

	File No	GDA/BP/24-25/0100	Sheet	1/8
	Submission Date	2025-01-28	Scale	1:100
AREA STATEMENT				
PROJECT DETAIL				
Authority: Ghazabad Development Authority				
Authority Class: Category A				
Authority Grade: Development Authority (DA)				
Land Use: Regular				
Project Type: Building Permission				
Nature of Development: NEW				
Development Area: New Area				
Sub-Development Area: Other Town Area				
Special Project: NA				
Site Address: District Ghazabad, Tansal Ghazabad, Village NA				
AREA DETAILS				
1. Area of Plot As per record				
As per site condition				
2. Deduction for				
3. Net Area of plot (1-2) AREA OF PLOT				
Green and open space				
Plot Area For Coverage				
Green and open space				
Plot Area For FAR				
Perm. FAR Area (1.75)				
Basic Green Building FAR				
Total Perm. FAR area (1.56)				
8. Total Built up area permissible at:				
Permissible Coverage area (50.00 %)				
Proposed Coverage Area (49.98%)				
Total Prop. Coverage Area (49.98%)				
Balance coverage area (0.01 %)				
Proposed Area at:				
Proposed Built up				
Existing Built up				
Proposed FAR				
Existing FAR				
Basement First Floor				
Basement Second Floor				
Ground Floor				
First Floor				
Second Floor				
Terrace Floor				
Total Area				
Total FAR Area				
Total Building Area				
Proposed FAR consumed				
Tenement Statement				
Tenement Proposed At:				
All Floors				
Total Tenements (3 + 4)				
Parking Statement				
Proposed Parking Space:				

Floor Name		Building Name		Total	
		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		3483.00	3439.08	3483.00	3439.08
Basement Second Floor		3737.07	0.00	3737.07	0.00
Ground Floor		3188.00	3119.60	3188.00	3119.60
First Floor		3188.00	3099.38	3188.00	3099.38
Second Floor		2084.44	1995.83	2084.44	1995.83
Terrace Floor		0.00	0.00	0.00	0.00
Total:		15680.51	11653.89	15680.51	11653.89

Building Name		Type	Sub Use	Area (Sq.mt.)	Parking space reqd. for every	Prop.	Reqd. Unit	Reqd.	Prop.
Total :		-	-	-	100	11654.83	1.25	146	149

Parking Check (Table 10)						
Vehicle Type	Road				Prop.	
	No.	Reduced Road Parking (Increase of Plot having RW/Area surrendered FOC)	Area	No.	Area	
Equivalent Car Space	146	-	2007.50	71	976.25	
Two Stack Car	-	-	-	78	1072.50	
Total Car	-	-	-	149	2048.75	
Two Stack Parking	-	-	-	2	602.21	
Other Parking	-	-	-	-	1508.12	
Total			2007.50		3556.87	

COLOR INDEX		Name	Prop. Area
PLOT BOUNDARY		-	638.00
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)		-	-

OWNERS NAME AND SIGNATURE
TRISOL RED DEVELOPERS LLP, trisol.red@gmail.com, 9873611450
ASHOK KUMAR:CHATARPAR:DEEPAK KUMAR:DEEWAN
CHAND:NETRAM:RAJKALI, trisol.red@gmail.com, 9873611450
RAVINDER KUMAR:SOHAN PAL SINGH:SURAJ
PRAKASH:TEKCHAND:VIRENDER KUMAR:YASHVIR SINGH,
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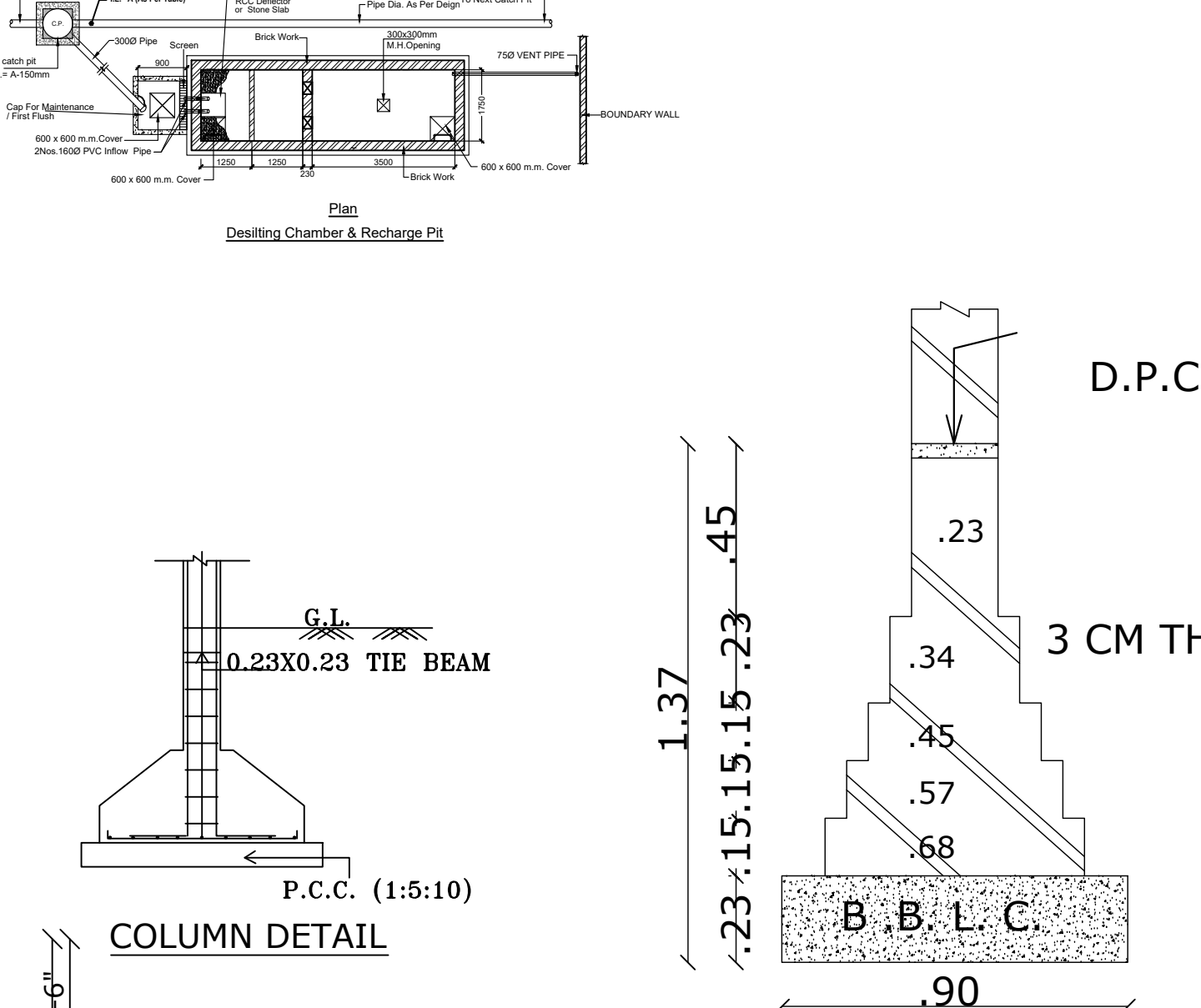
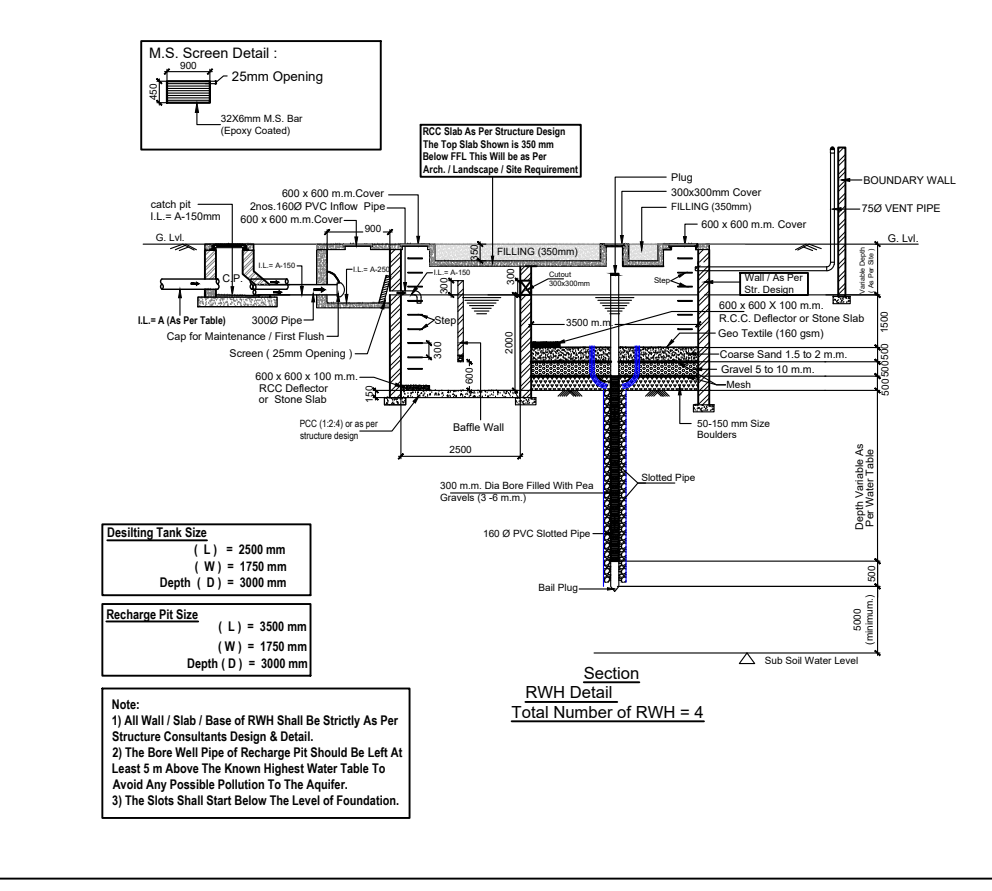
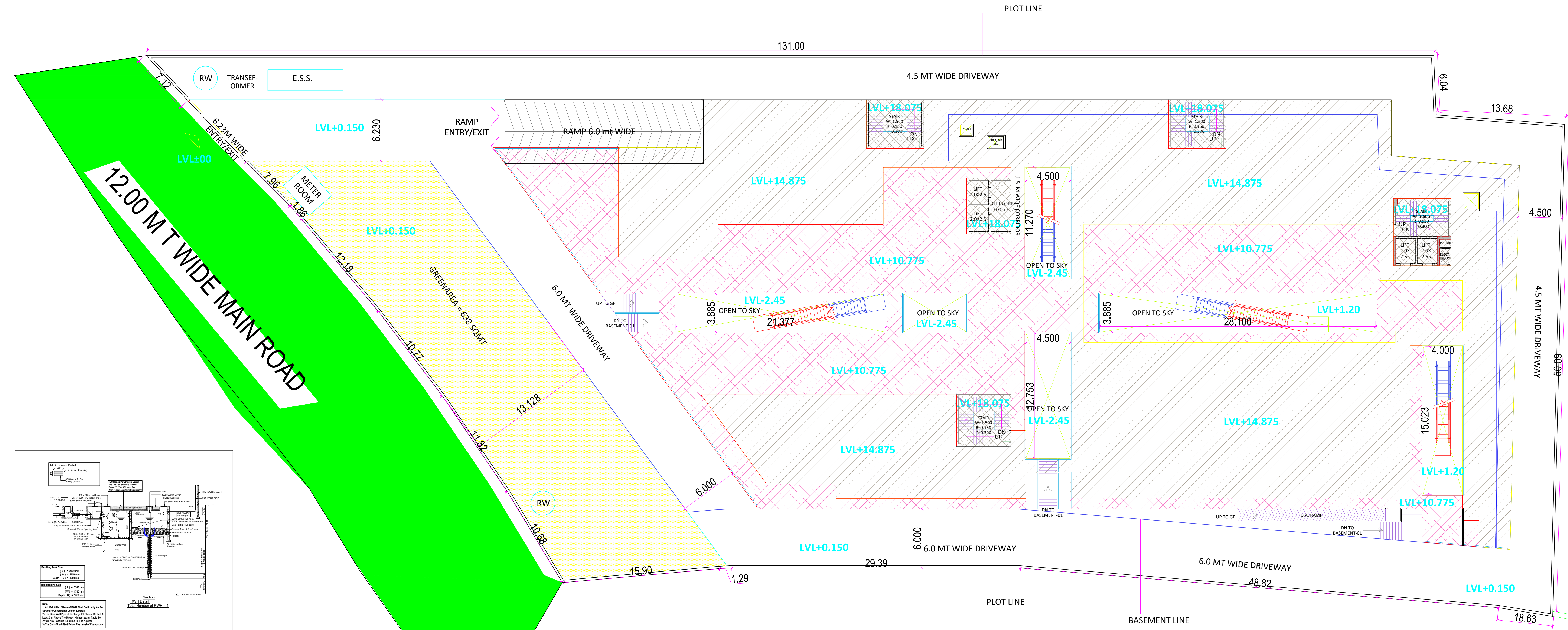
ARCHITECTS NAME AND SIGNATURE
RAHUL GUPTA
CA2010148921



Building Plan Application Number
GDA/BP/24-25/0100
Sanctioned On
02 Feb 2025
Valid Till
03 Feb 2030

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)

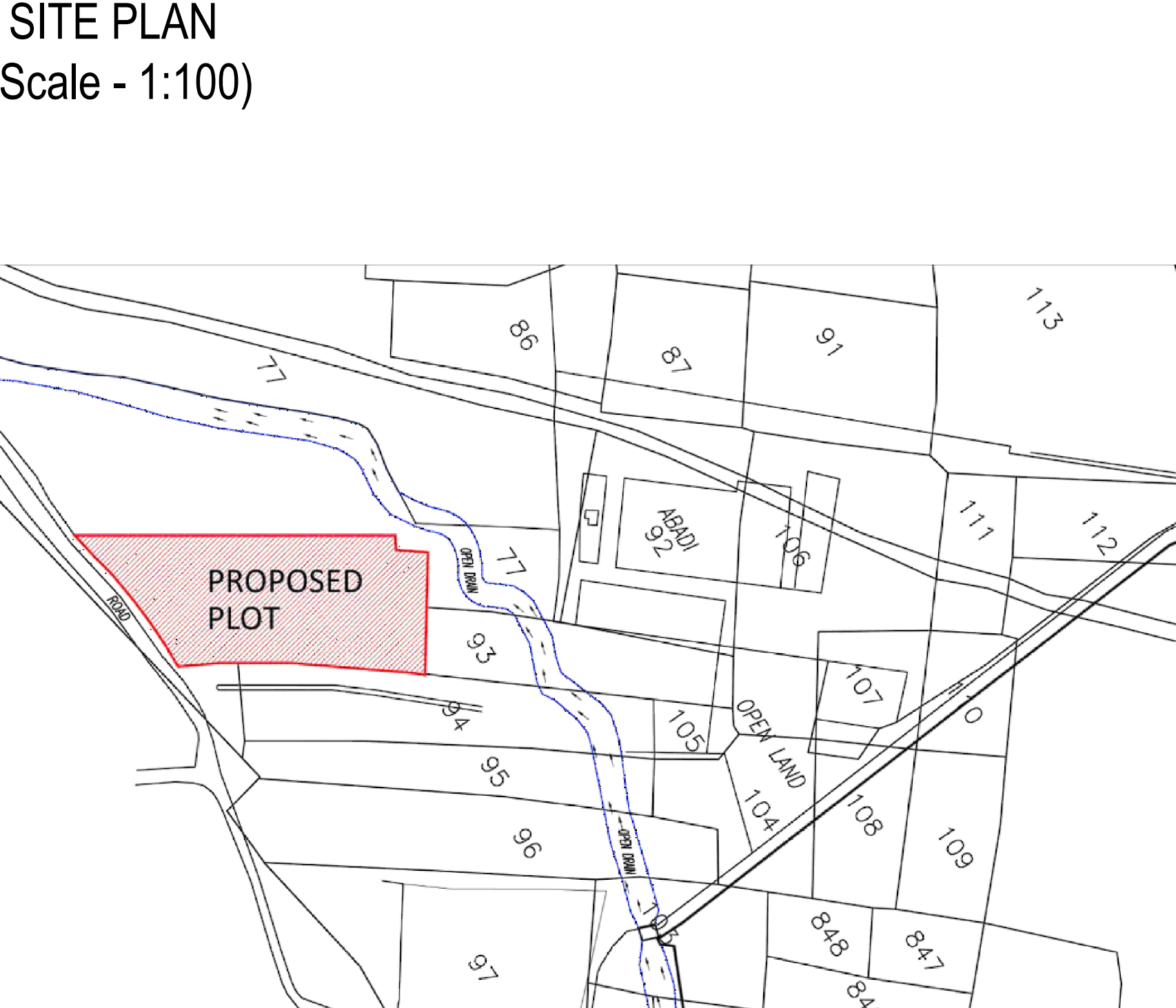
And, Nagesh (Vice Chairman)



Foundation Details

Building: C (COMMERCIAL)		Buildingwise Floor FSI Details		Buildingwise Floor FSI Details	
Floor Name		Building Name		Total	
		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		3483.00	3439.08	3483.00	3439.08
Basement Second Floor		3737.07	0.00	3737.07	0.00
Ground Floor		3188.00	3119.60	3188.00	3119.60
First Floor		3188.00	3099.38	3188.00	3099.38
Second Floor		2084.44	1995.83	2084.44	1995.83
Terrace Floor		0.00	0.00	0.00	0.00
Total:		15680.51	11653.89	15680.51	11653.89

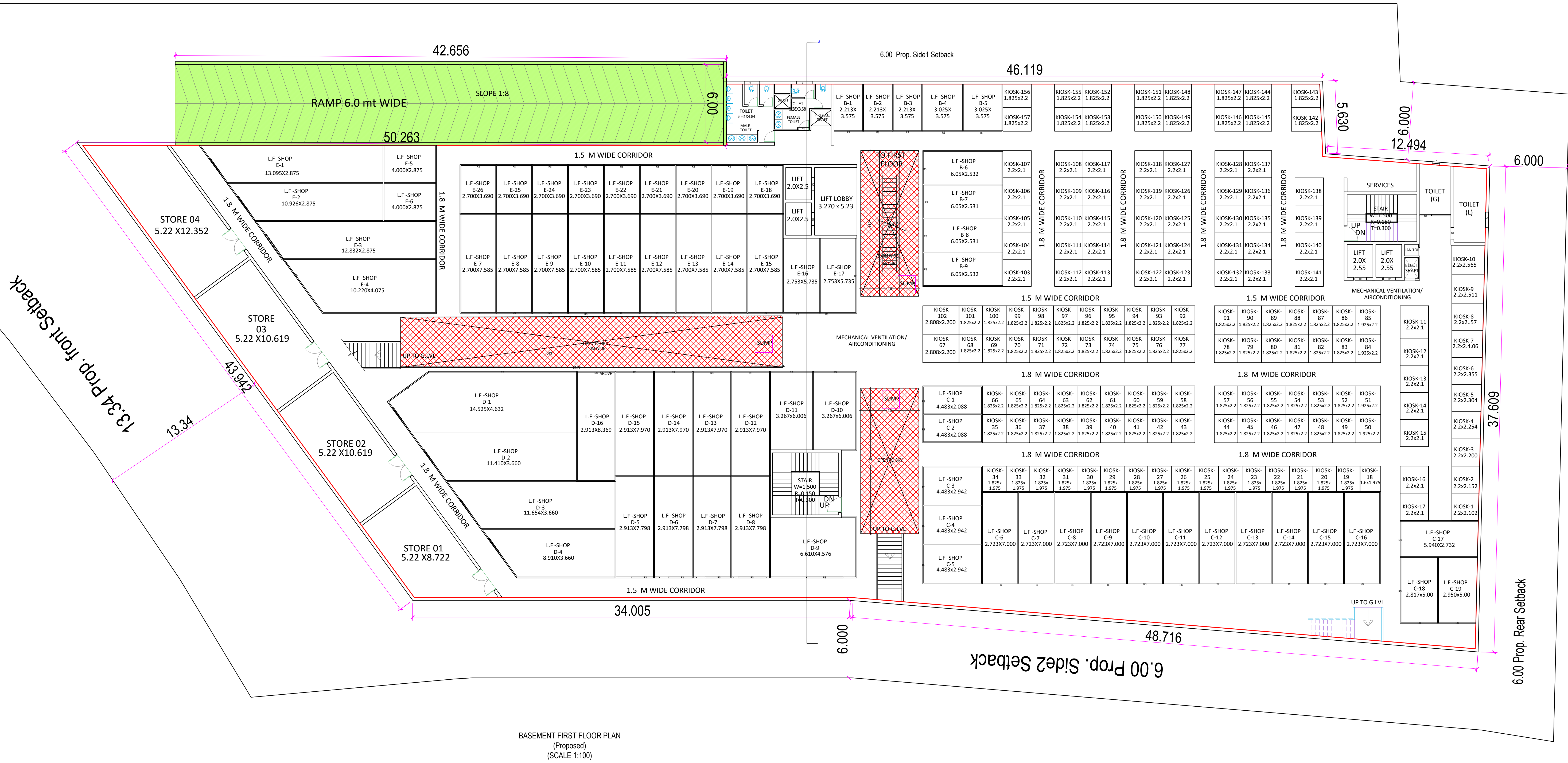
SCHEDULE OF WINDOW/VENTILATION:		BUILDING NAME		NAME		LENGTH		HEIGHT		NOS	
C (COMMERCIAL)		V		1.20		1.00		14		01	
C (COMMERCIAL)		W		1.80		1.00		02		01	
C (COMMERCIAL)		W		1.80		1.20		03		01	
C (COMMERCIAL)		W		1.80		1.20		03		01	
C (COMMERCIAL)		W		10.12		1.00		01		01	
C (COMMERCIAL)		W		10.54		1.00		01		01	
C (COMMERCIAL)		W		2.00		1.20		01		01	
C (COMMERCIAL)		W		3.00		1.20		02		01	
C (COMMERCIAL)		W		5.00		1.20		02		01	
C (COMMERCIAL)		W		5.82		1.20		01		01	
C (COMMERCIAL)		W		6.78		1.20		01		01	
C (COMMERCIAL)		W		7.68		1.20		01		01	
C (COMMERCIAL)		W		7.33		1.20		01		01	
C (COMMERCIAL)		W		7.45		1.20		01		01	
C (COMMERCIAL)		W		8.48		1.00		01		01	
C (COMMERCIAL)		W		8.84		1.20		01		01	



KEY PLAN

Building USE/SUBUSE Details														Building USE/SUBUSE Details									
Building Name	Building Use	Building Sub Use	Building Use Group	Building Type	Building Structure	No Of Non-Residential Units	Floor Name	Floor Use	Floor Sub Use	FAR Name	FAR Use	FAR Sub Use	Building Name	Building Use	Building Sub Use	Building Use Group	Building Type	Building Structure					
C (COMMERCIAL)	Commercial	Commercial Building		-	Lowrise Building	1	BASEMENT SECOND FLOOR PLAN	Commercial + Parking	Commercial Building	-	-	-	C (COMMERCIAL)	Commercial	Commercial Building		-	Lowrise Building					
							BASEMENT FIRST FLOOR PLAN	Commercial	Commercial Building	Commercial	Commercial	Commercial Building											
							GROUND FLOOR PLAN	Commercial	Commercial Building	Commercial	Commercial	Commercial Building											
							FIRST FLOOR PLAN	Commercial	Commercial Building	Commercial	Commercial	Commercial Building											
							SECOND FLOOR PLAN	Commercial	Commercial Building	Commercial	Commercial	Commercial Building											
							THIRD FLOOR PLAN	Commercial	Commercial Building	Commercial	Commercial	Commercial Building											
							TERRACE FLOOR PLAN	Commercial	Commercial Building	-	-	-											

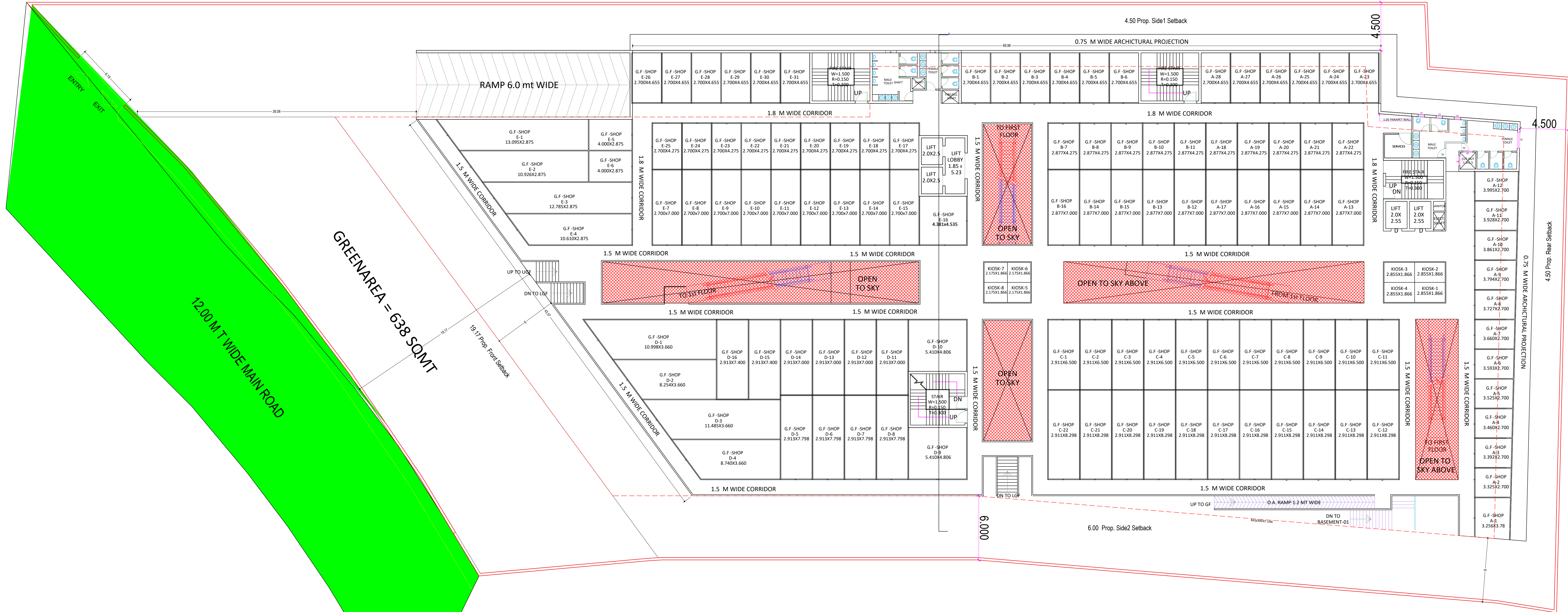
Tree Details (Table 3h)							
Plot		Name		Nos Of Trees			
Plot		Tree		Reg'd		Prop	
On-Residential Units	Floor Name	Floor Use	Floor Subuse	FAR Use	FAR Use	FAR Subuse	
1	BASEMENT SECOND FLOOR PLAN	Commercial + Parking	Commercial Building	-	-	-	
	BASEMENT FIRST FLOOR PLAN	Commercial	Commercial Building	Commercial	Commercial	Commercial Building	
	GROUND FLOOR PLAN	Commercial	Commercial Building	Commercial	Commercial		
	FIRST FLOOR PLAN	Commercial	Commercial Building	Commercial	Commercial	Commercial Building	
	SECOND FLOOR PLAN	Commercial	Commercial Building	Commercial	Commercial	Commercial Building	
	TERRACE FLOOR PLAN	Commercial	Commercial Building	-	-	-	
	Total Plot Area :-			6378.00		Total FAR Area :- 11653.89	
Total Coverage Area :- 3188.00			Total BUA Area :- 15680.51				



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: - 6378.00
Total FAR Area: - 11653.89
Total Coverage Area: - 3188.00
Total BUA Area: - 15680.51

OWNER'S NAME AND SIGNATURE	
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ARCHITECT'S NAME AND SIGNATURE	
RAHUL GUPTA CA/2010/48921	
Ghaziabad Development Authority	
Building Plan Application Number GDA/BP/24-25/0100	
Sanctioned On 02 Feb 2025	
Valid Till 03 Feb 2030	
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)	



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

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Total Plot Area: - 6378.00

Total FAR Area: - 11653.89

Total Coverage Area: - 3188.00

Total BUA Area: - 15680.51

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PRAKASH:TEKCHAND:VIRENDER KUMAR:YASHVIR SINGH,
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CA201048921



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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)

Arundhate (Vice Chairman)

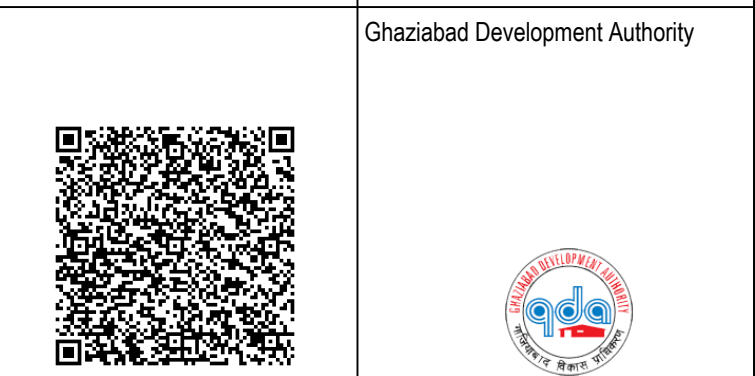


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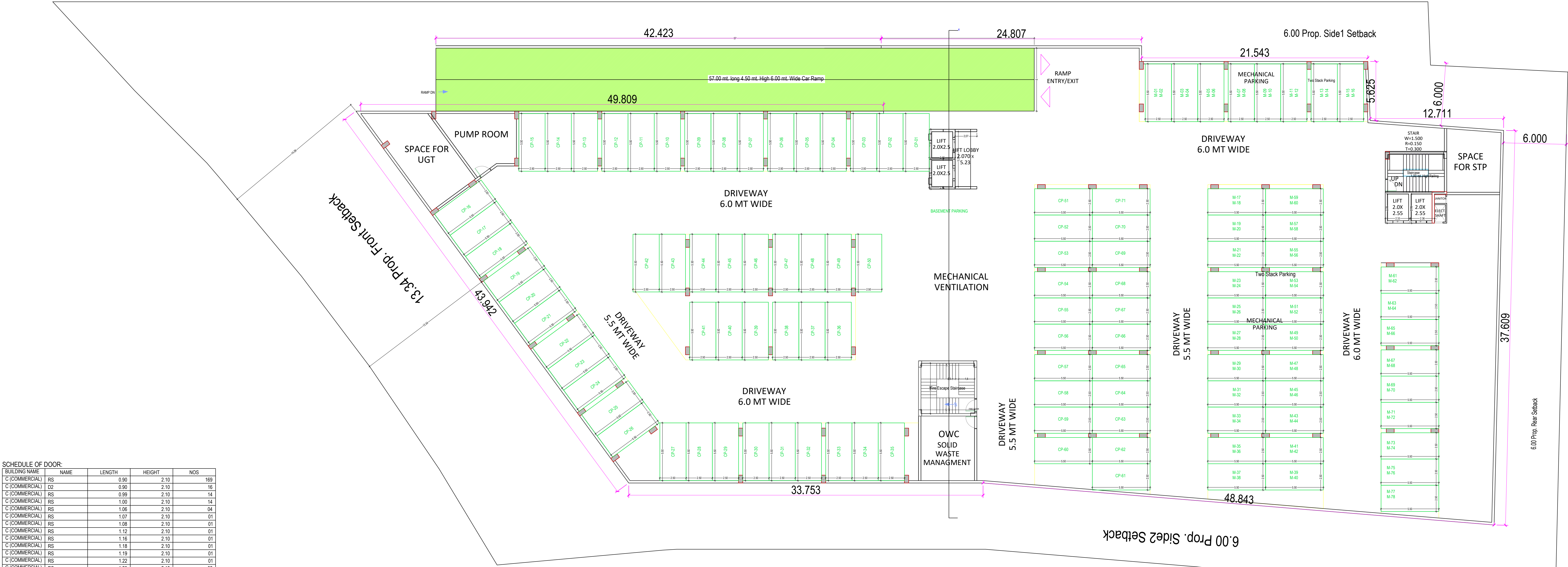
Total Plot Area: -	6378.00	Total FAR Area: -	11653.89
Total Coverage Area: -	3188.00	Total BUA Area: -	15680.51

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CA/2010/48921



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Arvind Kumar (Town Planner/ Executive engineer)
Arvind Kumar (Chief Architect and Town Planner)
Rajesh Kumar Singh (Secretary)



BASEMENT SECOND FLOOR PLAN
(SCALE 1:100)

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
C (COMMERCIAL)	RS	0.90	2.10	169
C (COMMERCIAL)	DZ	0.90	2.10	16
C (COMMERCIAL)	RS	0.99	2.10	14
C (COMMERCIAL)	RS	1.00	2.10	14
C (COMMERCIAL)	RS	1.06	2.10	04
C (COMMERCIAL)	RS	1.07	2.10	01
C (COMMERCIAL)	RS	1.08	2.10	01
C (COMMERCIAL)	RS	1.12	2.10	01
C (COMMERCIAL)	RS	1.16	2.10	01
C (COMMERCIAL)	RS	1.18	2.10	01
C (COMMERCIAL)	RS	1.19	2.10	01
C (COMMERCIAL)	RS	1.22	2.10	01
C (COMMERCIAL)	RS	1.25	2.10	02
C (COMMERCIAL)	RS	1.26	2.10	01
C (COMMERCIAL)	RS	1.29	2.10	116
C (COMMERCIAL)	RS	1.30	2.10	01
C (COMMERCIAL)	RS	1.35	2.10	01
C (COMMERCIAL)	RS	1.37	2.10	10
C (COMMERCIAL)	RS	1.40	2.10	01
C (COMMERCIAL)	RS	1.42	2.10	177
C (COMMERCIAL)	RS	1.44	2.10	01
C (COMMERCIAL)	RS	1.47	2.10	04
C (COMMERCIAL)	RS	1.50	2.10	01
C (COMMERCIAL)	RS	1.51	2.10	16
C (COMMERCIAL)	RS	1.54	2.10	31
C (COMMERCIAL)	RS	1.55	2.10	04
C (COMMERCIAL)	RS	1.56	2.10	01
C (COMMERCIAL)	RS	1.58	2.10	05
C (COMMERCIAL)	RS	1.60	2.10	21
C (COMMERCIAL)	RS	1.61	2.10	01
C (COMMERCIAL)	RS	1.64	2.10	02
C (COMMERCIAL)	RS	1.65	2.10	01
C (COMMERCIAL)	RS	1.66	2.10	01
C (COMMERCIAL)	RS	1.67	2.10	01
C (COMMERCIAL)	RS	1.68	2.10	05
C (COMMERCIAL)	RS	1.69	2.10	01
C (COMMERCIAL)	RS	1.70	2.10	01
C (COMMERCIAL)	RS	1.72	2.10	27
C (COMMERCIAL)	RS	1.73	2.10	01
C (COMMERCIAL)	RS	1.74	2.10	03
C (COMMERCIAL)	RS	1.75	2.10	09
C (COMMERCIAL)	RS	1.77	2.10	01
C (COMMERCIAL)	RS	1.78	2.10	27
C (COMMERCIAL)	RS	1.82	2.10	01
C (COMMERCIAL)	RS	1.83	2.10	08
C (COMMERCIAL)	D	1.83	2.10	02
C (COMMERCIAL)	RS	1.84	2.10	17
C (COMMERCIAL)	DW2	1.84	2.10	04
C (COMMERCIAL)	DW	1.84	2.10	01
C (COMMERCIAL)	RS	1.86	2.10	08
C (COMMERCIAL)	RS	1.86	2.10	03
C (COMMERCIAL)	D	1.87	2.10	01
C (COMMERCIAL)	RS	1.91	2.10	01
C (COMMERCIAL)	DW	2.00	2.10	03
C (COMMERCIAL)	RS	2.02	2.10	05
C (COMMERCIAL)	RS	2.03	2.10	01
C (COMMERCIAL)	RS	2.04	2.10	38
C (COMMERCIAL)	RS	2.06	2.10	01
C (COMMERCIAL)	RS	2.15	2.10	32
C (COMMERCIAL)	RS	2.16	2.10	35
C (COMMERCIAL)	RS	2.17	2.10	01
C (COMMERCIAL)	RS	2.18	2.10	04
C (COMMERCIAL)	RS	2.23	2.10	01
C (COMMERCIAL)	RS	2.31	2.10	01
C (COMMERCIAL)	RS	2.32	2.10	01
C (COMMERCIAL)	RS	2.36	2.10	19
C (COMMERCIAL)	RS	2.40	2.10	01
C (COMMERCIAL)	RS	2.41	2.10	29
C (COMMERCIAL)	RS	2.42	2.10	01
C (COMMERCIAL)	RS	2.47	2.10	01
C (COMMERCIAL)	RS	2.52	2.10	01
C (COMMERCIAL)	RS	2.55	2.10	01
C (COMMERCIAL)	RS	2.56	2.10	01
C (COMMERCIAL)	RS	2.61	2.10	07
C (COMMERCIAL)	RS	2.71	2.10	02
C (COMMERCIAL)	RS	2.82	2.10	01
C (COMMERCIAL)	DW	5.00	2.10	01

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Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
BASEMENT	Fire Escape	1.50	0.300	0.000	1.00
SECOND FLOOR	Staircase	1.50	0.300	0.000	1.00
PLAN	STAIRCASE	1.50	0.300	0.000	1.00
BASEMENT FIRST	Fire Escape	1.50	0.300	0.000	1.00
FLOOR PLAN	Staircase	1.50	0.300	0.000	1.00
PLAN	STAIRCASE	1.50	0.300	0.000	1.00
GROUND FLOOR	Fire Escape	1.50	0.300	0.000	1.00
PLAN	Staircase	1.50	0.300	0.094	1.00
PLAN	STAIRCASE	1.50	0.300	0.093	1.00
PLAN	Fire Escape	1.50	0.300	0.116	1.00
PLAN	Staircase	1.50	0.300	0.093	1.00
FIRST FLOOR	Fire Escape	1.50	0.300	0.137	1.00
PLAN	Staircase	1.50	0.300	0.137	1.00
PLAN	STAIRCASE	1.50	0.300	0.171	1.00
PLAN	Fire Escape	1.50	0.300	0.137	1.00
PLAN	Staircase	1.50	0.300	0.137	1.00
PLAN	STAIRCASE	1.50	0.300	0.171	1.00
PLAN	Fire Escape	1.50	0.300	0.137	1.00
PLAN	Staircase	1.50	0.300	0.137	1.00

Total Plot Area: - 6378.00 Total FAR Area: - 11653.89

Total Coverage Area: - 3188.00 Total BUA Area: - 15680.51

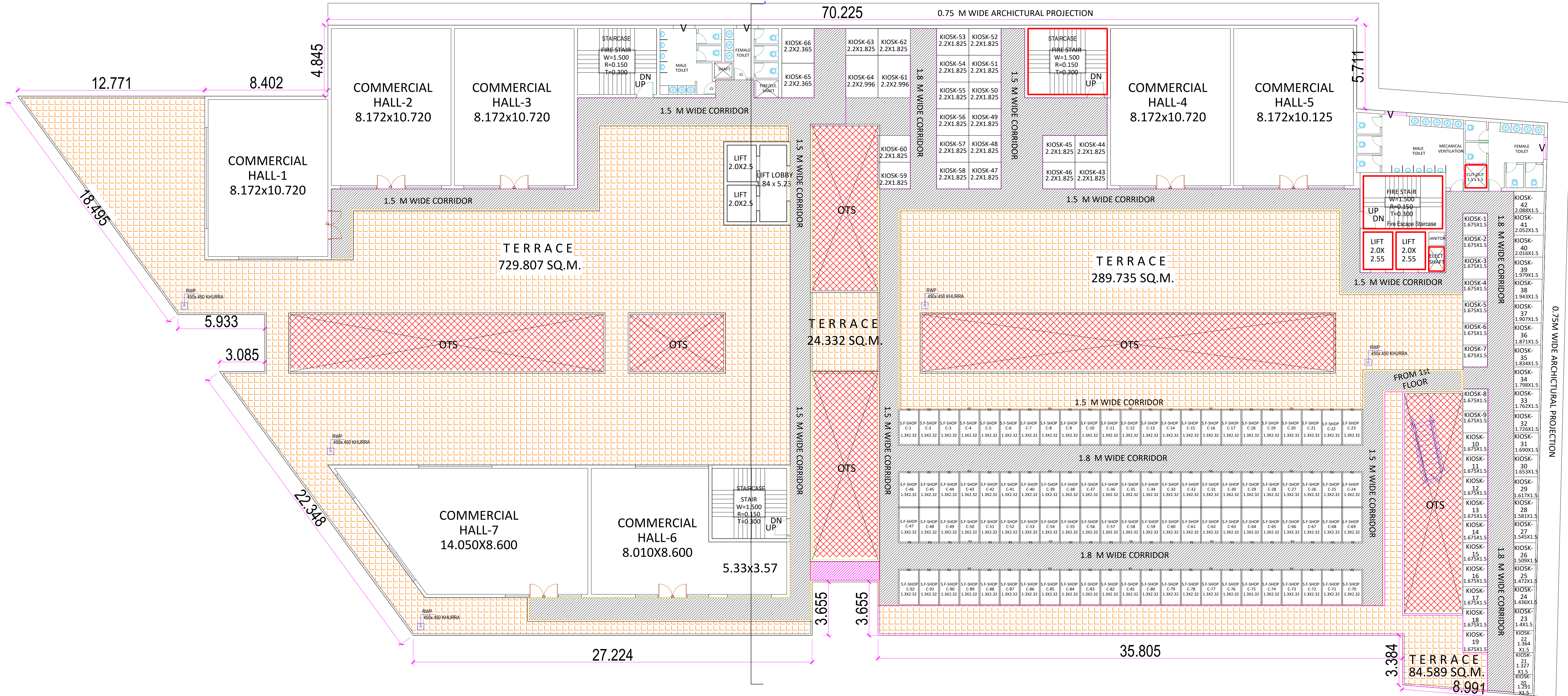
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Deepthi Chauhan (Assistant Engineer)
Arvind Kumar (Town Planner/ Executive engineer)
Arvind Kumar (Chief Architect and Town Planner)
Rajesh Kumar Singh (Secretary)

And, Neta (Vice Chairman)



SECOND 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)

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
C (COMMERCIAL)	V	1.20	1.00	14
C (COMMERCIAL)	V	1.80	1.00	01
C (COMMERCIAL)	W	1.80	1.00	02
C (COMMERCIAL)	W	1.80	1.20	05
C (COMMERCIAL)	V	1.98	1.00	01
C (COMMERCIAL)	W	10.12	1.00	01
C (COMMERCIAL)	W	10.54	1.00	01
C (COMMERCIAL)	W2	2.00	1.20	01
C (COMMERCIAL)	W2	3.00	1.20	01
C (COMMERCIAL)	W	3.00	1.20	02
C (COMMERCIAL)	W	5.00	1.20	02
C (COMMERCIAL)	W	5.92	1.20	01
C (COMMERCIAL)	W	6.78	1.20	01
C (COMMERCIAL)	W	7.88	1.20	01
C (COMMERCIAL)	W	7.33	1.20	01
C (COMMERCIAL)	W	7.46	1.20	01
C (COMMERCIAL)	W	8.48	1.00	01
C (COMMERCIAL)	W	8.84	1.20	01

Total Plot Area: - 6378.00

Total FAR Area: - 11653.89

Total Coverage Area: - 3188.00

Total BUA Area: - 15680.51

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RAVINDER KUMAR:SOHAN PAL SINGH:SURAJ
PRAKASH:TEKCHAND:VIRENDER KUMAR:YASHVIR SINGH,
trisoil.red@gmail.com, 9873611450

ARCHITECT'S NAME AND SIGNATURE

RAHUL GUPTA
CA201048921

Ghaziabad Development Authority



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Examined By

Bhagwan Das Maurya (Junior engineer)

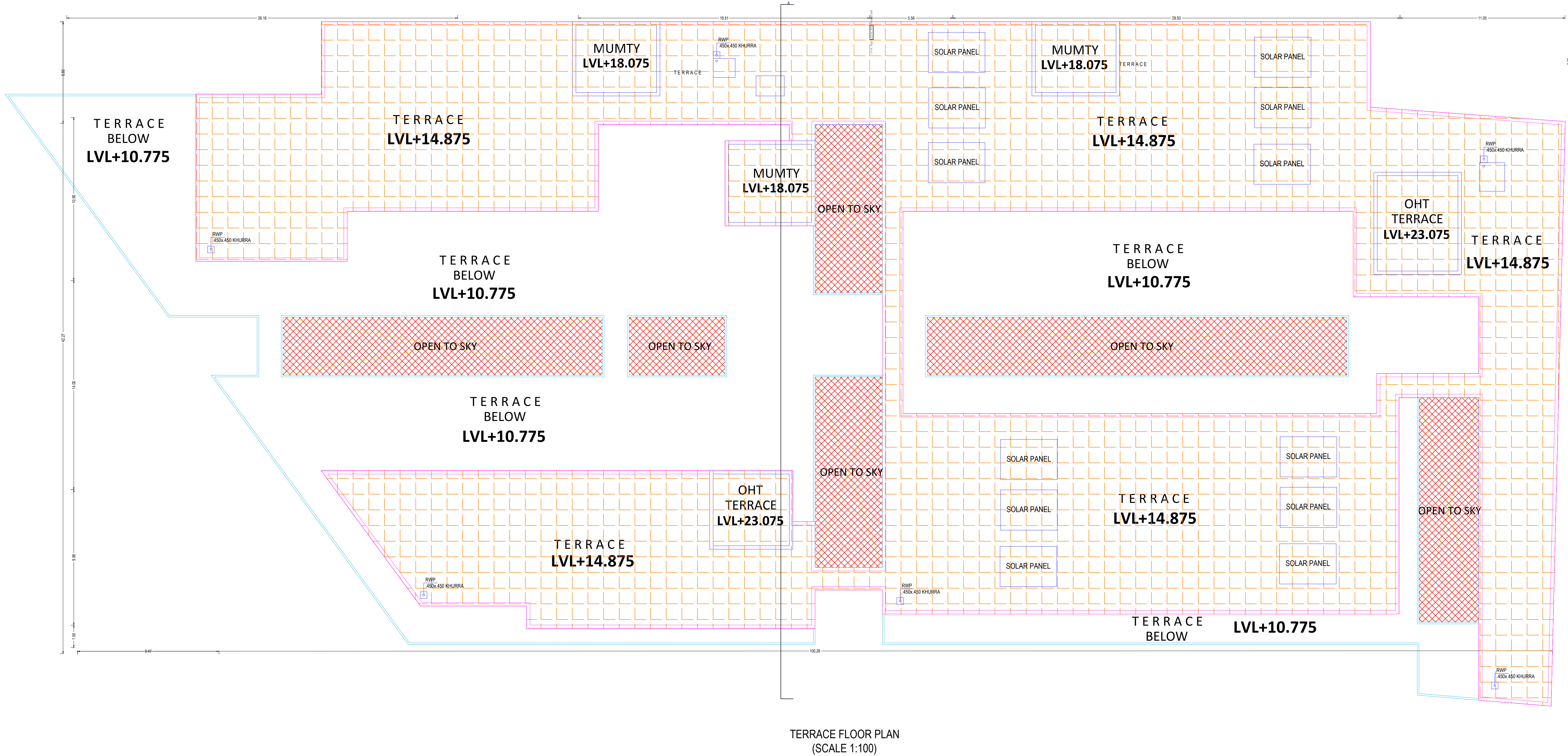
Deepthi Chauhan (Assistant Engineer)

Arvind Kumar (Town Planner/ Executive engineer)

Arvind Kumar (Chief Architect and Town Planner)

Rajesh Kumar Singh (Secretary)

Arvind Kumar (Vice Chairman)



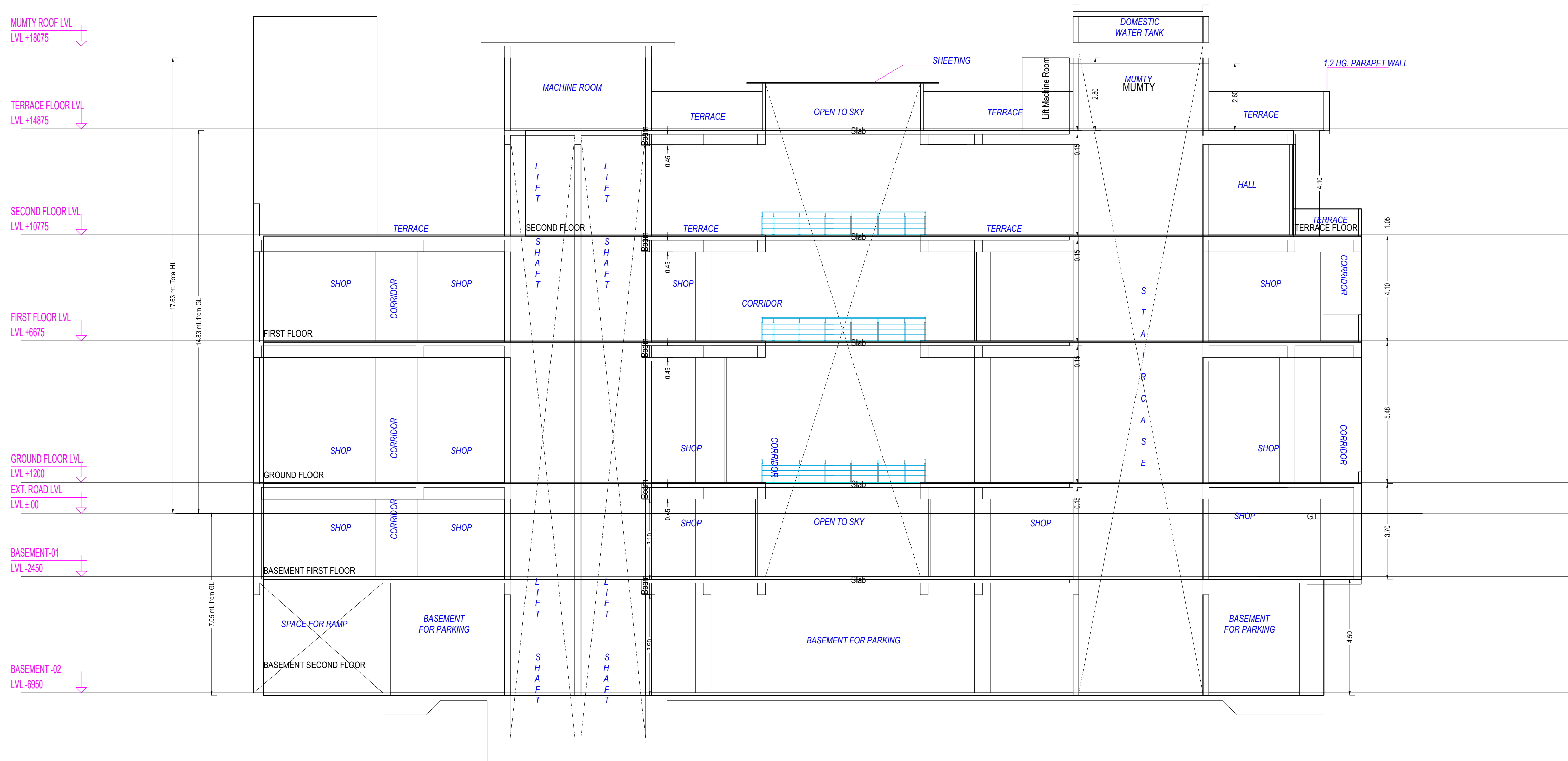
TERRACE FLOOR PLAN
(SCALE 1:100)

OWNER'S NAME AND SIGNATURE TRISOL RED DEVELOPERS LLP, trisol.red@gmail.com, 9873611450 ASHOK KUMAR:CHATARPAR:DEEPAK KUMAR:DEEWAN CHAND:NETRAM:RAJKALI, trisol.red@gmail.com, 9873611450 RAVINDER KUMAR:SOHAN PAL SINGH:SURAJ PRAKASH:TEKCHAND:VIRENDER KUMAR:YASHVIR SINGH, trisol.red@gmail.com, 9873611450	
ARCHITECT'S NAME AND SIGNATURE RAHUL GUPTA CA/2010/48921	REGISTERED STRUCTURE ENGINEER
	Ghaziabad Development Authority 
Building Plan Application Number GDA/BP/24-25/0100	
Sanctioned On 02 Feb 2025	
Valid Till 03 Feb 2030	
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)	

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.



ELEVATION



SECTION A-A

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: - 6378.00

Total FAR Area: - 11653.89

Total Coverage Area: - 3188.00

Total BUA Area: - 15680.51

OWNER'S NAME AND SIGNATURE
TRISOL RED DEVELOPERS LLP, trisol.red@gmail.com, 9873611450
ASHOK KUMAR:CHATARPAR:DEEPAK KUMAR:DEEWAN
CHAND:NETRAM:RAJKALI, trisol.red@gmail.com, 9873611450
RAVINDER KUMAR:SOHAN PAL SINGH:SURAJ
PRAKASH:TEKCHAND:VIRENDER KUMAR:YASHVIR SINGH,
trisol.red@gmail.com, 9873611450

ARCHITECT'S NAME AND SIGNATURE
RAHUL GUPTA
CA/2010/48921



Building Plan Application Number
GDA/BP/24-25/0100

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Rajesh Kumar Singh (Secretary)

Arvind Kumar (Vice Chairman)