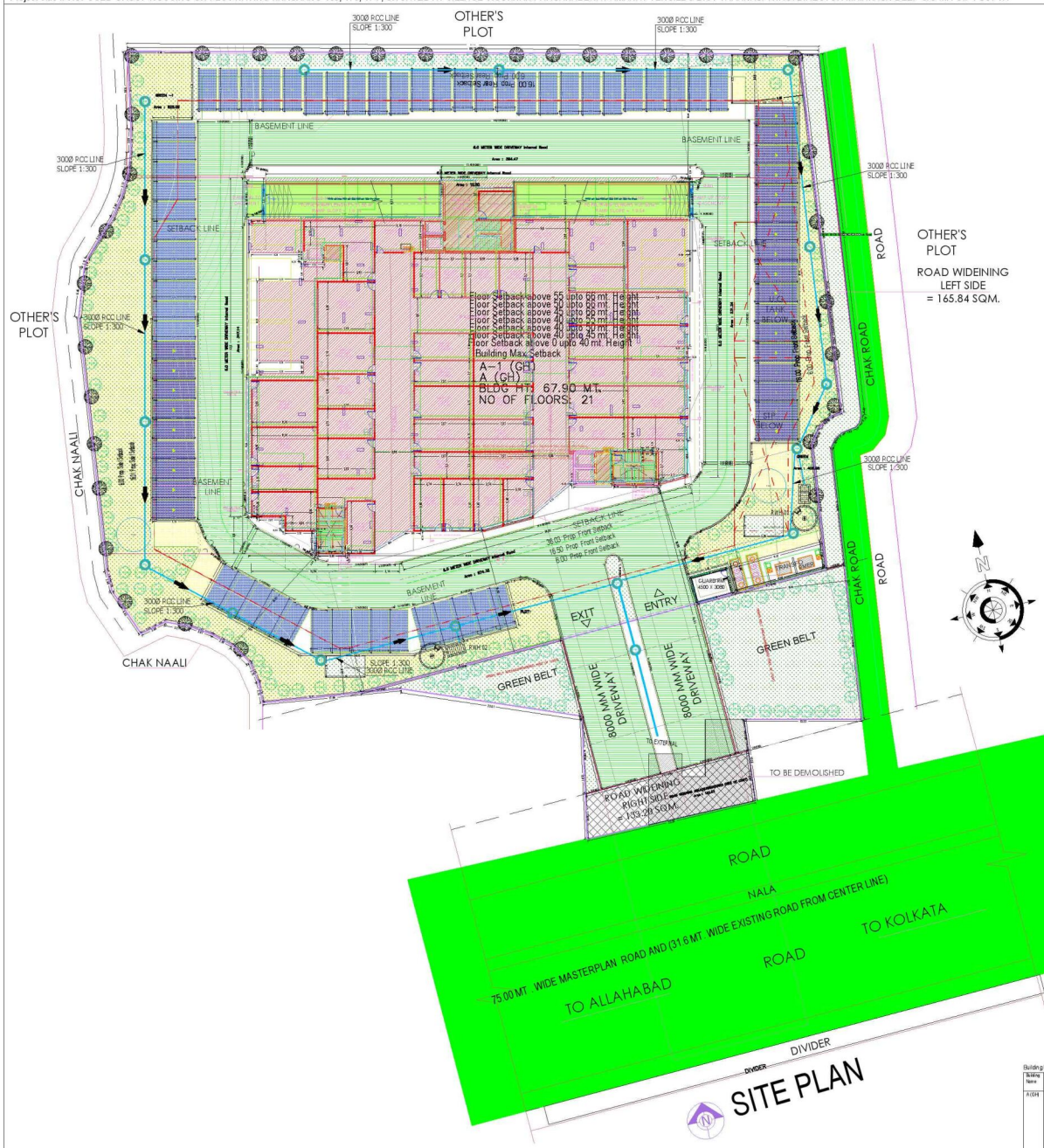
Project Title :PROPOSED GROUP HOUSING ON PLOT HAVING KHASRANO 169, 170, 174 , SITUATED AT VILLAGE VISOKHAR PARGANADEHAT AMANAT TEHSILL & DIST VARANASI THRO. DIRECTOR MR.AKASH DEEP S/O MR O.P . GUPTA



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Submission Date	2023-1-1-L-00
Sheet	1 /12
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VERSION NO. 1.0.81	
VERSION DATE: 01/08/2023	

A	AREA STATEMENT		
	PROJECT DETAIL		
	Authority: Varanasi Development Authority	Plot Use: Commercial	
	Authority Class: Category C	Plot Sub Use: Res/Comm Building	
	Authority Grade: Development Authority (DA)	Development Plan: Master Plan	
	Case Track: Regular	Land Use Zone: NA	
	Project Type: Group Development	Land Sub Use Zone: NA	
	Nature of Development: NEW	Layout Type: NA	
	Development Area : Undeveloped Area		
	Sub Development Area : Village Area		
	Special Project: NA		
	Site Address: District Varanasi, Tehsil Varanasi, Village NA		
	AREA DETAILS :	Sq. Mts.	
1.	Area of Plot As per record		-
	Document Area		8230.80
	As per site condition		8118.11
	Area of Plot Considered		7352.21
2.	Deduction for		
	(a) Proposed roads		765.90
	Surrender Free of Cost		466.39
	Reservation Area		298.31
	(b) Key reservations		0.00
	Total(a + b)		765.90
3.	Net Area of plot (1 - 2) AREA OF PLOT		7352.21
	Plot Area For Coverage		7352.21
	Plot Area For FAR		7352.21
	Perm. FAR Area (2.50)		18380.53
	Compensatory FAR area		382.95
	Incentive FAR against EWS and LIG		1912.02
	Perm. Paid FAR Area (0.25)		1838.05
5.	Total Perm. FAR area with Paid FAR (2.75)		20219.58
	Total Perm. FAR area (4.01)		29629.74
	Total Paid Proposed FAR Area		9250.40
6.	Total Built up area permissible at		
	Permissible Coverage area (40.00 %)		2940.88
	Proposed Coverage Area (32.11 %)		2360.83
	Total Prop. Coverage Area (32.11 %)		2360.83
	Balance coverage area (7.89 %)		580.05

Proposed Area at:					
	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Lower Basement Floor	4830.30	0.00	0.00	0.00
Upper Basement Floor	4836.25	0.00	0.00	0.00
Ground Floor	3486.23	2126.88	0.00	0.00
First Floor	1871.20	1134.28	0.00	0.00
Second Floor	1798.79	1469.41	0.00	0.00
Third Floor	1798.79	0.00	0.00	0.00
Fourth Floor	1798.79	0.00	0.00	0.00
Fifth Floor	1798.79	0.00	0.00	0.00
Sixth Floor	1798.79	0.00	0.00	0.00
Seventh Floor	1798.79	0.00	0.00	0.00
Eighth Floor	1798.79	0.00	0.00	0.00
Ninth Floor	1798.79	0.00	0.00	0.00
Tenth Floor	1798.79	0.00	0.00	0.00
Eleventh Floor	1798.79	0.00	0.00	0.00
Twelfth Floor	1798.79	0.00	0.00	0.00
Thirteenth Floor	1798.79	0.00	0.00	0.00
Fourteenth Floor	1798.79	0.00	0.00	0.00
Fifteenth Floor	1798.79	0.00	0.00	0.00
Sixteenth Floor	1798.79	0.00	0.00	0.00
Seventeenth Floor	1798.79	0.00	0.00	0.00
Eighteenth Floor	1798.79	1668.42	0.00	0.00
Nineteenth Floor	1682.75	1553.43	0.00	0.00
Terrace Floor	220.63	38.91	0.00	0.00
Total Area :	46614.79	29634.60	0.00	0.00

Total FAR Area :	29634.60
Accessory Use Area Added in Builtup Area :	38.83
Total BuiltUp Area :	46653.42
Proposed F.S.I consumed :	4.03
C. Tenement Statement	
1. Tenement Proposed At :	
S.F.	0.00
All Floors	231.00
2. Total Tenements (0 + 4)	231.00
D. Parking Statement	
1. Parking Space Required as per Regulations:	4153.50
2. Proposed Parking Space:	13382.46

Tree Details (Table 3h)

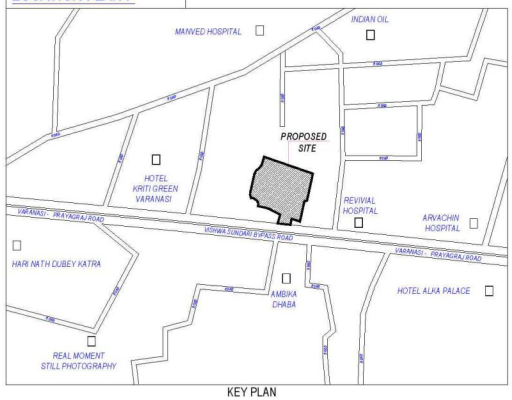
No	Name	No. Of Trees	
		Read	Prop
PLOT	Tree	37	378

Green and open space Area	
Name	Prop. Area
GREEN	408.96
GREEN-1	825.08

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)

LOCATION PLAN :-



KEY PLAN

Required Parking(Table 7a)

Building Name	Type	Sub Use	Area (Sq.mt.)	Units: Parking space required for every	Units: Prop.	Car: Reqd.(Unit)	Car: Reqd.	Car: Prop.	Visitors Car: Reqd.(Unit)	Visitors Car: Reqd.	Visitors Car: Prop.
A (GH)	Commercial	Retail Shop	>0	100	1940.23	1.00	19	-	-	-	-
	Residential	Group Housing	0 - 50	1		-	-	-	-	-	-
			50 - 100	1	248.88	1.00	240	-	-	-	-
			100 - 150	1		1.25	-	-	-	-	-
			>150	1	11.00	1.50	17	-	-	-	-
			>0	1		-	-	-	1.00	26	-
Total			-	-		-	276	297	-	26	26

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reduced Reqd Parking (Incase of Plot having FSI free surrendered FSI)	Area	Prop. No.	Area
Equivalent Car Space	-	-	-	297	4080.75
Total Car	276	-	3795.00	297	4080.75
Visitor's Car Parking	26	-	357.50	26	357.50
Other Parking	-	-	-	-	5538.71
Total			4152.50		9976.96

Additional Permissible FAR

Area covered under	Proposed Area	Total Proposed Area
FAR AREA		
UR Lobby	4.37	982.63
UR Lobby	8.75	
UR Lobby	8.16	
UR Lobby	8.55	
UR Lobby	8.16	
UR Lobby	8.75	
COM CENTER	474.78	
UR Lobby	8.55	
UR Lobby	8.32	
UR Lobby	8.75	
UR Lobby	126.85	
UR Lobby	151.80	
UR Lobby	124.80	
UR Lobby	8.55	
UR Lobby	8.75	
UR Lobby	8.32	
UR Lobby	8.55	
UR Lobby	8.75	
UR Lobby	8.32	
Non FAR AREA		
STAIRCASE	37.84	91.63
Fire Escape Staircase	23.04	
Fire Escape Staircase	23.38	
UR Machine Room	4.37	
UR Machine Room	4.37	
UR Machine Room	4.33	
UR Machine Room	4.33	

Buildingwise Floor FAR Details

Floor Name	Building Name A (GH) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Paid FAR Area (Sq.mt.)
Lower Basement Floor	4833.30	0.00	4833.30	0.00	0.00
Upper Basement Floor	4836.25	0.00	4836.25	0.00	0.00
Ground Floor	3486.23	2126.88	3486.23	2126.88	0.00
First Floor	1871.20	1134.28	1871.20	1134.28	0.00
Second Floor	1798.79	1469.41	1798.79	1469.41	0.00
Third Floor	1798.79	1469.41	1798.79	1469.41	0.00
Fourth Floor	1798.79	1469.41	1798.79	1469.41	0.00
Fifth Floor	1798.79	1469.41	1798.79	1469.41	0.00
Sixth Floor	1798.79	1469.41	1798.79	1469.41	0.00
Seventh Floor	1798.79	1469.41	1798.79	1469.41	0.00
Eighth Floor	1798.79	1469.41	1798.79	1469.41	0.00
Ninth Floor	1798.79	1469.41	1798.79	1469.41	0.00
Tenth Floor	1798.79	1469.41	1798.79	1469.41	0.00
Eleventh Floor	1798.79	1469.41	1798.79	1469.41	0.00
Twelfth Floor	1798.79	1469.41	1798.79	1469.41	0.00
Thirteenth Floor	1798.79	1469.41	1798.79	1469.41	154.11
Fourteenth Floor	1798.79	1469.41	1798.79	1469.41	1469.41
Fifteenth Floor	1798.79	1469.41	1798.79	1469.41	1469.41
Sixteenth Floor	1798.79	1469.41	1798.79	1469.41	1469.41
Seventeenth Floor	1798.79	1469.41	1798.79	1469.41	1469.41
Eighteenth Floor	1798.79	1668.42	1798.79	1668.42	1668.42
Nineteenth Floor	1682.75	1553.43	1682.75	1553.43	1553.43
Terrace Floor	220.63	38.91	220.63	38.91	38.91
Total	46614.79	29634.60	46614.79	29634.60	8895.12

Additional Permissible FAR

Total Permissible FAR	Permissible FAR	Proposed FAR	5% Additional FAR	Sum of New FAR Area	Balance New FAR area	Sum of FAR Area	Balance FAR Area	Total Proposed FAR
29634.74	18380.53	29634.60	919.03	91.63	827.40	9862.63	155.23	29846.11

FAR & Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Void		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Meanty	Lift	Lift Machine	Lobby	Balcony	Double Height	Accessory Use	Ramp	Covered Area	Parking	Resi.	Proposed FAR Area (Sq.mt.)	Commercial	Paid Area In FAR (Sq.mt.)	Parking	Total FAR Area (Sq.mt.)	No. of Unit
A (GH)	1	49153.39		2515.59	46614.79	1011.11	460.69	17.41	569.54	4485.68	90.68	856.76	677.56	47.38	8851.49	27507.72	1940.22	186.85	29634.60	252		
Grand Total	1	49153.39		2515.59	46614.79	1011.11	460.69	17.41	569.54	4485.68	90.68	856.76	677.56	47.38	8851.49	27507.72	1940.22	186.85	29634.60	252		

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
A (GH)	Commercial	Res/Comm Building	-	Highrise	251	1	

Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
LOWER BASEMENT FLOOR PLAN	Parking +STP	Res/Comm Building	-	-	-
UPPER BASEMENT FLOOR PLAN	Parking +STP	Res/Comm Building	-	-	-
GROUND FLOOR PLAN	Commercial + Parking +ELE.SUB	Retail Shop	Commercial	Commercial	Retail Shop
FIRST FLOOR PLAN	Residential + COM.CENTER +ELE.SUB	Group Housing	Residential FAR	Residential	Group Housing
SECOND FLOOR PLAN	Residential + ELE.SUB	Group Housing	Residential FAR	Residential	Group Housing
TYPICAL -3,4,5,6,7,8,9,10,11,12,13,14,15,16&17 FLOOR PLAN	Residential + ELE.SUB	Group Housing	Residential FAR	Residential	Group Housing
EIGHTEENTH FLOOR PLAN	Residential + ELE.SUB	Group Housing	Residential FAR	Residential	Group Housing
NINETEENTH FLOOR PLAN	Residential + ELE.SUB	Group Housing	Residential FAR	Residential	Group Housing
TERRACE FLOOR PLAN	Residential + SW.POOL	Group Housing	Residential FAR	Residential	Group Housing

Total Plot Area: - 7352.21	Total FAR Area: - 29634.60
Total Coverage Area: - 2360.83	Total BUA Area: - 46614.79

OWNER'S NAME AND SIGNATURE

AAKASH DEEP DIRECTOR ROMA BUILDERS AND PROMOTERS PVT LTD, romabuildersvns@gmail.com, 9889029603

ARCHEINS'S NAME AND SIGNA INEER

Ahmad Miyan

CA/2010/47126

Signature Not Verified

Digitally signed by Ahmad Miyan
Date: 01.08.2023 12:08:28 IST
Reason: SelfAttested

Varanasi Development Authority

Signature Not Verified

Building Plan Application Number

VDA/BP/21-22/0342

Sanctioned On

08 Dec 2023

Valid Till

12 Dec 2028

Approved By

PULKIT GARG (Vice Chairman)

Examined By

RAM CHANDRA (Junior engineer)

SAURABH DEV PRAJAPATI (Assistant Engineer)

RAM CHANDRA (Junior engineer)

SAURABH DEV PRAJAPATI (Assistant Engineer)

PRAKASH KUMAR (Assistant Engineer)

Manoj Kumar (Executive Engineer/ Town Planner)

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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