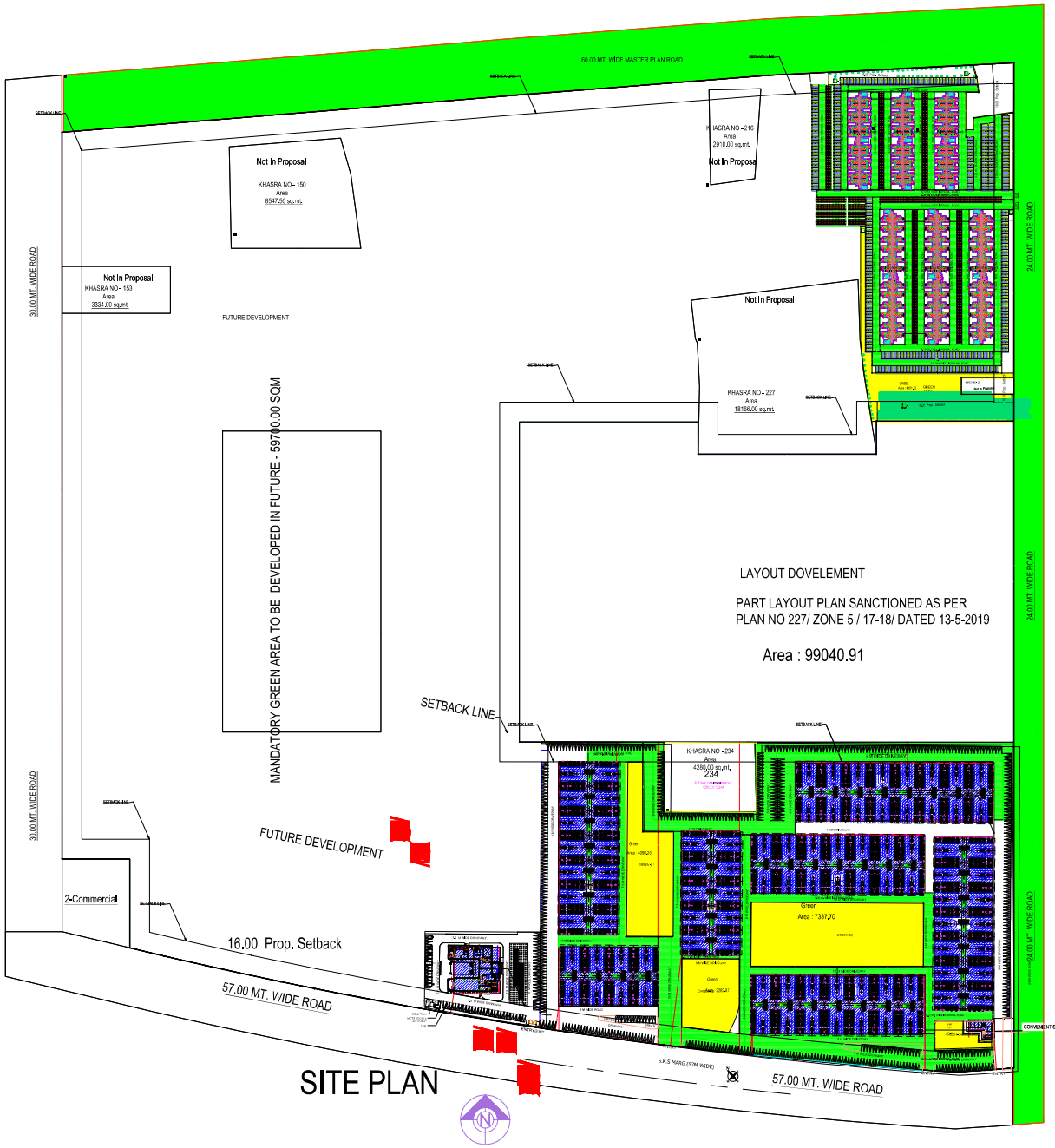
Project Title : PROPOSED EWS -LIG GROUP HOUSING AT PLOT NO.GH-2 ,SECTOR 1,WAVE CITY, NH-24,GHAZIABAD.

File No	GDA/BP/20-24/0020	Sheet	1 / 8
Submission Date	12-02-2024	Scale	1:100



FAR & Non FAR Towers, convenient shops, club Sanction

	Tower-1	Tower-2	Tower-3	Tower-4	Tower-5	Tower-6	Tower-7	Convenient shops	Club	Total Area
GC	2895.61	5067.31	3619.51	5791.22	5067.31	5067.31	5067.31	211.26	1104.69	**33891.55**
FAR	15828.37	27699.64	19785.46	31656.74	27699.64	27699.64	27699.64	423.03	2650.20	**181144.38**
Non FAR	6998.27	12246.98	8747.88	13996.54	12246.98	12246.98	12246.98	47.07	73.92	**78851.54**
BUA	22826.64	39946.62	28533.33	45653.28	39946.62	39946.62	39946.62	471.10	2724.12	**259995.92**
Units	80.00	140.00	100.00	160.00	140.00	140.00	140.00	18.00		**900**
Floor	Stilt+6	Stilt+6	Stilt+6	Stilt+6	Stilt+6	Stilt+6	Stilt+6	G+2	G+2	
Hight	24.90	24.90	24.90	24.90	24.90	24.90	24.90	12.50	13.65	

Compound Detail

	Tower-1	Tower-2	Club	Total Area
GC	3051.27	5339.73	636.6	**9027.60**
FAR	17979.89	31464.82	2817.8	**52262.51**
Non FAR	3297.77	5771.1	186	**9254.87**
BUA	21277.66	37235.91	3003.8	**61517.37**
Units	80	140		**220**
Floor	Stilt+6	Stilt+6	G+2	
Hight	24.90	24.90	13.65	

FAR & Non FAR Towers, convenient shops, club Exesting /Pre Sanction Map no :- GDA/BP/20-21/0441 Area Detail

	Tower-1	Tower-2	Tower-3	Tower-4	Tower-5	Tower-6	Tower-7	Convenient shops	Club	Total Area
GC	3051.27	5339.73	3619.51	5791.22	5067.31	5067.31	5067.31	211.26	636.6	**33851.52**
FAR	17979.89	31464.82	19785.46	31656.74	27699.64	27699.64	27699.64	423.03	2817.8	**187228.66**
Non FAR	3297.77	5771.1	8747.88	13996.54	12246.98	12246.98	12246.98	47.07	186	**68787.26**
BUA	21277.66	37235.91	28533.33	45653.28	39946.62	39946.62	39946.62	471.10	3003.8	**256015.91**
Units	80	140	100.00	160.00	140.00	140.00	140.00	18.00		**900**
Floor	Stilt+6	Stilt+6	Stilt+6	Stilt+6	Stilt+6	Stilt+6	Stilt+6	G+2	G+2	
Hight	24.90	24.90	24.90	24.90	24.90	24.90	24.90	12.50	13.65	

AREA STATEMENT — VERSION HO. /AP
VERSION DATE: 07/08/2020

PROJECT DETAIL		
Authority: Ghaziabad Development Authority	Ply Use: Residential	
Authority Desc: Category A	Plot Sub Use: LIG Housing	
Authority Zone: Development Authority (GDA)	Development Plan: Wave city sec 01	
Case Type: Regular	Land Use Zone: Residential Land Zone	
Project Type: Group Development	Land Subtype Zone: Residential Land Zone	
Nature of Development: ADDITION OR EXTENSION	Layout Type: NA	
Complete Revision		
Development Area/ Undeveloped Area		
Subdevelopment Area/ Other Town Area		
Special Project: NA		
Site Address: District:Ghaziabad, Tehsil:Ghaziabad, Village:NA		
AREA DETAILS	SQ.MTR.	
A. Area of Plot As per record		
Document Area		819000.00
As per site condition		819000.00
Area of Plot Considered		438238.90
B. Deduction for		
(a) Proposed roads		0.00
(b) Any other reduction		138852.40
Area left in Proposed		138852.40
Area (a + b)		138852.40
C. Net Area (A)-(B) = D. AREA OF PLOT		438238.90
Plot Area For Coverage		438238.90
Plot Area For FAR		438238.90
Permissible FAR Area (2.00)		1076447.20
Total Permissible FAR Area (2.00)		1076447.20
E. Total Built up area permissible at		
Permissible Coverage area (40.00 %)		175295.60
Proposed Coverage Area (28.76 %)		126123.57
Existing Building Coverage area (7.21 %)		31611.00
Total Proposed Coverage Area (35.97 %)		157734.57
Balance coverage area (4.03 %)		17561.03

-	Proposed Area at			
-	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Ground Floor	7455.29	0.00	2313.25	0.00
First Floor	7455.29	0.00	2313.25	0.00
Second Floor	7455.29	0.00	2313.25	0.00
Third Floor	7455.29	0.00	2313.25	0.00
Fourth Floor	7455.29	0.00	2313.25	0.00
Fifth Floor	7455.29	0.00	2313.25	0.00
Sixth Floor	7455.29	0.00	2313.25	0.00
Seventh Floor	7455.29	0.00	2313.25	0.00
Eighth Floor	7455.29	0.00	2313.25	0.00
Ninth Floor	7455.29	0.00	2313.25	0.00
Tenth Floor	7455.29	0.00	2313.25	0.00
Eleventh Floor	7455.29	0.00	2313.25	0.00
Twelfth Floor	7455.29	0.00	2313.25	0.00
Thirteenth Floor	7455.29	0.00	2313.25	0.00
Fourteenth Floor	7455.29	0.00	2313.25	0.00
Terrace Floor	446.00	0.00	0.00	0.00
Total Area	112852.22	0.00	109723.47	0.00
Total Proposed FAR Area			109723.69	
Total Existing FAR Area			107328.44	
Total FAR Area			216852.13	
Built up area			112852.22	
Existing Building BUA Area			250415.37	
Total Built Up Area			363268.59	
K. Parkingnet Statement				
A. Parkingnet Proposed As				
(a)			440.00	
All Floors			3310.00	
Total Parkingnets (1+ 4)			3750	
B. Parking Statement				
C. Parking Space Required as per Regulations			4440.00	
D. Proposed Parking Spaces			3750.00	

Building USE/SUBUSE Details

Building Name	Building Use	Building Subuse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floors Name	Floor Use	Floor Subuse	FAR Name	FAR Use	FAR Subuse
LIG 1 BUILDING (RESIDENTIAL)	Residential	LIG Housing		-	Highrise	360	GROUND FLOOR PLAN	Residential	LIG Housing	Residential FAR	Residential	LIG Housing
							TYPICAL -1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 FLOOR PLAN	Residential	LIG Housing	Residential FAR	Residential	LIG Housing
							TERRACE FLOOR PLAN	Residential	LIG Housing	-	-	-
EWS 1 BUILDING (RESIDENTIAL)	Residential	EWS Housing		-	Highrise	360	GROUND FLOOR PLAN	Residential	EWS Housing	Residential FAR	Residential	EWS Housing
							TYPICAL -1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 FLOOR PLAN	Residential	EWS Housing	Residential FAR	Residential	EWS Housing
							TERRACE FLOOR PLAN	Residential	EWS Housing	-	-	-
LIG 2 BUILDING (RESIDENTIAL)	Residential	LIG Housing		-	Highrise	360	GROUND FLOOR PLAN	Residential	LIG Housing	Residential FAR	Residential	LIG Housing
							TYPICAL -1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 FLOOR PLAN	Residential	LIG Housing	Residential FAR	Residential	LIG Housing
							TERRACE FLOOR PLAN	Residential	LIG Housing	-	-	-
AH (AH)	Residential	LIG Housing		-	Highrise	360	GROUND FLOOR PLAN	Residential	LIG Housing	Residential FAR	Residential	LIG Housing
							TYPICAL -1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 FLOOR PLAN	Residential	LIG Housing	Residential FAR	Residential	LIG Housing
							TERRACE FLOOR PLAN	Residential	LIG Housing	-	-	-
EWS 2 BUILDING (RESIDENTIAL)	Residential	EWS Housing		-	Highrise	360	GROUND FLOOR PLAN	Residential	EWS Housing	Residential FAR	Residential	EWS Housing
							TYPICAL -1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 FLOOR PLAN	Residential	EWS Housing	Residential FAR	Residential	EWS Housing
							TERRACE FLOOR PLAN	Residential	EWS Housing	-	-	-
EWS 3 BUILDING (RESIDENTIAL)	Residential	EWS Housing		-	Highrise	360	GROUND FLOOR PLAN	Residential	EWS Housing	Residential FAR	Residential	EWS Housing
							TYPICAL -1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 FLOOR PLAN	Residential	EWS Housing	Residential FAR	Residential	EWS Housing
							TERRACE FLOOR PLAN	Residential	EWS Housing	-	-	-

FAR& Unit Details

Building	No.of Same Bldg	Gross Bldg Up Area (Sq.mt.)	Deductions From Gross Bldg Area in Sq.mt.: Vth-Lift	Total Bldg Up area (Sq.mt.)	Deductions (Area in Sq.mt.): Mumty	Lift	Lift Machine	Proposed FAR Area (Sq.mt.)	Resi.	Total FAR Area (Sq.mt.)	No. of Unit
LIG 1 BUILDING (RESIDENTIAL)	1	20942.75	38.80	20904.23	303.20	146.40	12.11	20385.49	20385.49	20385.49	360
EWS 1 BUILDING (RESIDENTIAL)	1	19770.37	38.10	19732.27	303.20	143.36	12.12	19194.94	19194.94	19194.94	360
LIG 2 BUILDING (RESIDENTIAL)	1	20942.75	38.80	20904.23	303.20	146.40	12.11	20385.49	20385.49	20385.49	360
AH (AH)	1	20942.75	38.80	20904.23	303.20	146.40	12.11	20385.49	20385.49	20385.49	360
EWS 2 BUILDING (RESIDENTIAL)	1	19770.37	38.10	19732.27	303.20	143.36	12.12	19194.94	19194.94	19194.94	360
EWS 3 BUILDING (RESIDENTIAL)	1	19770.37	38.10	19732.27	303.20	143.36	12.12	19194.94	19194.94	19194.94	360
Grand Total	6	121977.37	230.85	118855.49	2180.52	879.28	72.68	109723.47	109723.47	109723.47	2160

Existing Building Details

Name	Use	Subuse	Structure	Height	Floor No	FAR Area	BUA Area
Sanctioned Structure1	Residential	LIG Housing		0.00	0	0.00	1.20
Sanctioned Structure2	Residential	LIG Housing		0.00	0	0.00	1.20
Sanctioned Structure3	Residential	LIG Housing		0.00	0	0.00	1.20
Sanctioned Structure4	Residential	LIG Housing		0.00	0	0.00	1.20
Sanctioned Structure5	Residential	LIG Housing		0.00	0	0.00	1.20
Sanctioned Structure6	Residential	LIG Housing		0.00	0	0.00	1.20
Sanctioned Structure7	Residential	LIG Housing		0.00	0	0.00	1.20
Sanctioned Structure8	Residential	LIG Housing		0.00	0	0.00	1.20
Sanctioned Structure9	Residential	LIG Housing		0.00	0	0.00	1.20
Sanctioned Structure10	Residential	LIG Housing		0.00	0	0.00	1.20

Additional Permissible FAR

Area covered under	Proposed Area	Total Proposed Area
Non FAR CHECK		
Fire Escape Staircase	25.01	
STAIRCASE	25.20	
STAIRCASE	25.20	
Lift Machine Room	12.11	
STAIRCASE	21.29	
Fire Escape Staircase	25.01	
STAIRCASE	21.29	
Lift Machine Room	12.12	
Fire Escape Staircase	25.01	
STAIRCASE	25.20	
STAIRCASE	25.20	
Lift Machine Room	12.11	
Fire Escape Staircase	25.01	
STAIRCASE	25.20	
Lift Machine Room	12.11	
STAIRCASE	21.29	
Fire Escape Staircase	25.01	
STAIRCASE	21.29	
Lift Machine Room	12.12	
STAIRCASE	21.29	
Fire Escape Staircase	25.01	
STAIRCASE	21.29	
Lift Machine Room	12.12	
		498.08

Required Parking(Table 7a)

Building Name	Type	Subtype	Area (Sq.mt.)	Units: Parking space reqd for every	Units: Proposed	Car: Reqd./Unit	Car: Reqd.	Car: Proposed	Two/Wheeler: Reqd./Unit	Two/Wheeler: Reqd.	Two/Wheeler: Proposed
LIG 1 BUILDING (RESIDENTIAL)	Residential	LIG Housing	> 0	1	360.00	1.20	120	-	-	-	-
EWS 1 BUILDING (RESIDENTIAL)	Residential	EWS Housing	> 0	1	360.00	-	-	-	1.20	360	-
LIG 2 BUILDING (RESIDENTIAL)	Residential	LIG Housing	> 0	1	360.00	1.20	120	-	-	-	-
AH (AH)	Residential	LIG Housing	> 0	1	360.00	1.20	120	-	-	-	-
EWS 2 BUILDING (RESIDENTIAL)	Residential	EWS Housing	> 0	1	360.00	-	-	-	1.20	360	-
EWS 3 BUILDING (RESIDENTIAL)	Residential	EWS Housing	> 0	1	360.00	-	-	-	1.20	360	-
	Total		-	-	-	-	360	360	-	1080	1412

Color Notes

COLOR INDEX:
- PLOT BOUNDARY
- ABUTTING ROAD
- PROPOSED CONSTRUCTION
- COMMON PLOT
- ROAD ALIGNMENT (ROAD WIDENING AREA)
- FUTURE SUBDIVISION/DEVELOPMENT AREA
- EXISTING (To be retained)
- EXISTING (To be demolished)

Tree Details (Table 5h)

No.	Name	No. Of Trees: Reqd	No. Of Trees: Prop
246	Tree	2192	2501

Green and open space Area

Name	Proj. Area
GREEN AREA	4280.25
GREEN AREA	2352.97
GREEN AREA	7337.70
GREEN AREA	871.07
Green	775.08
Green	4891.72
Green	59700.00

OWNER'S NAME AND SIGNATURE

Upadhaiha Hi-tech Developers Pvt.Ltd.
puneet.kumar@wavecitytrend.com, 7839306759

ARCHITECT'S NAME AND SIGNATURE: Nos Signature valid

STRUCTURE ENGINEER

Ghaziabad Development Authority

Signature valid

Building Plan Application Number:
GDA/BP/23-24/0020

Sanctioned On:
12 Feb 2024

Valid Till
18 Feb 2029

Approved By
Ajay Kumar Singh (Chief Architect and Town Planner)

Examined By
Vijay Singh Chauhan (Junior engineer)

Dhananjay Singh (Assistant Engineer)

Arvind Kumar (Town Planner/ Executive engineer)

Chandra Prakash Tripathi (Chief Architect and Town Planner)

Rajesh Kumar Singh (Secretary)

Rakesh Kumar Singh (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: -	438238.90	Total FAR Area: -	109723.69
Total Coverage Area: -	41232.57	Total BUA Area: -	112852.22

ISO_A0_(841.00_x_1189.00_MM)

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