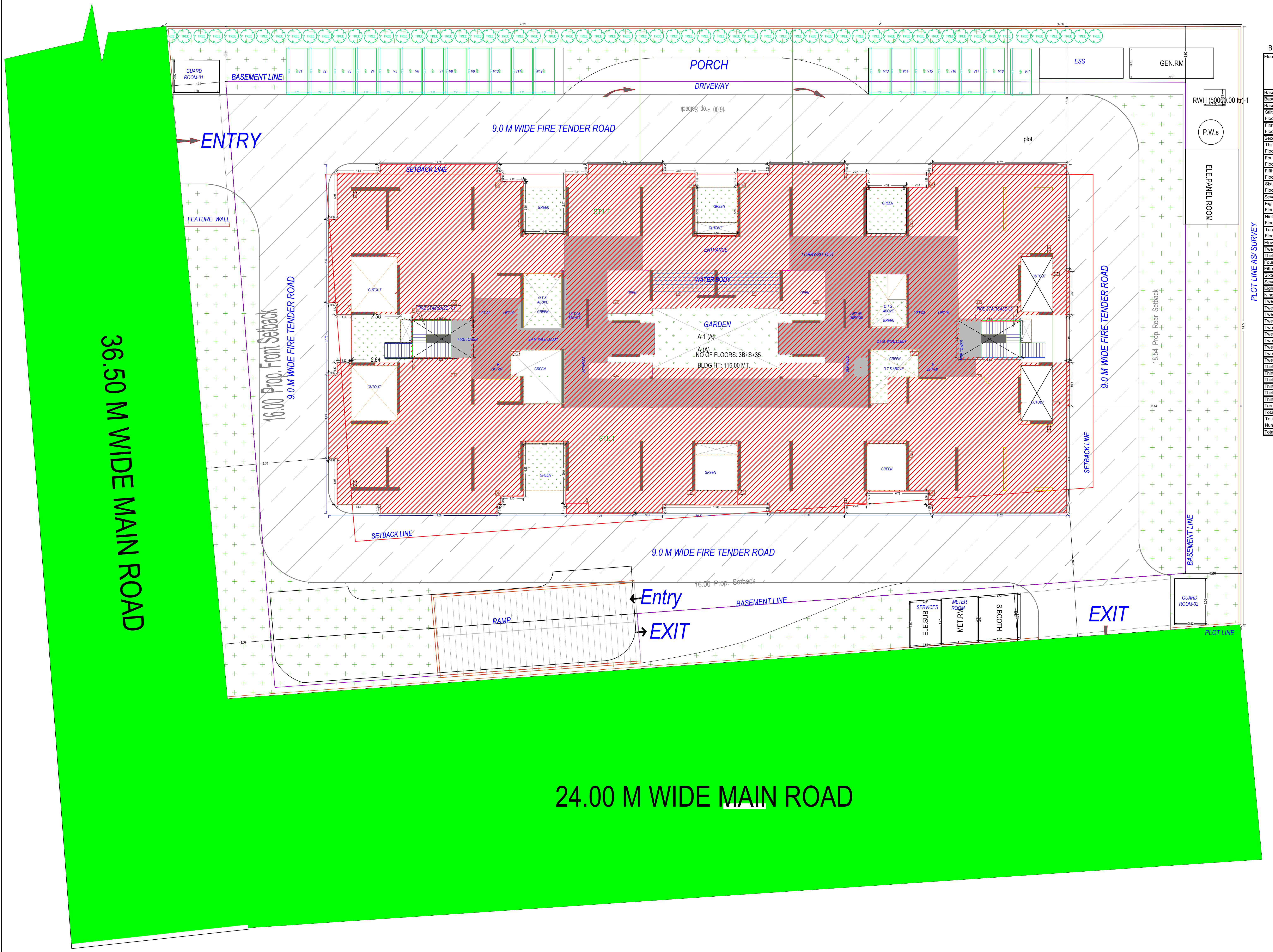
Project Title :PROPOSED GROUP HOUSING TYPE -E AT PLOT NO 10(10/2) , Vaibhav Khand, Indirapuram, Ghaziabad UP Owner :- Ms Shipra Estate Ltd

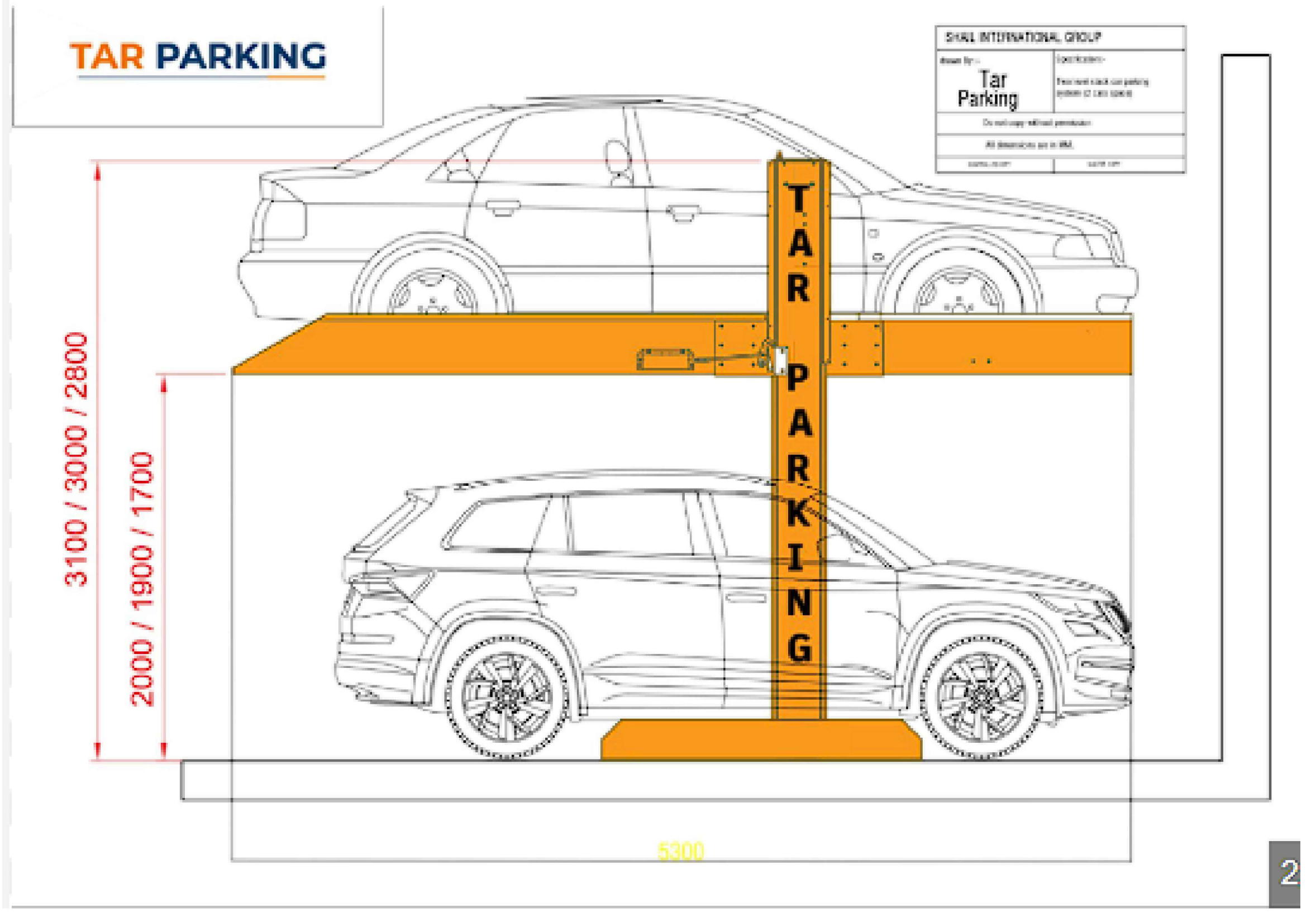
File No	GDA/BP/24-25/1059	Sheet	1 / 4
Submission Date	2024-10-28	Scale	1:100



SITEPLAN
(Scale - 1:200)

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.)		Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
		OTS	VShaft	Void	Ramp		Mumty	Lift	Lift Machine	Lift Lobby	Balcony	Void	Refuge Area	Covered Area	Parking	Resi.	Assembly	Lift Lobby		
Basement Third Floor	5936.21	0.00	14.51	41.29	0.41	5880.00	77.41	60.91	0.00	0.00	0.00	0.00	0.00	0.00	5795.00	15.00	0.00	0.00	15.00	00
Basement Second Floor	5935.80	0.00	14.51	41.29	0.00	5880.00	77.41	60.91	0.00	0.00	0.00	0.00	0.00	0.00	5795.00	15.00	0.00	0.00	15.00	00
Basement First Floor	6289.85	0.00	14.51	41.29	354.05	5880.00	77.41	60.91	0.00	0.00	0.00	0.00	0.00	0.00	5795.00	15.00	0.00	0.00	15.00	00
Stilt Floor	1996.80	0.00	14.51	41.29	0.00	1941.00	82.28	60.91	0.00	0.00	0.00	0.00	0.00	0.00	1596.00	186.00	0.00	0.00	186.00	00
First Floor	2593.84	237.16	14.27	16.41	0.00	2326.00	53.78	0.00	0.00	40.00	339.16	2.31	0.00	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Second Floor	2593.84	237.16	14.27	16.41	0.00	2326.00	53.78	51.18	0.00	40.00	287.98	2.31	0.00	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Third Floor	2593.84	237.16	14.27	16.41	0.00	2326.00	53.78	51.18	0.00	40.00	287.98	2.31	0.00	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Fourth Floor	2593.84	237.16	14.27	16.41	0.00	2326.00	53.78	51.18	0.00	40.00	287.98	2.31	0.00	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Fifth Floor	2593.84	237.16	14.27	16.41	0.00	2326.00	53.78	51.18	0.00	40.00	287.98	2.31	0.00	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Sixth Floor	2593.84	237.16	14.27	16.41	0.00	2326.00	53.78	51.18	0.00	40.00	287.98	2.31	0.00	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Seventh Floor	2593.84	237.16	14.27	16.41	0.00	2326.00	53.78	51.18	0.00	40.00	287.98	2.31	0.00	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Eighth Floor	2593.84	237.16	14.27	16.41	0.00	2326.00	53.78	51.18	0.00	40.00	287.98	2.31	0.00	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Ninth Floor	2593.84	237.16	14.27	16.41	0.00	2326.00	53.78	51.18	0.00	40.00	287.98	2.31	0.00	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Tenth Floor	2593.84	237.16	14.27	16.41	0.00	2326.00	53.78	51.18	0.00	40.00	287.98	2.31	0.00	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Eleventh Floor	2593.84	237.16	14.27	16.41	0.00	2326.00	53.78	51.18	0.00	40.00	287.98	2.31	0.00	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Twelfth Floor	2593.84	237.16	14.27	16.41	0.00	2326.00	53.78	51.18	0.00	40.00	287.98	2.31	0.00	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Thirteenth Floor	2593.84	237.16	14.27	16.41	0.00	2326.00	53.78	51.18	0.00	40.00	287.98	2.31	0.00	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Fourteenth Floor	2593.84	237.16	14.27	16.41	0.00	2326.00	53.78	51.18	0.00	40.00	287.98	2.31	0.00	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Fifteenth Floor	2627.84	237.16	14.27	16.41	0.00	2360.00	53.78	51.18	0.00	40.00	287.98	2.31	50.61	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Sixteenth Floor	2593.84	237.16	14.27	16.41	0.00	2326.00	53.78	51.18	0.00	40.00	287.98	2.31	0.00	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Seventeenth Floor	2593.84	237.16	14.27	16.41	0.00	2326.00	53.78	51.18	0.00	40.00	287.98	2.31	0.00	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Eighteenth Floor	2593.84	237.16	14.27	16.41	0.00	2326.00	53.78	51.18	0.00	40.00	287.98	2.31	0.00	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Nineteenth Floor	2593.84	237.16	14.27	16.41	0.00	2326.00	53.78	51.18	0.00	40.00	287.98	2.31	0.00	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Twentieth Floor	2593.84	237.16	14.27	16.41	0.00	2326.00	53.78	51.18	0.00	40.00	287.98	2.31	0.00	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Twentyfirst Floor	2593.84	237.16	14.27	16.41	0.00	2326.00	53.78	51.18	0.00	40.00	287.98	2.31	0.00	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Twentysecond Floor	2593.84	237.16	14.27	16.41	0.00	2326.00	53.78	51.18	0.00	40.00	287.98	2.31	0.00	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Twentythird Floor	2593.84	237.16	14.27	16.41	0.00	2359.00	53.78	51.18	0.00	40.00	287.98	2.31	50.61	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Twentyfourth Floor	2593.84	237.16	14.27	16.41	0.00	2326.00	53.78	51.18	0.00	40.00	287.98	2.31	0.00	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Twentyfifth Floor	2593.84	237.16	14.27	16.41	0.00	2326.00	53.78	51.18	0.00	40.00	287.98	2.31	0.00	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Twentysixth Floor	2593.84	237.16	14.27	16.41	0.00	2326.00	53.78	51.18	0.00	40.00	287.98	2.31	0.00	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Twentyseventh Floor	2593.84	237.16	14.27	16.41	0.00	2326.00	53.78	51.18	0.00	40.00	287.98	2.31	0.00	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Twentyeighth Floor	2593.84	237.16	14.27	16.41	0.00	2326.00	53.78	51.18	0.00	40.00	287.98	2.31	0.00	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Twentyninth Floor	2593.84	237.16	14.27	16.41	0.00	2326.00	53.78	51.18	0.00	40.00	287.98	2.31	0.00	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Thirtieth Floor	2593.84	237.16	14.27	16.41	0.00	2326.00	53.78	51.18	0.00	40.00	287.98	2.31	0.00	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Thirtyfirst Floor	2626.84	237.16	14.27	16.41	0.00	2359.00	53.78	51.18	0.00	40.00	287.98	2.31	50.61	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Thirtysecond Floor	2593.84	237.16	14.27	16.41	0.00	2326.00	53.78	51.18	0.00	40.00	287.98	2.31	0.00	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Thirtythird Floor	2593.84	237.16	14.27	16.41	0.00	2326.00	53.78	51.18	0.00	40.00	287.98	2.31	0.00	0.00	0.00	1890.75	0.00	0.00	1890.75	08
Thirtyfourth Floor	1349.10	202.15	0.00	16.95	0.00	1130.00	27.55	45.99	0.00	20.00	0.00	0.00	0.00	0.00	0.00	0.00	320.00	0.00	320.00	01
Thirtyfifth Floor	779.60	26.28	7.37	16.94	0.00	729.00	27.55	31.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	135.00	0.00	135.00	01
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	80832.08	8054.71	536.32	740.58	354.46	98298.00	2144.35	1998.93	31.35	1340.00	10493.56	76.23	151.83	0.00	18981.00	62302.00	455.00	0.00	63081.00	266
Total Number of Same Buildings:	1																			
Total:	80832.08	8054.71	536.32	740.58	354.46	98298.00	2144.35	1998.93	31.35	1340.00	10493.56	76.23	151.83	0.00	18981.00	62302.00	455.00	0.00	63081.00	266



A	AREA STATEMENT	VERSION NO.: 1.0.95 VERSION DATE: 25/09/2024
	PROJECT DETAIL :	
	Authority: Ghaziabad Development Authority	Plot Use: Residential
	AuthorityClass: Category A	Plot SubUse: Group Housing
	AuthorityGrade: Development Authority (DA)	Development Plan: INDIRAPURAM ZONE 6
	CaseTrack: Regular	Land Use Zone: Residential use Zone
	Project Type: Group Development	Land SubUse Zone: Residential Zone
	Nature of Development: NEW	Layout Type: NA
	Development Area: Developed Area	
	SubDevelopment Area: Metro City Area	
	Special Project: NA	
	Site Address: District:Ghaziabad, Tehsil:Ghaziabad, Village:NA	
	AREA DETAILS :	Sq.Mts.
1.	Area of Plot As per record	-
	Document Area	7822.00
	As per site condition	7822.00
	Area of Plot Considered	7822.00
2.	Deduction for	
	(a)Proposed roads	0.00
	(b)Any reservations	0.00
	Total(a + b)	0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT	7822.00
	Plot Area For Coverage	7822.00
	Plot Area For FAR	7822.00
	Pre Sanctioned FAR of Type-E(10/2) as per layout plan	65794.95
	Proposed FAR	63081.00
4	Total Built up area permissible at:	
	Pre Sanctioned Permissible G. Coverage area of Type-E(10/2) as per layout plan	2168.58
	Proposed G. Coverage Area	2127.00
	Proposed Area at:	

-		Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
	Basement First Floor	5880.00	0.00	15.00	0.00
	Basement Second Floor	5880.00	0.00	15.00	0.00
	Basement Third Floor	5880.00	0.00	15.00	0.00
	Stilt Floor	1941.00	0.00	186.00	0.00
	First Floor	2326.00	0.00	1890.75	0.00
	Second Floor	2326.00	0.00	1890.75	0.00
	Third Floor	2326.00	0.00	1890.75	0.00
	Fourth Floor	2326.00	0.00	1890.75	0.00
	Fifth Floor	2326.00	0.00	1890.75	0.00
	Sixth Floor	2326.00	0.00	1890.75	0.00
	Seventh Floor	2326.00	0.00	1890.75	0.00
	Eighth Floor	2326.00	0.00	1890.75	0.00
	Ninth Floor	2326.00	0.00	1890.75	0.00
	Tenth Floor	2326.00	0.00	1890.75	0.00
	Eleventh Floor	2326.00	0.00	1890.75	0.00
	Twelfth Floor	2326.00	0.00	1890.75	0.00
	Thirteenth Floor	2326.00	0.00	1890.75	0.00
	Fourteenth Floor	2326.00	0.00	1890.75	0.00
	Fifteenth Floor	2360.00	0.00	1890.75	0.00
	Sixteenth Floor	2326.00	0.00	1890.75	0.00
	Seventeenth Floor	2326.00	0.00	1890.75	0.00
	Eighteenth Floor	2326.00	0.00	1890.75	0.00
	Nineteenth Floor	2326.00	0.00	1890.75	0.00
	Twentieth Floor	2326.00	0.00	1890.75	0.00
	Twentyfirst Floor	2326.00	0.00	1890.75	0.00
	Twentysecond Floor	2326.00	0.00	1890.75	0.00
	Twentythird Floor	2359.00	0.00	1890.75	0.00
	Twentyfourth Floor	2326.00	0.00	1890.75	0.00
	Twentyfifth Floor	2326.00	0.00	1890.75	0.00
	Twentysixth Floor	2326.00	0.00	1890.75	0.00
	Twentyseventh Floor	2326.00	0.00	1890.75	0.00
	Twentyeighth Floor	2326.00	0.00	1890.75	0.00
	Twentyninth Floor	2326.00	0.00	1890.75	0.00
	Thirtieth Floor	2326.00	0.00	1890.75	0.00
	Thirtyfirst Floor	2359.00	0.00	1890.75	0.00
	Thirtysecond Floor	2326.00	0.00	1890.75	0.00
	Thirtythird Floor	2326.00	0.00	1890.75	0.00
	Thirtyfourth Floor	1130.00	0.00	320.00	0.00
	Thirtyfifth Floor	729.00	0.00	135.00	0.00
	Total Area:	98298.00	0.00	63081.00	0.00
	Total FAR Area:	63081.00			
	AccessoryUse Area Added in BuiltUp Area:	124.77			
	Total BuiltUp Area:	98298.00			
C.	Tenement Statement				
4.	Tenement Proposed At:				
	All Floors	35			
5.	Total Tenements	264			
E.	Parking Statement				
1.	Parking Space Required as per Regulations:	6228.75			
2.	Proposed Parking Space:	17924.00			

Additional Coverage Area

Plot name	Area covered under	Proposed Area	Total Coverage Area	Permissible Coverage Area
plot	GUARD RM	17.50	107.33	100
	GUARD RM	17.51		
	MET.RM	19.88		
	GEN.RM	30.03		
	S.BOOTH	22.41		

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)	🟨

OWNER'S NAME AND SIGNATURE

Ms Shipra Estate Ltd, sayahomes90@gmail.com, 8447810548

ARCH/ENG'S NAME AND SIGNA ENGINEER

MEENAKSHI
CA/2017/88832

Signature Not Verified
Digitally signed by MEENAKSHI
Date: 13 Feb 2025 14:30:11
Designation :Architect

Ghaziabad Development Authority

Signature Not Verified
Digitally signed by ARVIND KUMAR
Date: 15 Feb 2025 11:38:55
Organization :Ghaziabad Development Authority
Designation :Chief Architect and Town Planner

Building Plan Application Number
GDA/BP/24-25/1059

Sanctioned On
11 Feb 2025

Valid Till
12 Feb 2030

Approved By
Arvind Kumar (Chief Architect and Town Planner)

Examined By
Neeraj Kumar Gupta (Junior engineer)
Pawan Gupta (Assistant Engineer)
Arvind Kumar (Town Planner/ Executive engineer)
Arvind Kumar (Chief Architect and Town Planner)
Rajesh Kumar Singh (Secretary)
Atul Vats (Vice Chairman)

Required Parking(Table 7a)

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	-	1.00	-	-	-	-	-
			100 - 150	1	-	1.25	-	-	-	-	-
			> 150	1	264.00	1.50	396	-	-	-	-
			> 0	1	-	-	-	-	1.00	41	-
	Assembly	Club	> 0	100	779.00	2.00	16	-	-	-	-
	Total :		-	-	-	-	412	416	-	41	41

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.	
	No.	Reduced Reqd Parking (Incase of Plot having RWArea surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	202	2777.50
Two Stack.Car	-	-	-	214	2942.50
Total Car	412	-	5665.00	416	5720.00
Visitor's Car Parking	41	-	563.75	41	563.75
Other Parking	-	-	-	-	11640.24
Total	6228.75			17924.00	

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
plot	Tree	40	62

Building Conditions Checks

No	Condition
1	For A (A) Incase of Mechanical parking of Stack parking 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.

FAR& Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)				Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)									Proposed FAR Area (Sq.mt.)		Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			OTS	VShaft	Void	Ramp		Mumty	Lift	Lift Machine	Lift Lobby	Balcony	Void	Refuge Area	Covered Area	Parking	Resi.	Assembly	Lift Lobby		
A (A)	1	80832.08	8054.71	536.32	740.58	354.46	98298.00	2144.35	1998.93	31.35	1340.00	10493.56	76.23	151.83	0.00	18981.00	62302.00	455.00	0.00	63081.00	264
Grand Total :	1	80832.08	8054.71	536.32	740.58	354.46	98298.00	2144.35	1998.93	31.35	1340.00	10493.56	76.23	151.83	0.00	18981.00	62302.00	455.00	0.00	63081.00	264

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (A)	Residential	Group Housing		-	Highrise	264	2	BASEMENT THIRD FLOOR PLAN	Residential + Parking	Group Housing	-	-	-
								BASEMENT SECOND FLOOR PLAN	Residential + Parking	Group Housing	-	-	-
								BASEMENT FIRST FLOOR PLAN	Residential + Parking	Group Housing	-	-	-
								STILT FLOOR PLAN	Residential + Parking	Group Housing	-	-	-
								TYPICAL - 1, 2, 5, 6, 9, 10, 13, 14, 17, 18, 21, 22, 25, 26, 29, 30, 33 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TYPICAL - 3, 4, 7, 8, 11, 12, 16, 19, 20, 24, 27, 28, 32 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TYPICAL - 15, 23, 31 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								THIRTYFOURTH FLOOR PLAN	Assembly	Club	Assembly	Assembly	Club
								THIRTYFIFTH FLOOR PLAN	Assembly	Club	Assembly	Assembly	Club
								TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D	0.72	2.10	66
A (A)	D	0.75	2.10	1716
A (A)	D	0.80	2.10	528
A (A)	D	0.90	2.10	899
A (A)	D	1.00	2.10	660
A (A)	D	1.05	2.10	264
A (A)	D	1.45	2.10	02
A (A)	D	1.51	2.10	198
A (A)	D	1.82	2.10	66
A (A)	D	2.02	2.10	08
A (A)	D	2.16	2.10	66
A (A)	OPEN	2.16	2.10	66
A (A)	OPEN	2.17	2.10	66
A (A)	OPEN	3.14	2.10	66
A (A)	open	4.98	2.10	66

Additional Permissible FAR

Area covered under	Proposed Area	Total Proposed Area
FAR Area		
Lift Lobby	170.00	1340.00
Lift Lobby	170.00	
Lift Lobby	170.00	
Lift Lobby	170.00	
Lift Lobby	130.00	
Lift Lobby	130.00	
Lift Lobby	130.00	
Lift Lobby	130.00	
Lift Lobby	30.00	
Lift Lobby	30.00	
Lift Lobby	30.00	
Lift Lobby	30.00	
Lift Lobby	10.00	
Lift Lobby	10.00	
NonFAR CHECK		
Service Duct	7.25	96.74
Service Duct	7.25	
Service Duct	7.25	
Service Duct	7.25	
Service Duct	7.25	
Service Duct	7.25	
Service Duct	7.25	
Service Duct	7.25	
Lift Machine Room	7.93	
Lift Machine Room	7.94	
Lift Machine Room	6.53	
Lift Machine Room	8.96	
Service Duct	7.37	

Buildingwise Floor FSI Details

Floor Name	Building Name A (A)		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	5880.00	15.00	5880.00	15.00
Basement Second Floor	5880.00	15.00	5880.00	15.00
Basement Third Floor	5880.00	15.00	5880.00	15.00
Stilt Floor	1941.00	186.00	1941.00	186.00
First Floor	2326.00	1890.75	2326.00	1890.75
Second Floor	2326.00	1890.75	2326.00	1890.75
Third Floor	2326.00	1890.75	2326.00	1890.75
Fourth Floor	2326.00	1890.75	2326.00	1890.75
Fifth Floor	2326.00	1890.75	2326.00	1890.75
Sixth Floor	2326.00	1890.75	2326.00	1890.75
Seventh Floor	2326.00	1890.75	2326.00	1890.75
Eighth Floor	2326.00	1890.75	2326.00	1890.75
Ninth Floor	2326.00	1890.75	2326.00	1890.75
Tenth Floor	2326.00	1890.75	2326.00	1890.75
Eleventh Floor	2326.00	1890.75	2326.00	1890.75
Twelfth Floor	2326.00	1890.75	2326.00	1890.75
Thirteenth Floor	2326.00	1890.75	2326.00	1890.75
Fourteenth Floor	2326.00	1890.75	2326.00	1890.75
Fifteenth Floor	2360.00	1890.75	2360.00	1890.75
Sixteenth Floor	2326.00	1890.75	2326.00	1890.75
Seventeenth Floor	2326.00	1890.75	2326.00	1890.75
Eighteenth Floor	2326.00	1890.75	2326.00	1890.75
Nineteenth Floor	2326.00	1890.75	2326.00	1890.75
Twentieth Floor	2326.00	1890.75	2326.00	1890.75
Twentyfirst Floor	2326.00	1890.75	2326.00	1890.75
Twentysecond Floor	2326.00	1890.75	2326.00	1890.75
Twentythird Floor	2359.00	1890.75	2359.00	1890.75
Twentyfourth Floor	2326.00	1890.75	2326.00	1890.75
Twentyfifth Floor	2326.00	1890.75	2326.00	1890.75
Twentysixth Floor	2326.00	1890.75	2326.00	1890.75
Twentyseventh Floor	2326.00	1890.75	2326.00	1890.75
Twentyeighth Floor	2326.00	1890.75	2326.00	1890.75
Twentyninth Floor	2326.00	1890.75	2326.00	1890.75
Thirtieth Floor	2326.00	1890.75	2326.00	1890.75
Thirtyfirst Floor	2359.00	1890.75	2359.00	1890.75
Thirtysecond Floor	2326.00	1890.75	2326.00	1890.75
Thirtythird Floor	2326.00	1890.75	2326.00	1890.75
Thirtyfourth Floor	1130.00	320.00	1130.00	320.00
Thirtyfifth Floor	729.00	135.00	729.00	135.00
Total:	98298.00	63081.00	98298.00	63081.00

Total Plot Area: -	7822.00	Total FAR Area: -	63081.00
Total Coverage Area: -	2127.00	Total BUA Area: -	98298.00

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.

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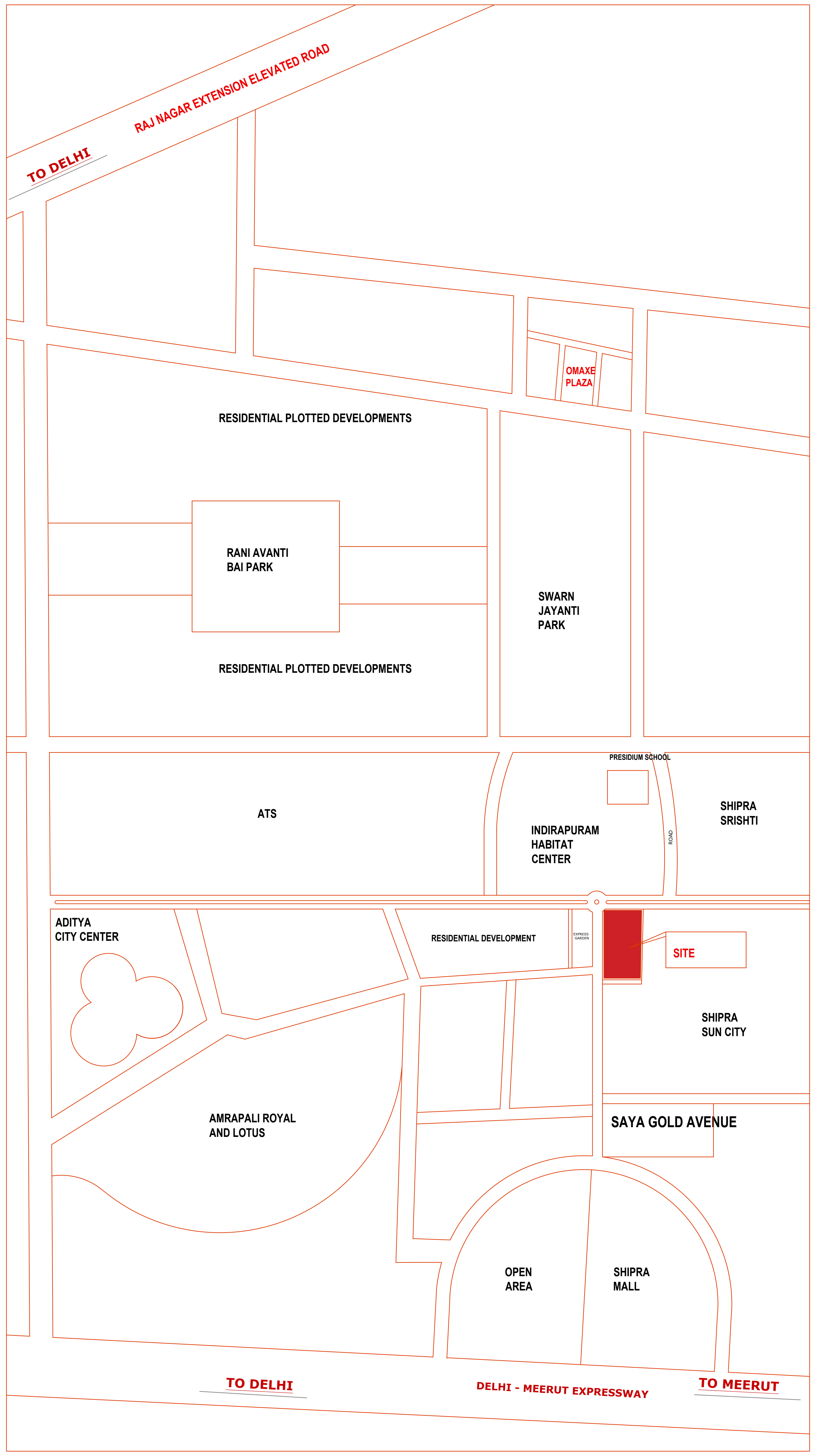
Project Title :PROPOSED GROUP HOUSING TYPE -E AT PLOT NO 10(10/2) , Vaibhav Khand, Indirapuram, Ghaziabad UP Owner :- Ms Shipra Estate Ltd

File No	GDA/BP/24-25/1059	Sheet	1 / 4
Submission Date	*2024-10-28*	Scale	1:100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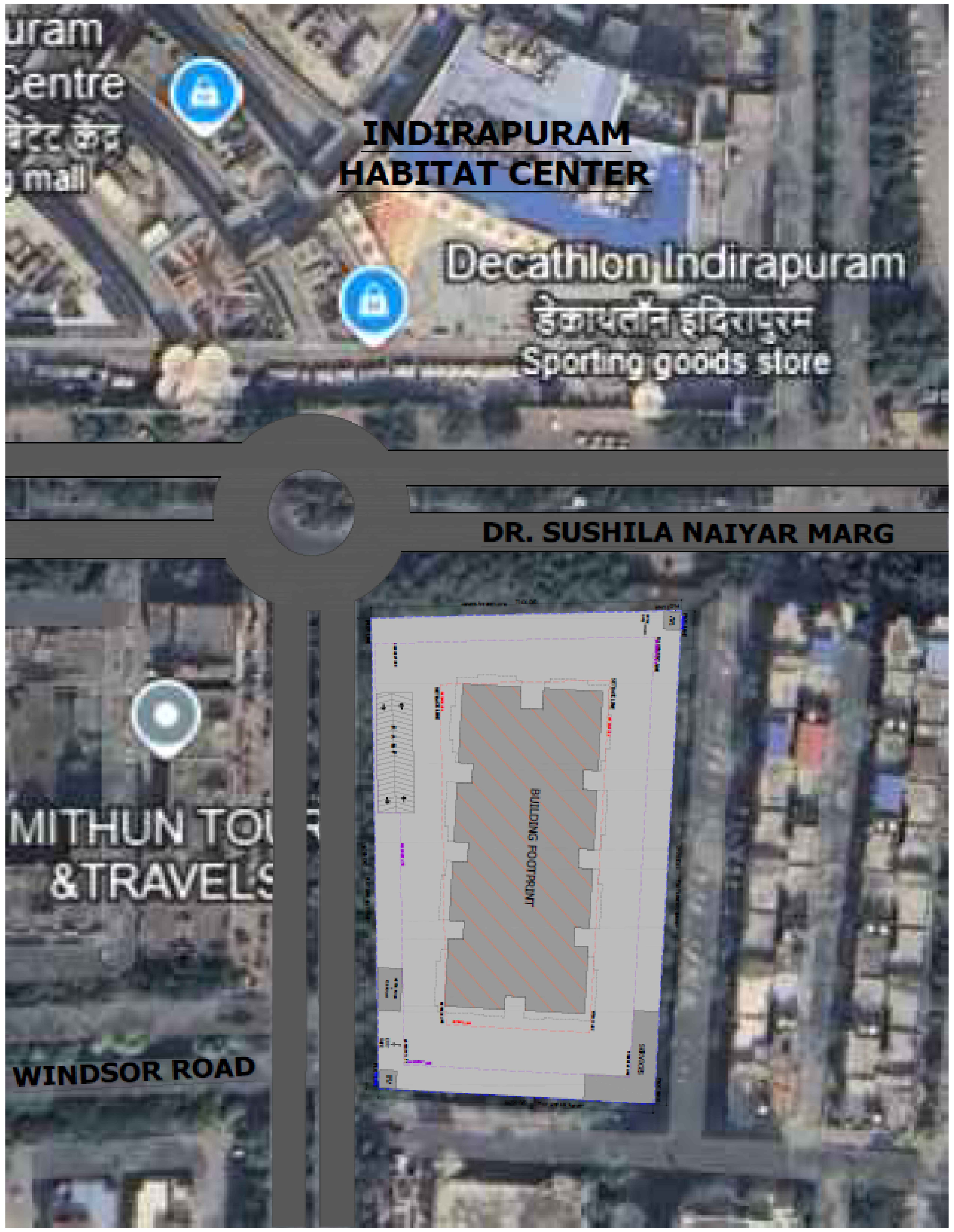
TO DELHI
OMAXE PLAZA
RESIDENTIAL PLOTTED DEVELOPMENTS
RANI AVANTI BAI PARK
SWARN JAYANTI PARK
RESIDENTIAL PLOTTED DEVELOPMENTS
PRESIDIUM SCHOOL
ATS
INDIRAPURAM HABITAT CENTER
ROAD
SHIPRA SRISHTI
ADITYA CITY CENTER
RESIDENTIAL DEVELOPMENT
EXPRESS GARDEN
SITE
SHIPRA SUN CITY
AMRAPALI ROYAL AND LOTUS
SAYA GOLD AVENUE
OPEN AREA
SHIPRA MALL
TO DELHI
DELHI - MEERUT EXPRESSWAY
TO MEERUT

KEY PLAN


INDIRAPURAM HABITAT CENTER
Decathlon Indirapuram
डेकाथलॉन इंदिरापुरम
Sporting goods store
DR. SUSHILA NAIYAR MARG
MITHUN TOU
&TRAVELS
WINDSOR ROAD
BUILDING FOOTPRINT

LOCATION PLAN

UnitBUA Table for Building :A (A)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA(Area in Sq.mt.)				UnitBUA Area	Deductions (Area in Sq.mt.)				Carpet Area	No. of Unit
					Shaft	Void	Chowk	Lift		Balcony	Door	Window	External Wall		
TYPICAL - 1, 2, 5, 6, 9, 10, 13, 14, 17, 18, 21, 22, 25, 26, 29, 30, 33 FLOOR PLAN	15	FLAT	230.32	230.32	7.14	0.00	0.00	0.00	223.18	23.59	0.40	1.93	0.00	197.26	08
	16	FLAT	270.03	270.03	0.00	0.50	19.69	5.16	244.68	22.21	0.28	2.39	0.98	218.82	
	17	FLAT	397.23	397.23	0.00	0.78	24.14	13.60	358.71	68.42	0.66	2.84	0.78	286.01	
	18	FLAT	250.98	250.98	0.00	0.09	0.00	6.90	243.99	20.75	0.42	1.93	1.43	219.46	
	19	FLAT	253.66	253.66	0.00	0.09	0.00	6.85	246.72	20.75	0.51	1.75	1.12	222.59	
	20	FLAT	230.39	230.39	7.13	0.00	0.00	0.00	223.26	23.66	0.40	1.93	0.00	197.27	
	20c	FLAT	347.37	347.37	0.00	16.65	0.00	13.56	317.16	53.67	0.58	2.39	0.78	259.74	
	21	FLAT	318.73	318.73	0.00	0.60	26.53	5.11	286.49	34.68	0.48	2.84	1.02	247.47	
	Total per Floor:	Total :	2298.71	2298.71	14.27	18.71	70.36	51.18	2144.19	267.73	3.73	18.00	6.11	1848.62	08
		Typical Floor = 17													
		Total :	39078.07	39078.07	14.27	18.71	70.36	51.18	36451.23	4551.41	63.41	306.00	103.87	31426.54	136
TYPICAL - 3, 4, 7, 8, 11, 12, 16, 19, 20, 24, 27, 28, 32 FLOOR PLAN	10	FLAT	253.33	253.33	0.00	0.09	0.00	6.90	246.34	23.09	0.42	1.93	1.43	219.47	08
	11	FLAT	256.08	256.08	0.00	0.09	0.00	6.85	249.14	23.17	0.51	1.75	1.12	222.59	
	12	FLAT	347.34	347.34	0.00	16.65	0.00	13.56	317.13	53.64	0.58	2.39	0.78	259.74	
	13	FLAT	351.99	351.99	0.00	0.60	26.53	5.11	319.75	67.95	0.48	2.84	1.02	247.46	
	14	FLAT	229.85	229.85	7.14	0.00	0.00	0.00	222.71	23.12	0.40	1.93	0.00	197.26	
	15c	FLAT	301.46	301.46	0.00	0.50	19.69	5.16	276.11	53.64	0.28	2.39	0.98	218.82	
	16c	FLAT	229.93	229.93	7.13	0.00	0.00	0.00	222.80	23.20	0.40	1.93	0.00	197.27	
	9	FLAT	396.71	396.71	0.00	0.78	24.14	13.60	358.19	67.90	0.66	2.84	0.78	286.01	
	Total per Floor:	Total :	2366.69	2366.69	14.27	18.71	70.36	51.18	2212.17	335.71	3.73	18.00	6.11	1848.62	08
		Typical Floor = 13													
		Total :	30766.97	30766.97	14.27	18.71	70.36	51.18	28758.21	4364.23	48.49	234.00	79.43	24032.06	104
TYPICAL - 15, 23, 31 FLOOR PLAN	1	FLAT	396.71	396.71	0.00	0.78	24.14	13.60	358.19	67.89	0.66	2.84	0.78	286.02	08
	2	FLAT	253.33	253.33	0.00	0.09	0.00	6.90	246.34	23.09	0.42	1.93	1.43	219.47	
	3	FLAT	256.08	256.08	0.00	0.09	0.00	6.85	249.14	23.17	0.51	1.75	1.12	222.59	
	4	FLAT	347.34	347.34	0.00	16.65	0.00	13.56	317.13	53.64	0.58	2.39	0.78	259.74	
	5	FLAT	351.99	351.99	0.00	0.60	26.53	5.11	319.75	67.95	0.48	2.84	1.02	247.46	
	6	FLAT	229.85	229.85	7.14	0.00	0.00	0.00	222.71	23.12	0.40	1.93	0.00	197.26	
	7	FLAT	301.46	301.46	0.00	0.50	19.69	5.16	276.11	53.64	0.28	2.39	0.98	218.82	
	8	FLAT	229.93	229.93	7.13	0.00	0.00	0.00	222.80	23.20	0.40	1.93	0.00	197.27	
	Total per Floor:	Total :	2366.69	2366.69	14.27	18.71	70.36	51.18	2212.17	335.70	3.73	18.00	6.11	1848.63	08
		Typical Floor = 3													
		Total :	7100.07	7100.07	14.27	18.71	70.36	51.18	6636.51	1007.10	11.19	54.00	18.33	5545.89	24
THIRTYFOURTH FLOOR PLAN	SPLIT A	OTHER	1665.49	1665.49	0.00	16.95	202.15	82.96	1363.43	0.00	0.97	9.28	3.80	1349.38	01
	Total per Floor:	Total :	1665.49	1665.49	0.00	16.95	202.15	82.96	1363.43	0.00	0.97	9.28	3.80	1349.38	01
		Typical Floor = 1													
		Total :	1665.49	1665.49	0.00	16.95	202.15	82.96	1363.43	0.00	0.97	9.28	3.80	1349.38	01
THIRTYFIFTH FLOOR PLAN	SPLIT B	OTHER	775.30	775.30	7.37	16.94	26.28	31.54	693.17	0.00	0.29	0.54	0.93	691.41	01
	Total per Floor:	Total :	775.30	775.30	7.37	16.94	26.28	31.54	693.17	0.00	0.29	0.54	0.93	691.41	01
		Typical Floor = 1													
		Total :	775.30	775.30	7.37	16.94	26.28	31.54	693.17	0.00	0.29	0.54	0.93	691.41	01
-															
Total:	-	-	79385.90	79385.90	478.44	651.66	2550.22	1803.34	73902.55	9922.55	124.72	604.12	206.34	63045.28	266

OWNER'S NAME AND SIGNATURE

Ms Shipra Estate Ltd, sayahomes90@gmail.com, 8447810548

ARCH/ENG'S NAME AND SIGNA ENGINEER

Rmaui

MEENAKSHI

CA/2017/88832

Signature Not Verified
Digitally signed by MEENAKSHI
Date: 13 Feb 2025 14:30:11
Designation :Architect

Ghaziabad Development Authority

Signature Not Verified
Digitally signed by ARVIND KUMAR
Date: 15 Feb 2025 11:38:55
Organization :Ghaziabad Development Authority
Designation :Chief Architect and Town Planner

Building Plan Application Number

GDA/BP/24-25/1059

Sanctioned On

11 Feb 2025

Valid Till

12 Feb 2030

Approved By

Arvind Kumar (Chief Architect and Town Planner)

Examined By

Neeraj Kumar Gupta (Junior engineer)

Pawan Gupta (Assistant Engineer)

Arvind Kumar (Town Planner/ Executive engineer)

Arvind Kumar (Chief Architect and Town Planner)

Rajesh Kumar Singh (Secretary)

Atul 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: -	7822.00	Total FAR Area: -	63081.00
Total Coverage Area: -	2127.00	Total BUA Area: -	98298.00

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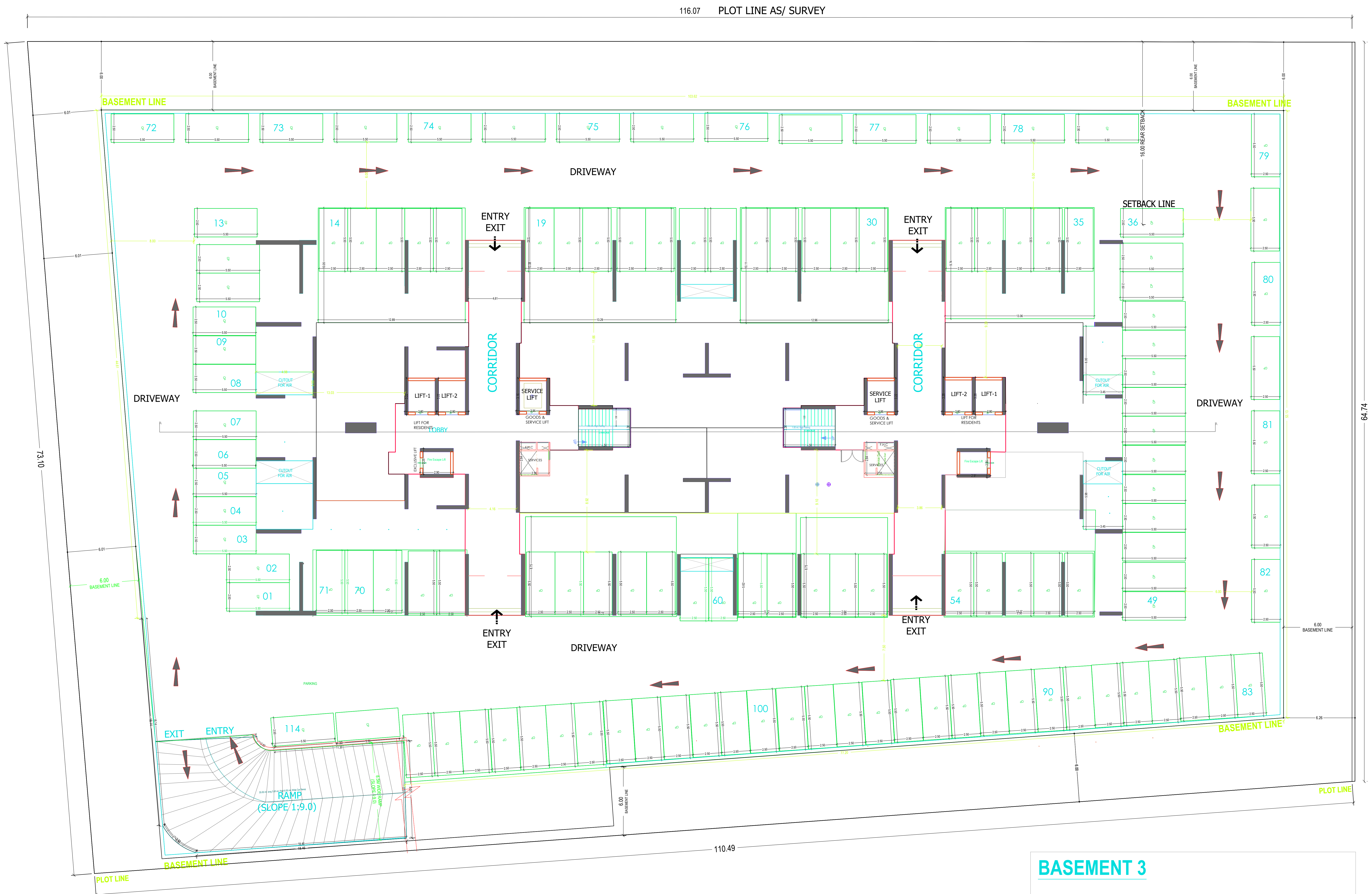
File No	GDA/BP/24-25/1059	Sheet	2 / 4
Submission Date	2024-10-28	Scale	1:100



BASEMENT -3

BASEMENT THIRD FLOOR PLAN
(SCALE 1:100)

BASEMENT 3

TOTAL CAR PARKING = 114 CARS

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 5, 6, 9, 10, 13, 14, 17, 18, 21, 22, 25, 26, 29, 30, 33 FLOOR PLAN	1.45 X 9.15 X 2 X 17	449.14	4551.07
	2.37 X 11.39 X 1 X 17	402.22	
	2.35 X 11.40 X 1 X 17	401.03	
	2.37 X 13.75 X 2 X 17	952.00	
	2.37 X 16.95 X 1 X 17	573.75	
	2.37 X 9.34 X 2 X 17	705.50	
	2.37 X 14.16 X 1 X 17	534.14	
	1.68 X 4.86 X 1 X 17	113.39	
	1.53 X 4.87 X 1 X 17	113.56	
	2.08 X 5.77 X 1 X 17	153.51	
	2.08 X 5.76 X 1 X 17	152.83	
TYPICAL - 3, 4, 7, 8, 11, 12, 16, 19, 20, 24, 27, 28, 32 FLOOR PLAN	1.45 X 9.02 X 1 X 13	169.52	4363.32
	1.45 X 8.99 X 1 X 13	168.87	
	1.68 X 4.86 X 1 X 13	86.71	
	1.53 X 4.87 X 1 X 13	86.84	
	2.08 X 5.77 X 1 X 13	117.39	
	2.08 X 5.76 X 1 X 13	116.87	
	2.35 X 11.40 X 2 X 13	601.12	
	2.37 X 11.40 X 1 X 13	301.60	
	2.36 X 11.42 X 1 X 13	301.21	
	2.37 X 13.60 X 1 X 13	355.03	
	2.37 X 17.16 X 1 X 13	441.35	
	2.37 X 13.63 X 1 X 13	355.68	
	2.36 X 17.16 X 1 X 13	440.31	
	2.37 X 14.37 X 2 X 13	820.82	
TYPICAL - 15, 23, 31 FLOOR PLAN	1.45 X 9.02 X 1 X 3	39.12	1006.92
	1.45 X 8.99 X 1 X 3	38.97	
	2.35 X 11.40 X 2 X 3	138.72	
	2.37 X 11.40 X 1 X 3	69.60	
	2.36 X 11.42 X 1 X 3	69.51	
	2.37 X 13.60 X 1 X 3	81.93	
	2.37 X 17.16 X 1 X 3	101.85	
	2.37 X 13.63 X 1 X 3	82.08	
	2.36 X 17.16 X 1 X 3	101.61	
	2.37 X 14.37 X 2 X 3	189.42	
	1.53 X 4.87 X 1 X 3	20.04	
	2.08 X 5.77 X 1 X 3	27.09	
	1.68 X 4.85 X 1 X 3	20.01	
	2.08 X 5.76 X 1 X 3	26.97	
Total	-	-	9921.31

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
BASEMENT THIRD FLOOR PLAN	Fire Escape Staircase	1.51	0.300	0.000	1.00
	STAIRCASE	1.50	0.300	0.000	1.00
	STAIRCASE	1.50	0.300	0.000	1.00
	Fire Escape Staircase	1.51	0.300	0.000	1.00
BASEMENT SECOND FLOOR PLAN	Fire Escape Staircase	1.51	0.300	0.000	1.00
	STAIRCASE	1.50	0.300	0.000	1.00
	STAIRCASE	1.50	0.300	0.000	1.00
	Fire Escape Staircase	1.51	0.300	0.000	1.00
BASEMENT FIRST FLOOR PLAN	Fire Escape Staircase	1.51	0.300	0.000	1.00
	STAIRCASE	1.50	0.300	0.000	1.00
	STAIRCASE	1.50	0.300	0.000	1.00
	Fire Escape Staircase	1.51	0.300	0.000	1.00
STILT FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.103	1.00
	STAIRCASE	1.50	0.300	0.113	1.00
	STAIRCASE	1.50	0.300	0.113	1.00
	Fire Escape Staircase	1.50	0.300	0.113	1.00
TYPICAL - 1, 2, 5, 6, 9, 10, 13, 14, 17, 18, 21, 22, 25, 26, 29, 30, 33 FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.082	1.00
	STAIRCASE	1.50	0.300	0.075	1.00
	Fire Escape Staircase	1.52	0.300	0.078	1.00
	STAIRCASE	1.50	0.300	0.078	1.00
TYPICAL - 3, 4, 7, 8, 11, 12, 16, 19, 20, 24, 27, 28, 32 FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.082	1.00
	STAIRCASE	1.50	0.300	0.075	1.00
	Fire Escape Staircase	1.52	0.300	0.078	1.00
	STAIRCASE	1.50	0.300	0.078	1.00
TYPICAL - 15, 23, 31 FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.082	1.00
	STAIRCASE	1.50	0.300	0.075	1.00
	Fire Escape Staircase	1.52	0.300	0.078	1.00
	STAIRCASE	1.50	0.300	0.078	1.00
THIRTYFOURTH FLOOR PLAN	STAIRCASE	1.50	0.300	0.075	1.00
	Fire Escape Staircase	1.52	0.300	0.078	1.00
	STAIRCASE	1.50	0.300	0.073	1.00
THIRTYFIFTH FLOOR PLAN	STAIRCASE	1.50	0.300	0.075	1.00
	Fire Escape Staircase	1.52	0.300	0.078	1.00

OWNER'S NAME AND SIGNATURE

Ms Shipra Estate Ltd, sayahomes90@gmail.com, 8447810548

ARCH/ENG'S NAME AND SIGNA ENGINEER

Rmanni

MEENAKSHI

CA/2017/88832

Signature Not Verified
Digitally signed by MEENAKSHI
Date: 13 Feb 2025 14:30:11
Designation :Architect

Ghaziabad Development Authority

Signature Not Verified
Digitally signed by ARVIND KUMAR
Date: 15 Feb 2025 11:38:55
Organization :Ghaziabad Development Authority
Designation :Chief Architect and Town Planner

Building Plan Application Number
GDA/BP/24-25/1059

Sanctioned On
11 Feb 2025

Valid Till
12 Feb 2030

Approved By
Arvind Kumar (Chief Architect and Town Planner)

Examined By
Neeraj Kumar Gupta (Junior engineer)
Pawan Gupta (Assistant Engineer)
Arvind Kumar (Town Planner/ Executive engineer)
Arvind Kumar (Chief Architect and Town Planner)
Rajesh Kumar Singh (Secretary)
Atul Vats (Vice Chairman)

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Total Coverage Area: -	2127.00	Total BUA Area: -	98298.00

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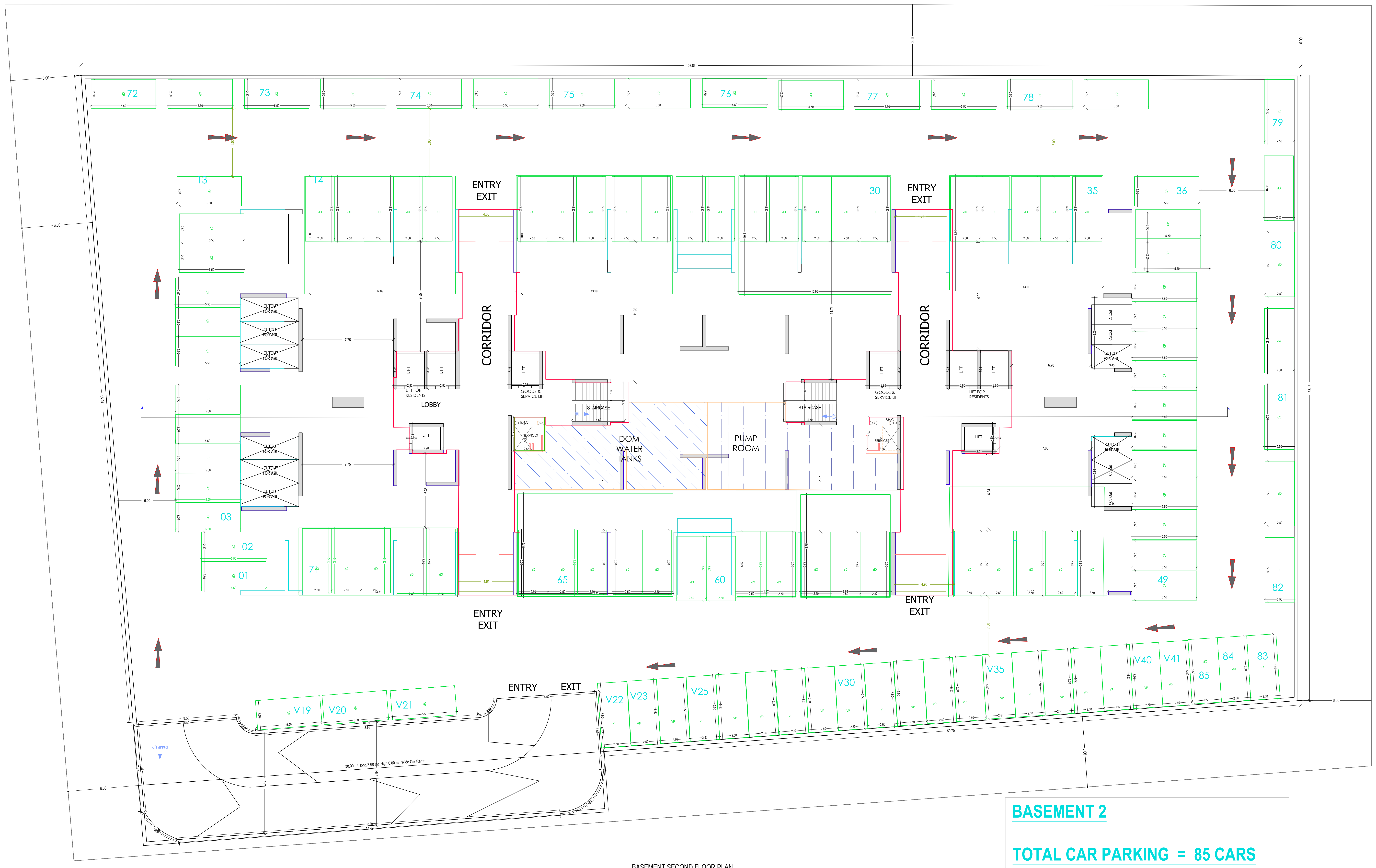
File No	GDA/BP/24-25/1059	Sheet	3 / 4
Submission Date	*2024-10-28*	Scale	1:100

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	V	0.60	1.00	264
A (A)	V	0.66	1.00	66
A (A)	V	0.68	1.00	231
A (A)	V	0.75	1.00	759
A (A)	W	0.75	1.20	132
A (A)	V	0.90	1.00	132
A (A)	V	1.01	1.00	66
A (A)	W	1.20	1.20	132
A (A)	W	1.23	1.20	66
A (A)	MECH VENT	1.38	1.00	66
A (A)	W	1.47	1.20	198
A (A)	W	1.60	1.20	396
A (A)	W	1.61	1.20	132
A (A)	MECH VENT	1.80	1.00	134
A (A)	v	1.80	1.00	04
A (A)	W	1.80	1.20	16
A (A)	W	1.85	1.20	132
A (A)	W	1.90	1.20	198
A (A)	MECH VENT	12.33	1.00	01
A (A)	MECH VENT	15.94	1.00	01
A (A)	W	2.12	1.20	66
A (A)	W	2.13	1.20	66
A (A)	W	2.17	1.20	132
A (A)	W	2.33	1.20	66
A (A)	MECH VENT	2.41	1.00	33
A (A)	MECH VENT	2.64	1.00	01
A (A)	W	2.70	1.20	66
A (A)	MECH VENT	2.90	1.00	33
A (A)	W	3.06	1.20	66
A (A)	W	3.50	1.20	132
A (A)	w	3.67	1.20	132
A (A)	MECH VENT	3.68	1.00	132
A (A)	MECH VENT	4.04	1.00	66
A (A)	W	5.32	1.20	66
A (A)	MECH VENT	6.58	1.00	01
A (A)	MECH VENT	6.60	1.00	01
A (A)	MECH VENT	7.71	1.00	01


72
73
74
75
76
77
78
79
80
81
82
13
14
30
35
36
03
02
01
71
65
60
49
V19
V20
V21
V22
V23
V25
V30
V35
V40
V41
84
83
85
ENTRY
EXIT
CORRIDOR
CUTOUT FOR AIR
LIFT
LIFT FOR RESIDENTS
GOODS & SERVICE LIFT
LOBBY
STAIRCASE
DOM WATER TANKS
PUMP ROOM
SERVICES
103.86
6.00
7.75
7.88
53.16
58.75
38.00 mt. long 3.60 mt. High 6.00 mt. Wide Car Ramp
5.50
2.50

BASEMENT SECOND FLOOR PLAN
(SCALE 1:100)

BASEMENT 2

TOTAL CAR PARKING = 85 CARS
(V) PARKING = 22

OWNER'S NAME AND SIGNATURE	
Ms Shipra Estate Ltd, sayahomes90@gmail.com, 8447810548	
ARCH/ENG'S NAME AND SIGNA	ENGINEER
MEENAKSHI CA/2017/88832 Signature Not Verified Digitally signed by MEENAKSHI Date: 13 Feb 2025 14:30:11 Designation :Architect	
	Ghaziabad Development Authority
	Signature Not Verified Digitally signed by ARVIND KUMAR Date: 15 Feb 2025 11:38:55 Organization :Ghaziabad Development Authority Designation :Chief Architect and Town Planner

Building Plan Application Number
GDA/BP/24-25/1059

Sanctioned On
11 Feb 2025

Valid Till
12 Feb 2030

Approved By
Arvind Kumar (Chief Architect and Town Planner)

Examined By
Neeraj Kumar Gupta (Junior engineer)
Pawan Gupta (Assistant Engineer)
Arvind Kumar (Town Planner/ Executive engineer)
Arvind Kumar (Chief Architect and Town Planner)
Rajesh Kumar Singh (Secretary)
Atul Vats (Vice Chairman)

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Total Coverage Area: -	2127.00	Total BUA Area: -	98298.00

ISO_A0_(841.00_x_1189.00_MM)

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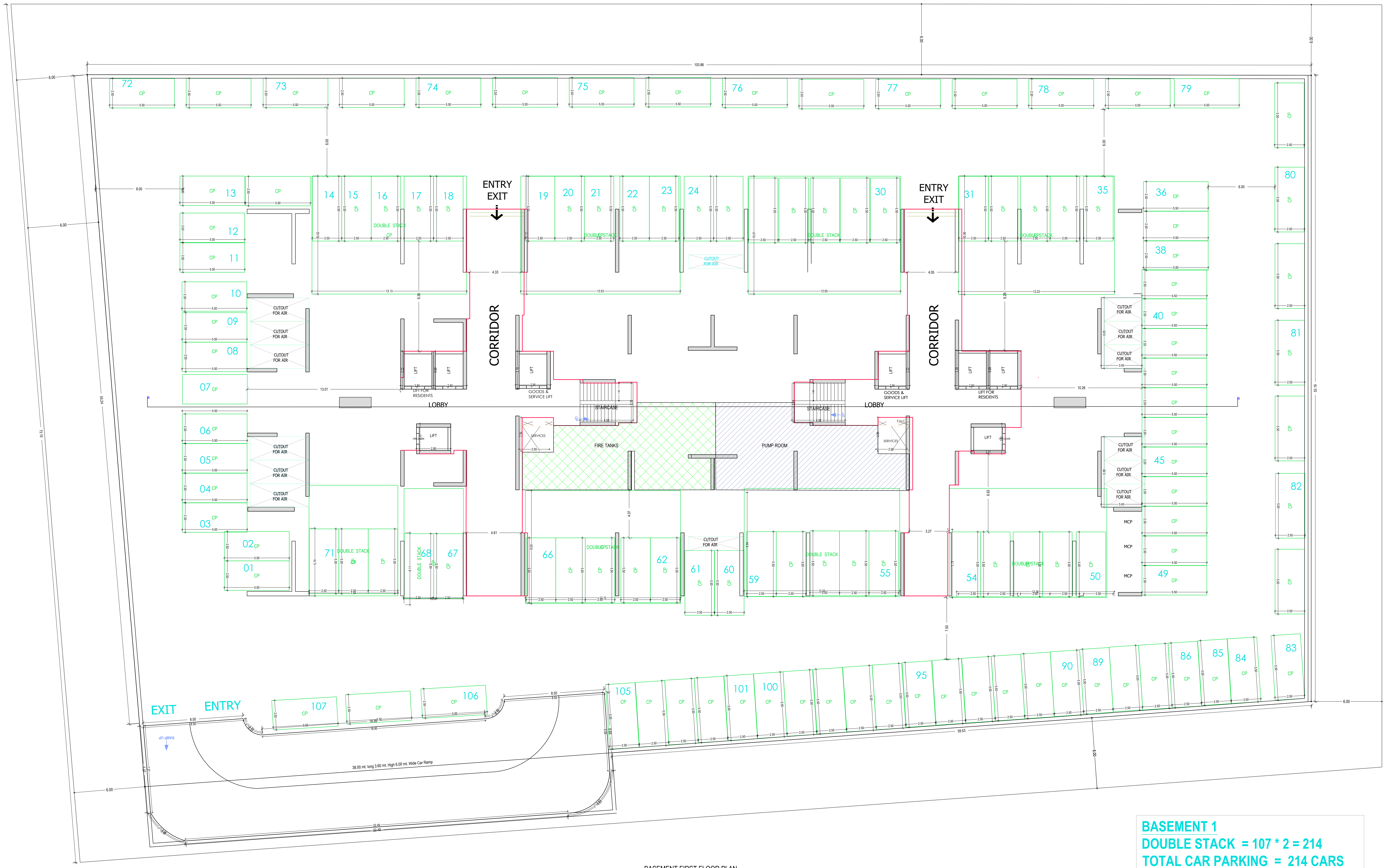
File No	GDA/BP/24-25/1059	Sheet	4 / 4
Submission Date	*2024-10-28*	Scale	1:100


ENTRY
EXIT
CORRIDOR
ENTRY
EXIT
CORRIDOR
LOBBY
LOBBY
STAIRCASE
STAIRCASE
FIRE TANKS
PUMP ROOM
LIFT
LIFT FOR RESIDENTS
GOODS & SERVICE LIFT
SERVICES
CUTOUT FOR AIR
DOUBLE STACK
CP
MCP
EXIT
ENTRY
38.00 mt. long 3.60 mt. High 6.00 mt. Wide Car Ramp
103.86
59.53
32.49
18.95
6.00
5.50
2.50

BASEMENT 1
DOUBLE STACK = 107 * 2 = 214
TOTAL CAR PARKING = 214 CARS

BASEMENT FIRST FLOOR PLAN
(SCALE 1:100)

OWNER'S NAME AND SIGNATURE
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CA/2017/88832

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Pawan Gupta (Assistant Engineer)
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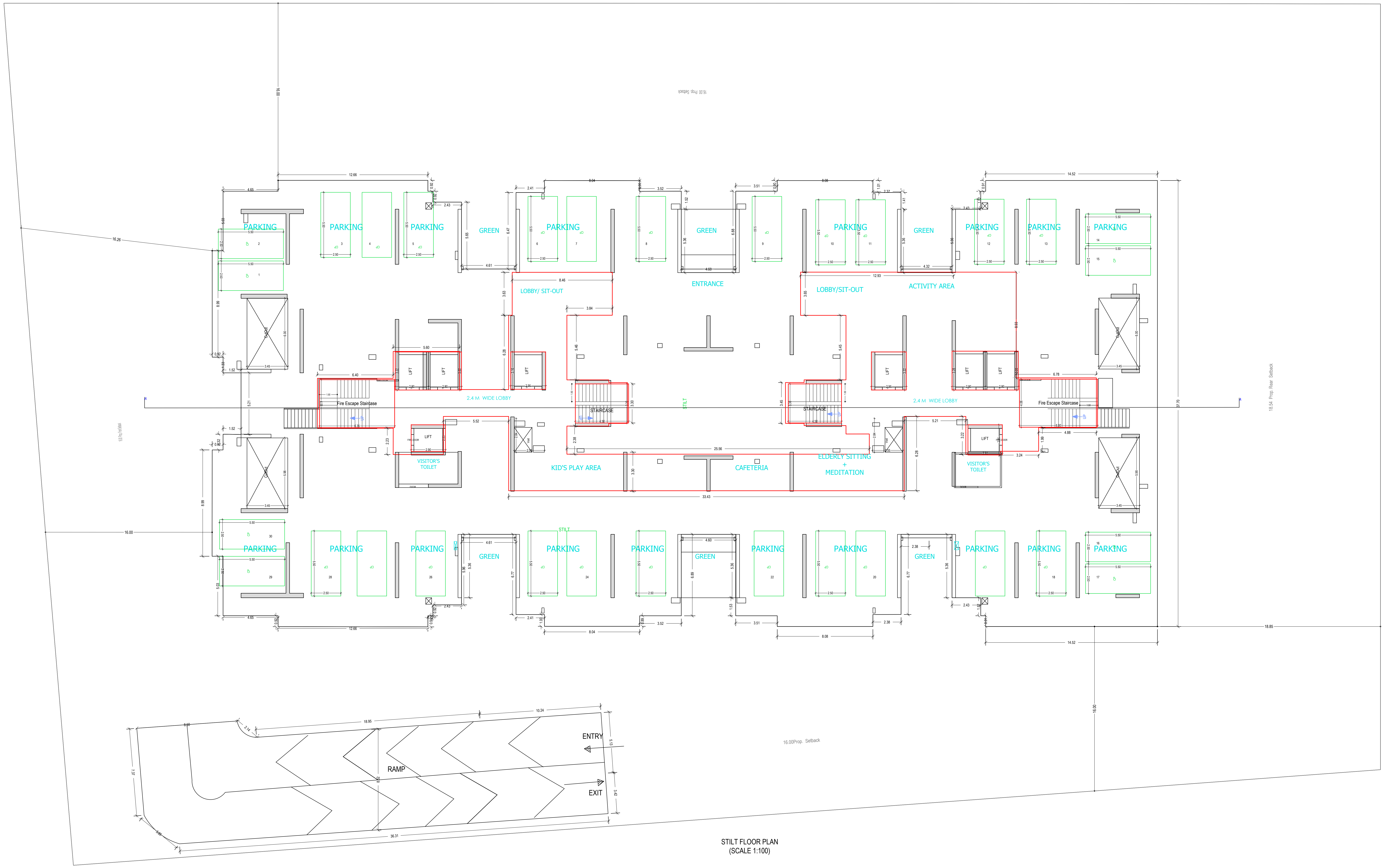

PARKING
GREEN
ENTRANCE
LOBBY/ SIT-OUT
LOBBY/SIT-OUT
ACTIVITY AREA
LIFT
2.4 M WIDE LOBBY
Fire Escape Staircase
STAIRCASE
STILT
VISITOR'S TOILET
KID'S PLAY AREA
CAFETERIA
ELDERLY SITTING + MEDITATION
18.54 Prop. Rear Setback
16.00Prop. Setback
ENTRY
EXIT
RAMP

STILT FLOOR PLAN
(SCALE 1:100)

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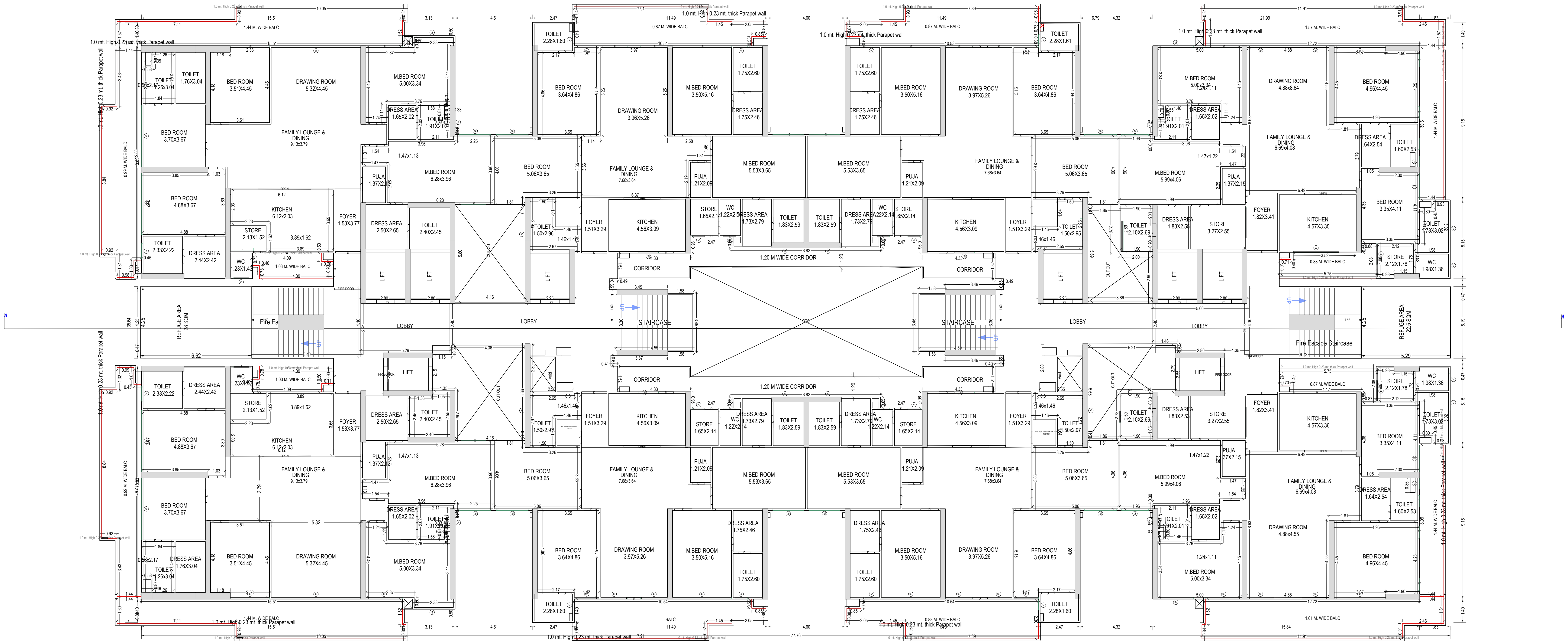
1.0 mt. High 0.23 mt. thick Parapet wall
1.44 M. WIDE BALC
0.87 M. WIDE BALC
1.57 M. WIDE BALC
0.99 M. WIDE BALC
1.44 M. WIDE BALC
1.03 M. WIDE BALC
0.88 M. WIDE BALC
TOILET 1.26X3.04
TOILET 1.76X3.04
BED ROOM 3.51X4.45
DRAWING ROOM 5.32X4.45
M.BED ROOM 5.00X3.34
DRESS AREA 1.65X2.02
TOILET 1.91X2.02
BED ROOM 3.70X3.67
FAMILY LOUNGE & DINING 9.13x3.79
BED ROOM 4.88X3.67
KITCHEN 6.12x2.03
STORE 2.13X1.52
FOYER 1.53X3.77
TOILET 2.33X2.22
DRESS AREA 2.44X2.42
WC 1.23X1.43
PUJA 1.37X2.15
M.BED ROOM 6.28x3.96
DRESS AREA 2.50X2.65
TOILET 2.40X2.45
LIFT
CUT OUT
TOILET 2.28X1.60
BED ROOM 3.64X4.86
DRAWING ROOM 3.96X5.26
M.BED ROOM 3.50X5.16
TOILET 1.75X2.60
DRESS AREA 1.75X2.46
BED ROOM 5.06X3.65
FAMILY LOUNGE & DINING 7.68x3.64
PUJA 1.21X2.09
M.BED ROOM 5.53X3.65
FOYER 1.51X3.29
KITCHEN 4.56X3.09
STORE 1.65X2.14
WC 1.22X2.14
DRESS AREA 1.73X2.79
TOILET 1.83X2.59
TOILET 1.50x2.96
1.20 M WIDE CORRIDOR
CORRIDOR
STAIRCASE
LOBBY
REFUGE AREA 28 SQM
Fire Escape Staircase
REFUGE AREA 22.5 SQM
DRAWING ROOM 3.97X5.26
TOILET 2.28X1.61
M.BED ROOM 5.00X3.34
DRAWING ROOM 4.88x8.64
BED ROOM 4.96X4.45
FAMILY LOUNGE & DINING 6.69x4.08
DRESS AREA 1.64X2.54
TOILET 1.60X2.53
M.BED ROOM 5.99x4.06
PUJA 1.37X2.15
TOILET 2.10X2.69
DRESS AREA 1.83X2.55
STORE 3.27X2.55
FOYER 1.82X3.41
KITCHEN 4.57X3.35
BED ROOM 3.35X4.11
TOILET 1.73X3.02
STORE 2.12X1.78
WC 1.98X1.36
FIRE-DOOR
Void
UP
OTS
A

TYPICAL - 15, 23, 31 FLOOR PLAN
(Proposed)
(SCALE 1:100)

OWNER'S NAME AND SIGNATURE

Ms Shipra Estate Ltd, sayahomes90@gmail.com, 8447810548

ARCH/ENG'S NAME AND SIGNA ENGINEER

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Designation :Chief Architect and Town Planner

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Pawan Gupta (Assistant Engineer)

Arvind Kumar (Town Planner/ Executive engineer)

Arvind Kumar (Chief Architect and Town Planner)

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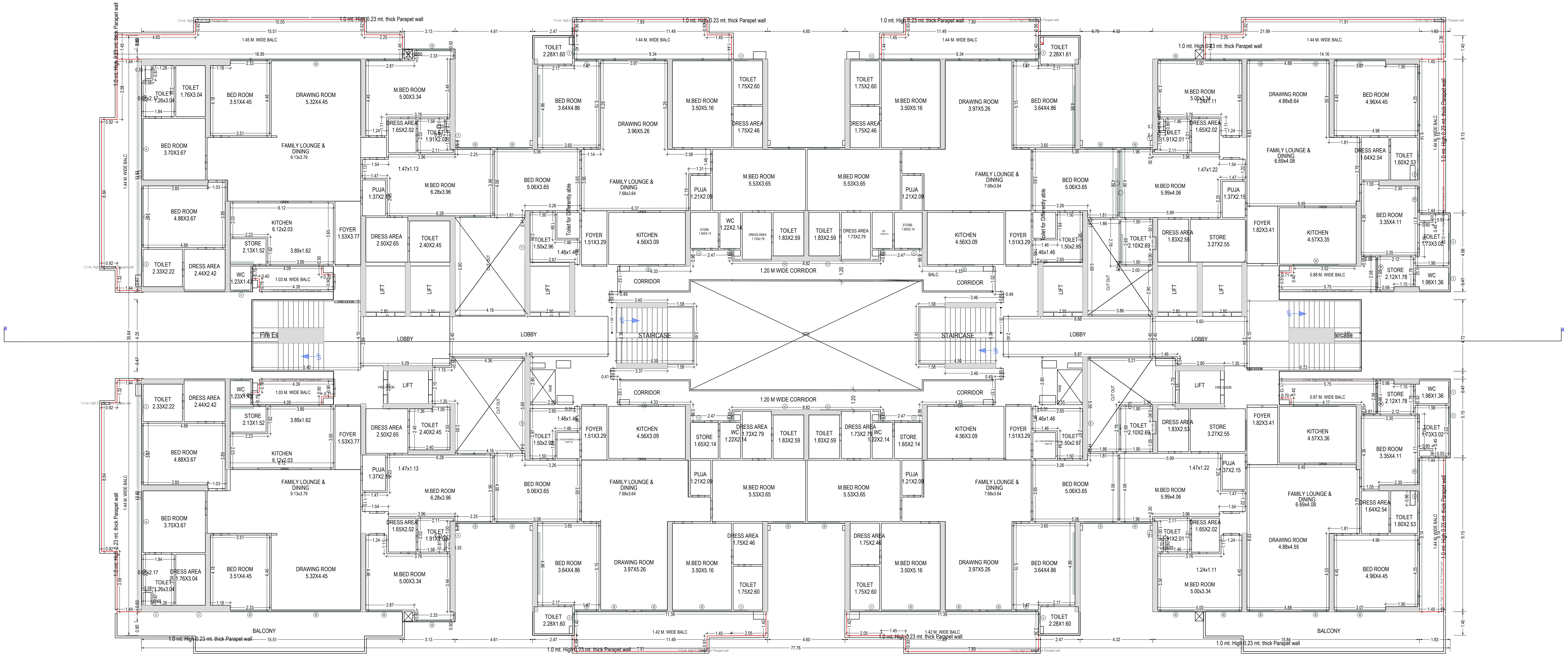
1.0 mt. High 0.23 mt. thick Parapet wall
1.45 M. WIDE BALC
1.44 M. WIDE BALC
TOILET
BED ROOM
DRAWING ROOM
M.BED ROOM
DRESS AREA
FAMILY LOUNGE & DINING
KITCHEN
FOYER
STORE
PUJA
WC
LIFT
LOBBY
STAIRCASE
CORRIDOR
1.20 M WIDE CORRIDOR
CUT OUT
BALCONY
1.03 M. WIDE BALC
0.88 M. WIDE BALC
0.87 M. WIDE BALC
1.42 M. WIDE BALC
Fire Escape

TYPICAL - 1, 2, 5, 6, 9, 10, 13, 14, 17, 18, 21, 22, 25, 26, 29, 30, 33 FLOOR PLAN
(Proposed)
(SCALE 1:100)

OWNER'S NAME AND SIGNATURE

Ms Shipra Estate Ltd, sayahomes90@gmail.com, 8447810548

ARCH/ENG'S NAME AND SIGNA Rmanu ENGINEER

MEENAKSHI

CA/2017/88832

Signature Not Verified
Digitally signed by MEENAKSHI
Date: 13 Feb 2025 14:30:11
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Building Plan Application Number
GDA/BP/24-25/1059

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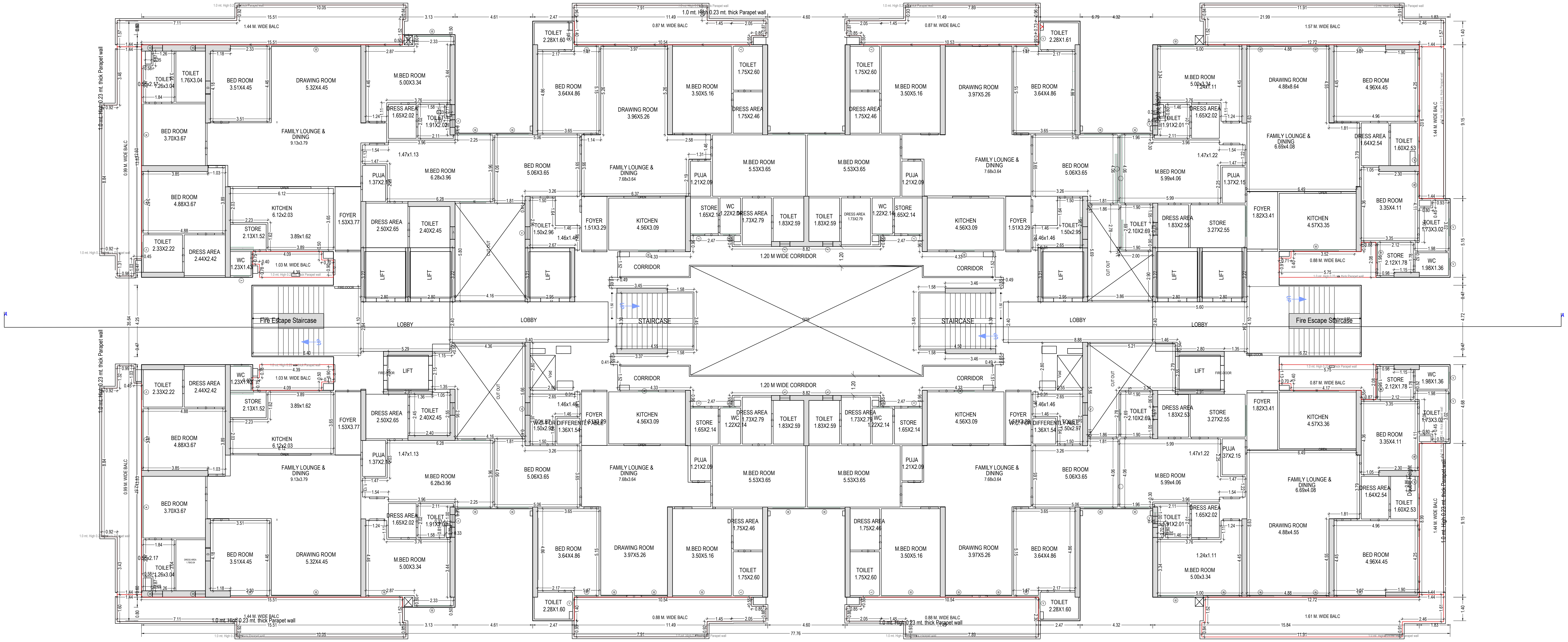
1.0 mt. High 0.23 mt. thick Parapet wall
1.44 M. WIDE BALC
0.87 M. WIDE BALC
1.57 M. WIDE BALC
0.99 M. WIDE BALC
1.03 M. WIDE BALC
0.88 M. WIDE BALC
1.61 M. WIDE BALC
1.20 M WIDE CORRIDOR
TOILET 1.76X3.04
TOILET 1.26x3.04
BED ROOM 3.51X4.45
DRAWING ROOM 5.32X4.45
M.BED ROOM 5.00X3.34
DRESS AREA 1.65X2.02
TOILET 1.91X2.02
BED ROOM 3.70X3.67
FAMILY LOUNGE & DINING 9.13x3.79
BED ROOM 4.88X3.67
KITCHEN 6.12x2.03
STORE 2.13X1.52
3.89x1.62
FOYER 1.53X3.77
TOILET 2.33X2.22
DRESS AREA 2.44X2.42
WC 1.23X1.43
PUJA 1.37X2.15
1.47x1.13
M.BED ROOM 6.28x3.96
DRESS AREA 2.50X2.65
TOILET 2.40X2.45
LIFT
CUT OUT
FIRE-DOOR
Fire Escape Staircase
LOBBY
TOILET 2.28X1.60
BED ROOM 3.64X4.86
BED ROOM 5.06X3.65
TOILET 1.50x2.96
1.46x1.46
FAMILY LOUNGE & DINING 7.68x3.64
FOYER 1.51X3.29
KITCHEN 4.56X3.09
CORRIDOR
DRAWING ROOM 3.96X5.26
M.BED ROOM 3.50X5.16
TOILET 1.75X2.60
DRESS AREA 1.75X2.46
PUJA 1.21X2.09
M.BED ROOM 5.53X3.65
STORE 1.65X2.14
WC 1.22X2.14
DRESS AREA 1.73X2.79
TOILET 1.83X2.59
STAIRCASE
DRAWING ROOM 3.97X5.26
M.BED ROOM 5.99x4.06
1.47x1.22
PUJA 1.37X2.15
DRESS AREA 1.83X2.55
STORE 3.27X2.55
TOILET 2.10X2.69
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DRESS AREA 1.64X2.54
TOILET 1.60X2.53
FOYER 1.82X3.41
KITCHEN 4.57X3.35
BED ROOM 3.35X4.11
TOILET 1.73X3.02
STORE 2.12X1.78
WC 1.98X1.36
Void
UP

TYPICAL - 3, 4, 7, 8, 11, 12, 16, 19, 20, 24, 27, 28, 32 FLOOR PLAN
(Proposed)
(SCALE 1:100)

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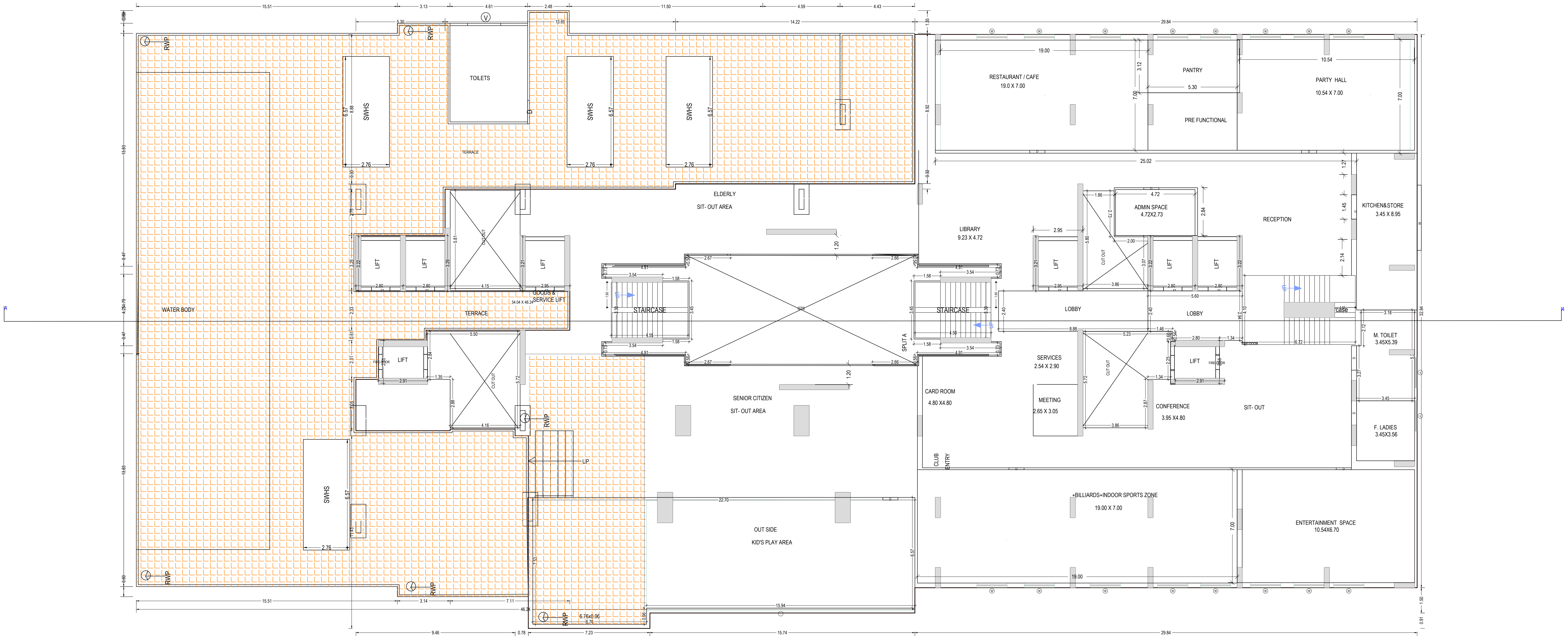
RWP
TOILETS
SWHS
TERRACE
WATER BODY
ELDERLY
SIT- OUT AREA
LIFT
CUT OUT
GOODS & SERVICE LIFT
STAIRCASE
SPLIT A
SENIOR CITIZEN
SIT- OUT AREA
OUT SIDE
KID'S PLAY AREA
UP
RESTAURANT / CAFE
19.0 X 7.00
PANTRY
PRE FUNCTIONAL
PARTY HALL
10.54 X 7.00
LIBRARY
9.23 X 4.72
ADMIN SPACE
4.72X2.73
RECEPTION
KITCHEN&STORE
3.45 X 8.95
LOBBY
M. TOILET
3.45X5.39
SERVICES
2.54 X 2.90
CARD ROOM
4.80 X4.80
MEETING
2.65 X 3.05
CONFERENCE
3.95 X4.80
SIT- OUT
FIRE-DOOR
F. LADIES
3.45X3.56
CLUB ENTRY
+BILLIARDS+INDOOR SPORTS ZONE
19.00 X 7.00
ENTERTAINMENT SPACE
10.54X6.70

THIRTYFOURTH FLOOR PLAN/**POOL / TERRACE /CLUB LOWER LEVEL PLAN**

(Proposed)
(SCALE 1:100)

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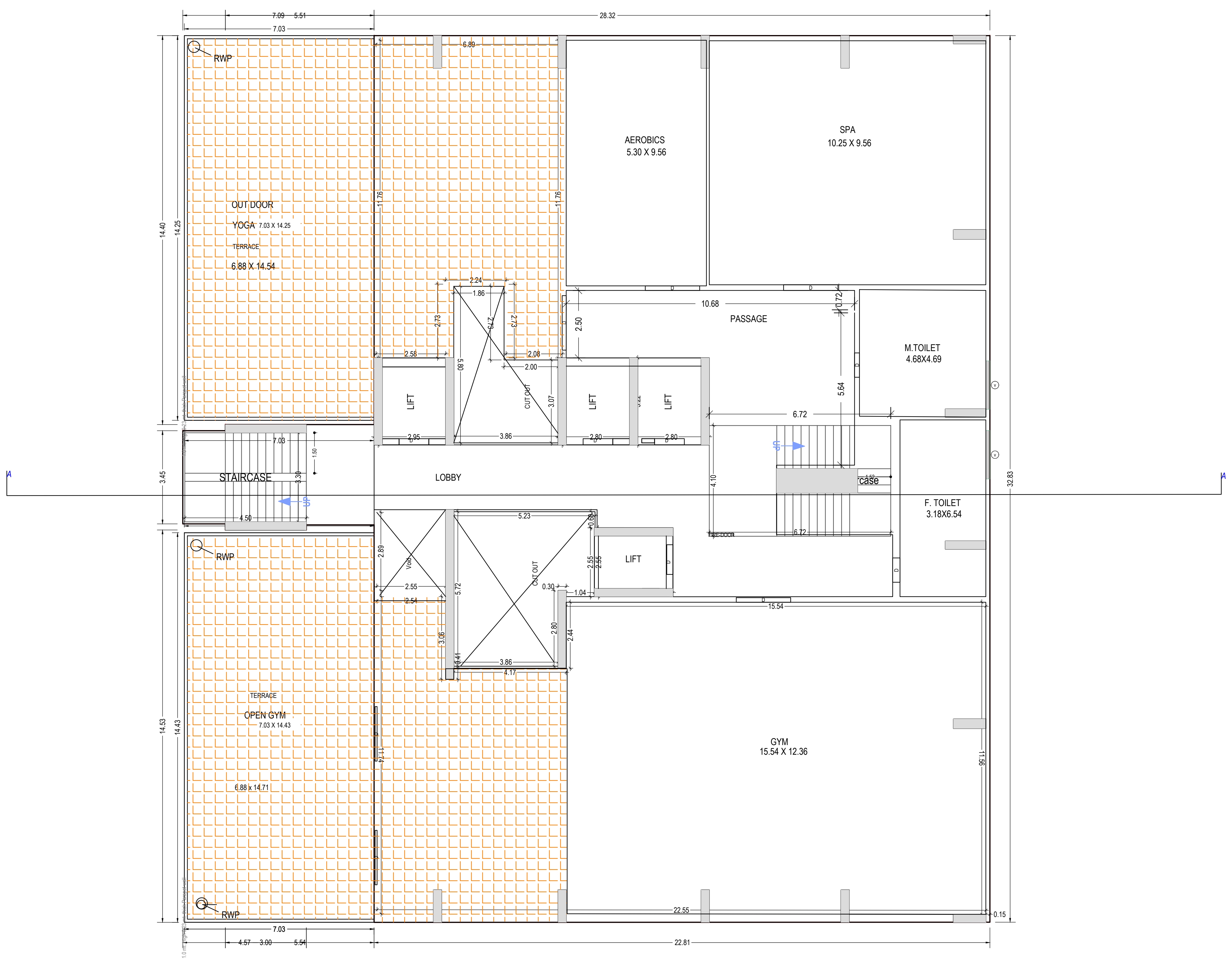
Project Title :PROPOSED GROUP HOUSING TYPE -E AT PLOT NO 10(10/2) ,   Vaibhav Khand, Indirapuram, Ghaziabad UP   Owner :- Ms Shipra Estate Ltd

File No	GDA/BP/24-25/1059	Sheet	4 / 4
Submission Date	*2024-10-28*	Scale	1:100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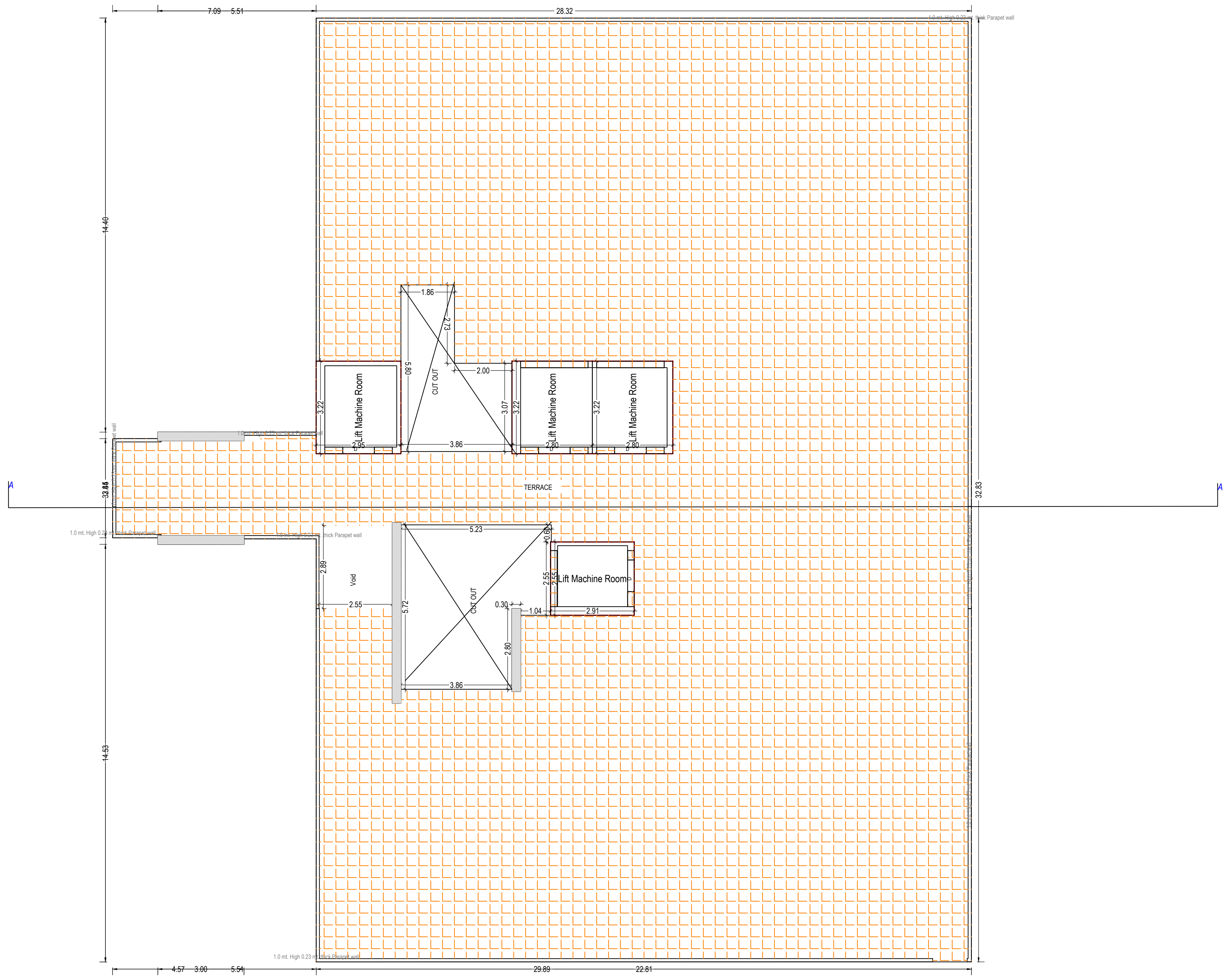
7.03
28.32
RWP
6.89
AEROBICS
5.30 X 9.56
SPA
10.25 X 9.56
OUT DOOR
YOGA 7.03 X 14.25
TERRACE
6.88 X 14.54
11.76
14.40
14.25
2.24
1.86
2.73
2.58
2.08
2.00
5.80
10.68
PASSAGE
2.50
0.72
M.TOILET
4.68X4.69
LIFT
CUT OUT
3.07
LIFT
LIFT
5.64
6.72
2.95
3.86
2.80
2.80
7.03
1.50
STAIRCASE
3.30
3.45
LOBBY
4.10
case
UP
4.50
5.23
0.60
6.72
FIRE-DOOR
F. TOILET
3.18X6.54
32.83
RWP
2.89
Void
2.55
2.54
5.72
CUT OUT
0.30
1.04
2.55
LIFT
15.54
2.80
2.44
3.06
0.41
3.86
4.17
TERRACE
OPEN GYM
7.03 X 14.43
GYM
15.54 X 12.36
11.74
11.56
6.88 x 14.71
14.53
14.43
RWP
22.55
0.15
7.03
4.57 3.00 5.54
22.81

THIRTYFIFTH FLOOR PLAN /
TERRACE /CLUB UPPER
LEVEL PLAN

(Proposed)
(SCALE 1:100)


7.09 5.51
28.32
14.40
1.86
2.73
5.80
CUT OUT
2.00
Lift Machine Room
Lift Machine Room
Lift Machine Room
3.07
3.22
3.86
TERRACE
32.83
5.23
2.89
Void
2.55
5.72
CUT OUT
0.30
1.04
Lift Machine Room
2.31
2.80
3.86
14.53
4.57 3.00 5.54
22.81

TERRACE FLOOR PLAN
(SCALE 1:100)

OWNER'S NAME AND SIGNATURE

Ms Shipra Estate Ltd, sayahomes90@gmail.com, 8447810548

ARCH/ENG'S NAME AND SIGNA ENGINEER

MEENAKSHI
CA/2017/88832

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Designation :Architect

Ghaziabad Development Authority

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Date: 15 Feb 2025 11:38:55
Organization :Ghaziabad Development Authority
Designation :Chief Architect and Town Planner

Building Plan Application Number
GDA/BP/24-25/1059

Sanctioned On
11 Feb 2025

Valid Till
12 Feb 2030

Approved By
Arvind Kumar (Chief Architect and Town Planner)

Examined By
Neeraj Kumar Gupta (Junior engineer)
Pawan Gupta (Assistant Engineer)
Arvind Kumar (Town Planner/ Executive engineer)
Arvind Kumar (Chief Architect and Town Planner)
Rajesh Kumar Singh (Secretary)
Atul Vats (Vice Chairman)

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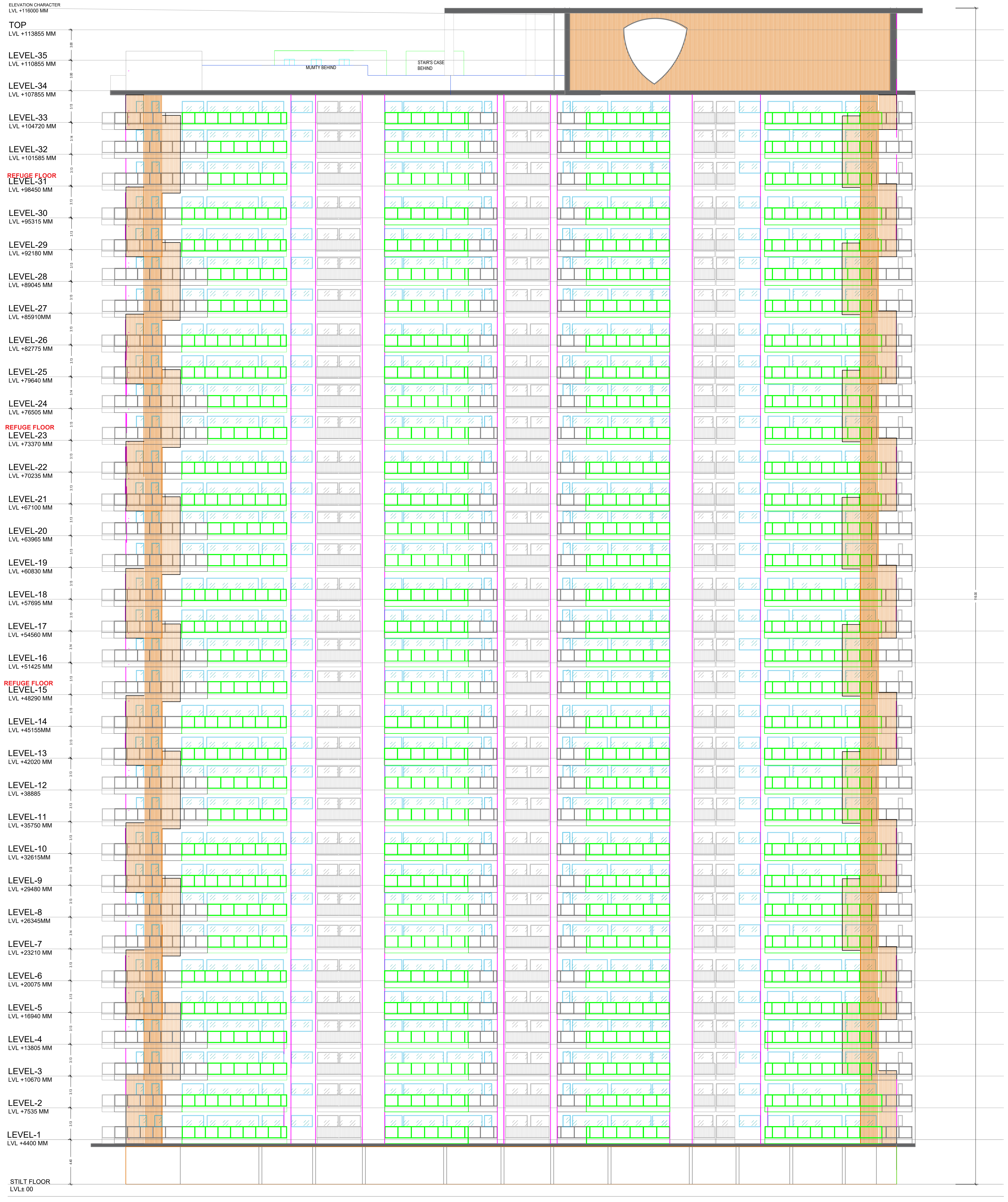
ELEVATION CHARACTER
LVL +116000 MM
TOP
LVL +113855 MM
3.00
LEVEL-35
LVL +110855 MM
3.00
LEVEL-34
LVL +107855 MM
3.13
LEVEL-33
LVL +104720 MM
3.14
LEVEL-32
LVL +101585 MM
3.13
REFUGE FLOOR
LEVEL-31
LVL +98450 MM
3.13
LEVEL-30
LVL +95315 MM
3.13
LEVEL-29
LVL +92180 MM
3.13
LEVEL-28
LVL +89045 MM
3.13
LEVEL-27
LVL +85910MM
3.13
LEVEL-26
LVL +82775 MM
3.13
LEVEL-25
LVL +79640 MM
3.14
LEVEL-24
LVL +76505 MM
3.13
REFUGE FLOOR
LEVEL-23
LVL +73370 MM
3.13
LEVEL-22
LVL +70235 MM
3.13
LEVEL-21
LVL +67100 MM
3.13
LEVEL-20
LVL +63965 MM
3.13
LEVEL-19
LVL +60830 MM
3.13
LEVEL-18
LVL +57695 MM
3.13
LEVEL-17
LVL +54560 MM
3.14
LEVEL-16
LVL +51425 MM
3.13
REFUGE FLOOR
LEVEL-15
LVL +48290 MM
3.13
LEVEL-14
LVL +45155MM
3.13
LEVEL-13
LVL +42020 MM
3.13
LEVEL-12
LVL +38885
3.13
LEVEL-11
LVL +35750 MM
3.13
LEVEL-10
LVL +32615MM
3.13
LEVEL-9
LVL +29480 MM
3.13
LEVEL-8
LVL +26345MM
3.14
LEVEL-7
LVL +23210 MM
3.13
LEVEL-6
LVL +20075 MM
3.13
LEVEL-5
LVL +16940 MM
3.13
LEVEL-4
LVL +13805 MM
3.13
LEVEL-3
LVL +10670 MM
3.13
LEVEL-2
LVL +7535 MM
3.13
LEVEL-1
LVL +4400 MM
4.40
STILT FLOOR
LVL± 00
MUMTY BEHIND
STAIR'S CASE
BEHIND
116.00

FRONT ELEVATION

OWNER'S NAME AND SIGNATURE

Ms Shipra Estate Ltd, sayahomes90@gmail.com, 8447810548

ARCH/ENG'S NAME AND SIGNA ENGINEER

MEENAKSHI

CA/2017/88832

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Pawan Gupta (Assistant Engineer)

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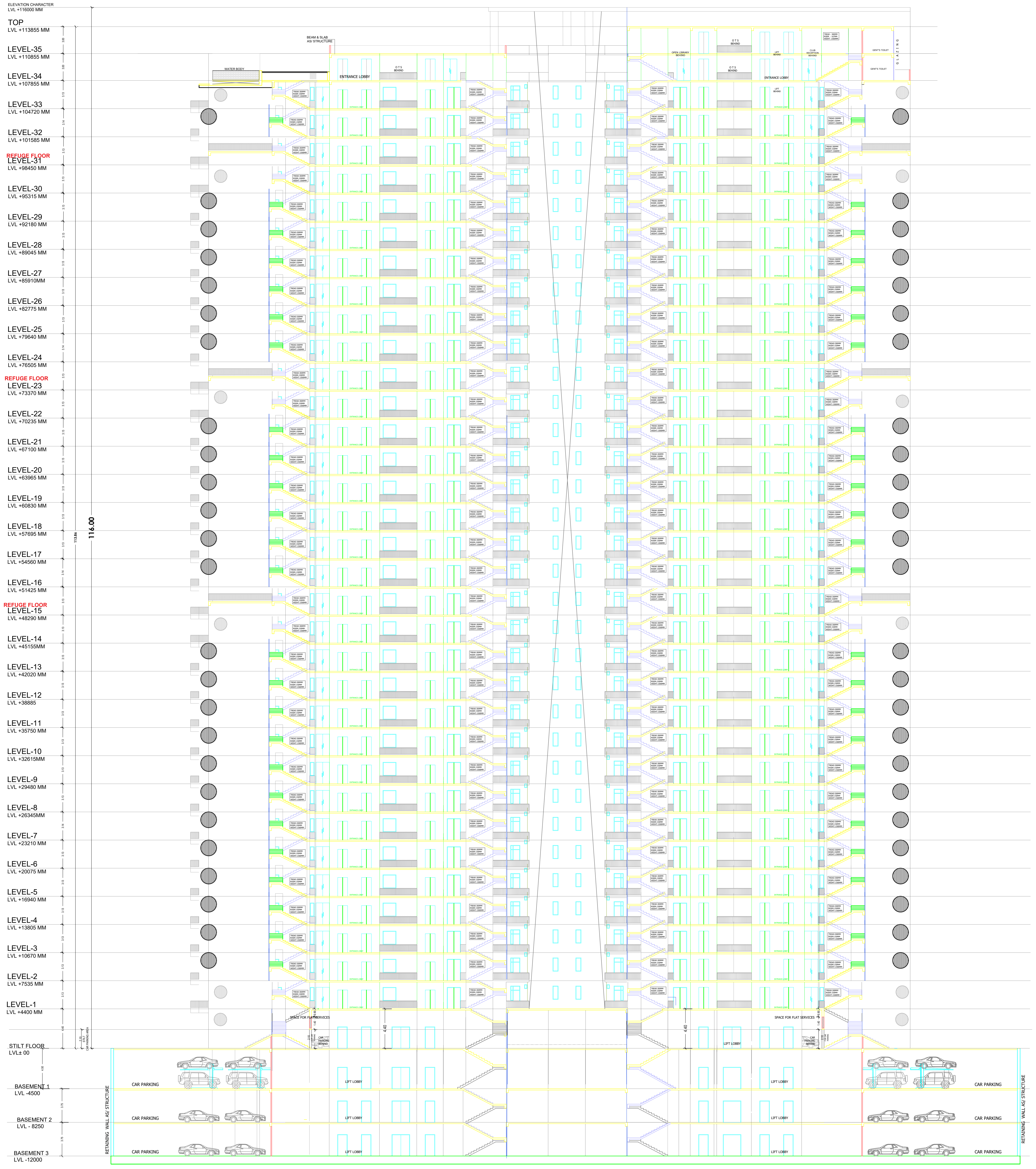
ELEVATION CHARACTER
LVL +116000 MM
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LEVEL-5
LVL +16940 MM
LEVEL-4
LVL +13805 MM
LEVEL-3
LVL +10670 MM
LEVEL-2
LVL +7535 MM
LEVEL-1
LVL +4400 MM
STILT FLOOR
LVL± 00
BASEMENT 1
LVL -4500
BASEMENT 2
LVL - 8250
BASEMENT 3
LVL -12000
116.00
113.86
3.00
3.13
3.14
4.40
4.50
3.75
2.10
STILT
CAR PARKING AREA
BEAM & SLAB
AS/ STRUCTURE
WATER BODY
ENTRANCE LOBBY
O T S
BEHIND
OPEN LIBRARY
BEHIND
LIFT
BEHIND
CLUB
RECEPTION
BEHIND
GENT'S TOILET
GLAZING
TREAD:300MM
RISER:150MM
WIDHT:1500MM
TREAD : 300MM
RISER : 167MM
WIDHT :1500MM
SPACE FOR FLAT SERVICES
CAR
PARKING
BEHIND
1.40
0.90
LIFT LOBBY
CAR PARKING
RETAINING WALL AS/ STRUCTURE

SECTION A-A

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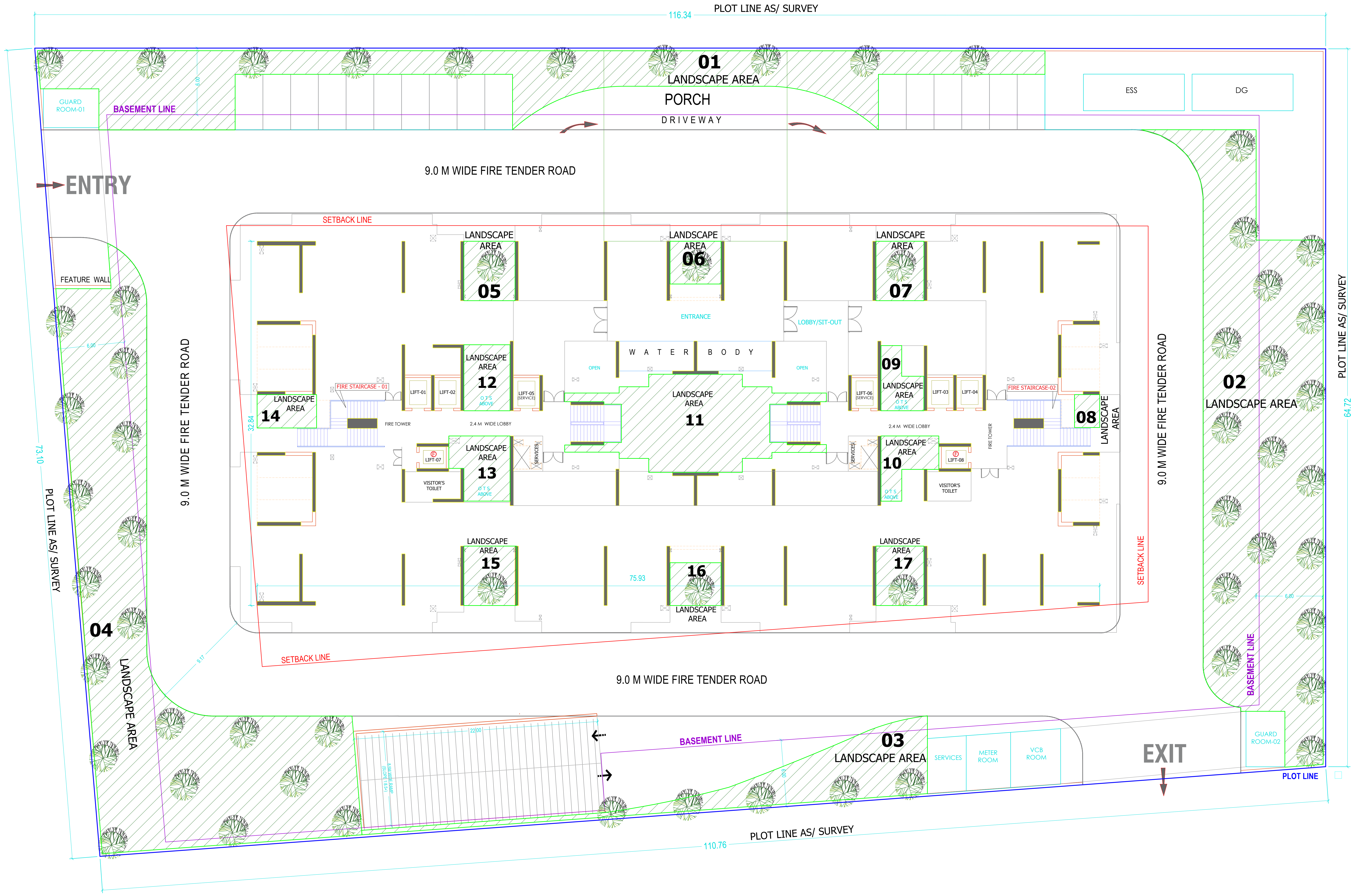

PLOT LINE AS/ SURVEY
116.34
01
LANDSCAPE AREA
PORCH
DRIVEWAY
ESS
DG
GUARD ROOM-01
BASEMENT LINE
ENTRY
9.0 M WIDE FIRE TENDER ROAD
SETBACK LINE
LANDSCAPE AREA 05
LANDSCAPE AREA 06
LANDSCAPE AREA 07
FEATURE WALL
ENTRANCE
LOBBY/SIT-OUT
WATER BODY
OPEN
LANDSCAPE AREA 12
LANDSCAPE AREA 09
LANDSCAPE AREA 14
FIRE STAIRCASE - 01
FIRE STAIRCASE-02
LIFT-01
LIFT-02
LIFT-03
LIFT-04
LIFT-05 (SERVICE)
LIFT-06 (SERVICE)
LIFT-07
LIFT-08
FIRE TOWER
2.4 M WIDE LOBBY
LANDSCAPE AREA 11
LANDSCAPE AREA 08
LANDSCAPE AREA 13
LANDSCAPE AREA 10
VISITOR'S TOILET
SERVICES
LANDSCAPE AREA 15
16 LANDSCAPE AREA
LANDSCAPE AREA 17
75.93
73.10
64.72
02
LANDSCAPE AREA
04
LANDSCAPE AREA
03
LANDSCAPE AREA
SERVICES
METER ROOM
VCB ROOM
EXIT
GUARD ROOM-02
PLOT LINE
110.76

LANDSCAPE PLAN

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ARCH/ENG'S NAME AND SIGNA Rmanii ENGINEER

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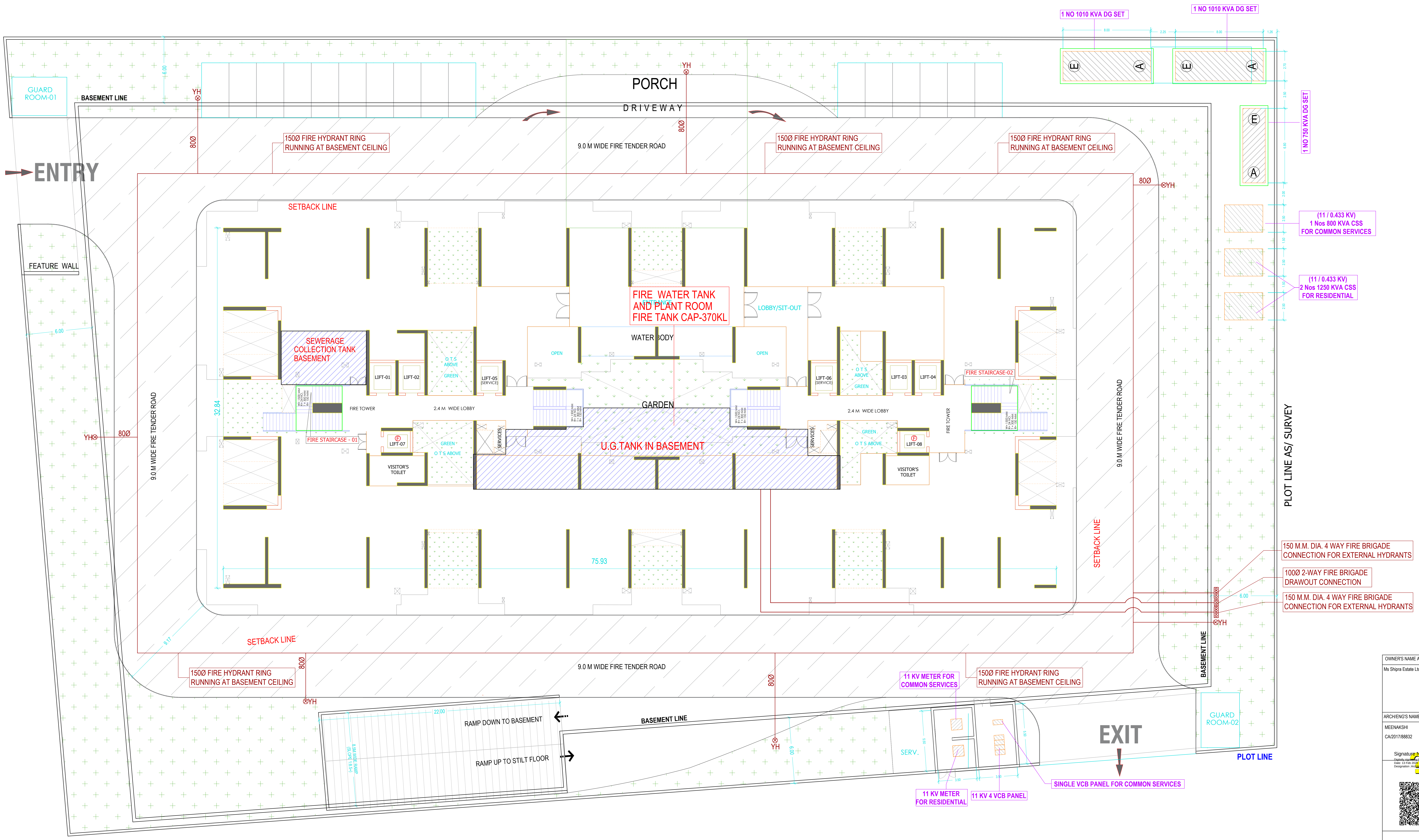
1 NO 1010 KVA DG SET
1 NO 1010 KVA DG SET
1 NO 750 KVA DG SET
E
A
PORCH
DRIVEWAY
YH
80Ø
GUARD ROOM-01
BASEMENT LINE
ENTRY
150Ø FIRE HYDRANT RING RUNNING AT BASEMENT CEILING
9.0 M WIDE FIRE TENDER ROAD
SETBACK LINE
FEATURE WALL
FIRE WATER TANK AND PLANT ROOM FIRE TANK CAP-370KL
LOBBY/SIT-OUT
WATER BODY
SEWERAGE COLLECTION TANK BASEMENT
OPEN
O T S ABOVE
GREEN
LIFT-01
LIFT-02
LIFT-05 (SERVICE)
LIFT-06 (SERVICE)
LIFT-03
LIFT-04
LIFT-07
LIFT-08
FIRE STAIRCASE-01
FIRE STAIRCASE-02
FIRE TOWER
2.4 M WIDE LOBBY
GARDEN
U.G.TANK IN BASEMENT
SERVICES
VISITOR'S TOILET
32.84
75.93
6.00
(11 / 0.433 KV) 1 Nos 800 KVA CSS FOR COMMON SERVICES
(11 / 0.433 KV) 2 Nos 1250 KVA CSS FOR RESIDENTIAL
PLOT LINE AS/ SURVEY
150 M.M. DIA. 4 WAY FIRE BRIGADE CONNECTION FOR EXTERNAL HYDRANTS
100Ø 2-WAY FIRE BRIGADE DRAWOUT CONNECTION
150 M.M. DIA. 4 WAY FIRE BRIGADE CONNECTION FOR EXTERNAL HYDRANTS
BASEMENT LINE
11 KV METER FOR COMMON SERVICES
RAMP DOWN TO BASEMENT
RAMP UP TO STILT FLOOR
22.00
SERV.
EXIT
GUARD ROOM-02
PLOT LINE
11 KV METER FOR RESIDENTIAL
11 KV 4 VCB PANEL
SINGLE VCB PANEL FOR COMMON SERVICES

SERVICE PLAN

OWNER'S NAME AND SIGNATURE

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ARCH/ENG'S NAME AND SIGNA

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