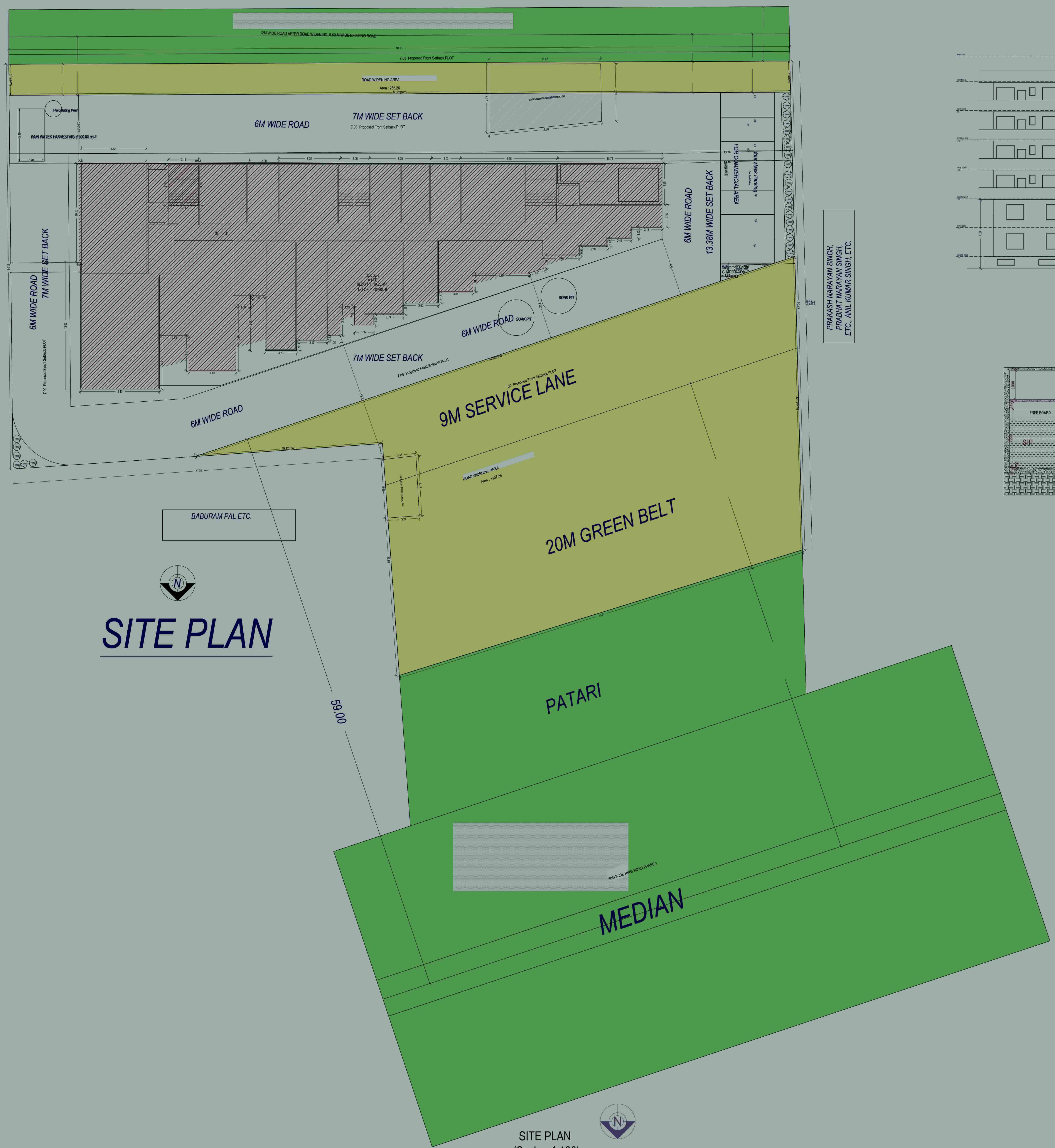
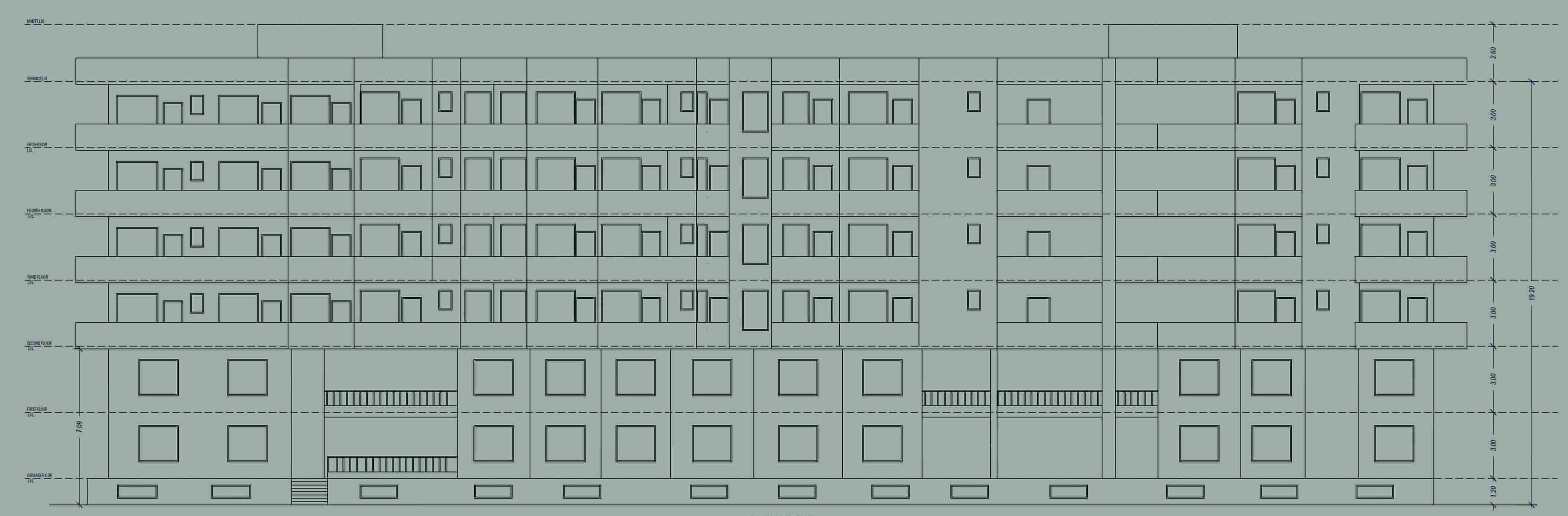
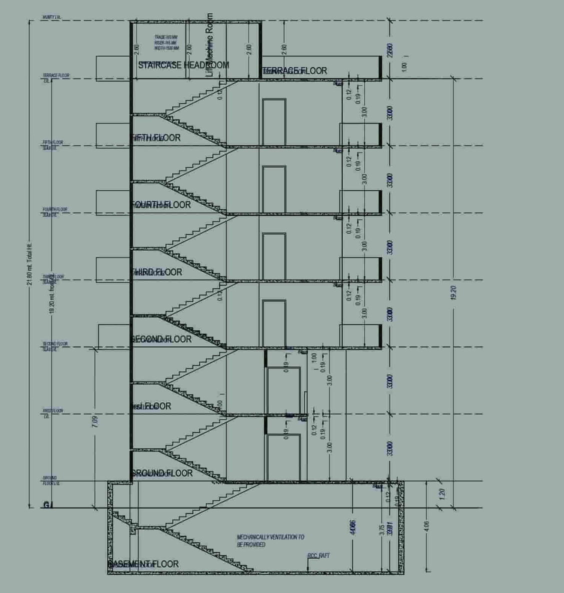
Project Title :PROPOSED COMMERCIAL CUM RESIDENTIAL AFFORDABLE HOUSING BUILDING PLAN SITUATED ARAZI NO.- MI 386, MAUZA -DANDUPURI, TESHIL -SADAR, PARGANA - SHIVPUR, DIST - VARANASI, OWNER- Mr. BECHKUMAR SINGH S/O AMBIKA SINGH, Mr. RAJKUMAR SINGH S/O AMBIKA SINGH AND Mr. SHIVKUMAR SINGH S/O AMBIKA SINGH



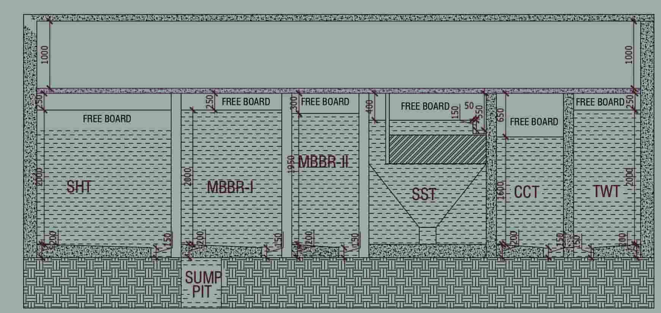
SITE PLAN

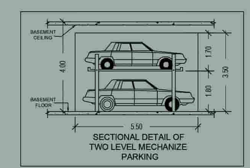
SITE PLAN
(Scale - 1:100)

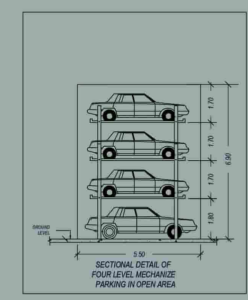




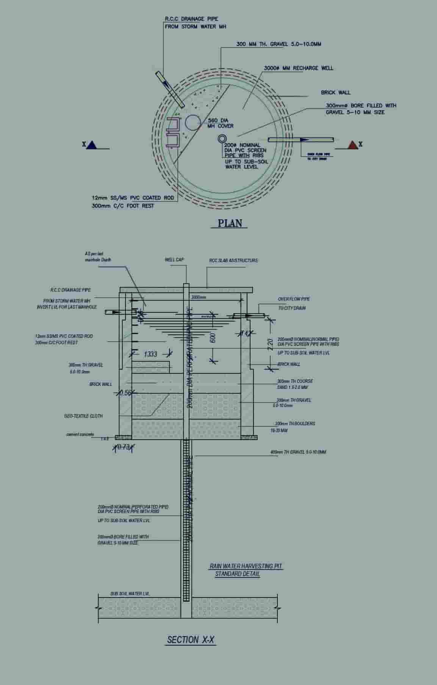
SECTION

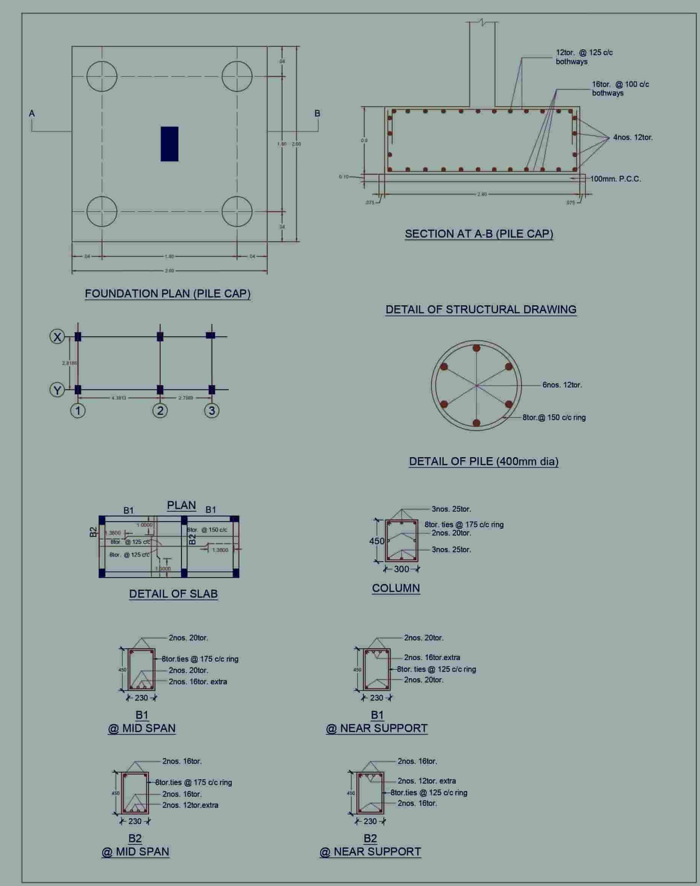


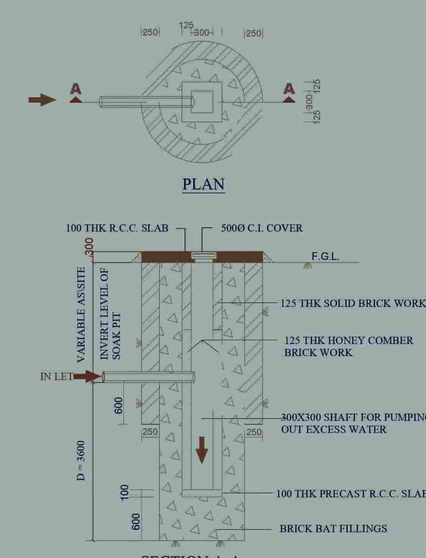




DETAIL OF RAIN WATER HARVESTING PIT







SECTION A-A
SOAK PIT DETAILS

File No	VDA/BP/21-22/0636	Sheet	1
Submission Date	2022-06-30	Scale	1:100

A	AREA STATEMENT	VERSION NO.: 1.0.78 VERSION DATE: 09/06/2022
	PROJECT DETAIL:	
	Authority: Varanasi Development Authority	Plot Use: Commercial
	AuthorityClass: Category C	Plot SubUse: ResiComm Building
	AuthorityGrade: Development Authority (DA)	Development Plan: NA
	CaseTrack: Regular	Land Use Zone: NA
	Project Type: Building Permission	Land SubUse Zone: NA
	Nature of Development: NEW	Layout Type: NA
	Development Area: Undeveloped Area	
	SubDevelopment Area: NA	
	Special Project: NA	
	Site Address: District:Varanasi,Tehsil:Varanasi,Village:Dandupur	
	AREA DETAILS:	Sq.Mts.
1.	Area of Plot As per record	-
	Document Area	3940.00
	As per site condition	3939.36
	Area of Plot Considered	2375.72
2.	Deduction for	
	(a)Proposed roads	1563.64
	Road Widening Area	1563.64
	(b)Any reservations	0.00
	Total(a + b)	1563.64
3.	Net Area of plot (1 - 2) AREA OF PLOT	2375.72
	Plot Area For Coverage	2375.72
	Plot Area For FAR	2375.72
	Perm. FAR Area (1.75)	4157.51
	Perm. Paid FAR Area (0.87)	2066.88
5.	Total Perm. FAR area with Paid FAR (2.62)	6224.39
	Total Perm. FAR area (2.62)	6224.39
	Total Paid Proposed FAR Area	769.33
6.	Total Built up area permissible at:	
	Permissible Coverage area (50.00 %)	1187.86
	Proposed Coverage Area (37.81 %)	898.18
	Total Prop. Coverage Area (37.81 %)	898.18
	Balance coverage area (12.19 %)	289.68
	Existing Structure To Be Demolish	94.87

Proposed Area at:

-	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Basement Floor	1086.54	0.00	0.00	0.00
Ground Floor	919.05	0.00	888.11	0.00
First Floor	775.52	0.00	752.20	0.00
Second Floor	844.63	0.00	821.63	0.00
Third Floor	844.63	0.00	821.63	0.00
Fourth Floor	844.63	0.00	821.63	0.00
Fifth Floor	844.63	0.00	821.63	0.00
Terrace Floor	42.38	0.00	0.00	0.00
Total Area:	6202.01	0.00	4926.83	0.00

	Total FAR Area:	4926.83
	AccessoryUse Area Added in BuiltUp Area:	1.60
	Total BuiltUp Area:	6203.61
	Proposed F.S.I. consumed:	2.07
C.	Tenement Statement	
4.	Tenement Proposed At:	
	G.F.	1.00
	All Floors	45.00
5.	Total Tenements (3 + 4)	46
E.	Parking Statement	
1.	Parking Space Required as per Regulations:	990.00
2.	Proposed Parking Space:	2122.33

Building Conditions Checks

No	Condition
1	For A (A1) Incase 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.

Buildingwise Floor FAR Details

Floor Name	A (A1) Proposed Built Up Area (Sq.mt.)	A (A1) Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Paid FAR Area (Sq.mt.)
Basement Floor	1086.54	0.00	1086.54	0.00	0.00
Ground Floor	919.05	888.11	919.05	888.11	0.00
First Floor	775.52	752.20	775.52	752.20	0.00
Second Floor	844.63	821.63	844.63	821.63	0.00
Third Floor	844.63	821.63	844.63	821.63	0.00
Fourth Floor	844.63	821.63	844.63	821.63	0.00
Fifth Floor	844.63	821.63	844.63	821.63	769.32
Terrace Floor	42.38	0.00	42.38	0.00	0.00
Total:	6202.01	4926.83	6202.01	4926.83	769.32

Tree Details (Table 3h)

Plot	Name	Nos Of Trees Reqd	Nos Of Trees Prop
PLOT	Tree	24	28

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Reduced Reqd. Parking (Incase of Plot having RWArea surrendered FOC)	Reqd. Area	Prop. No.	Prop. Area
Equivalent Car Space	-	-	-	29	398.75
Two Stack Car	-	-	-	22	302.50
Four Stack Car	-	-	-	21	288.75
Total Car	72	-	990.00	72	990.00
Visitor's Car Parking	-	-	-	3	41.25
TwoWheeler	-	-	-	8	24.00
Two Stack Parking	-	-	-	2	383.14
Four Stack Parking	-	-	-	1	113.81
Other Parking	-	-	-	-	1182.24
Total			990.00		2734.44

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units: Parking space reqd for every	Units: Prop.	Car: Reqd./Unit	Car: Reqd.	Car: Prop.	Visitors Car: Reqd./Unit	Visitors Car: Reqd.	Visitors Car: Prop.	TwoWheeler: Reqd./Unit	TwoWheeler: Reqd.	TwoWheeler: Prop.
A (A1)	Commercial	ResiComm Building	> 0	100	1386.96	2.00	28	-	-	-	-	-	-	-
	Residential	Row House	> 0	1	44.00	1.00	44	-	-	-	-	-	-	-
	Total :		-	-	-	-	72	72	-	0	3	-	0	8

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
BASEMENT FLOOR PLAN	STAIRCASE	1.50	0.300	0.000	1.00
	Fire Escape Staircase	1.50	0.300	0.000	1.00
GROUND FLOOR PLAN	Fire Escape Staircase	1.49	0.300	0.130	1.00
	STAIRCASE	1.50	0.300	0.150	1.00
	STAIRCASE	1.50	0.300	0.150	1.00
first FLOOR PLAN	STAIRCASE	1.50	0.300	0.150	1.00
	Fire Escape Staircase	1.49	0.300	0.130	1.00
	STAIRCASE	1.50	0.300	0.150	1.00
TYPICAL - 2, 3, 4, 5 FLOOR PLAN	STAIRCASE	1.50	0.300	0.150	1.00
	Fire Escape Staircase	1.50	0.300	0.150	1.00
terrace FLOOR PLAN	STAIRCASE	1.50	0.300	0.000	1.00
	Fire Escape Staircase	1.48	0.300	0.000	1.00

Building :A (A1)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions: Mumty	Lift	Lift Machine	Lift Lobby	Accessory Use	Covered Area	Parking	Proposed FAR Area: Resi.	Commercial	Add Area In FAR: Accessory Use	Covered Area	Total FAR Area (Sq.mt.)	No. of Unit
Basement Floor	1086.54	36.02	8.52	0.00	0.00	0.00	0.00	1156.64	0.00	0.00	0.00	0.00	0.00	00
Ground Floor	919.05	13.08	0.00	0.00	3.60	14.27	239.19	0.00	0.00	634.76	14.15	239.19	888.11	01
First Floor	775.52	13.08	6.64	0.00	3.60	0.00	0.00	0.00	0.00	752.20	0.00	0.00	752.20	01
Second Floor	844.63	13.08	6.65	0.00	3.27	0.00	0.00	0.00	821.63	0.00	0.00	0.00	821.63	11
Third Floor	844.63	13.08	6.65	0.00	3.27	0.00	0.00	0.00	821.63	0.00	0.00	0.00	821.63	11
Fourth Floor	844.63	13.08	6.65	0.00	3.27	0.00	0.00	0.00	821.63	0.00	0.00	0.00	821.63	11
Fifth Floor	844.63	13.08	6.65	0.00	3.27	0.00	0.00	0.00	821.63	0.00	0.00	0.00	821.63	11
Terrace Floor	42.38	35.73	0.00	6.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	6202.02	150.23	41.76	6.65	20.28	14.27	239.19	1156.64	3286.52	1386.96	14.15	239.19	4926.84	46
Total Number of Same Buildings:	1													
Total:	6202.02	150.23	41.76	6.65	20.28	14.27	239.19	1156.64	3286.52	1386.96	14.15	239.19	4926.84	46

UnitBUA Table for Building :A (A1)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA (Area in Sq.mt.): Lift	UnitBUA Area	Deductions: Wall	Door	Stair Case	Window	Carpet Area	No. of Unit
GROUND FLOOR PLAN	G.FLOOR	SHOP	657.92	10.24	647.68	47.40	0.00	50.81	0.62	548.85	01
	Total per Floor:	Total :	657.92	10.24	647.68	47.40	0.00	50.81	0.62	548.85	01
		Typical Floor = 1									
		Total :	657.92	10.24	647.68	47.40	0.00	50.81	0.62	548.85	01
first FLOOR PLAN	f.FLOOR	SHOP	775.52	10.24	765.28	43.11	0.00	50.81	3.72	667.64	01
	Total per Floor:	Total :	775.52	10.24	765.28	43.11	0.00	50.81	3.72	667.64	01
		Typical Floor = 1									
		Total :	775.52	10.24	765.28	43.11	0.00	50.81	3.72	667.64	01
TYPICAL - 2, 3, 4, 5 FLOOR PLAN	1	DWELLING UNIT	69.71	0.00	69.71	6.73	0.31	0.00	0.21	62.46	
	10	DWELLING UNIT	63.91	0.00	63.91	5.11	0.00	0.00	0.14	58.66	
	11	DWELLING UNIT	56.76	0.00	56.76	4.97	0.10	0.00	0.35	51.34	
	2	DWELLING UNIT	43.59	0.00	43.59	3.25	0.21	0.00	0.45	39.68	
	3	DWELLING UNIT	71.42	0.00	71.42	3.26	0.10	0.00	0.25	67.81	
	4	DWELLING UNIT	73.64	0.00	73.64	5.04	0.21	0.00	0.14	68.25	11
	5	DWELLING UNIT	65.74	0.00	65.74	5.14	0.21	0.00	0.35	60.04	
	6	DWELLING UNIT	39.52	0.00	39.52	1.71	0.21	0.00	0.48	37.12	
	7	DWELLING UNIT	70.65	0.00	70.65	6.48	0.00	0.00	0.32	63.85	
	8	DWELLING UNIT	67.48	0.00	67.48	5.69	0.10	0.00	0.14	61.55	
	9	DWELLING UNIT	69.28	0.00	69.28	5.23	0.21	0.00	0.40	63.44	
	Total per Floor:	Total :	691.70	0.00	691.70	52.61	1.66	0.00	3.23	634.20	11
		Typical Floor = 4									
		Total :	2766.80	0.00	2766.80	210.44	6.64	0.00	12.92	2536.80	44
-											
Total:	-	-	4200.24	20.48	4179.76	300.98	6.62	101.63	17.22	3753.29	46

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A1)	W3	0.48	1.80	08
A (A1)	V	0.60	1.00	68
A (A1)	W2	1.02	1.80	04
A (A1)	W3	1.05	1.80	04
A (A1)	W2	1.20	1.80	60
A (A1)	W1	1.47	1.80	04
A (A1)	W1	1.61	1.80	04
A (A1)	W1	1.73	1.80	04
A (A1)	W1	1.78	1.80	06
A (A1)	W1	1.80	1.80	124
A (A1)	W1	1.90	1.80	04
A (A1)	W2	2.10	1.80	04
A (A1)	W1	2.20	1.80	04

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A1)	D4	0.75	2.10	68
A (A1)	D3	0.90	2.10	108
A (A1)	D2	1.00	2.10	88
A (A1)	D2	1.01	2.10	04
A (A1)	D1	1.05	2.10	44
A (A1)	D1	1.50	2.10	39
A (A1)	D	2.00	2.10	02

FAR & Unit Details

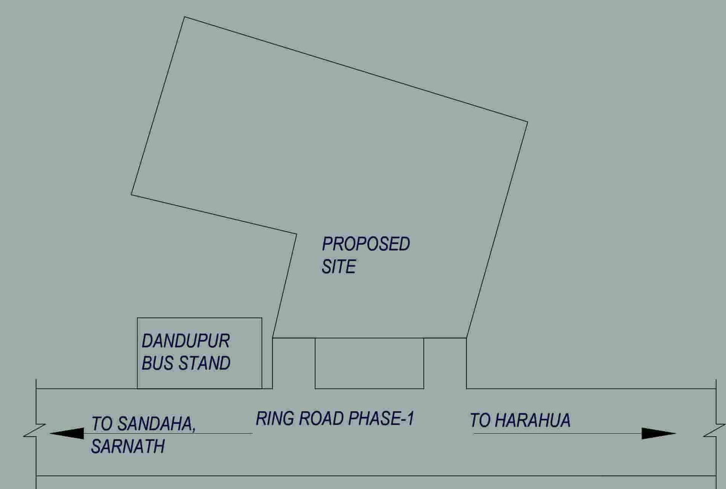
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions: Mumty	Lift	Lift Machine	Lift Lobby	Accessory Use	Covered Area	Parking	Proposed FAR Area: Resi	Commercial	Add Area In FAR: Accessory Use	Covered Area	Total FAR Area (Sq.mt.)	No. of Unit
A (A1)	1	6202.01	150.23	41.76	6.65	20.28	14.27	239.19	1156.64	3286.52	1386.96	14.15	239.19	4926.83	46
Grand Total	1	6202.01	150.23	41.76	6.65	20.28	14.27	239.19	1156.64	3286.52	1386.96	14.15	239.19	4926.83	46

Building USE/SUBUSE Details

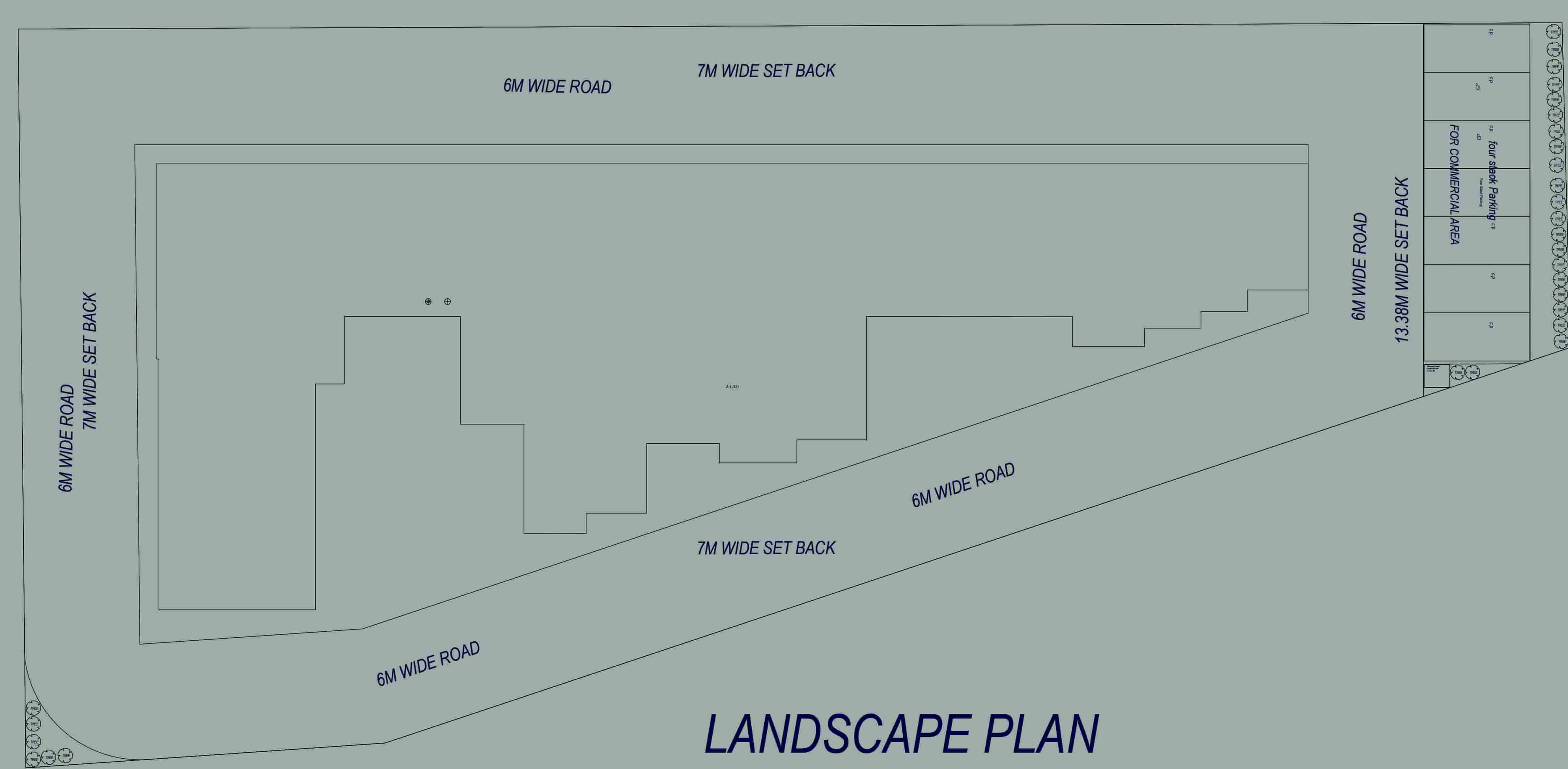
Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (A1)	Commercial	ResiComm Building		-	Highrise	44	2	BASEMENT FLOOR PLAN	Commercial + Parking	ResiComm Building	-	-	-
								GROUND FLOOR PLAN	Commercial + Parking +MET RM +STP +GEN RM	ResiComm Building	COMM	Commercial	ResiComm Building
								first FLOOR PLAN	Commercial	ResiComm Building	COMM	Commercial	ResiComm Building
								TYPICAL - 2, 3, 4, 5 FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
								terrace FLOOR PLAN	Commercial	ResiComm Building	-	-	-

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)



KEY PLAN
NOT TO SCALE



LANDSCAPE PLAN

OWNER'S NAME AND SIGNATURE
BECH KUMAR SINGH,raiashutosh3333@gmail.com,7268994444
SHIV KUMAR SINGH,raiashutosh3333@gmail.com,7268994444
RAJ KUMAR SINGH,raiashutosh3333@gmail.com,7268994444

ARCH/ENG'S NAME AND SIGNATURE / ENGINEER
RAJ KUMAR
CA/2010/49002

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 Duhan (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)

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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