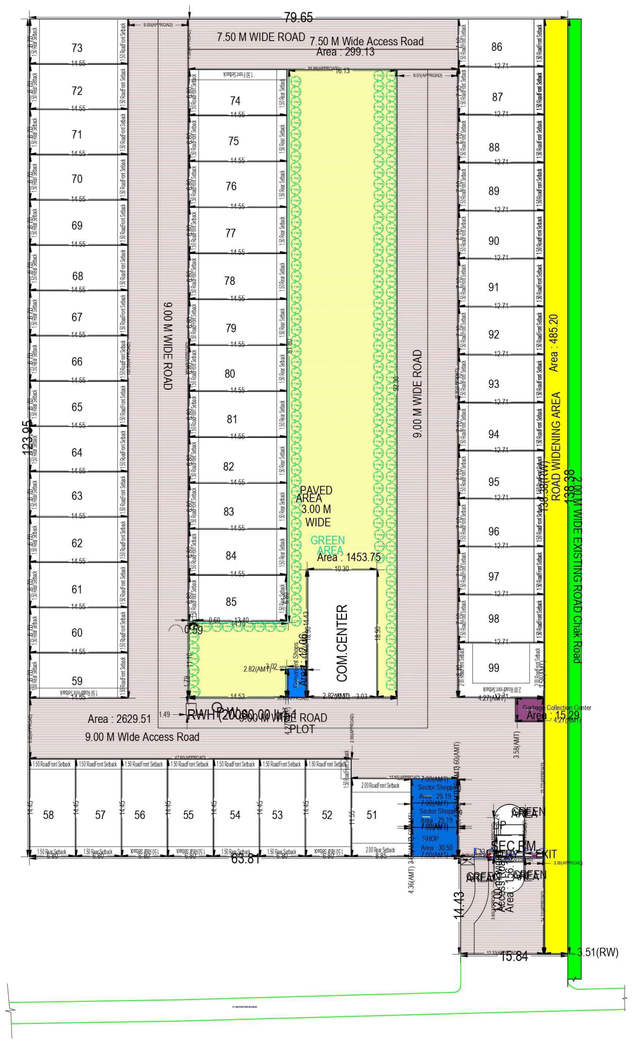
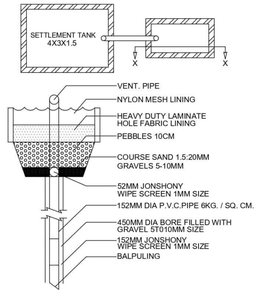
Project Title :PROPOSED RESIDENTIAL PLOTTED DEVELOPMENT FOR HEMISH INFRASTRCTURE PVT. LTD. THROUGH ITS DIRECTOR AVINASH CHANDRA ON ARAJI NO-830 & 832 MAUZA-PACHIMPUR AHARAK, PARGANA-ATHGAWA, TEHSIL-PINDRA, VARANASI.

File No	VDA/LD/22-23/0047	Sheet	1
Submission Date	2022-04-16	Scale	1:100

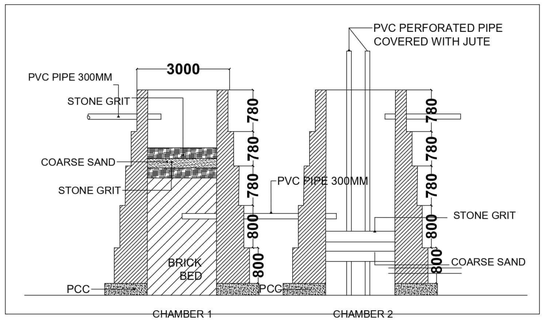


SITE PLAN
(Scale - 1:500)

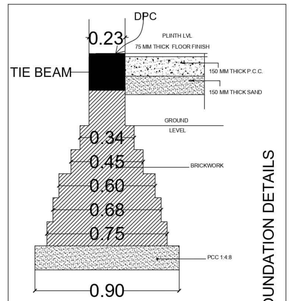


DETAIL OF RAIN WATER HARVESTING WELL

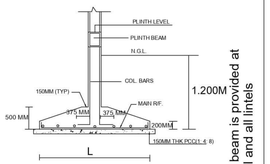
(SECTION X-X)



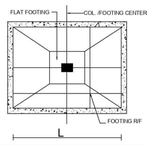
RAIN WATER HARVESTING SYSTEM
SCALE- NTS



FOUNDATION DETAIL



TYPICAL FOOTING SECTION

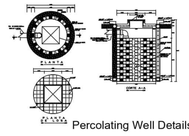


TYPICAL PLAN OF R.C.C FOOTING

SCALE- NTS

FOUNDATION DETAILS

for earthquake provision, tie beam is provided at plinth lvl, door lvl and slab lvl and all lintels



Percolating Well Details

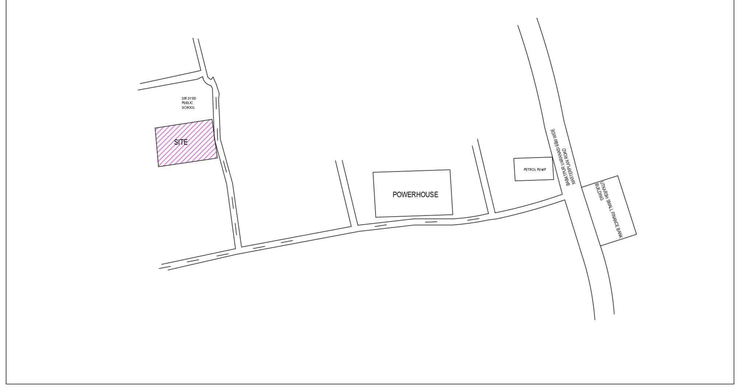
A.	AREA STATEMENT	VERSION NO: 1.0.1
		VERSION DATE: 07/06/2019
	PROJECT DETAIL:	
	Authority: Varanasi Development Authority	Plot Use: Residential
	AuthorityClass: Category C	Plot SubUse: Plotted Resi development / Plotted Housing
	AuthorityGrade: Development Authority (DA)	Development Plan: Master Plan
	CaseTrack: Regular	Land Use Zone: Residential use Zone
	Project Type: Layout Development	Land SubUse Zone: Residential Zone
	Nature of Development: NEW	Layout Type: NA
	Development Area: Undeveloped Area	
	SubDevelopment Area: NA	
	Special Project: NA	
	Site Address:	
	District:Varanasi,Tehsil:Pindra,Village:Aharak	
	AREA DETAILS:	Sq.Mts.
1.	Area of Plot As per record	
	Document Area	10101.33
	As per site condition	10101.18
	Area of Plot Considered	9615.98
2.	Deduction for	
	(a)Proposed roads	485.20
	Road Widening Area	485.20
	(b)Any reservations	0.00
	Total(a + b)	485.20
3.	Net Area of plot (1 - 2) AREA OF PLOT	9615.98
	Plot Area For Coverage	9615.98
	Plot Area For FSI	9615.98
	Perm. FSI Area (-)	0.00
	Total Perm. FSI area	0.00
6.	Total Built up area permissible at:	
	Permissible Coverage area (- %)	0.00
	Proposed Coverage Area (- %)	0.00
	Total Prop. Coverage Area (- %)	0.00
	Balance coverage area (- %)	0.00
	Proposed Area at:	
	Proposed Built up / Existing Built up / Proposed F.S.I / Existing F.S.I	
	Total Area: 0.00 / 0.00 / 0.00 / 0.00	
	Total FSI Area:	0.00
	Accessory/Ue Area Added in BuiltUp Area:	211.35
	Total BuiltUp Area:	211.35
	Proposed F.S.I. consumed:	0.00
C.	Tenement Statement	
4.	Tenement Proposed At:	

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)

Individual Plot Setback

Plot No.	Parck-Bldg	Abutting Road	Front		Side1		Side2		Rear		Coverage	F.S.I Area
			Reqd	Prop	Reqd	Prop	Reqd	Prop	Reqd	Prop	Prop	Prop
51		9.00 M Wide Access Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00
52		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
53		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
54		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
55		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
56		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
57		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
58		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
59		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
60		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
61		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
62		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
63		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
64		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
65		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
66		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
67		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
68		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
69		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
70		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
71		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
72		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
73		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
74		7.50 M Wide Access Road	1.50	-	-	-	-	-	-	-	0.00	0.00
74		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
75		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
76		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
77		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
78		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
79		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
80		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
81		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
82		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
83		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
84		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
85		9.00 M Wide Access Road	1.50	-	-	-	-	-	1.50	-	0.00	0.00
86		ROAD WIDENING AREA	1.50	-	-	-	-	-	-	-	0.00	0.00
86		7.50 M Wide Access Road	1.50	-	-	-	-	-	-	-	0.00	0.00
87		ROAD WIDENING AREA	1.50	-	-	-	-	-	-	-	0.00	0.00
87		7.50 M Wide Access Road	1.50	-	-	-	-	-	-	-	0.00	0.00
87		9.00 M Wide Access Road	1.50	-	-	-	-	-	-	-	0.00	0.00
88		ROAD WIDENING AREA	1.50	-	-	-	-	-	-	-	0.00	0.00
88		9.00 M Wide Access Road	1.50	-	-	-	-	-	-	-	0.00	0.00
89		ROAD WIDENING AREA	1.50	-	-	-	-	-	-	-	0.00	0.00
89		9.00 M Wide Access Road	1.50	-	-	-	-	-	-	-	0.00	0.00
90		ROAD WIDENING AREA	1.50	-	-	-	-	-	-	-	0.00	0.00
90		9.00 M Wide Access Road	1.50	-	-	-	-	-	-	-	0.00	0.00
91		ROAD WIDENING AREA	1.50	-	-	-	-	-	-	-	0.00	0.00
91		9.00 M Wide Access Road	1.50	-	-	-	-	-	-	-	0.00	0.00
92		ROAD WIDENING AREA	1.50	-	-	-	-	-	-	-	0.00	0.00
92		9.00 M Wide Access Road	1.50	-	-	-	-	-	-	-	0.00	0.00
93		ROAD WIDENING AREA	1.50	-	-	-	-	-	-	-	0.00	0.00
93		9.00 M Wide Access Road	1.50	-	-	-	-	-	-	-	0.00	0.00
94		ROAD WIDENING AREA	1.50	-	-	-	-	-	-	-	0.00	0.00
94		9.00 M Wide Access Road	1.50	-	-	-	-	-	-	-	0.00	0.00
95		ROAD WIDENING AREA	1.50	-	-	-	-	-	-	-	0.00	0.00
95		9.00 M Wide Access Road	1.50	-	-	-	-	-	-	-	0.00	0.00
96		ROAD WIDENING AREA	1.50	-	-	-	-	-	-	-	0.00	0.00
96		9.00 M Wide Access Road	1.50	-	-	-	-	-	-	-	0.00	0.00
97		ROAD WIDENING AREA	1.50	-	-	-	-	-	-	-	0.00	0.00
97		9.00 M Wide Access Road	1.50	-	-	-	-	-	-	-	0.00	0.00
98		ROAD WIDENING AREA	1.50	-	-	-	-	-	-	-	0.00	0.00
98		9.00 M Wide Access Road	1.50	-	-	-	-	-	-	-	0.00	0.00
99		ROAD WIDENING AREA	2.00	-	-	-	-	-	-	-	0.00	0.00
99		9.00 M Wide Access Road	2.00	-	-	-	-	-	2.00	-	0.00	0.00



KEY PLAN

Proposed Population Calculation

Plot Name	Use	SubUse	Range	Nos.	Perm. Unit/Plot	Perm. Person/Unit	Total Person/Plot	Total
51	Residential	Row House			1		5	
52	Residential	Row House			1		5	
53	Residential	Row House			1		5	
54	Residential	Row House			1		5	
55	Residential	Row House			1		5	
56	Residential	Row House			1		5	
57	Residential	Row House			1		5	
58	Residential	Row House			1		5	
59	Residential	Row House			1		5	
60	Residential	Row House			1		5	
61	Residential	Row House			1		5	
62	Residential	Row House			1		5	
63	Residential	Row House			1		5	
64	Residential	Row House			1		5	
65	Residential	Row House			1		5	
66	Residential	Row House			1		5	
67	Residential	Row House			1		5	
68	Residential	Row House			1		5	
69	Residential	Row House			1		5	
70	Residential	Row House			1		5	
71	Residential	Row House			1		5	
72	Residential	Row House			1		5	
73	Residential	Row House			1		5	
74	Residential	Row House	above 50 upto 150sq.mt.	49	1	5	5	245
75	Residential	Row House			1		5	
76	Residential	Row House			1		5	
77	Residential	Row House			1		5	
78	Residential	Row House			1		5	
79	Residential	Row House			1		5	
80	Residential	Row House			1		5	
81	Residential	Row House			1		5	
82	Residential	Row House			1		5	
83	Residential	Row House			1		5	
84	Residential	Row House			1		5	
85	Residential	Row House			1		5	
86	Residential	Row House			1		5	
87	Residential	Row House			1		5	
88	Residential	Row House			1		5	
89	Residential	Row House			1		5	
90	Residential	Row House			1		5	
91	Residential	Row House			1		5	
92	Residential	Row House			1		5	
93	Residential	Row House			1		5	
94	Residential	Row House			1		5	
95	Residential	Row House			1		5	
96	Residential	Row House			1		5	
97	Residential	Row House			1		5	
98	Residential	Row House			1		5	
99	Residential	Row House			1		5	
Grand Total:								245

Tenements Density Check

Flat housing density	No Of Tenements			No Of Persons		
	Reqd	Perm	Prop	Reqd	Perm	Prop
75DH/ec.	-	145	98	-	722	490

Green and open space Area

Name	Prop. Area
GREEN AREA	1453.75

Land use analysis/Area distribution (Table 2c)

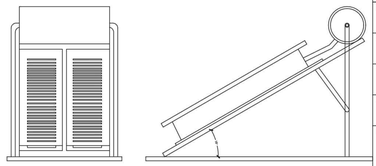
Area covered under	Proposed Area in sq. mt.	Percentage(%)
Plotted Area	4715.60	49.04
Road Area	3084.79	32.08
Garbage Collection Center	15.29	0.16
SHOP	30.50	0.32
Sector Shopping	25.19	0.26
Sector Shopping	25.19	0.26
Convenient Shops	12.06	0.13
Public Open Space	1453.75	15.12
Other Area	253.63	2.64
Total net layout	9615.98	100.00

Individual Amenity Check b)

Name	Minimum Area		Minimum Count	
	Reqd	Prop	Reqd	Prop
Convenient Shops	10.00	12.06	-	1.00
Sector Shopping	50.00	80.87	-	3.00

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	-	167



SOLAR WATER HEATER SYSTEM

OWNER'S NAME AND SIGNATURE
HEMISH INFRASTRUCTURE PRIVATE LIMITED,avinash9889222226@gmail.com,9889222226
ARCHENG'S NAME AND SIGNATURE — STRUCTURE ENGINEER
kunal kalra ca/2015/71794
Varanasi Development Authority

Building Plan Application Number
VDA/LD/22-23/0047

Sanctioned On
30 May 2023

Valid Till
04 Aug 2028

Approved By
ABHISHEK GOYAL (Vice Chairman)

Examined By
RAM CHANDRA (Junior engineer)
CHANDRA BHAN DIXIT (Assistant Engineer)
Manoj Kumar (Executive Engineer/ Town Planner)
Manoj Kumar (Chief Town Planner)
Sunil Kumar Verma (Secretory)
ABHISHEK GOYAL (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.

Total Plot Area: -	9615.98	Total FAR Area: -	0.00
Total Coverage Area: -	0.00	Total BUA Area: -	0.00

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