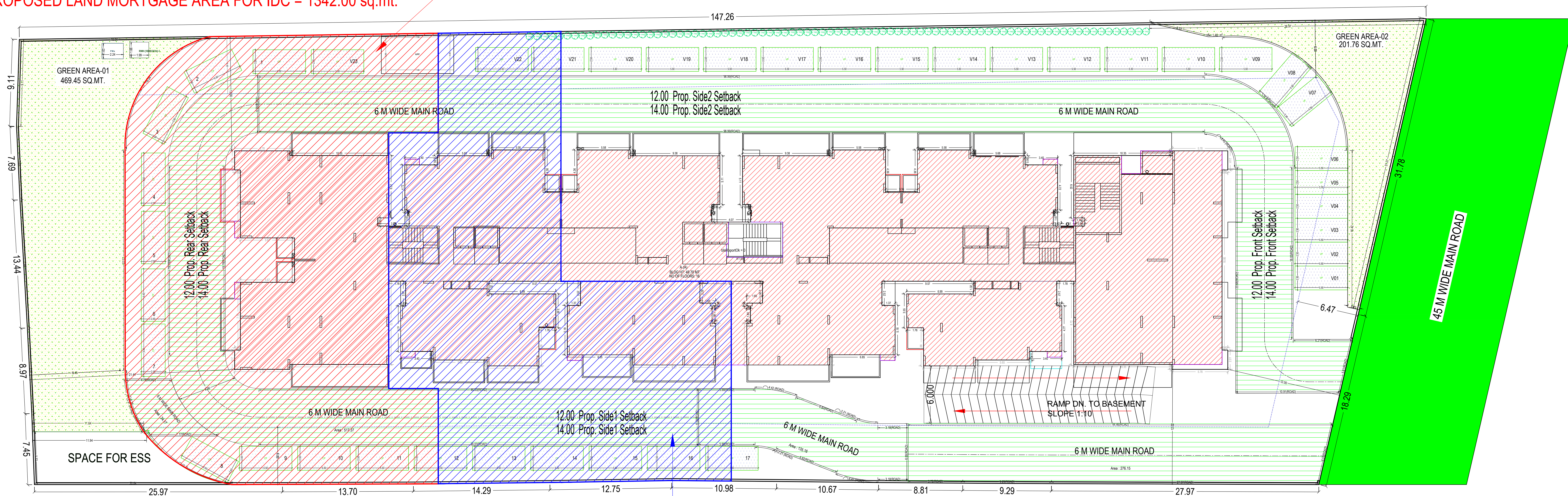


Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			Visitors Car		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A (A)	Residential	Group Housing	0 - 50	1	-	-	-	-	-	-	-
			50 - 100	1	23.00	1.00	23	-	-	-	-
			100 - 150	1	112.00	1.25	140	-	-	-	-
			> 150	1	44.00	1.50	66	-	-	-	-
			> 0	1	-	-	-	-	1.00	23	-
	Commercial	Retail Shop	> 0	100	123.79	1.00	2	-	-	-	-
	Community Facility	Health Club	> 0	100	212.90	2.00	5	-	-	-	-
	Total :		-	-	-	-	236	267	-	23	23

SURFACE PARKING- 17 NOS
VISITORS SURFACE PARKING- 23 NOS
BASEMENT FIRST FLOOR PARKING- 120 NOS
BASEMENT SECOND FLOOR PARKING- 124 NOS
TOTAL NOS:- 284 NOS



AREA STATEMENT		VERSION NO: 1.0-66	
		2024/07/24	
PROJECT DETAIL			
Authority: Cheong Choo Development Authority	Plot Use: Residential		
Authority Class: Category A	Plot SubUse: Group Housing		
Authority Class: Development Authority (CA)	Development Plan: Residential Plan		
Case Type: Regular	Land Use Zone: Residential use Zone		
Project Type: Group Development	Land SubUse Zone: Residential Zone		
Nature of Development: New	Loyalty Type: NA		
Development Area: Undeveloped Area			
SubDevelopment Area: Other Town Area			
Special Project: NA			
Site Address: District Chongchab, Teha Chongchab Village NA			
AREA DETAILS			
1) Area of Plot at as record	56 Mts		
2) Deduction for			
a) Proposed roads		6707.00	
b) Highway reservations		0.00	
c) Total (a) + (b)		0.00	
3) Net Area of Plot (= 1) - AREA OF PLOT		6707.00	
4) Plot Area of Ground		6707.00	
5) Net F.A.R Area (2.50)		16767.50	
6) Net F.A.R Area (1.50)		10102.50	
7) Net F.A.R Area (2.50)		16767.50	
8) Incentive (FAR for 3.65 L.S.C.)		336.00	
9) Total Net F.A.R Area (3.70) = Incentive for		26519.50	
10) Permissible Coverage Area (100.0%)		2682.80	
11) Proposed Coverage Area (28.54 %)		1981.41	
12) Total Plot Coverage Area (20.54 %)		1841.41	
13) Space coverage area (15.46 %)		70.58	

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)	

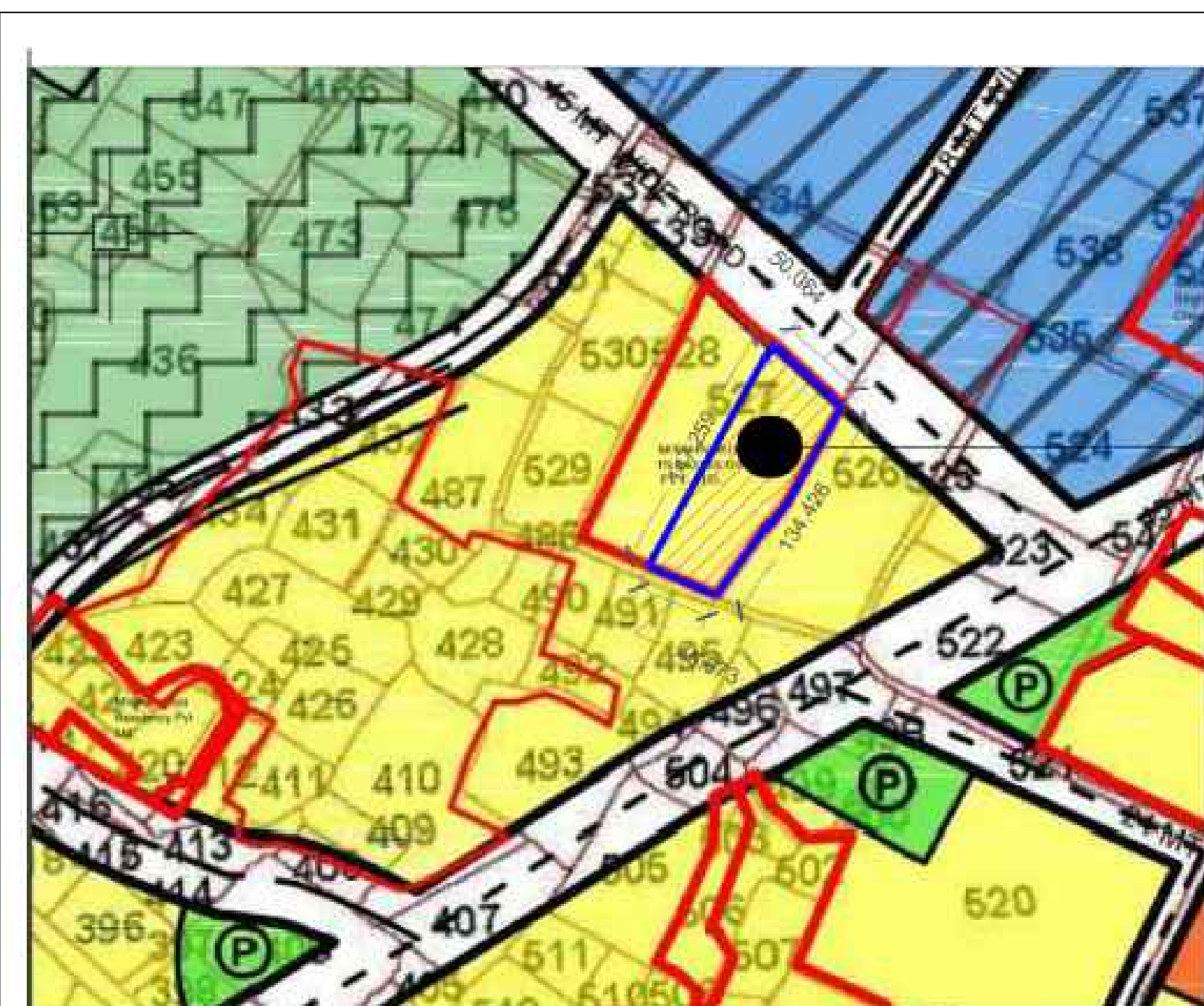
Name	Prop. Area
GREEN AREA-01 - 469.45 SQ.MT.	469.45
GREEN AREA-02 - 201.76 SQ.MT.	201.76

Tree Details (Table 3h)		SQ.MT.	
Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	34	50

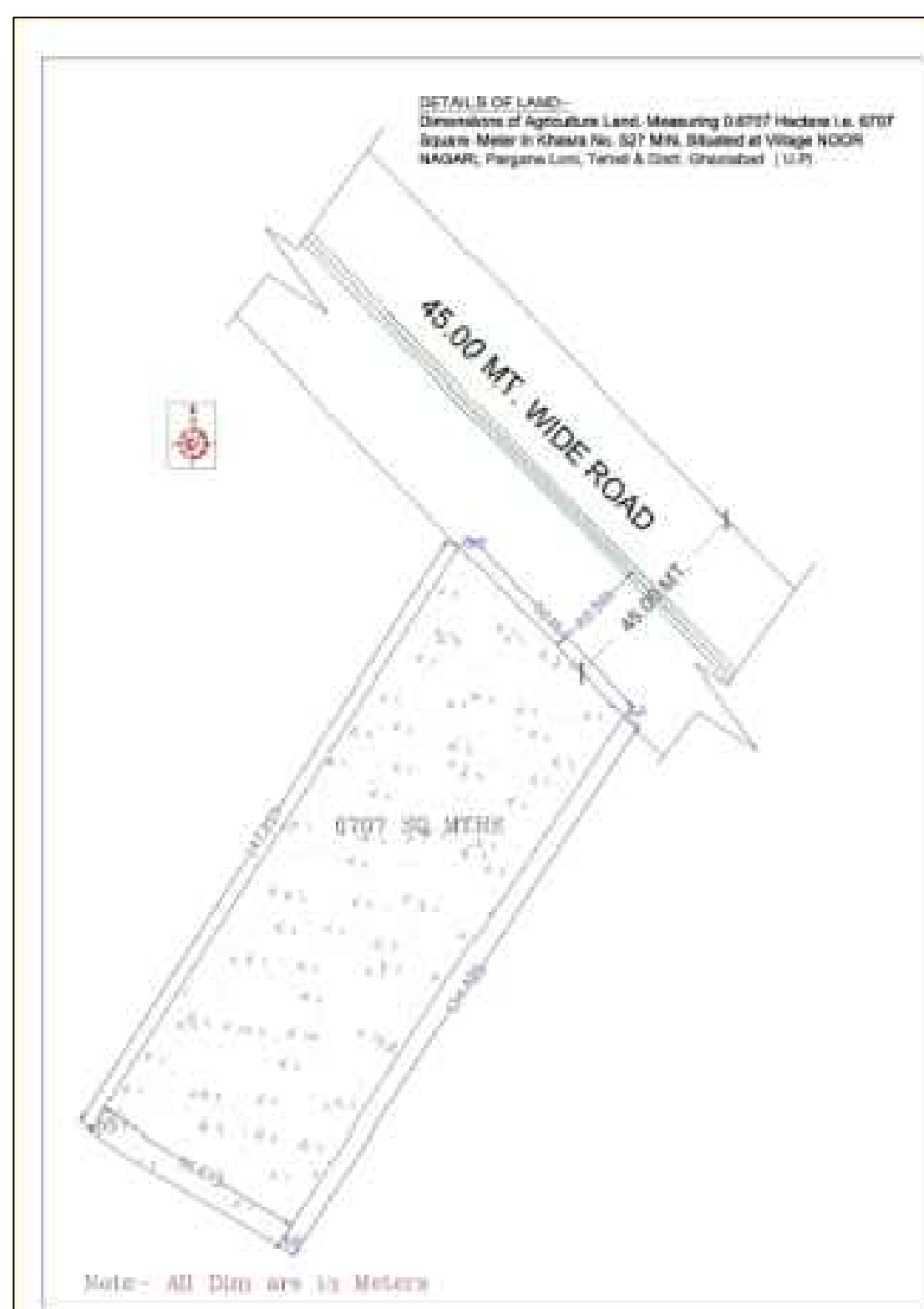


SITE PLAN

PROPOSED LAND MORTGAGE AREA AGAINST
PURCHASABLE F.A.R. = 1132.00 sq.mt.



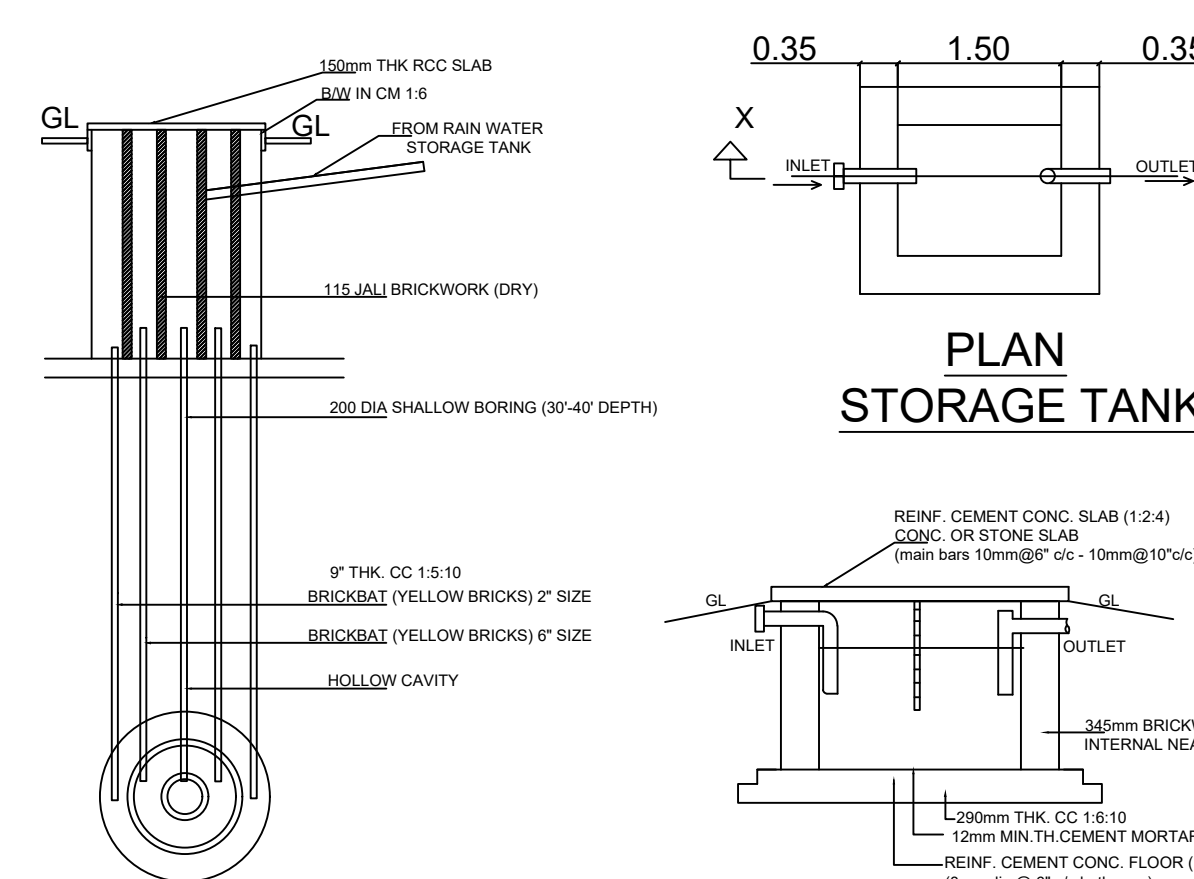
SITE SUPERIMPOSED ON GHAZIABAD MASTER PLAN-2021



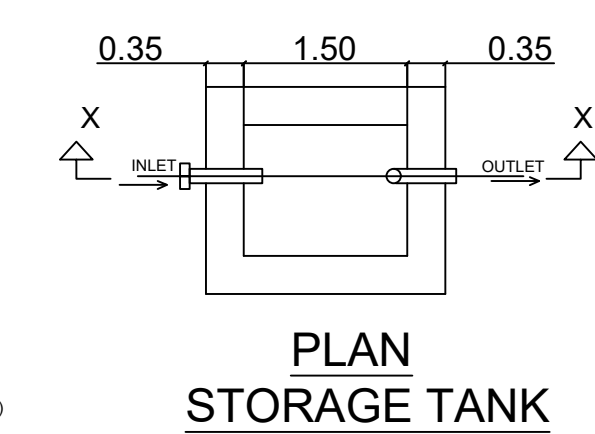
KEY PLAN



SITE AREA ON GOOGLE EARTH IMAGE



SECTION - XX
DETAILS OF RAIN WATER
HARVESTING SYSTEM



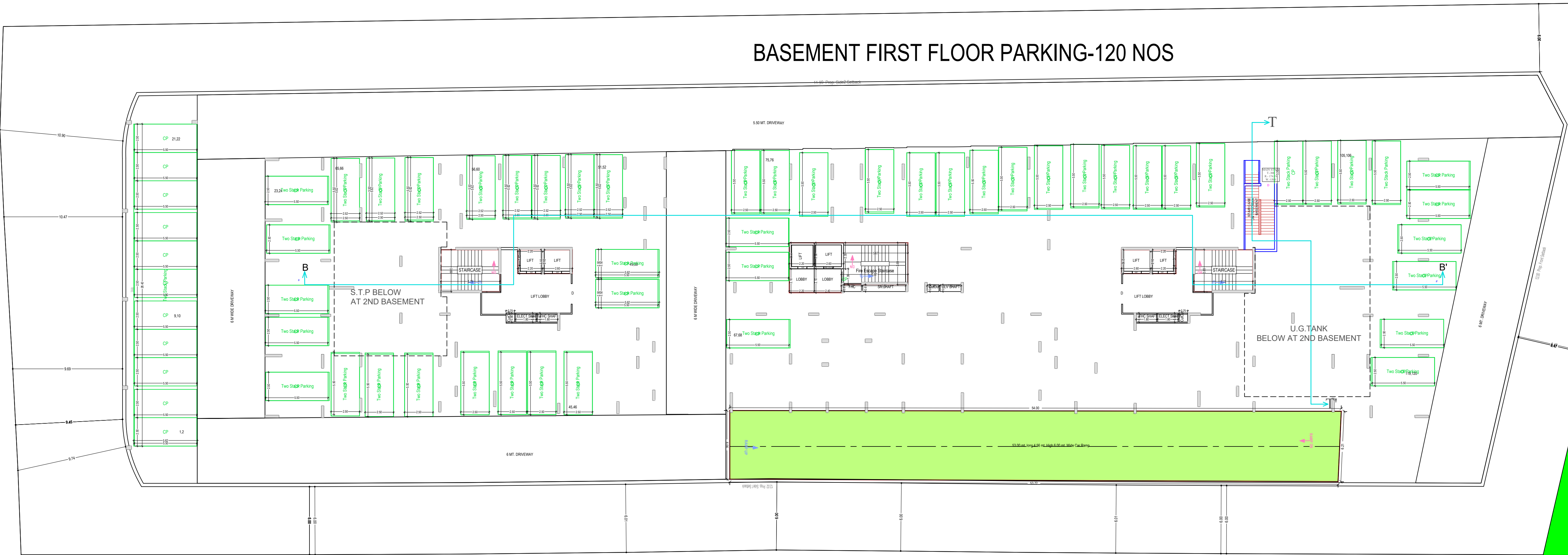
SECTION - XX
RAIN WATER COLLECTION TANK

Floor Name	Building Name		Total	
	A (A)			
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement First Floor	4410.29	0.00	4410.29	0.00
Basement Second Floor	4410.29	0.00	4410.29	0.00
Ground Floor	1981.41	1676.88	1981.41	1676.88
First Floor	1924.21	1510.73	1924.21	1510.73
Second Floor	1910.21	1833.89	1910.21	1833.89
Third Floor	1910.21	1833.89	1910.21	1833.89
Fourth Floor	1910.21	1833.89	1910.21	1833.89
Fifth Floor	1910.21	1833.89	1910.21	1833.89
Sixth Floor	1910.21	1833.89	1910.21	1833.89
Seventh Floor	1910.21	1833.89	1910.21	1833.89
Eighth Floor	1910.21	1833.89	1910.21	1833.89
Ninth Floor	1910.21	1833.89	1910.21	1833.89
Tenth Floor	1910.21	1833.89	1910.21	1833.89
Eleventh Floor	1910.21	1833.89	1910.21	1833.89
Twelfth Floor	1562.97	1498.71	1562.97	1498.71
Thirteenth Floor	1562.97	1498.71	1562.97	1498.71
Fourteenth Floor	1562.97	1498.71	1562.97	1498.71
Fifteenth Floor	471.10	382.73	471.10	382.73
Terrace Floor	74.38	0.00	74.38	0.00
Total:	37062.69	26405.37	37062.69	26405.37
EXTRA FACILITY FAR IN FAR				52.48
	37062.69	26457.85	37062.69	26457.85

OWNERS NAME AND SIGNATURE WINDSOR PARADISE HEIGHTS PRIVATE LIMITED, windsorparadiseheightspvtltd@gmail.com, 8375550027	
ARCHITECT'S NAME AND SIGNATURE VISHAL MITTAL CA8823185	 ENGINEER
	Ghazisbad Development Authority 
Building Plan Application Number GDA/BP/23-24/0925 Sanctioned On 28 Dec 2024 Valid Till 12 May 2032 Approved By Arvind Kumar (Chief Architect and Town Planner) Examined By Bhagwan Das Maurya (Junior engineer) Deeptri Chauhan (Assistant Engineer) Arvind Kumar (Town Planner/ Executive engineer) Arvind Kumar (Chief Architect and Town Planner) Rajesh Kumar Singh (Secretary) Anul Vats (Vice Chairman)	

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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BASEMENT FIRST FLOOR PARKING-120 NOS



BASEMENT FIRST FLOOR PLAN
(SCALE 1:100)

GROUND FLOOR
Lvl. + 900
INT. ROAD
Lvl. +750
EXT. ROAD
Lvl. ±00
UPPER BASEMENT
Lvl. - 4650

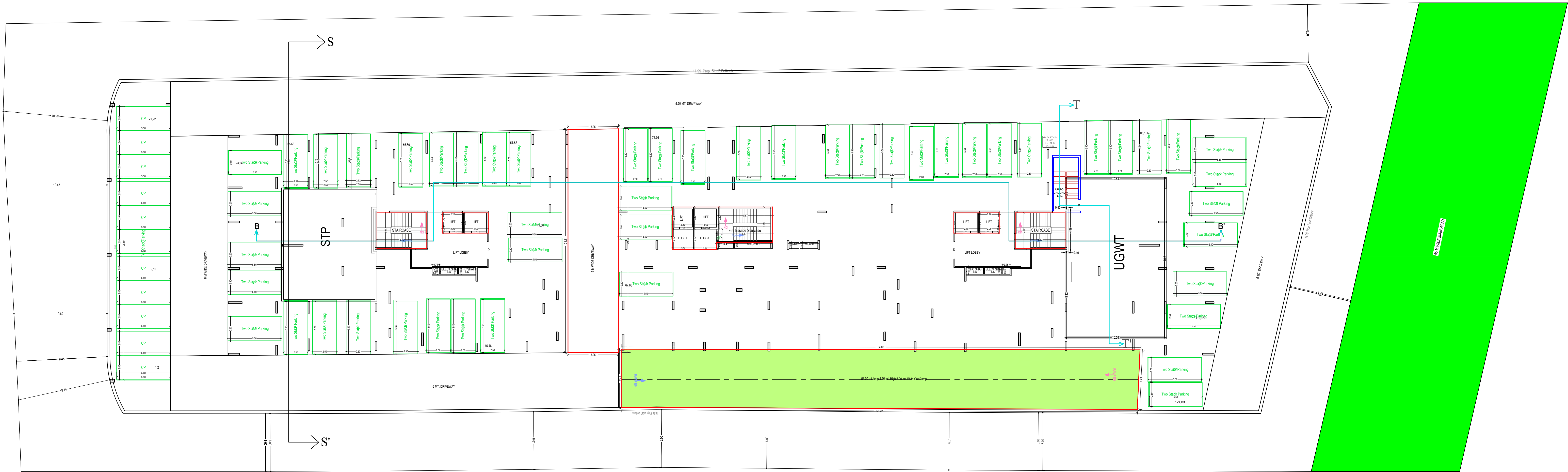
LOWER BASEMENT
Lvl. - 10050

TOWER

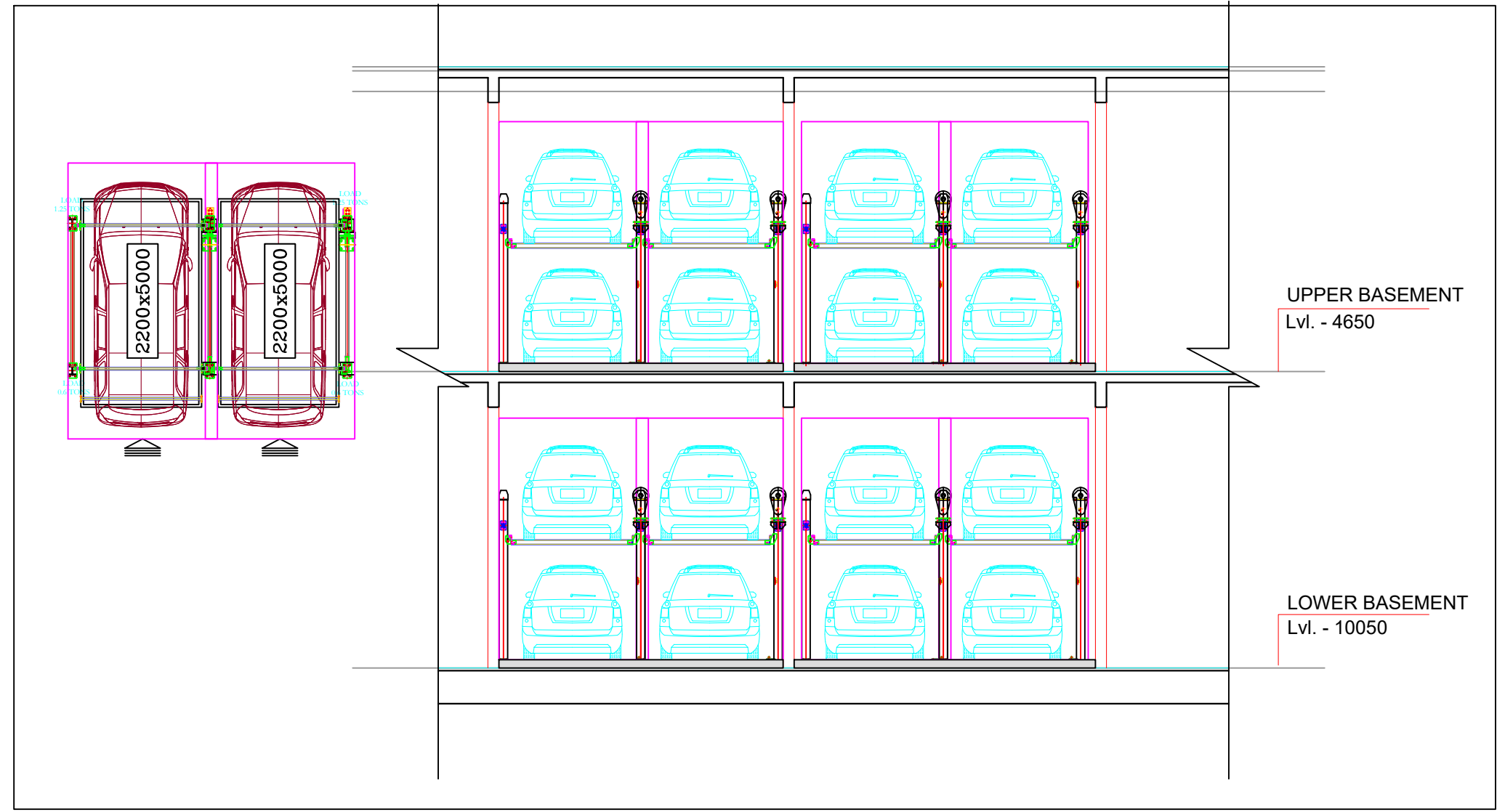
S.T.P.

S.T.P. (SECTION-S-S')

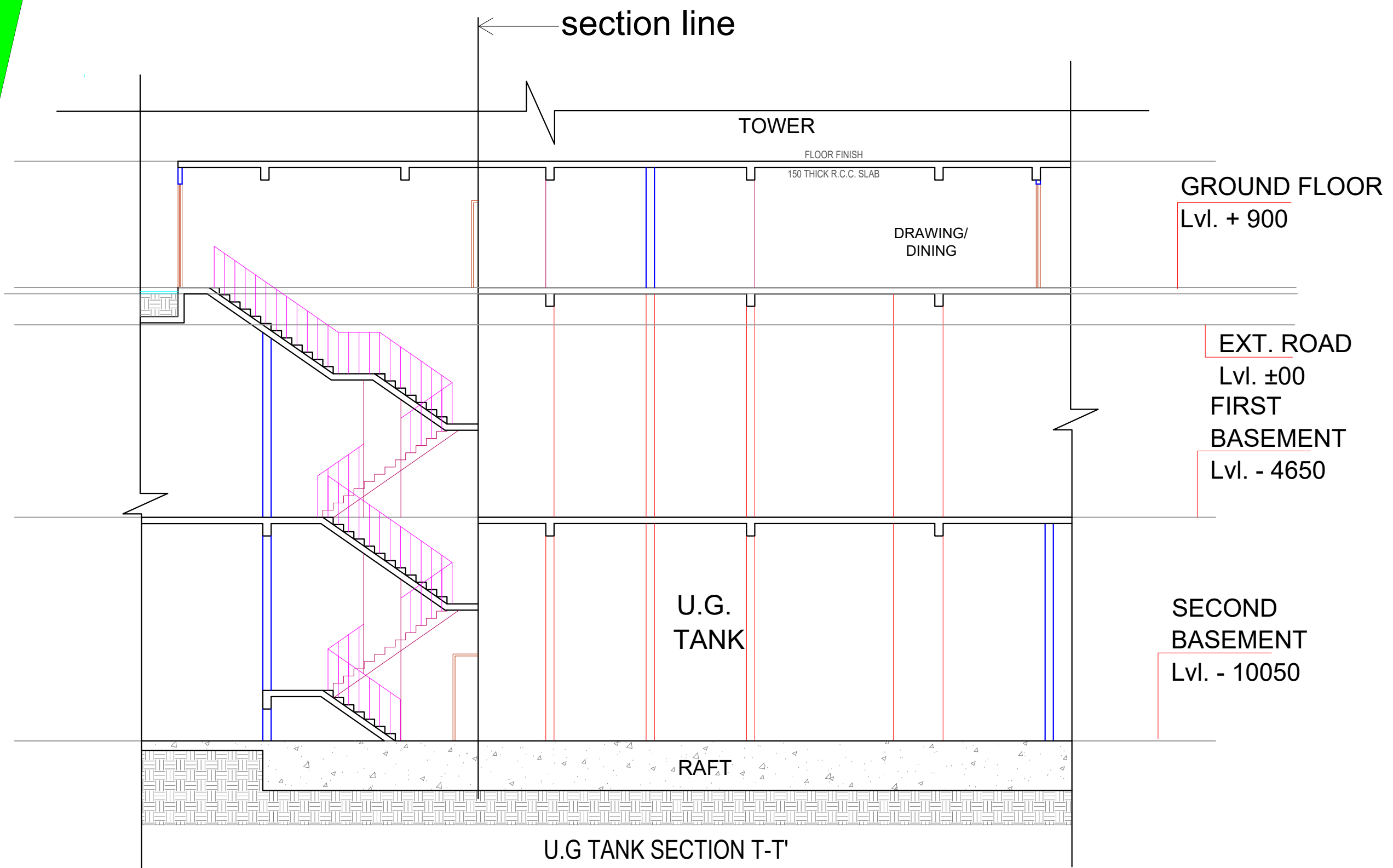
BASEMENT SECOND FLOOR PARKING-124 NOS



BASEMENT SECOND FLOOR PLAN
(SCALE 1:100)



MECHANICAL PARKING
SECTION



GROUND FLOOR
Lvl. + 900
EXT. ROAD
Lvl. ±00
FIRST
BASEMENT
Lvl. - 4650
SECOND
BASEMENT
Lvl. - 10050



GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

12.00 Prop. Front Setback

Staircase Checks (Table 8a-1)

Floor Name	Staircase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
BASEMENT FLOOR PLAN	STAIRCASE	1.50	0.300	0.000	1.00
BASEMENT FLOOR PLAN	Fire Escape Staircase	1.44	0.300	0.000	1.00
BASEMENT FLOOR PLAN	STAIRCASE	1.50	0.300	0.000	1.00
BASEMENT FLOOR PLAN	Fire Escape Staircase	1.44	0.300	0.000	1.00
BASEMENT FLOOR PLAN	STAIRCASE	1.50	0.300	0.000	1.00
BASEMENT FLOOR PLAN	Fire Escape Staircase	1.44	0.300	0.000	1.00
GROUND FLOOR PLAN	STAIRCASE	1.50	0.300	0.139	1.00
GROUND FLOOR PLAN	Fire Escape Staircase	1.44	0.300	0.145	1.00
GROUND FLOOR PLAN	STAIRCASE	1.50	0.300	0.139	1.00
GROUND FLOOR PLAN	Fire Escape Staircase	1.44	0.300	0.145	1.00
FIRST FLOOR PLAN	STAIRCASE	1.50	0.300	0.139	1.00
FIRST FLOOR PLAN	Fire Escape Staircase	1.44	0.300	0.145	1.00
FIRST FLOOR PLAN	STAIRCASE	1.50	0.300	0.139	1.00
FIRST FLOOR PLAN	Fire Escape Staircase	1.44	0.300	0.145	1.00
SECOND FLOOR PLAN	STAIRCASE	1.50	0.300	0.139	1.00
SECOND FLOOR PLAN	Fire Escape Staircase	1.44	0.300	0.145	1.00
SECOND FLOOR PLAN	STAIRCASE	1.50	0.300	0.139	1.00
SECOND FLOOR PLAN	Fire Escape Staircase	1.44	0.300	0.145	1.00
TYPICAL - 3, 11 FLOOR PLAN	STAIRCASE	1.50	0.300	0.139	1.00
TYPICAL - 3, 11 FLOOR PLAN	Fire Escape Staircase	1.44	0.300	0.145	1.00
TYPICAL - 3, 11 FLOOR PLAN	STAIRCASE	1.50	0.300	0.139	1.00
TYPICAL - 3, 11 FLOOR PLAN	Fire Escape Staircase	1.44	0.300	0.145	1.00
TWELFTH FLOOR PLAN	STAIRCASE	1.50	0.300	0.139	1.00
TWELFTH FLOOR PLAN	Fire Escape Staircase	1.44	0.300	0.145	1.00
TWELFTH FLOOR PLAN	STAIRCASE	1.50	0.300	0.139	1.00
TWELFTH FLOOR PLAN	Fire Escape Staircase	1.44	0.300	0.145	1.00
TYPICAL - 13, 14 FLOOR PLAN	STAIRCASE	1.50	0.300	0.139	1.00
TYPICAL - 13, 14 FLOOR PLAN	Fire Escape Staircase	1.44	0.300	0.145	1.00
TYPICAL - 13, 14 FLOOR PLAN	STAIRCASE	1.50	0.300	0.139	1.00
TYPICAL - 13, 14 FLOOR PLAN	Fire Escape Staircase	1.44	0.300	0.145	1.00
FIFTEENTH FLOOR PLAN	STAIRCASE	1.50	0.300	0.141	1.00
FIFTEENTH FLOOR PLAN	Fire Escape Staircase	1.44	0.300	0.148	1.00
FIFTEENTH FLOOR PLAN	STAIRCASE	1.50	0.300	0.141	1.00
FIFTEENTH FLOOR PLAN	Fire Escape Staircase	1.44	0.300	0.148	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.300	0.000	1.00
TERRACE FLOOR PLAN	Fire Escape Staircase	1.44	0.300	0.000	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.300	0.000	1.00
TERRACE FLOOR PLAN	Fire Escape Staircase	1.44	0.300	0.000	1.00

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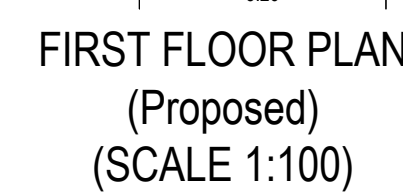
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Building :A (A)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)			Total FAR Area (Sq.mt.)	No. of Unit
		OTS	Void		Mumty	Lift	Lift Machine	Lift Lobby	Non FAR	Resi.	Commercial	Community		
Basement Second Floor	4422.40	0.00	12.11	4410.29	0.00	24.13	0.00	9.66	4395.82	0.00	0.00	0.00	0.00	00
Basement First Floor	4422.40	0.00	12.11	4410.29	0.00	24.13	0.00	9.66	4395.82	0.00	0.00	0.00	0.00	00
Ground Floor	2098.24	100.67	16.16	1981.41	32.77	24.74	0.00	16.71	0.00	1568.43	108.45	228.71	1676.88	10
First Floor	2041.04	100.67	16.16	1924.21	32.77	24.74	0.00	16.71	0.00	1510.73	0.00	339.26	1510.73	10
Second Floor	2024.73	100.67	13.85	1910.21	32.77	24.74	0.00	18.81	0.00	1833.89	0.00	0.00	1833.89	12
Third Floor	2024.73	100.67	13.85	1910.21	32.77	24.74	0.00	18.81	0.00	1833.89	0.00	0.00	1833.89	12
Fourth Floor	2024.73	100.67	13.85	1910.21	32.77	24.74	0.00	18.81	0.00	1833.89	0.00	0.00	1833.89	12
Fifth Floor	2024.73	100.67	13.85	1910.21	32.77	24.74	0.00	18.81	0.00	1833.89	0.00	0.00	1833.89	12
Sixth Floor	2024.73	100.67	13.85	1910.21	32.77	24.74	0.00	18.81	0.00	1833.89	0.00	0.00	1833.89	12
Seventh Floor	2024.73	100.67	13.85	1910.21	32.77	24.74	0.00	18.81	0.00	1833.89	0.00	0.00	1833.89	12
Eighth Floor	2024.73	100.67	13.85	1910.21	32.77	24.74	0.00	18.81	0.00	1833.89	0.00	0.00	1833.89	12
Ninth Floor	2024.73	100.67	13.85	1910.21	32.77	24.74	0.00	18.81	0.00	1833.89	0.00	0.00	1833.89	12
Tenth Floor	2024.73	100.67	13.85	1910.21	32.77	24.74	0.00	18.81	0.00	1833.89	0.00	0.00	1833.89	12
Eleventh Floor	2024.73	100.67	13.85	1910.21	32.77	24.74	0.00	18.81	0.00	1833.89	0.00	0.00	1833.89	12
Twelfth Floor	1677.49	100.67	13.85	1562.97	32.77	24.74	0.00	6.75	0.00	1498.71	0.00	0.00	1498.71	12
Thirteenth Floor	1677.49	100.67	13.85	1562.97	32.77	24.74	0.00	6.75	0.00	1498.71	0.00	0.00	1498.71	12
Fourteenth Floor	1677.49	100.67	13.85	1562.97	32.77	24.74	0.00	6.75	0.00	1498.71	0.00	0.00	1498.71	12
Fifteenth Floor	589.04	104.09	471.10	33.55	24.74	0.00	30.08	0.00	382.73	0.00	0.00	382.73	03	
Terrace Floor	74.38	0.00	0.00	74.38	49.54	0.00	24.84	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	38927.27	1614.14	250.44	37062.69	574.64	444.10	24.84	291.17	8791.64	26296.92	108.45	567.97	26405.37	179
Total Number of Same Buildings:	1													

Total Plot Area :-	6707.00	Total FAR Area :-	26457.85
Total Coverage Area :-	1981.41	Total BUA Area :-	37062.69

OWNER'S NAME AND SIGNATURE WINDSOR PARADISE HEIGHTS PRIVATE LIMITED. windsorparadiseheightsprivateltd@gmail.com.8375050027	
ARCHITECT'S NAME AND SIGNATURE Vishal Mittal CA/9823185	ENGINEER  ENGINEER
Ghaziabad Development Authority  	
Building Plan Application Number CDA/BP/23-24/0925 Sanctioned On 28 Dec 2024 Valid Till 12 May 2032 Approved By Arvind Kumar (Chief Architect and Town Planner) Examined By Bhagwan Das Maurya (Junior engineer) Deepthi Chauhan (Assistant Engineer) Arvind Kumar (Town Planner/ Executive engineer) Arvind Kumar (Chief Architect and Town Planner) Rajesh Kumar Singh (Secretary) Anul Vats (Vice Chairman)	



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2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

WINNER'S NAME AND SIGNATURE WINDSOR PARADISE HEIGHTS PRIVATE LIMITED, Windsorparadiseshheightsprivtltd@gmail.com,8375050027	
ARVIND KUMAR VISHAL MITTAL CA/88/23185	 ENGINEER
	Ghaziabad Development Authority 
Building Plan Application Number GDA/BP/23-24/0925 Sanctioned On 28 Dec 2024 Valid Till 12 May 2032 Approved By Arvind Kumar (Chief Architect and Town Planner) Examined By Bhagwan Das Maurya (Junior engineer) Deepthi Chauhan (Assistant Engineer) Arvind Kumar (Town Planner/ Executive engineer) Arvind Kumar (Chief Architect and Town Planner) Rajesh Kumar Singh (Secretary) Atul Vats (Vice Chairman)	



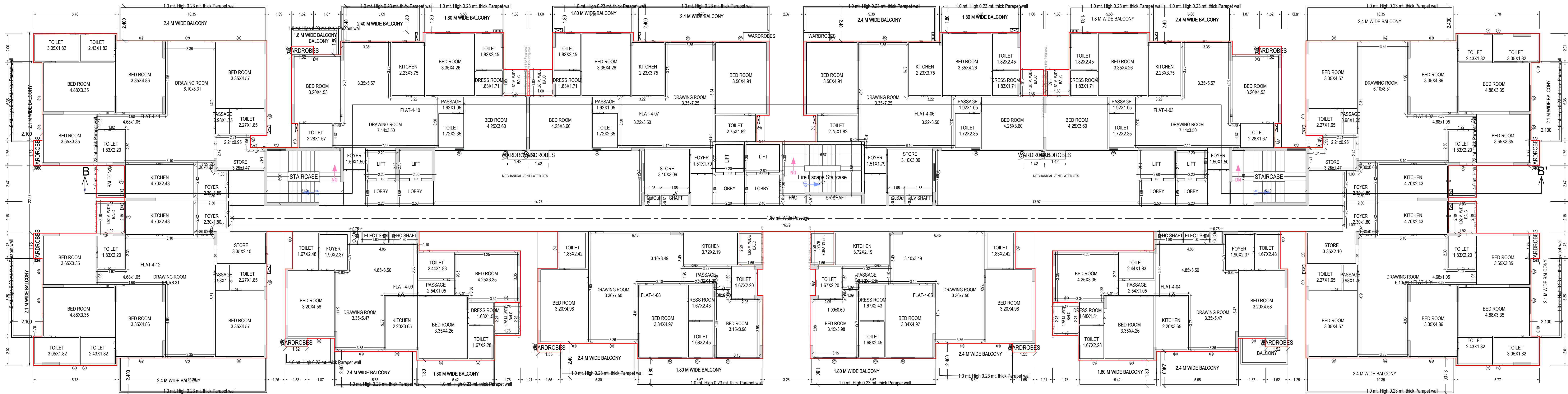
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)

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Total Plot Area :-	6707.00	Total FAR Area :-	26457.85
Total Coverage Area :-	1981.41	Total BUA Area :-	37062.69

OWNER'S NAME AND SIGNATURE WINDSOR PARADISE HEIGHTS PRIVATE LIMITED, windsorparadiseheightsprvtltd@gmail.com.83755050027	
ARCHITECT'S NAME AND SIGNATURE Vishal Mittal CA/9823185	ENGINEER Ghaziabad Development Authority
Building Plan Application Number CDA/BP/23-24/0925	
Sanctioned On 28 Dec 2024	
Valid Till 12 May 2032	
Approved By Arvind Kumar (Chief Architect and Town Planner)	
Examined By Bhagwan Das Maurya (Junior engineer) Deepthi Chauhan (Assistant Engineer) Arvind Kumar (Town Planner/ Executive engineer) Arvind Kumar (Chief Architect and Town Planner) Rajesh Kumar Singh (Secretary) Anul Vats (Vice Chairman)	

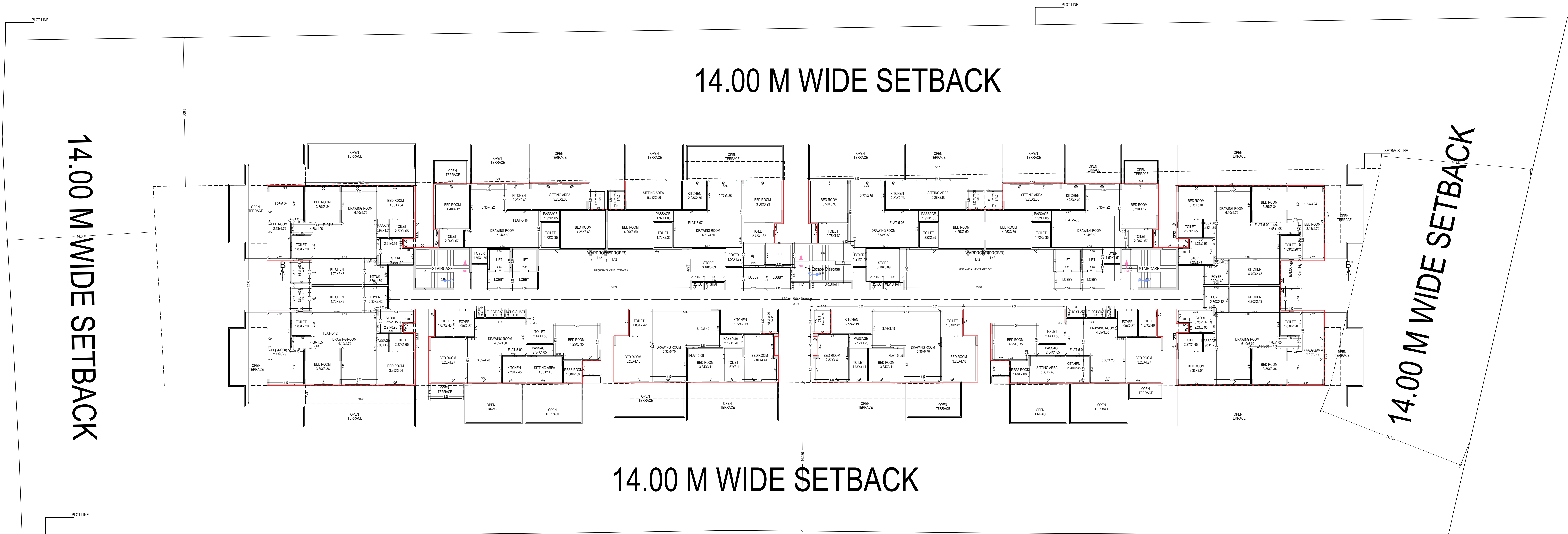


TYPICAL - 3- 11 FLOOR PLAN
(Proposed)
(SCALE 1:100)

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 :-	6707.00	Total FAR Area :-	26457.85
Total Coverage Area :-	1981.41	Total BUA Area :-	37062.69

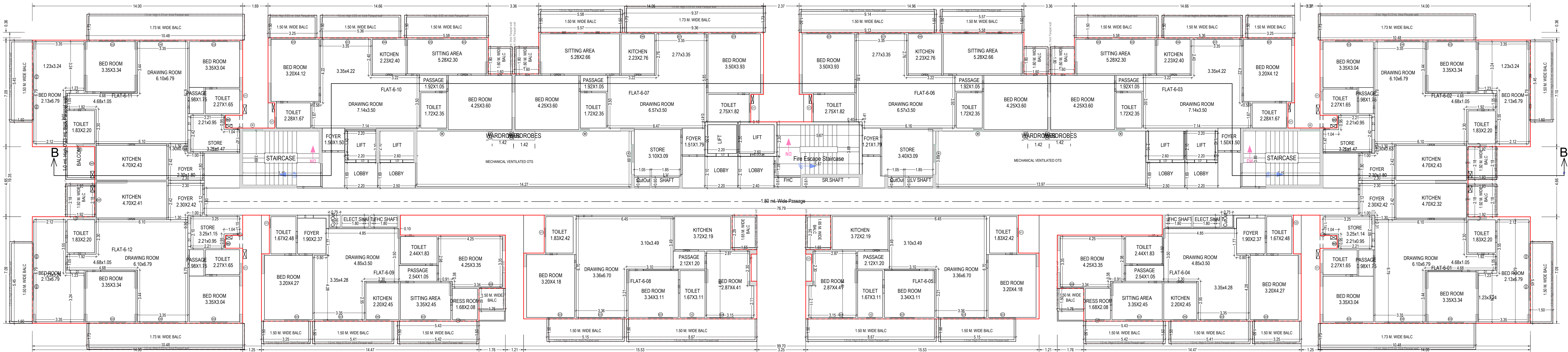
OWNER'S NAME AND SIGNATURE WINDSOR PARADISE HEIGHTS PRIVATE LIMITED. windsorparadiseheightsprivateltd@gmail.com.83755050027	
ARCHITECT'S NAME AND SIGNATURE Vishal Mittal CA/9823185	ENGINEER 
Ghaziabad Development Authority  	
Building Plan Application Number CDA/BP/23-24/0925	
Sanctioned On 28 Dec 2024	
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TWELFTH FLOOR PLAN
(Proposed)
(SCALE 1:100)

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.

OWNER'S NAME AND SIGNATURE WINDSOR PARADISE HEIGHTS PRIVATE LIMITED. windsorparadiseheightsprvtltd@gmail.com: 9375050027	
ARCHITECT'S NAME AND SIGN Vishal Mittal CA/9823185	ENGINEER  ENGINEER
	Ghaziabad Development Authority 
Building Plan Application Number CDA/BP/23-24/0925 Sanctioned On 28 Dec 2024 Valid Till 12 May 2032 Approved By Arvind Kumar (Chief Architect and Town Planner) Examined By Bhagwan Das Maurya (Junior engineer) Deepthi Chauhan (Assistant Engineer) Arvind Kumar (Town Planner/ Executive engineer) Arvind Kumar (Chief Architect and Town Planner) Rajesh Kumar Singh (Secretary) Anul Vats (Vice Chairman)	

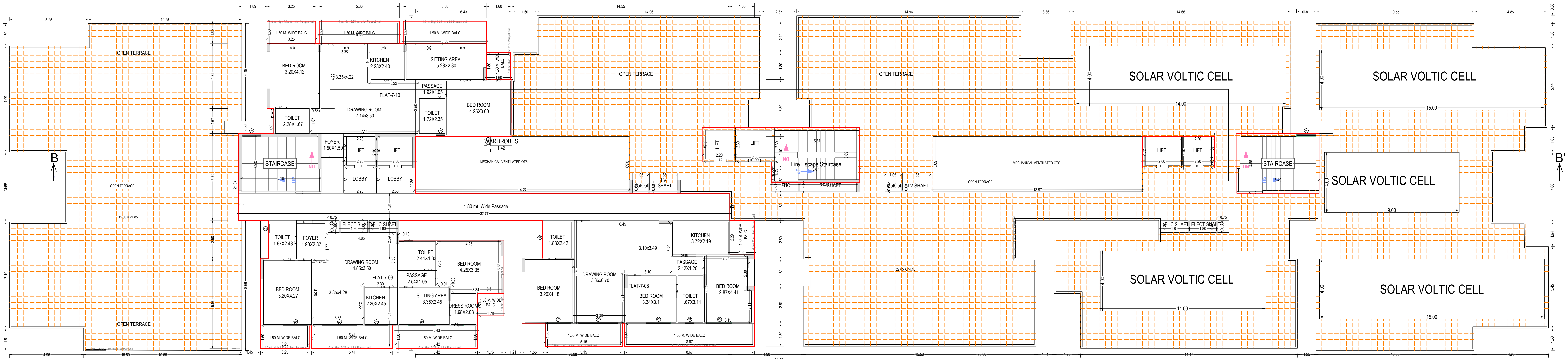


TYPICAL - 13, 14 FLOOR PLAN
(Proposed)
(SCALE 1:100)

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: -	6707.00	Total FAR Area: -	26457.85
Total Coverage Area: -	1981.41	Total BUA Area: -	37062.69

OWNER'S NAME AND SIGNATURE WINDSOR PARADISE HEIGHTS PRIVATE LIMITED. windsorparadiseheightsprivateltd@gmail.com:93755050027	
ARCHITECT'S NAME AND SIGNATURE Vishal Mittal CA/9823185	ENGINEER  ENGINEER
	Ghaziabad Development Authority 
Building Plan Application Number CDA/BP/23-24/0925 Sanctioned On 28 Dec 2024 Valid Till 12 May 2032 Approved By Arvind Kumar (Chief Architect and Town Planner) Examined By Bhagwan Das Maurya (Junior engineer) Deepthi Chauhan (Assistant Engineer) Arvind Kumar (Town Planner/ Executive engineer) Arvind Kumar (Chief Architect and Town Planner) Rajesh Kumar Singh (Secretary) Anul Vats (Vice Chairman)	



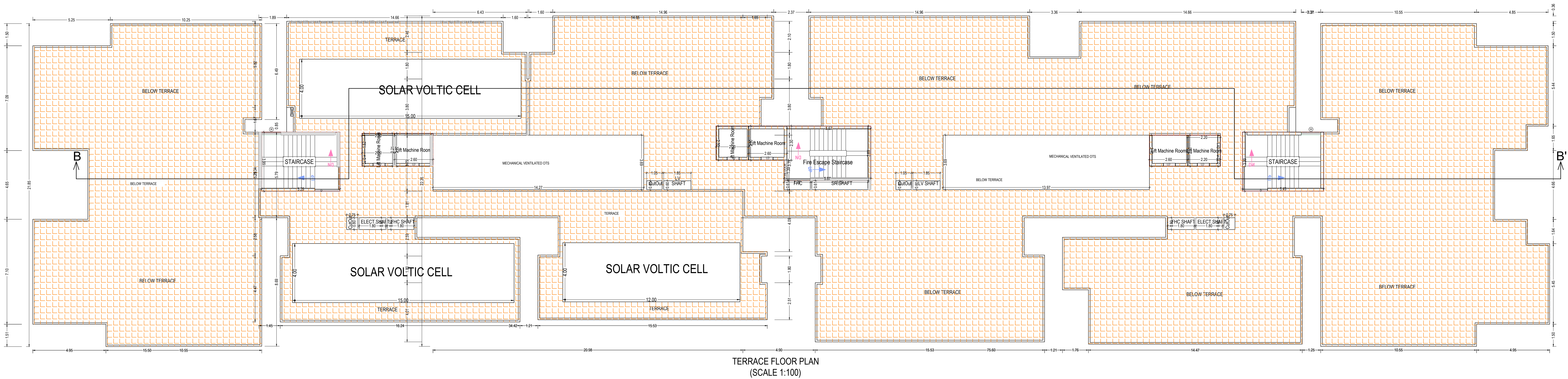
FIFTEENTH FLOOR PLAN
(Proposed)
(SCALE 1:100)

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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ISO_A0_(841.00_x_1189.00_MM)

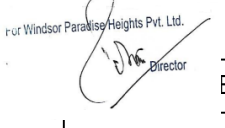
Total Plot Area: -	6707.00	Total FAR Area: -	26457.85
Total Coverage Area: -	1981.41	Total BUA Area: -	37062.69

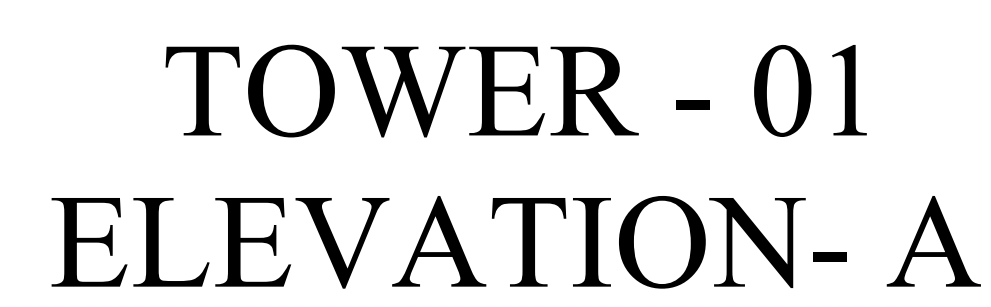
OWNER'S NAME AND SIGNATURE WINDSOR PARADISE HEIGHTS PRIVATE LIMITED. windsorparadiseheightsprivltd@gmail.com:83755050027	
ARCHITECT'S NAME AND SIGNATURE Vishal Mittal CA/9823185	ENGINEER  ENGINEER
	Ghaziabad Development Authority 
Building Plan Application Number CDA/BP/23-24/0925 Sanctioned On 28 Dec 2024 Valid Till 12 May 2032 Approved By Arvind Kumar (Chief Architect and Town Planner) Examined By Bhagwan Das Maurya (Junior engineer) Deepti Chauhan (Assistant Engineer) Arvind Kumar (Town Planner/ Executive engineer) Arvind Kumar (Chief Architect and Town Planner) Rajesh Kumar Singh (Secretary) Anul Vats (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: -	6707.00	Total FAR Area: -	26457.85
Total Coverage Area: -	1981.41	Total BUA Area: -	37062.69

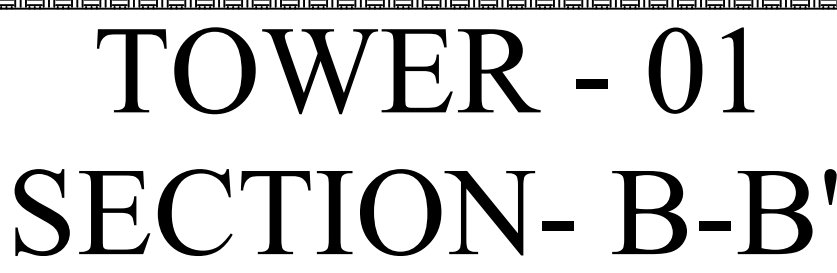
OWNER'S NAME AND SIGNATURE WINDSOR PARADISE HEIGHTS PRIVATE LIMITED. windsorparadiseheightsprvtltd@gmail.com.8375050027	
ARCHITECT'S NAME AND SIGNATURE Vishal Mittal CA/9823185	ENGINEER  Ghaziabad Development Authority
 	
Building Plan Application Number CDA/BP/23-24/0925	
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Total Plot Area: - 6707.00	Total FAR Area: - 26457.85
Total Coverage Area: - 1981.41	Total BUA Area: - 37062.69

SD A0 (843.00 v 1389.00 MM)

The correctness and accuracy of Proposal Information and drawing is a responsibility of PORowner. Accuracy of ScrumIT Record 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 of the Application. Texts printed in "Italics" and "Blue" color are user inputs, which are not verified and not generated by ScrumIT software.



Total Plot Area: - 6707.00	Total FAR Area: - 26457.85
Total Coverage Area: - 1981.41	Total BUA Area: - 37062.69