

स्वीकृत इस शर्त के अधीन दी जाती है कि शपथ पत्र में भूमि के स्वामित्व और शहरी भूमि सीमा निर्धारण अधिनियम 1978 के अधिकार क्षेत्र से उत्तक क्षेत्रफल बाहर होने के सम्बन्ध में की गयी घोषणा यदि गलत साबित हुई तो यह स्वीकृति निरस्त समझी जायगी और यह साक्षात् जायगा कि इस सम्बन्ध में नवशे की कोई स्वीकृति नहीं दी गयी थी।

यह मानचित्र मूल-स्वामित्व से तन्वीकृत अभिलेख नहीं है और प्रस्तावक/पस को भूमि का स्वत्वधिकार प्रदान नहीं करता। प्रस्ताव/पस द्वारा दाखिल स्वामित्व अभिलेख और शपथ पत्र गणित्य में कमी भी फर्जी और असत्य पाये गये तो मानचित्र की स्वीकृति निरस्त समझी जायगी और यह समझा जायगा कि इस सम्बन्ध में मानचित्र पर कोई स्वीकृति नहीं दी गई है तथा मानचित्र स्वीकृत के आधार पर प्रस्तावक द्वारा किया गया कोई निर्माण पूर्णतया अवैध माना जायगा और इस कृत्य के लिए वह स्वयं जिम्मेदार होगा।
22-11-2015
सचिका संख्या: 10/2015
जो नलकमिनी कानो
शारणाती विकास प्रकल्प
कारागली

Total No. Of Units
1st to 7th floor = 17 x 7 = 119 Units
8th floor = 4x1 = 4 Units
Total = 123Units

1-Flats with area 50-75sqm. = 123nos.
2-Area Required For Parking = $\frac{123 \times 13.75}{2} = 845.63\text{sqm.}$

Stilt Parking Provided = 1654.28sqm.(provided)

Park area requirement = $\frac{4832.20 \times 15}{100} = 724.83\text{sqm.}$
Provided = 751.16 sqm.

Trees required = 10000sqm. = 50trees
4832.20sqm. = 24.16
Provided = 25 trees

Area Calculation :-
Total Area of Plot = 4999.45 Sqm.
Less for road widening = 167.25 sqm.
Net Plot Area = 4999.45 - 167.25 = 4832.20 Sqm.
Covered Area on Ground Floor = 1296.96 sqm.
Fire Escape = 13.33sqm.
Common hall = 85.39 Sqm.
Electrical room = 48.40 sqm
Guard room = 1.60 sqm
Shop area = 45.05sqm.
Total = 1490.68 Sqm.
Ground coverage = $\frac{1490.68 \times 100}{4832.20} = 30.85\%$

FOR F.A.R
Covered on Ground Floor Shop = 45 sqm.
(Main building Stilt + 8)
Covered on Ground Floor Lift = 18.78 sqm.
Covered on 1st floor = 1278.18 sqm.
Covered on 2nd floor = 1278.18 sqm.
Covered on 3rd floor = 1278.18 sqm.
Covered on 4th floor = 1278.18 sqm.
Covered on 5th floor = 1278.18 sqm.
Covered on 6th floor = 1278.18 sqm.
Covered on 7th floor = 1278.18 sqm.
Covered on 8th floor = 357.31sqm.
Total = 9368.35sqm.

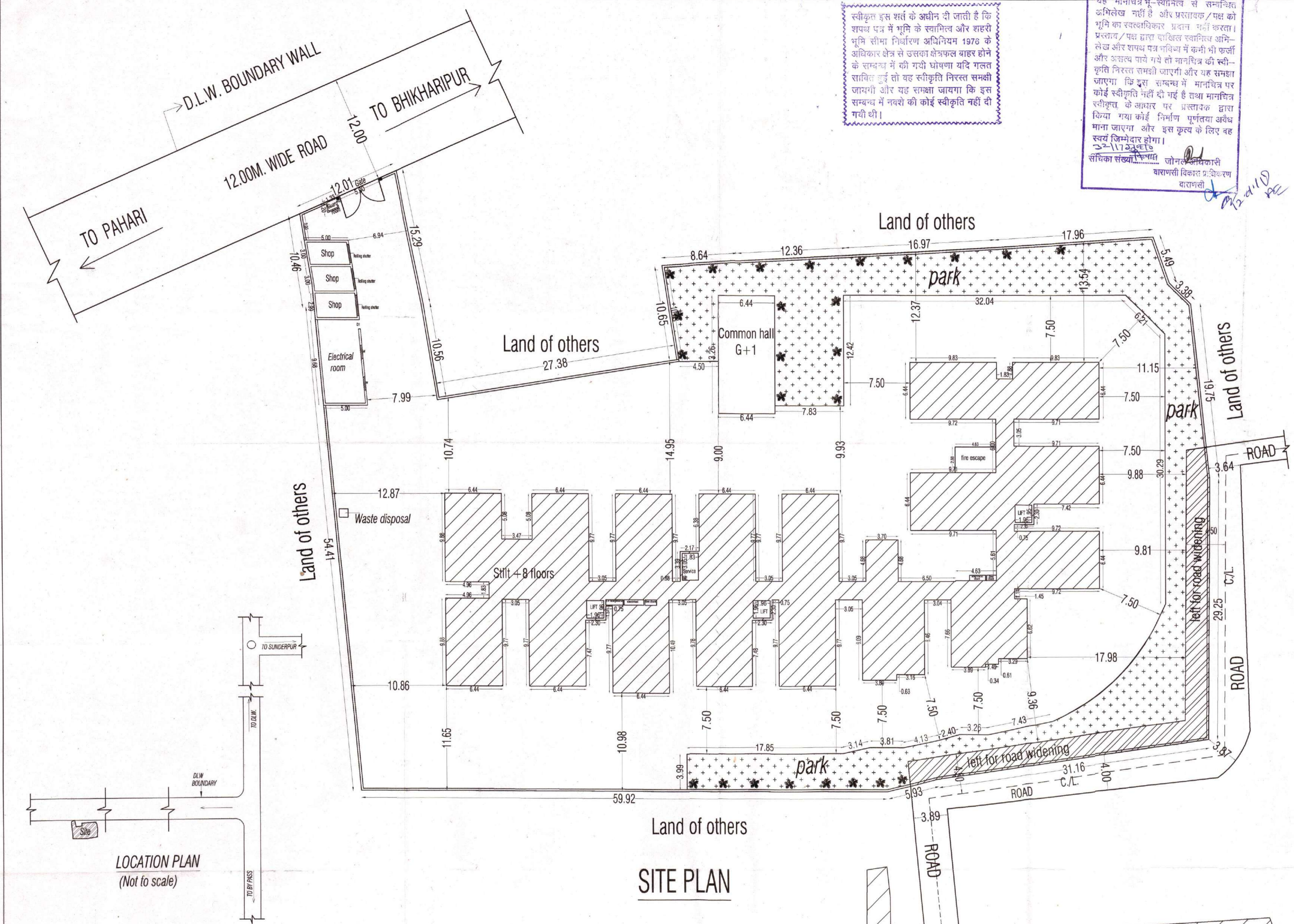
5% of total area exempt from f.a.r of wardrobe lift lobby common hall = 4832.20x1.75x5% = 422.82sqm.
area of wardrobe = 190.96sqm.
Mummy area = 49.80sqm.
COMMON HALL
Ground floor = 85.39sqm.
1st floor = 85.39sqm.
Total = 411.54sqm.
Area of wardrobe on each floor = 26.40sqm.
= 26.40x7 = 184.80sqm.
8th floor = 6.16sqm.
Total = 190.96sqm.

Total units = 123
Ews = 10% of above = 12.3units
say 12 units.
Lig = 10% of above = 12.3units
say 12 units.
AREA FOR EWS;
12x35sqm. = 420sqm.
AREA FOR LIG;
12x41sqm. = 492sqm.
Total = 420sqm. + 492sqm = 912sqm.
Total covered area = 9368.35sqm.
No. of units = 123 units
Proportionate area/unit = $\frac{9368.35}{123} = 76.16\text{sqm.}$
Proportionate unit for Ews/Lig
= $\frac{912}{76.16} = 11.97$ units
No of units allowed =
= $\frac{4832.20 \times 50}{10000} = 169.13$ units
Extra units allowed against Ews and Lig = 11.97 units
Total units allowed = 169.13 + 11.97 = 181.10 units
F.A.R.
= 9368.35sqm. - 912sqm. (for Ews&Lig) = 8456.35sqm.
F.A.R. = 8456.35/4832.20 = 1.75

Stilt + 8 [Mummy area = 49.80sqm.
Water tank = 124.05sqm.]

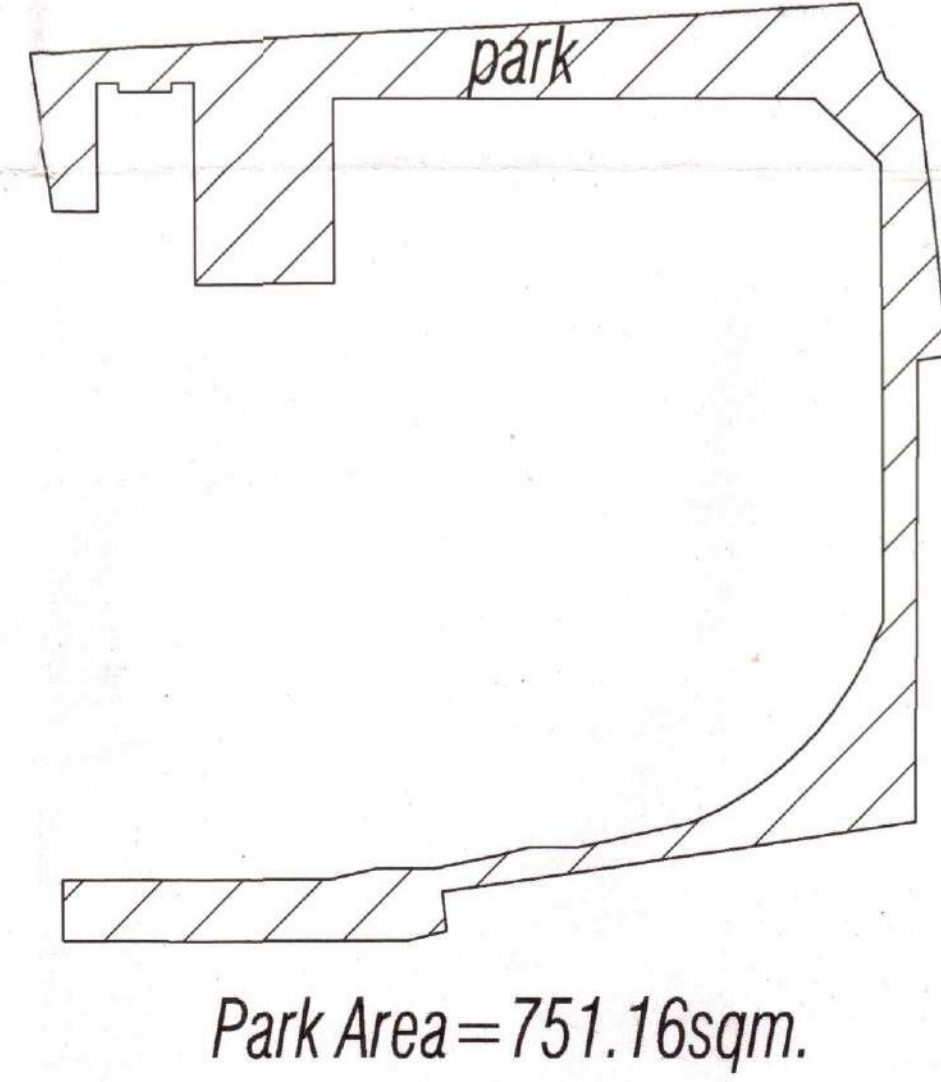
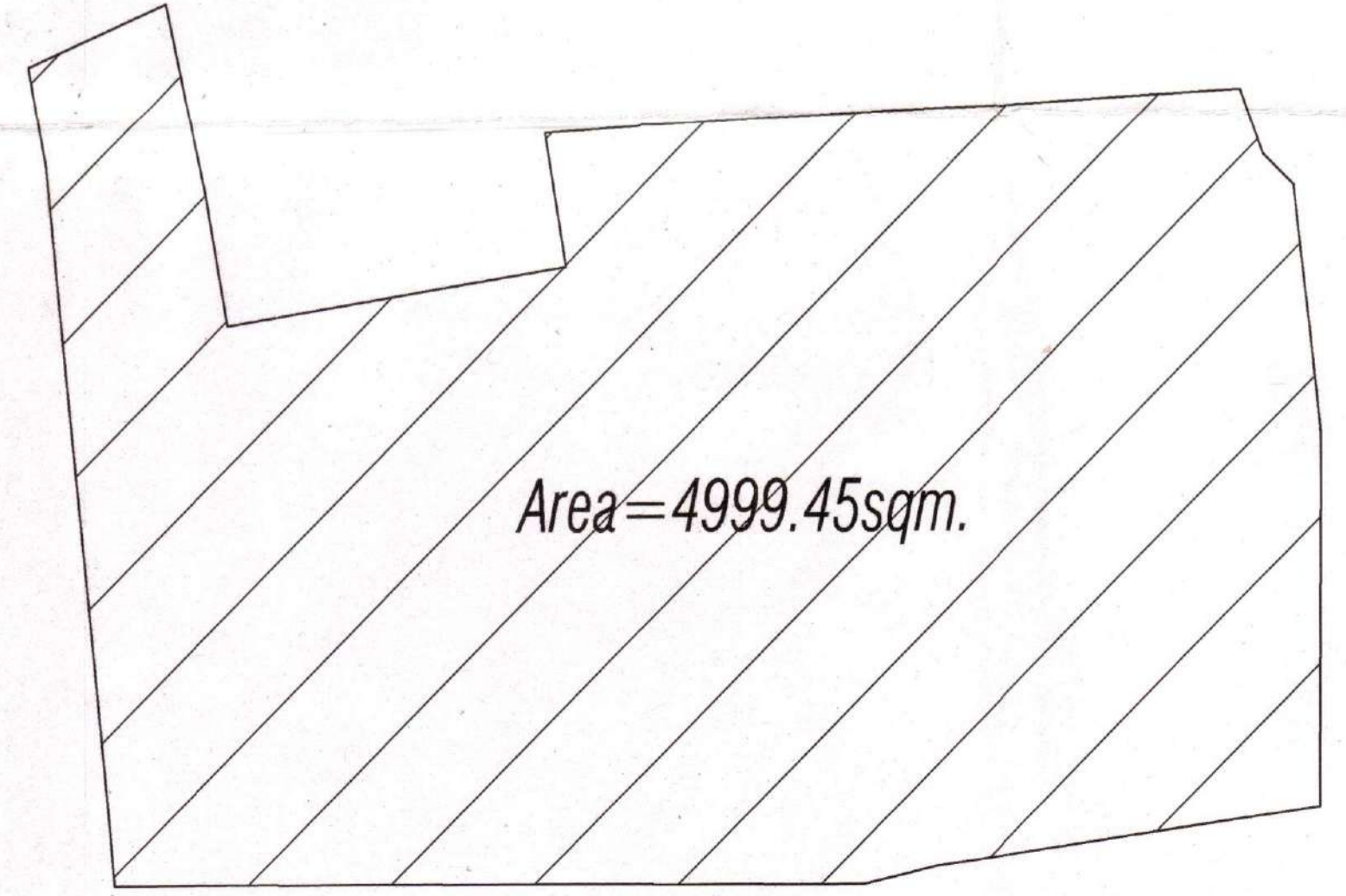
FOR FLOOR 1ST TO 7TH FLOOR		8TH FLOOR	
Flat No.	Carpet Area	Flat No.	Carpet Area
1.	59.94 Sqm.	7.	59.94 Sqm.
2.	59.94 Sqm.	8.	59.94 Sqm.
3.	59.94 Sqm.	9.	59.94 Sqm.
4.	59.94 Sqm.	10.	59.94 Sqm.
5.	59.94 Sqm.	11.	59.94 Sqm.
6.	59.94 Sqm.	12.	59.94 Sqm.
7.	59.94 Sqm.	13.	59.94 Sqm.
8.	59.94 Sqm.	14.	59.94 Sqm.
9.	59.94 Sqm.	15.	59.94 Sqm.
10.	59.94 Sqm.	16.	59.94 Sqm.
11.	59.94 Sqm.	17.	59.94 Sqm.

FOR FLOOR 1ST TO 7TH FLOOR		FOR FLOOR 8TH FLOOR	
Flat No.	Plinth Area	Flat No.	Plinth Area
1.	63.62 Sqm.	1.	63.62 Sqm.
2.	63.62 Sqm.	2.	63.62 Sqm.
3.	63.62 Sqm.	3.	63.62 Sqm.
4.	63.62 Sqm.	4.	63.62 Sqm.
5.	63.62 Sqm.		
6.	66.70 Sqm.		
7.	63.62 Sqm.		
8.	63.62 Sqm.		
9.	63.62 Sqm.		
10.	65.71 Sqm.		
11.	62.90 Sqm.		
12.	63.67 Sqm.		
13.	65.38 Sqm.		
14.	63.28 Sqm.		
15.	63.28 Sqm.		
16.	63.28 Sqm.		
17.	63.28 Sqm.		



LOCATION PLAN
(Not to scale)

SITE PLAN



Proposed:-
Affordable Group Housing Building Plan
At SM.Plot No. 45,33,49
Village/Mauza - Ganeshpur,
Pargana - Dehat Amanat,
Tehsil And District - Varanasi.

Name Of Owners; *Signature of Owners;*

1- Smt. Sarita Singh w/o Shri Virendra Pratap Singh *Sarita Singh*
2- Shri Virendra Pratap Singh s/o Late Rudra Narayan Singh *Virendra Pratap Singh*

Partners;(Roma Infratech) *Signature of Partners;*

1- Smt. Sarita Singh w/o Shri Virendra Pratap Singh *Sarita Singh*
2- Shri Virendra Pratap Singh s/o Late Rudra Narayan Singh *Virendra Pratap Singh*
3-Shri Aakash Deep s/o Shri O.P. Gupta *Aakash Deep*

Signature of Architect *Kishore Kapoor*