



FAR & Unit Details																		
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)			Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)			Total FAR Area (Sq.mt.)	No. of Unit	
			Duct/Void, Duct, Chowk)			Munty	Lift	Lift Machine	Balcony	Arch Priq (Canopy)	Covered Area	Parking	Resi.	Commercial	Assembly			
WING (B)	1	12571.69		296.79	12274.90	343.81	112.20	12.47	575.18		8.37	0.01	5714.61	5173.38	0.00	0.00	5173.39	72
WING (C)	1	339.39		0.00	339.39	21.56	7.28	3.91	0.00		0.00	0.00	0.00	0.00	0.00	306.65	306.64	03
WING (D)	1	108.34		0.00	108.34	18.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00	90.34	0.00	90.34	01
WING (A)	1	21704.88		0.00	21704.88	364.02	196.66	23.28	1715.41		0.00	0.00	1158.31	18244.84	0.00	0.00	18244.84	176
Grand Total	4	34724.30		296.79	34427.51	747.39	316.14	39.66	2290.59		8.37	0.01	6872.91	23418.22	90.34	306.65	23815.21	252

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)	

Buildings Floor FAR Details													
Floor Name	Building Name										Total		
	WING (B)		WING (C)		WING (D)		WING (A)						
	Proposed Built-Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Proposed Built-Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	Proposed Built-Up Area (Sq.mt)	Proposed FAR Area (Sq.mt)	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	2830.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2830.88	0.00	0.00		
Upper Basement Floor	2830.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2830.83	0.00	0.00		
Stilt	589.62	0.01	0.00	0.00	0.00	0.00	1260.89	0.00	1892.21	0.01	0.00		
Ground Floor	0.00	0.00	104.64	104.64	90.34	90.34	0.00	0.00	194.98	194.98	0.00		
First Floor	662.38	574.82	104.64	101.00	0.00	0.00	1279.37	1234.38	2146.39	1910.20	0.00		
Second Floor	662.38	574.82	104.64	101.00	0.00	0.00	1279.37	1234.38	2146.39	1910.20	0.00		
Third Floor	662.38	574.82	0.00	0.00	0.00	0.00	1279.37	1234.38	2041.75	1809.20	0.00		
Fourth Floor	662.38	574.82	0.00	0.00	0.00	0.00	1279.37	1234.38	2041.75	1809.20	0.00		
Fifth Floor	662.38	574.82	0.00	0.00	0.00	0.00	1279.37	1234.38	2041.75	1809.20	0.00		
Sixth Floor	662.38	574.82	0.00	0.00	0.00	0.00	1279.37	1234.38	2041.75	1809.20	0.00		
Seventh Floor	662.38	574.82	0.00	0.00	0.00	0.00	1279.37	1234.38	2041.75	1809.20	0.00		
Eighth Floor	662.38	574.82	0.00	0.00	0.00	0.00	1279.37	1234.38	2041.75	1809.20	0.00		
Ninth Floor	662.38	574.82	0.00	0.00	0.00	0.00	1279.37	1234.38	2041.75	1809.20	0.00		
Tenth Floor	0.00	0.00	0.00	0.00	0.00	0.00	1279.37	1234.38	1279.37	1234.38	0.00		
Eleventh Floor	0.00	0.00	0.00	0.00	0.00	0.00	1279.37	1234.38	1279.37	1234.38	0.00		
Twelfth Floor	0.00	0.00	0.00	0.00	0.00	0.00	1279.37	1234.38	1279.37	1234.38	0.00		
Thirteenth Floor	0.00	0.00	0.00	0.00	0.00	0.00	1279.37	1234.38	1279.37	1234.38	0.00		
Fourteenth Floor	0.00	0.00	0.00	0.00	0.00	0.00	1279.37	1234.38	1279.37	1234.38	0.00		
Fifteenth Floor	0.00	0.00	0.00	0.00	18.00	18.00	0.00	0.00	963.52	1046.76	963.52		
Sixteenth Floor	0.00	0.00	25.47	0.00	0.00	0.00	0.00	0.00	129.97	0.00	0.00		
Roof Terrace	1234.95	5717.39	339.39	306.64	18.00	18.00	2160.48	1824.84	34427.51	28815.21	240.51		
Total	5375.00	5717.39	339.39	306.64	18.00	18.00	8604.00	8604.00	34427.51	28815.21	240.51		

Tree Details (Table 3h)											Green and open space Area		
Plot											Name	Prop Area	
Name											No of Trees		
Plot											Read	Prop	
Tree											44	44	
USE/SUBUSE Details											GREEN AREA	663.04	
											GREEN AREA	254.92	
											GREEN AREA	432.46	
Building Name	Building Use	Building Sub-Use	Building Use Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units	Floor Name	Floor Use	Floor Sub-Use	FAR Name	FAR Use	FAR Sub-Use
WING (B)	Residential	Group Housing	-	Highrise		72	0	LOWER BASEMENT FLOOR PLAN	Residential - Parking	Group Housing	-	-	-
								UPPER BASEMENT FLOOR PLAN	Residential - Parking	Group Housing	-	-	-
								STILT FLOOR PLAN	Residential - Parking	Group Housing	-	-	-
								TYPICAL - 1-9 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-
WING (C)	Assembly	Club	-	Lowrise Building		0	3	GROUND FLOOR PLAN	Assembly	Club	Assembly	Assembly	Club
								FIRST FLOOR PLAN	Assembly	Club	Assembly	Assembly	Club
								SECOND FLOOR PLAN	Assembly	Club	Assembly	Assembly	Club
								TERRACE FLOOR PLAN	Assembly	Club	-	-	-
								GROUND FLOOR PLAN	Commercial	Retail Shop	Commercial	Commercial	Retail Shop
WING (D)	Commercial	Retail Shop	-	Lowrise Building		0	1	TERRACE FLOOR PLAN	Commercial	Retail Shop	Commercial	Commercial	Retail Shop
WING (A)	Residential	Group Housing	-	Highrise		176	0	STILT FLOOR PLAN	Residential - Parking	Group Housing	-	-	-
								TYPICAL - 1- 14 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								FIFTIETH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-

AREA/STATEMENT		VERSION: 00.1 - DRAFT VERSION DATE: 12/10/2022	
PROJECT DETAILS:			
Authority: Yarmouth Development Authority	Plot Use: Residential		
Project Name: Gateway C	Plot Use: Community/Grounding		
Authority/Grade: Development Authority (DA)	Development: Private: Master Plan		
Case/Track: Regular	Land Use: Residential/Land Use Zone		
Project Type: Project Development	Land Sub-Use Zone: Residential Use Zone		
Nature of Development: NEW	Layout Type: NA		
Development Areas: Undeveloped Area			
Subdevelopment Area: Other Town Area			
Special Project: NA			
Site Address: District/Variants, Tehsil/RUA/TAHsil/Village Not Applicable			
AREA DETAILS		Sc.Mhs	
Area of Plot As per record			
Document Area			9021.71
As per site condition			8015.54
Area of Plot Considered			8699.89
Deduction for:			
• Proposed roads			285.35
• Road Interfering Area			266.35
• Utility reservations			0.00
Total (a) - b			8699.89
Plot Area of (Plot 1 - 2) AREA OF PLOT			263.99
Plot Area for Fair: Coverage			6609.89
Plot Area for Fair F-25			8699.89
Perm. Fair F-AR Area (EWS)			2184.10
Incentive Fair against EWS and UG			190.00
Perm. Fair F-AR Area (126)			1807.38
Total Perm. Fair Area with F-AR (3.75)			2325.05
Total Perm. Fair Area (3.97)			2441.09
Total Paid Proposed Fair Area			2441.09
6.	Total Built up per parcel as		360.90
Permissible Coverage Area (60.00 %)			
Proposed Coverage Area (23.35 %)			
Total Prop. Coverage Area (23.35 %)			
Balance coverage Area (36.65 %)			
Proposed Area (16.66 %)			
	Proposed Built up	Existing Built up	Proposed F.S.I
Lower Basement	2630.88	0.00	0.00
Upper Basement	2630.83	0.00	0.00
Door	189.21	0.00	0.01
Stilt Floor	168.19	0.00	0.04
Ground Floor	194.98	0.00	0.08
First Floor	2146.39	0.00	1910.20
Second Floor	2146.39	0.00	1910.20
Third Floor	2041.75	0.00	1809.20
Fourth Floor	2041.75	0.00	1809.20
Fifth Floor	2041.75	0.00	1809.20
Sixth Floor	2041.75	0.00	1809.20
Seventh Floor	2041.75	0.00	1809.20
Eighth Floor	2041.75	0.00	1809.20
Ninth Floor	2041.75	0.00	1809.20
Tenth Floor	1739.37	0.00	1234.38
Eleventh Floor	1739.37	0.00	1234.38
Twelfth Floor	1739.37	0.00	1234.38
Thirteenth Floor	1739.37	0.00	1234.38
Fourteenth Floor	1346.78	0.00	1234.38
Terrace Floor	1162.97	0.00	0.00
Total Area	34297.51	0.00	22815.21
Total F.R.G. Area:			
Accessory Use Area Added in Built up Area:			
Total Built Up Area:			
Proposed F.S.I consumed:			
Incentive Provision:			
Incentive Statement:			
All Floors			
G.F.		2.00	
All Floors		190.00	
5. Total Terracettes (4 + 4)		282	
Parking Statement:			
Parking Space Required as per Regulations:			
Proposed Parking Space:			

Vehicle Type	Reqd		Prop.		
	No.	Reduced Reqd Parking (Incase of Plot having RW/Area surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	264	3630.00
Total Car	257	-	3533.75	264	3630.00
Visitor's Car Parking	-	342.38	-	17	446.25
Other Parking	-	-	-	-	7421.19
Total			3876.13		11497.44

Required Parking (Table 7a)											
Building Name	Type	Subtype	Area (Sq.Mt)	Parking spaces need for every	Units		Car		Visitors Car		
					Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
WINGS (B)	Residential	Group Housing	0-50	1	-	-	-	-	-	-	-
			50-100	1	72.00	1.00	72	-	-	-	-
			100-150	1	-	1.25	-	-	-	-	-
			>150	1	-	1.50	-	-	-	-	-
			>0	1	-	-	-	1.00	-	-	-
			0-50	1	-	-	-	-	-	-	-
			50-100	1	174.00	1.00	174	-	-	-	-
			100-150	1	240.00	1.25	3	-	-	-	-
			>150	1	-	1.50	-	-	-	-	-
			>0	1	-	-	-	-	1.00	-	-
Commercial	Assembly	Club	>0	100	1228.59	2.00	7	-	-	-	
			>0	100	361.36	1.00	1	-	-	-	
Total		Retail Shop	>0	100	361.36	1.00	1	-	-	-	
							257	264		0 17	

OWNER'S NAME AND SIGNATURE
Shakuntalam Infradevelopers Ltd through director Mr Sharad Agrawal Mr Hemant Agrawal Mr Pankaj Agrawal.officeskulpta@gmail.com.9795456683

ARCH/ENG'S NAME AND SIGNATURE	INCH
Sanjeev Kumar Gupta	SANJEEVKUMARGUPTA
AM0791582	AM0791582

	Varanasi Development Authn
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Name	Prop. Area
GREEN AREA	663.04
GREEN AREA	254.92
GREEN AREA	432.46

Building Plan Application Number23 Nov 2022

Approved By _____

Examined By _____