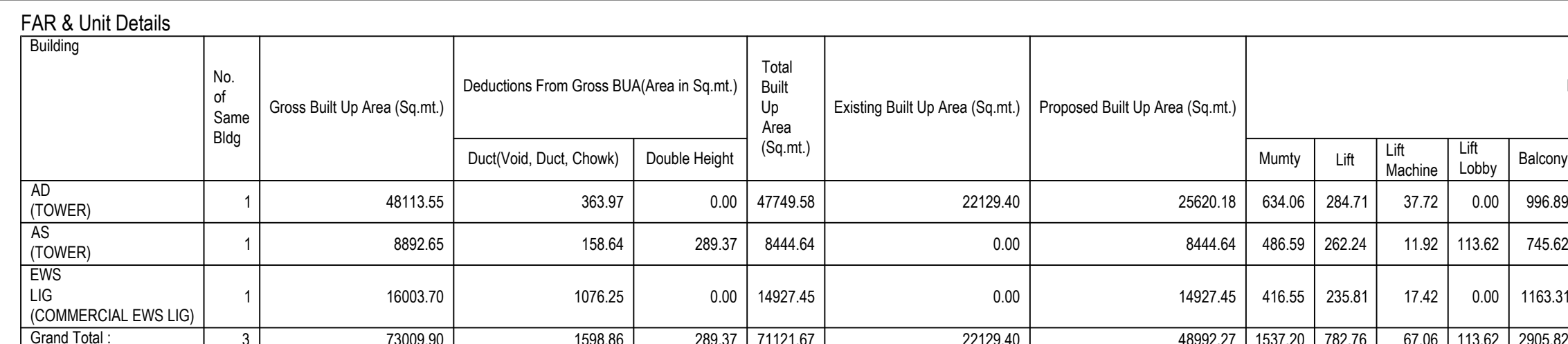




A	TOTAL F.A.R AREA=25859.16+1003.05+1576.14	28438.35	SQ. MTR.	Green and open space Area	
	LESS E.W.S. AND L.I.G AREA	12059.67	SQ. MTR.		
	TOTAL PROPOSED F.A.R AREA (C)=(A)-(B)	16378.68	SQ. MTR.	Name	Prop. Area
C				GREEN AREA-1	3805.96

AREA STATUS		VERSION NO. : 0.1-04			
		VERSION DATE: 2023/03/23			
PROJECT DETAIL :					
Authority: Ghazabad Development Authority		Plot Use: Residential			
Authority Class: Category A		Plot Sub-Use: Group Housing			
Authority Class: Development Authority (DA)		Development Plan: Master Plan			
Case/Track: Regular		Land Use Zone: Residential Urban Zone			
Project Type: Group Development		Land Sub-Use Zone: Residential Zone			
Nature of Development: RESIDENTIAL (ON EXISTENCE)		Layout Type: NA			
Development Area: Undeveloped Area					
Sub-Development Area: Metro City Area					
Special Project: NA					
Site Address:					
District: Ghazabad, Tehsil: Ghazabad, Village: NA					
HEC/A (DETAILS)		Sq. Mts.			
1. Area of Plot as per record		37948.12			
2. As per title condition		32954.54			
3. Area of Plot Considered		32954.54			
4. Deduction for:					
a) Proposed roads		0.00			
b) Any reservations		0.00			
Total (a + b)		0.00			
Net Area of Plot (1 - 2) AREA OF PLOT		32954.54			
Area For Coverage		32954.54			
Plot Area For FAR		32954.54			
Form FAR Area (2.50)		8239.13			
Incentive 4% against EWS and LIG		12026.67			
Form FAR Area		86447.6175			
Permissible 5% Vacily area		4116.87			
Proposed facility area		2673.74			
Total Built up area permissible at:					
Permissible Coverage area (40.00 %)		13181.87			
Proposed Coverage Area (45.00 %)		12775.60			
Existing Building Coverage area (17.17 %)		5665.90			
Total Proposed Coverage Area (33.77 %)		7843.16			
Blank coverage area (5.22 %)		1837.26			
Proposed Area at:					
Floor		Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Lower Basement		5727.89	10564.70		
Upper Basement		7749.38	10641.70	0.00	0.00
Ground Floor		18783.61		0.00	0.00
First Floor		2030.64		0.00	0.00
Second Floor		1904.92		0.00	0.00
Third Floor		1718.58		0.00	0.00
Fourth Floor		1728.63		0.00	0.00
Fifth Floor		1762.76		0.00	0.00
Sixth Floor		1790.96		0.00	0.00
Seventh Floor		1787.59		0.00	0.00
Eighth Floor		1787.59		0.00	0.00
Ninth Floor		1787.59		0.00	0.00
Tenth Floor		1787.59		0.00	0.00
Eleventh Floor		1787.59		0.00	0.00
Twelfth Floor		1787.59		0.00	0.00
Thirteenth Floor		1787.59		0.00	0.00
Fourteenth Floor		1771.95		0.00	0.00
Fifteenth Floor		1788.59		0.00	0.00
Sixteenth Floor		1788.59		0.00	0.00
Seventeenth Floor		1511.43		0.00	0.00
Eighteenth Floor		851.29		0.00	0.00
Nineteenth Floor		855.26		0.00	0.00
Twentieth Floor		839.67		0.00	0.00
Twentyfirst Floor		324.93		0.00	0.00
Twentysecond Floor		325.49		0.00	0.00
Terrace Floor		197.49		0.00	0.00
Total Area		48962.27	22249.40	16378.68	0.00
Existing Building FAR Area					8077.05
Total FAR Area				(16377.70 - 16378.68)	0.9753.23
Additional/Extra Area Added in Builtup Area					194.25
Built up area					194.25
Existing Building BUA Area					9662.66
Total Builtup Area					16796.54
Note: The Proposed F.S.I. is based on the Existing Coverage of the Proposed F.S.I. and any Permissible F.S.I. Area is					
(16377.70) ; (16447.07) - 2448.12					

Parking Check (Table 7)

Vehicle Type	Reed		Prop.	
	No.	Reduced Reed Parking (Incess of Pkt having RW/area surrendered FOC)	No.	Area
Equivalent Car Space	-	-	331	4651.25
Two Stack Car	-	-	225	3093.75
Total Car	149	2048.75	556	7645.00
Visitor's Car	-	139.38	38	522.50
Parking	-	-	-	-
Two/Wheeler	260	-	266	798.00
Two Stack	-	-	222	3227.79
Parking	-	-	-	-
Other Parking	-	-	-	34851.46
Total	-	-	2188.13	47064.75

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	166	375

[illegible]Required Parking(Table

Building Name	Type	Subtype	Units		Car			Visitors Car			Two/Wheeler		
			Area (Sq.mt)	Parking space reqd for every Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
AD (TOWER)	Community Facility	Day care centres	> 0	100	2583.31	2.00	15	-	-	-	-	-	-
		0-50	1	15.00	1.00	15	-	-	-	-	1.00	-	-
		50-100	1	32.00	1.25	40	-	-	-	-	-	-	-
	Residential	100-150	1	17.00	1.50	26	-	-	-	-	-	-	-
		> 150	0	1	-	-	-	1.00	-	-	-	-	-
		0-50	1	140.00	1	-	-	-	-	-	1.00	140	-
		50-100	1	-	1.25	-	-	-	-	-	-	-	-
		100-150	1	-	1.25	-	-	-	-	-	-	-	-
		> 150	1	-	1.50	-	-	-	-	-	-	-	-
	LIG Housing	> 0	1	-	-	-	-	1.00	-	-	-	-	-
		> 0	3	120.00	1.00	40	-	-	-	-	-	-	-
		EWS Housing	> 0	1	120.00	-	-	-	-	-	-	1.00	120
	Educational	Nursery	> 0	0	7624.90	0.00	-	-	-	-	-	-	-
		> 0	0	7624.90	0.00	-	-	-	-	-	-	-	-
	Commercial	Retail Shop	> 0	100	3009.15	1.25	13	-	-	-	-	-	-
Total:		> 0	100	-	-	149	556	0	38	-	200	268	

Building Conditions Check

No	Condition
1	For AD (TOWER) In case of Mechanical parking of Stack provided in the Building. For stack parking at the time of completion the owner shall produce technical data with respect to height. The height shall not exceed more than 5% of that required as per company specifications and the height of stack parking shall not exceed more than 5% of that required as per company specifications.

Building USE(SUB)USE Detail

BUILDING USE/STRUCTURE DETAILS							
Building Name	Building Use	Building Sub-Use	Building Use Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units
AD (TOWER)	Residential	Group Housing		-	Highrise	64	3
							TYPICAL

[illegible][illegible]

	82.65	0.00	44.92	51.97	0.00	56.87	0.00	197.49	0.00	44.92
Floor Total	25620.16	22129.40	10437.96	8484.64	6809.19	14927.45	13062.71	48992.27	22129.40	30359.30
Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse					
LOWER BASEMENT FLOOR PLAN	Residential + Parking	Group Housing	-	-	-					
UPPER BASEMENT FLOOR PLAN	Residential + Parking	Group Housing	-	-	-					
GROUND FLOOR PLAN	Community Facility	Day care centres	Community Facility	Community Facility	Day care centres					
TYPICAL - 1 & 2 FLOOR PLAN	Educational	Nursery	Residential FAR	Residential	Group Housing					
			Residential FAR	Residential	Group Housing					
			Community Facility	Educational	Nursery					
			Residential FAR	Residential	Group Housing					
THIRD FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing					
			Residential FAR	Residential	Group Housing					
			Residential FAR	Residential	Group Housing					
			Residential FAR	Residential	Group Housing					
			Residential FAR	Residential	Group Housing					
FOURTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing					
			Residential FAR	Residential	Group Housing					
			Residential FAR	Residential	Group Housing					
			Residential FAR	Residential	Group Housing					
			Residential FAR	Residential	Group Housing					
- 5, - 7, 8, 9, 10, 11, 12, 13, 15, 16, 17 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing					
			Residential FAR	Residential	Group Housing					
			Residential FAR	Residential	Group Housing					
			Residential FAR	Residential	Group Housing					
			Residential FAR	Residential	Group Housing					
TYPICAL - 16, 14 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing					
			Residential FAR	Residential	Group Housing					
			Residential FAR	Residential	Group Housing					
			Residential FAR	Residential	Group Housing					

TERRACE FLOOR PLAN	Residential	Nursery	-	-	Nursery
GROUND FLOOR PLAN	Educational	Nursery	NURSERY Educational	Educational	Nursery
FIRST FLOOR PLAN	Educational	Nursery	NURSERY Educational	Educational	Nursery
SECOND FLOOR PLAN	Educational	Nursery	PRIMARY Educational	Educational	Nursery
TYPICAL 3,4 FLOOR PLAN	Educational	Nursery	PRIMARY Educational	Educational	Nursery
FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TYPICAL 4,7,8,9,10,11 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TWELFTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TYPICAL - 13,14,15,16,17,18 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
NINETEENTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TYPICAL 20,21,22 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-
GROUND FLOOR PLAN	Commercial	Retail Shop	Commercial	Commercial	Retail Shop
FIRST FLOOR PLAN	Commercial	Retail Shop	Residential FAR	Residential	UG Housing
TYPICAL - 2,3 FLOOR PLAN	Residential	EWS Housing	Commercial	Commercial	Retail Shop
TYPICAL - 4,5 FLOOR PLAN	Residential	EWS Housing	Residential FAR	Residential	UG Housing
CAL - 4,7,8,9,10,11,12,13,14,15,16 FLOOR PLAN	Residential	EWS Housing	Residential FAR	Residential	UG Housing
			Residential FAR	Residential	UG Housing
			Residential FAR	Residential	UG Housing
			Residential FAR	Residential	UG Housing
			Residential FAR	Residential	UG Housing
SEVENTEENTH FLOOR PLAN	Residential	EWS Housing	Residential FAR	Residential	UG Housing
			Residential FAR	Residential	UG Housing
			Residential FAR	Residential	UG Housing
TYPICAL - 18,19,20 FLOOR PLAN	Residential	EWS Housing	Residential FAR	Residential	UG Housing
			Residential FAR	Residential	UG Housing
			Residential FAR	Residential	UG Housing
TWENTYFIRST FLOOR PLAN	Residential	EWS Housing	Residential FAR	Residential	UG Housing
TERRACE FLOOR PLAN	Residential	EWS Housing	-	-	-

[illegible]

ARCHITECT'S NAME AND SIGN Rajgresh Kumar CA/2017/86949	INEER
	Ghaziabad Development Authority
	
Building Plan Application Number	GDA/BP/21-22/1502
Sanctioned On	22 May 2023
Valid Till	30 May 2028
Approved By	Chandra Prakash Tripathi (Chief Architect and Town Planner)
Examined By	S K Srivastava (Junior engineer) Sanjay Mehrotra (Assistant Engineer)
Rajeev Ratan Shah (Town Planner/ Executive engineer)	
Chandra Prakash Tripathi (Chief Architect and Town Planner)	

The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/owner. Accuracy of Scanfly Report is subject to accuracy of end-user provided data. 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scanfly software.