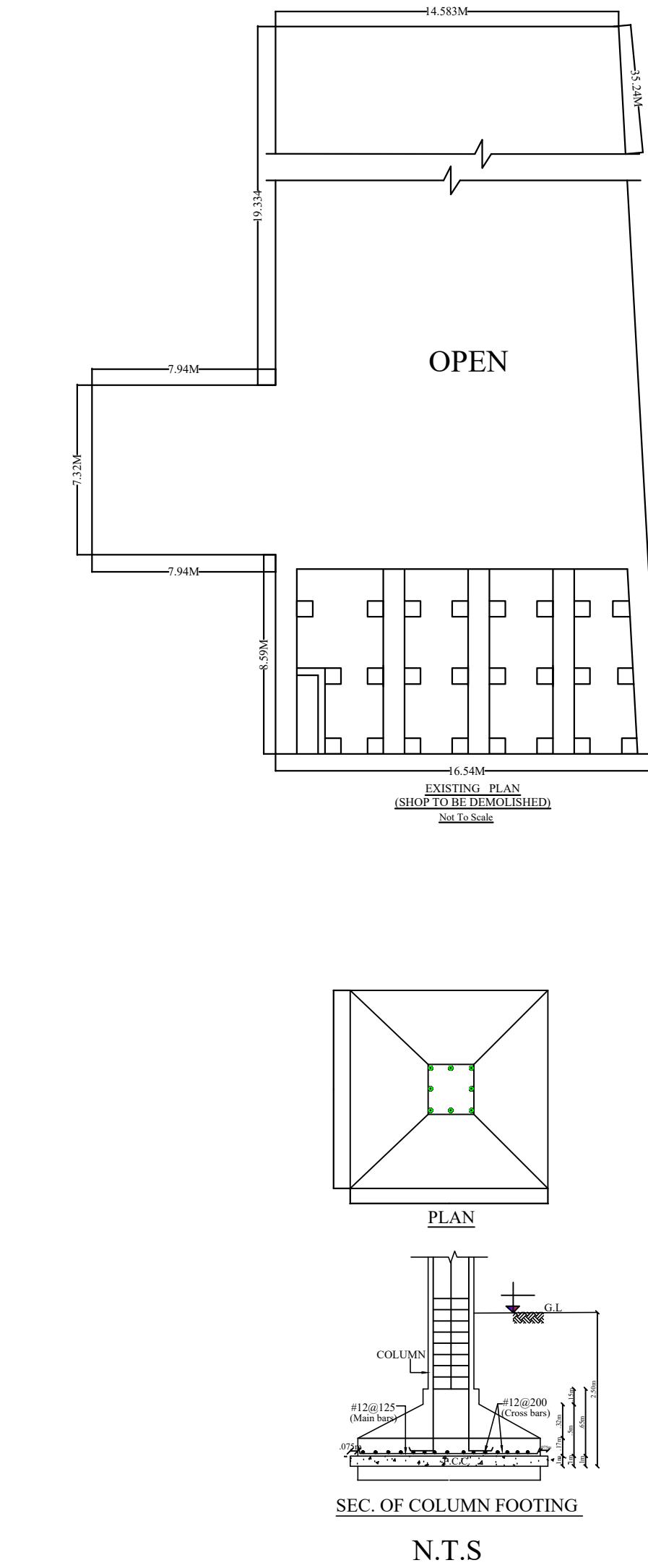
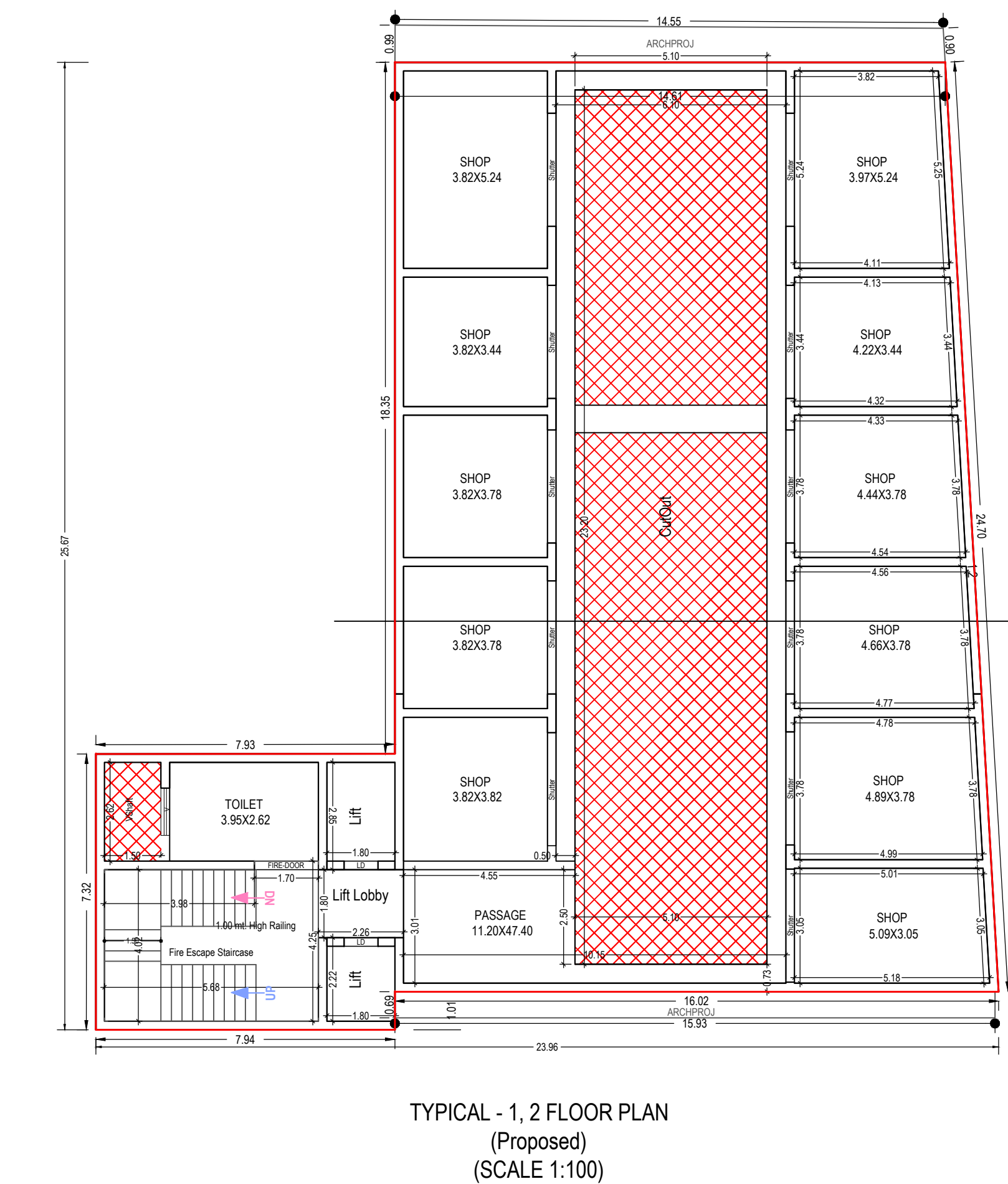
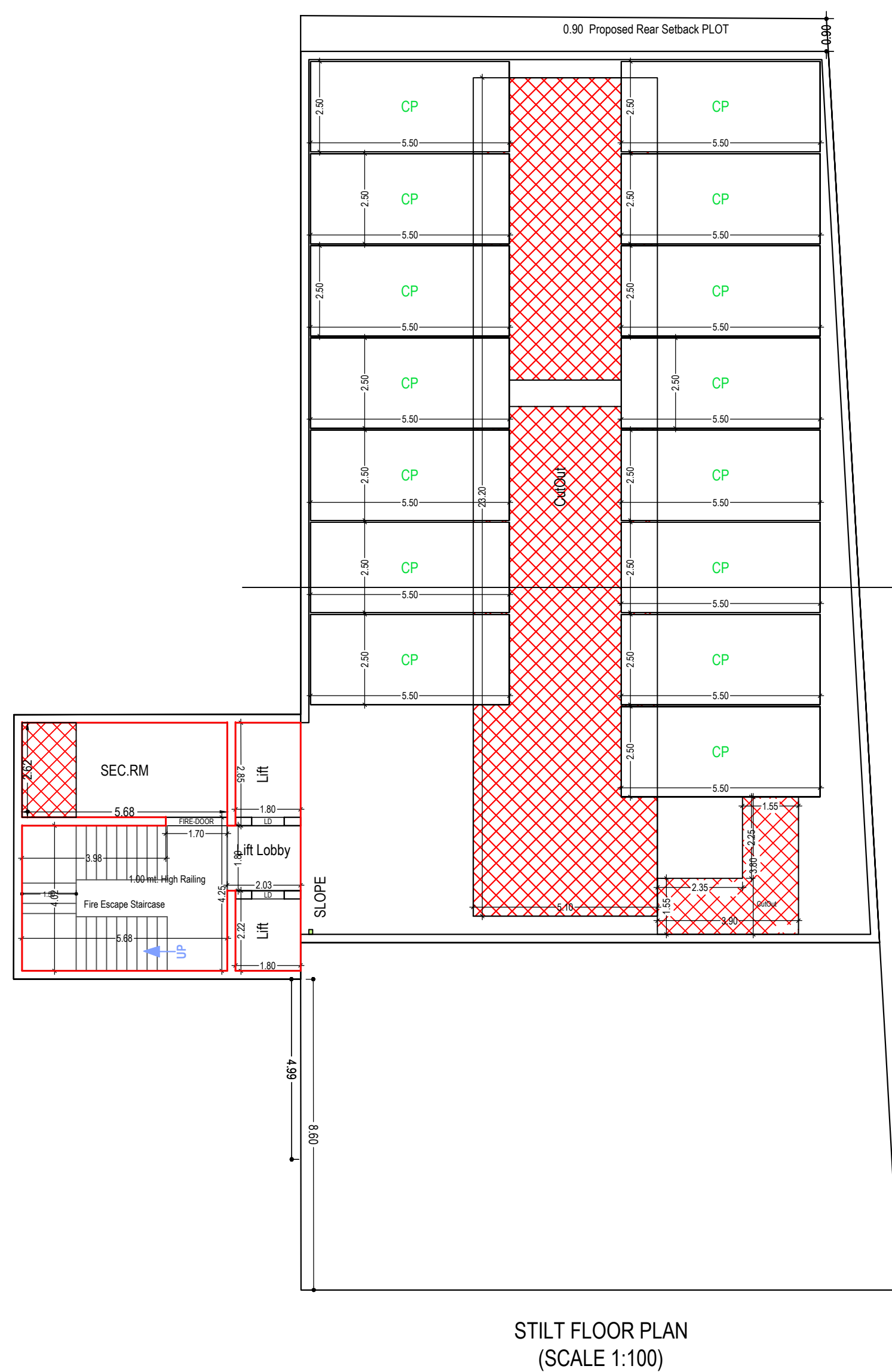
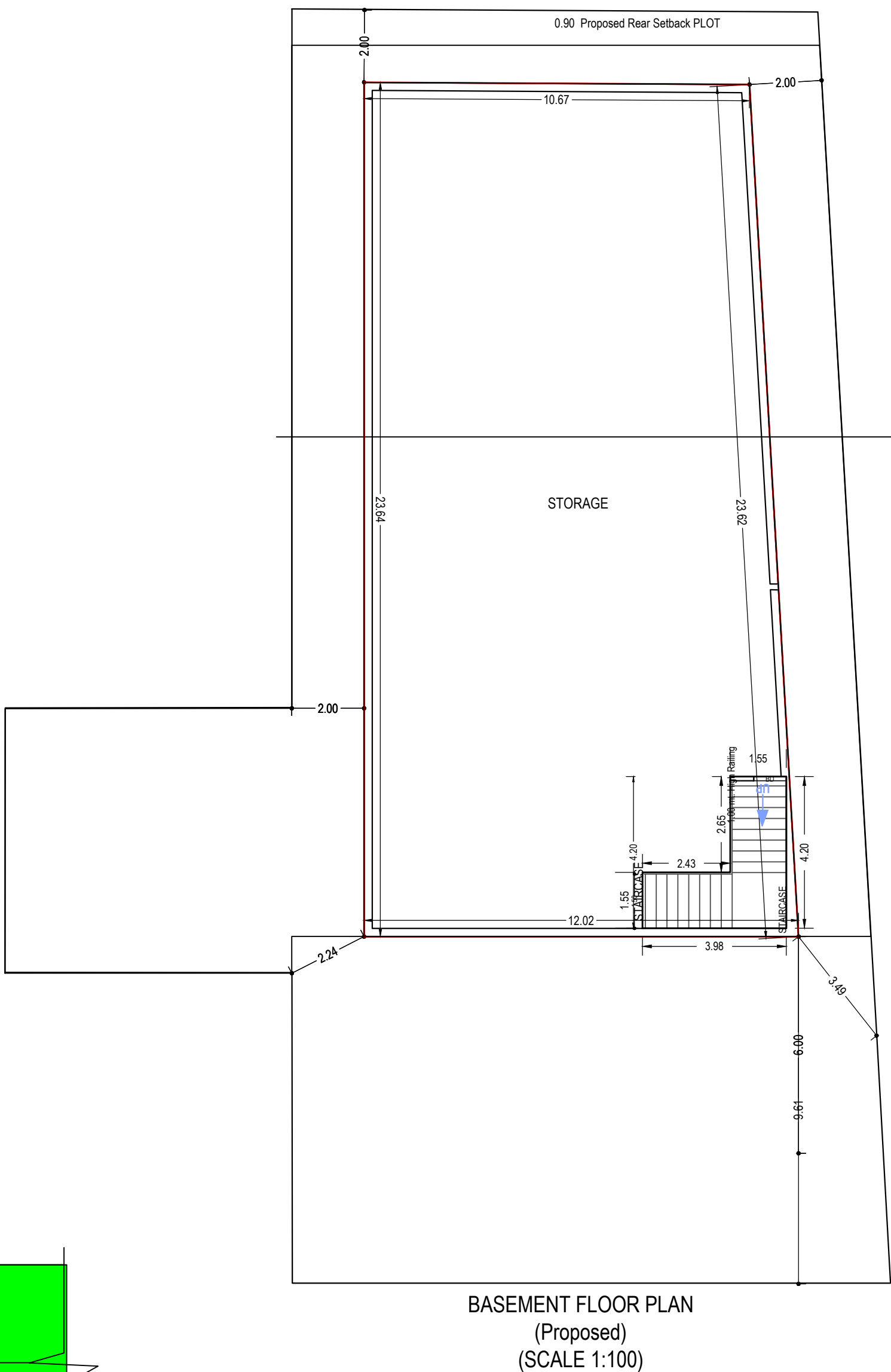
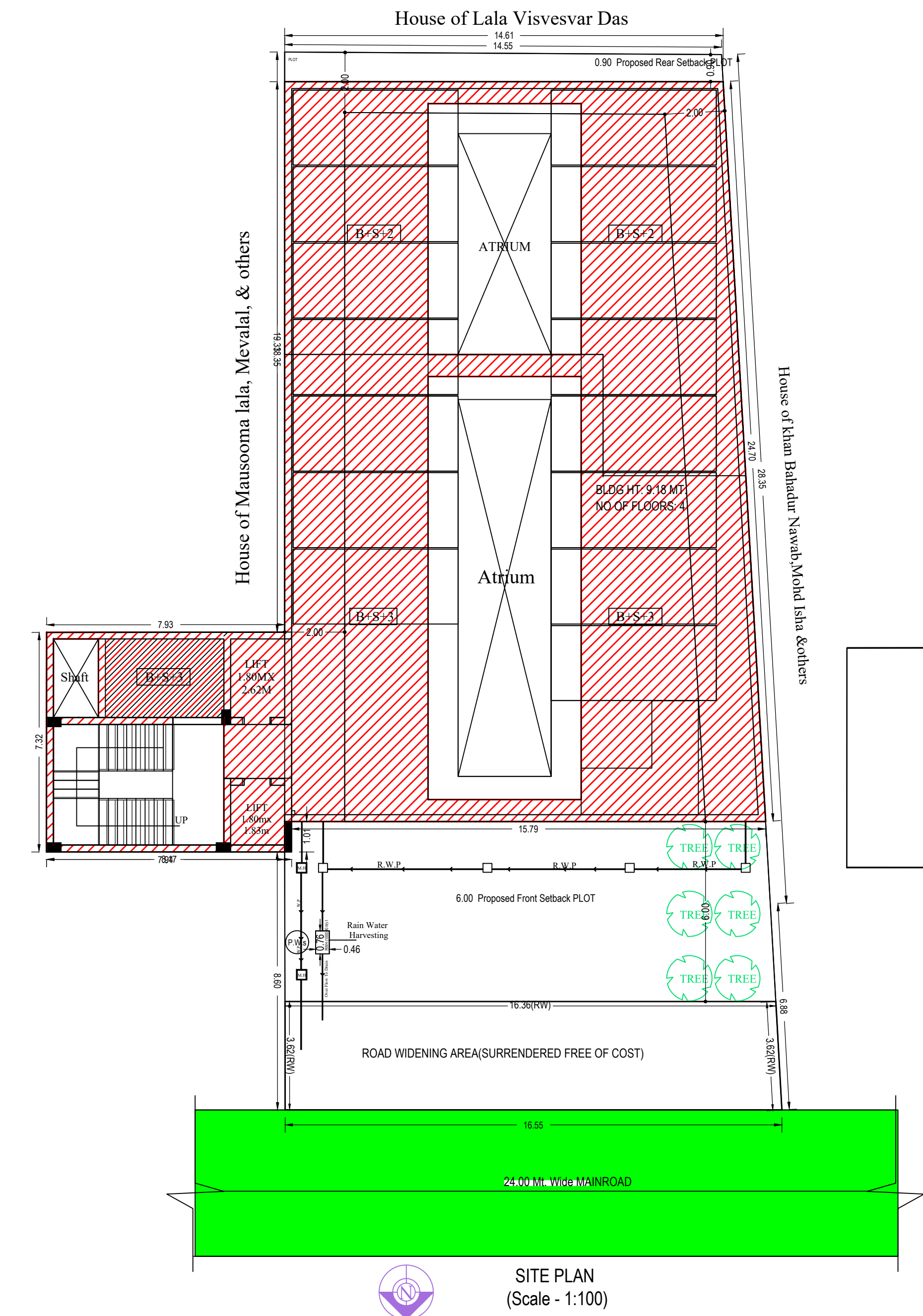
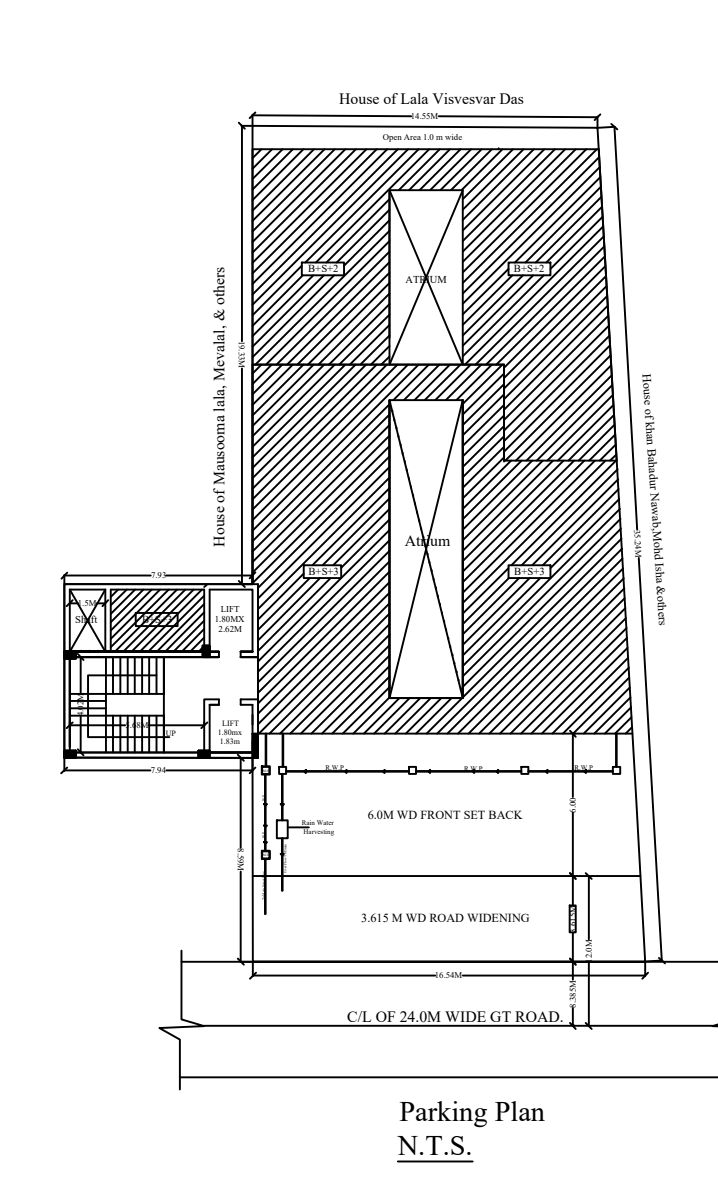
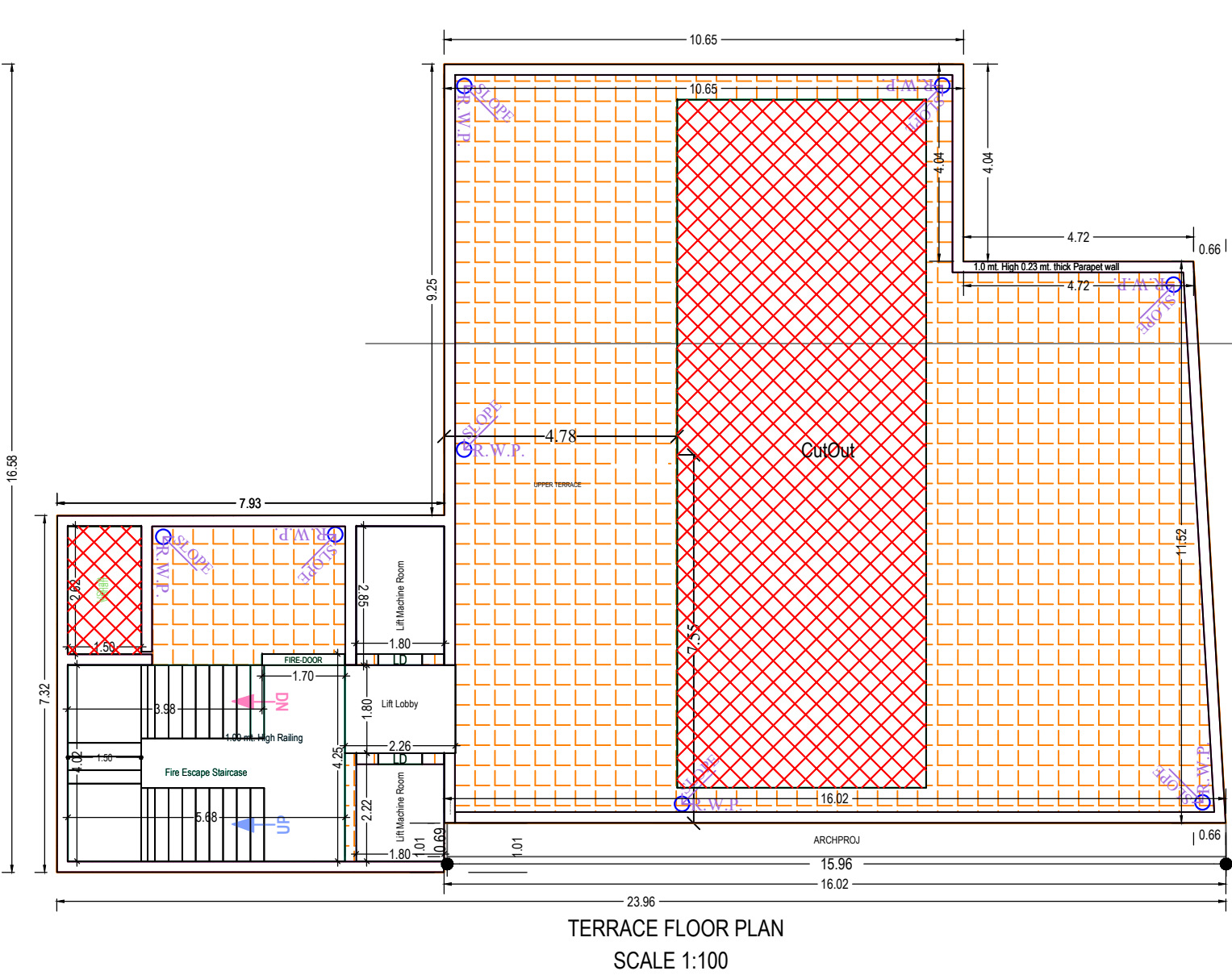
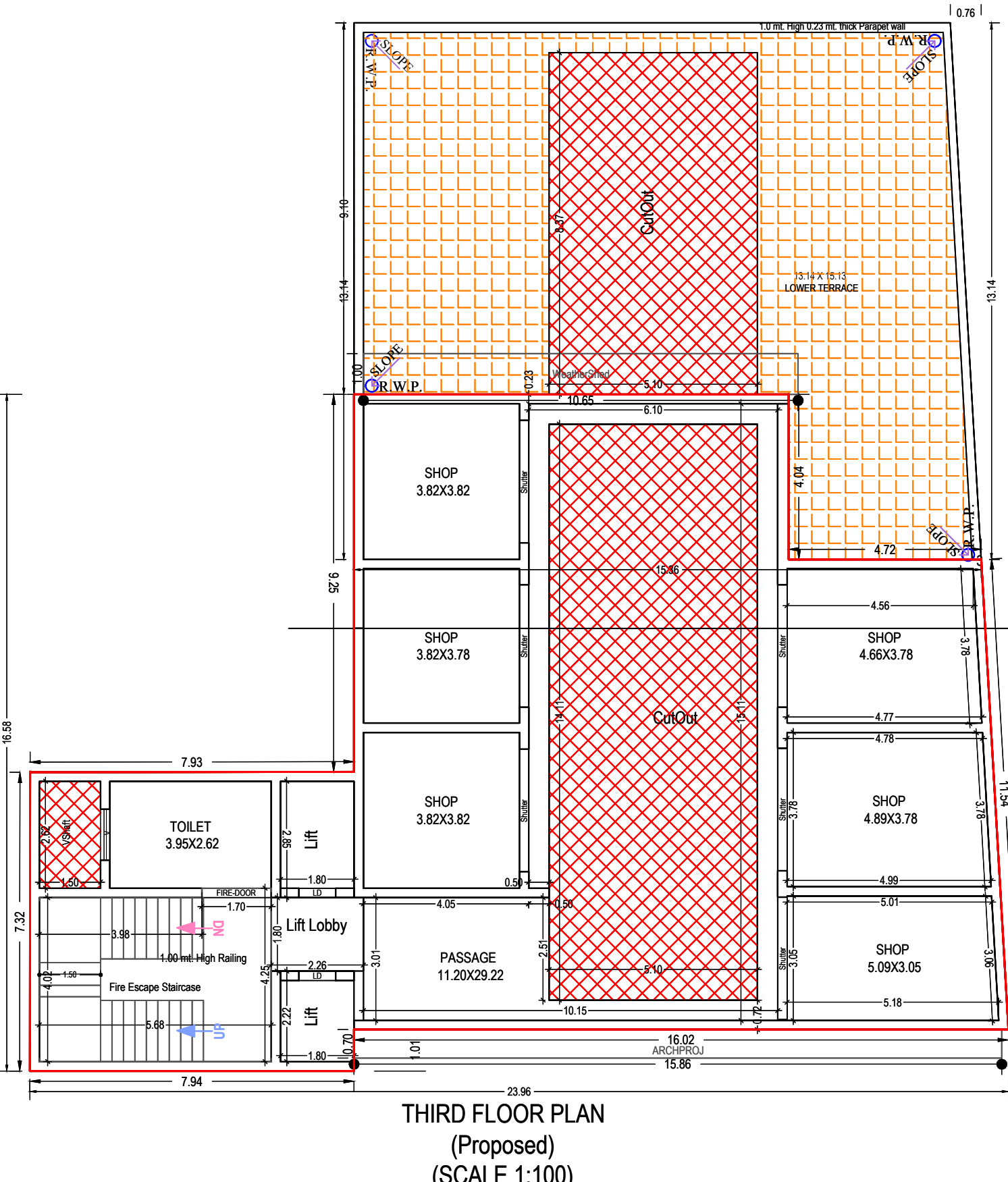
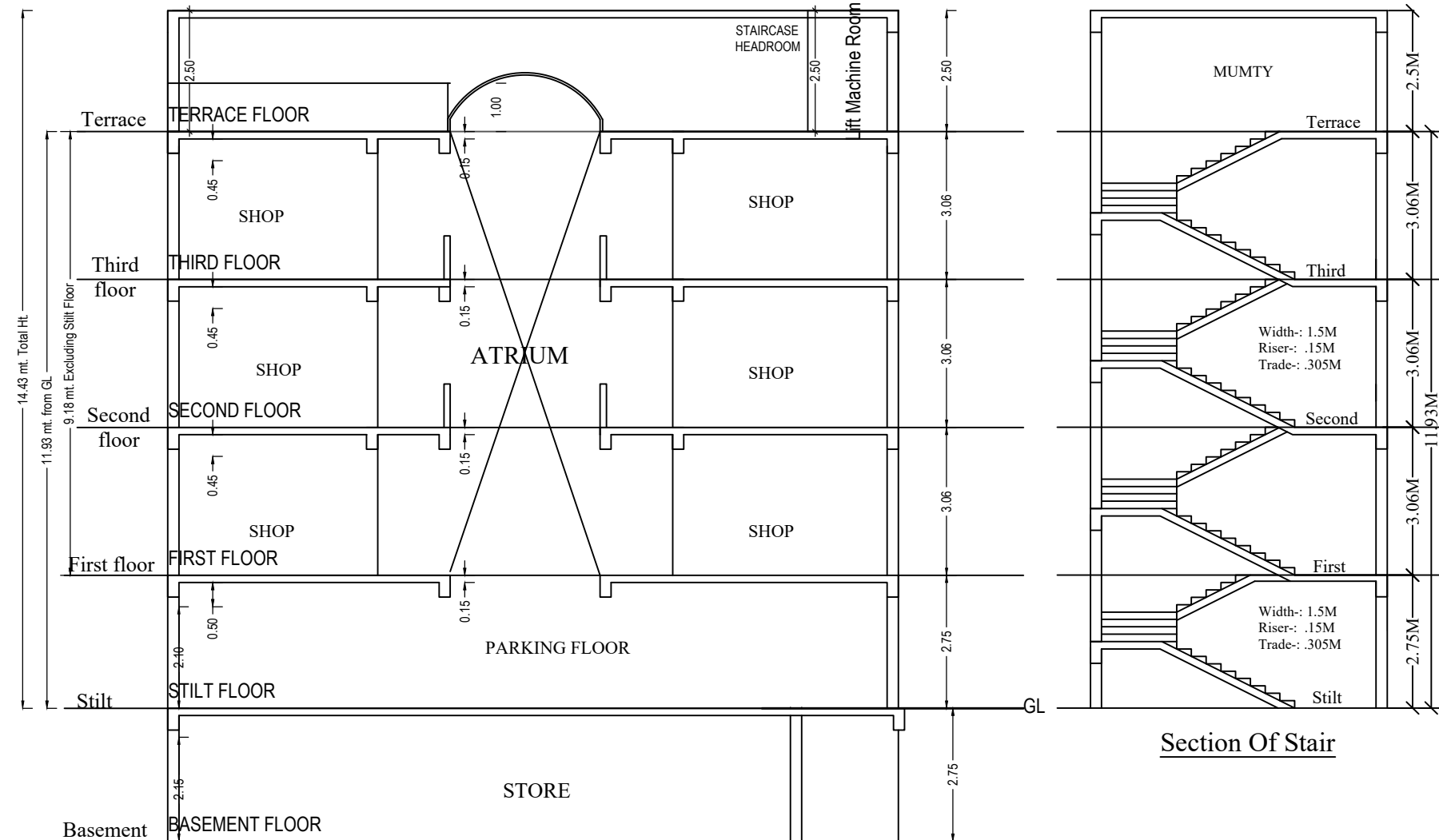
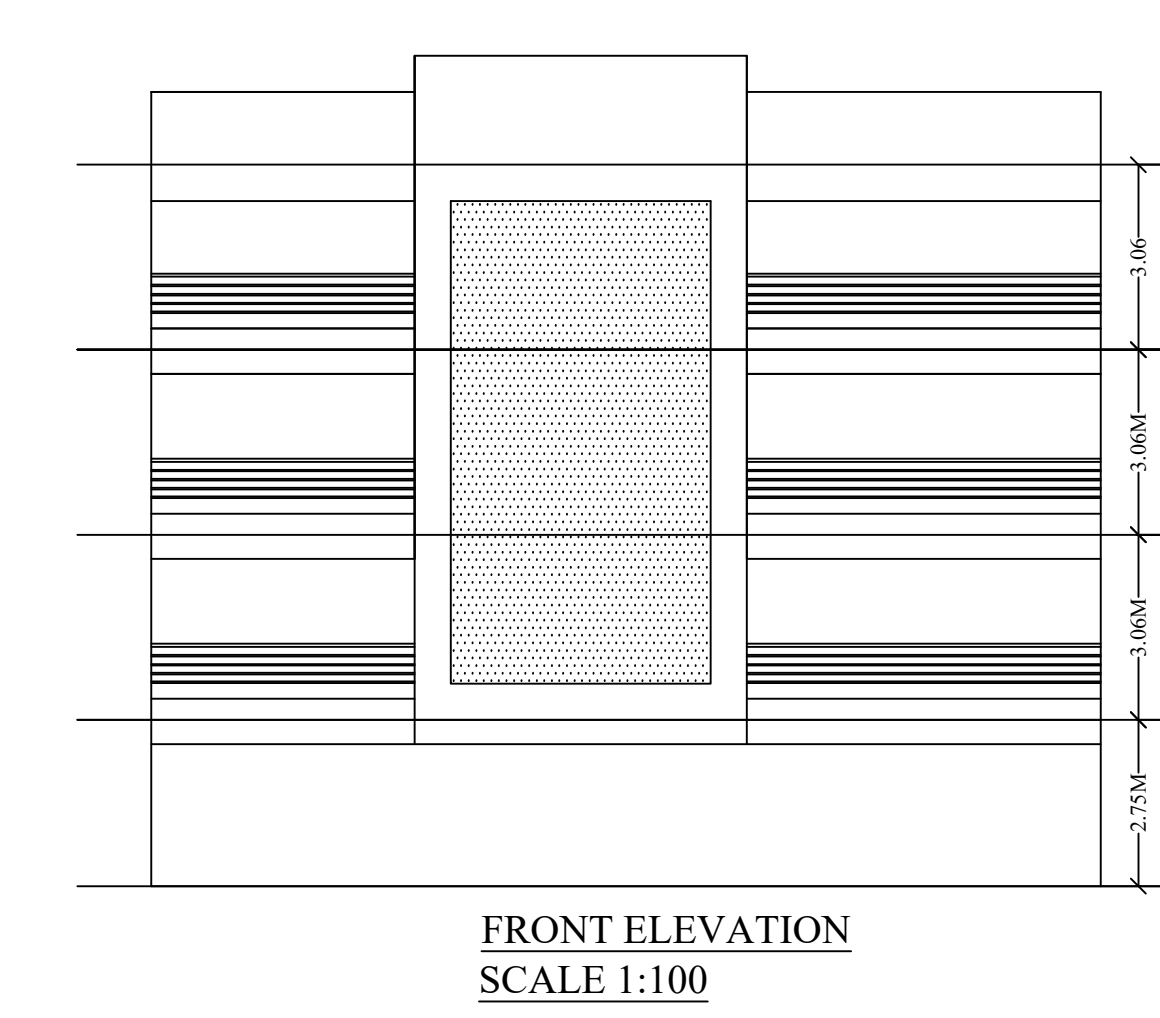
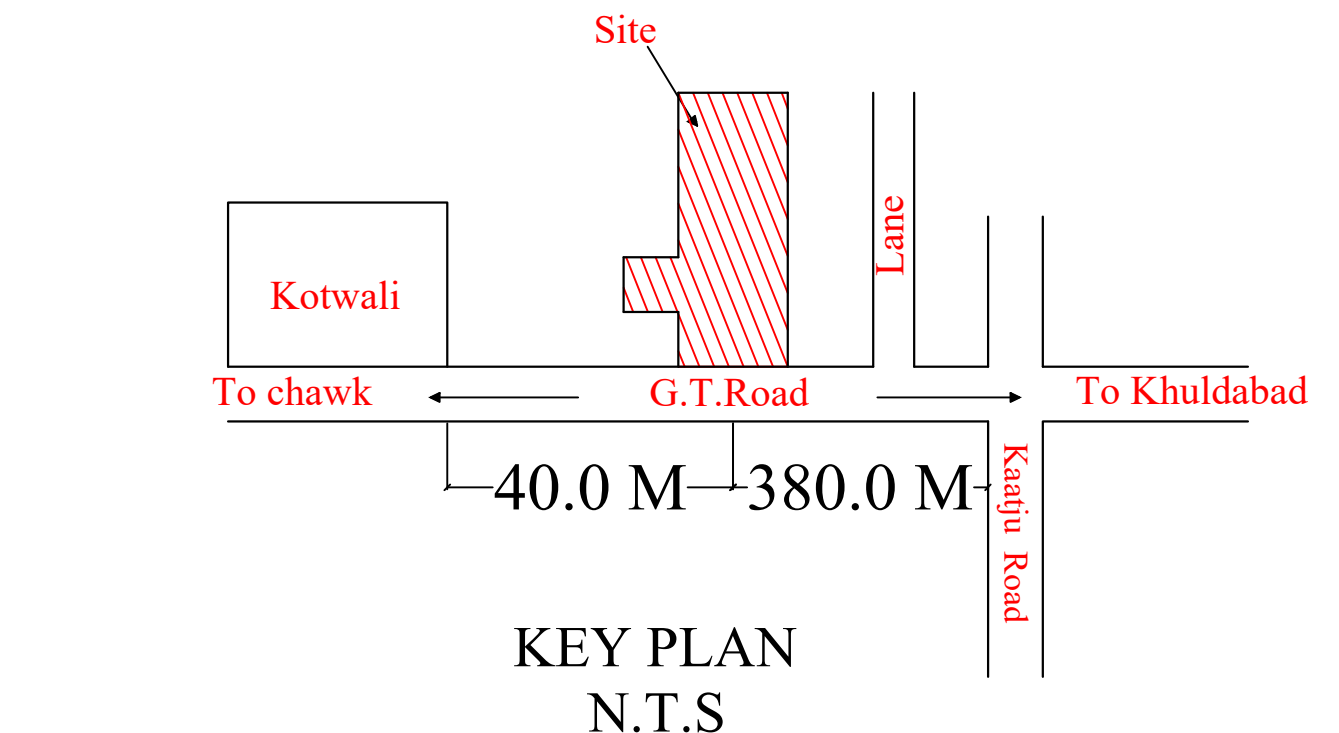




File No	PDA/BP/21-22/0061	Sheet	1
Submission Date	2021-06-30	Scale	1:100
AREA STATEMENT	VERSION NO: 1.0/1 VERSION DATE: 03/09/2021		
PROJECT DETAIL	Authority: Praying Development Authority Plot Use: Commercial Authority Class: Category B Plot Sub Use: Shopping center Authority/Grade: Development Authority (DA) Development Plan: Master Plan Land Use Zone: Commercial use Zone Project Type: Building Permission Nature of Development: NEW Development Area: Developed Area Sub Development Area: Other Town Area Special Project: NA Site Address: District-Prayagraj, Tehsil-Allahabad, Village-NA		
AREA DETAILS	Sq.Mts.		
1	Area of Plot As per record	-	607.72
2	Area of Plot Considered	-	606.20
3	Deduction for (a) Proposed roads Surrender Free of Cost (b) Any reservations Total = (a) + (b)	-	59.48 59.48 0.00 59.48
4	Net Area of plot (1 - 2) AREA OF PLOT	-	546.72
5	% of Green and open space (Prop)	-	0.00
6	Balance area of Plot (1 - 4)	-	546.72
7	Plot Area For Coverage	-	546.72
8	Plot Area For FAR Perm. FAR Area (1.50) Compensatory FAR area	-	29.74 29.74 848.82
9	Total Perm. FAR area (1.56)	-	848.82
10	Total Built up area permissible at	-	328.03
11	Permissible Coverage area (60.00 %)	-	328.03
12	Proposed Coverage Area (53.74 %)	-	294.06
13	Total Prop. Coverage Area (53.74 %)	-	294.06
14	Balance coverage area (6.26 %)	-	33.97
15	Proposed Area at:	Proposed F.S.I	Existing F.S.I
16	Basement Floor	267.77	0.00
17	Stilt Floor	318.05	0.00
18	First Floor	317.27	0.00
19	Second Floor	317.27	0.00
20	Third Floor	206.04	0.00
21	Terrace Floor	35.58	0.00
22	Total Area	1461.98	0.00
23	Total FAR Area	733.84	0.00
24	Total Built Up Area	1461.98	0.00
25	Proposed F.S.I consumed	-	1.34
26	Tenement Statement	-	-
27	Tenement Proposed At:	-	-
28	All Floors	3.00	-
29	Total Tenements (3 + 4)	3	-
30	Parking Statement	-	-
31	Parking Space Required as per Regulations:	-	110.00
32	Proposed Parking Space:	-	582.44
Color Notes			
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		Prop.	
No.	Area	No.	Area
Equivalent Car Space	-	-	15
Total Car	-	-	15
Other Parking	8	110.00	15
Total	-	110.00	582.44



Building Name		Type	Sub Use	Area (Sq.mt.)	Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.
A (CHOWK)		Commercial	Shopping center	> 0	100	733.84	1.00	8	-
Total:		-	-	-	-	-	-	8	15

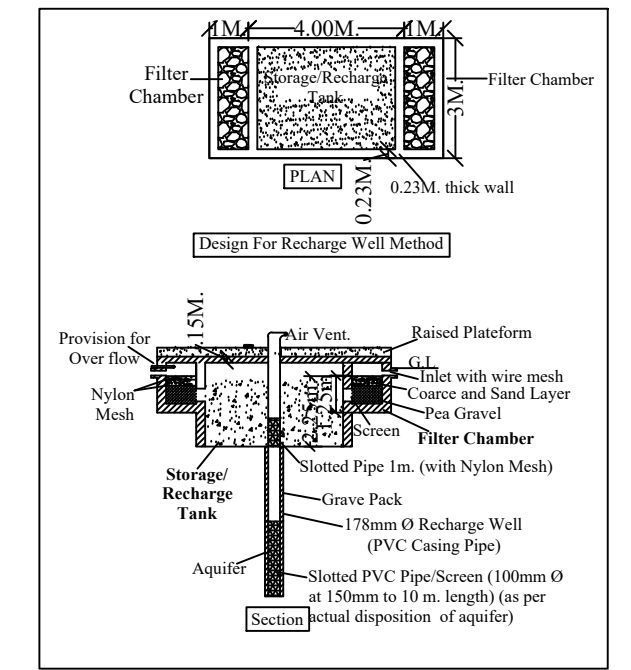
Floor Name		Stair Case Name	Flight Width	Tread Width	Riser Height
BASEMENT FLOOR PLAN		STAIRCASE	1.50	0.300	0.000
STILT FLOOR PLAN		Fire Escape Staircase	1.50	0.280	0.115
TYPICAL - 1, 2 FLOOR PLAN		Fire Escape Staircase	1.50	0.280	0.128
THIRD FLOOR PLAN		Fire Escape Staircase	1.50	0.280	0.128
TERRACE FLOOR PLAN		Fire Escape Staircase	1.50	0.280	0.000

UnitBUA Table for Building A (CHOWK)											
Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA Area in Sq.mt			UnitBUA Area	Deductions (Area in Sq.mt)		Carpet Area	No. of Unit
				Void	Ltr	Shah		Wall	Star Case		
TYPICAL - 1 ST FLOOR PLAN	1,2	OTHER	435.78	118.31	12.37	3.93	301.17	36.42	23.21	241.54	01
		Total	435.78	118.31	12.37	3.93	301.17	36.42	23.21	241.54	
	Typical Floor = 2										
THIRD FLOOR PLAN	3	OTHER	871.56	118.31	12.37	3.93	602.34	72.84	46.42	480.08	02
		Total	871.56	118.31	12.37	3.93	602.34	72.84	46.42	480.08	
		Total per Floor:	281.91	71.95	12.37	3.93	193.66	27.52	23.21	142.93	01
		Typical Floor = 1									
		Total:	281.91	71.95	12.37	3.93	193.66	27.52	23.21	142.93	01
Total			1183.75	308.56	37.10	11.78	796.00	100.35	69.64	626.01	

Floor Name		Building Name	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		A (CHOWK)	267.77	0.00	267.77	0.00
Stilt Floor		A (CHOWK)	318.05	0.00	318.05	0.00
First Floor		A (CHOWK)	317.27	281.69	317.27	281.69
Second Floor		A (CHOWK)	317.27	281.69	317.27	281.69
Third Floor		A (CHOWK)	206.04	170.46	206.04	170.46
Terrace Floor		A (CHOWK)	35.58	0.00	35.58	0.00
Total		A (CHOWK)	1461.98	733.84	1461.98	733.84

Plot		Name	Reed	Prop
PLOT		Tree	6	6

SCHEDULE OF DOOR:		NAME	LENGTH	HEIGHT	NOS
A (CHOWK)		FIRE DOOR	1.70	2.10	03
A (CHOWK)		Shutter	3.00	2.10	28



Rain Water Harvesting detail
N.T.S

Building USE/SUBUSE Details		Building Name	Building Use	Building Sub Use	Building Use Group	Building Type	Building Structure	No Of Non-Residential Units	Floor Name	Floor Use	Floor Sub Use	FAR Name	FAR Use	FAR Sub Use
A (CHOWK)		Commercial	Shopping center	-	-	Lowrise Building	-	3	BASEMENT FLOOR PLAN	Commercial + STORAGE	Shopping center	Commercial	Commercial	Shopping center
									STILT FLOOR PLAN	Commercial + Parking + SEC RM	Shopping center	-	-	-
									TYPICAL - 1, 2 FLOOR PLAN	Commercial	Shopping center	Commercial	Commercial	Shopping center
									THIRD FLOOR PLAN	Commercial	Shopping center	Commercial	Commercial	Shopping center
									TERRACE FLOOR PLAN	Commercial	Shopping center	-	-	-

Total Plot Area: -	546.72	Total FAR Area: -	733.84
Total Coverage Area: -	294.06	Total BUA Area: -	1461.99

OWNER'S NAME AND SIGNATURE
ANIL OFFSET PVT LTD THRU DIR ANIL AGARWAL, handmade frstry@gmail.com, 8604171240

ARCHENG'S NAME AND SIGNATURE
Anil Kumar gupta
CA/89/12467

Prayagraj Development Authority

Building Plan Application Number
PDA/BP/21-22/0061

Sanctioned On
23 Sep 2021

Valid Till
26 Sep 2026

Approved By
Arvind Kumar Chauhan (Vice Chairman)

Examined By
Anil Kumar (Junior engineer)

Arun Kumar Tayal (Assistant Engineer)

Tej Pratap Singh (Executive engineer/Town Planner)

T P Singh (Chief Town Planner)

Dayanand Prasad (Secretary)

Rohit Khanna (Secretary)