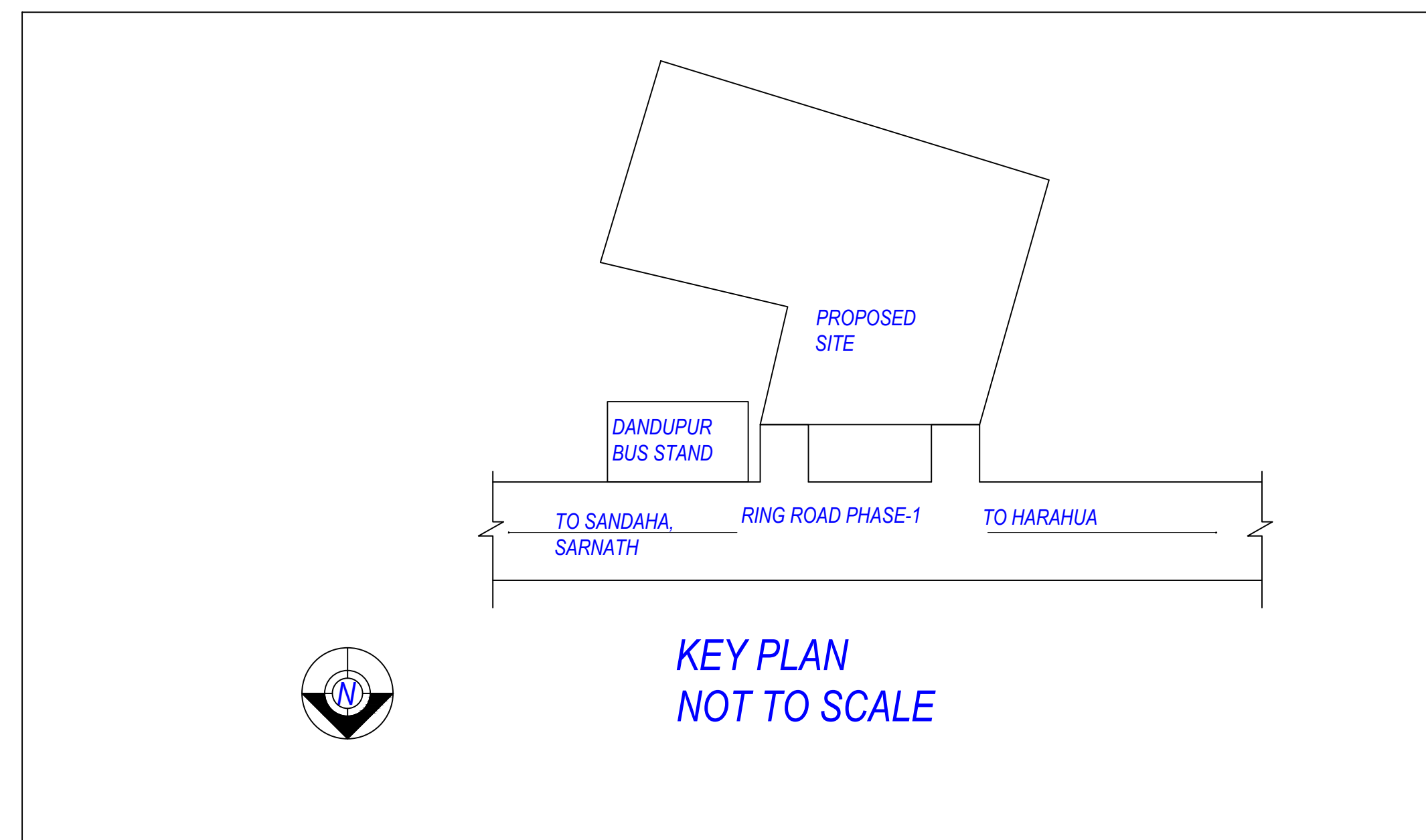




AREA STATEMENT	VERSION NO.: 1.0-94 DATE: 06/05/2024			
PROJECT DETAIL				
Authority: Universal Development Authority	Plot/Use: Commercial			
Authority/Class: Category C	Plot/SubUse: Affordable Housing			
Authority/Cadre: Development Authority (DA)	Development Plan: Other			
Cadre Type: Group Development	Land Use Zone: Mixed Urban Zone			
Nature of Development: NEW	Land SubUse Zone: Mixed Use			
Category: Revision	Layout Type: NA			
Development Area: Undeveloped Area				
SubDevelopment Area: Metro City Area				
Specific Project: Affordable Housing under Policy 2021 (MAY 2021)				
Site Address: District/Venues, Tehsil/Venues, Village/Developed	Sq.Mts.			
ARSA ID: T.F.A.S.				
1) Area of Plot As per record	396.00			
Document Area	396.00			
As per site condition	396.00			
Area of Plot Consolidated	396.00			
2) Deduction for: (a)Proposed roads (b) Road Widening Area (c) Railway reservations (d) Reservation Area (Total =)	287.47			
3) Net Area of plot (1 - 2) AREA OF PLOT	287.47			
Plot Area For Coverage	287.47			
Plot Area For F&S	287.47			
Perm. Perm. FAR area (2.50)	703.52			
Total Perm. FAR area (2.50)	703.52			
Total built up area permissible at:		1428.70		
4) Permissible Coverage Area (50.00 %)	1428.70			
Proposed Coverage Area (47.37 %)	1334.69			
Total Prop. Coverage Area (47.37 %)	1334.69			
Balance coverage area (52.63 %)	75.01			
Existing Structure To Be Demolish	54.87			
Basement Floor	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Ground Floor	1171.38	0.00	1100.86	0.00
First Floor	1003.38	0.00	973.33	0.00
Second Floor	1168.03	0.00	974.96	0.00
Third Floor	1168.03	0.00	974.96	0.00
Fourth Floor	1168.03	0.00	974.96	0.00
Fifth Floor	1168.03	0.00	974.96	0.00
Sixth Floor	1168.03	0.00	974.96	0.00
Terrace Floor	45.21	0.00	0.00	0.00
Total Area	9415.52	0.00	6994.99	0.00
Total FAR Area	6943.98			
Accessory/Use Area Added in Built Up Area	1417.12			
Total Built Up Area	9417.12			
Proposed FAR Consumed At:	2.47			
5) Tenement Statement:				
Number of Tenements Proposed At:	100			
G.F.	100			
All Floors	95			
Total Tenements (3 + 4)	95			
E Parking Statement:				
Parking Spaces Required as per Regulations:	1210.00			
Proposed Parking Space:	2401.28			

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

Vehicle Type	Reed		Prop.	
	No.	Reduced Reapt Parking (Increase of Planting Area RW Areas surrendered FOC)	No.	Area
Equivalent Car Spaces	-	-	-	577.50
Two Stack Car	-	-	42	371.25
Four Stack Car	-	-	30	412.50
Total Car	68	- 1210.00	99	1361.25
Relator's Car	-	-	4	55.00
Motorcycle	-	-	8	16.00
Other Parking	-	-	-	270.37
Total		1210.00		1702.62

Room Name	Building Name		Total	
	A (Grt)		Total Proposed Built Up Area (Sq. m)	Total FAR Area (Sq. m)
	Proposed Built Up Area (Sq. m)	Proposed FAR Area (Sq. m)		
Ground Floor	1320.40	0.00	1320.40	0.00
1st Floor	1171.38	1100.86	1171.38	1100.86
2nd Floor	1003.38	973.33	1003.38	973.33
3rd Floor	1168.03	974.96	1168.03	974.96
4th Floor	1168.03	974.96	1168.03	974.96
5th Floor	1168.03	974.96	1168.03	974.96
6th Floor	1168.03	974.96	1168.03	974.96
Roof Terrace Floor	45.21	0.00	45.21	0.00
Total:	9415.52	6948.99	9415.52	6948.99

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	15	24

Minimum Proposed Units

Plot Name	Total number of Proposed Units	Units having Carpet upto 75 Sqmt.	
		Reqd	Prop
	65	33	65

Additional Permissible FAR

Permissible FAR	Proposed FAR	5% Additional FAR	Sum of Non FAR Area	Balance Non FAR Area	Sum of FAR Area	Balance FAR Area	Total Proposed FAR
7043.52	6948.98	352.18	48.21	303.97	27.30	276.67	6948.98

Building Conditions Checks	
No	Condition
1	For A (GH) 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.

Additional Permissible FAR	
Additional Permissible FAR	Additional Permissible FAR

Area covered under	Proposed Area	Total Proposed Area
FAR Area		
Lift Lobby	4.05	27.30
Lift Lobby	4.05	
Lift Lobby	19.20	
Non-FAR CHECK		
Fire Escape Staircase	20.80	48.21
STAIRCASE	20.77	
Lift Machine Room	3.26	
Lift Machine Room	3.39	

FAR & Unit Details																				
Building	No. of Same Bldg	Gross Built Up Area (Sq.ft.)	Deductions From Gross BUA/Area in Sq.ft.		Total Built Up Area (Sq.ft.)	Deductions (Area in Sq.ft.)										Proposed FAR Area (Sq.ft.)	Total FAR Area (Sq.ft.)	No. of Unit		
			OTS			Murty	Lift	Lift Machine	Lift Lobby	Accessory Use	Ramp	Covered Area	Parking	Terrace	Resi.				Commercial	
A (GH)	1	1913.62		398.10	1913.62	169.88	45.55	6.65	30.24		72.81	144.90		268.36	1176.24	844.95	4874.80	2074.19	6948.99	67
Comd. [GH]	1	1913.62		398.10	1913.62	169.88	45.55	6.65	30.24		72.81	144.90		268.36	1176.24	844.95	4874.80	2074.19	6948.99	67

Required Parking (Table 7a)														
Building Name	Type	Subtype	Area (Sq.Mt.)	Units		Car			Visitors Car			TwoWheeler		
				Parking spaces need for every	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (GH)	Commercial	Retail Shop	> 0	100	2074.19	1.25	23	-	-	-	-	-	-	-
	Residential	Affordable Housing	> 0	1	65.00	1.00	65	-	-	-	-	-	-	-
			> 75	1	-	-	-	-	1.00	-	-	-	-	-
		Total					88	99	-	0	4	-	0	8

Building Use/SUBUSE Details													
Building Name	Building Use	Building SubUse	Building Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (GH)								BASEMENT FLOOR PLAN	Residential + Parking +STP	Affordable Housing	-	-	-
								GROUND FLOOR PLAN	Commercial + STORAGE +MET RM +STP	Retail Shop	Commercial	Commercial	Retail Shop
								FIRST FLOOR PLAN	Commercial	Retail Shop	Commercial	Commercial	Retail Shop
	Residential	Affordable Housing	-	Highrise		65	2	TYPICAL 2 - 6 FLOOR PLAN	Residential	Affordable Housing	Residential FAR	Residential	Affordable Housing
								TERRACE FLOOR PLAN	Residential	Affordable Housing			

Total Plot Area: - 2817.41	Total FAR Area: - 6948.98
Total Coverage Area: - 1334.69	Total BUA Area: - 9417.12

OWNER'S NAME AND SIGNATURE
JECH KUMAR SINGH, raishutosh3333@gmail.com, 7268994444
HIV KUMAR SINGH, raishutosh3333@gmail.com, 7268994444
UJ KUMAR SINGH, raishutosh3333@gmail.com, 7268994444

RESEARCHER'S NAME AND SIGNATURE RAJ KUMAR A/2010/49002	INEER
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	Varanasi Development Authority
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Building Plan Application Number
VDA/BP/23-24/1013

15 May 2024

16 May 2029

PULKIT GARG (Vice Chairman)

Examined By

SANJAY TIWARI (Junior engineer)

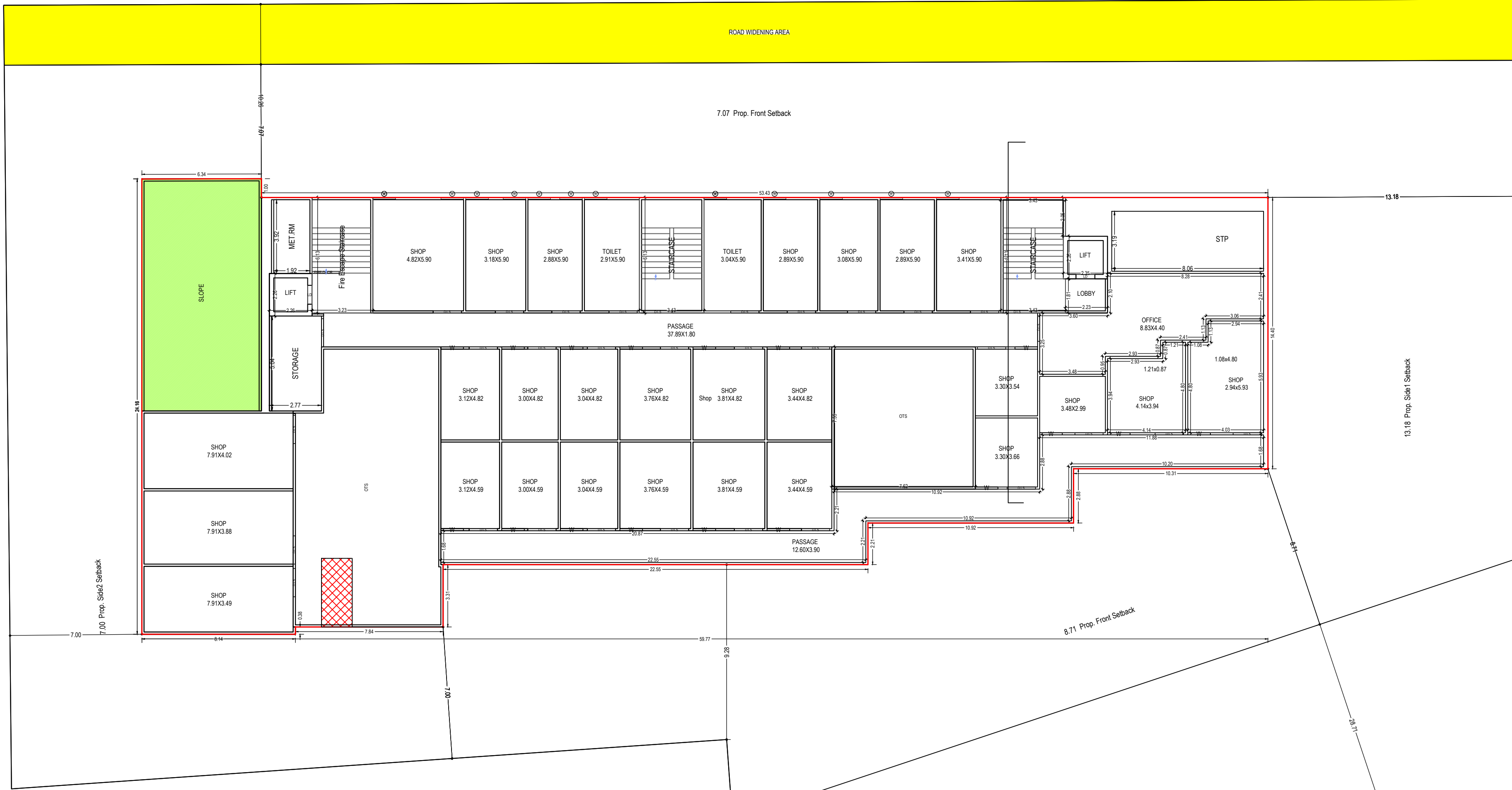
DEVESH RAM GUPTA (Assistant Engineer)

PRABHAT KUMAR (Executive Engineer/ Town Planner)

DEVESH RAM GUPTA (Assistant Engineer)

SANJAY TIWARI (Junior engineer)

DEVESH RAM GUPTA (Assistant Engineer)



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

UnitBUA Table for Building A (GH)														
Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt.			UnitBUA Area	Deductions (Area in Sq.mt.)			Carpet Area	No. of Unit	
GROUND FLOOR PLAN	Shop	SHOP	1150.42	1150.42	169.29	78.11	10.25	892.77	33.20	0.00	11.12	848.45	01	
	Total		1150.42	1150.42	169.29	78.11	10.25	892.77	33.20	0.00	11.12	848.45	01	
	Typical Floor = 1													
FIRST FLOOR PLAN	Shops	SHOP	1144.14	1144.14	140.76	0.00	10.25	993.13	0.00	0.00	20.98	972.15	01	
	Total		1144.14	1144.14	140.76	0.00	10.25	993.13	0.00	0.00	20.98	972.15	01	
	Typical Floor = 1													
TYPICAL - 2- 6 FLOOR PLAN	Unit 1(1BHK)	FLAT	43.53	43.53	0.00	0.00	0.00	43.53	0.00	0.22	2.97	40.34	13	
	Unit 1(2BHK)	FLAT	71.66	71.66	0.00	0.00	0.00	71.66	0.00	0.43	3.25	67.98		
	Unit 1(2BHK)	FLAT	72.37	72.37	0.00	0.00	0.00	72.37	0.00	0.36	2.89	69.12		
	Unit 1(2BHK)	FLAT	70.40	70.40	0.00	0.00	0.00	70.40	0.00	0.43	3.34	66.63		
	Unit 1(2BHK)	FLAT	73.88	73.88	0.00	0.00	0.00	73.88	0.00	0.43	3.58	69.87		
	Unit 2(2BHK)	FLAT	66.96	66.96	0.00	0.00	0.00	66.96	0.00	0.36	2.76	63.84		
	Unit 3(2BHK)	FLAT	56.23	56.23	0.00	0.00	0.00	56.23	0.00	0.33	3.33	52.57		
	Unit 4(2BHK)	FLAT	62.32	62.32	0.00	0.00	0.00	62.32	0.00	0.22	3.31	58.79		
	Unit 5(2BHK)	FLAT	67.70	67.70	0.00	0.00	0.00	67.70	0.00	0.22	3.68	63.80		
	Unit 6(2BHK)	FLAT	66.58	66.58	0.00	0.00	0.00	66.58	0.00	0.22	2.98	63.38		
	Unit 7(2BHK)	FLAT	65.20	65.20	0.00	0.00	0.00	65.20	0.00	0.25	2.73	62.22		
	Unit 8(2BHK)	FLAT	62.87	62.87	0.00	0.00	0.00	62.87	0.00	0.33	3.22	59.32		
	Unit 9(2BHK)	FLAT	58.53	58.53	0.00	0.00	0.00	58.53	0.00	0.12	2.89	55.52		
	Total		838.23	838.23	0.00	0.00	0.00	838.23	0.00	3.92	40.93	793.38	13	
	Typical Floor = 5													
	Total		4191.15	4191.15	0.00	0.00	0.00	4191.15	0.00	19.60	204.65	3966.90	65	
	-	-	-	6485.71	6485.71	310.05	78.11	20.50	6077.05	33.20	19.65	236.73	5787.50	67
	Total	-	-	6485.71	6485.71	310.05	78.11	20.50	6077.05	33.20	19.65	236.73	5787.50	67

Building -A (GH)																	
Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.			Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)								Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	No. of Unit
		OTS				Murty	Lift	Lift Machine	Lift Lobby	Accessory Use	Ramp	Covered Area	Parking	Terrace	Resi.		
Basement Floor	1352.40	0.00	1352.40	20.77	6.65	0.00	3.84	25.68	144.90	0.00	1176.24	0.00	0.00	0.00	0.00	0.00	00
Ground Floor	1340.67		169.29	1171.38	19.80	0.00	0.00	3.60	47.13	0.00	268.36	0.00	0.00	0.00	1100.86	1100.86	01
First Floor	1144.14		140.76	1003.38	19.80	6.65	0.00	3.60	0.00	0.00	0.00	0.00	0.00	0.00	973.33	973.33	01
Second Floor	1185.64		17.61	1168.03	13.59	6.65	0.00	3.84	0.00	0.00	0.00	0.00	168.99	974.96	0.00	974.96	13
Third Floor	1185.64		17.61	1168.03	13.59	6.65	0.00	3.84	0.00	0.00	0.00	0.00	168.99	974.96	0.00	974.96	13
Fourth Floor	1185.64		17.61	1168.03	13.59	6.65	0.00	3.84	0.00	0.00	0.00	0.00	168.99	974.96	0.00	974.96	13
Fifth Floor	1185.64		17.61	1168.03	13.59	6.65	0.00	3.84	0.00	0.00	0.00	0.00	168.99	974.96	0.00	974.96	13
Sixth Floor	1185.64		17.61	1168.03	13.59	6.65	0.00	3.84	0.00	0.00	0.00	0.00	168.99	974.96	0.00	974.96	13
Roof Terrace	48.21	0.00	48.21	41.56	0.00	6.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	9813.62		396.10	9415.52	169.88	46.55	6.65	30.24	72.81	144.90	268.36	1176.24	844.95	4874.80	2074.19	6948.98	67
Number of Same Buildings:	1																
Total	9813.62		396.10	9415.52	169.88	46.55	6.65	30.24	72.81	144.90	268.36	1176.24	844.95	4874.80	2074.19	6948.98	67

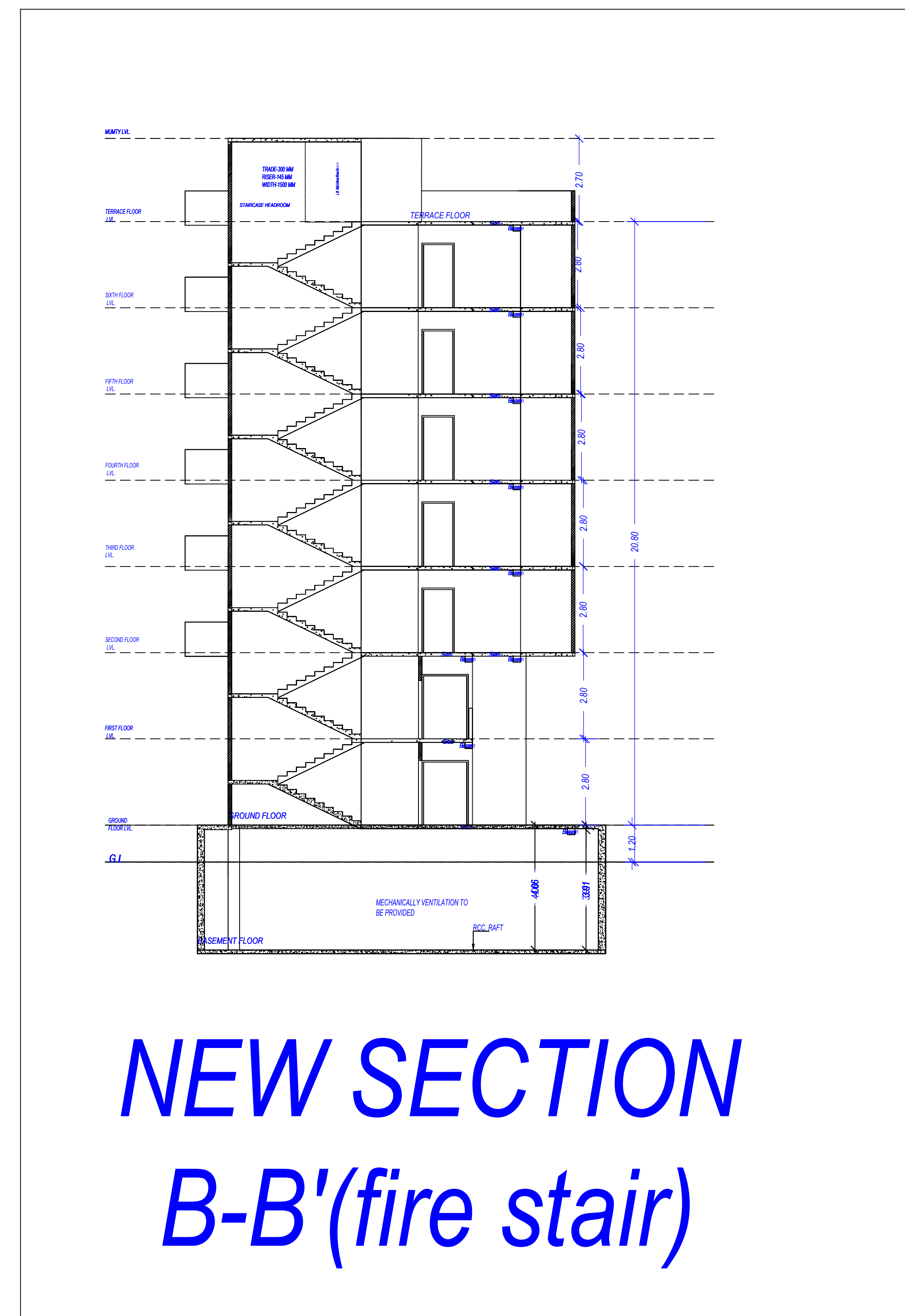
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RAJ KUMAR SINGH, raishutosh3333@gmail.com, 7268994444

ARCHITECT'S NAME AND SIGNATURE
RAJ KUMAR
CA/2010/49002
Varanasi Development Authority



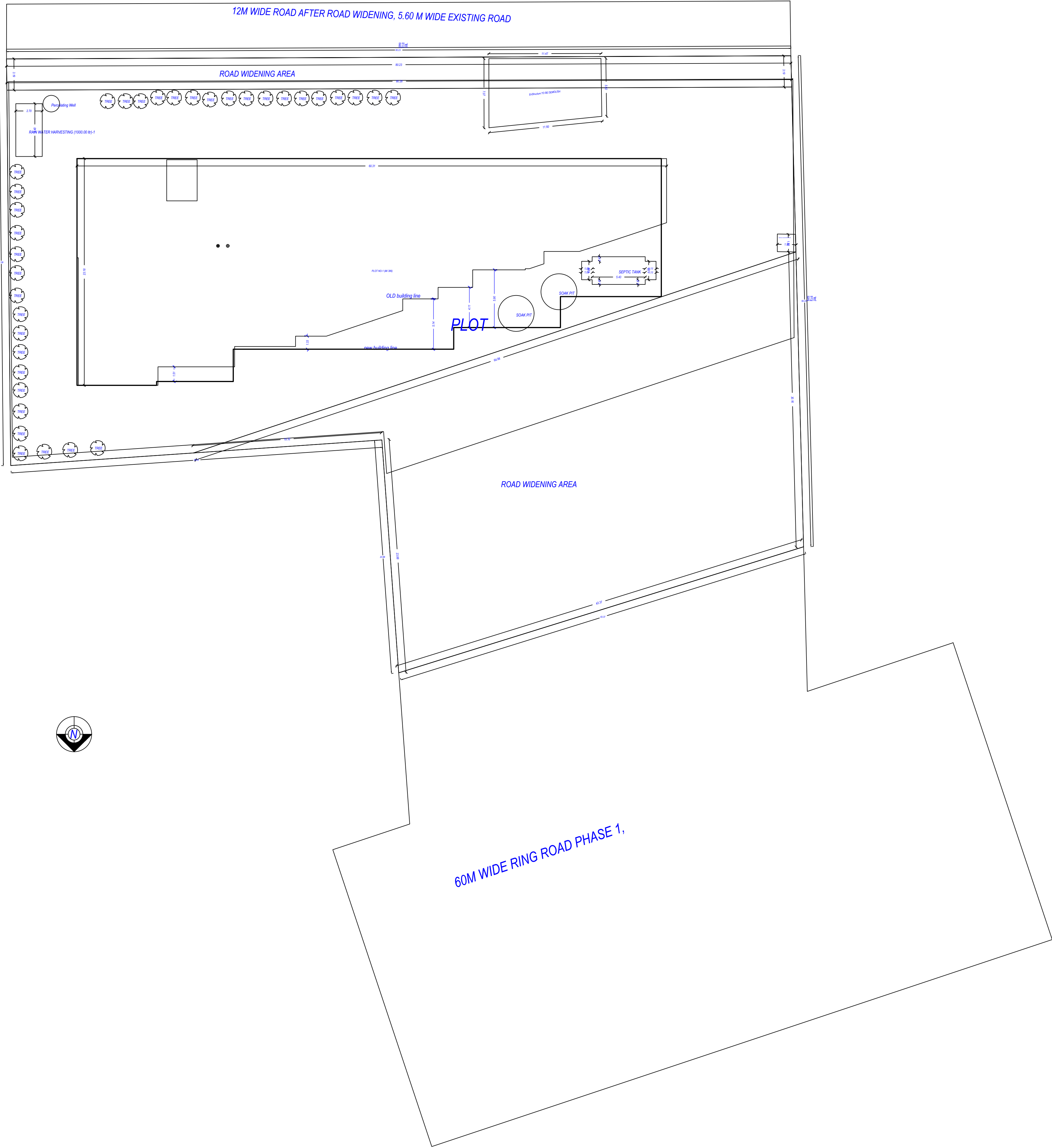
Building Plan Application Number
VDA/BP/23-24/1013
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15 May 2024
Valid Till
16 May 2029
Approved By
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Examined By
SANJAY TIWARI (Junior engineer)
DEVESH RAM GUPTA (Assistant Engineer)
PRABHAT KUMAR (Executive Engineer/ Town Planner)
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Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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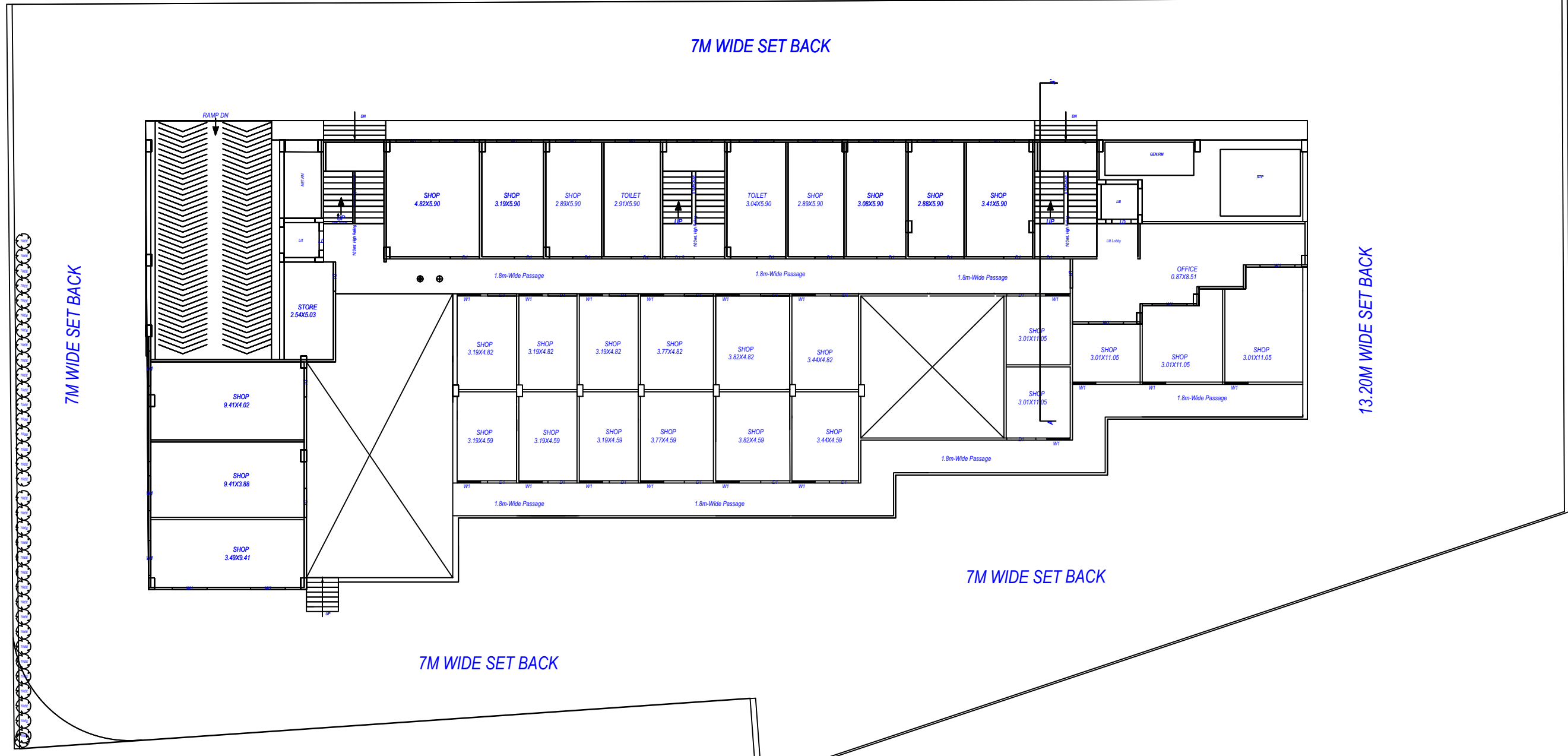
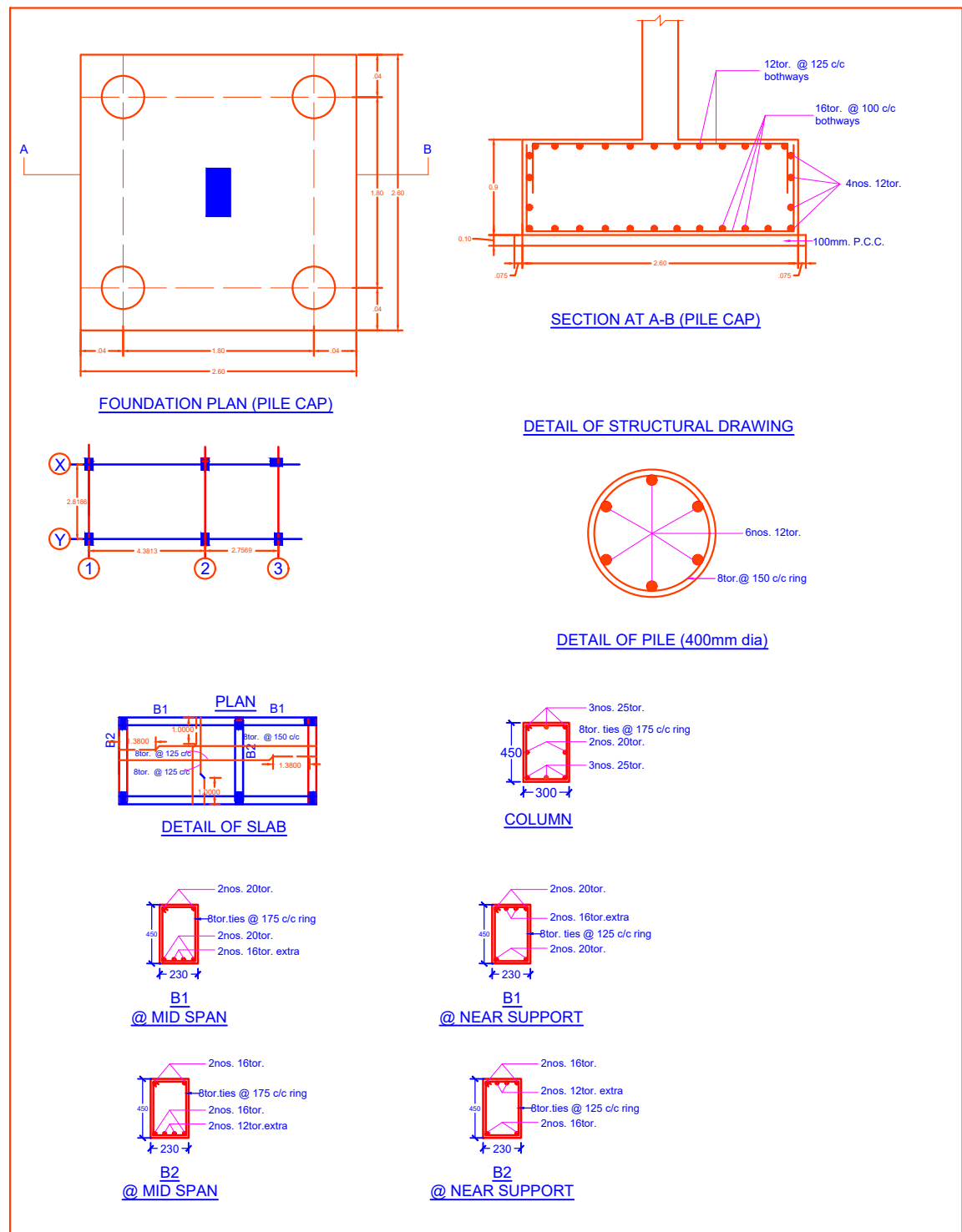


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ARCHITECT'S NAME AND SIGNATURE	INEER
RAJ KUMAR CA/2010/49002	Varanasi Development Authority
	
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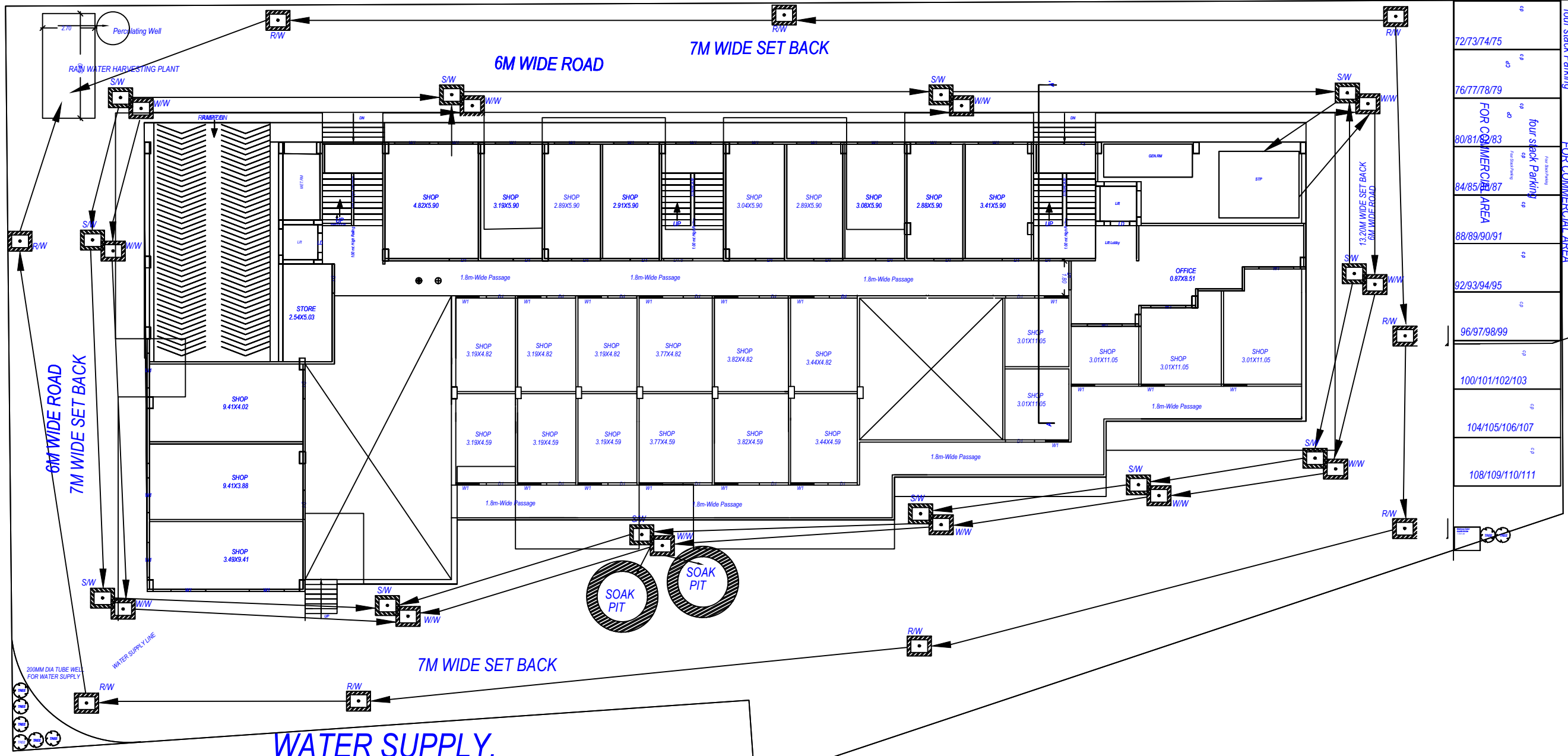
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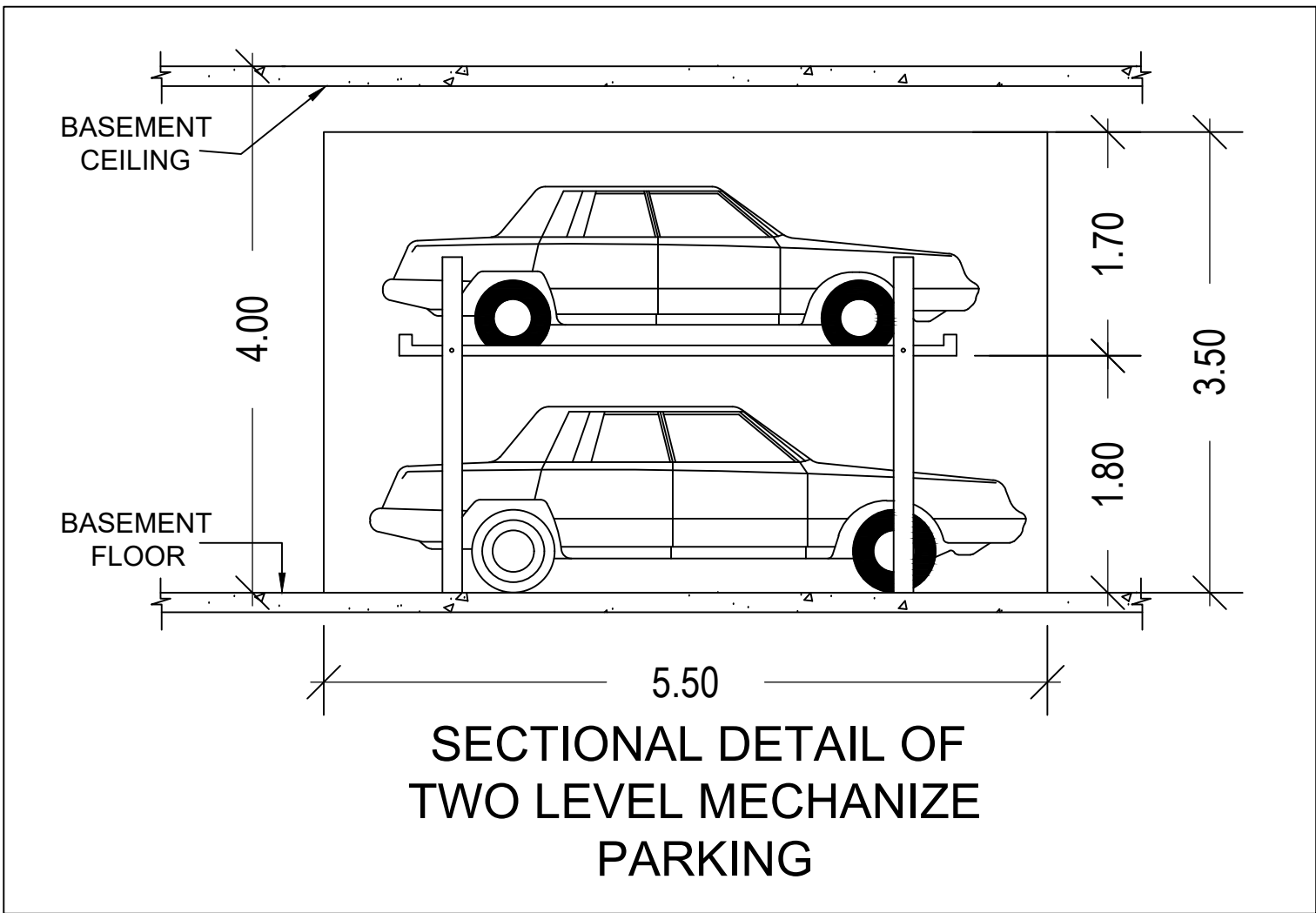
OLD SITE PLAN



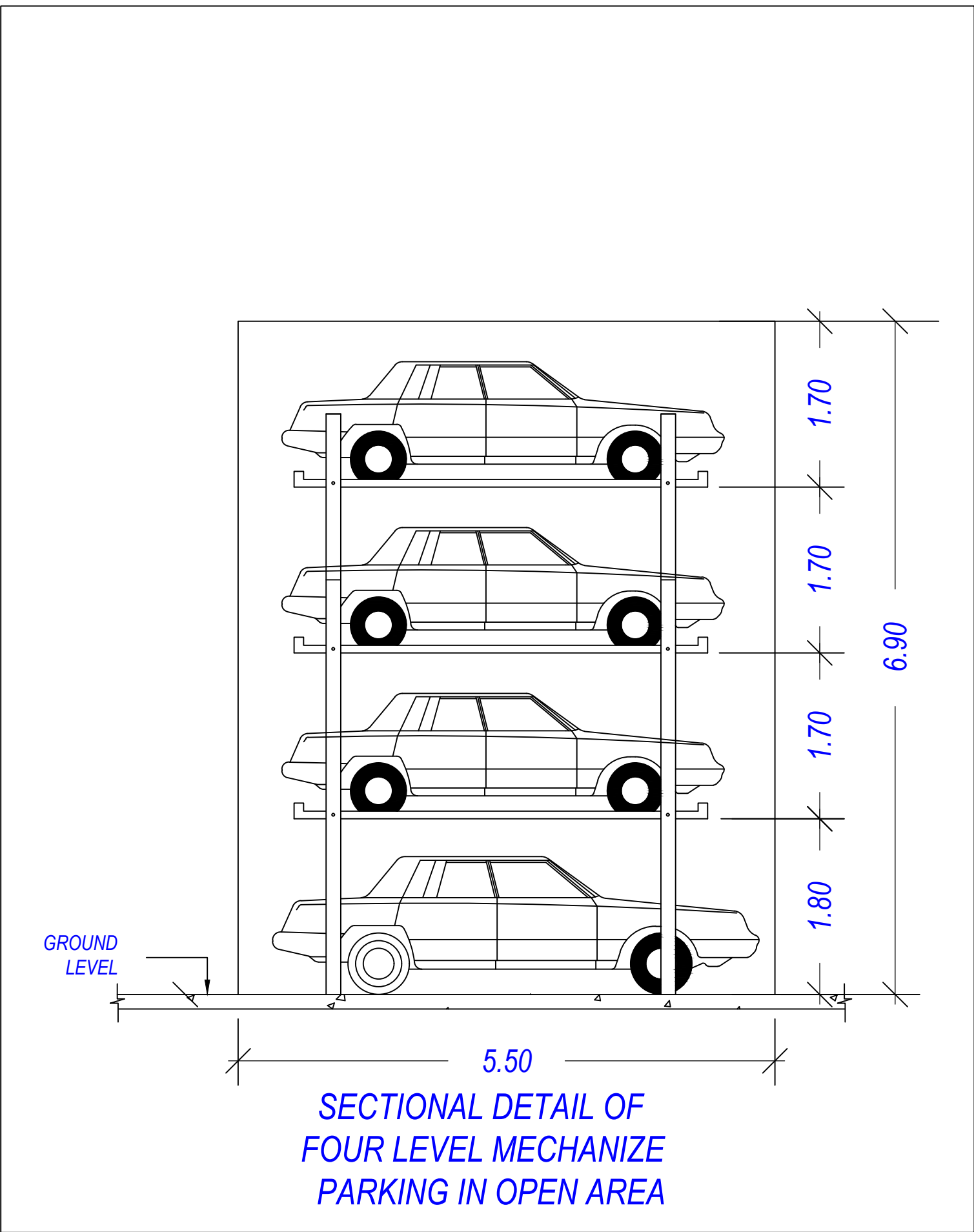
LANDSCAPE PLAN



WATER SUPPLY,
RAIN WATER HARVESTING,
CUM SEWERAGE DISPOSAL
SCHEME PLAN



SECTIONAL DETAIL OF
TWO LEVEL MECHANIZE
PARKING

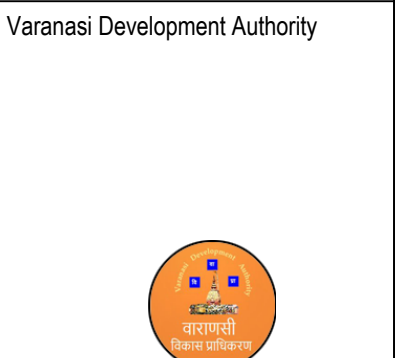


SECTIONAL DETAIL OF
FOUR LEVEL MECHANIZE
PARKING IN OPEN AREA

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