOR RESIDENTIAL 137.96 SQ.MT = 1 ECS
REQUIRED PARKING FOR NEW ADDED FAR = 63+1=64 ECS
TOTAL PARKING REQUIRED = 64+54= 118 ECS

PARKING PROVIDED
IN BASEMENT - (02) MACHENIZED DOUBLE STACK PARKING = 32X2= 64 ECS
IN BASEMENT - (02) FOUR TWO WHELLER PARKING = 1 ECS & 2 SQ.MT. FOR 1 TWO WHELLER
PROVIDE SPACE FOR TWO WHELLER PARKING 714.06 SQ.MT. OR 714.06/2= 357.03 SQ.MT. & 357.03 /4= 89.25 OR 90 ECS
TOTAL PARKING PROVIDED = 64+90= 154 ECS

SHEET NO:- 01
OPENING SCHEDULE

| OPENING | WIDTH | HEIGHT | STAIR DETAIL |
|---------------|-------|--------|------------------------------------|
| DOOR D | 3'6" | 7'0" | RISE= 150mm TREAD= 300mm |
| DOOR D1 | 3'0" | 7'0" | |
| DOOR D2 | 2'6" | 7'0" | Drawn by:- Ar. Abhimanyu Patwa |
| WINDOW W1 | 6'0" | 4'0" | QC by:- |
| WINDOW W2 | 5'0" | 4'0" | Ckd. by:- Ar. Ashish Srivastava |
| WINDOW W3 | 3'0" | 4'0" | |
| VENTILATOR V1 | 3'0" | 1'6" | |

NOTES:-

- THE OWNERS SHALL BE LIABLE TO OBTAIN N.O.C. AND VARIOUS OTHER COMPLIANCE OF FOLLOWING DEPARTMENTS WHEREVER APPLICABLE.
 - FIRE DEPARTMENT
 - UTTAR PRADESH POLLUTION CONTROL BOARD (UPPCB)
 - ENERGY CONSERVATION BUILDING CODE (ECBC)
 - ENVIRONMENTAL CLEARANCE
 - AIRPORT AUTHORITY OF INDIA (AAI)
 - CENTRAL GROUND WATER AUTHORITY (CGWA)
 - LOCAL DEVELOPMENT AUTHORITY
 - REAL ESTATE REGULATORY AUTHORITY (RERA) REGISTRATION AND UPDATION AS PER GUIDELINES.
- ALL THE TITLE PAPERS AND OWNERSHIP ARE AS PER DOCUMENTS PROVIDED BY THE OWNER AND ARCHITECTURAL FIRM SHALL NOT BEAR ANY LIABILITY IF THERE IS ANY CONFLICT IN OWNERSHIP.
- THE SITE SAFETY OF HUMAN LIFE AND PROPERTIES OF THE PROJECT AND AROUND THE PROJECT SHALL BE WHOLE RESPONSIBILITY OF CONTRACTORS, SITE ENGINEER, OWNER OF THE PROJECT, THE ARCHITECT SHALL NOT BE LIABLE FOR ANY UNTOWARD ACCIDENT HAPPENING ON SITE.
- FOR PERFORMING ANY DEVELOPMENT WORK, ALL THE NECESSARY SANCTIONED DRAWINGS FROM THE DEVELOPMENT AUTHORITY, FIRE DEPARTMENT, UPPCB, AND OTHER DEPARTMENTS SHALL BE TAKEN INTO ACCOUNT AND IN NO CASE ANY DEVIATION TO BE DONE WITHOUT INFORMING THE ARCHITECT AND THE OWNER OF THE PROJECT.

OWNER'S SIGN.

ARCHITECT: ASHISH SRIVASTAVA
B.ARCH

ASHISH SRIVASTAVA
ARCH. A.I.I.A.
ARCHITECT
C.S.A. Reg. No. 0459721613

ARCHITECTS CORE

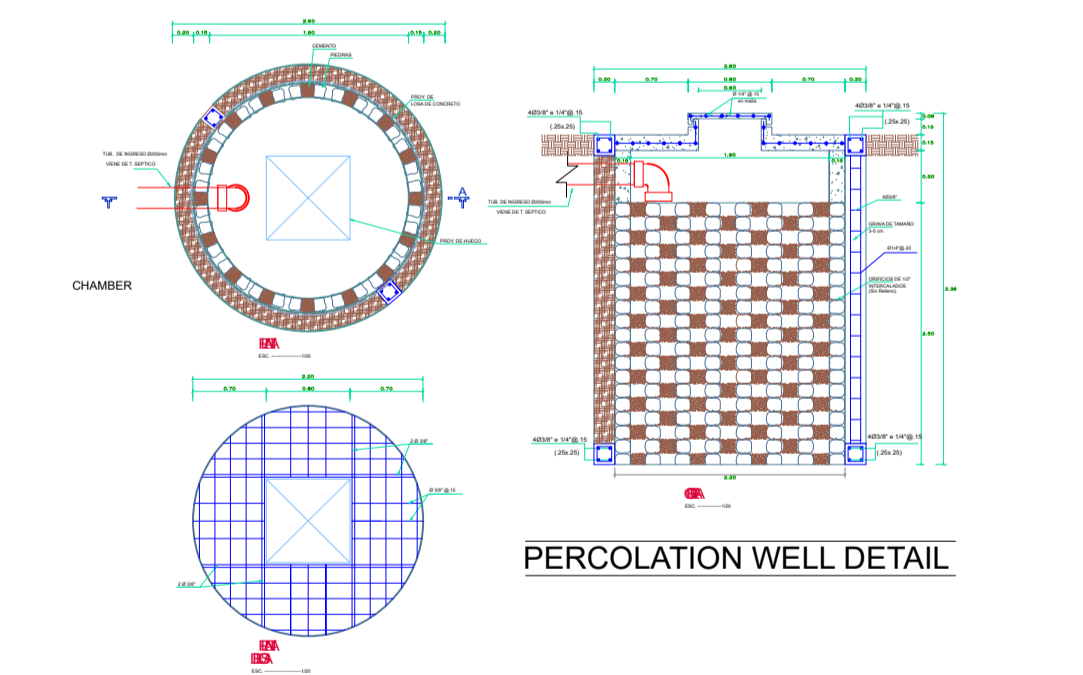
H.No.-935.D (Multi Anchal)
Garakhnath
Rail Way X-ing
Gorakhpur, (U.P.)

The Ayodhya das trade centre,
Vijay Chowk,
Gorakhpur, (U.P.)

TEL:-0551-3094813(O),0551-2255290(R),94153-21836(MOB.)

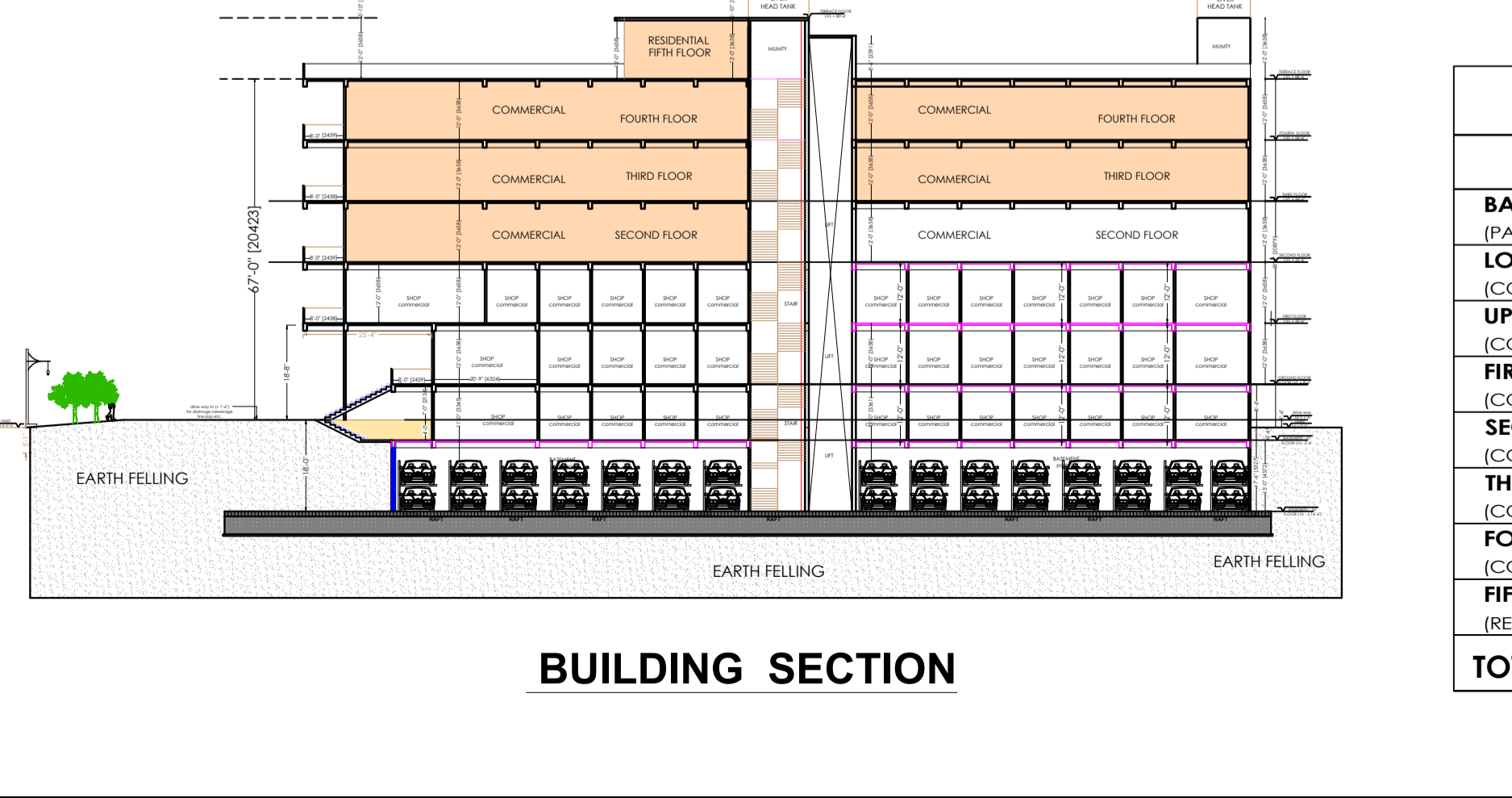
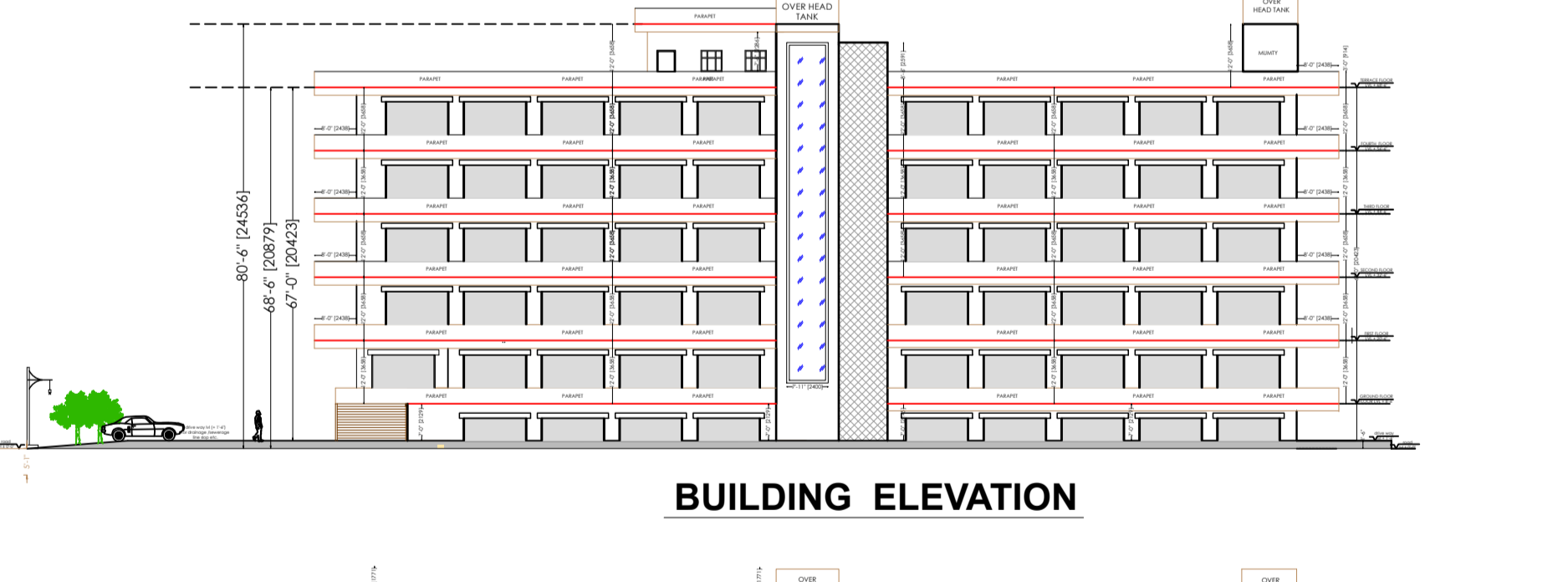
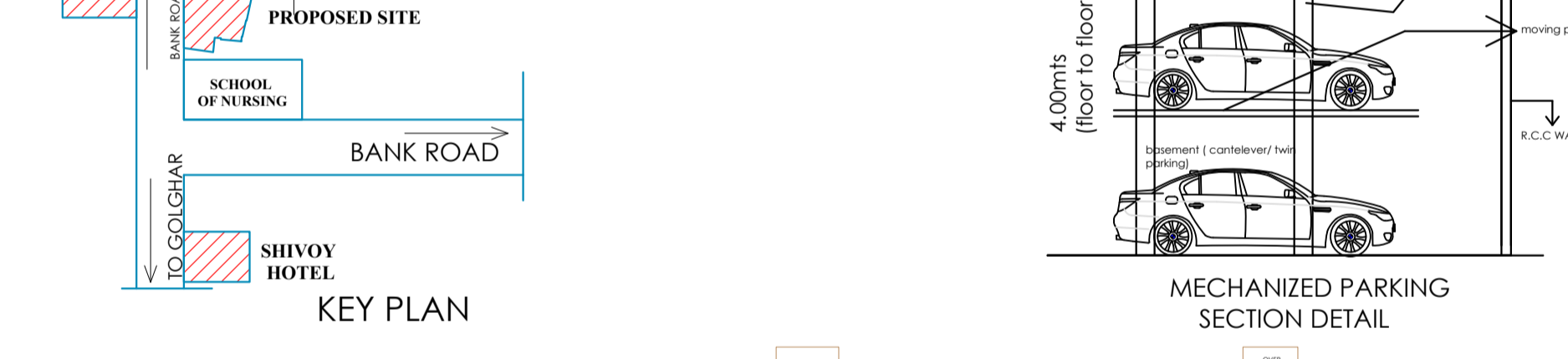
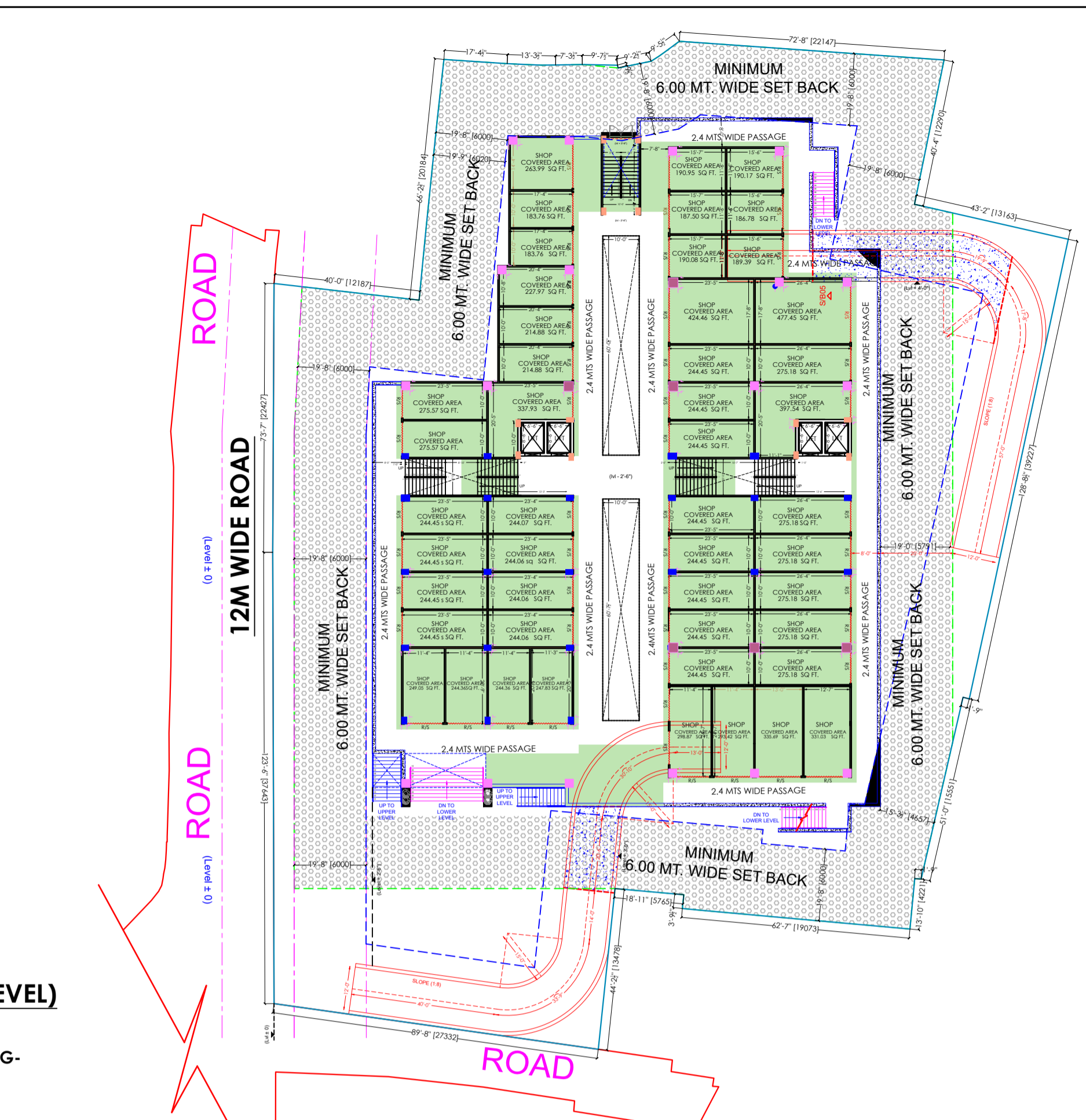
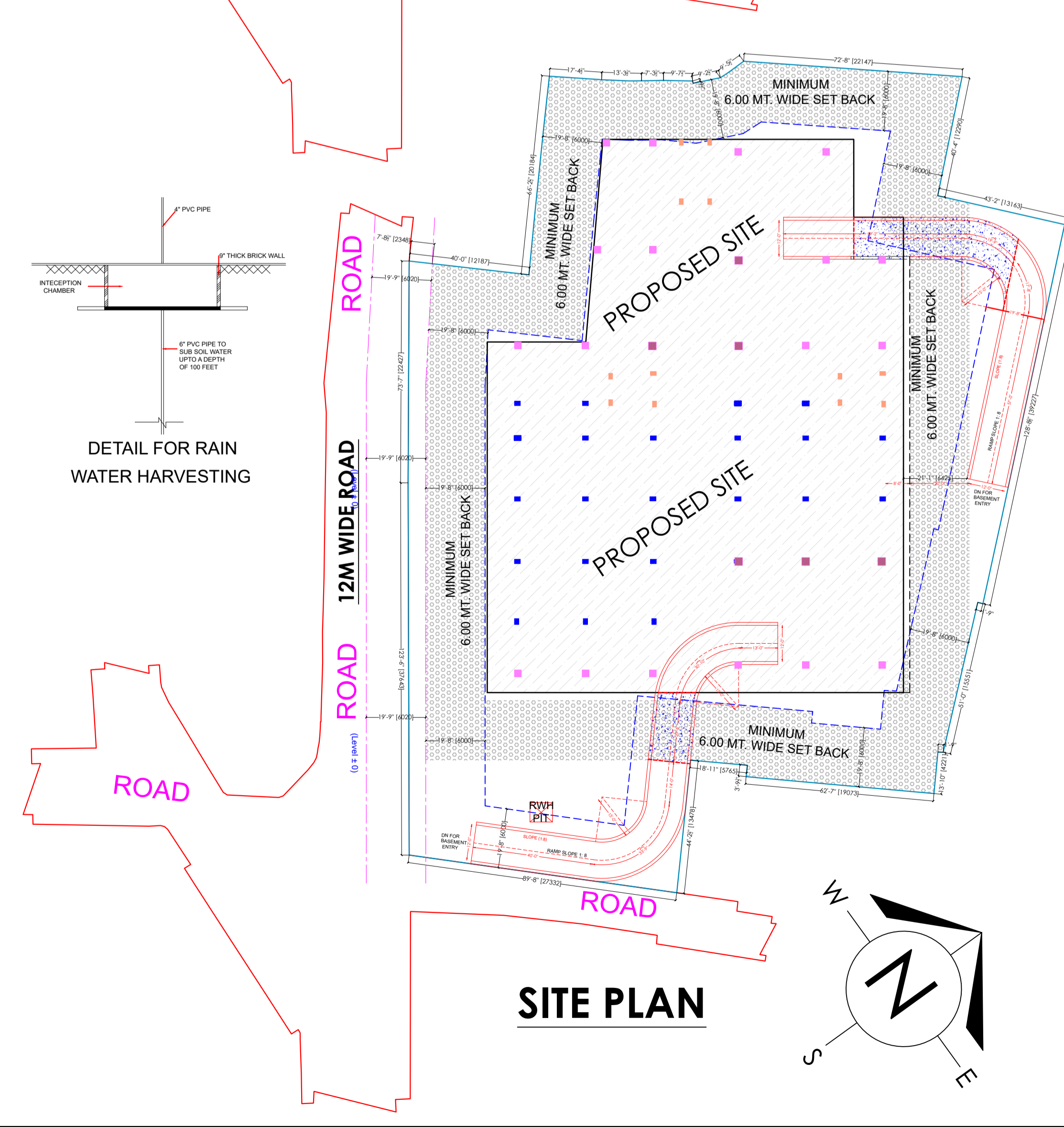
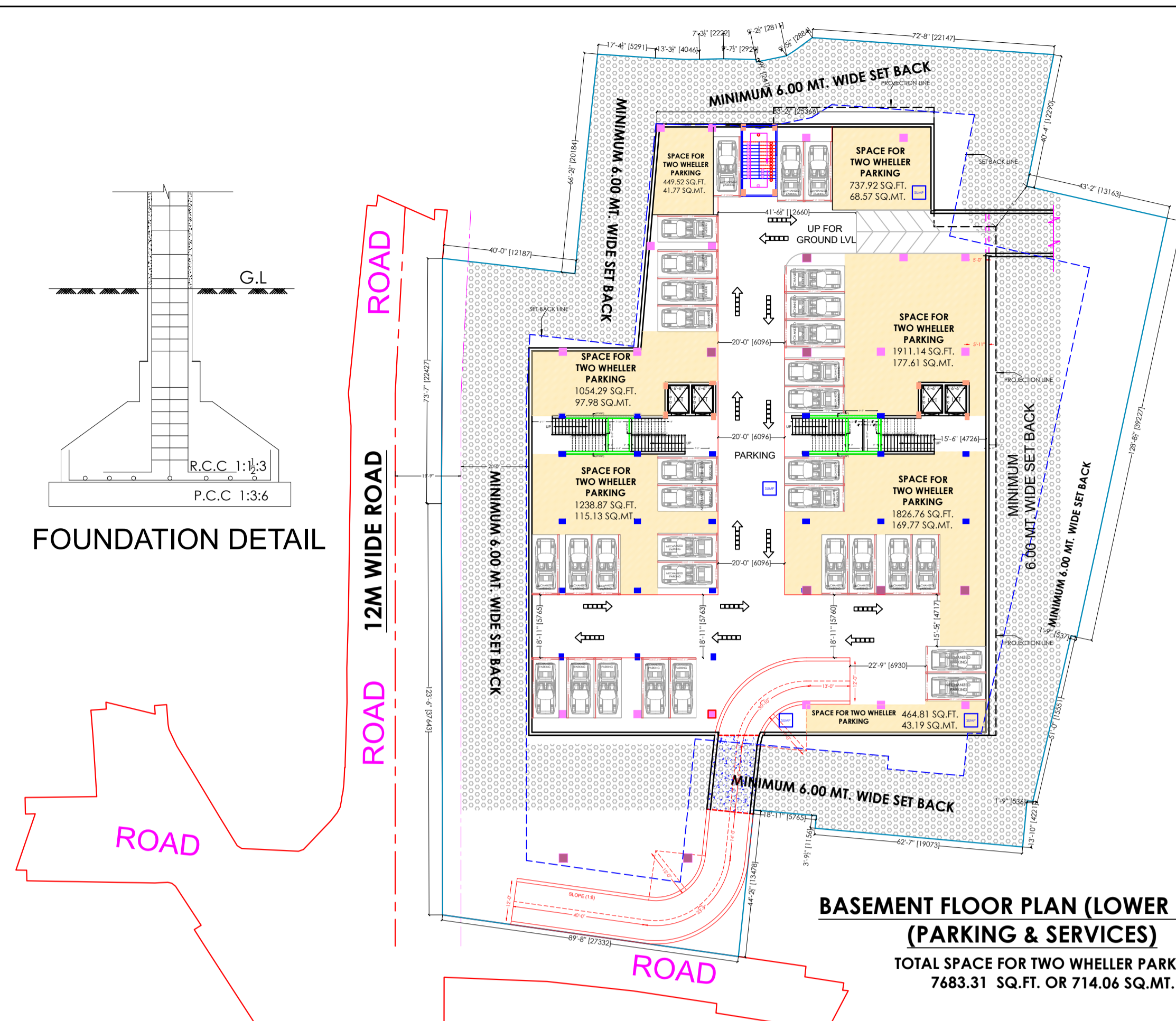
| FILE NO | GKDA/BP/24-25/0963 | SHEET | 1/7 |
|---|--------------------|-------------------------------------|--------------|
| SUBMISSION DATE | SUBMISSION DATE | SCALE | 1:100 |
| AREA STATEMENT | | VERSION NO: | 1.0.96 |
| | | VERSION DATE: | 28/10/2024 |
| PROJECT DETAIL: | | | |
| Authority: Gorakhpur Development Authority | | Plot Use: Commercial | |
| Authority Class: Category C | | Plot Sub Use: Retail Shop | |
| Authority Grade: Development Authority (DA) | | Development Plan: Other | |
| Case Track: Regular | | Land Use Zone: Commercial use Zone | |
| Project Type: Building Permission | | Land Sub Use Zone: Other Commercial | |
| Nature of Development: NEW | | Layout Type: NA | |
| Development Area: Existing Built Up Area/Constructed | | | |
| Sub Development Area: City Area | | | |
| Special Project: NA | | | |
| Site Address: District: Gorakhpur, Tehsil: Gorakhpur, Village: NA | | | |
| AREA DETAILS: | | Sq.Mts. | |
| 1. Area of Plot as per record | | 4251.17 | |
| Document Area | | 4099.62 | |
| As per site condition | | 4099.62 | |
| Area of Plot Considered | | 4099.62 | |
| 2. Deduction for | | | |
| (a) Proposed roads | | 0.00 | |
| (b) Any reservations | | 0.00 | |
| Total (a + b) | | 0.00 | |
| 3. Net Area of plot (1 - 2) AREA OF PLOT | | 4099.62 | |
| Green and open space | | 429.42 | |
| Plot Area For Coverage | | 3670.21 | |
| Green and open space | | 409.96 | |
| Plot Area For FAR | | 3689.66 | |
| Perm. FAR Area (1.50) | | 5534.49 | |
| Total Perm. FAR area (1.50) | | 5534.49 | |
| Total Built up area permissible at: | | | |
| Permissible Coverage area (60.00 %) | | 2202.13 | |
| Proposed Coverage Area (55.65 %) | | 2042.62 | |
| Total Prop. Coverage Area (55.65 %) | | 2042.62 | |
| Balance coverage area (4.35 %) | | 159.51 | |
| Proposed Area at: | | | |
| | Proposed Built up | Existing Built up | Proposed FAR |
| Basement First Floor | 2025.14 | 0.00 | 12.61 |
| Basement Second Floor | 2047.81 | 0.00 | 895.06 |
| Ground Floor | 2033.43 | 0.00 | 1980.97 |
| First Floor | 2017.48 | 0.00 | 1916.28 |
| Second Floor | 938.76 | 0.00 | 869.28 |
| Terrace Floor | 55.63 | 0.00 | 0.00 |
| Total Area: | 9118.25 | 0.00 | 5474.20 |
| Total FAR Area: | | | 5474.19 |
| Total Built Up Area: | | | 9118.25 |
| Proposed FAR consumed: | | | 1.48 |
| C. Tenement Statement | | | |
| 4. Tenement Proposed At: | | | |
| G.F. | | 3.00 | |
| All Floors | | 10.00 | |
| 5. Total Tenements (3 + 4) | | 13 | |
| F. Parking Statement | | | |
| 1. Parking Space Required as per Regulations: | | 742.50 | |
| 2. Proposed Parking Space: | | 2414.60 | |

We hereby certify that the said proposal has been prepared and complies with the following provisions:- Para 2.1.2, 2.7.2 and 2.7.3 of Building bye-laws and Zoning Regulations 2025 are complied and the proposed construction is as per Master Plan/ Zonal Plan, Building bye-laws and Zoning Regulations applicable to the area. We are not opting for auto approval. We request you to kindly cross check the map on the given parameters and then approve the map.



BUILTUP AREA

| FLOOR NAME | SQ.FT | SQ.MTS |
|--|-----------|-----------|
| BASEMENT FLOOR AREA (PARKING) (FREE FROM FAR) | 22534.03 | 2094.24 |
| LOWER GROUND FLOOR AREA (COMMERCIAL) | 21027.06 | 1,954.18 |
| UPPER GROUND FLOOR AREA (COMMERCIAL) | 21027.06 | 1,954.18 |
| FIRST FLOOR AREA (COMMERCIAL) | 21969.79 | 2,041.80 |
| SECOND FLOOR AREA (COMMERCIAL) | 21969.79 | 2,041.80 |
| THIRD FLOOR AREA (COMMERCIAL) | 21969.79 | 2,041.80 |
| FOURTH FLOOR AREA (COMMERCIAL) | 21969.79 | 2,041.80 |
| FIFTH FLOOR AREA (RESIDENTIAL) | 3875.32 | 360.15 |
| TOTAL BUILTUP AREA | 156342.63 | 14,529.98 |



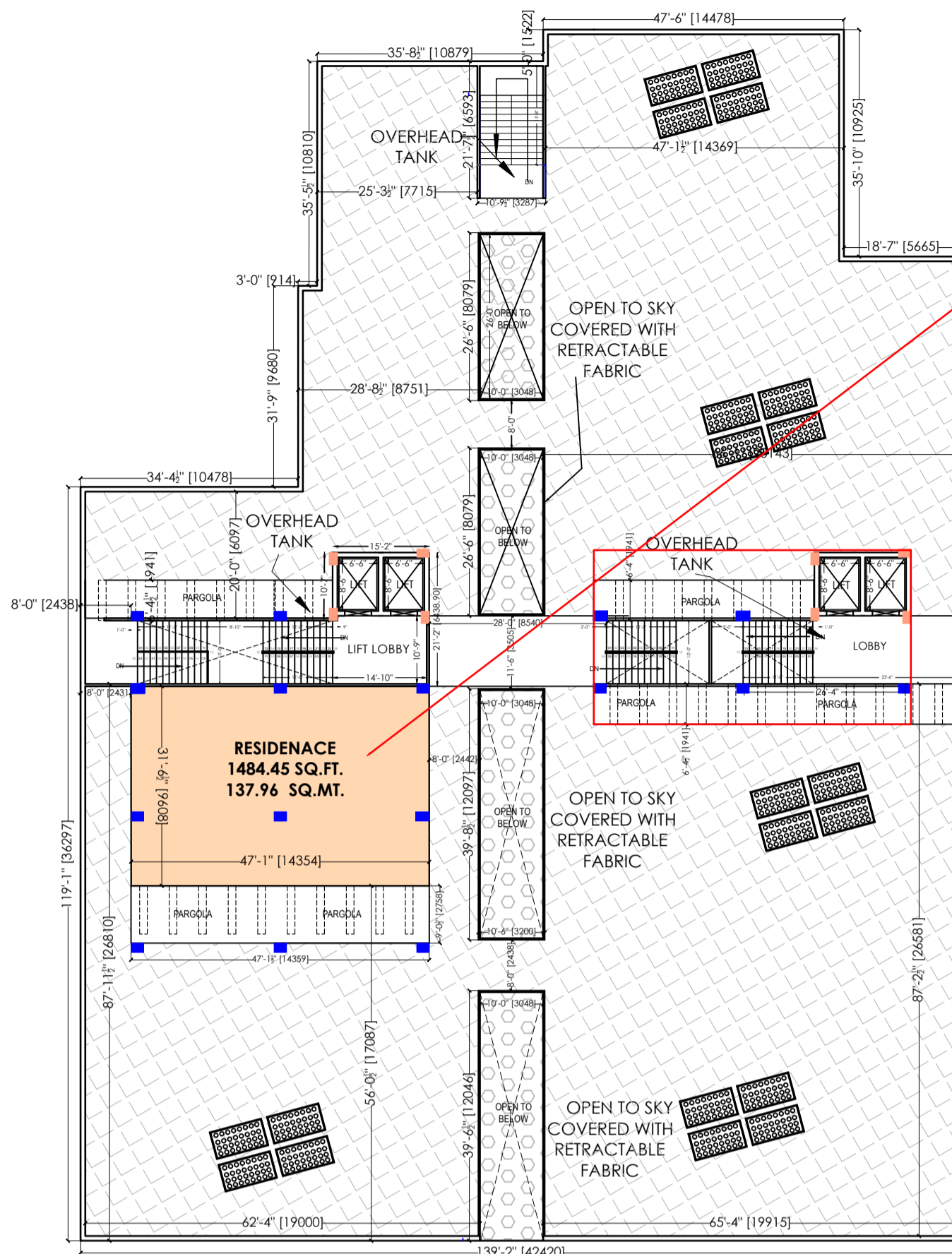
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**ALREADY SANCTIONED AS
MAP NO- GKDA/BP/24-25/0963**

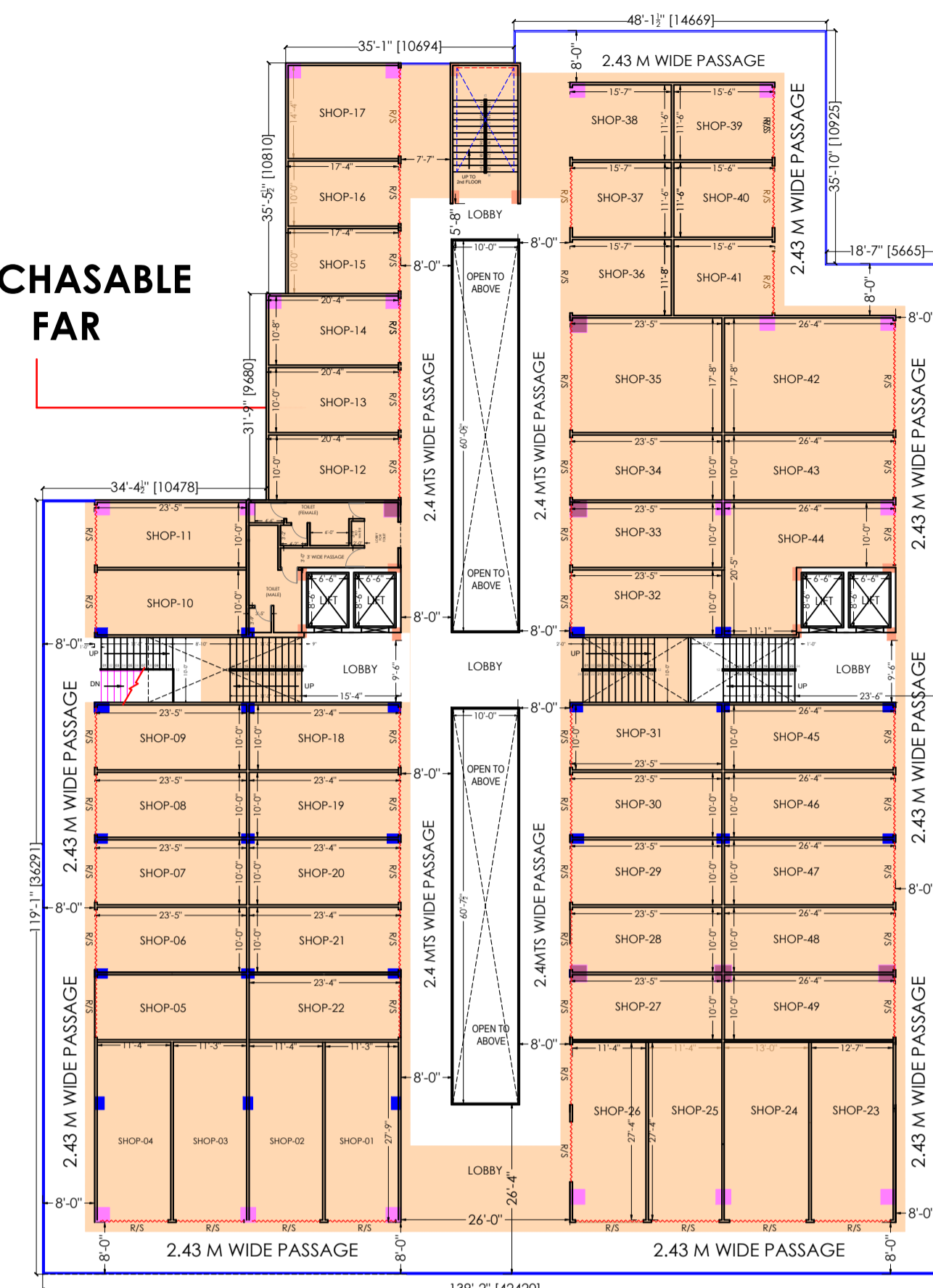
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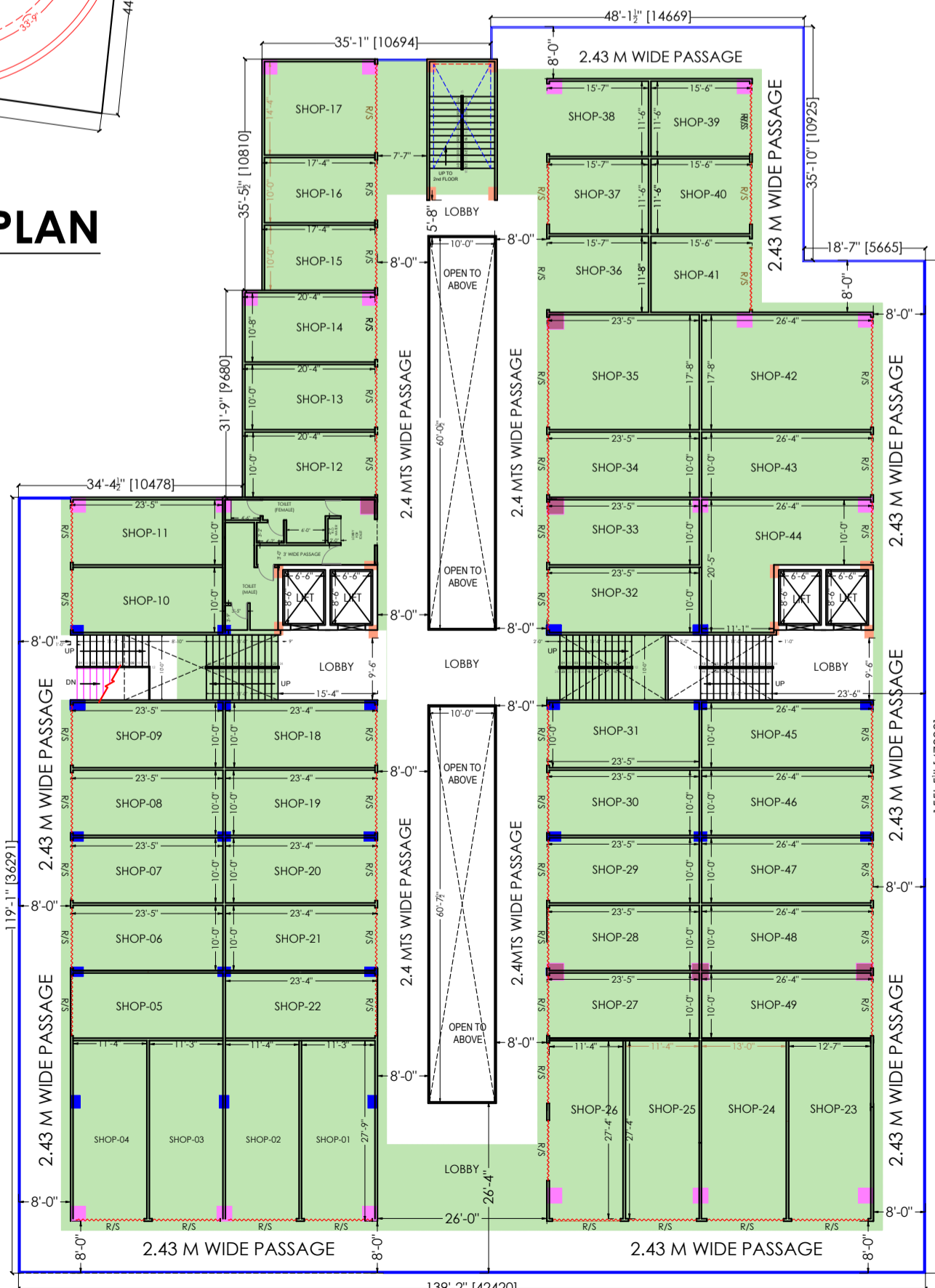
**UPPER GROUND FLOOR PLAN
(COMMERCIAL)**



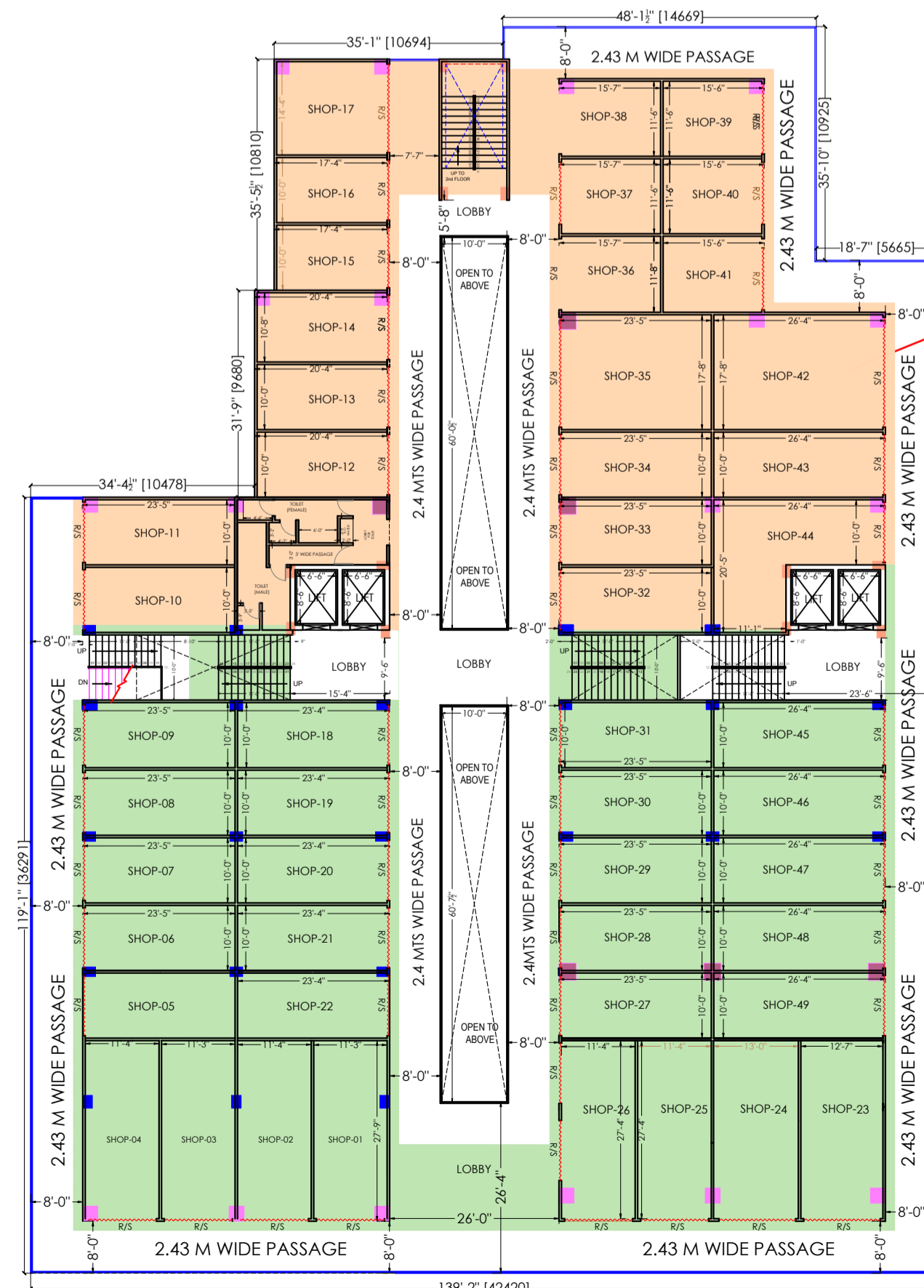
FIFTH & TERRACE FLOOR PLAN



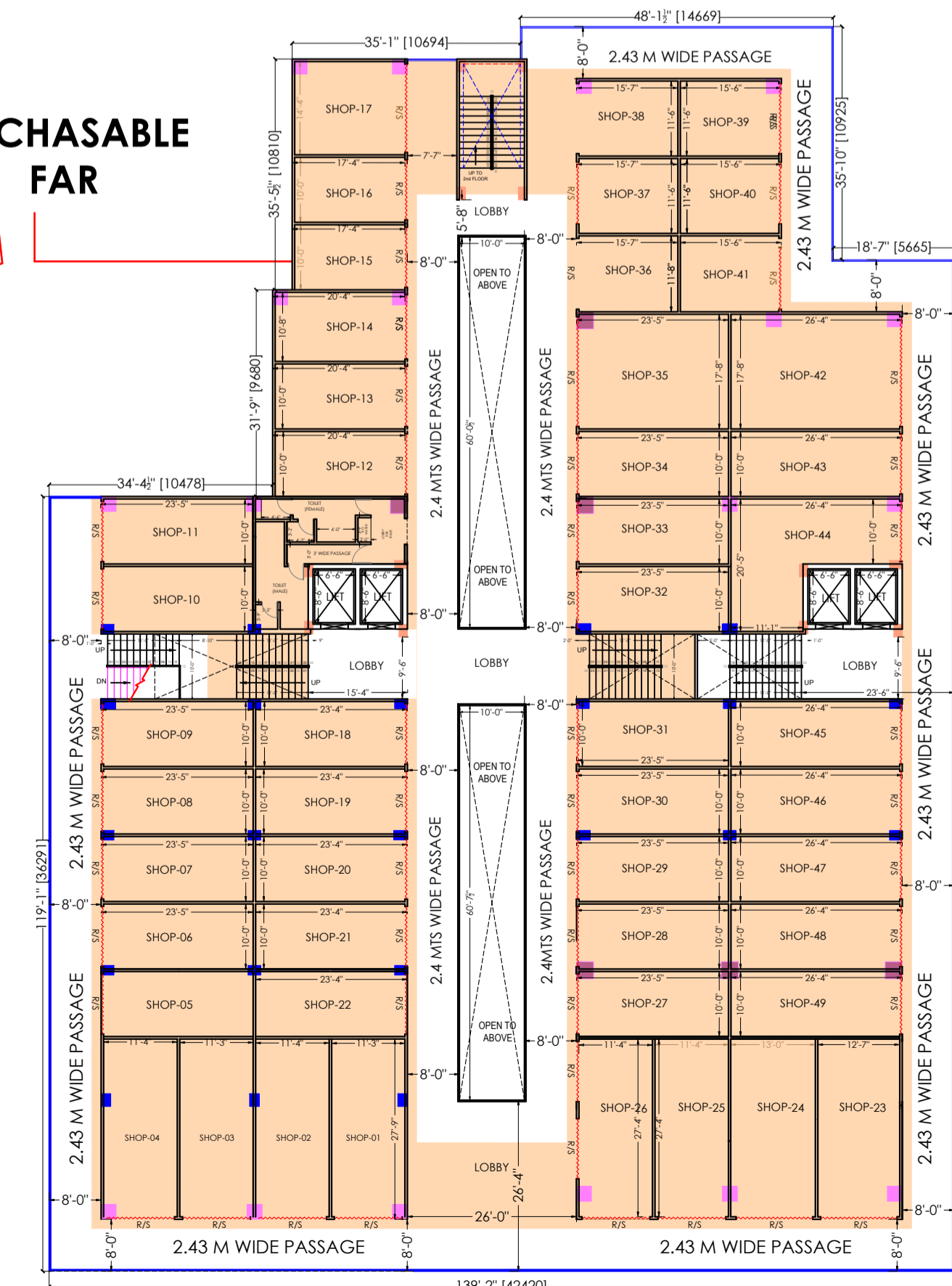
FOURTH FLOOR PLAN (COMMERCIAL)



FIRST FLOOR PLAN (COMMERCIAL)



SECOND FLOOR PLAN (COMMERCIAL)



THIRD FLOOR PLAN (COMMERCIAL)

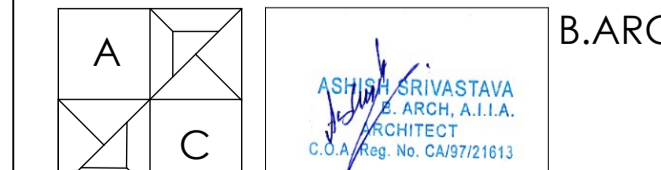
SHEET NO:- 02

- NOTES:-**
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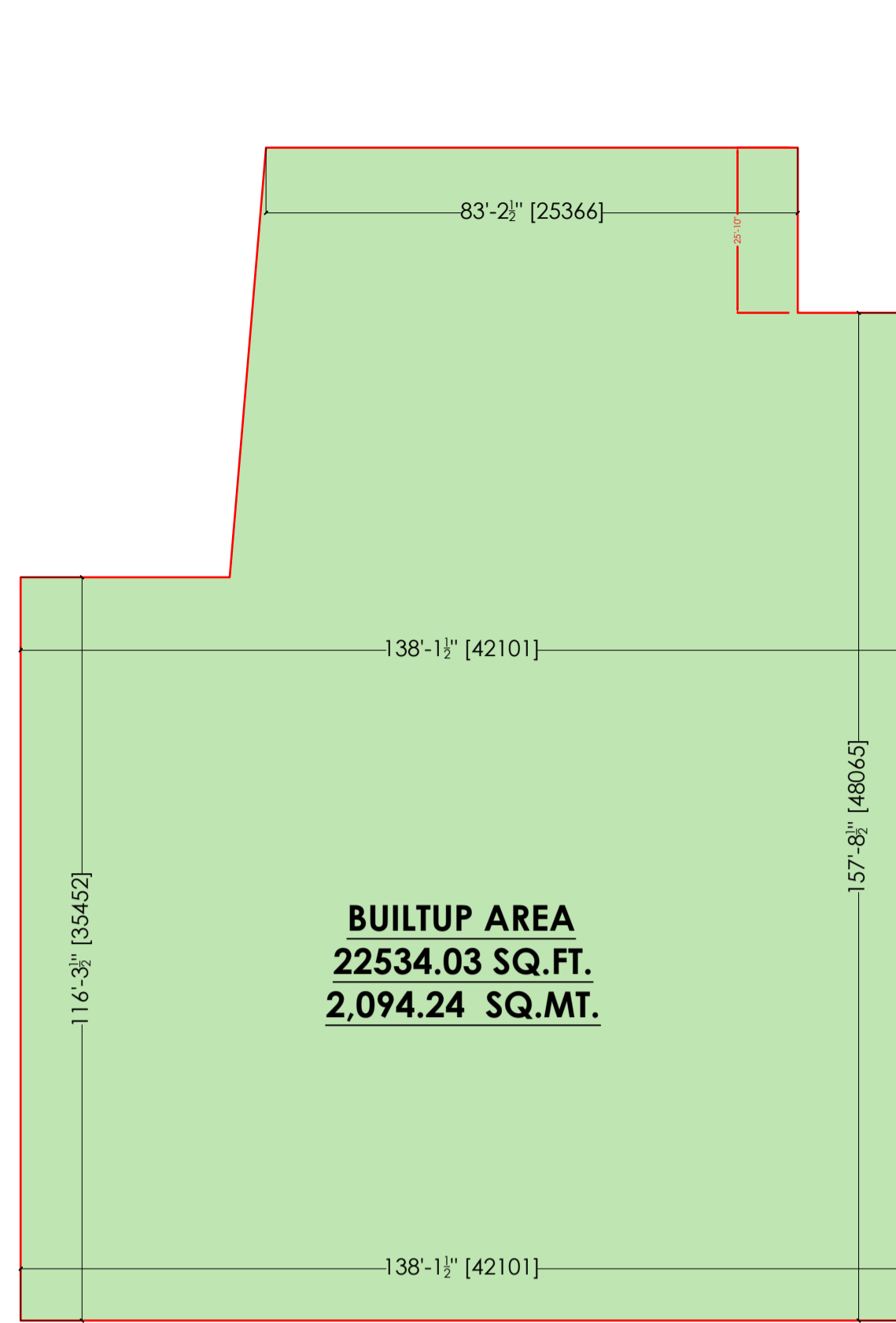
OWNER'S SIGN.

ARCHITECTS CORE

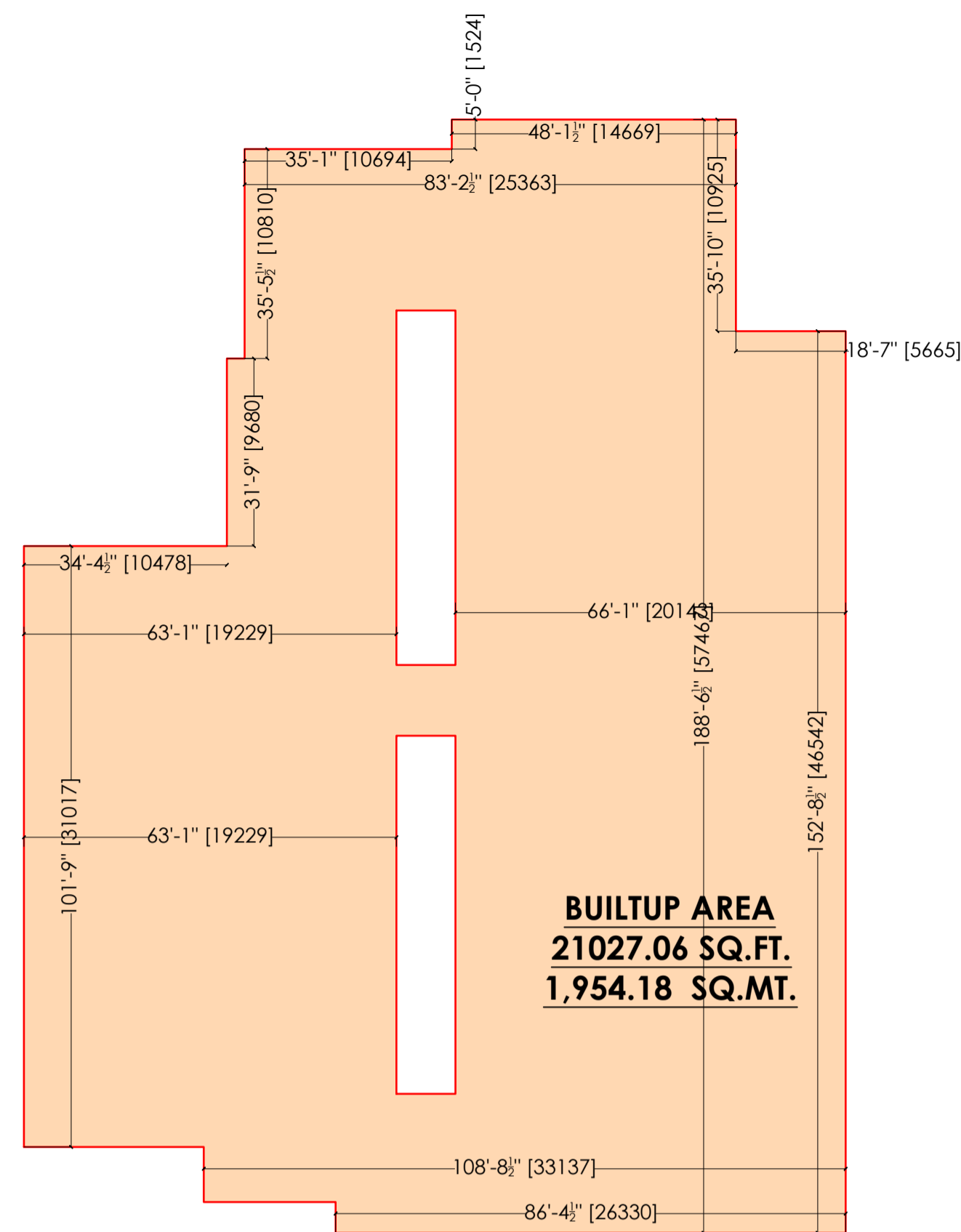
ARCHITECT: ASHISH SRIVASTAVA
B.ARCH



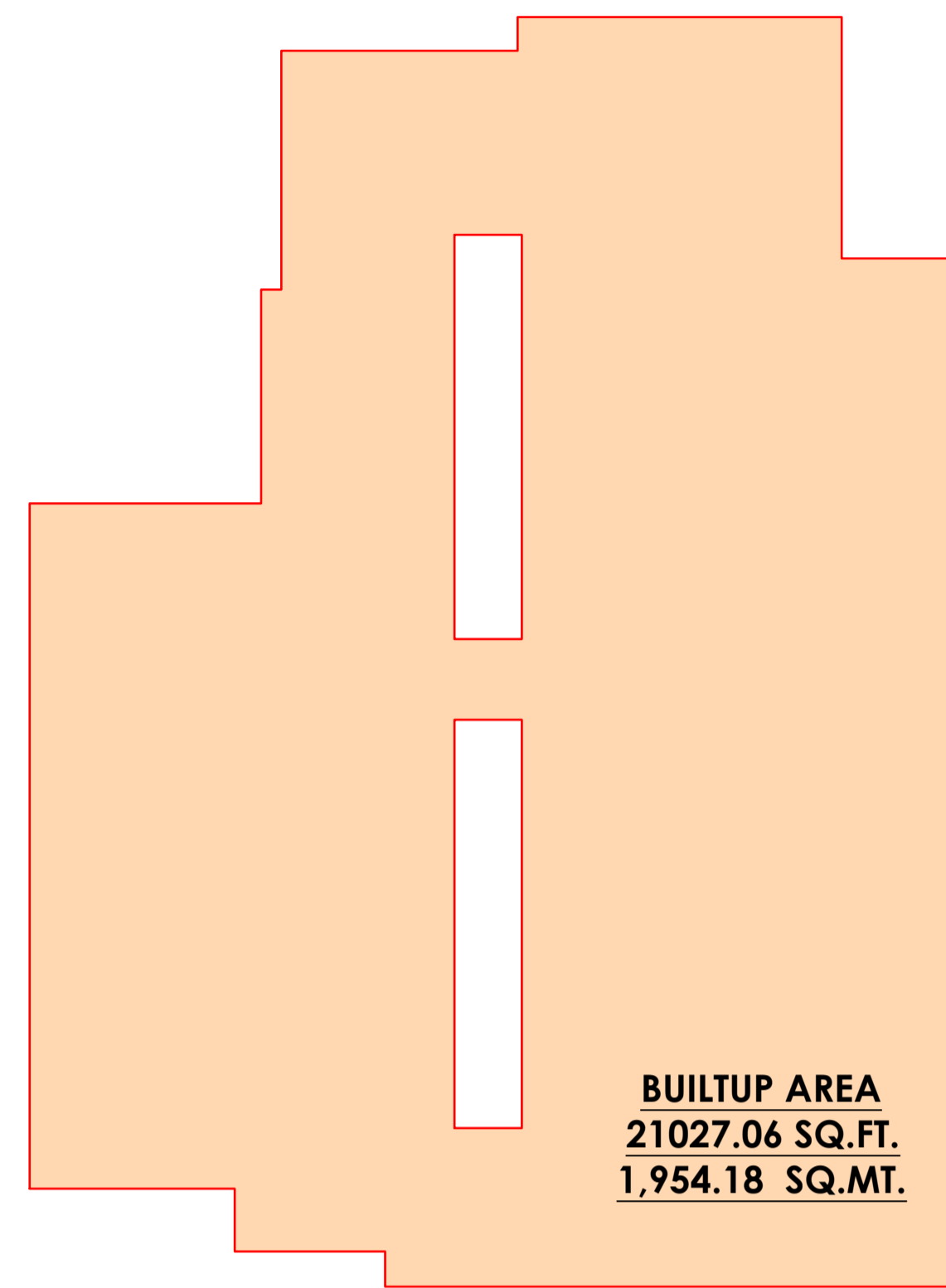
H.No.-935,D (Matri Anchal)
Gorakhpur
Rail Way X-ing
Gorakhpur, (U.P.)
The Ayodhya das trade centre
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Gorakhpur, (U.P.)
TEL:-0551-3094813(O),0551-2255290(R),94153-21836(MOB.)



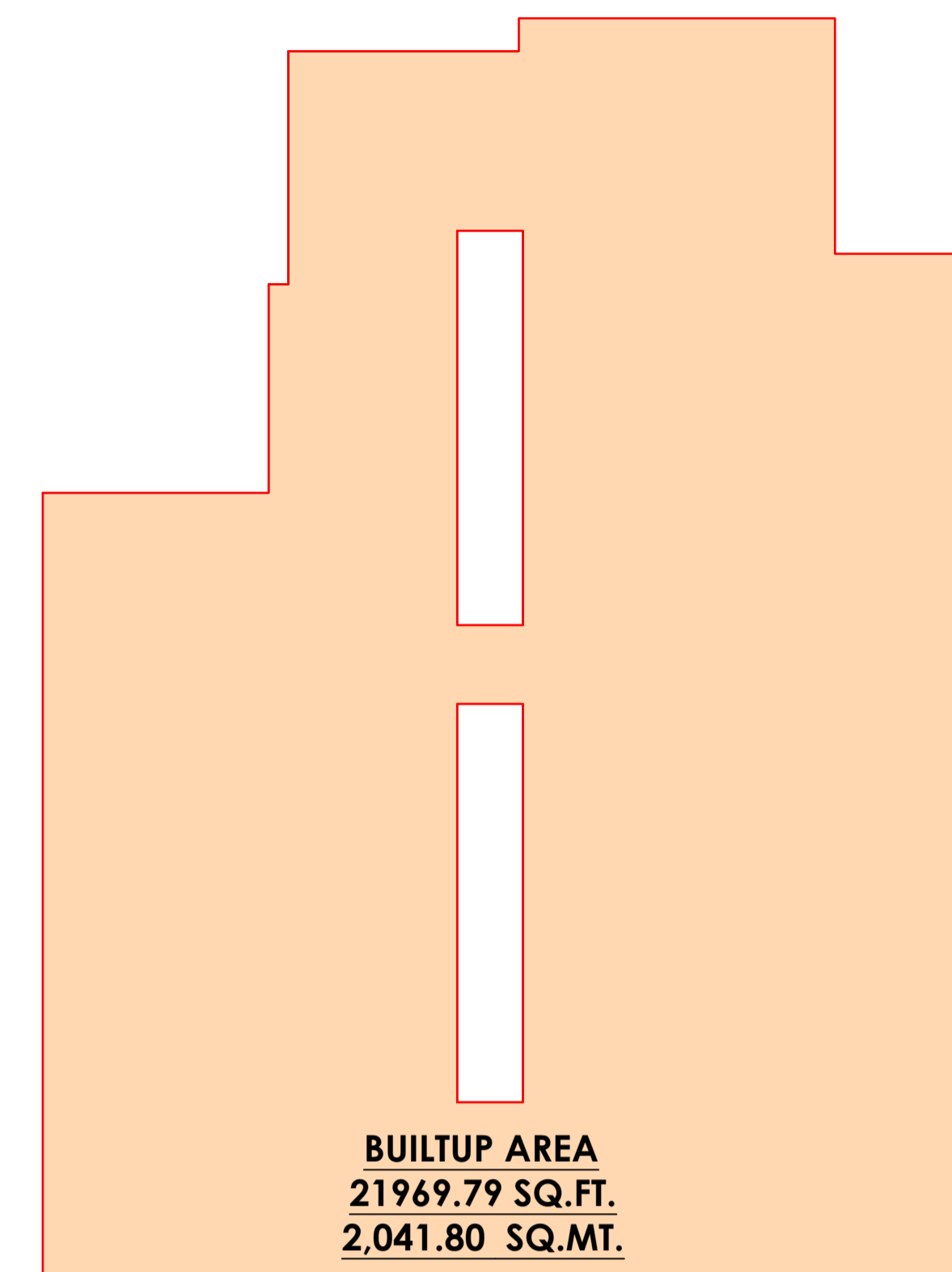
BASEMENT FLOOR PLAN (LOWER LEVEL)
(PARKING & SERVICES)



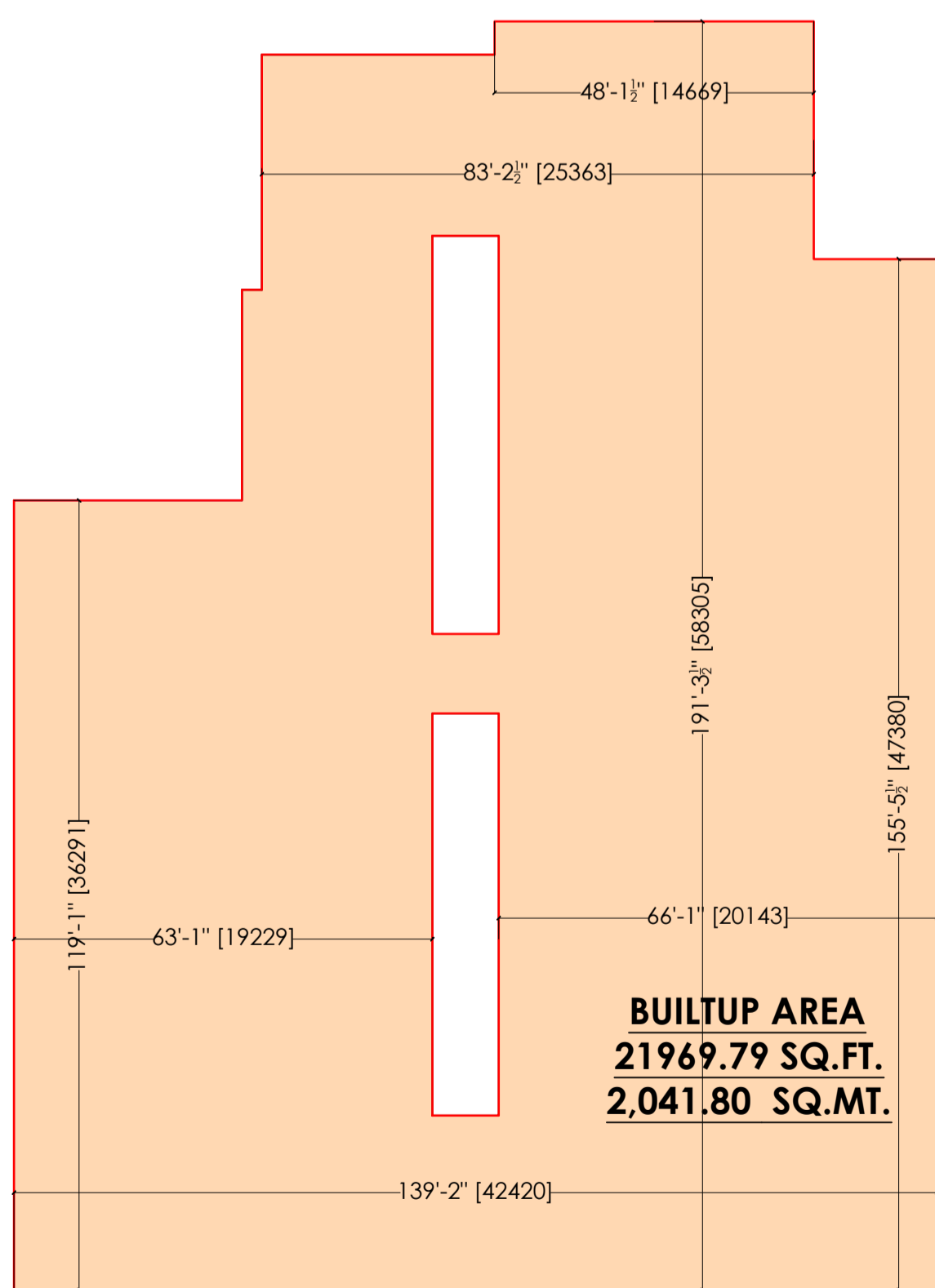
LOWER GROUND FLOOR PLAN
(COMMERCIAL)



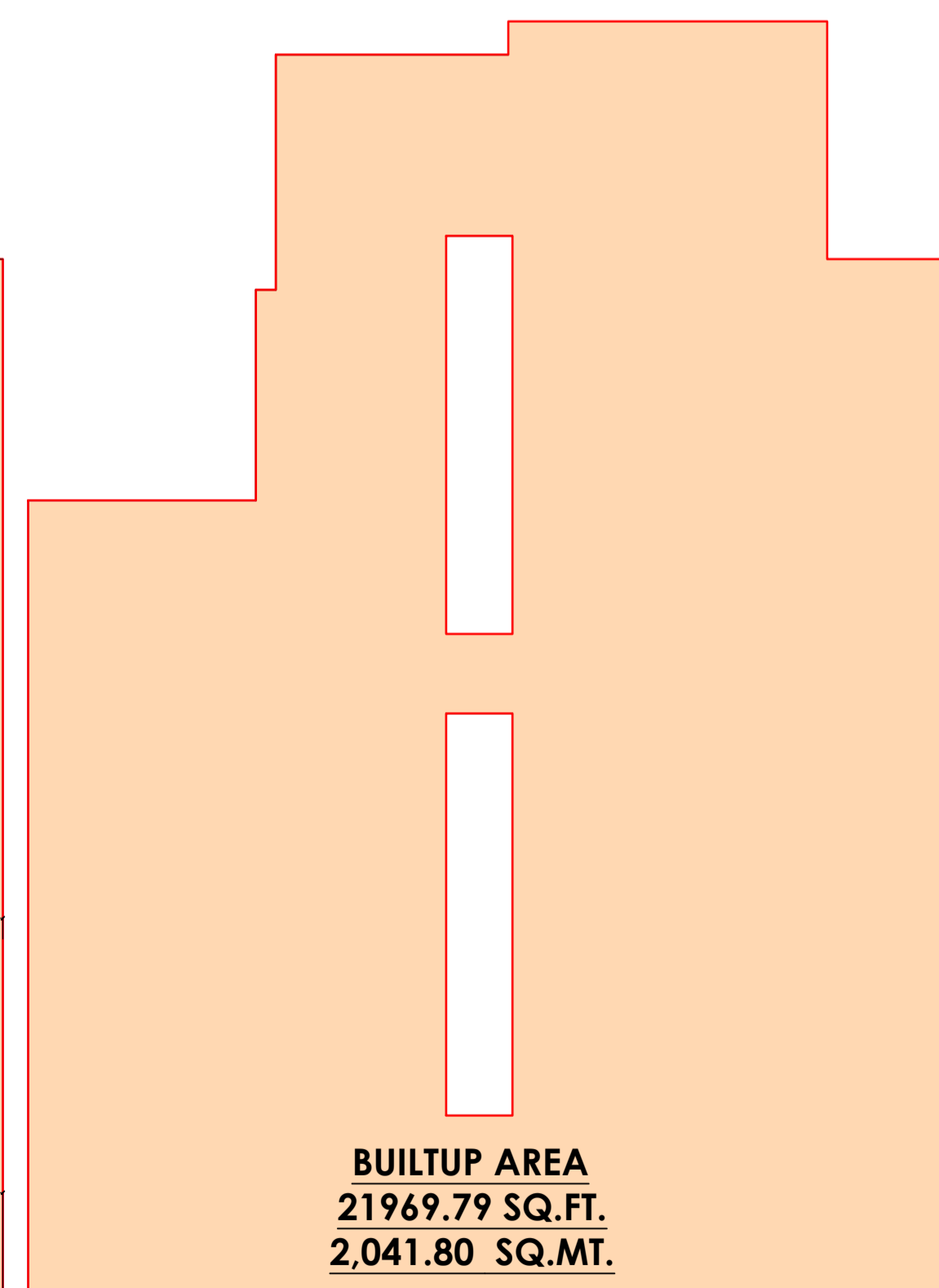
GROUND FLOOR PLAN (COMMERCIAL)



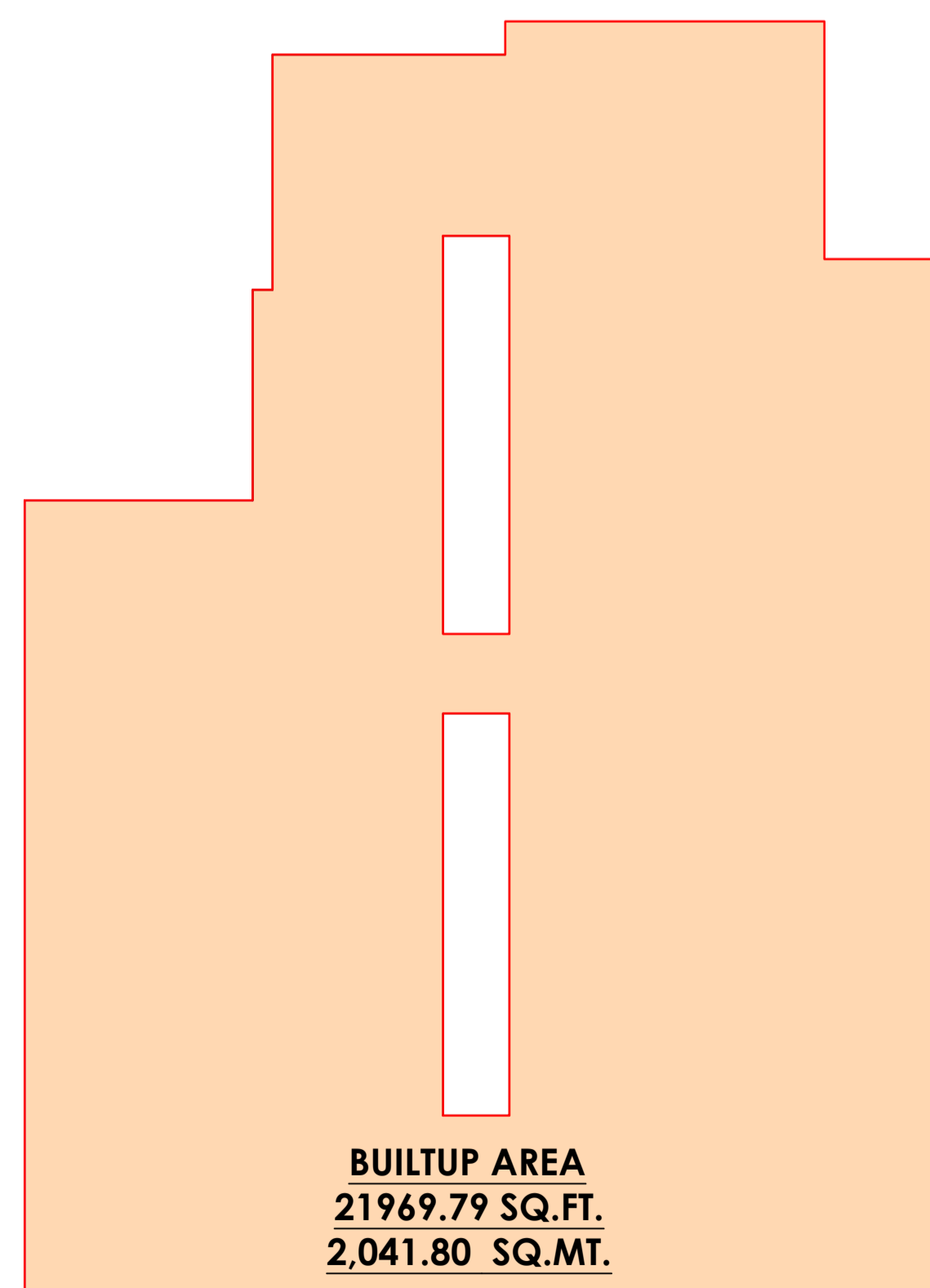
FIRST FLOOR PLAN (COMMERCIAL)



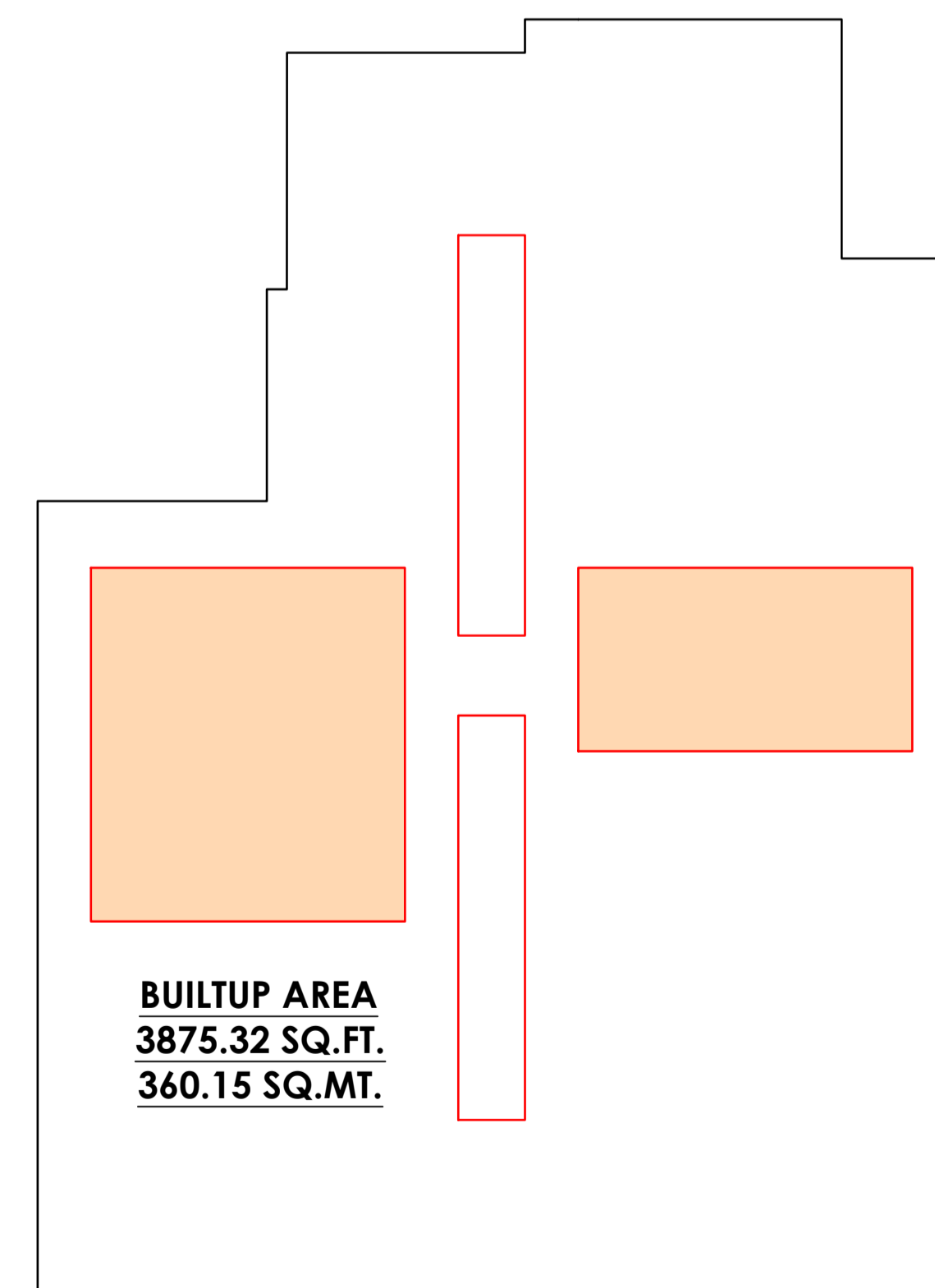
SECOND FLOOR PLAN (COMMERCIAL)



THIRD FLOOR PLAN (COMMERCIAL)



FOURTH FLOOR PLAN (COMMERCIAL)



FIFTH & TERRACE FLOOR PLAN

| BUILTUP AREA | | |
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