

File No	GDA/EP/23-24/1229	Sheet	1 / 12
Submission Date	2024-06-04	Scale	1:100
VERSION NO: 1.0/2		VERSION DATE: 30/01/2024	
AREA STATEMENT			
PROJECT DETAIL:			
Authority: Ghazabad Development Authority	Plot Use: Commercial		
Authority Class: Category A	Plot Sub Use: Commercial Building		
Authority Grade: Development Authority (DA)	Development Plan: Master Plan		
Development Regulator	Land Use Zone: Commercial Use Zone		
Project Type: Building Permission	Land Sub Use Zone: Sub-city commercial central business (central business center)		
Nature of Development: NEW	Layout Type: NA		
Category: Revision			
Development Area: Undeveloped Area			
Sub Development Area: Other Town Area			
Special Project: NA			
Site Address: District Ghazabad, Tehsil Loni, Village Loni Detail	Sq.Mts		
AREA DETAILS:			
1. Area of Plot As per record		4367.57	
2. Deduction for		4367.57	
(a) Proposed roads		290.42	
Area of Plot Considered		4077.15	
(b) Any reservations		0.00	
Net Area of plot (1-2) AREA OF PLOT		4077.15	
Green and open space		4077.15	
Plot Area For Coverage		4077.15	
Plot Area For FAR		4077.15	
Perm. FAR Area (2.50)		10192.87	
Total Perm. FAR area (2.50)		10192.87	
Total Built up area permissible at:			
Permissible Coverage area (45.00 %)		1834.71	
Proposed Coverage Area (34.26 %)		1397.00	
Total Prop. Coverage Area (34.26 %)		1397.00	
Balance coverage area (10.74 %)		437.17	
Proposed Area at:			
Proposed Built Floor	Existing Built Floor	Proposed FAR	Existing FAR
Permissible First Floor	2853.80	0.00	0.00
Permissible Second Floor	2853.80	0.00	0.00
Permissible Third Floor	2853.20	0.00	0.00
Ground Floor	1432.08	0.00	1391.30
First Floor	1386.93	0.00	1323.90
Second Floor	1378.27	0.00	1320.75
Third Floor	1378.27	0.00	1320.75
Fourth Floor	1421.41	0.00	1061.39
Fifth Floor	1329.65	0.00	1094.69
Sixth Floor	699.81	0.00	570.70
Seventh Floor	623.89	0.00	570.70
Tenase Floor	85.14	0.00	0.00
Area	16089.34	0.00	9962.93
FAR Area:			9962.93
Use/Use Admited in Built up Area:			31.04
Net Built up Area			16730.38
Proposed FAR covered:			2.44
Permissible Proposed At:			
Floors	1:00		
Stairways	8:00		
Item Elements (1 + 4)	9		
Netting Space Required as per Regulations			2227.50
Proposed Parking Space:			4556.98

Floor Name	Proposed Built up Area (Sq.mt.)	Existing Built up Area (Sq.mt.)	Proposed FAR	Existing FAR
Basement First Floor	1397.93	0.00	1308.45	0.00
Basement Second Floor	2853.80	0.00	0.00	0.00
Basement Third Floor	2502.20	0.00	0.00	0.00
Ground Floor	1432.08	0.00	1391.30	0.00
First Floor	1386.93	0.00	1323.90	0.00
Second Floor	1378.27	0.00	1320.75	0.00
Third Floor	1378.27	0.00	1320.75	0.00
Fourth Floor	1421.41	0.00	1361.39	0.00
Fifth Floor	1329.65	0.00	1294.59	0.00
Sixth Floor	899.81	0.00	570.70	0.00
Seventh Floor	623.85	0.00	570.70	0.00
Terrace Floor	85.14	0.00	85.14	0.00
Total	16899.34	0.00	9962.93	0.00
Total FAR Area			9962.93	
Accessory/Use Area Added in Builtup Area			31.04	
Total Builtup Area			16720.38	
Proposed FAR consumed:			2.44	

Vehicle Type	No.	Reduced Road Parking (Increase of Plot having RW/MS surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	105	1443.75
Two Wheel Car	-	-	-	59	811.25
Total Car	162	-	2277.50	164	2250.00
Other Parking	-	-	-	-	1320.75
Total	-	-	2277.50	-	3485.25

Color Notes	COLOR INDEX
PLOT BOUNDARY	Black
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Green
COMMON LOT	Blue
ROAD ALIGNMENT (ROAD WIDENING AREA)	Yellow
FUTURE T.P. SCHEME DEDICATION AREA	Purple
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Dark Blue

OWNERS NAME AND SIGNATURE
SARNA PROJECTS LLP, vikramav93@gmail.com, 981152582

ARCHANGERS NAME AND SIGNATURE
ANU AGARWAL
CAG/619503

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