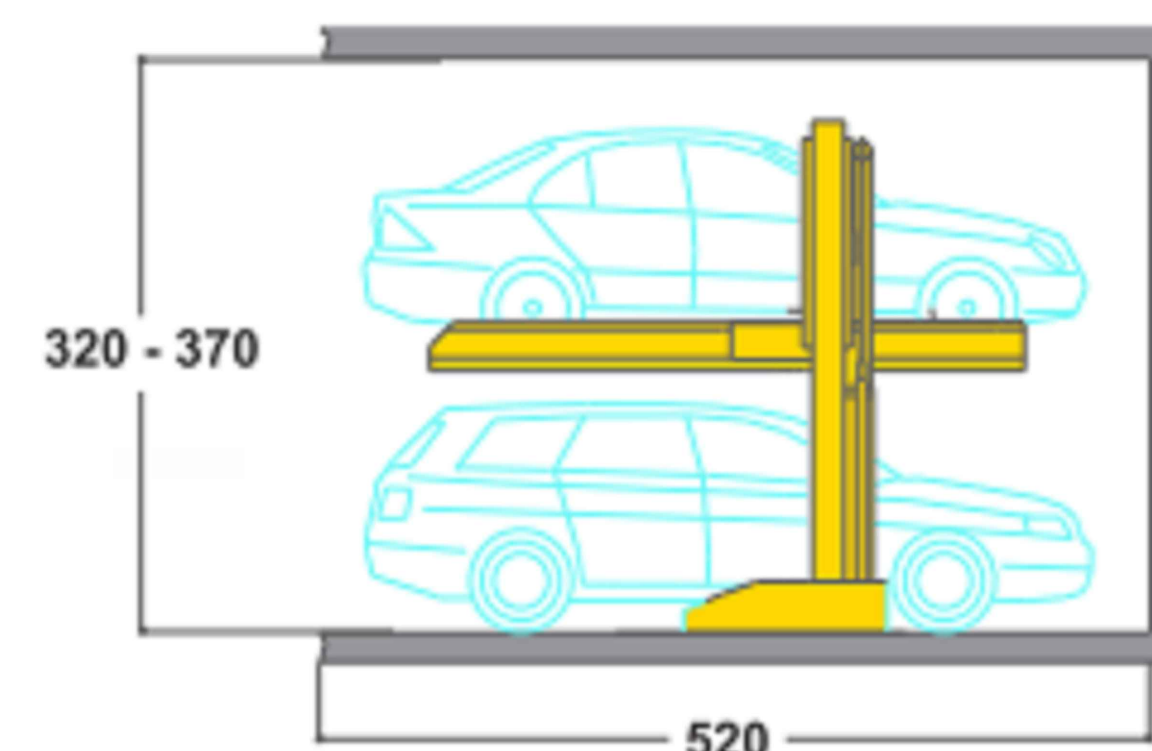
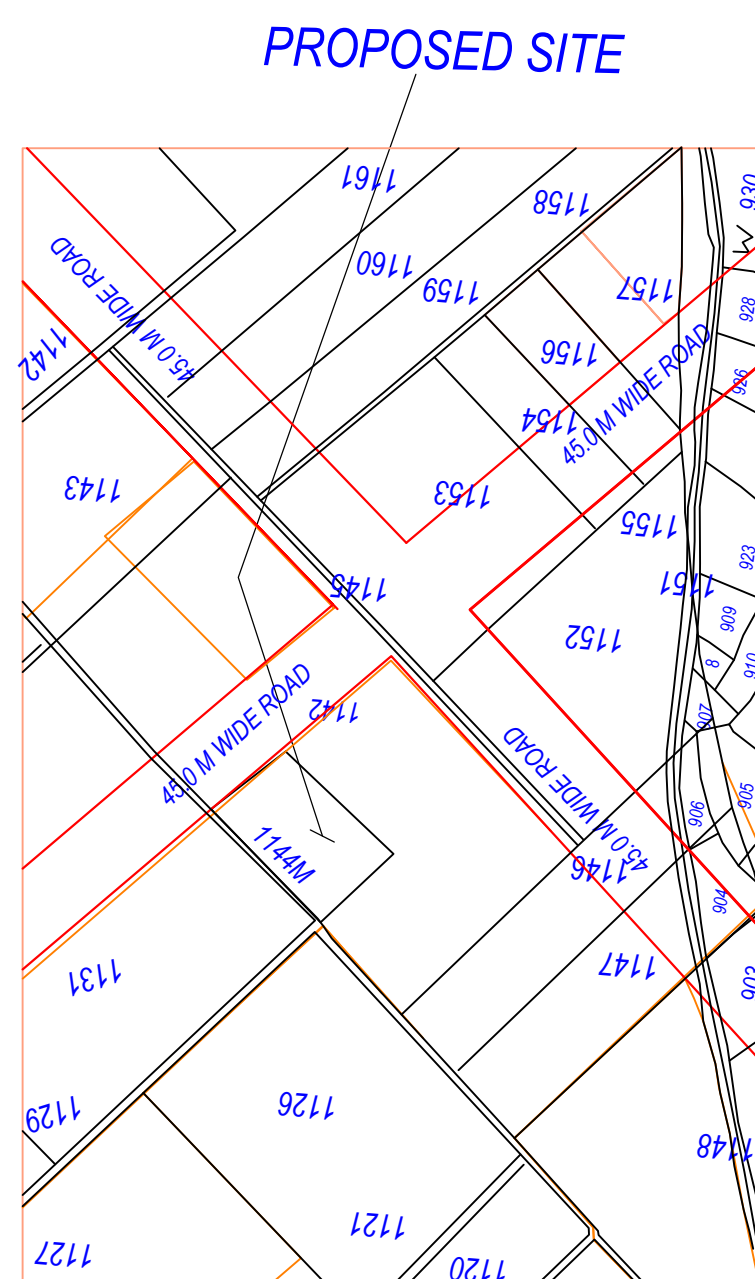
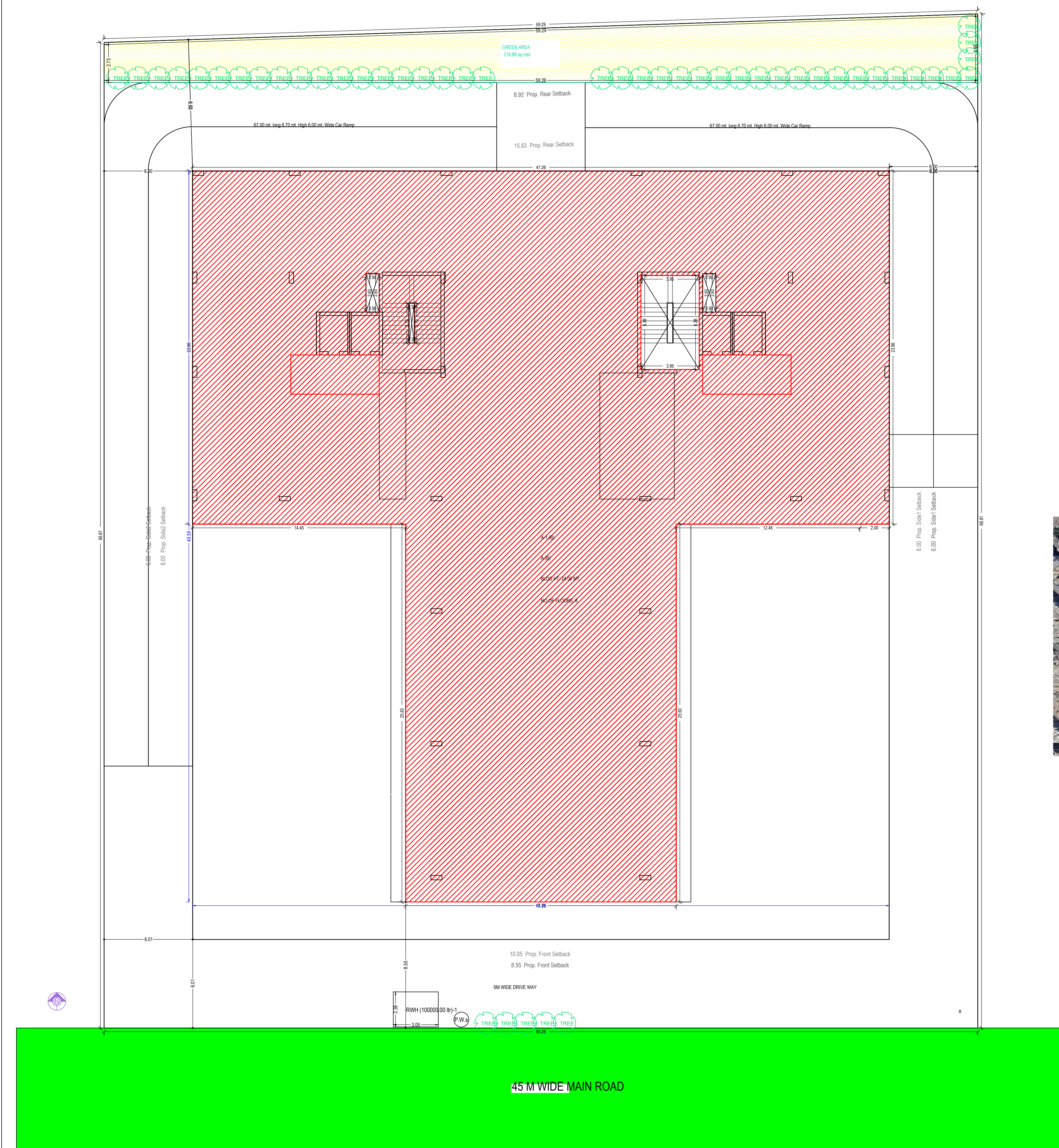
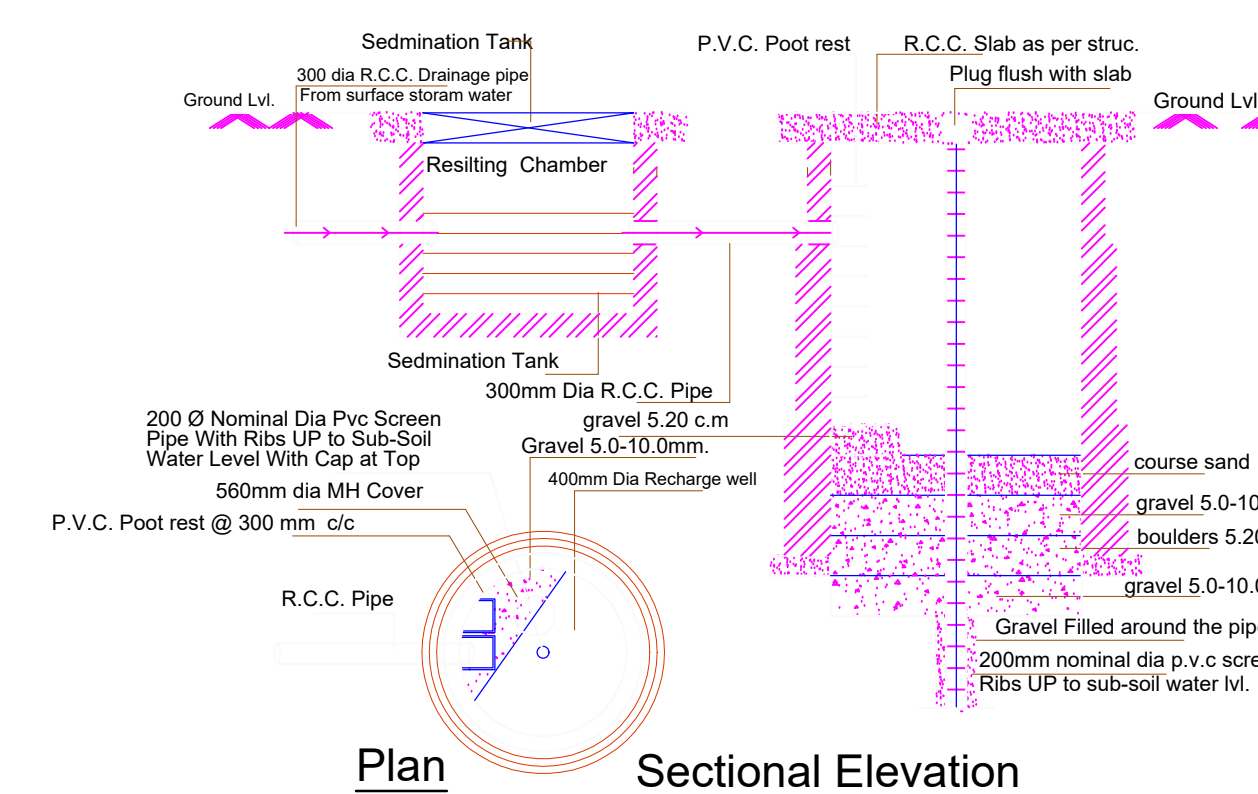
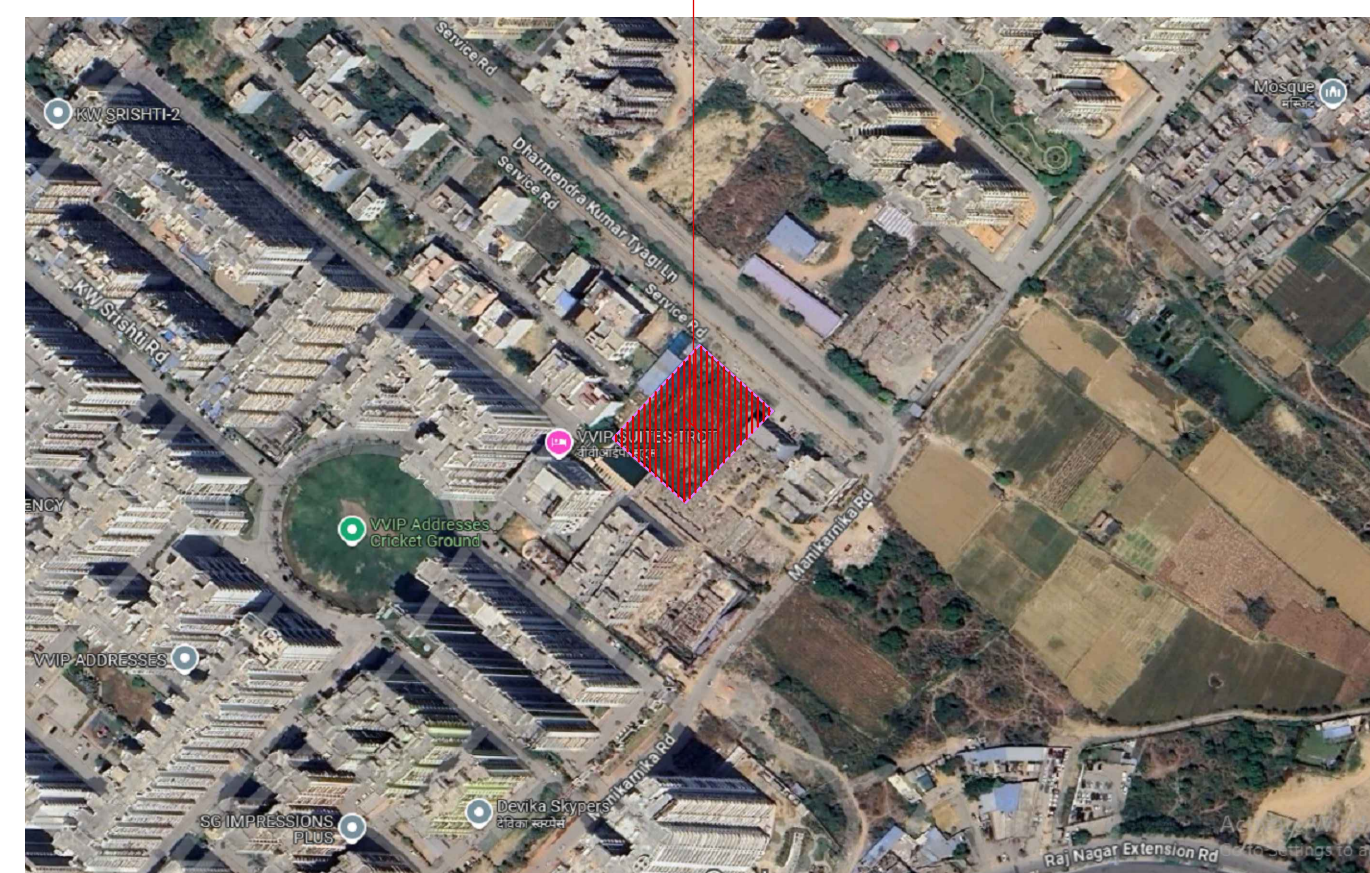




MACHENICAL PARKING TWO TIER



RAIN WATER HARVESTING PIT



AREA STATEMENT													
S.NO	DESCRIPTION OF FLOORS	COMMERCIAL (F.A.R AREA)	% PERCENTAGE	PARKING	HOTEL USE	HOTEL /APARTMENT (F.A.R AREA)	PERCENTAGE (HOTEL AREA/HOTELROOM)	PARKING	HOTEL ROOMS	PERCENTAGE (HOTEL AREA/HOTELROOM)	PARKING	TOTAL PARKING REQUIRED	TOTAL PARKING PROPOSED
2	2ND BASEMENT FLOOR												
3	1ST BASEMENT FLOOR	666.18		13.3236	STORE	854		12.81					
4	GROUND FLOOR	666.18		13.3236	RECEPTION, WAITING HALL, HALL	906.37		13.60					
5	FIRST FLOOR	666.18		13.3236	BACK OFFICE, GYMNASIUM	887.74		13.32					
6	SECOND FLOOR				GREEN ROOM, KITCHEN, PARTY HALL, STORE, DINING	1520.18		22.80					
7	SERVICE FLOOR												
8	FOURTH FLOOR(22 ROOMS)								960.16		11.00		
9	FIFTH FLOOR(22ROOMS)								960.22		11.00		
10	SIXTH FLOOR(22ROOMS)								960.22		11.00		
11	SEVENTH FLOOR(22ROOMS)								960.22		11.00		
13	MACHINE ROOM												
14	MURTRY												
15	TOTAL	1998.54	19.97	39.9708		4168.29	41.65	62.52	3840.82	38.38	44.00	146.50	156.00

Vehicle Type	Repl.			Prop.	
	No.	Reduced Repl Parking (Incase of Plot having R/A Area surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	76	1045.00
Two Stack Car	-	-	-	76	1045.00
Total Car	101	-	1388.75	152	2090.00
Two Stack Parking	-	-	-	1	2464.36
Total			1388.75		2090.00

Tree Details (Table 3h)			
Plot	Name	Nos Of Trees	
		Regd	Prop
A	Tree	41	47

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 (B)	Commercial	Hotel	-	Highrise	8	37	BASEMENT FLOOR PLAN	Commercial - Parking	Hotel	-	-	-	-
							LOWER	Commercial	Hotel	Commercial FAR	Commercial	Hotel	
							GROUND FLOOR PLAN	Commercial	Hotel	Commercial FAR	Commercial	Hotel	
							FIRST FLOOR PLAN	Commercial	Hotel	Commercial FAR	Commercial	Hotel	
							SECOND FLOOR PLAN	Commercial	Hotel	Commercial FAR	Commercial	Hotel	
							SERVICE FLOOR PLAN	-	Hotel	-	-	Hotel	
							FOURTH FLOOR PLAN	Residential	Hotel	Residential FAR	Hotel	Hotel	
								Hotel	Residential FAR	Hotel	Hotel		
							TYPICAL - 5, 6, 7 FLOOR PLAN	Residential	Hotel	Residential FAR	Hotel	Hotel	
								Hotel	Residential FAR	Hotel	Hotel		
							TERRACE FLOOR PLAN	-	Hotel	-	-	-	
								-	-	-	-	-	

Building A (B)													
Floor Name	Gross Buildup 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 Units
		Ramp	Murthy		Lift	Laundry	Double Height	Covered Area	Parking				
Basement Floor	2455.59	0.00	2455.59	45.56	18.62	0.00	0.00	0.00	2388.42	0.00	0.00	0.00	00
Lower Ground floor	1569.66	0.00	1569.66	24.28	0.00	0.00	6.58	0.00	0.00	1538.80	1538.80	0.00	01
Ground floor	1603.81	0.00	1603.81	24.28	0.00	0.00	6.58	31.90	0.00	0.00	1572.96	1572.96	01
First floor	1569.66	0.00	1569.66	24.28	18.62	0.00	6.58	0.00	0.00	1538.80	1538.80	0.00	01
Second floor	1569.66	0.00	1569.66	24.28	18.62	0.00	6.58	0.00	0.00	1520.18	1520.18	0.00	01
Service floor	49.48	0.00	49.48	24.28	18.62	0.00	6.58	0.00	0.00	0.00	0.00	0.01	01
Fourth floor	1010.83	0.00	1010.83	25.46	18.62	0.00	6.58	0.00	0.00	476.29	476.51	960.17	10
Fifth floor	1010.83	0.00	1010.83	25.46	18.62	0.00	6.58	0.00	0.00	476.29	476.51	960.17	10
Sixth floor	1010.83	0.00	1010.83	25.46	18.62	0.00	6.58	0.00	0.00	476.29	476.51	960.17	10
Seventh floor	1010.83	0.00	1010.83	25.46	18.62	0.00	6.58	0.00	0.00	476.29	476.51	960.17	10
Temple floor	78.84	0.00	78.84	58.53	0.00	20.31	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	12637.94	0.00	12637.94	330.33	143.66	20.31	59.22	31.90	2388.42	1905.16	8106.26	10011.42	45
Total Number of Same Buildings:	1												
Total	12637.94	0.00	12637.94	330.33	143.66	20.31	59.22	31.90	2388.42	1905.16	8106.26	10011.42	

Floor Name	Staircase Name	Flight Width	Tread Width	Riser Height	Railing Hit
BASEMENT FLOOR PLAN	Staircase-4FL	1.75	0.300	0.000	1.00
	Fire Escape	1.75	0.300	0.000	1.00
LOWER GROUND FLOOR PLAN	Staircase-4FL	1.75	0.089	0.000	1.00
	Fire Escape	1.75	0.300	0.177	1.00
GROUND FLOOR PLAN	STAIRCASE	1.75	0.300	0.136	1.00
	Fire Escape	1.75	0.300	0.136	1.00
FIRST FLOOR PLAN	STAIRCASE	1.75	0.300	0.134	1.00
	Fire Escape	1.75	0.300	0.134	1.00
SECOND FLOOR PLAN	STAIRCASE	1.75	0.300	0.134	1.00
	Fire Escape	1.75	0.300	0.134	1.00
SERVICE FLOOR PLAN	STAIRCASE	1.75	0.300	0.109	1.00
	Fire Escape	1.75	0.300	0.109	1.00
FOURTH FLOOR PLAN	STAIRCASE	1.75	0.300	0.134	1.00
	Fire Escape	1.75	0.300	0.134	1.00
TYPICAL - 5 & 7 FLOOR PLAN	STAIRCASE	1.75	0.300	0.134	1.00
	Fire Escape	1.75	0.300	0.134	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.75	0.300	0.000	1.00
	Fire Escape	1.75	0.300	0.000	1.00

SCHEDULING OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A(B)	v	1.27	1.00	72
A(B)	w	1.29	1.20	02
A(B)	w	1.46	1.20	06
A(B)	w	1.47	1.00	06
A(B)	v	1.53	1.00	02
A(B)	w	1.65	1.20	16
A(B)	w	1.65	1.20	32
A(B)	w	1.70	1.20	04
A(B)	w	1.71	1.20	04
A(B)	MECH VENT	1.80	1.00	14
A(B)	w	2.05	1.20	08
A(B)	Sliding door	2.80	1.20	08
A(B)	Sliding door	4.93	1.20	04
A(B)	Sliding door	5.28	1.20	04
A(B)	w	5.67	1.20	03
A(B)	w	8.84	1.20	03

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A(B)	D	0.75	2.10	04
A(B)	D	0.75	2.10	04
A(B)	D	0.75	2.10	08
A(B)	D	0.88	2.10	12
A(B)	D	0.90	2.10	24
A(B)	D	0.94	2.10	04
A(B)	D	0.96	2.10	04
A(B)	D	1.00	2.10	136
A(B)	D	1.20	2.10	31
A(B)	D	1.50	2.10	08
A(B)	FIRE-DOOR	1.50	2.10	09
A(B)	R/S	2.23	2.10	06
A(B)	open	2.85	2.10	08
A(B)	open	2.89	2.10	16
A(B)	R/S	2.89	2.10	48
A(B)	open	2.92	2.10	48
A(B)	open	3.19	2.10	08
A(B)	R/S	3.19	2.10	06
A(B)	R/S	4.44	2.10	03
A(B)	R/S	7.41	2.10	04
A(B)	R/S	7.89	2.10	02

Required Parking (Table 7a)								
Building Name	Type	SubUse	Area (Sq mt.)	Units		Car		
				Parking space reqd. for every	Prop.	Reqd./Unit	Reqd.	Prop.
A (B)	Commercial	Hotel	> 0	100	6216.08	1.50	93	-
	Residential	Row House	> 0	1	8.00	1.00	8	-
		Total					101	101

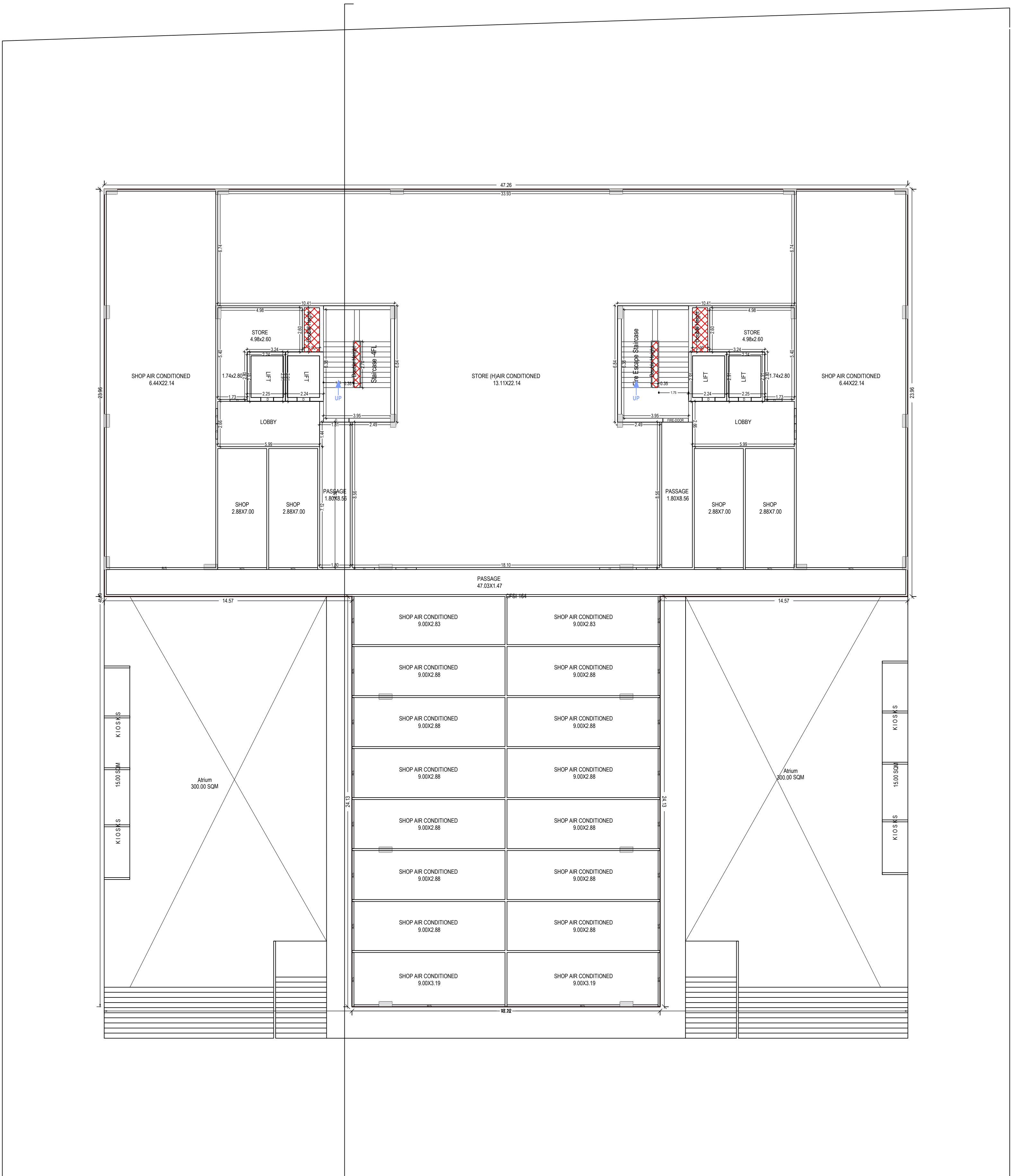
Green and open space Area		OWNER'S NAME AND SIGNATURE	
Name	Prop. Area		
GREEN AREA 218.88 sq.mts	218.88	GKY INFRA TECH LLP, Yajaiswal3@gmail.com, 9811564675	

ARCH/ENG'S NAME AND SIGNATURE Ranbir Singh CA/2021/138381	STRUCTURE ENGINEER
	Ghaziabad Development Authority 

Building Plan Application Number	
<u>GDA/BP/23-24/1348</u>	
Sanctioned On	
<u>03 Dec 2024</u>	
Valid Till	
<u>12 May 2030</u>	
Approved By	
<u>Arvind Kumar (Chief Architect and Town Planner)</u>	
Examined By	
<u>Gyan Prakash Dwivedi (Junior engineer)</u>	
<u>Deeptri Chauhan (Assistant Engineer)</u>	
<u>Arvind Kumar (Town Planner/ Executive engineer)</u>	
<u>Arvind Kumar (Chief Architect and Town Planner)</u>	
<u>Rajesh Kumar Singh (Secretary)</u>	



BASEMENT FLOOR PLAN
(SCALE 1:100)



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

OWNERS NAME AND SIGNATURE
GRAY INFRA TECH LLP, Yajnaswadi@gmail.com, 9811564675

ARCHITECTS NAME AND SIGNATURE
Ranbir Singh
CA/2021/138381

STRUCTURE ENGINEER

Ghaziabad Development Authority



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Deepthi Chauhan (Assistant Engineer)

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Rajesh Kumar Singh (Secretary)

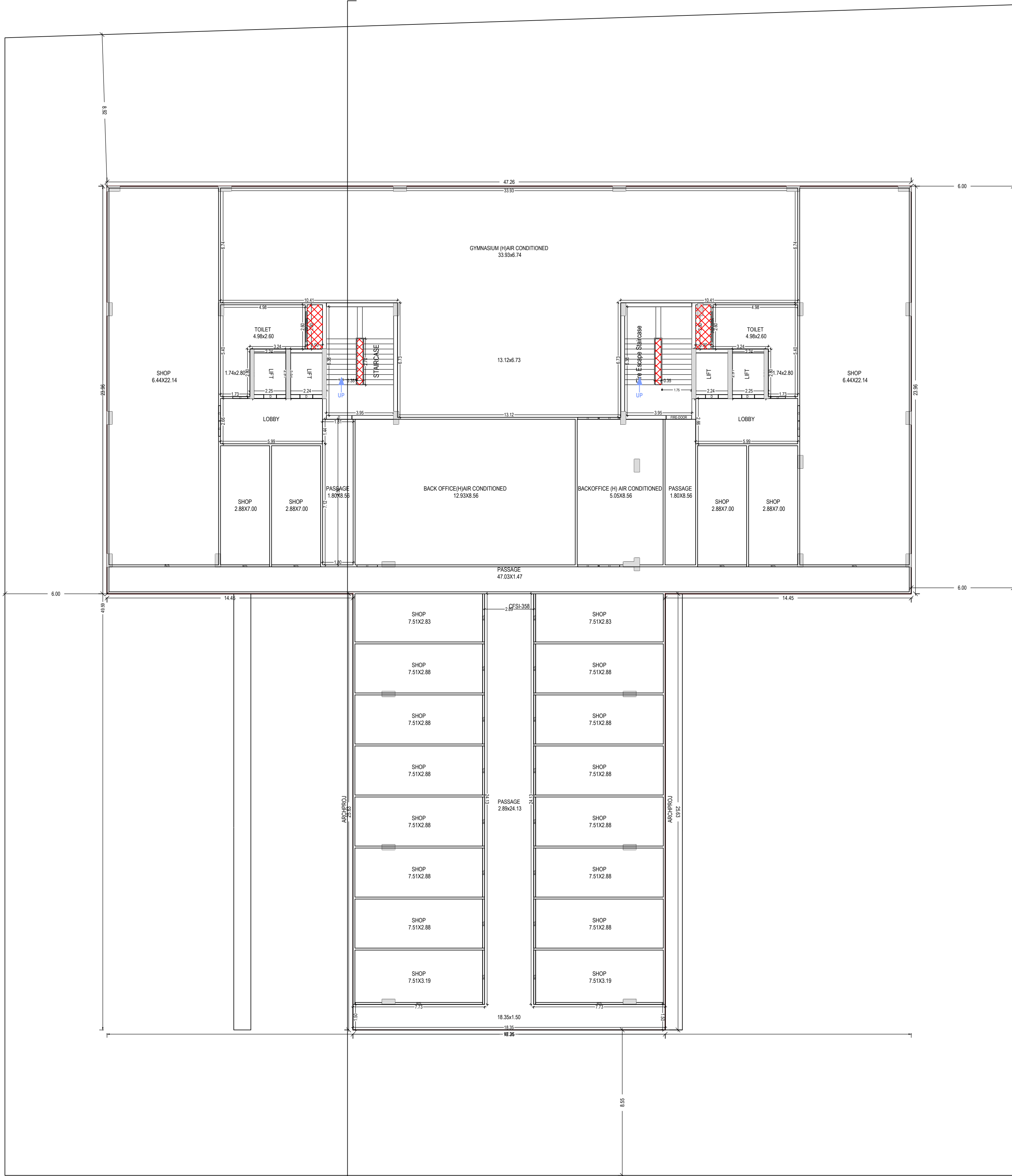
Atul Vats (Vice Chairman)

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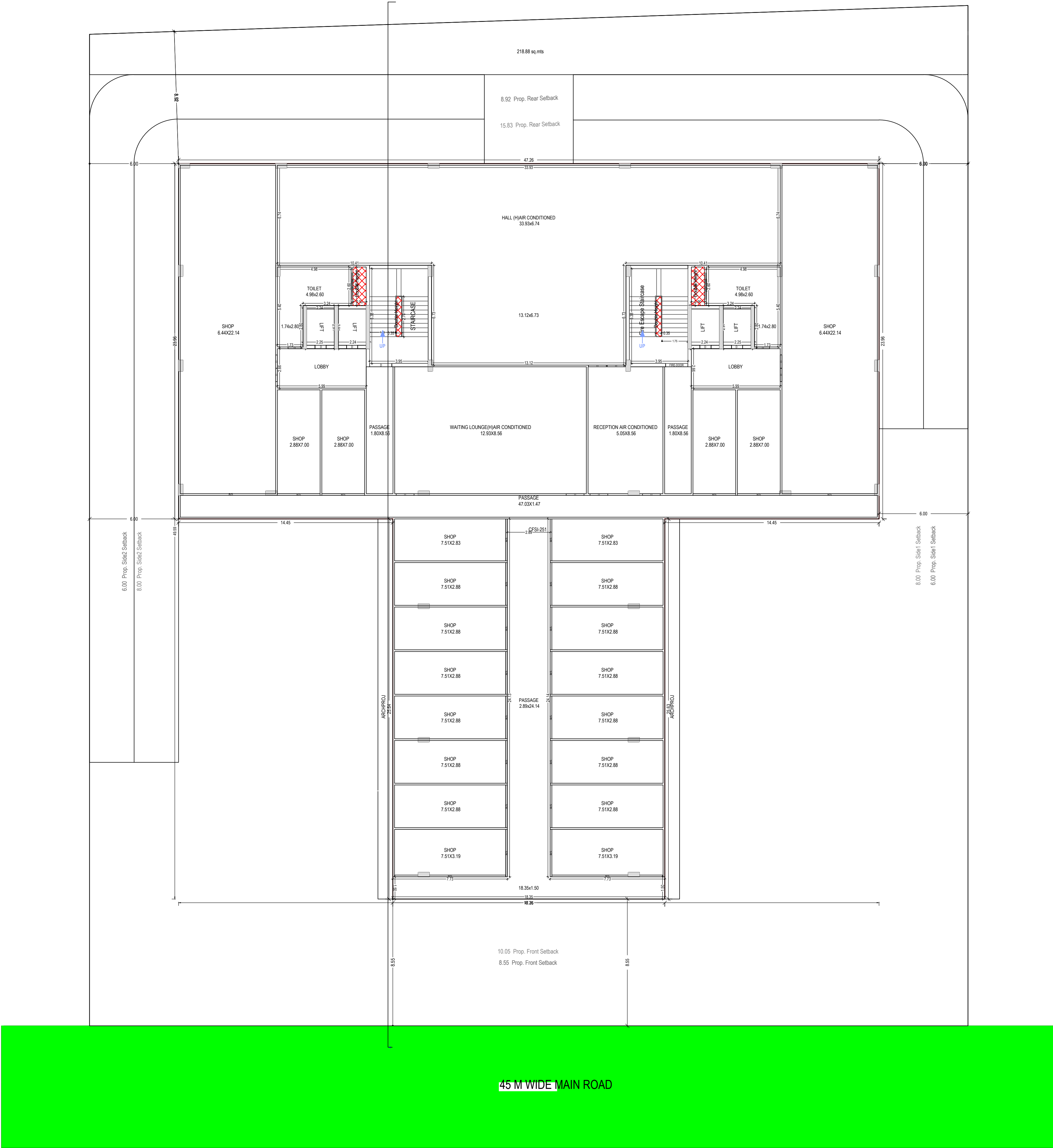
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Total Plot Area: -	4020.10	Total FAR Area: -	10011.42
Total Coverage Area: -	1603.81	Total BUA Area: -	12937.74

The correctness and accuracy of Proposal Information and drawing is a responsibility of PLOT owner. Accuracy of Scrutiny Report 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, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.



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



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

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Total Coverage Area: -	1603.81	Total BUA Area: -	12937.74

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ARCHITECTS NAME AND SIGNATURE
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CA/2021/138381

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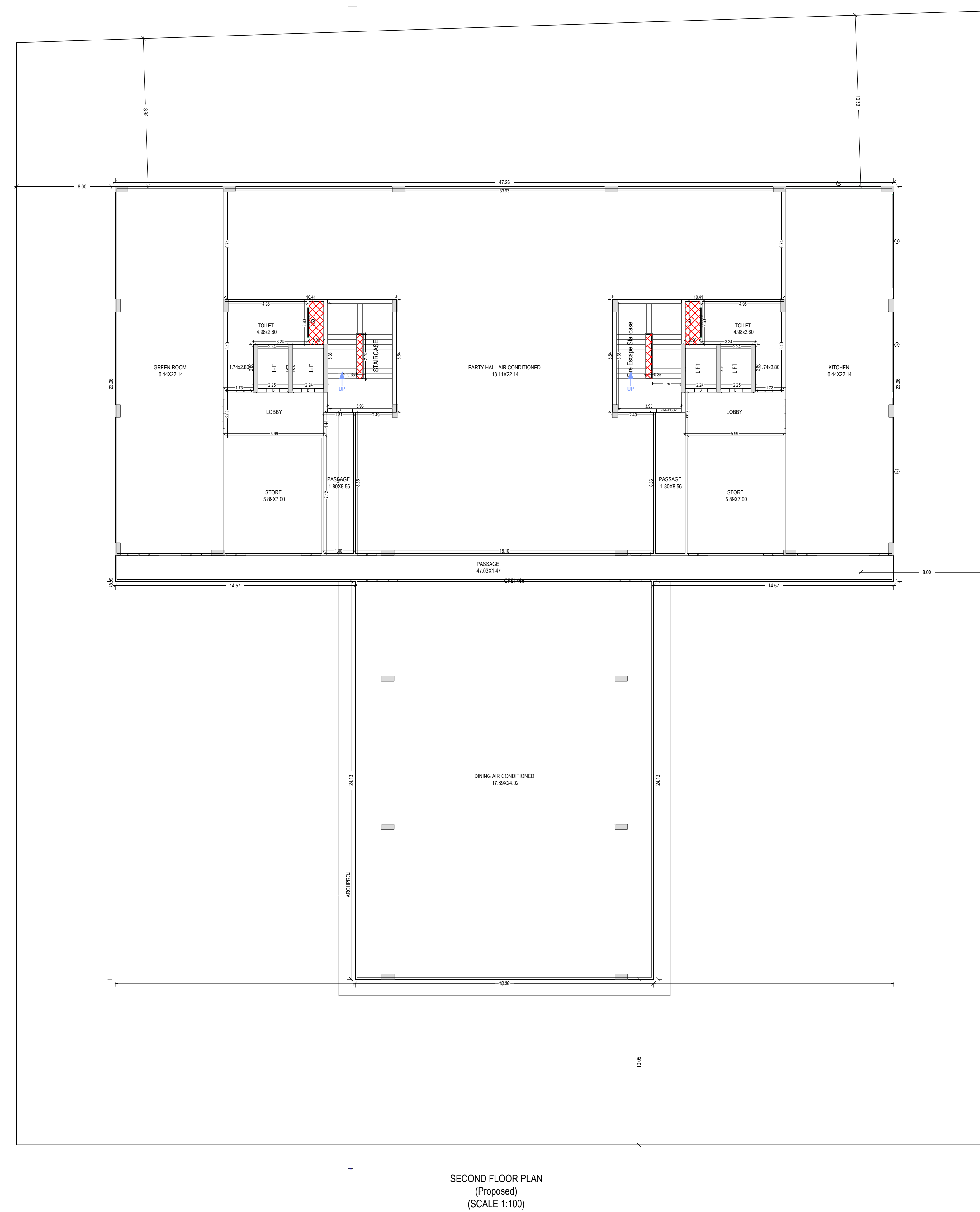
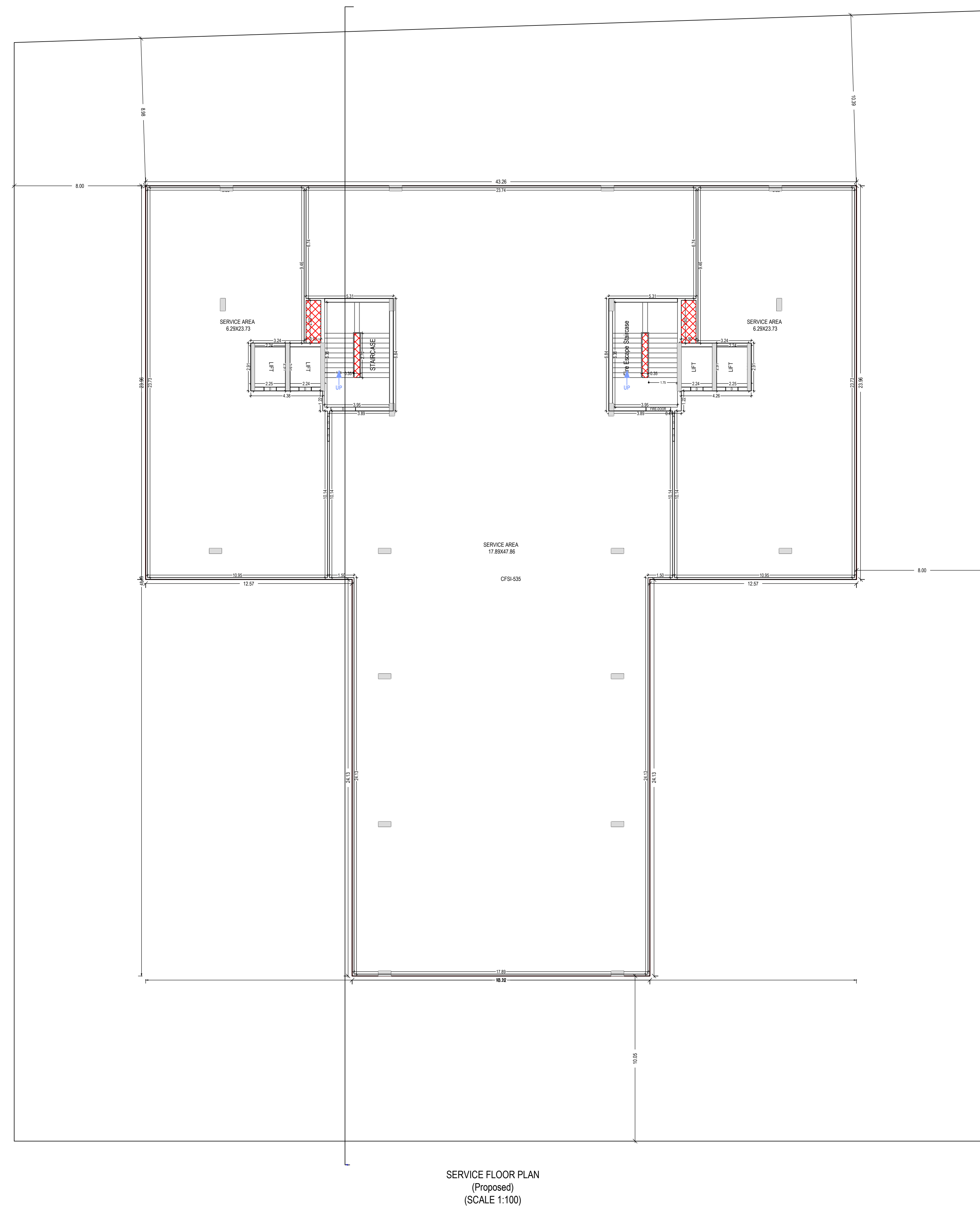
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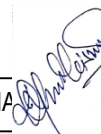
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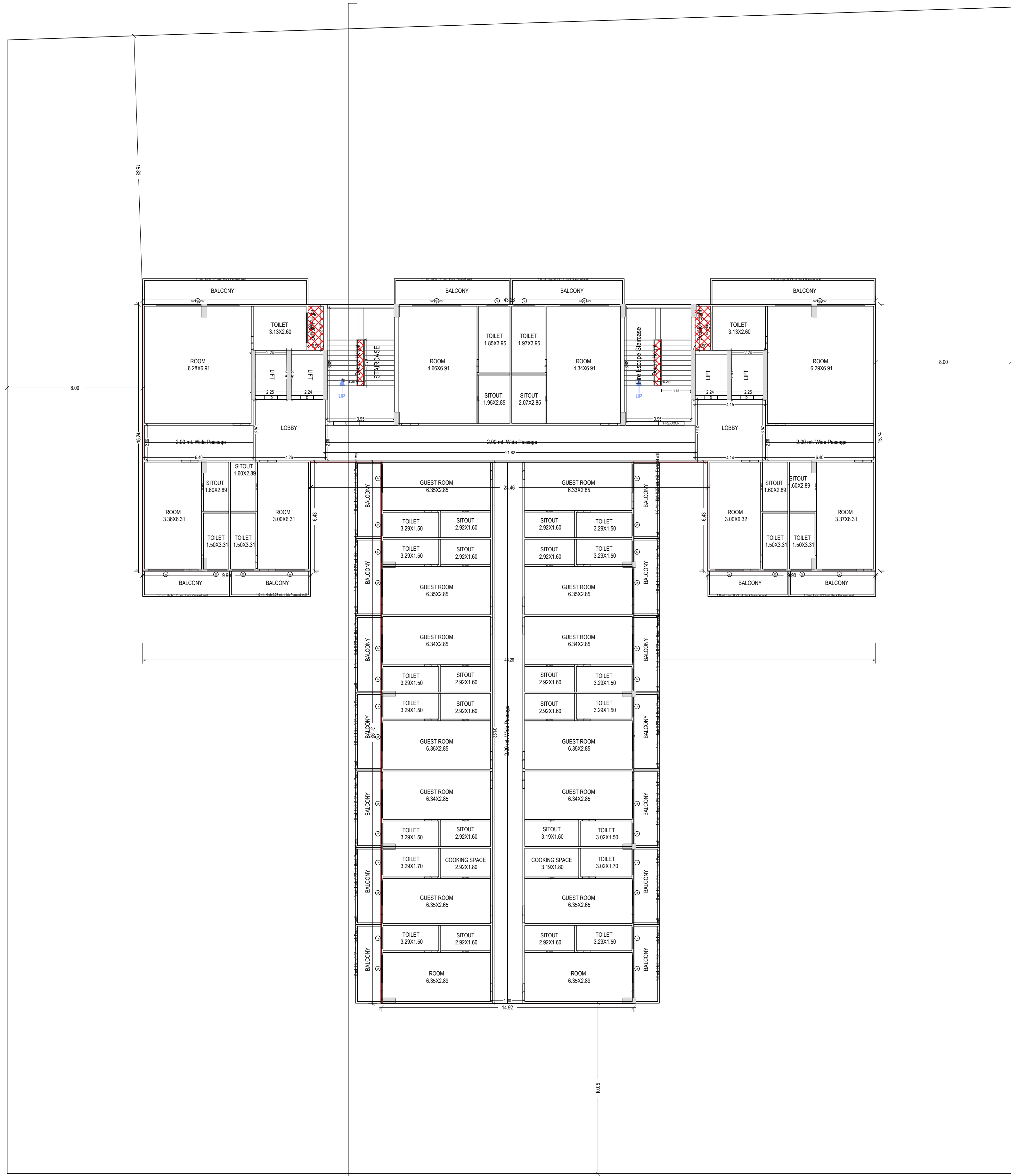
Rajesh Kumar Singh (Secretary)

Atul Vats (Vice Chairman)

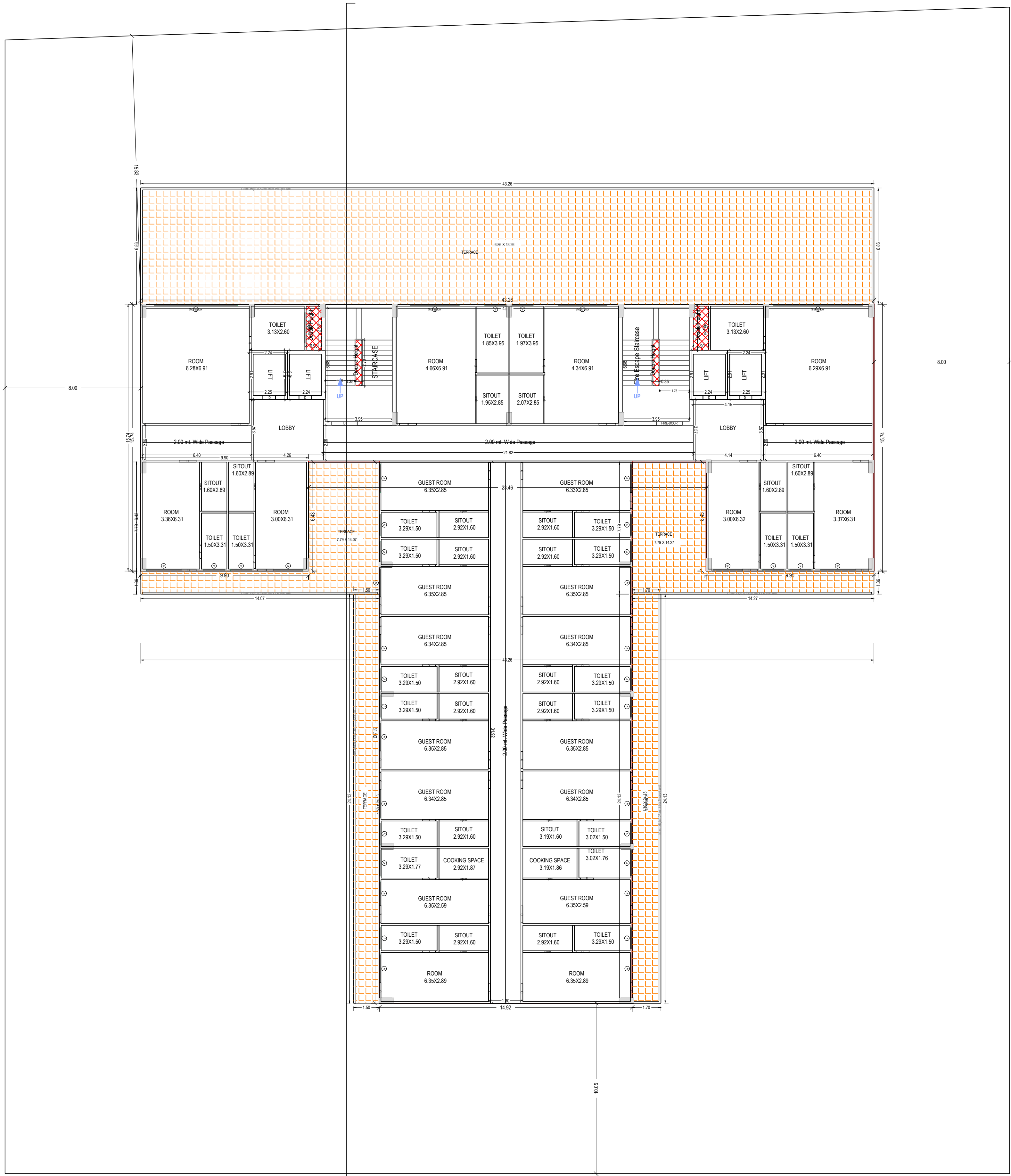


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OWNER'S NAME AND SIGNATURE GKY INFRATECH LLP, Yajna@3@gmail.com, 9811564675	
ARCHITECT'S NAME AND SIGNATURE  Rajesh Singh CA2021136381	STRUCTURE ENGINEER
	Ghaziabad Development Authority 
Working Plan Application Number <u>GDA/BP/23-24/1348</u> Sanctioned On <u>03 Dec 2024</u> Valid Till <u>12 May 2030</u> Approved By <u>Arvind Kumar (Chief Architect and Town Planner)</u> Examined By <u>Gyan Prakash Dwivedi (Junior engineer)</u> <u>Deepthi Chauhan (Assistant Engineer)</u> <u>Arvind Kumar (Town Planner/ Executive engineer)</u> <u>Arvind Kumar (Chief Architect and Town Planner)</u> <u>Rajesh Kumar Singh (Secretary)</u> <u>Anul Vats (Vice Chairman)</u>	



TYPICAL - 5, 6, 7 FLOOR PLAN
(Proposed)
(SCALE 1:100)



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

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ISO_A0_(841.00_x_1189.00_MM)

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Total Coverage Area: -	1603.81	Total BUA Area: -	12937.74

OWNER'S NAME AND SIGNATURE
GRAY INFRA TECH LLP, Yajnaswadi@gmail.com, 9811564675

ARCHITECT'S NAME AND SIGNATURE
Ranbir Singh
CA2021/138381

STRUCTURE ENGINEER

Ghaziabad Development Authority



Building Plan Application Number

GDA/BP/23-24/1348

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Examined By

Gyan Prakash Dwivedi (Junior engineer)

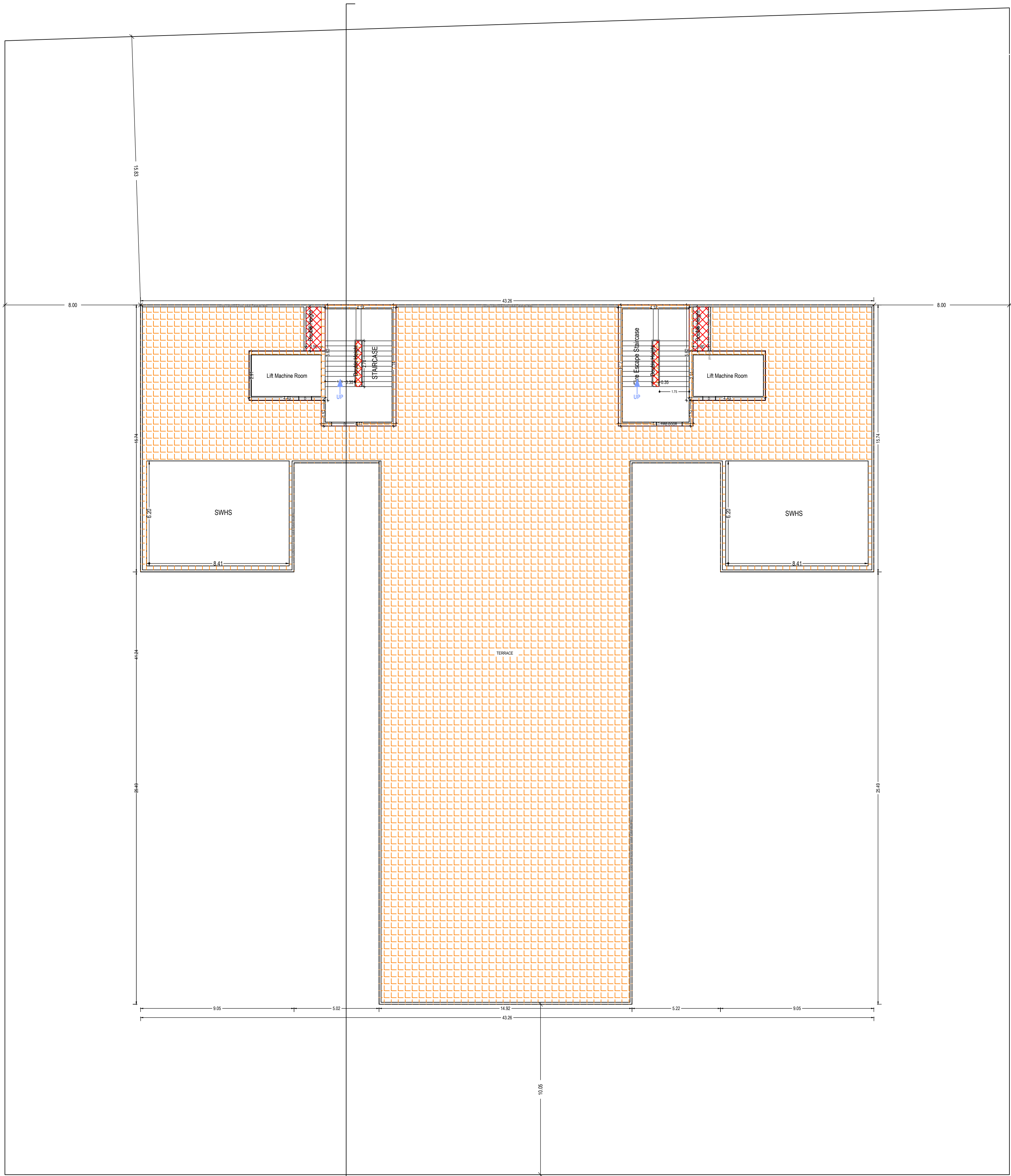
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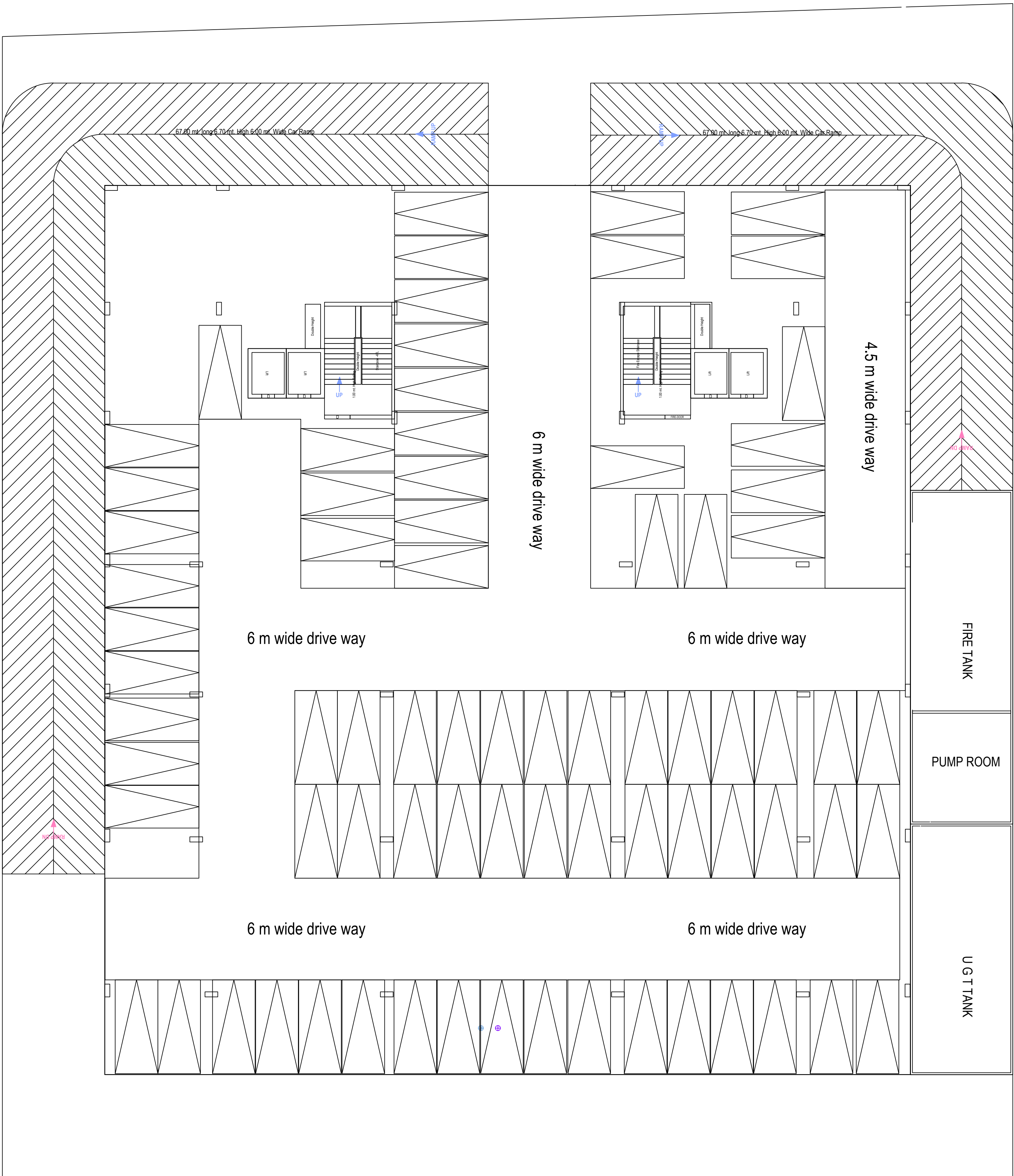
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Atul Vats (Vice Chairman)



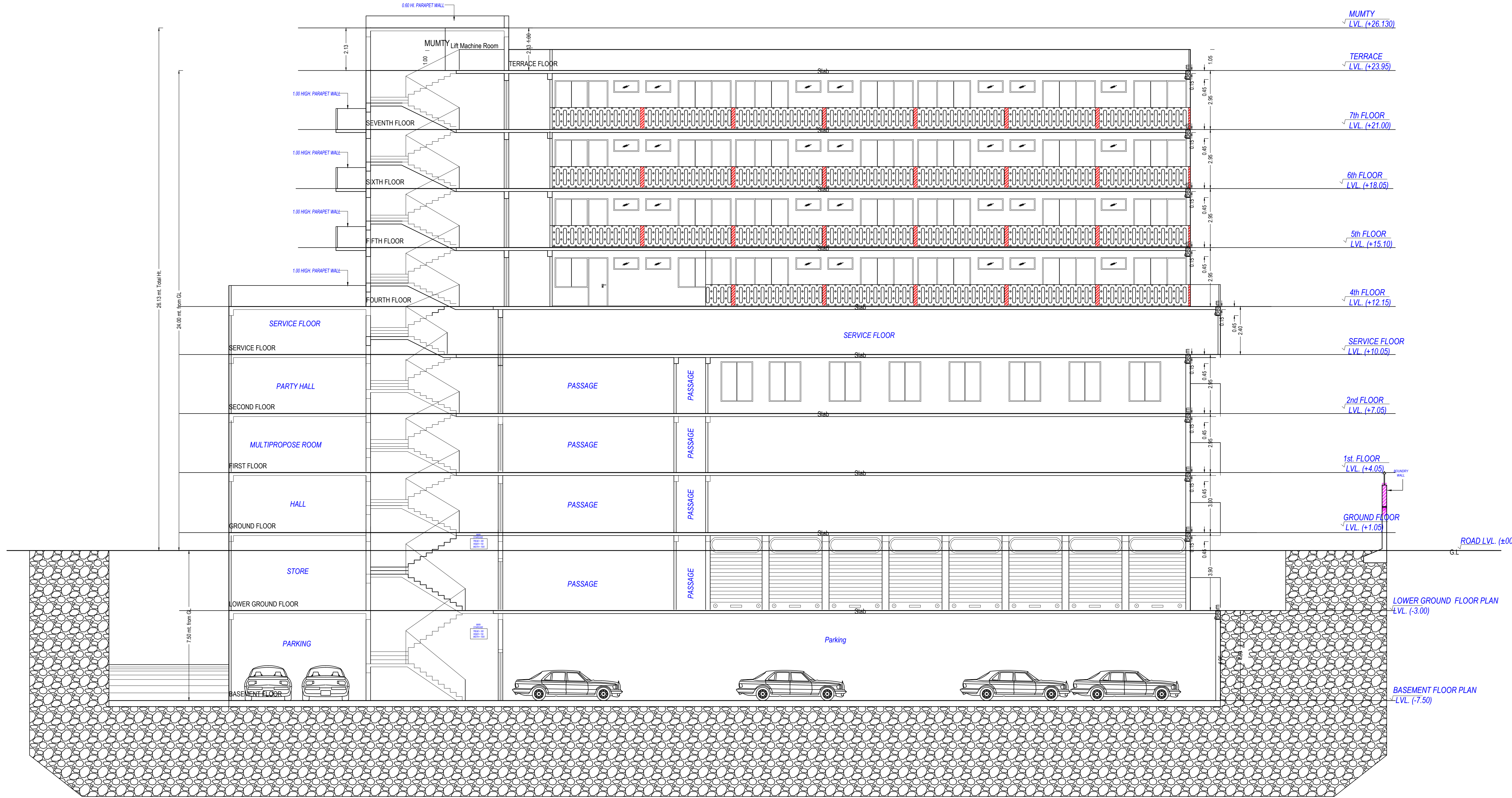
TERRACE FLOOR PLAN
(SCALE 1:100)



PARKING PLAN

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ARCHITECT'S NAME AND SIGNATURE Ranbir Singh CA/2021/138381	STRUCTURE ENGINEER Ghaziabad Development Authority
Building Plan Application Number GDA/BP/23-24/1348	
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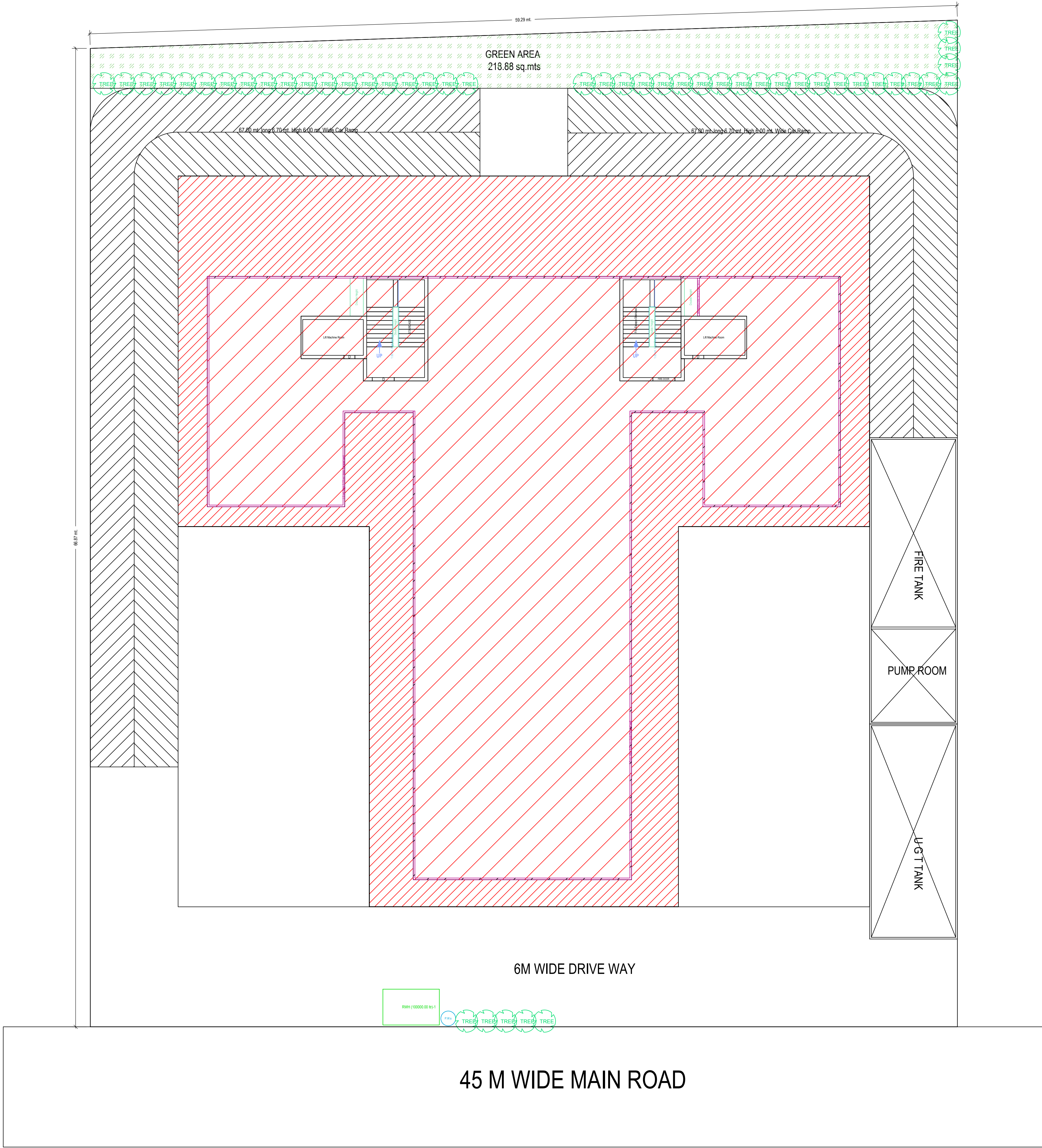
SECTION-AA'



ELEVATION

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ARCHITECTS NAME AND SIGNATURE	
Ranbir Singh CA2021138381	STRUCTURE ENGINEER
Ghaziabad Development Authority	
	
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Rajesh Kumar Singh (Secretary)	
Atul Vats (Vice Chairman)	



SERVICE & LANDSCAPE PLAN

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Total Coverage Area: -	1603.81	Total BUA Area: -	12937.74

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ARCHITECT'S NAME AND SIGNATURE Ranbir Singh CA/2021/138381	STRUCTURE ENGINEER
	Ghaziabad Development Authority
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