

AREA STATEMENT		Area	Remarks
1. Area of Plot As per record		2509.29	
Document Area		2509.29	
As per site condition		2509.29	
Area of Plot Considered		2477.28	
2. Deduction for			
(a) Proposed roads		31.98	
Road Widening Area		31.98	
(b) Any reservations		0.00	
Total (a + b)		31.98	
3. Net Area of plot (1 - 2) AREA OF PLOT		2477.28	
Plot Area For Coverage		2477.28	
Plot Area For FAR		2477.28	
Perm. FAR Area (1.25)		3096.60	
Total Perm. FAR area (1.25)		3096.60	
6. Permissible Coverage area (45.00 %)		1114.78	
Proposed Coverage Area (%)		0.00	
Total Prop. Coverage Area (%)		0.00	
Balance coverage area (45.00 %)		1114.78	
Proposed Area at:			
Proposed Built up		0.00	
Existing Built up		0.00	
Proposed FAR		0.00	
Existing FAR		0.00	
Total FAR Area:		0.00	
Total Built up Area:		0.00	

Color Index

ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Green
COMMON PLOT	Yellow
ROAD ALIGNMENT (ROAD WIDENING AREA)	Blue
FUTURE T.P. SCHEME DEDUCTION AREA	Light Blue
EXISTING (To be retained)	White
EXISTING (To be demolished)	Black

Proposed Population Calculation

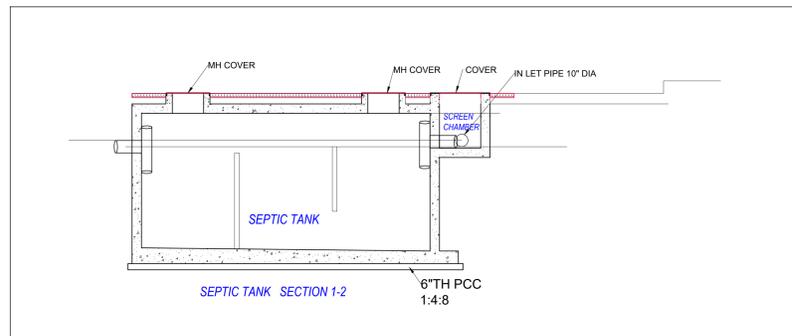
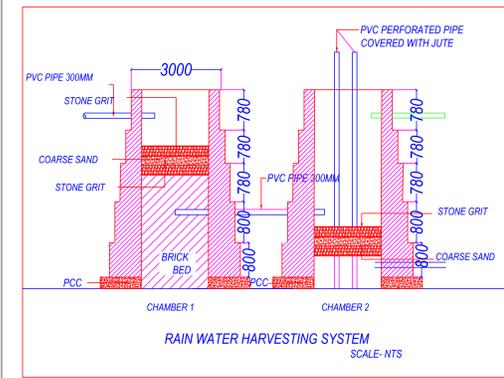
Plot Name	Use	Subuse	Range	Nos.	Perm. Person/Plot	Perm. Person/Unit	Total Person/Plot	Total
Plot 1	Residential	Row House		2	10	10	10	10
Plot 2	Residential	Row House		2	10	10	10	10
Plot 17	Residential	Row House		2	10	10	10	10
Plot 18	Residential	Row House		2	10	10	10	10
Plot 13	Residential	Row House		2	10	10	10	10
Plot 14	Residential	Row House		2	10	10	10	10
Plot 16	Residential	Row House		2	10	10	10	10
Plot 7	Residential	Row House		2	10	10	10	10
Plot 6	Residential	Row House		2	10	10	10	10
Plot 5	Residential	Row House	above 50 upto 150sq.mt.	18	5	10	180	180
Plot 4	Residential	Row House		2	10	10	10	10
Plot 15	Residential	Row House		2	10	10	10	10
Plot 9	Residential	Row House		2	10	10	10	10
Plot 10	Residential	Row House		2	10	10	10	10
Plot 11	Residential	Row House		2	10	10	10	10
Plot 12	Residential	Row House		2	10	10	10	10
Plot 8	Residential	Row House		2	10	10	10	10
Plot 3	Residential	Row House		2	10	10	10	10
Grand Total:							180	180

Tenements Density Check

Plot housing density	Reqd	Perm	No. of Tenements	Prop	Reqd	No. of Persons	Prop
750/hec	-	38	36	-	186	180	180

Land use analysis/Area distribution (Table 2c)

Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	1782.28	71.95
Road Area	699.97	27.94
Common Shops	25.04	1.01
Total net layout	2477.29	100.00



Individual Plot Area

Plot No.	Abutting Road	Plot Area		Frontage		Coverage		FAR Area		
		Reqd	Perm	Reqd	Prop	Factor	Perm	Prop	Perm	
Plot 1	ROAD WIDENING AREA	40.00	-	75.22	3.50	5.72	0.00	0.00	0.00	0.00
Plot 2	ROAD WIDENING AREA	40.00	-	76.22	3.50	6.00	0.00	0.00	0.00	0.00
Plot 17	ROAD WIDENING AREA	40.00	-	67.50	3.50	10.99	0.00	0.00	0.00	0.00
Plot 18	ROAD WIDENING AREA	40.00	-	67.43	3.50	6.85	0.00	0.00	0.00	0.00
Plot 13	ROAD WIDENING AREA	40.00	-	113.93	3.50	10.00	0.00	0.00	0.00	0.00
Plot 14	ROAD WIDENING AREA	40.00	-	105.22	3.50	9.00	0.00	0.00	0.00	0.00
Plot 16	ROAD WIDENING AREA	40.00	-	122.75	3.50	10.00	0.00	0.00	0.00	0.00
Plot 7	ROAD WIDENING AREA	40.00	-	114.47	3.50	6.23	0.00	0.00	0.00	0.00
Plot 6	ROAD WIDENING AREA	40.00	-	128.78	3.50	7.00	0.00	0.00	0.00	0.00
Plot 5	ROAD WIDENING AREA	40.00	-	127.35	3.50	7.00	0.00	0.00	0.00	0.00
Plot 4	ROAD WIDENING AREA	40.00	-	126.17	3.50	7.00	0.00	0.00	0.00	0.00
Plot 15	ROAD WIDENING AREA	40.00	-	107.79	3.50	9.00	0.00	0.00	0.00	0.00
Plot 9	ROAD WIDENING AREA	40.00	-	103.22	3.50	6.38	0.00	0.00	0.00	0.00
Plot 10	ROAD WIDENING AREA	40.00	-	89.60	3.50	14.18	0.00	0.00	0.00	0.00
Plot 11	ROAD WIDENING AREA	40.00	-	91.96	3.50	14.50	0.00	0.00	0.00	0.00
Plot 12	ROAD WIDENING AREA	40.00	-	105.69	3.50	6.65	0.00	0.00	0.00	0.00
Plot 8	ROAD WIDENING AREA	40.00	-	108.94	3.50	10.00	0.00	0.00	0.00	0.00
Plot 3	ROAD WIDENING AREA	40.00	-	50.05	3.50	8.34	0.00	0.00	0.00	0.00

Individual Plot Setback

Plot No.	Peak Bldg	Abutting Road	Front		Side1		Side2		Rear		Coverage		FAR Area
			Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	
Plot 1		ROAD WIDENING AREA	1.50	-	-	-	-	-	-	-	0.00	0.00	0.00
Plot 2		ROAD WIDENING AREA	1.50	-	-	-	-	-	-	-	1.50	0.00	0.00
Plot 17		ROAD WIDENING AREA	2.00	-	-	-	-	-	-	-	-	0.00	0.00
Plot 17		ROAD WIDENING AREA	1.50	-	-	-	-	-	-	-	1.50	0.00	0.00
Plot 18		ROAD WIDENING AREA	1.50	-	-	-	-	-	-	-	1.50	0.00	0.00
Plot 13		ROAD WIDENING AREA	2.00	-	-	-	-	-	-	-	2.00	0.00	0.00
Plot 14		ROAD WIDENING AREA	2.00	-	-	-	-	-	-	-	2.00	0.00	0.00
Plot 16		ROAD WIDENING AREA	2.00	-	-	-	-	-	-	-	2.00	0.00	0.00
Plot 7		ROAD WIDENING AREA	2.00	-	-	-	-	-	-	-	2.00	0.00	0.00
Plot 6		ROAD WIDENING AREA	2.00	-	-	-	-	-	-	-	2.00	0.00	0.00
Plot 5		ROAD WIDENING AREA	2.00	-	-	-	-	-	-	-	2.00	0.00	0.00
Plot 4		ROAD WIDENING AREA	2.00	-	-	-	-	-	-	-	2.00	0.00	0.00
Plot 15		ROAD WIDENING AREA	2.00	-	-	-	-	-	-	-	2.00	0.00	0.00
Plot 9		ROAD WIDENING AREA	2.00	-	-	-	-	-	-	-	2.00	0.00	0.00
Plot 9		ROAD WIDENING AREA	2.00	-	-	-	-	-	-	-	2.00	0.00	0.00
Plot 10		ROAD WIDENING AREA	2.00	-	-	-	-	-	-	-	2.00	0.00	0.00
Plot 11		ROAD WIDENING AREA	2.00	-	-	-	-	-	-	-	2.00	0.00	0.00
Plot 12		ROAD WIDENING AREA	2.00	-	-	-	-	-	-	-	2.00	0.00	0.00
Plot 8		ROAD WIDENING AREA	2.00	-	-	-	-	-	-	-	2.00	0.00	0.00
Plot 3		ROAD WIDENING AREA	1.50	-	-	-	-	-	-	-	1.50	0.00	0.00

OWNER'S NAME AND SIGNATURE
 GREENLINE VINTRADE PRIVATE LIMITED, greenline@umay.in, 9305384570

ARCHITECT'S NAME AND SIGNATURE
 Harsh Rahaar, AM300970231032022, Varnasi Development Authority

Building Plan Application Number
 VDA/LD/23-24/0788

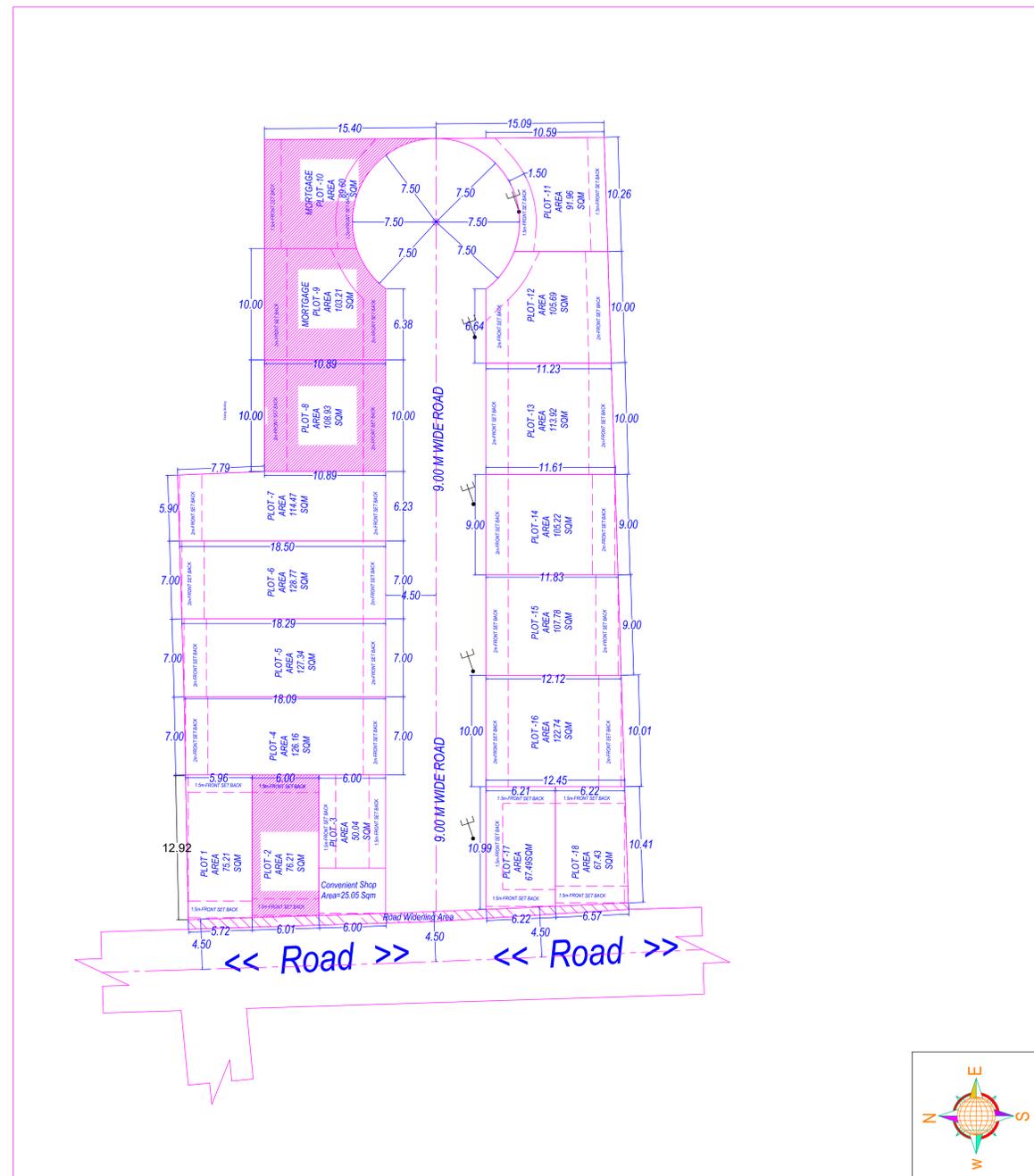
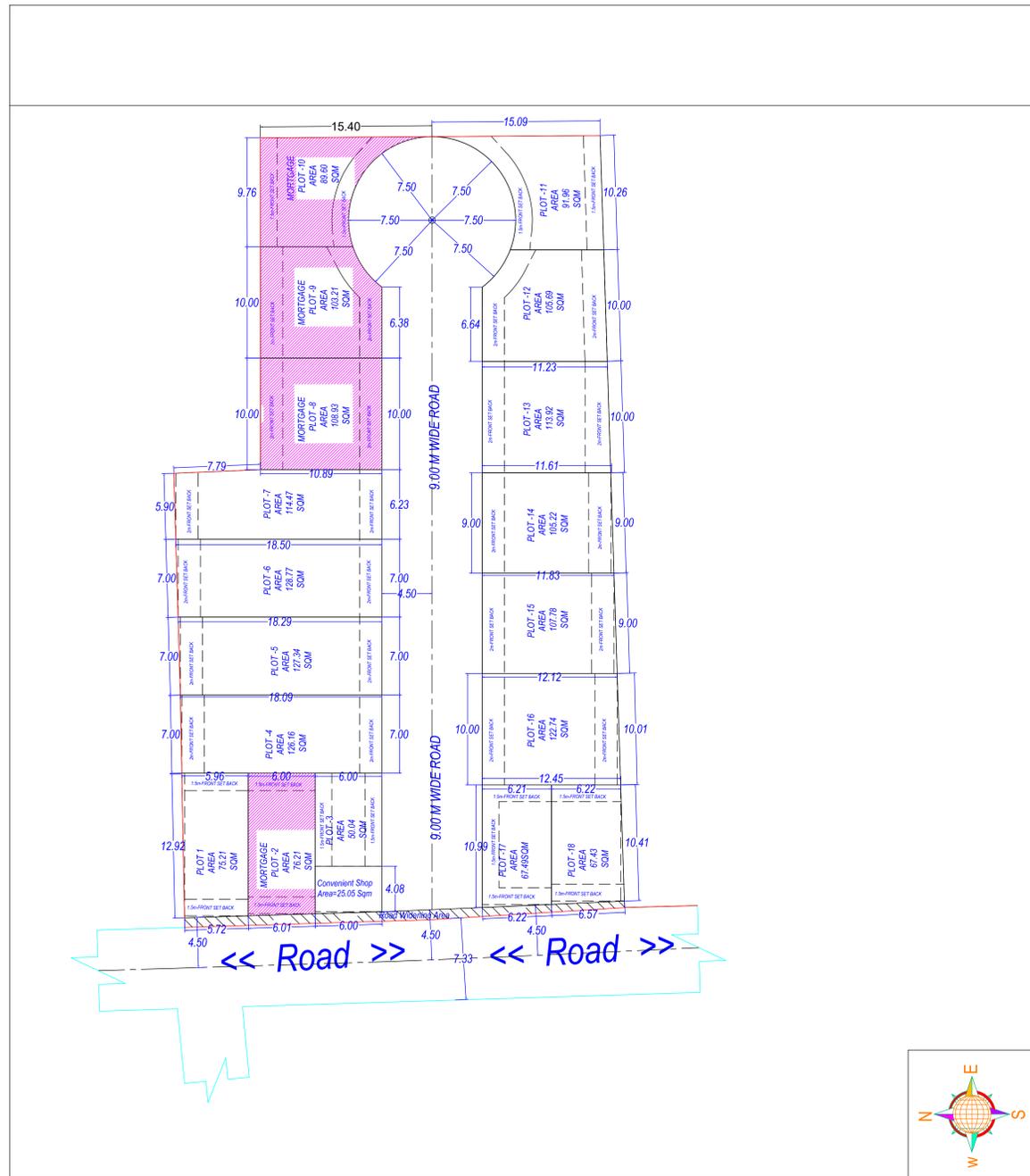
Sanctioned On
 12 Mar 2024

Valid Till
 22 Mar 2029

Approved By
 PULKIT GARG (Vice Chairman)

Examined By
 RAM CHANDRA (Junior engineer), DEVESH RAM GUPTA (Assistant Engineer), PRABHAT KUMAR (Executive Engineer/ Town Planner), PRABHAT KUMAR (Chief Town Planner), VED PRAKASH MISHRA (Secretary), PULKIT GARG (Vice Chairman)

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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Total Coverage Area: -	0.00	Total BUA Area: -	0.00

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STRUCTURE ENGINEER



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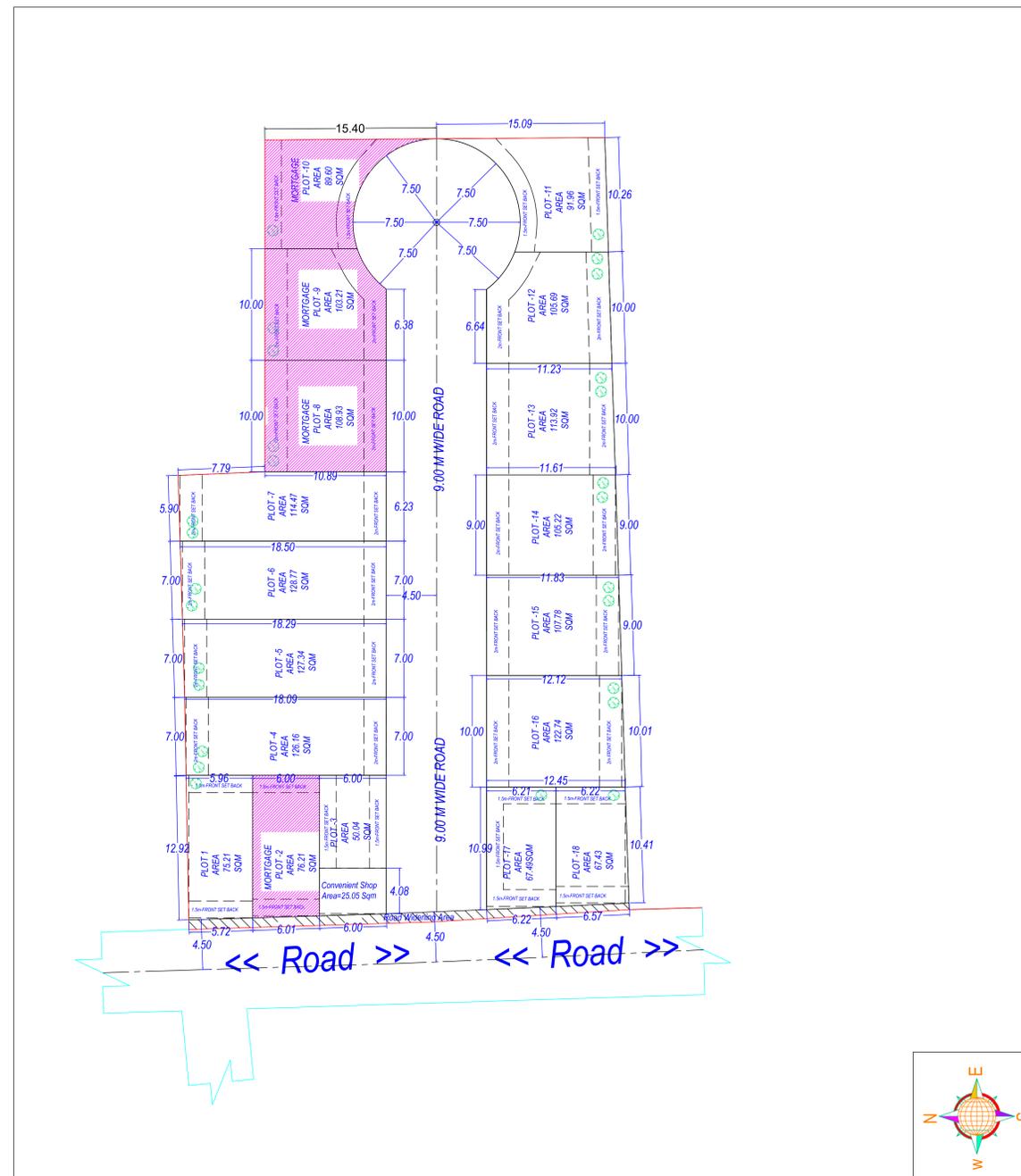
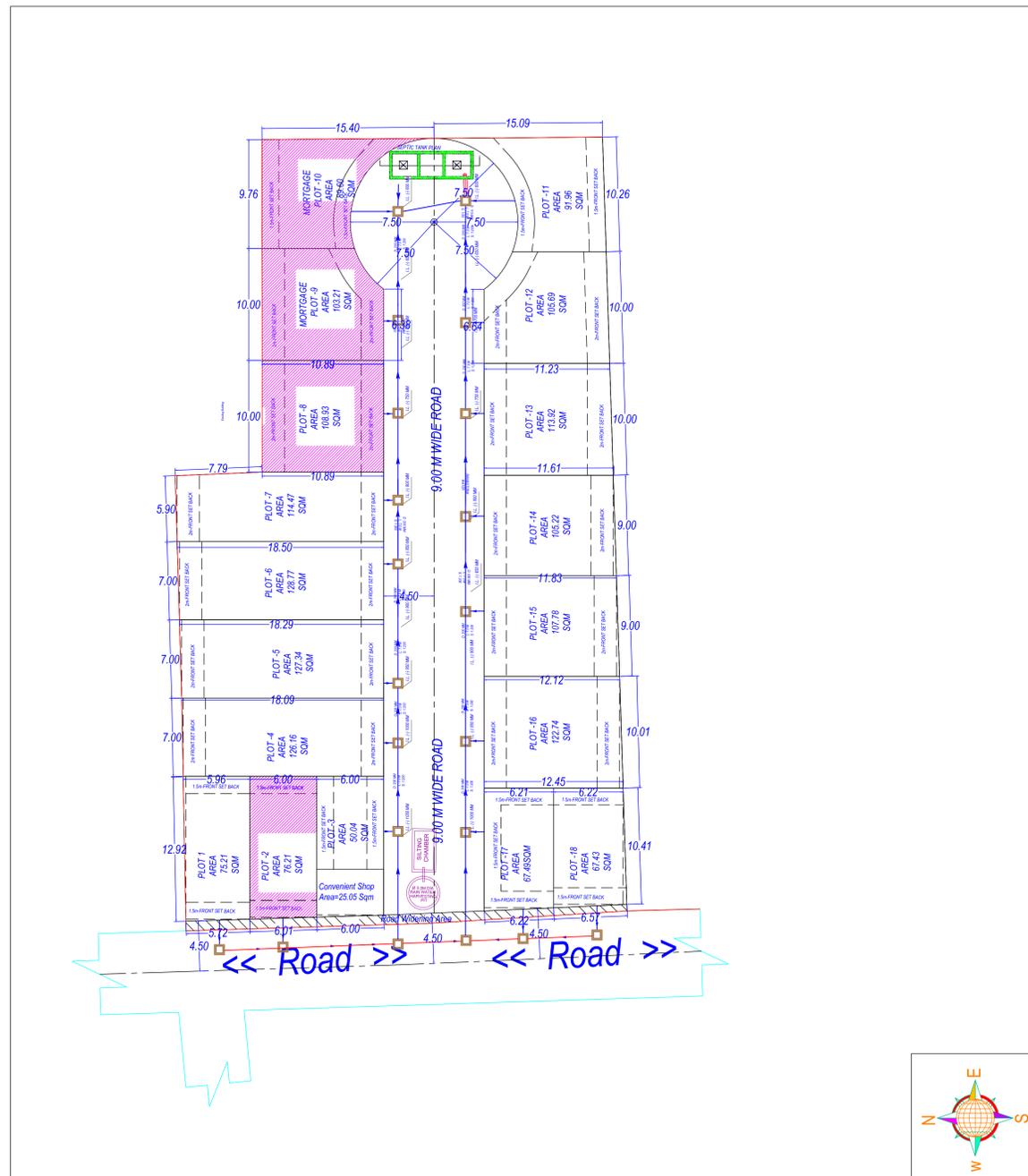
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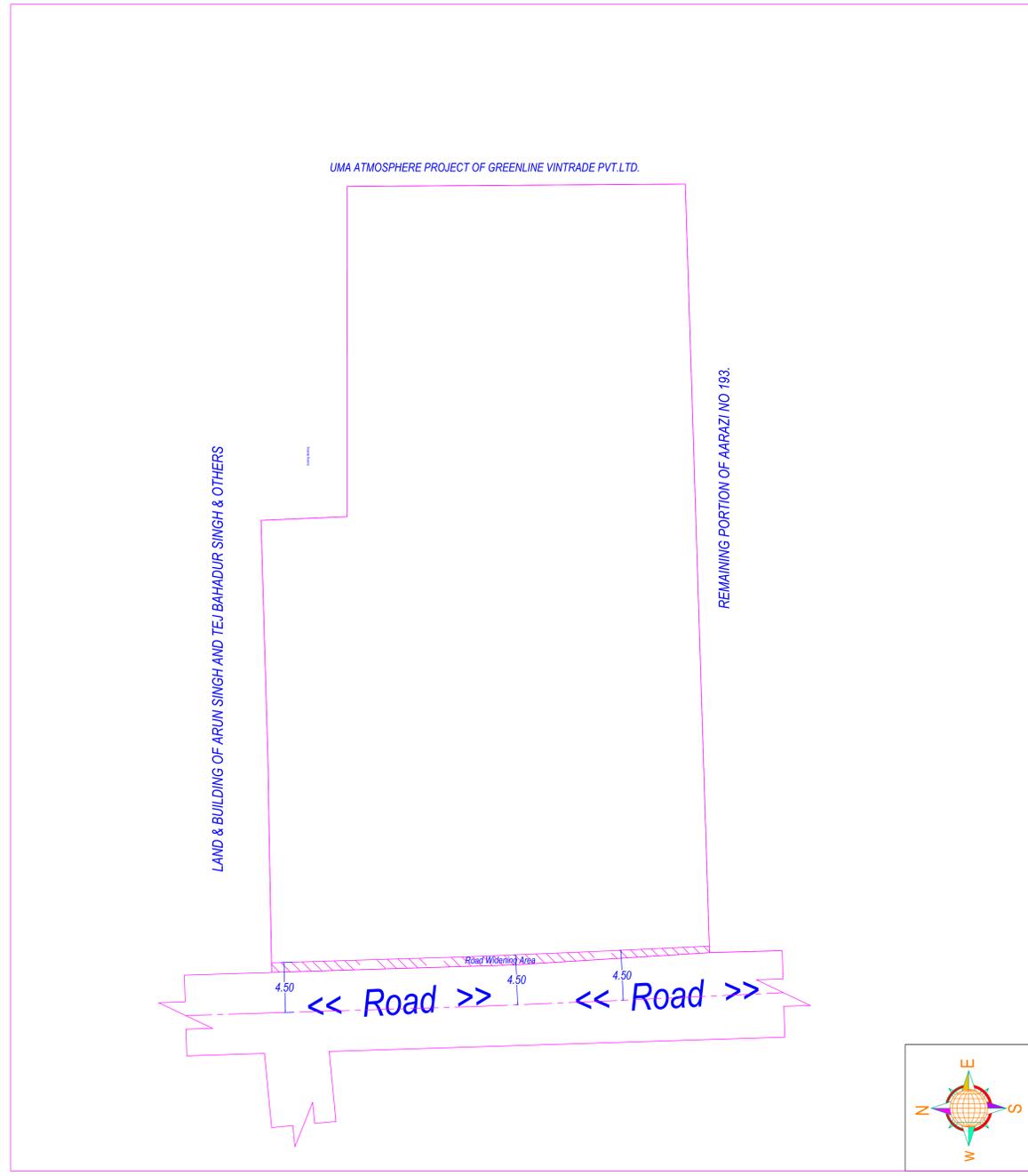
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