

AREA STATEMENT		Sc. Mts.		
PROJECT DETAIL				
Authority: Varanasi Development Authority	Plot Use: Residential			
Authority Class: Category C	Plot Sub-Use: Group Housing			
Authority/Order: Development Authority (DA)	Development Plan: Master Plan			
Case Track: Regular	Land Use Zone: Residential use Zone			
Project Type: Group Development	Land Sub-Use Zone: Residential Zone			
Nature of Development: NEW	Layout Type: NA			
Development Area: Undeveloped Area				
Sub-Development Area: Metro City Area				
Special Project: NA				
Site Address: District: Varanasi, Tehsil: Varanasi, Village: Bhullanpur				
AREA DETAILS				
1. Area of Plot As per record		2661.60		
Document Area		2537.17		
Area of Plot Considered		2476.77		
2. Deduction for				
(a) Proposed roads		60.39		
Road Widening Area		60.39		
Utility encroachments		0.00		
Total (a + b)		120.78		
3. Net Area of plot (1 - 2) AREA OF PLOT		2476.77		
Plot Area for Coverage		2476.77		
Plot Area for FAR		2476.77		
Palm FAR Area (2.50)		6191.92		
Incentive FAR against EWS and LIG		450.00		
Total Palm FAR area (2.50)		6647.92		
Total Built up area permissible at:				
Permissible Coverage area (40.00 %)		990.71		
Proposed Coverage Area (27.40 %)		678.67		
Total Prop. Coverage Area (27.40 %)		678.67		
Balance coverage area (12.60 %)		312.04		
Proposed FAR at				
Basement Floor	1060.62	0.00	Proposed FAR	Existing FAR
SH Floor	675.84	0.00	0.86	0.00
First Floor	637.03	0.00	591.90	0.00
Second Floor	793.82	0.00	622.46	0.00
Third Floor	793.82	0.00	622.46	0.00
Fourth Floor	793.82	0.00	622.46	0.00
Fifth Floor	793.82	0.00	622.46	0.00
Sixth Floor	793.82	0.00	622.46	0.00
Seventh Floor	793.82	0.00	622.46	0.00
Eighth Floor	793.82	0.00	622.46	0.00
Ninth Floor	463.21	0.00	415.16	0.00
Tenth Floor	613.81	0.00	452.79	0.00
Terrace Floor	69.88	0.00	0.00	0.00
Total Area	9097.13	0.00	5817.93	0.00
Total FAR Area:			5817.93	
Accessory Use Area Added in Builtup Area:			25.35	
Total Builtup Area:			6125.45	
Proposed FAR consumed:			2.35	
C. Tenement Statement				
4. Tenement Proposed At:				
All Floors			56.00	
Total Tenements (3 + 4)			56	
E. Parking Statement				
1. Parking Space Required as per Regulations:				
			935.00	
2. Proposed Parking Space:				
			2233.32	

Additional Permissible FAR		Proposed Area	Total Proposed Area
Area covered under			
FAR Area		100.00	100.00
L/R Lobby		70.00	70.00
L/R Lobby		10.00	10.00
L/R Lobby		10.00	10.00
L/R Lobby		10.00	10.00
Roof top CHECK			
STAIRCASE		21.81	21.81
Fire Escape Staircase		21.47	21.47
L/R Machine Room		4.32	4.32
L/R Machine Room		4.32	4.32
Additional Permissible FAR			
Permissible FAR	Proposed FAR	5% Additional FAR Area	Sum of Non FAR Area
6647.92	5817.93	309.60	51.92
Balance FAR	Sum of FAR Area	Balance FAR	Total Proposed FAR
100.00	157.88	157.88	5817.93

Building Conditions Checks		Condition
No		
1	For RES (A) houses 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.	

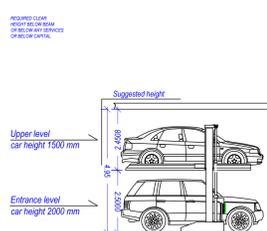
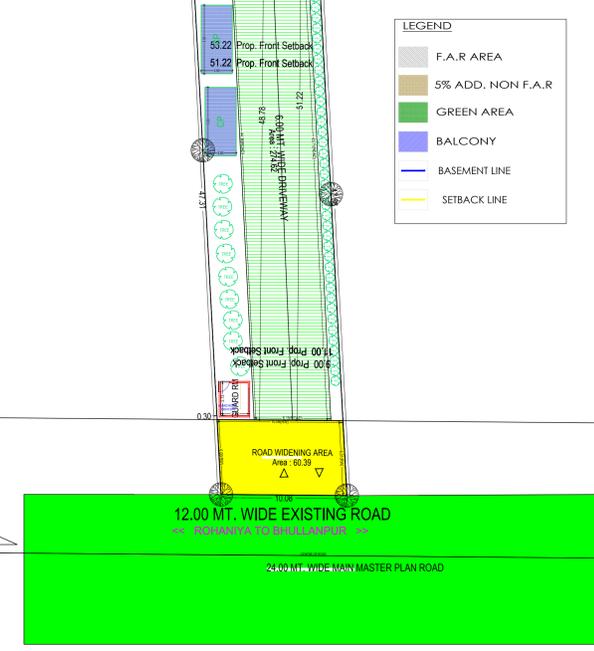
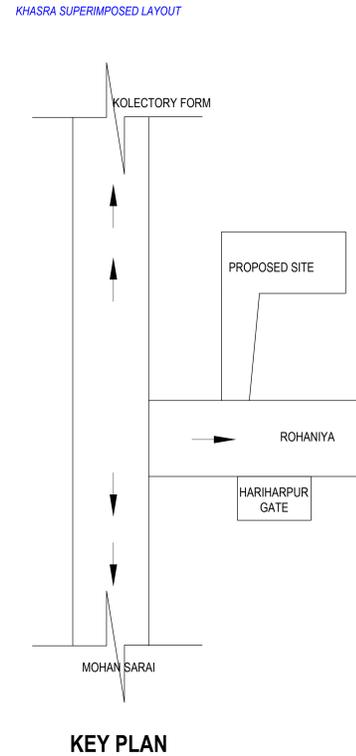
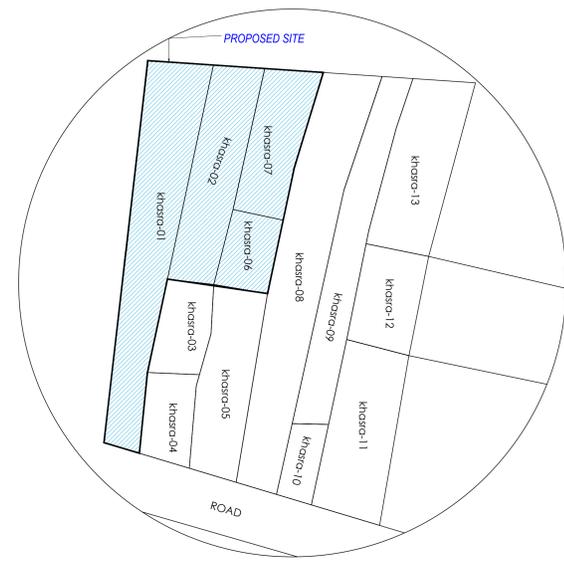
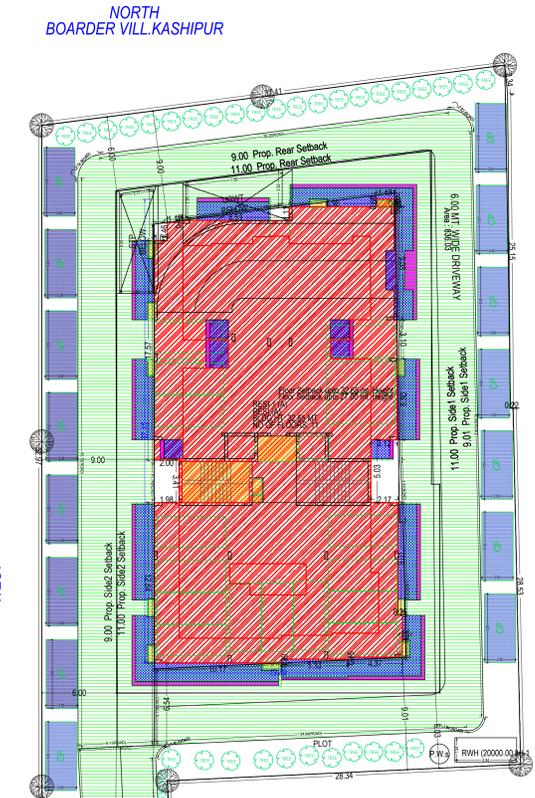
Additional Coverage Area		Proposed Area	Total Coverage Area	Permissible Coverage Area
Plot name	Area covered under			
Plot	GUARD RM	6.33	6.33	33.93

Tree Details (Table 3h)		Recd	No. of Trees	Prop
Plot	Name			
Plot	Tree	13	89	

OWNER'S NAME AND SIGNATURE
 VISIONARY REALTORS PVT LTD. estates@vray.in, 9831139395

ARCHITECT'S NAME AND SIGNATURE
 Ahmad Myran
 CA2020104126
 Signature Not Verified
 Varanasi Development Authority

Building Plan Application Number
 VDA/BP/22-23/1013
 Sanctioned On
 09 Aug 2024
 Valid Till
 08 Sep 2029
 Approved By
 PULKIT GARG (Vice Chairman)
 Examined By
 RAM CHANDRA (Junior engineer)
 DEVESH RAM GUPTA (Assistant Engineer)
 PRABHAT KUMAR (Executive Engineer/Town Planner)
 DEVESH RAM GUPTA (Assistant Engineer)
 RAM CHANDRA (Junior engineer)
 DEVESH RAM GUPTA (Assistant Engineer)



Vehicle Type	No.	Area	Prop.	Area
Equivalent Car Space	-	-	50	687.50
Two Stack Car	-	-	12	165.00
Total Car	61	838.75	62	852.50
Visitors Car Parking	7	96.25	7	96.25
Two Stack Parking	-	-	6	181.22
Other Parking	-	-	641.48	641.48
Total	-	935.00	1590.23	1590.23

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	RES (A)	1060.62	0.00	1060.62	0.00
SH Floor		675.84	0.86	675.84	0.86
First Floor		637.03	591.90	637.03	591.90
Second Floor		793.82	622.46	793.82	622.46
Third Floor		793.82	622.46	793.82	622.46
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Eighth Floor		793.82	622.46	793.82	622.46
Ninth Floor		463.21	415.16	463.21	415.16
Tenth Floor		613.81	452.79	613.81	452.79
Terrace Floor		69.88	0.00	69.88	0.00
Total		9097.13	5817.93	9097.13	5817.93

Building Name	Type	Subline	Area (Sq.mt.)	Units	Parking space reqd for every	Car	Visitors Car
RES (A)	Residential	Group Housing	0-50	1	1	-	-
			50-100	1	38.00	1.00	38
			100-150	1	18.00	1.25	23
			> 150	1	-	1.50	-
			> 0	1	-	-	1.00
Total:			-	-	-	61	62

Building Name	Building Use	Building Subline	Building Use Group	Building Type	Building Structure	No. Of Residential Units	Floor Name	Floor Use	Floor Subline	FAR Name	FAR Use	FAR Subline
RES (A)	Residential	Group Housing	Highrise	56	Basement Floor PLAN	Residential + Parking +STP	Group Housing	Residential	Group Housing	-	-	-
					FIRST FLOOR PLAN	Residential + ELE SUB	Group Housing	Residential	Group Housing	Residential FAR	Residential	Group Housing
					TYPICAL FLOOR PLAN	Residential + ELE SUB	Group Housing	Residential	Group Housing	Residential FAR	Residential	Group Housing
					NINTH FLOOR PLAN	Residential + ELE SUB	Group Housing	Residential	Group Housing	Residential FAR	Residential	Group Housing
					TENTH FLOOR PLAN	Residential + ELE SUB	Group Housing	Residential	Group Housing	Residential FAR	Residential	Group Housing
					TERRACE FLOOR PLAN	Residential + ELE SUB	Group Housing	Residential	Group Housing	-	-	-

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in (Sq.mt.)	Total Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
RES (A)	1	9240.25	138.30	4.82	9097.13
Total	1	9240.25	138.30	4.82	9097.13

Total Plot Area :- 2476.77
 Total FAR Area :- 5817.93
 Total Coverage Area :- 678.67
 Total BUA Area :- 9125.48

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.