

प्रयागराज विकास प्राधिकरण

पत्रांक : 43/प्र0अ0(त0स0)/जोन-1/शमन/2022-23 दिनांक 14/06/2022

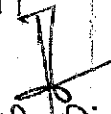
विनियमितीकरण-पत्र

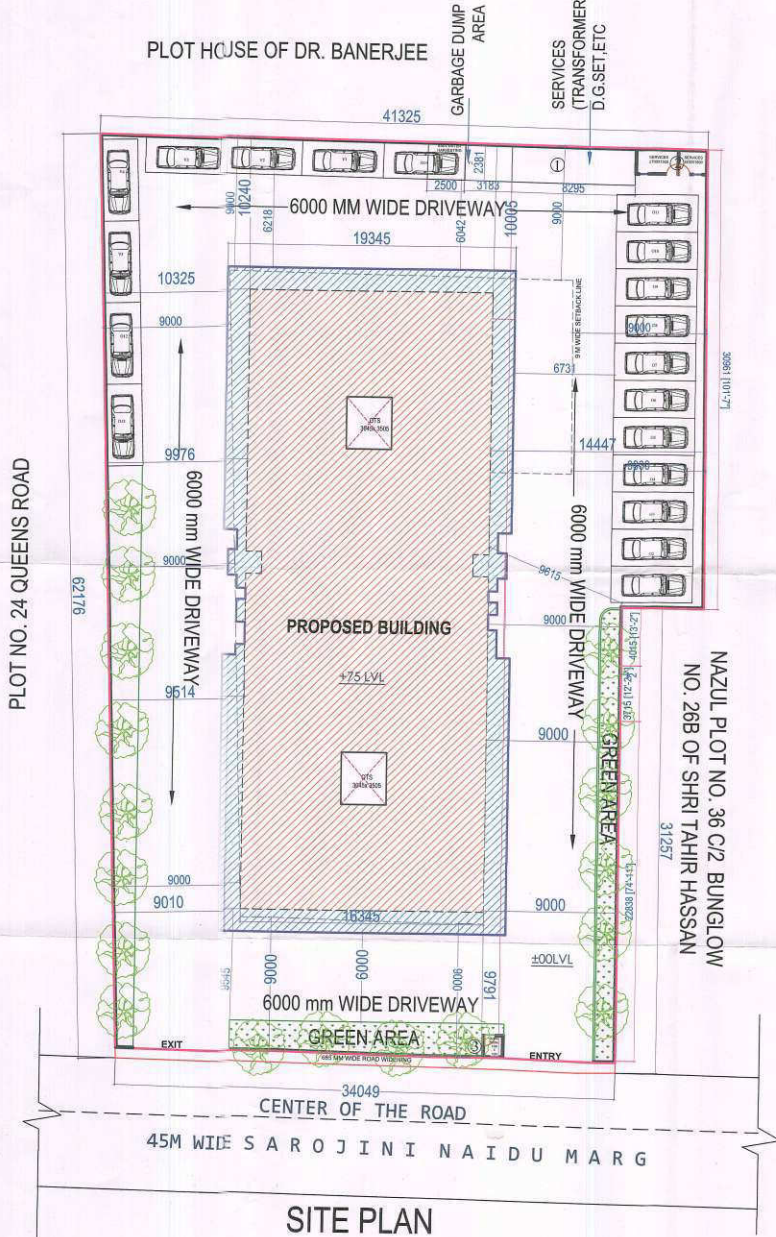
यह विनियमितीकरण उ0प्र0 नगर नियोजन तथा विकास अधिनियम 1973 की धारा 32 के अन्तर्गत दी जा रही है, किन्तु अर्थ यह न समझना चाहिये कि उस भूमि के सम्बन्ध में जिस पर समूह आवास भवन निर्माण विनियमित किया जा रहा है, इससे किसी प्रकार या किसी स्थानीय निकाय या इसका स्थानीय अधिकारी या व्यक्ति अथवा फर्म के मालिकाना अधिकारों पर किसी का कोई असर पड़ेगा अर्थात् यह अनुमति किसी के मिल्कियत या स्वामित्व के अधिकारों के विरुद्ध कोई प्रभाव न रखेगी।

श्री ए0क्यू0 खॉन, श्री शलीम इकबाल शेरवानी एवं शेरवानी इन्डस्ट्रीयल सिन्डीकेट लिमिटेड द्वारा नजूल प्लॉट नं0-26-C (पार्ट) सिविल स्टेशन, वर्तमान नं0-26-C/1, 26-C/3 & 26-C/4 नसीबपुर बख्तियारा (मौजा) चिकटपुर परगना व तहसील-सदर, जनपद प्रयागराज जोन संख्या (1) के अन्तर्गत समूह आवास विनियमितीकरण मानचित्र उपाध्यक्ष, प्र0वि0प्रा0 के स्वीकृति/निर्गमन आदेश दिनांक 04.06.2022 के क्रम में निम्नांकित प्रतिबन्धों के अधीन प्रदान की गयी है :-

1. उ0प्र0 नगर नियोजन एवं विकास अधिनियम 1973 की धारा 15ए (1) के प्राविधानों के अनुरूप पूर्णता प्रमाण पत्र प्राप्त होने के पश्चात् ही उपभोग/अधिभोग किया जायेगा, भवन निर्माण एवं विकास उपविधि 2008 में उपविधि संख्या-2.1.8 एवं 3.1.8 में निर्धारित प्रक्रिया पूर्ण कर पूर्णता प्रमाण-पत्र प्राप्त करना आवश्यक है।
2. यह स्वीकृति अनन्तिम (Provisional) स्वीकृति के रूप में होगी। निर्माण पूर्ण होने के उपरान्त, सभी आवश्यक Mandatory Clearances/N.O.C की शर्तें पूर्ण करने के पश्चात्, निर्गत किये जाने वाले 'पूर्णता प्रमाण-पत्र' प्राप्त करने के बाद ही इस परिसर को वास्तविक उपयोग में लाया जा सकेगा।
3. स्थल पर 4X3 फिट का एक बोर्ड लगाकर प्राधिकरण द्वारा स्वीकृत मानचित्र सम्बन्धी विवरण अंकित करना अनिवार्य होगा, जिसमें आर्किटेक्ट/इन्जीनियर के फर्म का नाम भी अंकित हो।
4. स्थल पर 12 अद्द वृक्ष लगाना होगा तथा वृक्षों को हरा-भरा रखने का दायित्व आवेदक/कम्पनी/रेजीडेन्ट वेलफेयर सोसायटी का होगा।
5. स्थल पर भवन की गुणवत्ता एवं संरचना का सम्पूर्ण दायित्व आवेदक/विकासकर्ता कम्पनी का होगा।
6. रेनवाटर हार्वेस्टिंग का कार्य मानक के अनुसार पूर्ण कराकर भू-गर्भ जल विभाग से अनापत्ति प्राप्त करना अनिवार्य होगा, तत्पश्चात् जमा एफ0डी0आर0 अवमुक्त किया जायेगा।
7. स्थल पर सोलर वाटर हीटींग सयंत्र/सोलर पैनल फोटोवोल्टाईक पावर प्लान्ट की स्थापना करना होगा।
8. स्थल पर आन्तरिक विकास कार्य पूर्ण होने एवं पूर्णता प्रमाण पत्र प्राप्त कर लेने के उपरान्त ही अवमुक्त की जायेगी।
9. उ0प्र0 अपार्टमेन्ट एक्ट 2010 एवं रूल्स 2011 का अक्षरशः पालन करना होगा।

10. सन्दर्भित समूह आवास विनियमितीकरण मानचित्र पूर्व स्वीकृत 36 इकाई के सापेक्ष स्थल पर किये गये 1 अतिरिक्त इकाई सहित (कुल 37 आवासीय इकाई) हेतु है। अतिरिक्त इकाईयो का निर्माण पूर्णतया निषिद्ध होगा।
11. आवेदक/विकासकर्ता कम्पनी द्वारा दिये गये शपथ पत्र (IN-UP15794438486307U दिनांक 13 जून, 2022) का अक्षरशः अनुपालन बाध्यकारी होगा।
12. UPRERA के समस्त नियम एवं शर्तों का अक्षरशः अनुपालन आवेदक/कम्पनी द्वारा करना होगा।
13. संशोधित मानचित्र को UPRERA के साइट पर UP-LOAD कराना होगा।
14. विभिन्न समय पर जारी शासनादेश व नियमों का पालन करना होगा तथा प्राधिकरण यदि कोई शुल्क आरोपित करता है तो उसे कम्पनी को जमा करना होगा।
15. यदि कम्पनी द्वारा कोई महत्वपूर्ण सूचना छिपायी गयी है अथवा गलत सूचना दी गयी है तो उ0प्र0 नगर नियोजन एवं विकास अधिनियम 1973 की धारा 15 (9) के अन्तर्गत मानचित्र निरस्त करने योग्य होगा।
16. भविष्य में यदि स्वामित्व के बिन्दु पर किसी न्यायालय द्वारा डीड निरस्त की जाती है या अन्य किसी विवाद के कारण स्वामित्व पर कोई विपरीत प्रभाव पड़ता है तो स्वीकृत मानचित्र स्वतः निरस्त (बिना किसी कारण बताओ नोटिस के) कर दिया जायेगा। मानचित्र की स्वीकृति से भौमिक अधिकार प्राप्त नहीं होगा।
17. शेष नियम एवं शर्तें पूर्व स्वीकृत मानचित्र परमिट संख्या-116/प्र0अ0(त0स0)/जोन-1/मु0हा0/2019-20 दिनांक 17.08.2020 पूर्ववत प्रभावी रहेंगे।

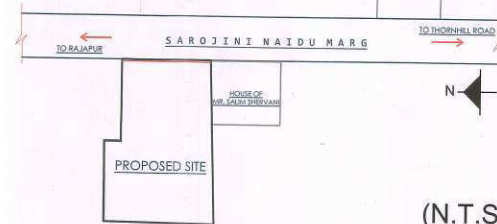

(टी0पी0 सिंह)
नगर नियोजक/
प्रभारी अधिकारी (त0स0)



SITE PLAN

AREA STATEMENT

S. NO.	REFERENCE	SQM.	%	11	TYPE AND NO. OF FLATS
1	AREA OF PLOT-1 AREA OF PLOT-2 TOTAL PLOT AREA	1967.78 (A) 1119.82 (B) 2391.24 (C)			TYPE 1 - 153.53 m ² EACH = 2 FLATS (1st to 8th Floor) TYPE 2 - 132.81 m ² EACH = 2 FLATS (1st to 8th Floor) TYPE 3 - 186.54 m ² EACH = 1 FLAT (8th Floor) TYPE 4 - 158.36 m ² EACH = 1 FLAT (8th Floor) TYPE 5 - 208.81 m ² EACH = 1 FLAT (8th Floor) TYPE 6 - 129.78 m ² EACH = 1 FLAT (10th Floor) TYPE 8 - 135.85 m ² EACH = 1 FLAT (10th Floor)
2	AREA OF ROSS WIDENING (GROUND COVERAGE AND LANDSCAPE)	24.57			
3	GROUND COVERAGE	697.33	28.31%		
3A	BASEMENT (NOT IN F.A.R.)	835.03			TOTAL FLATS = 37 FLATS
3B	STILT	127.11			
4	PERMISSIBLE F.A.R. @ 1.5 (BASIC) = 2391.24 X 1.5 = 3586.86 m ² (D) PERMISSIBLE AREA FOR COMMUNITY HALL, LIFT LOBBY ETC @ 5% OF F.A.R. = 0.05 X 3586.86 = 289.01 m ² (E)	3586.86			
5	PURCHASABLE FAR AREA @ 50% = 1793.43 (F)	1793.43			
7	TOTAL PERMISSIBLE AREA (D+E+F)	5569.30 m ² (G)			
8	ACCORDING TO PERMISSIBLE DENSITY NORMS NO. OF UNITS = 150 UNITS/HECTARE SO, FOR 2391.24 SQM. NO. OF PERMISSIBLE UNITS IN BASIC F.A.R. = 35.86 = 35 COMPENSATORY F.A.R. FOR E.W.S. & L.I.O. = 0.1 X 35 X 75 = 262.5 m ² (H) NO. OF UNIT FROM COMPENSATORY F.A.R. = (35 X 262.5) / 2556.86 = 2.59 = 3	5569.30			
	TOTAL NO. UNITS ALLOWED = 35 + 3 = 38 TOTAL NO. UNITS PROPOSED = 37				
9	MAXIMUM PERMISSIBLE AREA FOR COMPOUNDING = 10% OF (D) = 358.6 m ² (I)	358.6			
10	NET PERMISSIBLE AREA (including compensatory & purchasable + Compoundable FAR area) = 6273.77 m ² (J)	6273.77			
	ALL FLOORS AREA (AS ON SITE)				
	FLOOR	2391.24			
	STILT FLOOR (NOT IN F.A.R.)	127.11			
	FIRST FLOOR (ENTRANCE AND LOBBY)	615.94			
	SECOND FLOOR (ENTRANCE AND LOBBY)	615.94			
	THIRD FLOOR (ENTRANCE AND LOBBY)	615.94			
	FOURTH FLOOR (ENTRANCE AND LOBBY)	615.94			
	FIFTH FLOOR (ENTRANCE AND LOBBY)	615.94			
	SIXTH FLOOR (ENTRANCE AND LOBBY)	615.94			
	SEVENTH FLOOR (ENTRANCE AND LOBBY)	615.94			
	EIGHTH FLOOR (ENTRANCE AND LOBBY)	615.94			
	NINTH FLOOR (ENTRANCE AND LOBBY)	615.94			
	TENTH FLOOR (ENTRANCE AND LOBBY)	615.94			
	STILT FLOOR (ENTRANCE AND LOBBY)	127.11			
	BALCONY AREA EXCEEDING 100 MM (1.175 X 3.25 X 3)	15.14 m ²			
	WARDROBE AREA (EAST SIDE)	111.72 m ²			
	MUNITY AREA	17.13 m ²			
	LIFT ROOM	19.23 m ²			
	TOTAL AREA OF ALL FLOORS (IN FAR)	6146.51 m ²			
	TOTAL AREA TO BE COMPOUNDED = TOTAL BUILT UP AREA SCTIONED = 6146.51 - 5815.3 = 231.21 SQ. M.				



LOCATION PLAN

COMPOUNDING FOR GROUP HOUSING ON NAZUL PLOT NO. 26-C(PART) CIVIL STATION, PRESENTLY NUMBERED AS 26-C/1, 26-C/3 & 26-C/4, NASIBPUR BAKHTIARA (MAUZA) CHUKATPUR, PARGANA & TAHSIL SADAR, DISTRICT ALLAHABAD.

LANDSCAPE
FREE CALCULATION
NORMS-50 TREES PER HECTARE (10000 SQ M)
2391.24 SQ M = 1/42 HECTARE X 2391.24 = 11.95 TREES
= 12 TREES
TREES PROVIDED = 18

NOTE: THIS PROPOSAL CONFIRMS WITH THE STANDARDS OF "UPVIDHI 2008" and "MAHAJOJANA 2021"

Drawing Title
COMPOUNDING DRAWING
SITE PLAN

OWNERS:
MR. A.Q. KHAN
MR. SALEEM IQBAL SHERVANI
M/S SHERVANI INDUSTRIAL SYNDICATE LIMITED
(Corporate Affairs)
Shervani Indl. Syndicate Ltd.,
2, Karpur Road, Allahabad-211001

Drg. No. 01/04

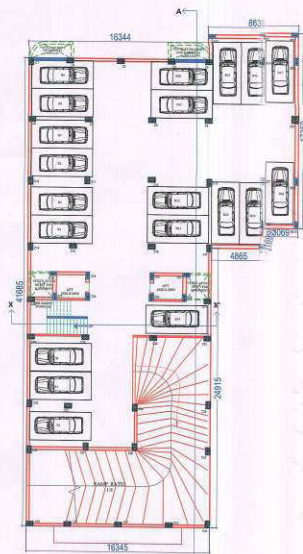
SITE PLAN

Scale 1:150

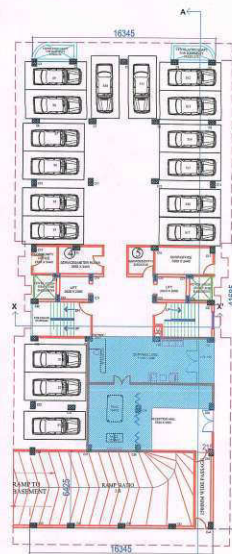
Date 27-5-22

ARCHITECT SIGN.

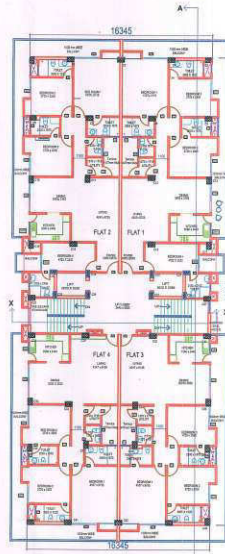
Architect
MANISH GUJRAL
(B. Arch, F.I.V.)
TARANA NASEER
(B. Arch, M. Plan)
Architects and Interior Designers
52/ 25 B MUIR ROAD, ALLAHABAD



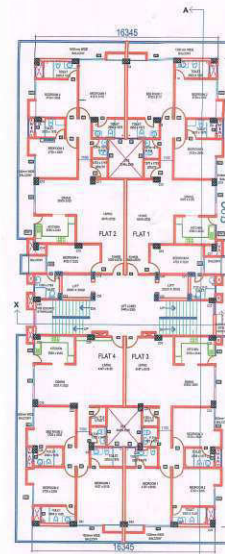
BASEMENT PLAN



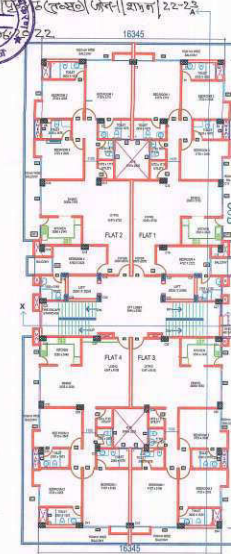
STILT PLAN



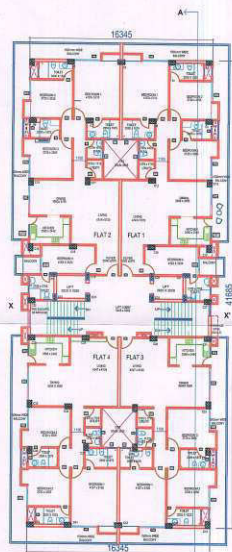
FIRST FLOOR PLAN



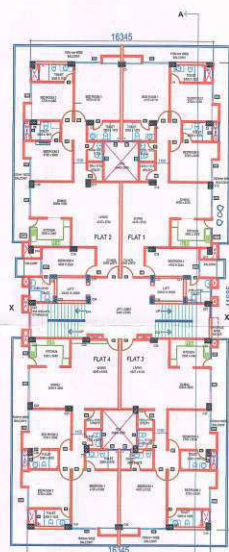
(2nd-5th)
FLOOR PLAN



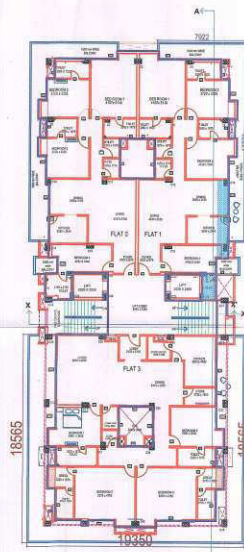
SIXTH FLOOR PLAN



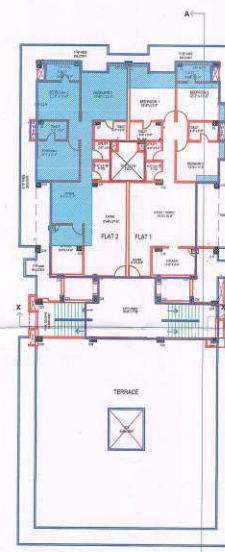
SEVENTH FLOOR PLAN



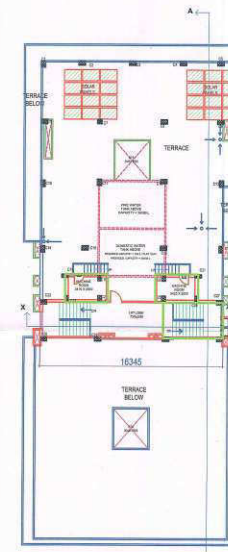
EIGHTH FLOOR PLAN



NINTH FLOOR PLAN



TENTH FLOOR PLAN



TERRACE FLOOR PLAN



22-23
22-23

COMPounding FOR GROUP HOUSING ON NAZUL PLOT NO.28-C(1) CIVIL STATION, PRESENTLY NUMBERED AS 28-C1, 28-C2 & 28-C4, NASEEBPUR BARDOTARA (MAJRA) CHAKATPUR PARAGANA & TAHSIL, SACHIN, DISTRICT ALLAHABAD.

आवक 19/6/2022
आवक 19/6/2022

आवक 19/6/2022
आवक 19/6/2022

AREA TO BE COMPOUNDED

आवक 19/6/2022
आवक 19/6/2022

आवक 19/6/2022
आवक 19/6/2022

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आवक 19/6/2022

NOTE: THIS PROPOSAL CONFIRMS WITH THE STANDARDS OF "UPVIDHI 2008" and "MAHAYOJANA 2021"

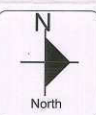
Drawing Title
COMPOUNDING DRAWING
FLOOR PLANS

OWNERS:
MR. A.Q. KHAN
MR. SALEEM IQBAL SHERVANI
M/S SHERVANI INDUSTRIAL
SYNDICATE LIMITED
2, Karpur Road, Allahabad-211001

Drg. No. 02/04
FLOOR PLANS

Scale 1 : 200@A1

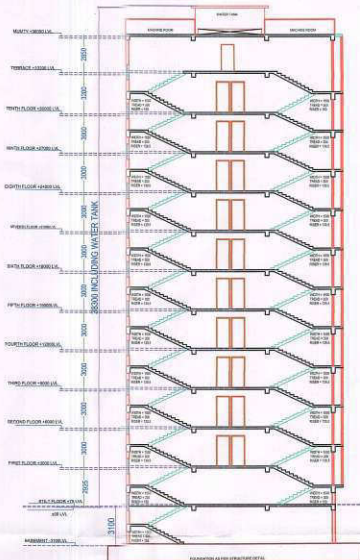
Date 27-5-22



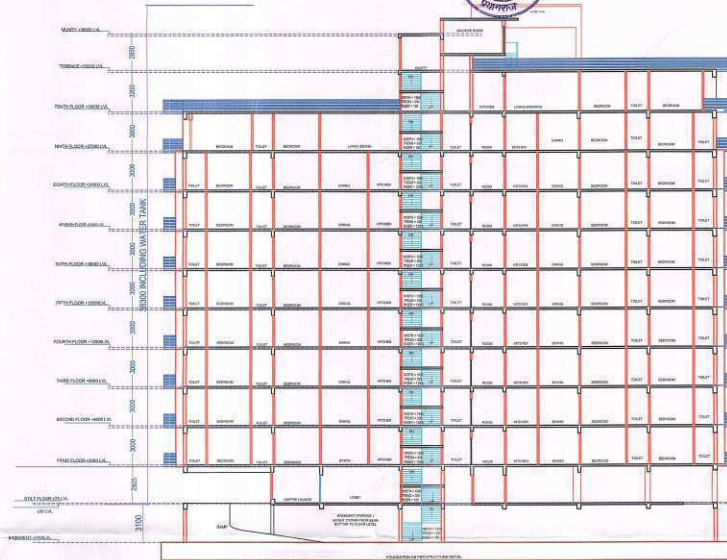
ARCHITECT SIGN.

Architect
MANISH GUJRAL
(B. Arch, F.I.V.)
TARANA NASEER
(B. Arch, M. Plan)
Architects and Interior
Designers

52/ 25 B MUIR ROAD, ALLAHABAD



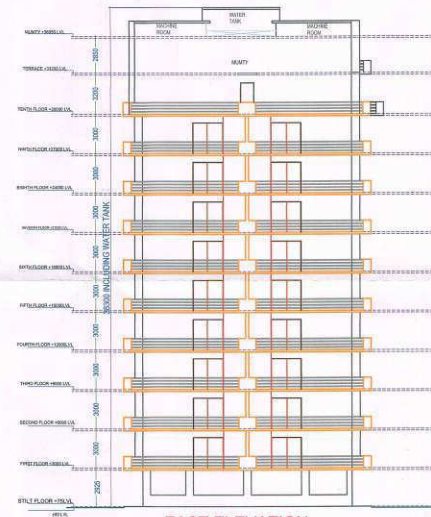
Section X-X'



Section A-A'



NORTH ELEVATION



EAST ELEVATION



कलंकखंड/सेक्टर-1/प्लॉट-2.2-2.3
14/6/2022

COMPOUNDING FOR GROUP HOUSING ON NAZUL PLOT NO 25-C(PART) CIVIL STATION, PRESENTLY NUMBERED AS 25-C1, 25-C3 & 25-C4, NASIBPUR BAKHTIARA (MAUZA) CHIKATPUR, PARGANA & TAHSIL SADAR, DISTRICT ALLAHABAD.

यह प्रस्तावित योजना का अंतिम रूप है। इसमें बदलाव करने से पहले इस योजना को मंजूर किया जायेगा।

14/6/2022
नगर विकास विभाग (एनएच)
प्रशासनिक विकास अधिकारी
एनएच

14/6/2022
नगर विकास विभाग (एनएच)
प्रशासनिक विकास अधिकारी
एनएच

14/6/2022
नगर विकास विभाग (एनएच)
प्रशासनिक विकास अधिकारी
एनएच

14/6/2022
नगर विकास विभाग (एनएच)
प्रशासनिक विकास अधिकारी
एनएच

NOTE: THIS PROPOSAL CONFIRMS WITH THE STANDARDS OF "UPVIDHI 2008" and "MAHAYOJANA 2021"

Drawing Title
COMPOUNDING DRAWING
SECTION I ELEVATION

OWNERS:
MR. A.Q. KHAN
MR. SALEEM IOBAL SHERVANI
M/S SHERVANI INDUSTRIAL SYNDICATE LIMITED
Syndicate Ltd. Syndicate Ltd.,
2, Karer Road, Allahabad-211001

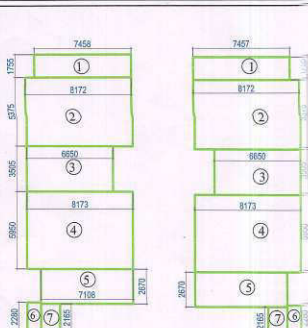
Drg. No. 03/04
SECTION I ELEVATION
Scale 1 : 175@A1
Date 27-5-22



ARCHITECT SIGN.

Architect
MANISH GUJRAL
(B. Arch, F.I.M.)
TARANA NASEER
(B. Arch, M. Plan)
Architects and Interior Designers

52/ 25 B MUIR ROAD, ALLAHABAD

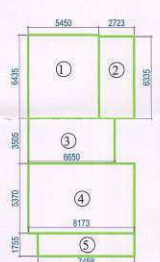


FLAT NO. 02
(TYPICAL FLOOR)

S.NO.	DIMENSIONS	F.A.R. AREA
1	7.458 X 1.755	13.09
2	8.172 X 5.375	43.92
3	6.650 X 3.505	23.31
4	8.173 X 5.950	48.83
5	7.108 X 2.670	18.98
6	1.465 X 2.165	3.17
7	1.065 X 2.280	2.43
TOTAL		153.53

FLAT NO. 01
(TYPICAL FLOOR)

S.NO.	DIMENSIONS	F.A.R. AREA
1	7.458 X 1.755	13.09
2	8.172 X 5.375	43.92
3	6.650 X 3.505	23.31
4	8.173 X 5.950	48.83
5	7.108 X 2.670	18.98
6	1.465 X 2.165	3.17
7	1.065 X 2.280	2.43
TOTAL		153.53



FLAT NO. 04
(TYPICAL FLOOR)

S.NO.	DIMENSIONS	F.A.R. AREA
1	5.450 X 1.645	9.07
2	2.723 X 6.335	17.25
3	6.650 X 3.505	23.31
4	8.173 X 5.370	43.89
5	7.458 X 1.755	13.09
TOTAL		132.61

FLAT NO. 03
(TYPICAL FLOOR)

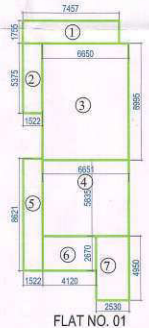
S.NO.	DIMENSIONS	F.A.R. AREA
1	5.450 X 1.645	9.07
2	2.723 X 6.335	17.25
3	6.650 X 3.505	23.31
4	8.173 X 5.370	43.89
5	7.458 X 1.755	13.09
TOTAL		132.61



FLAT NO. 02
(NINTH FLOOR)

S.NO.	DIMENSIONS	F.A.R. AREA
1	7.457 X 1.755	13.09
2	5.375 X 1.522	8.18
3	6.650 X 8.995	59.82
4	6.651 X 5.935	39.81
5	12.522 X 8.621	113.12
6	4.120 X 2.670	11.00
7	2.530 X 4.950	12.52
TOTAL		156.54

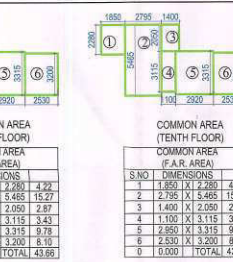
S.NO.	DIMENSIONS	F.A.R. AREA
1	7.457 X 1.755	13.09
2	5.375 X 1.522	8.18
3	6.650 X 8.995	59.82
4	6.651 X 5.935	39.81
5	12.522 X 8.621	113.12
6	4.120 X 2.670	11.00
7	2.530 X 4.950	12.52
TOTAL		156.54



FLAT NO. 01
(NINTH FLOOR)

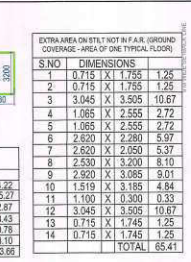


FLAT NO. 03
(NINTH FLOOR)



FLAT NO. 02
(TENTH FLOOR)

S.NO.	DIMENSIONS	F.A.R. AREA
1	5.150 X 1.310	6.74
2	1.219 X 3.185	3.93
3	0.000 X 0.000	0.00
TOTAL		10.67



FLAT NO. 01
(TENTH FLOOR)

S.NO.	DIMENSIONS	F.A.R. AREA
1	5.150 X 1.310	6.74
2	1.219 X 3.185	3.93
3	0.000 X 0.000	0.00
TOTAL		10.67



FLAT NO. 02
(TENTH FLOOR)

S.NO.	DIMENSIONS	F.A.R. AREA
1	5.150 X 1.310	6.74
2	1.219 X 3.185	3.93
3	0.000 X 0.000	0.00
TOTAL		10.67



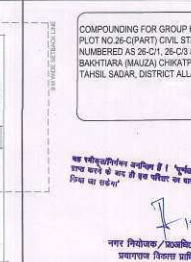
FLAT NO. 01
(TENTH FLOOR)

S.NO.	DIMENSIONS	F.A.R. AREA
1	5.150 X 1.310	6.74
2	1.219 X 3.185	3.93
3	0.000 X 0.000	0.00
TOTAL		10.67



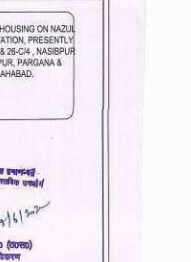
FLAT NO. 02
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TOTAL		10.67

TYPICAL FLOOR PLAN
EXTRA AREA ON STLT BUT NOT IN F.A.R.
(GROUND COVERAGE - AREA OF ONE TYPICAL FLOOR)

TYPICAL FLOOR PLAN
EXTRA AREA ON STLT BUT NOT IN F.A.R.
(GROUND COVERAGE - AREA OF ONE TYPICAL FLOOR)

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COMPILING FOR GROUP HOUSING ON NAZUL PLOT NO. 26-C(PT) CIVIL STATION, PRESENTLY NUMBERED AS 26-C1, 26-C3 & 26-C4, NASHIPUR BARKHANA, MALUDA CHHATTAPUR, PARAGANA & TAHSIL SADAR, DISTRICT ALLAHABAD.

कमलेश्वर प्रसाद शर्मा
नगर विकास/प्रशासक (नगर)
अपरान्त विकास अधिकारी
अपरान्त

नगर विकास/प्रशासक (नगर)
अपरान्त विकास अधिकारी
अपरान्त

अपरान्त विकास अधिकारी
अपरान्त

NOTE: THIS PROPOSAL CONFIRMS WITH THE STANDARDS OF "UPVIDHI 2008" and "MAHAYOJANA 2021"

Drawing Title
COMPOUNDING DRAWING
AREA CHECK

OWNERS:
MR. A.Q. KHAN
MR. SALEEM IQBAL SHERVANI
M/S SHERVANI INDUSTRIAL SYNDICATE LIMITED
Shervani Indl. Syndicate Ltd.,
2, Karpur Road, Allahabad-211001

Architect SIGN.
MANISH GUJRAL
(B. Arch, F.I.V.)
TARANA NASEER
(B. Arch, M. Plan)
Architects and Interior
Designers

52/ 25 B MUIR ROAD, ALLAHABAD

Scale 1 : 175@A1
Date 27-5-22

Dr. No. 04/04
North