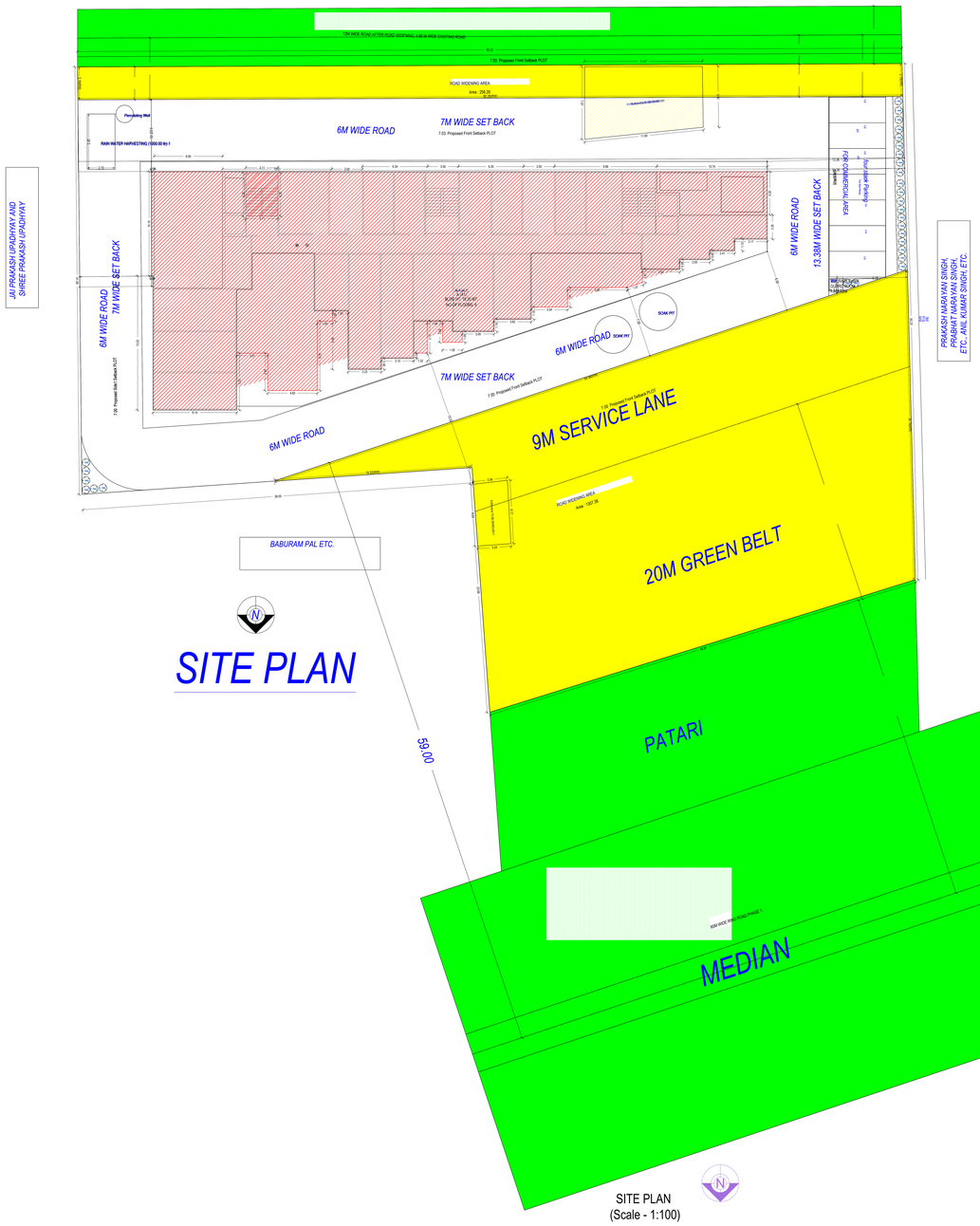
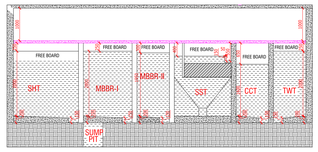
Project Title :PROPOSED COMMERCIAL CUM RESIDENTIAL AFFORDABLE HOUSING BUILDING PLAN SITUATED ARAZI NO.- MI 386, MAUZA -DANDUPURI, TESHIL -SADAR, PARGANA - SHIVPUR, DIST - VARANASI, OWNER- Mr. BECHKUMAR SINGH S/O AMBIKA SINGH, Mr. RAJKUMAR SINGH S/O AMBIKA SINGH AND Mr. SHIVKUMAR SINGH S/O AMBIKA SINGH

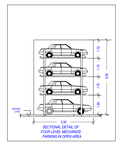


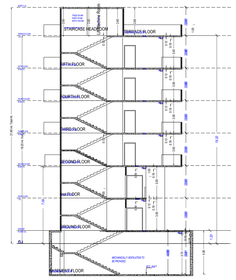
SITE PLAN
(Scale - 1:100)

ELEVATION



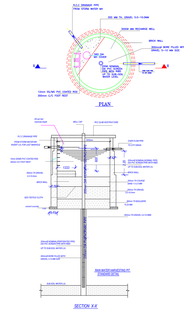
SECTIONAL DETAIL OF TWO LEVEL MECHANIZE PARKING

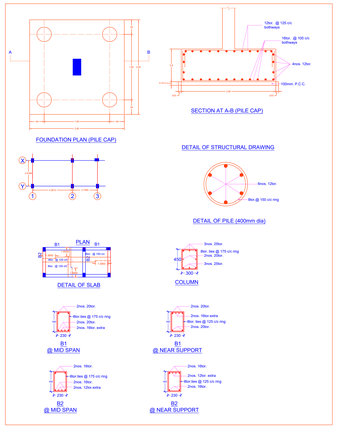

SECTIONAL DETAIL OF FOUR LEVEL MECHANIZE PARKING IN OPEN AREA

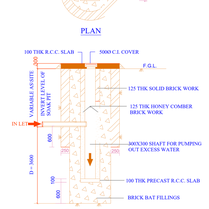


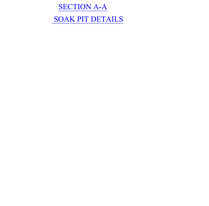
SECTION

DETAIL OF RAIN WATER HARVESTING PIT









SECTION A-A
SOAK PIT DETAILS

File No	COHDPCD-2206/B
Submission Date	20-07-2022
Scale	1:100
Drawing No.	Version: 2021-22
	VERSION DATE: 28/06/2021

AREA STATEMENT		
City	VARANASI	
Plot No. / Sub Plot No.	386	
Zone	Varanasi Zone	
Authority Name	Varanasi Development Authority	
Authority Name - Category	Plot Less Commercial	
Authority Name - Development Authority (DA)	Residential Plot Less Than Or Equal To 300 Sq.Mtr.	
Area Type	Municipal Area	
Area Type - Building Permission	Municipal Area	
Nature of Development	NEW	
Development Area - Undivided Area	Undivided Area	
Development Area - Type	Plotted	
Special Project - Yes	No	
Site Address	Village - Dandupur, Tehsil - Sadar, Varanasi	
Owner	Bechkumar Singh, Rajkumar Singh, Shivkumar Singh	
AREA DETAILS		SQ.MTR.
Area of Plot (to be used)		
Net Area of Plot		396.00
Road vide Location		206.72
Area of Plot (considered)		275.72
Deductions		
deduct Road Area		180.00
Road Widening Area		180.00
Total Deductions		180.00
Totally Unit		180.00
Net Area of plot (1 - 2) AREA OF PLOT		275.72
Permissible Coverage area		206.79
Proposed Coverage Area		206.79
Free Hold		275.72
Total Built Up Area		1652.00
Proposed Road Widening Area		206.79
Total Plot area (2-3)		206.79
Total Plot Proposed FAR Area		1652.00
		Up Stair up area permissible at
Permissible Coverage area (50.00 %)		137.86
Proposed Coverage Area (37.51 %)		103.51
Total Prop. Coverage Area (37.51 %)		206.79
Permissible FAR (6.00 - 2.00)		8.00
Existing Structure % Not Demolish		50.00

	Proposed Area of				
	Proposed Built Up	Proposed Stair up	Proposed F.A.R.	Existing F.A.R.
Basement Floor	396.00	0.00	396.00	0.00
Ground Floor	319.00	0.00	396.00	0.00
First Floor	319.00	0.00	396.00	0.00
Second Floor	304.00	0.00	304.00	0.00
Third Floor	304.00	0.00	304.00	0.00
Fourth Floor	304.00	0.00	304.00	0.00
Fifth Floor	304.00	0.00	304.00	0.00
Terrace Floor	42.00	0.00	0.00	0.00
Total	2023.00	0.00	2023.00	0.00
Total Built Up Area	2023.00			
Permissible Area Added In Building Area				1012.00
Proposed Area				1012.00
Proposed F.A.R. Consumed				3.67
Technical Statement				
Technical Proposed Sq.mt				1012.00
SCI	20.00			
Total Units	18.00			
Total Automobile	18			
Parking Statement				
Total Parking Required as per Regulations				200.00
Proposed Parking Space				210.00

Building Conditions Checks

	Condition
1	As A (21) Cover of Mechanical parking of Stack parking provided in the Building. For stack parking at the time of Building Plan approval, Undertaking should be given separately begin. The height shall not exceed more than 1% of their respective as per company specifications and shall be maintained in good condition. Undertaking 2% of their respective as per company specifications.

Subtenanes Floor FAR Details

Floor Name	Total Built Up Area (Sq.Mtr.)			Total Free of FAR Area (Sq.Mtr.)	Total Free FAR Area	Total Paid FAR Area (Sq.Mtr.)
	Proposed Built Up Area (Sq.Mtr.)	Proposed FAR Area (Sq.Mtr.)	Total Proposed Area (Sq.Mtr.)			
Basement Floor	1980.00	0.00	1980.00	0.00	0.00	0.00
Ground Floor	1595.00	0.00	1980.00	0.00	0.00	0.00
First Floor	1595.00	0.00	1980.00	0.00	0.00	0.00
Second Floor	1520.00	0.00	1520.00	0.00	0.00	0.00
Third Floor	1520.00	0.00	1520.00	0.00	0.00	0.00
Fourth Floor	1520.00	0.00	1520.00	0.00	0.00	0.00
Fifth Floor	1520.00	0.00	1520.00	0.00	0.00	0.00
Terrace Floor	210.00	0.00	210.00	0.00	0.00	0.00
Total	10060.00	0.00	10200.00	0.00	0.00	0.00

Tree Details (Table 3b)

Tree	Name	Tree ID Details	
		Read	Prop
30.00		30	30

Parking Check (Table 7a)

Vehicle Type	Required		Proposed			
	No.	Area	Mechanical Parking (Area of Parking Space Only Excluding Accessories Etc)	Area	No.	Area
Equivalent Car					35	399.75
Car Space					20	300.00
Four Wheeler Car					15	285.75
Two Wheeler	10		900.00		200	1800.00
Visitor Car Parking					3	45.00
Ambulance Parking					2	24.00
Fire Tender					2	36.75
Truck					1	112.00
Other Parking					1	100.00
Total			900.00			2703.25

Required Parking(Table 7a)

Name of Building	Type	Sub-Use	Area (Sq.Mtr.)	Parking		Parking Required							
				Area	Req.	Reqd.Unit	Reqd	Req	Reqd.Unit	Reqd	Req	Reqd.Unit	Reqd	Req
				Area									
A (01)	Commercial	Residential	Residential Building - More Than Three	>12	1	180.00	2.00	30					
							1.00	45					
		Total						75		0	0	0	0

Building -A (A1)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed Area (Sq.mt.)		FAR Area In Sq.mt.		Total FAR Area (Sq.mt.)	No. of Unit
		Ramp Area	Lift	Lift Machine	Common Area	Accessory Use	Covered Area	Parking Area	Resi.	Commercial	Residential	Commercial		
Basement Floor	1980.00	0.00	0.00	0.00	0.00	14.21	238.19	0.00	0.00	0.00	0.00	0.00	0.00	0
Ground Floor	1595.00	13.88	0.00	0.00	0.00	14.21	238.19	0.00	0.00	334.78	14.10	238.19	386.01	4
First Floor	1595.00	13.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
Second Floor	1520.00	13.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
Third Floor	1520.00	13.88	0.00	0.00	2.27	0.00	0.00	0.00	0.00	821.63	0.00	0.00	821.63	11
Fourth Floor	1520.00	13.88	0.00	0.00	2.27	0.00	0.00	0.00	0.00	821.63	0.00	0.00	821.63	11
Fifth Floor	1520.00	13.88	0.00	0.00	2.27	0.00	0.00	0.00	0.00	821.63	0.00	0.00	821.63	11
Terrace Floor	210.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
Total	10060.00	92.22	0.00	0.00	6.81	28.42	476.38	0.00	0.00	2799.67	14.10	238.19	2450.90	37
Total Number of Units	18.00													

- 1mBUA Table for Building -A (A1)

Floor Name	Name	UnitBUA Type	Super built-up Area	Deductions (Area in Sq.mt.)								Carpet Area	No. of Units
				Ramp Area	Stair	Lift	Lift Machine	Common Area	Accessory Use	Parking Area	Covered Area		
GROUND FLOOR PLAN	LOCKER SHOP		80.00	13.24	0.00	0.00	0.00	0.00	14.21	238.19	0.00	68.00	01
		Total	80.00	13.24	0.00	0.00	0.00	0.00	14.21	238.19	0.00	68.00	01
	Total per Floor	Carpet Area = 0	80.00										
TYPICAL FLOOR PLAN	LOCKER SHOP		80.00	13.24	47.45	2.27	0.00	6.81	0.00	0.00	0.00	68.00	01
		Total	80.00	13.24	47.45	2.27	0.00	6.81	0.00	0.00	0.00	68.00	01
	Total per Floor	Carpet Area = 0	80.00										
TOTAL FLOOR PLANS	LOCKER SHOP		160.00	26.48	47.45	2.27	0.00	6.81	0.00	0.00	0.00	136.00	02
		Total	160.00	26.48	47.45	2.27	0.00	6.81	0.00	0.00	0.00	136.00	02
	Total per Floor	Carpet Area = 0	160.00										
TYPICAL 1, 2, 3, 4 FLOOR PLANS	1	2MEL-NO-2MP	70.00	13.24	56.28	4.11	0.00	8.04	0.00	0.00	0.00	57.76	01
	2	2MEL-NO-2MP	70.00	13.24	56.28	4.11	0.00	8.04	0.00	0.00	0.00	57.76	01
	3	2MEL-NO-2MP	83.71	13.24	56.28	4.11	0.00	8.04	0.00	0.00	0.00	70.47	01
	4	2MEL-NO-2MP	90.76	13.24	56.28	4.11	0.00	8.04	0.00	0.00	0.00	77.52	01
	5	2MEL-NO-2MP	90.76	13.24	56.28	4.11	0.00	8.04	0.00	0.00	0.00	77.52	01
	6	2MEL-NO-2MP	90.76	13.24	56.28	4.11	0.00	8.04	0.00	0.00	0.00	77.52	01
	7	2MEL-NO-2MP	72.04	13.24	56.28	4.11	0.00	8.04	0.00	0.00	0.00	58.80	01
	8	2MEL-NO-2MP	72.04	13.24	56.28	4.11	0.00	8.04	0.00	0.00	0.00	58.80	01
	9	2MEL-NO-2MP	72.04	13.24	56.28	4.11	0.00	8.04	0.00	0.00	0.00	58.80	01
	10	2MEL-NO-2MP	72.04	13.24	56.28	4.11	0.00	8.04	0.00	0.00	0.00	58.80	01
	11	2MEL-NO-2MP	80.75	13.24	56.28	4.11	0.00	8.04	0.00	0.00	0.00	67.51	01
	Total per Floor	Carpet Area = 0	801.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	654.30	11
		Total	2562.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2090.90	32
Total:			4284.24										

FAR & Unit Details

Floor Name	Building Name	No. of Units	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 Units
				Ramp Area	Stair	Lift	Lift Machine	Common Area	Accessory Use	Covered Area	Parking Area	Resi.	Commercial	Residential	Commercial		
A (01)	-	37	4284.24	92.22	47.76	6.81	0.00	28.42	14.21	238.19	0.00	2090.90	0.00	14.10	238.19	4928.00	48
Grand Total	-	37	4284.24	92.22	47.76	6.81	0.00	28.42	14.21	238.19	0.00	2090.90	0.00	14.10	238.19	4928.00	48

Building USE/SUBUSE Details

Building Name	Building Use	Building Use Sub Use	Building Type	Building Status	No.Of Buildings	No.Of Residential Units	Floor Name	Floor Area	Floor Area Exclude	FAR Value	FAR Exclude
A (01)	Commercial	ResCom-Building	-	-	Highrise	48	1	BASEMENT FLOOR PLAN	Commercial + Parking	ResCom-Building	ResCom-Building
								GROUND FLOOR PLAN	Commercial + Parking +WETTIN +OFF +VERTIN	ResCom-Building	COMM
								TOTAL FLOOR PLANS	Commercial	ResCom-Building	COMM
								TYPICAL 1, 2, 3, 4 FLOOR PLAN	Residential	Rear Stairs	Residential FAR
								TOTAL FLOOR PLAN	Commercial	ResCom-Building	-

Color Notes

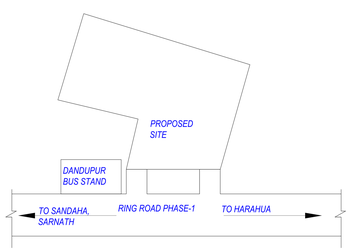
COLOR INDEX :
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
ROAD ALIGNMENT (ROAD WIDENING AREA)
ROAD WIDENING CONSTRUCTION AREA
EXISTING (To be retained)
EXISTING (To be demolished)

SCHEDULE OF WINDOW/VENTILATION

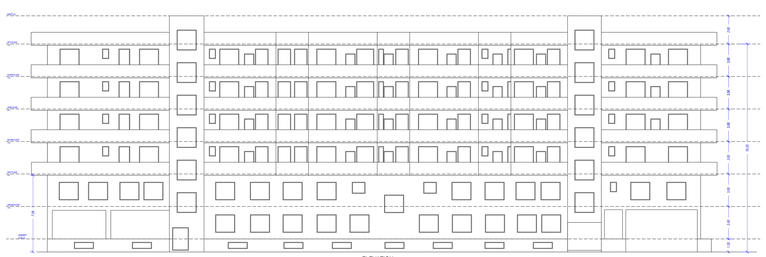
REFERENCE NAME	NAME	LENGTH	HEIGHT	NOS
A (01)	W	1.20	1.20	12
A (01)	W	1.50	1.20	16
A (01)	W	1.80	1.20	48
A (01)	W	2.00	1.20	12
A (01)	W	1.50	1.20	48
A (01)	W	1.80	1.20	12
A (01)	V	1.20	1.20	12

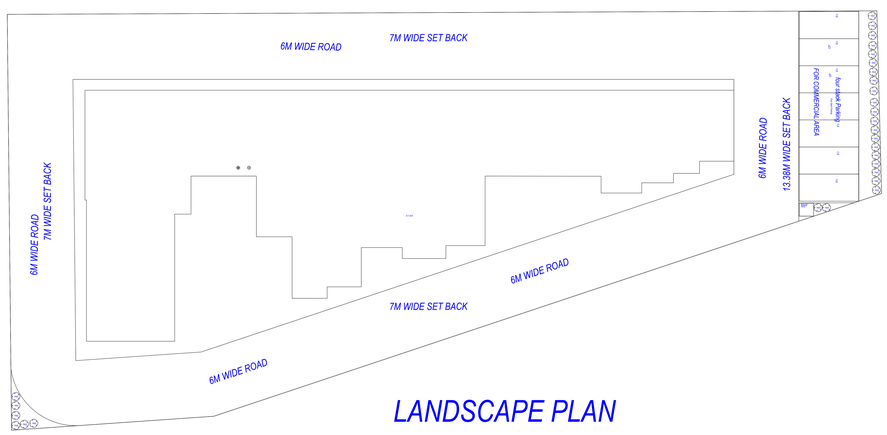
SCHEDULE OF DOOR

REFERENCE NAME	NAME	LENGTH	HEIGHT	NOS
A (01)	D	0.75	2.10	48
A (01)	D	1.00	2.10	96
A (01)	D	1.20	2.10	48
A (01)	D	1.50	2.10	48
A (01)	D	1.80	2.10	48
A (01)	D	1.50	2.10	48
A (01)	D	1.00	2.10	12



KEY PLAN
NOT TO SCALE


ELEVATION



LANDSCAPE PLAN

OWNER'S NAME AND SIGNATURE
BECH KUMAR SINGH,vasanaarch2020@gmail.com,7355956444
SHIV KUMAR SINGH,vasanaarch2020@gmail.com,7355956444
RAJ KUMAR SINGH,vasanaarch2020@gmail.com,7355956444

ARCHITECT NAME AND SIGN	SIGNATURE
RAJ KUMAR CA/2010/40803 VASANA ARCHITECTS C-46/80, SI-1/25 SHIVALA VARANASI-221010 VARANASI, VARANASI VARANASI, 221010	

Varanasi Development Authority

Building Plan Application Number
VDA/BP/21-22/0636

Sanctioned On
20 Jul 2022

Valid Till
24 Jul 2027

Approved By
Isha Dahiya (Vice Chairman)

Executed By
RAM CHANDRA (Junior engineer)
SANJAY TIWARI (Junior engineer)
CHANDRA BHAN DIXIT (Assistant Engineer)
Manoj Kumar (Executive Engineer/ Town Planner)
Manoj Kumar (Chief Town Planner)
Sunil Kumar Verma (Secretary)

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 : - 2375.72	Total FAR Area : - 4928.83
Total Coverage Area : - 898.19	Total BUA Area : - 6202.01

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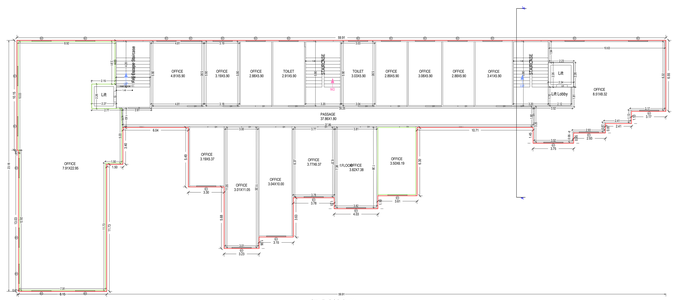
Project Title :PROPOSED COMMERCIAL CUM RESIDENTIAL AFFORDABLE HOUSING BUILDING PLAN SITUATED ARAZI NO.- MI 386, MAUZA -DANDUPURI, TESHIL -SADAR, PARGANA - SHIVPUR, DIST - VARANASI, OWNER- Mr. BECHKUMAR SINGH S/O AMBIKA SINGH, Mr. RAJKUMAR SINGH S/O AMBIKA SINGH AND Mr. SHIVKUMAR SINGH S/O AMBIKA SINGH

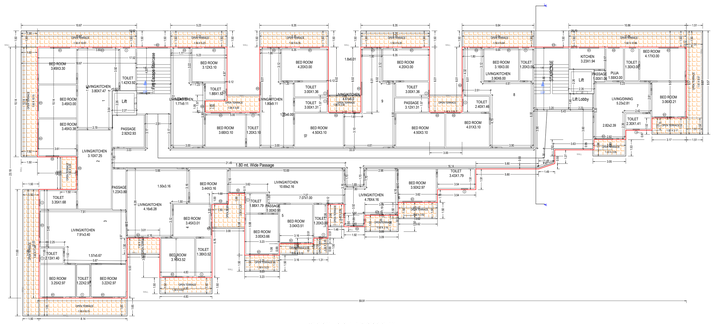
File No	VDA/BP/21-22/0836	Sheet	2
Revised Date	29-07-2022	Scale	1:100

BASEMENT FLOOR PLAN
(SCALE 1:100)

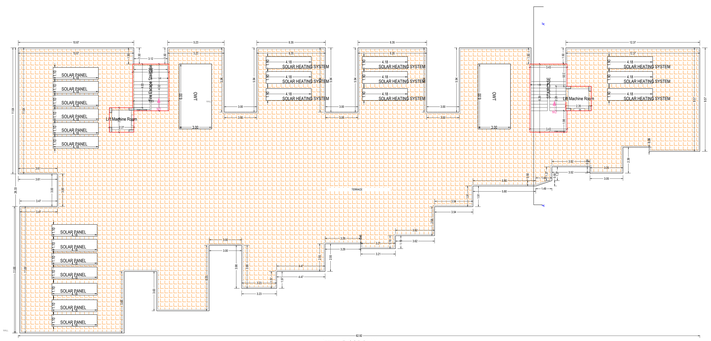
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



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



terrace FLOOR PLAN
(SCALE 1:100)

OWNER'S NAME AND SIGNATURE	
BECH KUMAR SINGH,bearakumar0202@gmail.com,7355994444 RAJ KUMAR SINGH,rajkumarsingh0202@gmail.com,7355994444 SHIV KUMAR SINGH,shivkumar0202@gmail.com,7355994444	
ARCHITECTS NAME AND SIGNATURE	ENGINEER
RAJ KUMAR CAUTIONARIES Check dimensions on site Do not scale drawing Report discrepancies Use latest revision Dimensions in millimetres	Varanasi Development Authority
Building Plan Application Number	
VDA/BP/21-22/0836	
Sanctioned On	
20 Jul 2022	
Valid Till	
24 Jul 2027	
Approved By	
Mr. Dohan (Vice Chairman)	
Examined By	
RAM CHANDRA (Junior engineer)	
SANJAY TIWARI (Junior engineer)	
CHANDRA BHAN DEXIT (Assistant Engineer)	
Manoj Kumar (Executive Engineer/ Town Planner)	
Manoj Kumar (Chief Town Planner)	
Sunil Kumar Verma (Secretary)	

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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Total Plot Area :-	2375.72	Total FAR Area :-	4926.63
Total Coverage Area :-	898.18	Total BUA Area :-	6202.01

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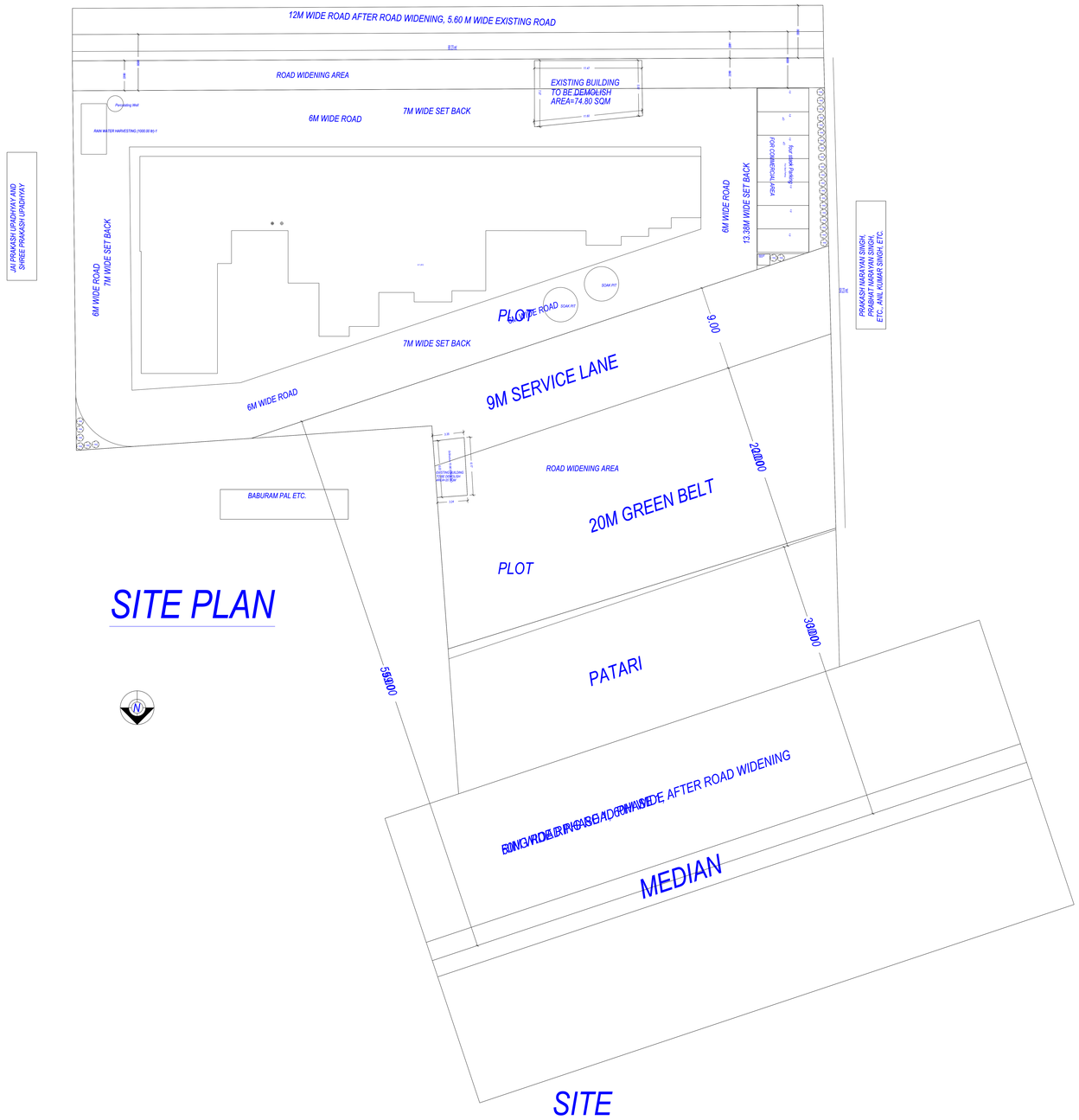
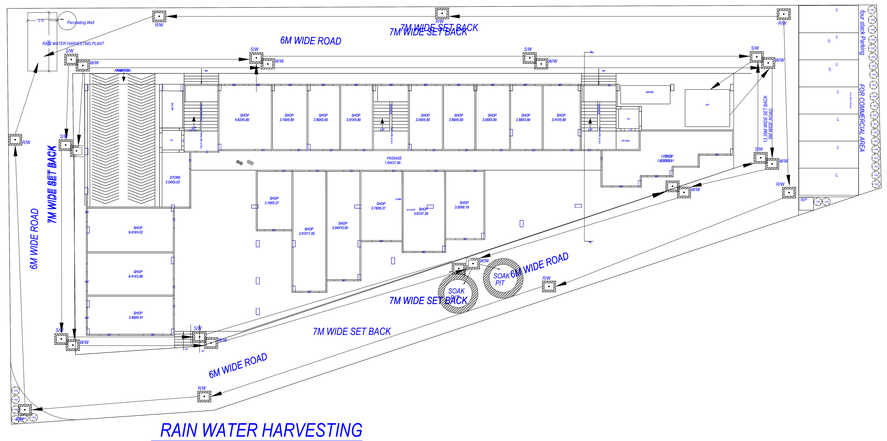
Project Title :PROPOSED COMMERCIAL CUM RESIDENTIAL AFFORDABLE HOUSING BUILDING PLAN SITUATED ARAZI NO.- MI 386, MAUZA -DANDUPURI, TESHIL -SADAR, PARGANA - SHIVPUR, DIST - VARANASI, OWNER- Mr. BECHKUMAR SINGH S/O AMBIKA SINGH, Mr. RAJKUMAR SINGH S/O AMBIKA SINGH AND Mr. SHIVKUMAR SINGH S/O AMBIKA SINGH

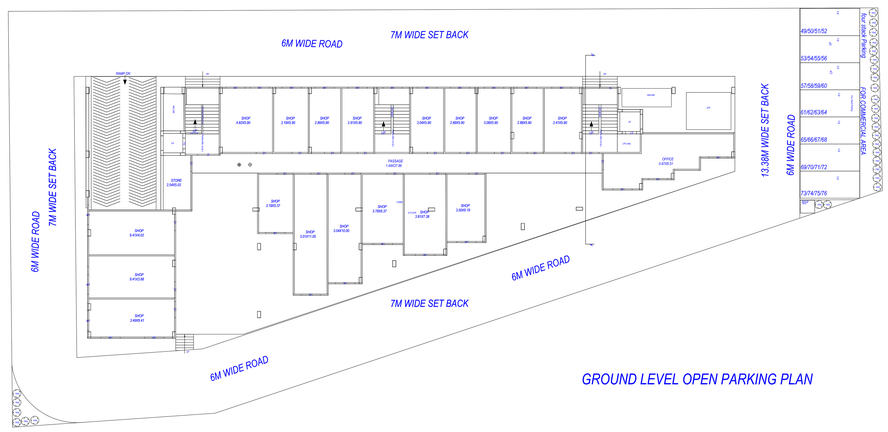
File No	VDA/BP/21-22/0636	Sheet	3
Released Date	20-Jul-2022	Scale	1:150



SITE PLAN



RAIN WATER HARVESTING CUM SEWERAGE DISPOSAL SCHEME PLAN



GROUND LEVEL OPEN PARKING PLAN

BASEMENT PARKING PLAN

Total Plot Area :- 2375.72	Total FAR Area :- 4926.83
Total Coverage Area :- 898.18	Total BUA Area :- 6202.01

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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ENGINEER

Varanasi Development Authority

Building Plan Application Number

VDA/BP/21-22/0636

Sanctioned On

20 Jul 2022

Valid Till

24 Jul 2027

Approved By

Isha Dahan (Vice Chairman)

Examined By

RAM CHANDRA (Junior engineer)

SANJAY TIWARI (Junior engineer)

CHANDRA BHAN DIXIT (Assistant Engineer)

Manoj Kumar (Executive Engineer Town Planner)

Manoj Kumar (Chief Town Planner)

Sunil Kumar Verma (Secretary)

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