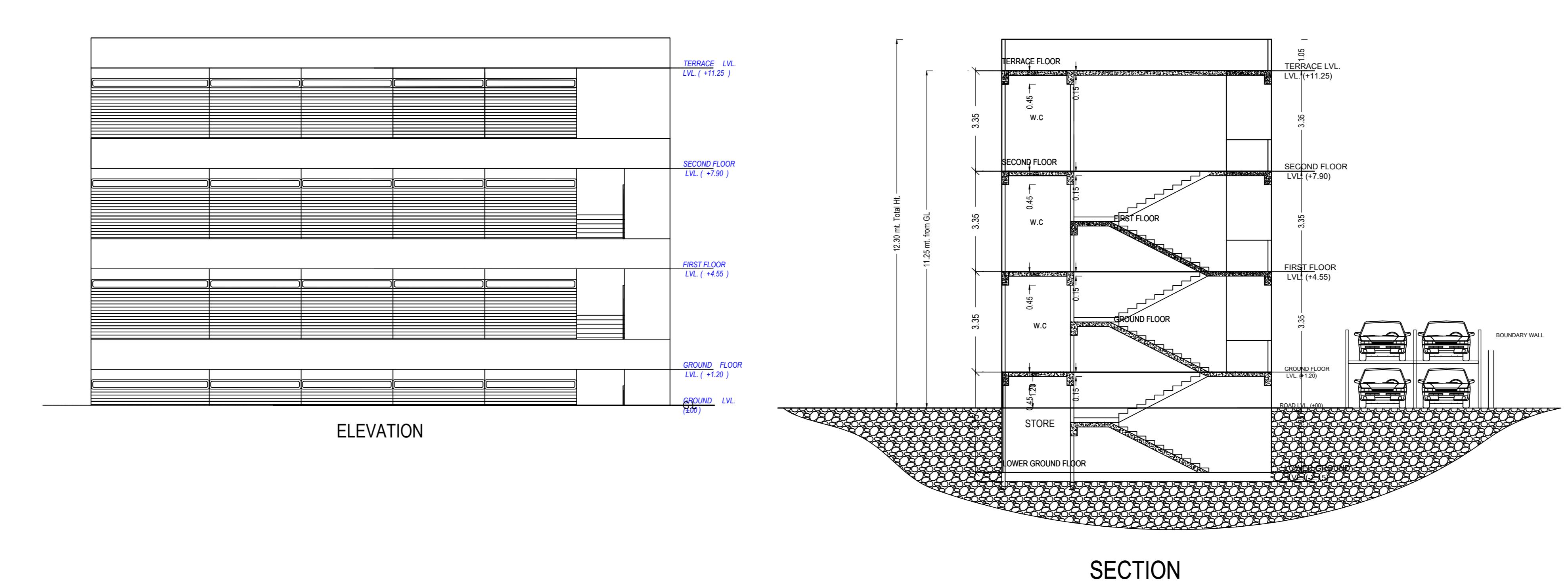
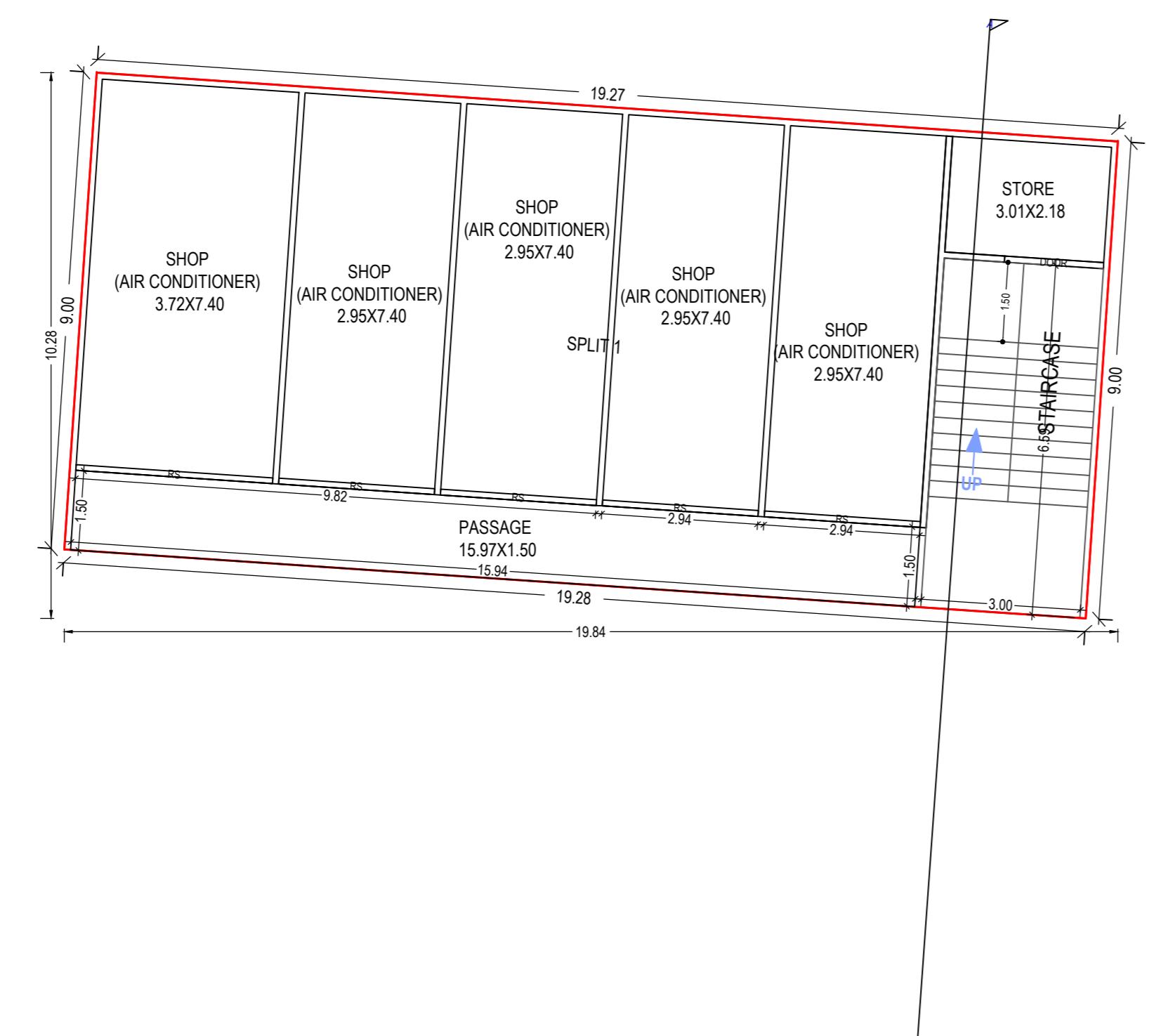
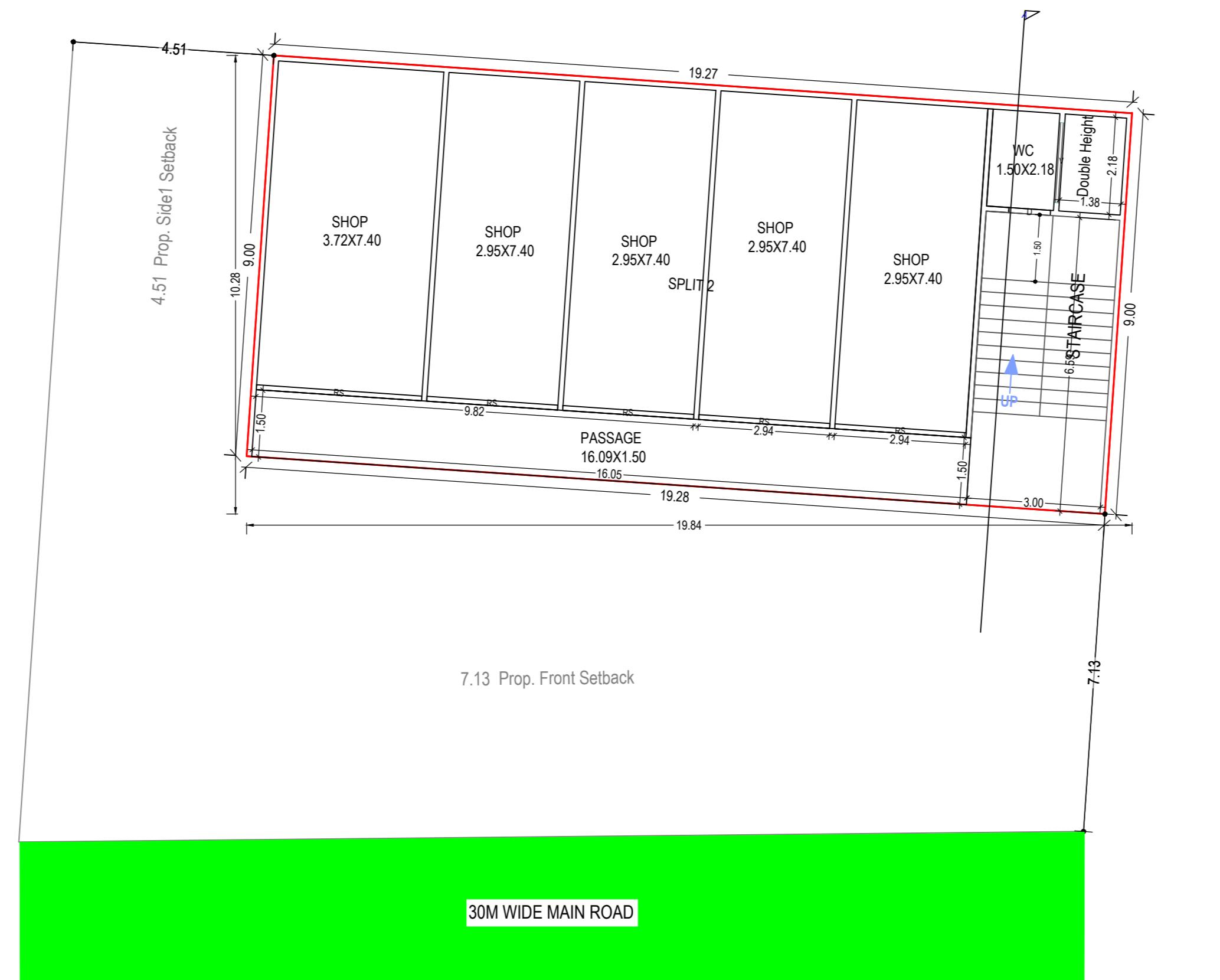
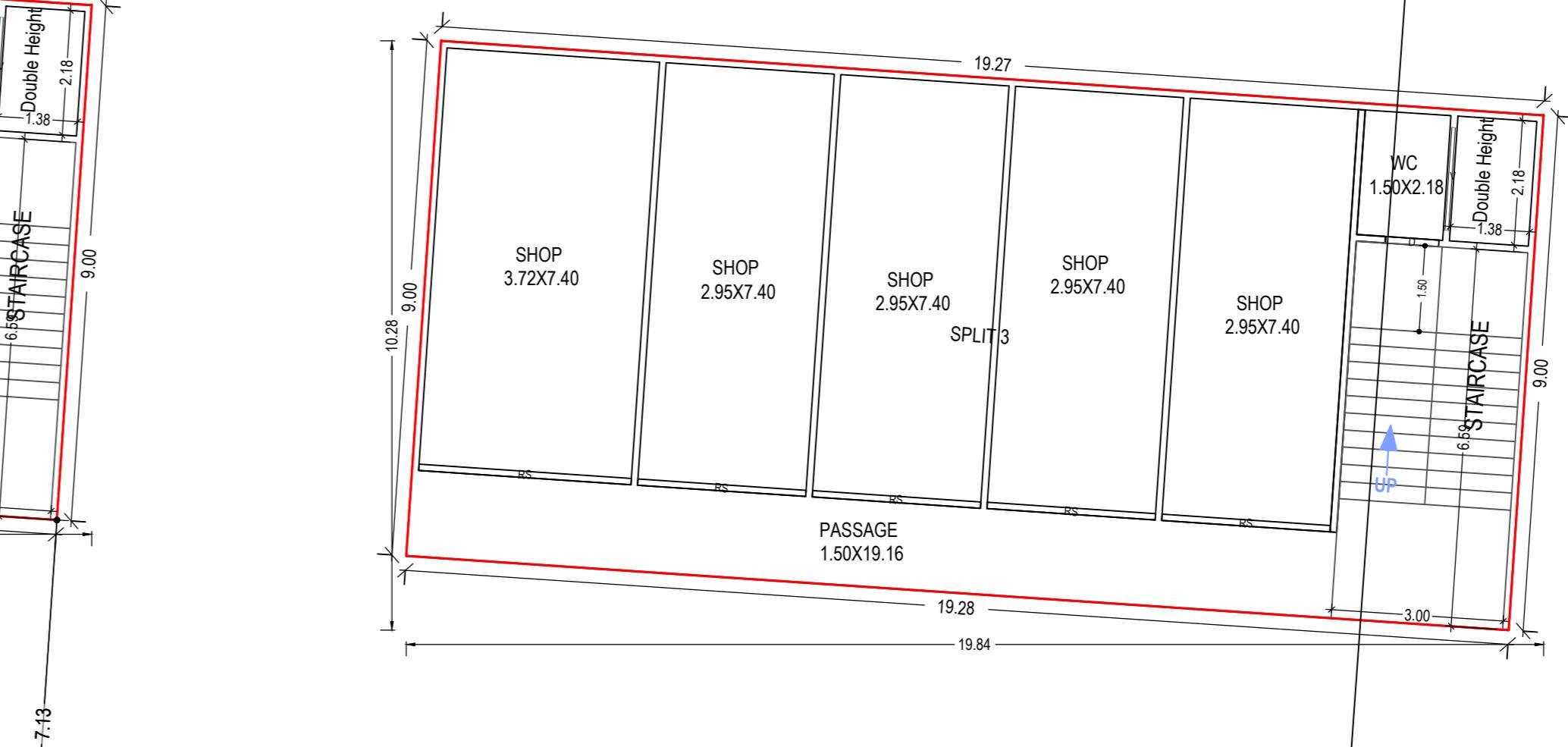
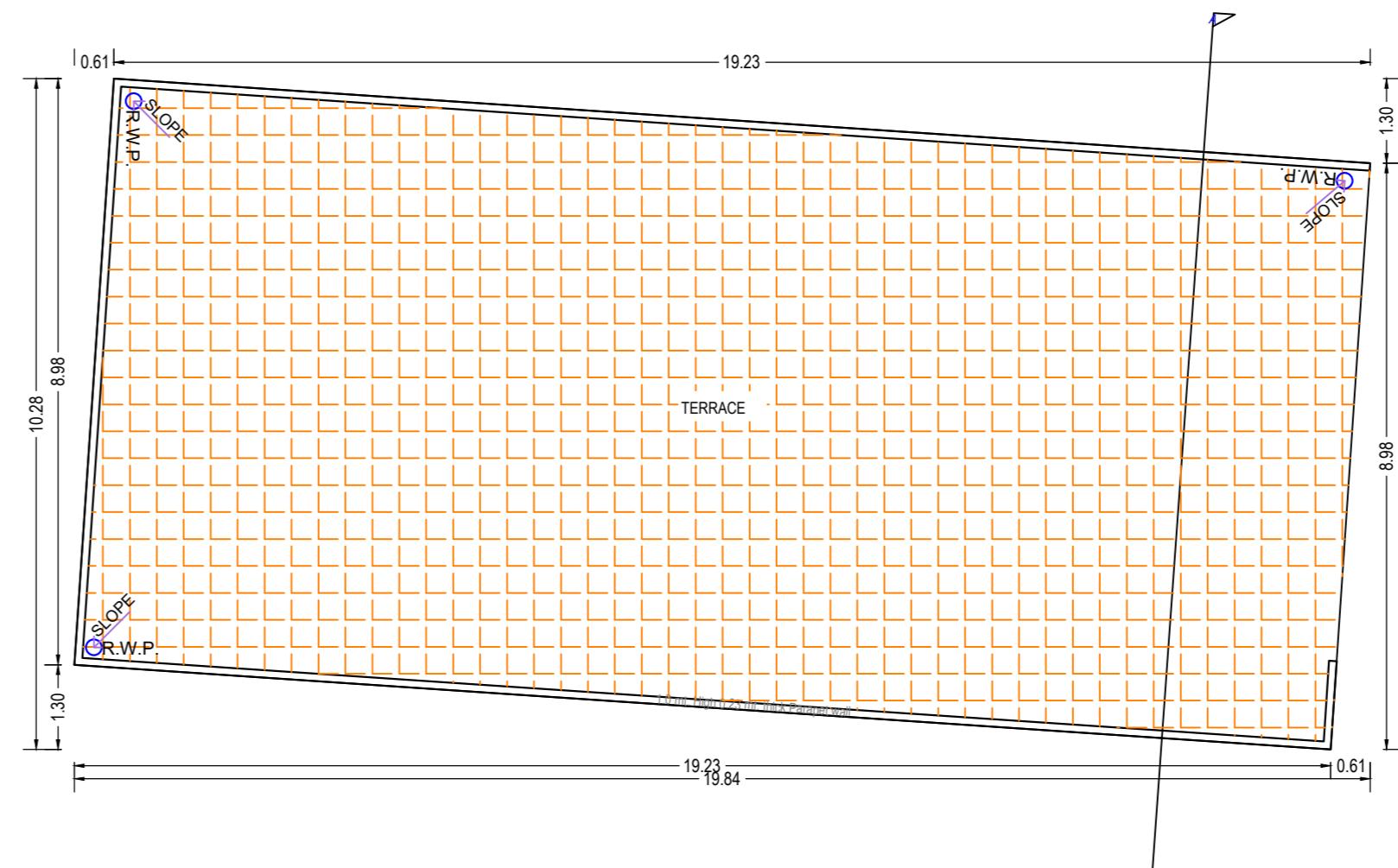
SITE PLAN
(Scale - 1:100)

SECTION

Proposed site

LOWER GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)

KEY PLAN

Floor	Name	UnBUA Type	Net UnBUA Area	Gross UnBUA Area		Deductions From Gross UnBUA/Area in Sq.m. (Area in Sq.m.)	UnBUA Area	Deductions External Wall Area (Area in Sq.m.)	Carpet Area	No. of Unit
				UnBUA Area	Void					
LOWER GROUND FLOOR PLAN	SPLIT 1	OTHER	173.49	173.49	0.00	173.49	0.01	173.48	01	
Total per Floor			173.49	173.49	0.00	173.49	0.01	173.48	01	
GROUND FLOOR PLAN	SPLIT 2	OTHER	173.49	173.49	3.01	170.48	0.01	170.47	01	
Total per Floor			173.49	173.49	3.01	170.48	0.01	170.47	01	
-			-	-	-	-	-	-	-	-
Total:	-	-	693.99	693.99	9.02	684.96	0.06	684.92	04	

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.

SO_A0_841.00_X_1189.00_MM

A	AREA STATEMENT	VERSION NO.: 1.95
	PROJECT DETAIL	VERSION DATE: 25/09/2024
	Authority: Ghaziabad Development Authority	Plot Use: Commercial
	Authority Class: Category A	Plot Sub Use: Retail Shop
	Development Plan: M/s Baba Construction Pvt. Ltd. No. 1231, 1232, 1233, 1234, 1242, 1243, 1244, 1245 & 1252/VILLAGE - NOORNAGARGHAZIABAD (U.P)	Development Plan: M/s Baba Construction Pvt. Ltd. No. 1231, 1232, 1233, 1234, 1242, 1243, 1244, 1245 & 1252/VILLAGE - NOORNAGARGHAZIABAD (U.P)
	Case Track: Regular	Land Use Zone: Commercial use Zone
	Building Type: Building/Permit	Land Use Zone: Other Commercial
	Development Status: NEW	Layout Type: NA
	Development Area: Undeveloped Area	SubDevelopment Area: Metro City Area
	Special Project: NA	
	Site Address: District Ghaziabad, Tehsil Ghaziabad, Noida Sector 10, Ghaziabad, Uttar Pradesh - 201010	
	AREA DETAILS:	Sq.Mts.
	1. Area of Plot As per record	-
	Document Area	405.42
	Proposed Area	405.54
	Area of Plot Considered	405.42
	2. Deduction for	
	(a)Proposed roads	0.00
	(b)Any reservations	0.00
	3. Net Area of plot (1-2) AREA OF PLOT	405.54
	Plot Area For Coverage	405.54
	Plot Area For FAR	405.54
	Permitted FAR area (1.75)	709.70
	Total Permitted FAR area (1.75)	709.70
	6. Total Built up area	Total Built up area permissible at:
	Proposed Built up	Permissible Coverage area (50.00 %)
	Existing Built up	202.77
	Proposed FAR	Proposed Coverage Area (42.79 %)
	Existing FAR	173.52
	Total Prop. Coverage Area (42.79 %)	173.52
	Balance coverage area (7.21 %)	29.25
	7. Proposed Built up	Proposed Area at:
	Lower Ground Floor	173.49
	Ground Floor	173.52
	First Floor	173.52
	Second Floor	173.52
	Terrace Floor	0.00
	Total Area:	694.02
	8. Total Permitted FAR Area	685.00
	Total Built up	685.00
	Proposed FAR consumed	1.69
	C. Tencement Statement	
	4. Tencement Proposed At:	
	G.F.	2.00
	All Floors	2.00
	Two Stacks	2.00
	Parking Statement	
	Parking Space Required as per Regulations:	123.75
	2. Proposed Parking Space:	159.15

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Buildingwise Floor FSI Details	
Building Name	Building Name
Proposed Built Up Area (Sq.m.)	Proposed FSI Area (Sq.m.)
Lower Ground Floor	173.49
Ground Floor	173.52
First Floor	173.52
Second Floor	173.52
Terrace Floor	0.00
Total:	694.02

FAR& Unit Details	
Building	No. of Same Bldg
A (B)	1
Total:	1

Parking Check (Table 7b)	
Vehicle Type	Reqd.
No.	Area
Equivalent Car Space	-
Two Stack Car	-
Total Car	9
Total Stack Parking	-
Total	123.75

Tree Details (Table 3h)	
Plot	Name
A	Tree

Required Parking (Table 7a)	
Building Name	Type
A (B)	Commercial
Total:	-

OWNER'S NAME AND SIGNATURE	
BABA CONSTRUCTION PRIVATE LTD, Almasraan01@gmail.com, 9438725990	

ARCH:ENG'S NAME AND SIGNATURE

Sunny Kumar

CA/2018/99399

Ghaziabad Development Authority



Building Plan Application Number

GDA/BP/24-25/0889

Sanctioned On

07 Oct 2024

Valid Till

06 Oct 2029

Approved By

Arvind Kumar (Chief Architect and Town Planner)

Examined By

Gyan Prakash Dwivedi (Junior engineer)

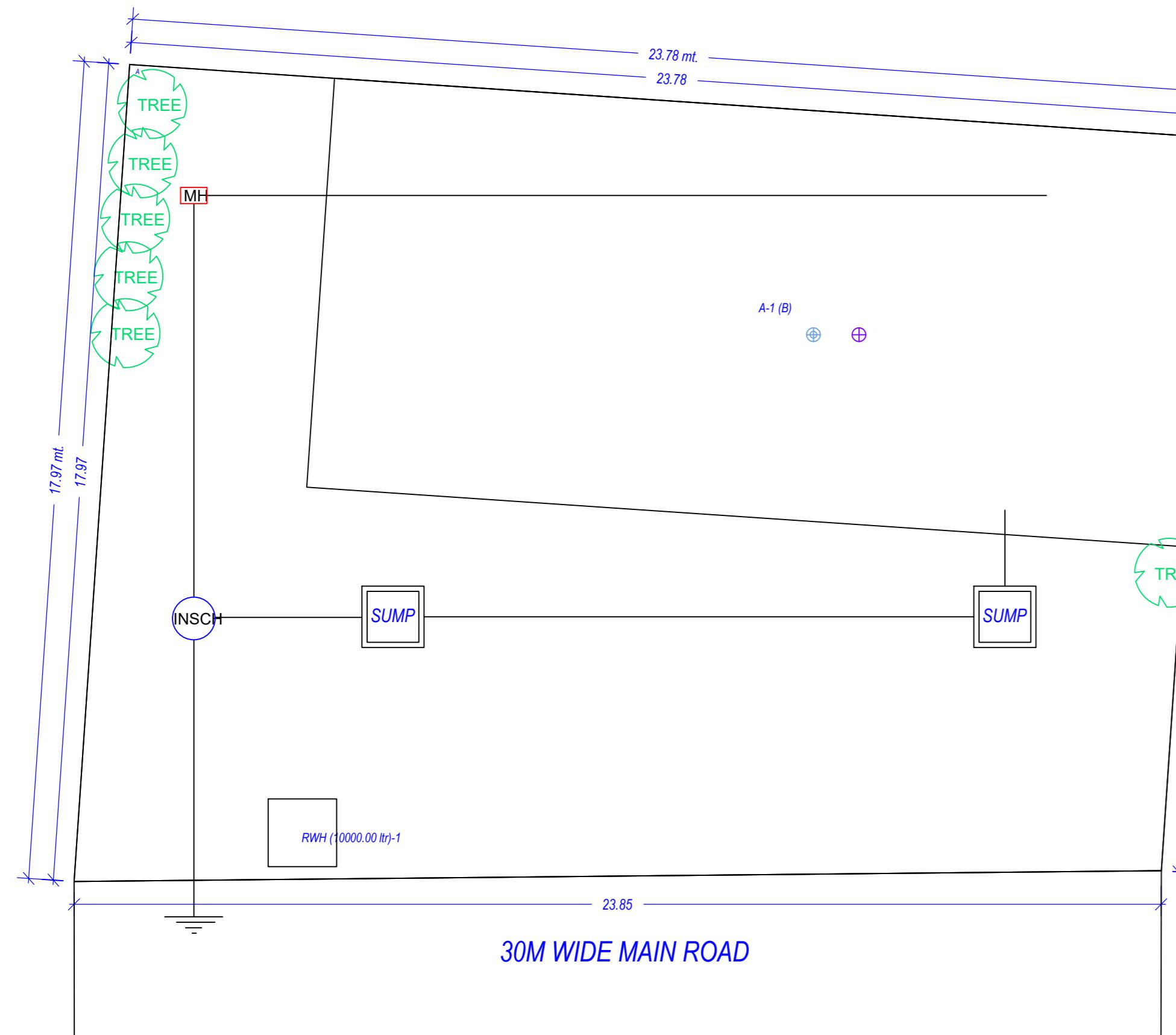
Pawan Gupta (Assistant Engineer)

Arvind Kumar (Town Planner/Executive engineer)

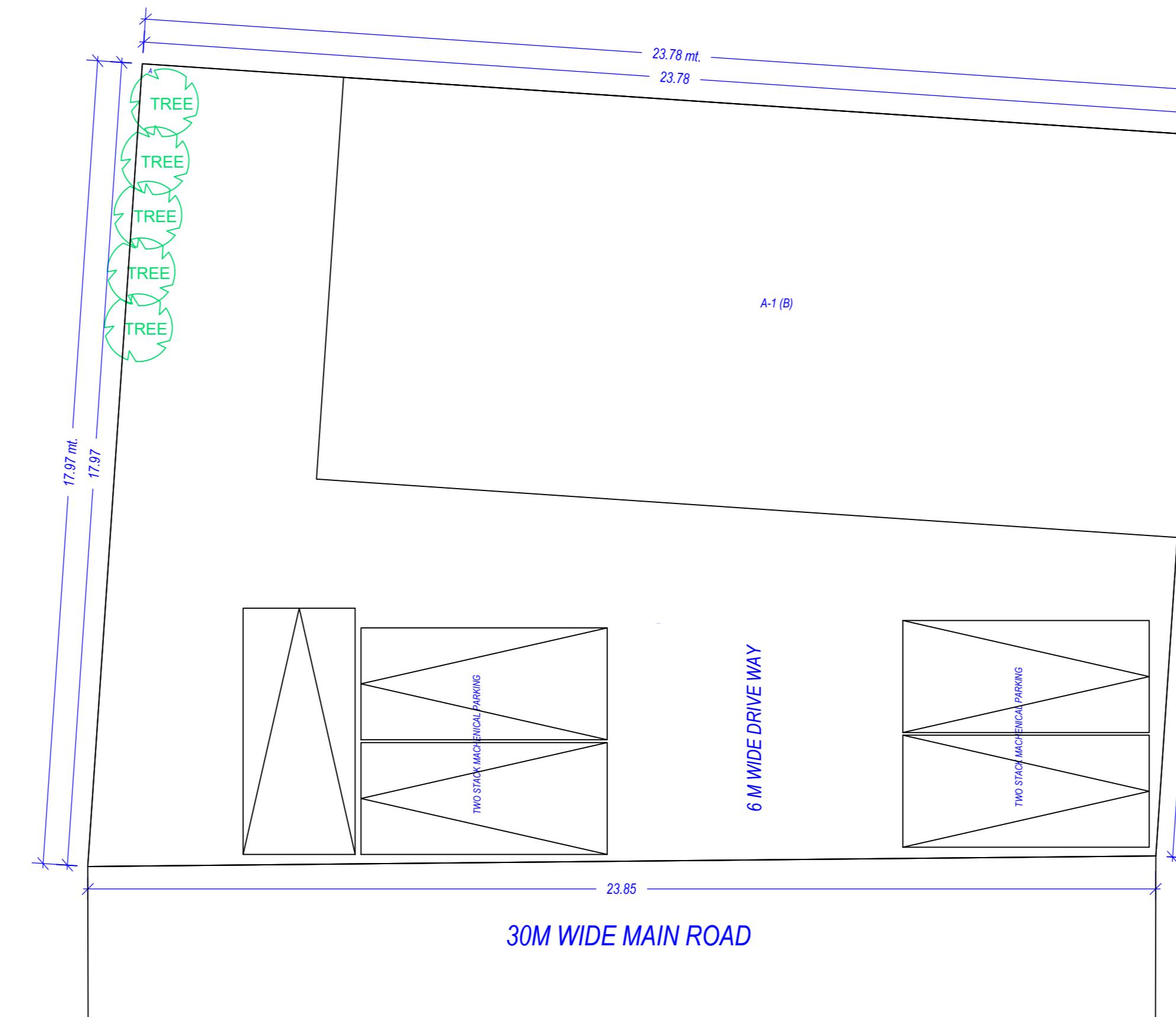
Pawan Gupta (Assistant Engineer)

Gyan Prakash Dwivedi (Junior engineer)

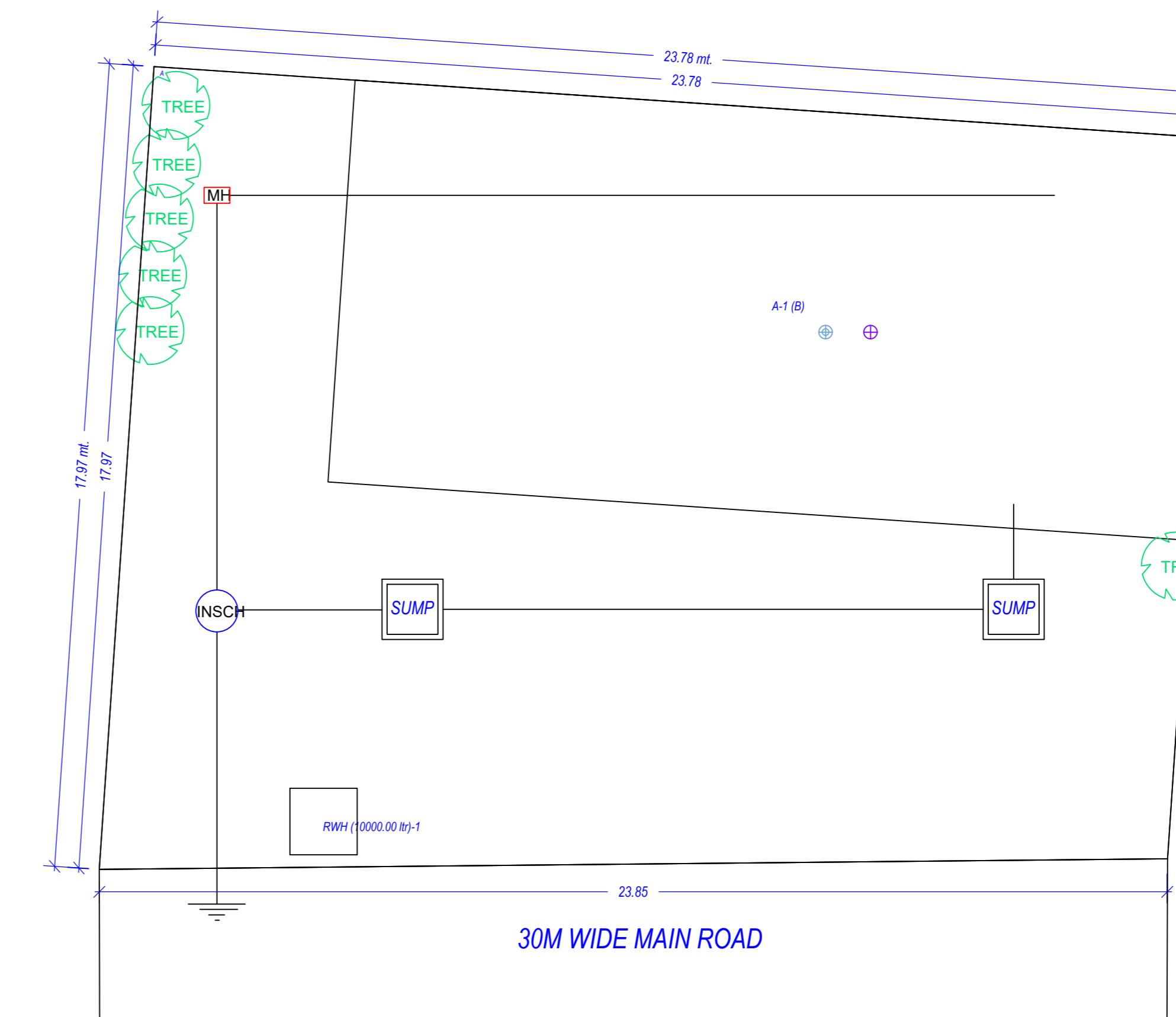
Pawan Gupta (Assistant Engineer)



SERVICE PLAN



PARKING PLAN



LANDSCAPE PLAN

OWNER'S NAME AND SIGNATURE	
BABA CONSTRUCTION PRIVATE LTD, Almasraana01@gmail.com, 943872590	
ARCH/ENG'S NAME AND SIGNATURE	
Sunny Kumar	STRUCTURE ENGINEER
CA/2018/99399	
Ghaziabad Development Authority	
 	
Building Plan Application Number	
GDA/BP/24-25/0889	
Sanctioned On	
07 Oct 2024	
Valid Till	
06 Oct 2029	
Approved By	
Arvind Kumar (Chief Architect and Town Planner)	
Examined By	
Gyan Prakash Dwivedi (Junior engineer)	
Pawan Gupta (Assistant Engineer)	
Arvind Kumar (Town Planner/ Executive engineer)	
Pawan Gupta (Assistant Engineer)	
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