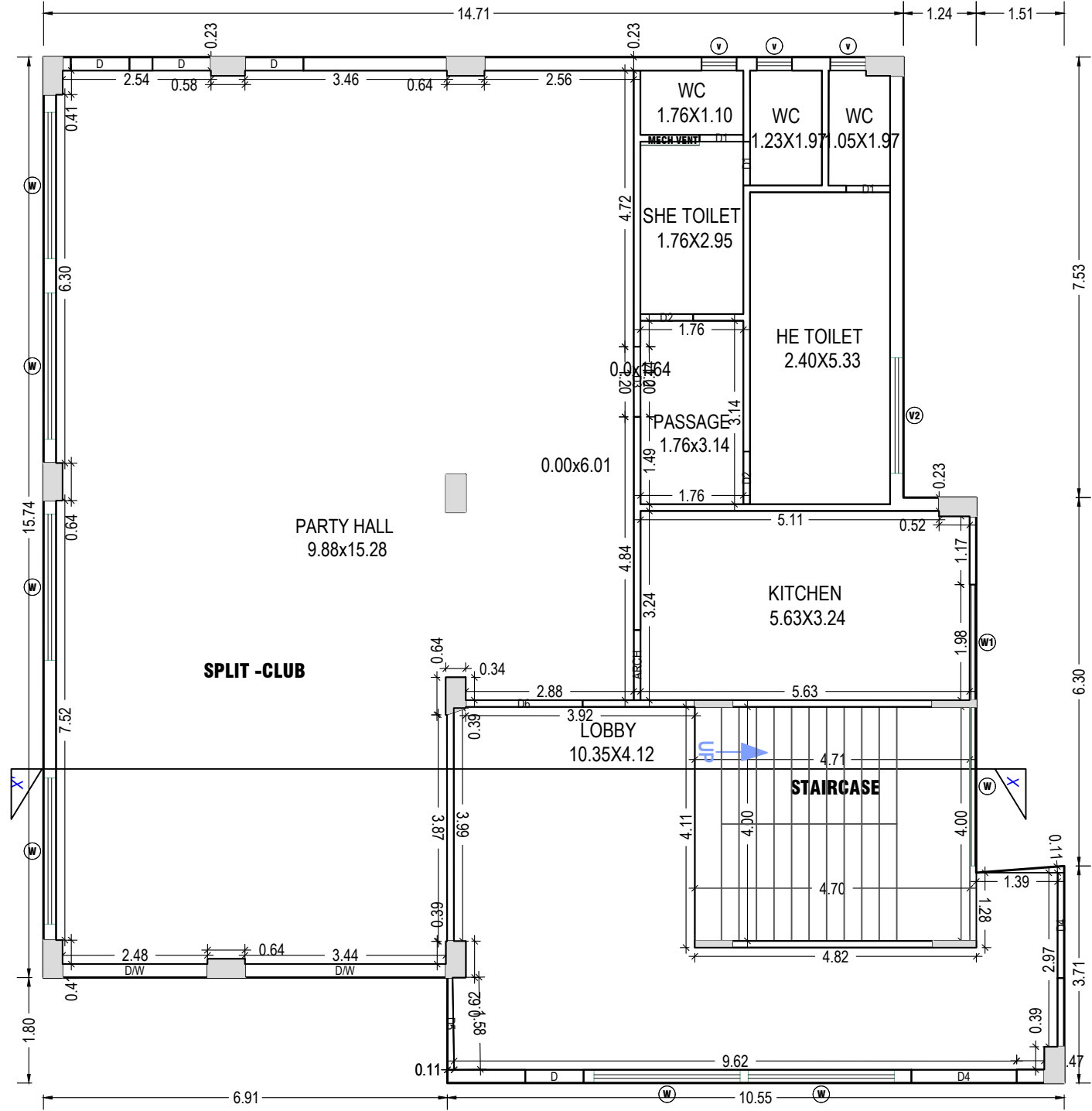
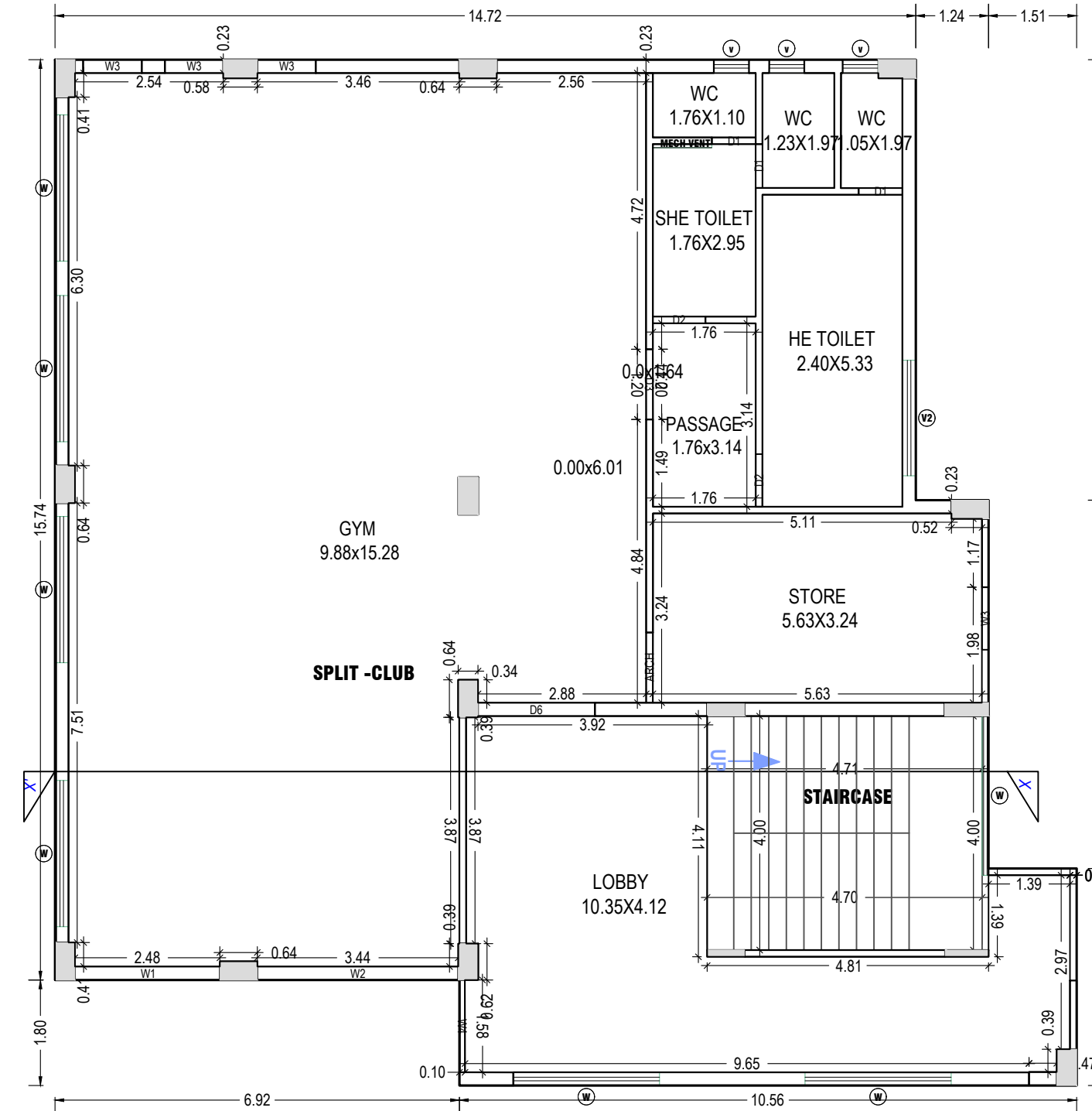
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	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Plot Ratio	Proposed Floor Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Plot Ratio	Proposed Floor Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Plot Ratio	Proposed Floor Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Plot Ratio	Proposed Floor Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Plot Ratio	Proposed Floor Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Plot Ratio	Proposed Floor Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Plot Ratio	Proposed Floor Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Plot Ratio	Proposed Floor Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Plot Ratio	Proposed Floor Area (Sq.mt.)	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Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Plot Ratio	Proposed Floor Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Plot Ratio	Proposed Floor Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Plot Ratio	Proposed Floor Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Plot Ratio	Proposed Floor Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Plot Ratio	Proposed Floor Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Plot Ratio	Proposed Floor Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Plot Ratio	Proposed Floor Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Plot Ratio	Proposed Floor Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Plot Ratio	Proposed Floor Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Plot Ratio	Proposed Floor Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Plot Ratio	Proposed Floor Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Plot Ratio	Proposed Floor Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Plot Ratio	Proposed Floor Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Plot Ratio	Proposed Floor Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Plot Ratio	Proposed Floor Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Plot Ratio	Proposed Floor Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Plot Ratio	Proposed Floor Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Plot Ratio	Proposed Floor Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Plot Ratio	Proposed Floor Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Plot Ratio	Proposed Floor Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)</



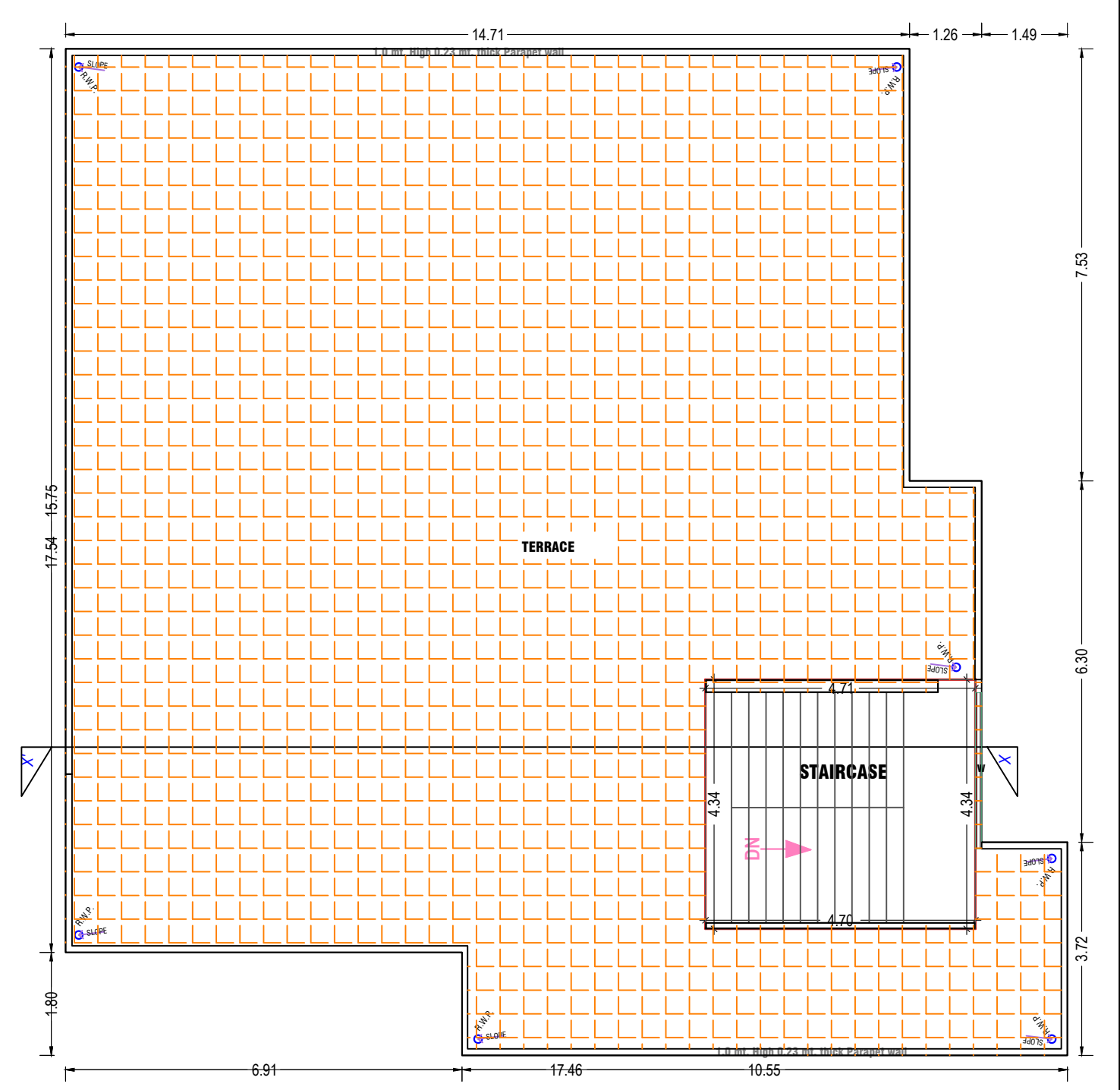
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(SCALE 1:100)



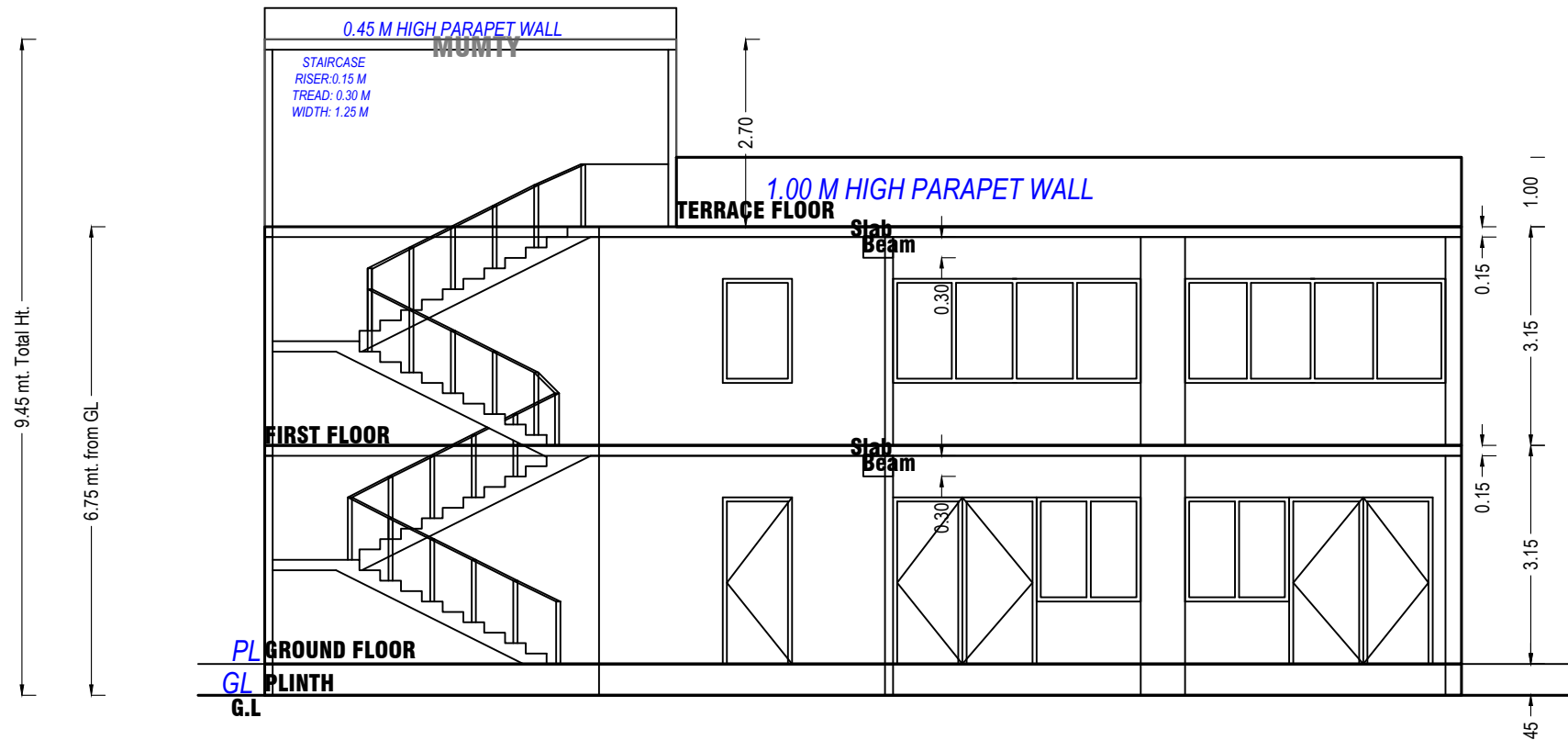
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



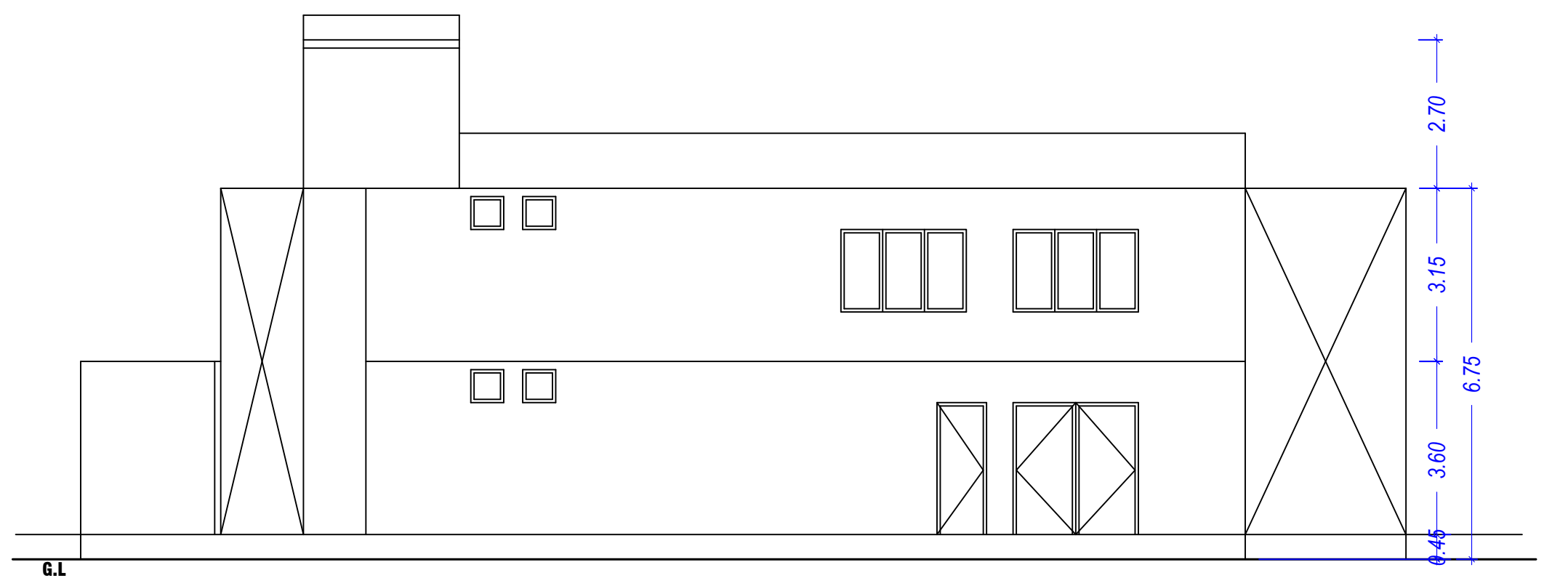
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



SECTION (X-X')
CLUB



FRONT ELEVATION

UnitBUA Table for Building 'A' (CLUB)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT-CLUB	OTHER	263.53	263.53	263.53	3.05	0.94	8.67
			263.53	263.53	263.53	3.05	0.94	8.67
			263.53	263.53	263.53	3.05	0.94	8.67
	Total		263.53	263.53	263.53	3.05	0.94	8.67
FIRST FLOOR PLAN	SPLIT-CLUB	OTHER	263.54	263.54	263.54	2.31	0.71	9.40
			263.54	263.54	263.54	2.31	0.71	9.40
			263.54	263.54	263.54	2.31	0.71	9.40
	Total		263.54	263.54	263.54	2.31	0.71	9.40
Total			527.07	527.07	527.07	5.35	1.65	18.07

Building 'A' (CLUB)

Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
Ground Floor	263.85	0.00	0.32	263.85	01
First Floor	263.82	0.00	0.00	263.82	00
Terrace Floor	20.44	20.44	0.00	0.00	00
Total	548.11	20.44	0.32	527.67	01
Total Number of Same Buildings	1				
Total	548.11	20.44	0.32	527.67	01

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (CLUB)	D1	0.75	2.40	06
A (CLUB)	D2	0.90	2.40	04
A (CLUB)	W3	1.00	2.40	03
A (CLUB)	D	1.00	2.40	04
A (CLUB)	W3	1.07	2.40	01
A (CLUB)	D3	1.20	2.40	02
A (CLUB)	W4	1.20	2.40	02
A (CLUB)	W4	1.58	2.40	01
A (CLUB)	D5	1.58	2.40	01
A (CLUB)	D4	1.80	2.40	02
A (CLUB)	D6	2.00	2.40	02
A (CLUB)	W1	2.48	2.40	01
A (CLUB)	DW	2.48	2.40	01
A (CLUB)	W2	3.44	2.40	01
A (CLUB)	DW	3.44	2.40	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	2.00	0.300	0.143	1.00
FIRST FLOOR PLAN	STAIRCASE	2.00	0.300	0.143	1.00
TERRACE FLOOR PLAN	STAIRCASE	2.00	0.300	0.000	1.00

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (CLUB)	V	0.80	1.00	04
A (CLUB)	V	0.81	1.00	02
A (CLUB)	MECH VENT	1.01	1.00	02
A (CLUB)	V2	1.98	1.00	02
A (CLUB)	W1	1.58	1.20	01
A (CLUB)	W	2.50	1.20	12
A (CLUB)	W	2.72	1.90	03

CLUB

OWNER'S NAME AND SIGNATURE

VALUE INFRACON INDIA PRIVATE LIMITED, info@valueinfra.co.in,
7428926556

ARCHITECT'S NAME AND SIGNATURE

JITESH KUMAR

CA/2019/97264

Signature Not Verified

Digitally signed by Jitesh Kumar, DN: cn=Jitesh Kumar, o=Jitesh Kumar, ou=Jitesh Kumar, email=jitesh.kumar@valueinfra.co.in, c=IN

Value Infracon India Private Limited, 7428926556

Ghaziabad Development Authority

Signature Not Verified

Digitally signed by Jitesh Kumar, DN: cn=Jitesh Kumar, o=Jitesh Kumar, ou=Jitesh Kumar, email=jitesh.kumar@valueinfra.co.in, c=IN

Value Infracon India Private Limited, 7428926556

Ghaziabad Development Authority

Building Plan Application Number

GDA/BP/23-240763

Sanctioned On

17 Jun 2025

Valid Till

06 Nov 2030

Approved By

Atul Vats (Vice Chairman)

Examined By

Manoj kumar Gaur (Junior engineer)

Deepthi Chauhan (Assistant Town Planner/Assistant Engineer)

Arvind Kumar (Town Planner/ Executive engineer)

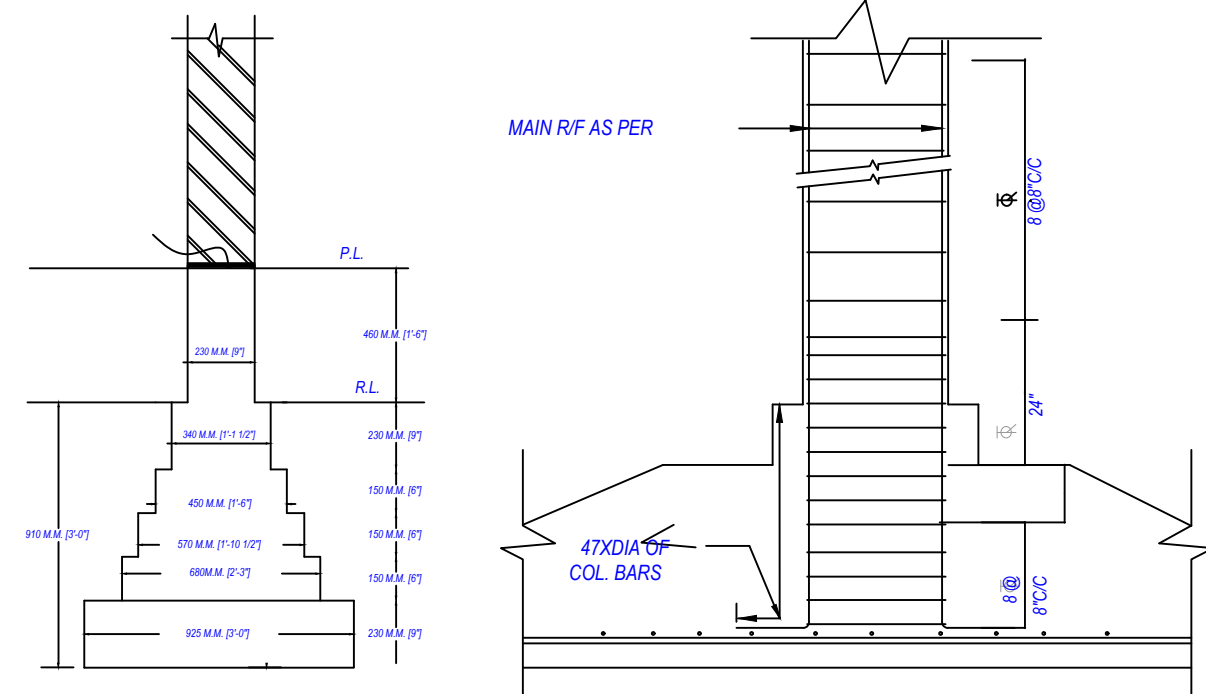
Arvind Kumar (Chief Architect and Town Planner)

Rajesh Kumar Singh (Secretary)

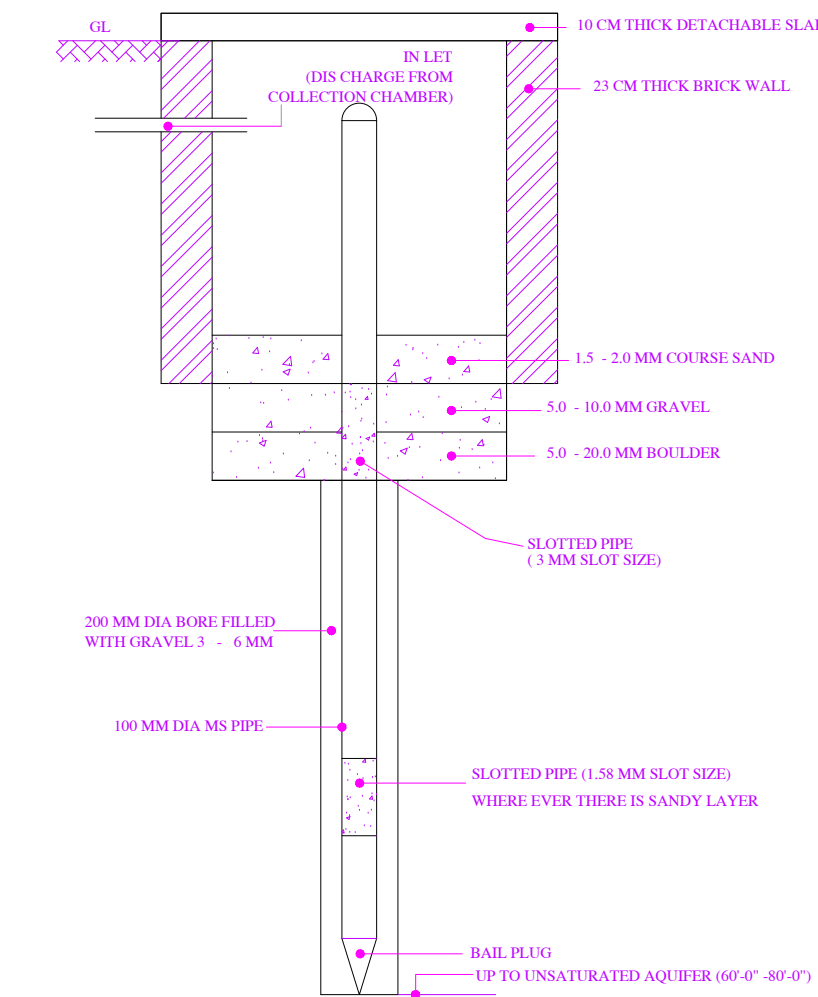
Atul Vats (Vice Chairman)



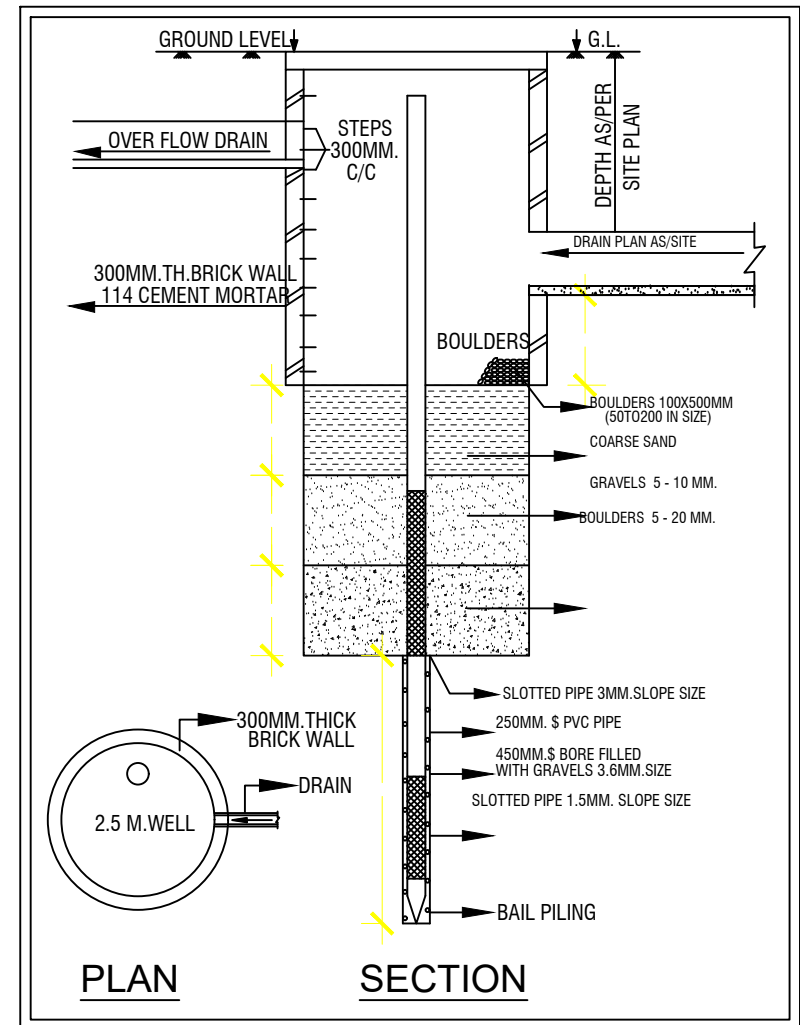
UPPER BASEMENT FLOOR PLAN
(SCALE 1:100)



FOUNDATION DETAIL



RAIN WATER HARVESTING DETAIL



OWNER'S NAME AND SIGNATURE
VALUE INFRACON INDIA PRIVATE LIMITED, info@valueinfra.co.in, 7428926556

ARCHITECT'S NAME AND SIGNATURE
JITESH KUMAR
CA/2019/97264

Signature Not Verified

Designation: Architect

Stamp: 05 Nov 2024/14

Designation: Architect

Stamp: 05 Nov 2024/14

Designation: Architect

Stamp: 05 Nov 2024/14

Designation: Architect

Stamp: 05 Nov 2024/14

Designation: Architect

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Designation: Architect

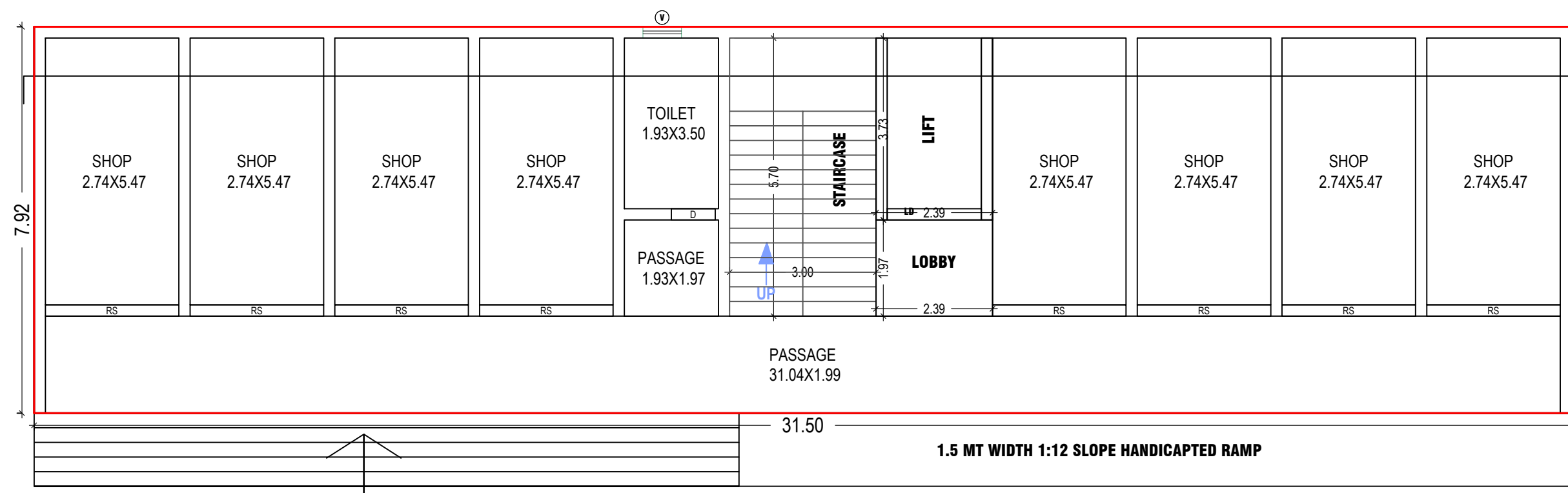
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Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

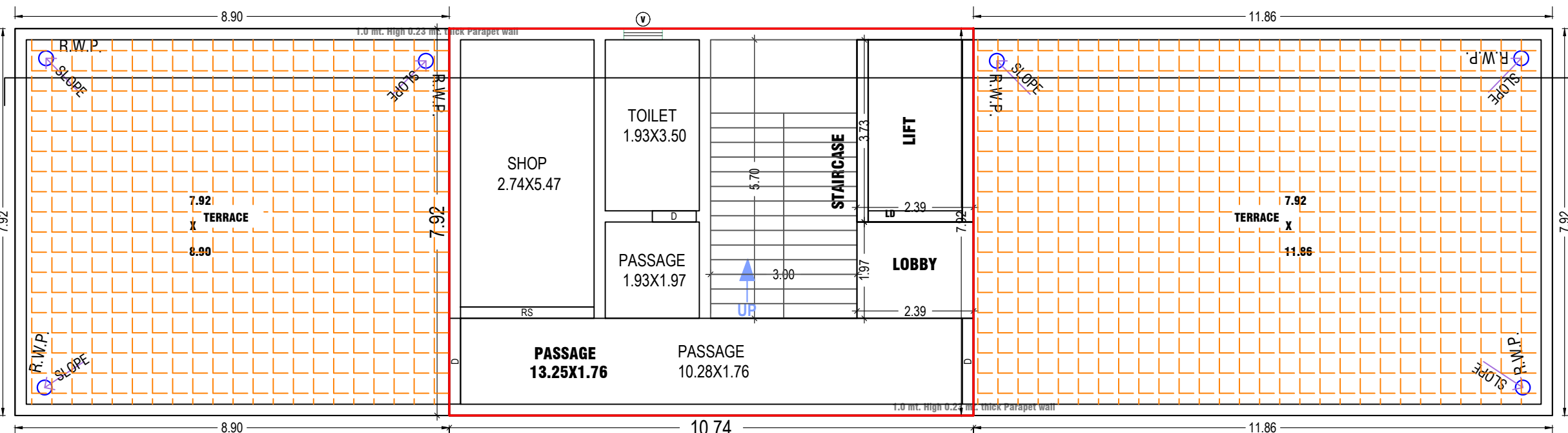
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The correctness and accuracy of Proposal Information and drawing is a responsibility of P/Owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not 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.

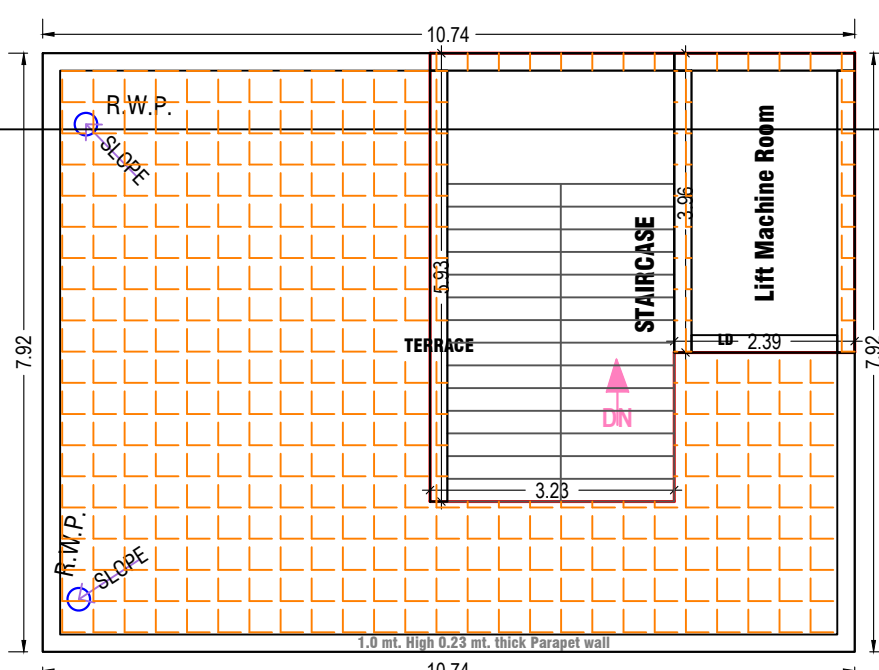
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Total BUA Area: - 115896.50



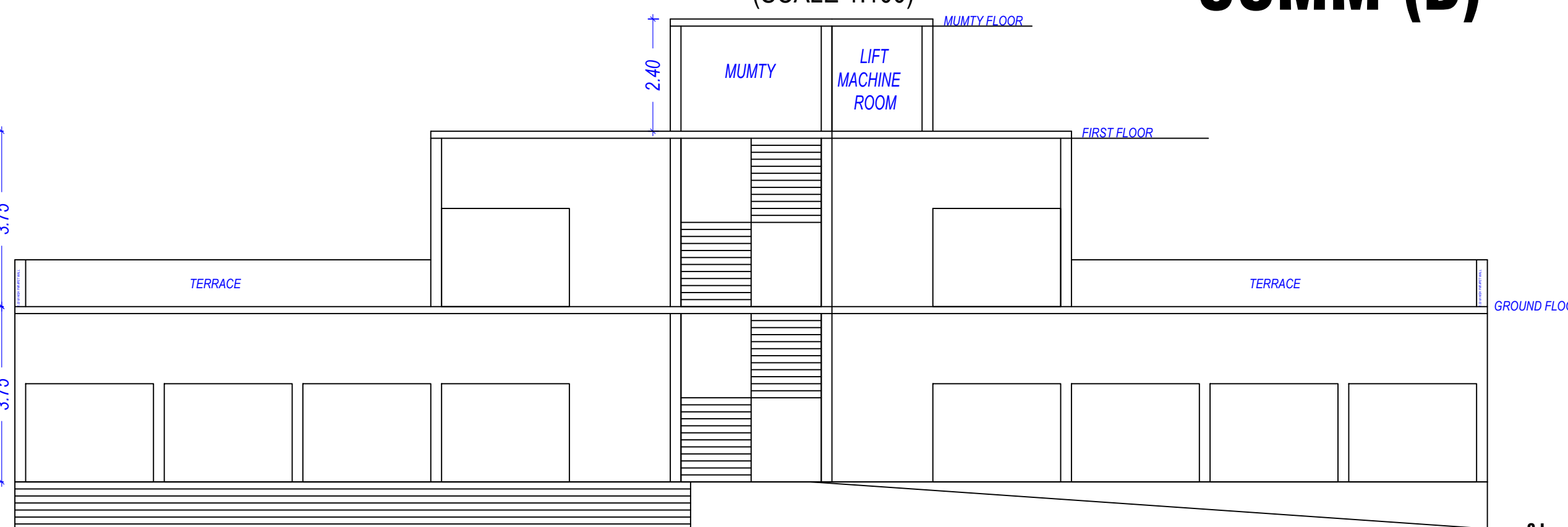
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



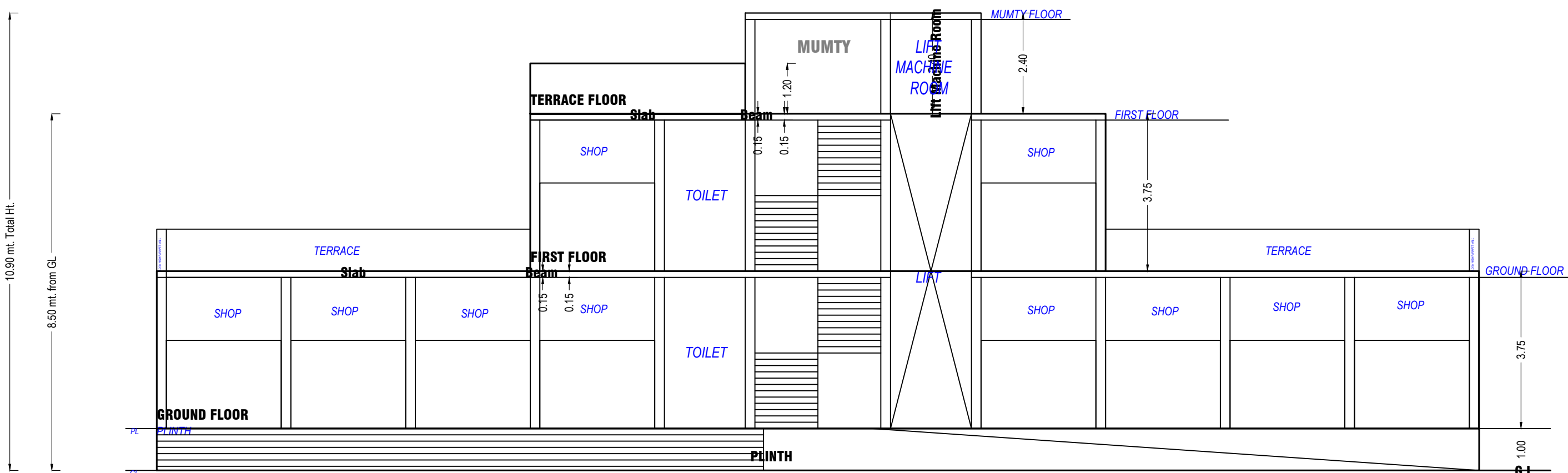
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



ELEVATION



SECTION

Building :COMM (B)							
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Mumty	Lift	Covered Machine	Covered Terrace	Commercial	
Ground Floor	250.62	0.00	0.00	0.00	0.22	0.90	249.71
First Floor	85.07	0.00	8.91	0.00	0.00	0.00	76.16
Terrace Floor	25.90	19.15	0.00	6.75	0.00	0.00	0.00
Total	361.59	19.15	8.91	6.75	0.22	0.90	325.87
Total Number of Same Buildings:	1						
Total	361.59	19.15	8.91	6.75	0.22	0.90	325.87

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
COMM (B)	D	0.90	2.10	02
COMM (B)	D	1.75	2.10	02
COMM (B)	RS	2.74	2.10	09

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
COMM (B)	V	0.79	1.00	02

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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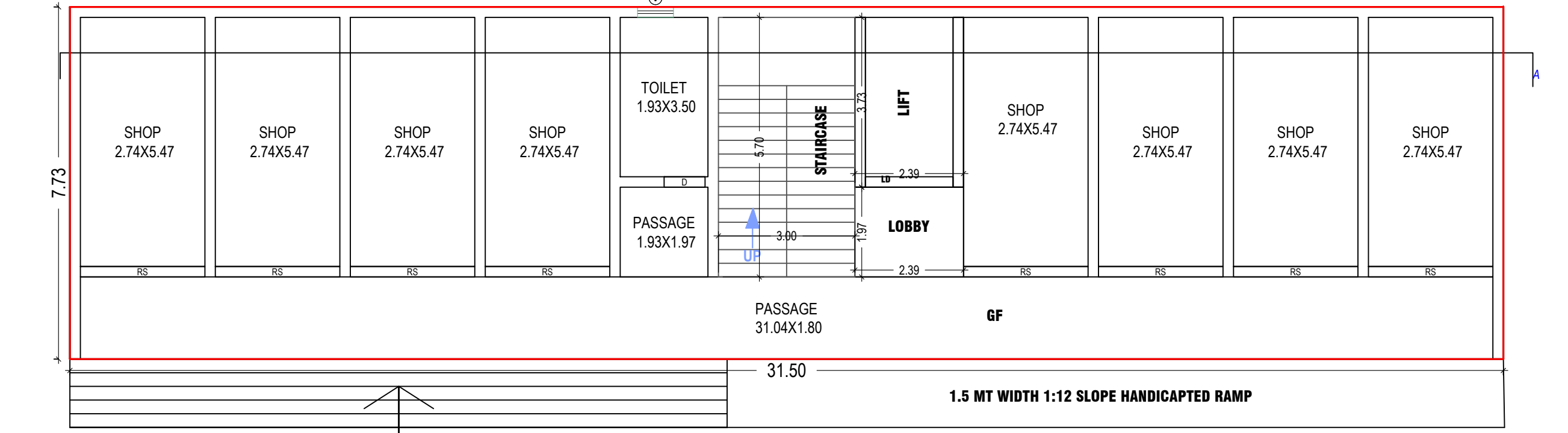
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Staircase Checks (Table 8a-1)						
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.	No. of Unit
GROUND FLOOR	STAIRCASE	1.50	0.300	0.125	1.00	
FIRST FLOOR	STAIRCASE	1.50	0.300	0.125	1.00	
TERRACE FLOOR	STAIRCASE	1.50	0.300	0.000	1.00	

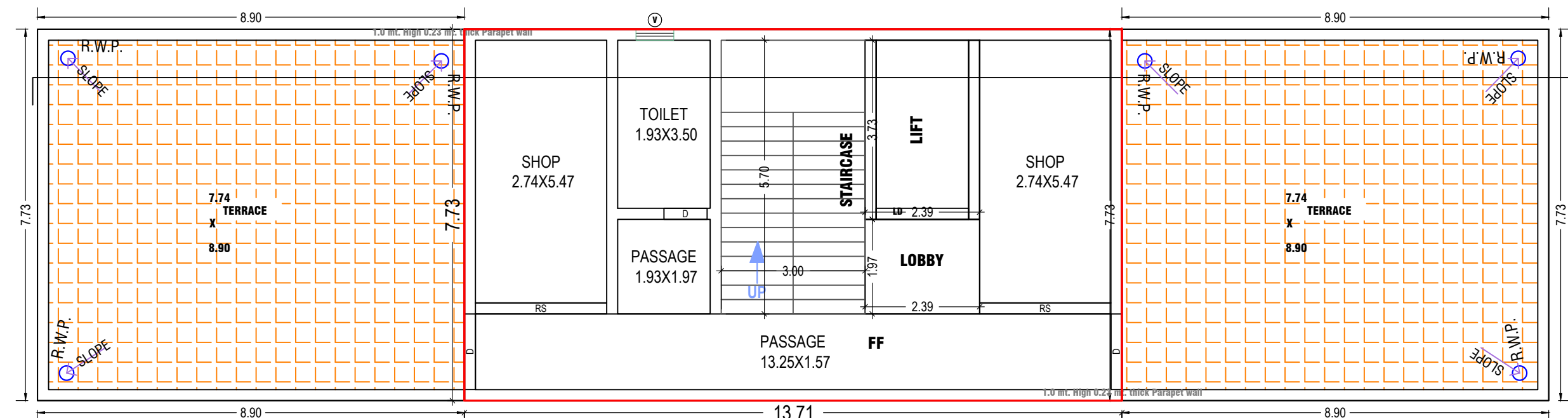
UnIBUA Table for Building :COMM (B)											
Floor	Name	UnIBUA Type	Net UnIBUA Area	Gross UnIBUA Area	Deductions From Gross UnIBUA(Area in Sq.mt.)	UnIBUA Area	Lift	Door	Window	External Wall	Carpet Area
GROUND FLOOR	PASSAGE	1.99X31.04	249.49	249.49		11.45	238.04	0.00	0.18	0.00	237.86
	OTHER		249.49	249.49		11.45	238.04	0.00	0.18	0.00	237.86
	Total		249.49	249.49		11.45	238.04	0.00	0.18	0.00	237.86
	Typical Floor = 1		249.49	249.49		11.45	238.04	0.00	0.18	0.00	237.86
FIRST FLOOR	PASSAGE	13.25X1.76	85.07	85.07		13.61	71.46	0.81	0.18	0.92	69.55
	OTHER		85.07	85.07		13.61	71.46	0.81	0.18	0.92	69.55
	Total		85.07	85.07		13.61	71.46	0.81	0.18	0.92	69.55
	Typical Floor = 1		85.07	85.07		13.61	71.46	0.81	0.18	0.92	69.55
TERRACE FLOOR	PASSAGE	13.25X1.76	85.07	85.07		13.61	71.46	0.81	0.18	0.92	69.55
	OTHER		85.07	85.07		13.61	71.46	0.81	0.18	0.92	69.55
	Total		85.07	85.07		13.61	71.46	0.81	0.18	0.92	69.55
	Typical Floor = 1		85.07	85.07		13.61	71.46	0.81	0.18	0.92	69.55
Total			334.56	334.56		25.06	309.50	0.81	0.36	0.92	307.41

UnIBUA Table for Building :COMM (A)											
Floor	Name	UnIBUA Type	Net UnIBUA Area	Gross UnIBUA Area	Deductions From Gross UnIBUA(Area in Sq.mt.)	UnIBUA Area	Lift	Door	Window	External Wall	Carpet Area
GROUND FLOOR	PASSAGE	1.99X31.04	249.49	249.49		11.45	238.04	0.00	0.18	0.00	237.86
	OTHER		249.49	249.49		11.45	238.04	0.00	0.18	0.00	237.86
	Total		249.49	249.49		11.45	238.04	0.00	0.18	0.00	237.86
	Typical Floor = 1		249.49	249.49		11.45	238.04	0.00	0.18	0.00	237.86
FIRST FLOOR	PASSAGE	13.25X1.76	85.07	85.07		13.61	71.46	0.81	0.18	0.92	69.55
	OTHER		85.07	85.07		13.61	71.46	0.81	0.18	0.92	69.55
	Total		85.07	85.07		13.61	71.46	0.81	0.18	0.92	69.55
	Typical Floor = 1		85.07	85.07		13.61	71.46	0.81	0.18	0.92	69.55
TERRACE FLOOR	PASSAGE	13.25X1.76	85.07	85.07		13.61	71.46	0.81	0.18	0.92	69.55
	OTHER		85.07	85.07		13.61	71.46	0.81	0.18	0.92	69.55
	Total		85.07	85.07		13.61	71.46	0.81	0.18	0.92	69.55
	Typical Floor = 1		85.07	85.07		13.61	71.46	0.81	0.18	0.92	69.55
Total			349.72	349.72		25.06	324.66	0.72	0.36	0.03	323.56

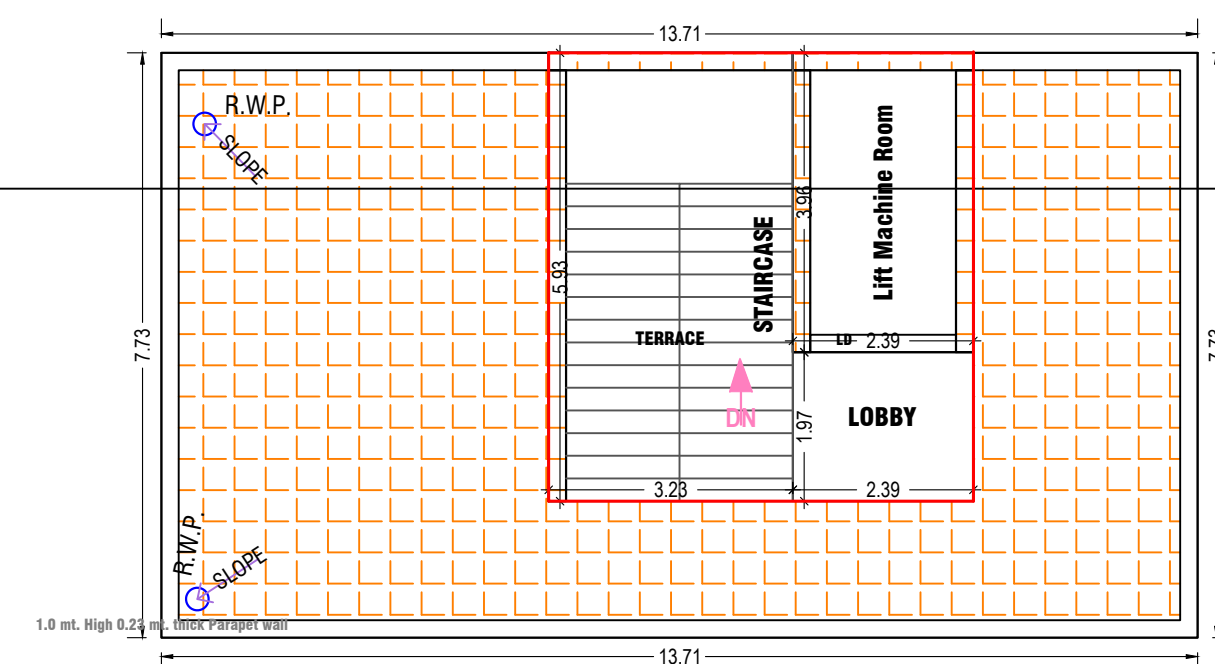
SECTION



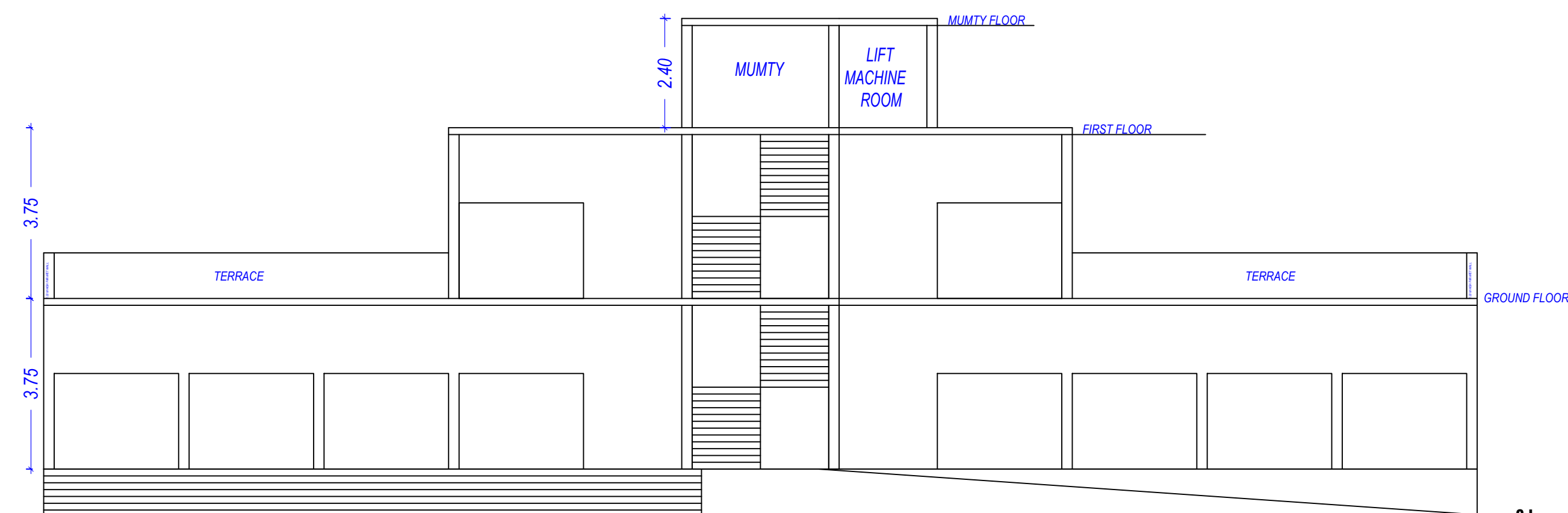
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)



ELEVATION

COMM (A)

Building :COMM (A)							
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
		Mumty	Lift	Lift Machine	Lift Lobby	Commercial	
Ground Floor	243.69	0.00	0.00	0.00	0.00	0.00	243.69
First Floor	106.03	0.00	8.91	0.00	0.00	97.12	97.12
Terrace Floor	30.61	19.15	0.00	6.75	4.70	0.00	0.00
Total	380.33	19.15	8.91	6.75	4.70	340.81	340.81
Total Number of Same Buildings:	1						
Total	380.33	19.15	8.91	6.75	4.70	340.81	340.81

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
COMM (A)	D	0.90	2.10	02
COMM (A)	D	1.57	2.10	02
COMM (A)	RS	2.74	2.10	10

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
COMM (A)	V	0.79	1.00	02

Total Plot Area: - 29443.02
Total Coverage Area: - 6033.60
Total FAR Area: - 33243.58
Total BUA Area: - 115896.50

OWNER'S NAME AND SIGNATURE
VALUE INFRACON INDIA PRIVATE LIMITED, info@valueinfra.co.in, 7428926556

ARCHENG'S NAME AND SIGNATURE

JITESH KUMAR
CA/2018/97264

Signature Not Verified
Digitally signed by Jitesh Kumar
DN: cn=Jitesh Kumar, o=Value Infracon India Pvt. Ltd., email=jitesh@valueinfra.co.in, c=IN



Signature Not Verified
Digitally signed by Arvind Kumar
DN: cn=Arvind Kumar, o=Arvind Kumar, email=arvind@arvindkumar.com, c=IN

Building Plan Application Number
GDA/BP/23-240763

Sanctioned On
17 Jun 2025

Valid Till
06 Nov 2030

Approved By
Anil Vats (Vice Chairman)

Examined By
Manoj kumar Gaur (Junior engineer)

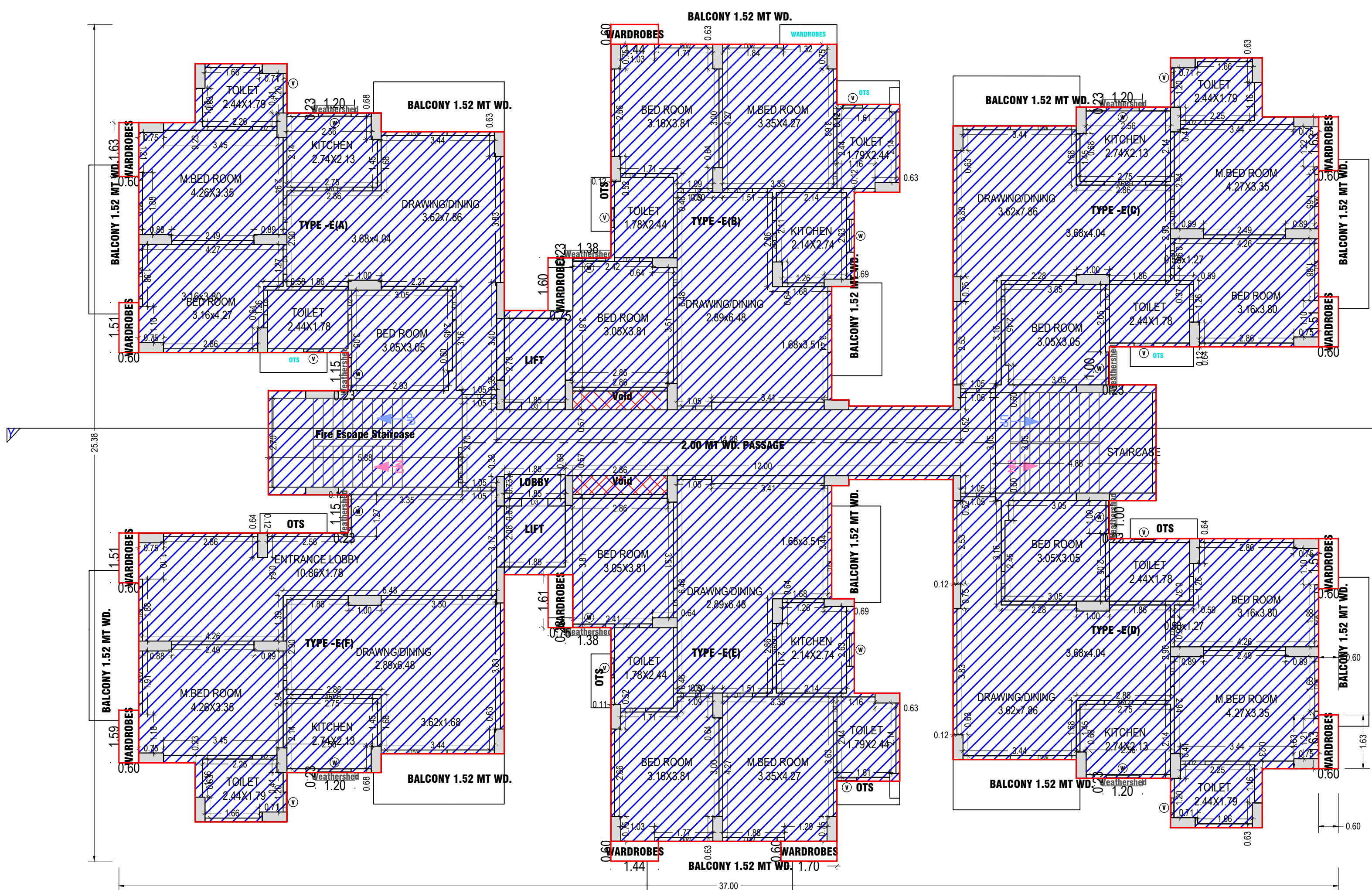
Deepthi Chauhan (Assistant Town Planner/Assistant Engineer)

Arvind Kumar (Town Planner/ Executive engineer)

Arvind Kumar (Chief Architect and Town Planner)

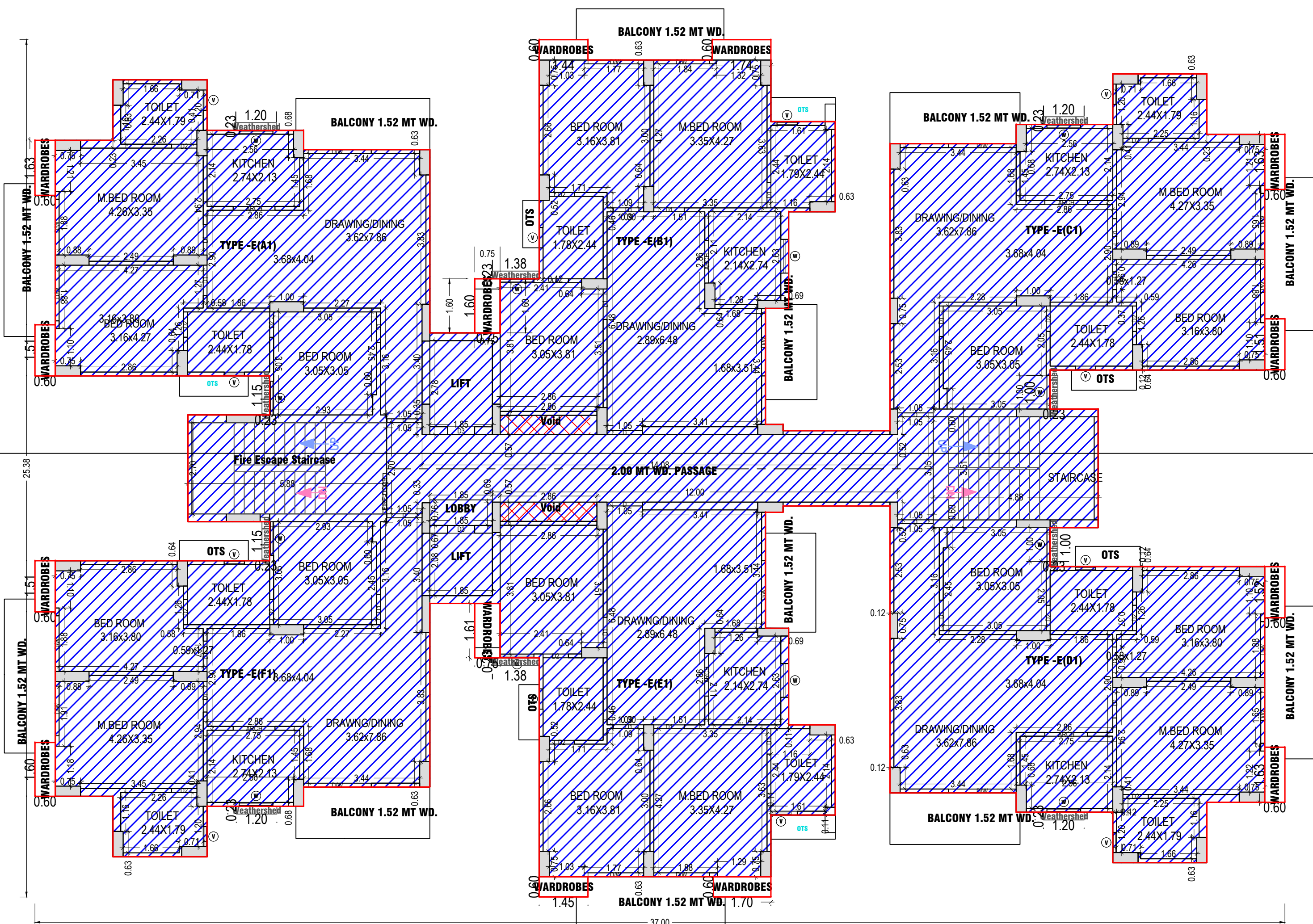
Rajesh Kumar Singh (Secretary)

Anil Vats (Vice Chairman)

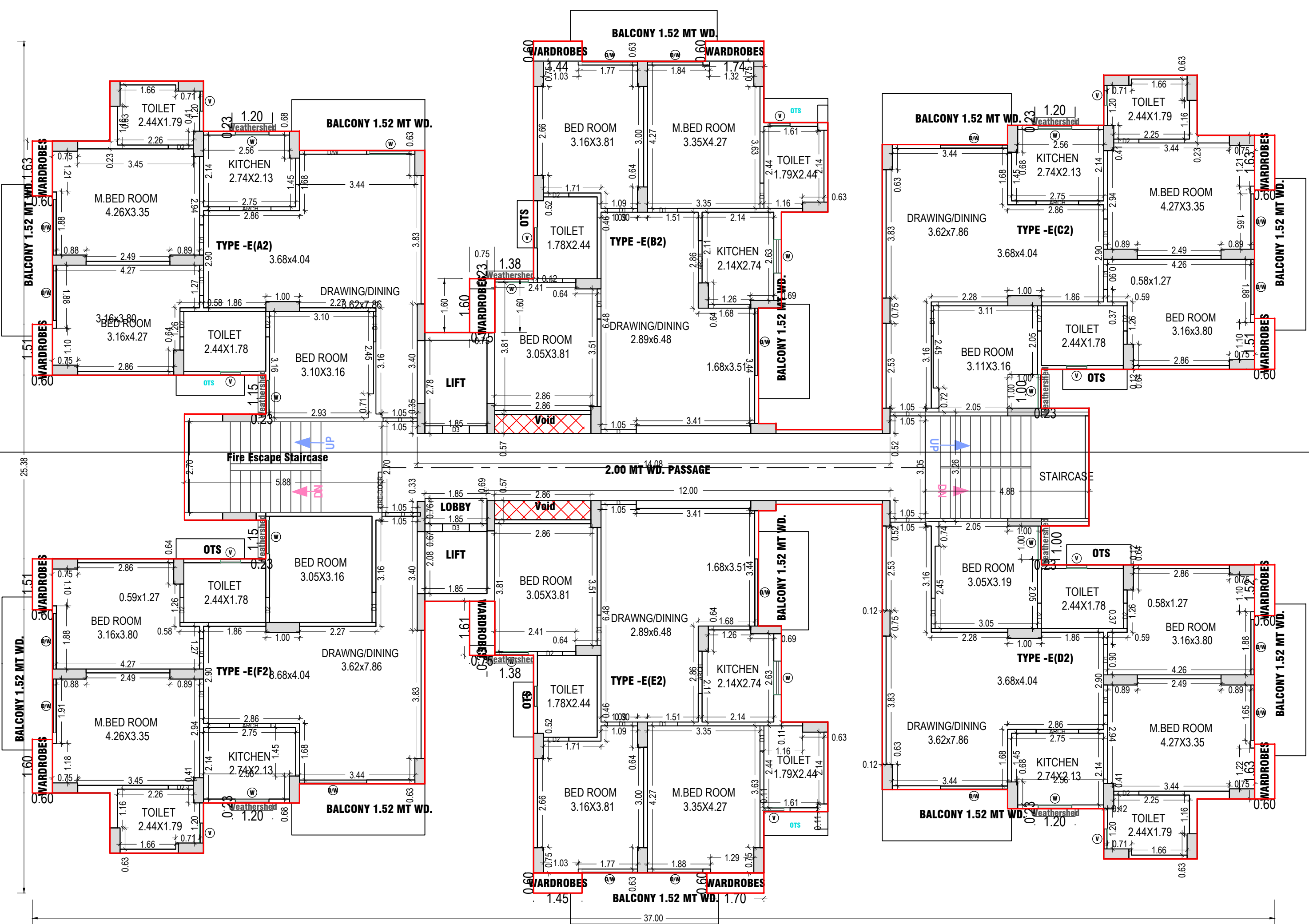


GROUND FLOOR PLAN
(Existing)
(SCALE 1:100)

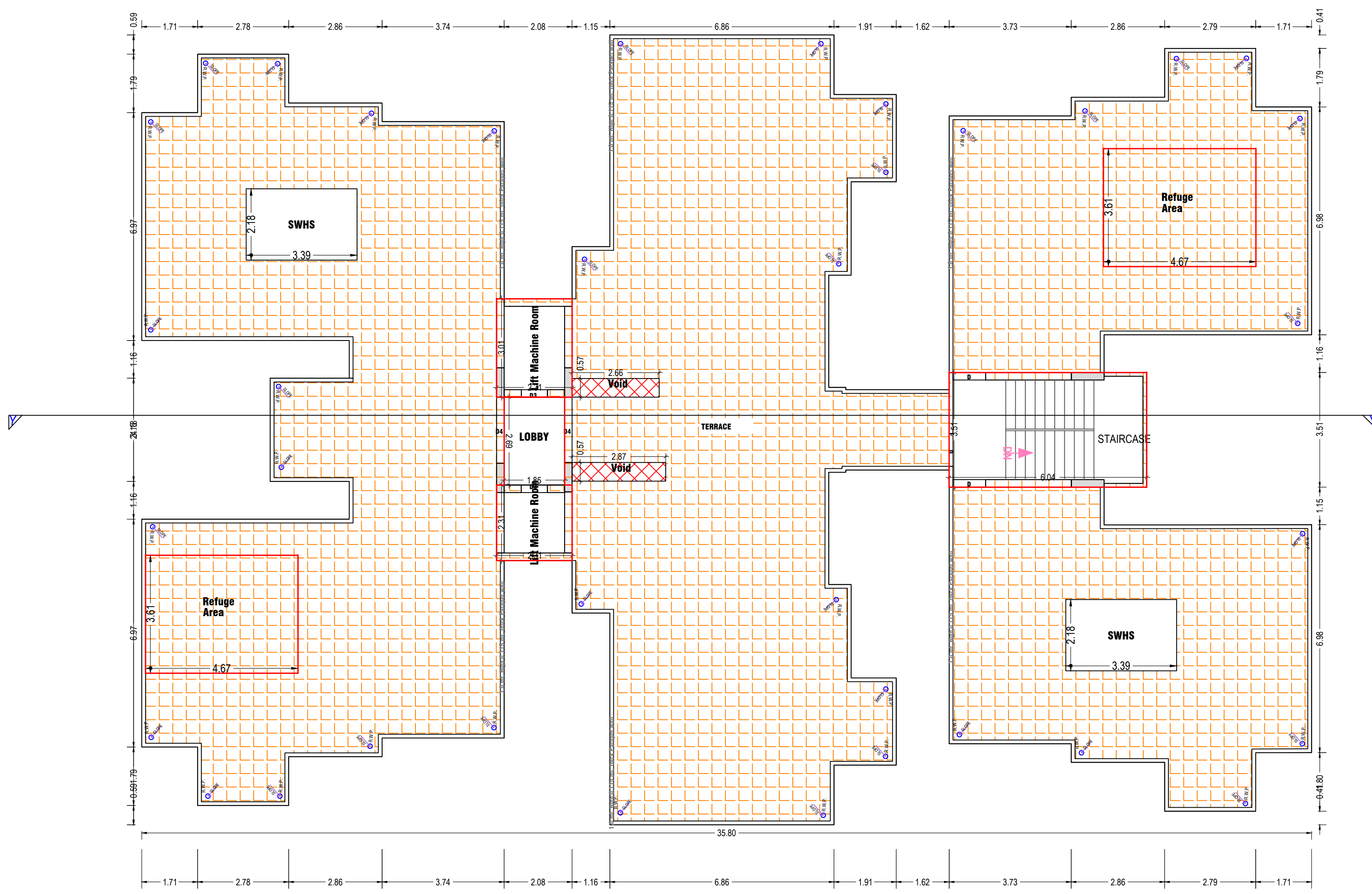
BLOCK- E



TYPICAL - 1- 12 FLOOR PLAN
(Existing)
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(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.

ISO_A0_(841.00_x_1189.00_MM)

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Total Plot Area: - 29443.02
Total FAR Area: - 33243.58
Total Coverage Area: - 6033.60
Total BUA Area: - 115896.50

OWNER'S NAME AND SIGNATURE
VALUE INFRACON INDIA PRIVATE LIMITED, info@valueinfra.co.in,
7428926556

ARCHENG'S NAME AND SIGN

JITESH KUMAR

CA/2019/97264

Signature Not Verified

Digitally signed by Jitesh Kumar, DN: cn=Jitesh Kumar, o=VALUE INFRACON INDIA PRIVATE LIMITED, email=jitesh.kumar@valueinfra.co.in, c=IN

Designation: ARCH

Ghaziabad Development Authority

Signature Not Verified

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Designation: ARCH

Ghaziabad Development Authority

Building Plan Application Number

GDA/BP/23-24/0763

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Approved By

Atul Vats (Vice Chairman)

Examined By

Manoj kumar Gaur (Junior engineer)

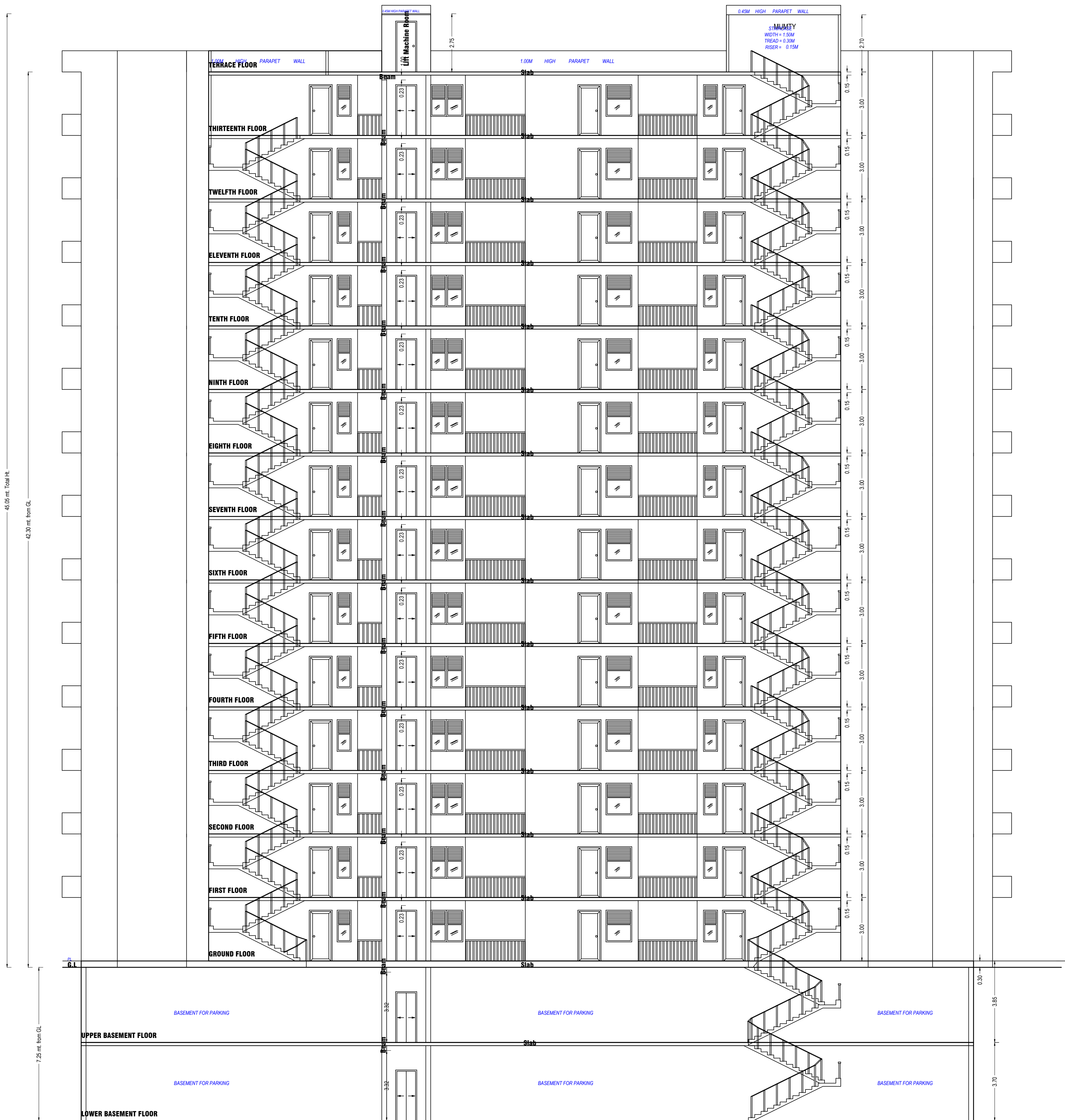
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Arvind Kumar (Town Planner/ Executive engineer)

Arvind Kumar (Chief Architect and Town Planner)

Rajesh Kumar Singh (Secretary)

Atul Vats (Vice Chairman)



SECTION(Y-Y')
BLOCK- E

Building Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
		Void	Ramp				Mummy	Lift	Lift Machine	Lift Lobby	Ramp	Refuge Area	Parking				
Lower Basement Floor	20048.49	0.00	0.01	20048.48	20048.48	0.00	214.55	73.72	0.00	42.01	522.79	0.00	19195.41	0.00	0.00	0.00	00
Upper Basement Floor	20048.49	0.00	522.80	19525.69	19525.69	0.00	214.55	73.72	0.00	42.01	0.00	0.00	19195.41	0.00	0.00	0.00	00
Ground Floor	622.99	3.27	0.00	619.73	619.73	0.00	15.88	0.00	0.00	1.35	0.00	0.00	0.00	602.50	0.00	602.50	06
First Floor	624.04	3.27	0.00	620.78	620.78	0.00	15.88	8.14	0.00	1.40	0.00	0.00	0.00	595.36	0.00	595.36	06
Second Floor	624.04	3.27	0.00	620.78	620.78	0.00	15.88	8.14	0.00	1.40	0.00	0.00	0.00	595.36	0.00	595.36	06
Third Floor	624.04	3.27	0.00	620.78	620.78	0.00	15.88	8.14	0.00	1.40	0.00	0.00	0.00	595.36	0.00	595.36	06
Fourth Floor	624.04	3.27	0.00	620.78	620.78	0.00	15.88	8.14	0.00	1.40	0.00	0.00	0.00	595.36	0.00	595.36	06
Fifth Floor	624.04	3.27	0.00	620.78	620.78	0.00	15.88	8.14	0.00	1.40	0.00	0.00	0.00	595.36	0.00	595.36	06
Sixth Floor	624.04	3.27	0.00	620.78	620.78	0.00	15.88	8.14	0.00	1.40	0.00	0.00	0.00	595.36	0.00	595.36	06
Seventh Floor	624.04	3.27	0.00	620.78	620.78	0.00	15.88	8.14	0.00	1.40	0.00	0.00	0.00	595.36	0.00	595.36	06
Eighth Floor	624.04	3.27	0.00	620.78	620.78	0.00	15.88	8.14	0.00	1.40	0.00	0.00	0.00	595.36	0.00	595.36	06
Ninth Floor	624.04	3.27	0.00	620.78	620.78	0.00	15.88	8.14	0.00	1.40	0.00	0.00	0.00	595.36	0.00	595.36	06
Tenth Floor	624.04	3.27	0.00	620.78	620.78	0.00	15.88	8.14	0.00	1.40	0.00	0.00	0.00	595.36	0.00	595.36	06
Eleventh Floor	624.04	3.27	0.00	620.78	620.78	0.00	15.88	8.14	0.00	1.40	0.00	0.00	0.00	595.36	0.00	595.36	06
Twelfth Floor	624.04	3.27	0.00	620.78	620.78	0.00	15.88	8.14	0.00	1.40	0.00	0.00	0.00	595.36	0.00	595.36	06
Thirteenth Floor	624.04	3.27	0.00	620.78	620.78	0.00	15.88	8.14	0.00	1.40	0.00	0.00	0.00	595.36	0.00	595.36	06
Terrace Floor	68.54	0.00	0.00	68.54	68.54	0.00	68.54	21.23	0.00	8.66	4.90	0.00	33.69	0.00	0.00	0.00	00
Total	48901.03	45.78	522.81	48332.58	47643.26	689.32	672.64	253.26	8.66	108.55	522.79	33.69	38390.82	7748.82	595.36	8342.18	84
Total Number of Same Buildings:	1																
Total	48901.03	45.78	522.81	48332.58	47643.26	689.32	672.64	253.26	8.66	108.55	522.79	33.69	38390.82	7748.82	595.36	8342.18	84

Staircase Checks (Table B-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
THIRTEENTH FLOOR PLAN	STAIRCASE	1.50	0.300	0.150	1.00
THIRTEENTH FLOOR PLAN	Fire Escape Staircase	1.25	0.300	0.150	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.300	0.000	1.00

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (E)	V	0.80	1.00	167
BLOCK (E)	V	0.82	1.00	07
BLOCK (E)	W	1.00	0.00	156
BLOCK (E)	W	1.00	1.20	12
BLOCK (E)	W	1.27	1.20	01
BLOCK (E)	DW	1.60	2.40	01
BLOCK (E)	DW	1.65	2.40	01
BLOCK (E)	DW	1.65	2.40	11
BLOCK (E)	DW	2.00	2.40	05

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (E)	D2	0.75	0.00	182
BLOCK (E)	D1	0.75	0.00	26
BLOCK (E)	D2	0.75	2.40	40
BLOCK (E)	D1	0.75	2.40	02
BLOCK (E)	D3	0.80	0.00	26
BLOCK (E)	D3	0.80	2.40	02
BLOCK (E)	D1	0.90	0.00	232
BLOCK (E)	D1	0.90	2.40	18
BLOCK (E)	D3	1.02	2.40	01
BLOCK (E)	D	1.03	0.00	12
BLOCK (E)	D	1.04	0.00	12
BLOCK (E)	D	1.05	0.00	55
BLOCK (E)	D	1.05	2.40	05
BLOCK (E)	D	1.20	2.10	14
BLOCK (E)	ARCH	1.24	0.00	26
BLOCK (E)	ARCH	1.24	2.40	02
BLOCK (E)	ARCH	1.26	0.00	52
BLOCK (E)	ARCH	1.26	2.40	04
BLOCK (E)	DW	1.60	0.00	01
BLOCK (E)	DW	1.60	2.40	12
BLOCK (E)	DW	1.65	0.00	58
BLOCK (E)	DW	1.65	2.40	84
BLOCK (E)	DW	2.00	0.00	78
BLOCK (E)	DW	2.00	2.40	01

FRONT ELEVATION
BLOCK- E

UnitBUA Table for Building BLOCK (E)

Floor	Name	UnitBUA Type	Entity Type	Net UnitBUA Area	Additions for Gross UnitBUA/Area in Sq.mt.) ArchProj	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.) Door Window	External Wall	Carpet Area	No. of Unit
GROUND FLOOR PLAN	TYPE E(A)	DWELLING UNIT	Existing	88.72	1.88	90.60	90.60	0.73	3.44	86.06	06
	TYPE E(B)	DWELLING UNIT	Existing	85.91	2.07	87.98	87.98	0.73	0.48	2.82	
	TYPE E(C)	DWELLING UNIT	Existing	86.67	1.88	90.55	90.55	0.73	0.37	3.07	
	TYPE E(D)	DWELLING UNIT	Existing	88.84	1.88	90.72	90.72	0.73	0.37	3.08	
	TYPE E(E)	DWELLING UNIT	Existing	85.91	3.09	89.00	89.00	0.73	0.48	2.83	
	TYPE E(F)	DWELLING UNIT	Existing	86.80	1.86	90.66	90.66	0.72	0.30	3.47	
	Total Typical Floor = 1			526.85	12.66	539.51	539.51	4.37	2.37	18.71	
	Total per Floor										
	Typical Floor = 1			526.85	12.66	539.51	539.51	4.37	2.37	18.71	
	Total										
TYPICAL 1-12 FLOOR PLAN	TYPE E(A)	DWELLING UNIT	Existing	88.71	1.88	90.60	90.60	0.73	0.37	3.44	06
	TYPE E(B)	DWELLING UNIT	Existing	85.91	3.11	89.02	89.02	0.73	0.48	2.83	
	TYPE E(C)	DWELLING UNIT	Existing	86.67	1.88	90.55	90.55	0.73	0.37	3.07	
	TYPE E(D)	DWELLING UNIT	Existing	88.83	1.88	90.72	90.72	0.73	0.37	3.07	
	TYPE E(E)	DWELLING UNIT	Existing	85.91	3.09	89.00	89.00	0.73	0.48	2.81	
	TYPE E(F)	DWELLING UNIT	Existing	86.80	1.86	90.66	90.66	0.72	0.37	3.41	
	Total Typical Floor = 1			526.83	13.72	540.55	540.55	4.37	2.44	18.63	
	Total per Floor										
	Typical Floor = 1			526.83	13.72	540.55	540.55	4.37	2.44	18.63	
	Total										
THIRTEENTH FLOOR PLAN	TYPE E(A)	DWELLING UNIT	Proposed	88.71	1.88	90.60	90.60	0.35	0.75	2.65	06
	TYPE E(B)	DWELLING UNIT	Proposed	85.91	3.11	89.02	89.02	0.12	1.09	2.83	
	TYPE E(C)	DWELLING UNIT	Proposed	86.67	1.88	90.55	90.55	0.12	0.98	2.79	
	TYPE E(D)	DWELLING UNIT	Proposed	88.83	1.88	90.72	90.72	0.12	0.97	2.79	
	TYPE E(E)	DWELLING UNIT	Proposed	85.91	3.09	89.00	89.00	0.12	1.09	2.81	
	TYPE E(F)	DWELLING UNIT	Proposed	86.80	1.86	90.66	90.66	0.12	0.97	3.05	
	Total Typical Floor = 1			526.83	13.72	540.55	540.55	0.95	5.85	16.92	
	Total per Floor										
	Typical Floor = 1			526.83	13.72	540.55	540.55	0.95	5.85	16.92	
	Total										
Total	-	-	-	7375.64	190.98	7586.66	7586.66	57.60	37.45	299.21	84
Total Plot Area: -				29443.02		Total FAR Area: -				33243.58	
Total Coverage Area: -				6033.60		Total BUA Area: -				115896.50	

Signature Not Verified

Chaitanyadevi Singh
Date: 26-Nov-2020
Designation: Asst. Secy

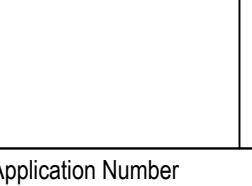




Ghaziabad Development Authority

Signature Not Verified

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Building Plan Application Number
GDA/BP/23-24/0763
Sanctioned On
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Approved By
Atul Vats (Vice Chairman)
Examined By
Manoj Kumar Gaur (Junior engineer)
Deepthi Chauhan (Assistant Town Planner/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.
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ISO_A0_841.00_x_1189.00_MM

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ARCHITECT'S NAME AND SIGNATURE

JITESH KUMAR

CA/2019/7264

Signature Not Verified

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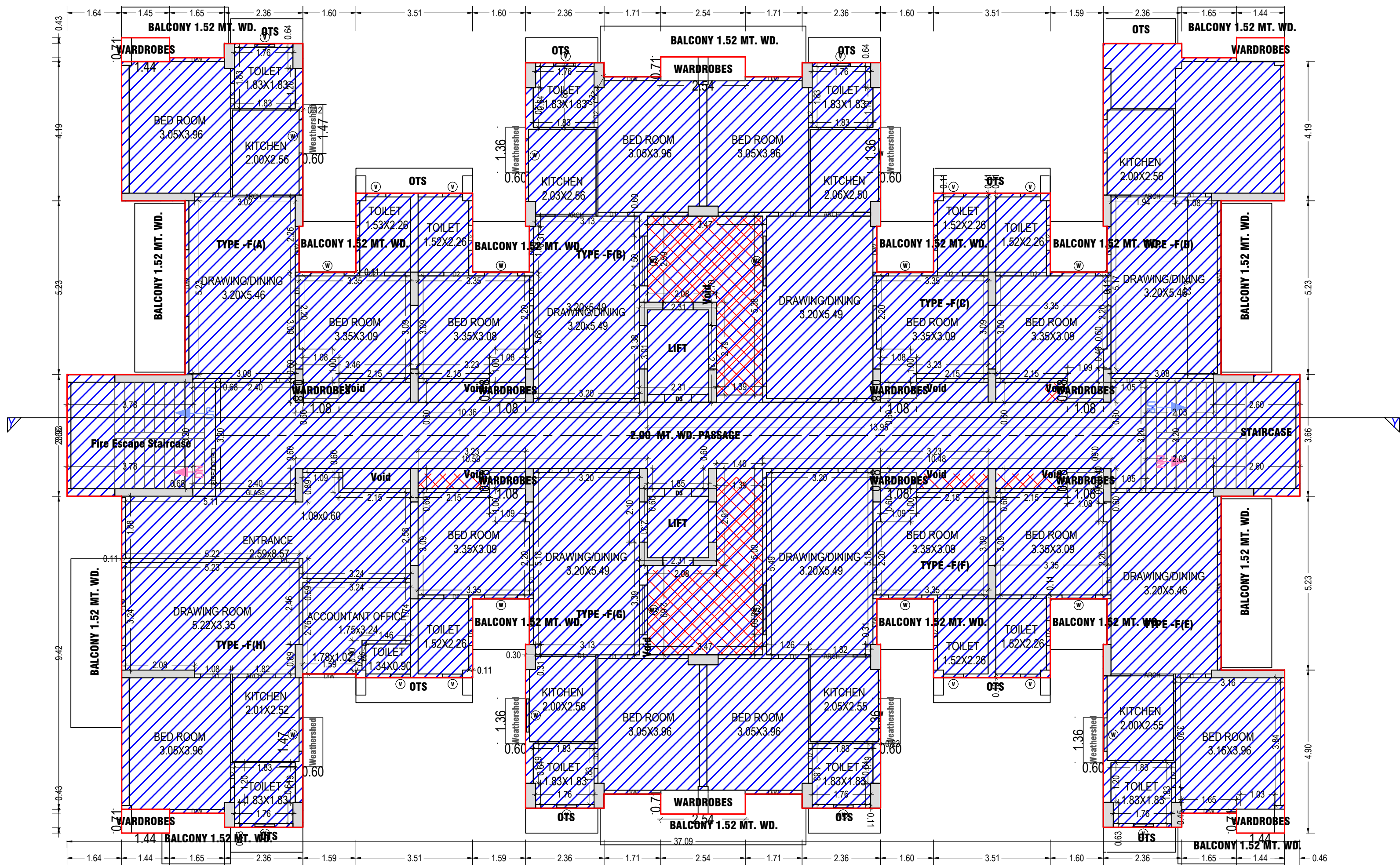
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Arvind Kumar (Town Planner/ Executive engineer)

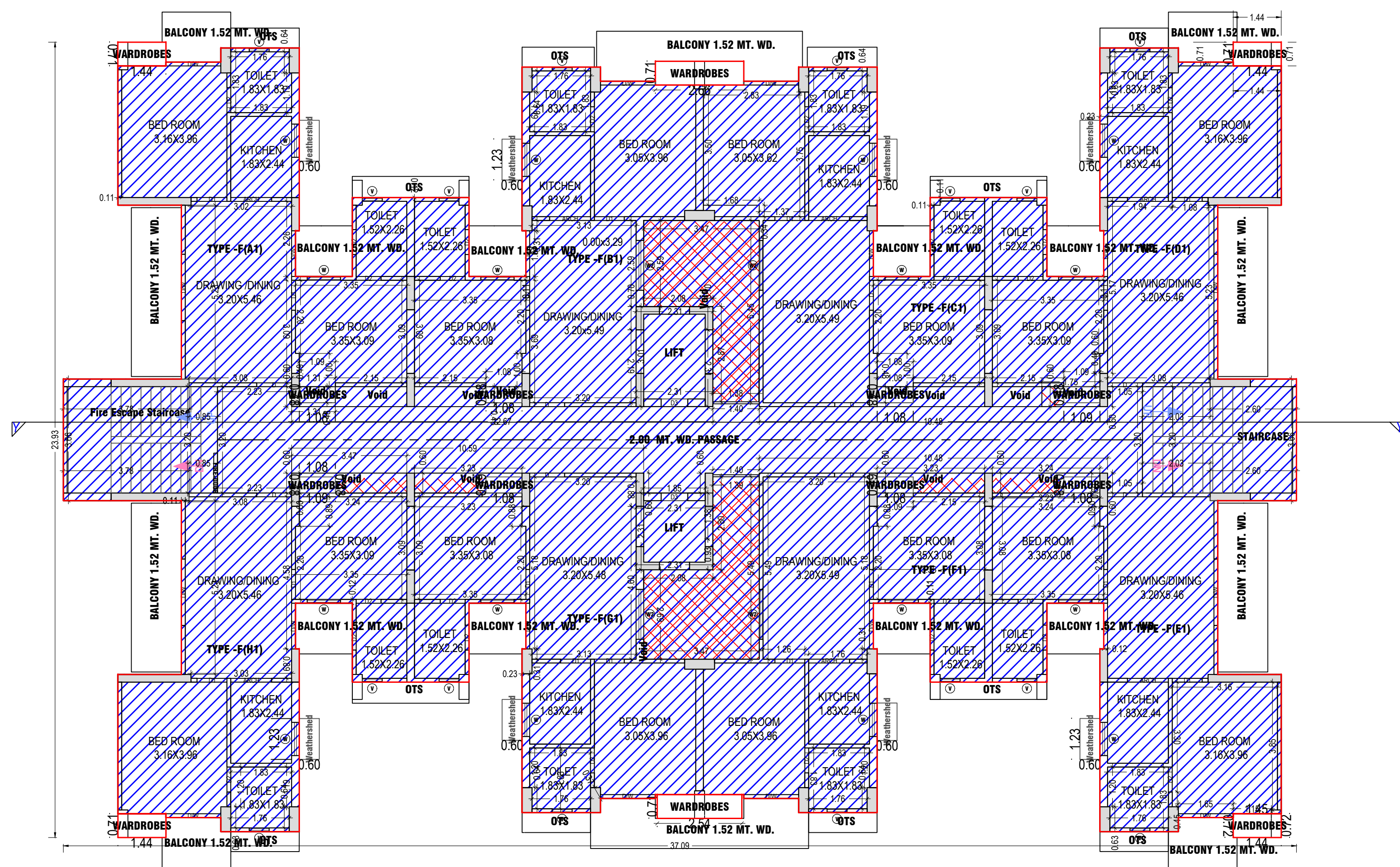
Arvind Kumar (Chief Architect and Town Planner)

Rajesh Kumar Singh (Secretary)

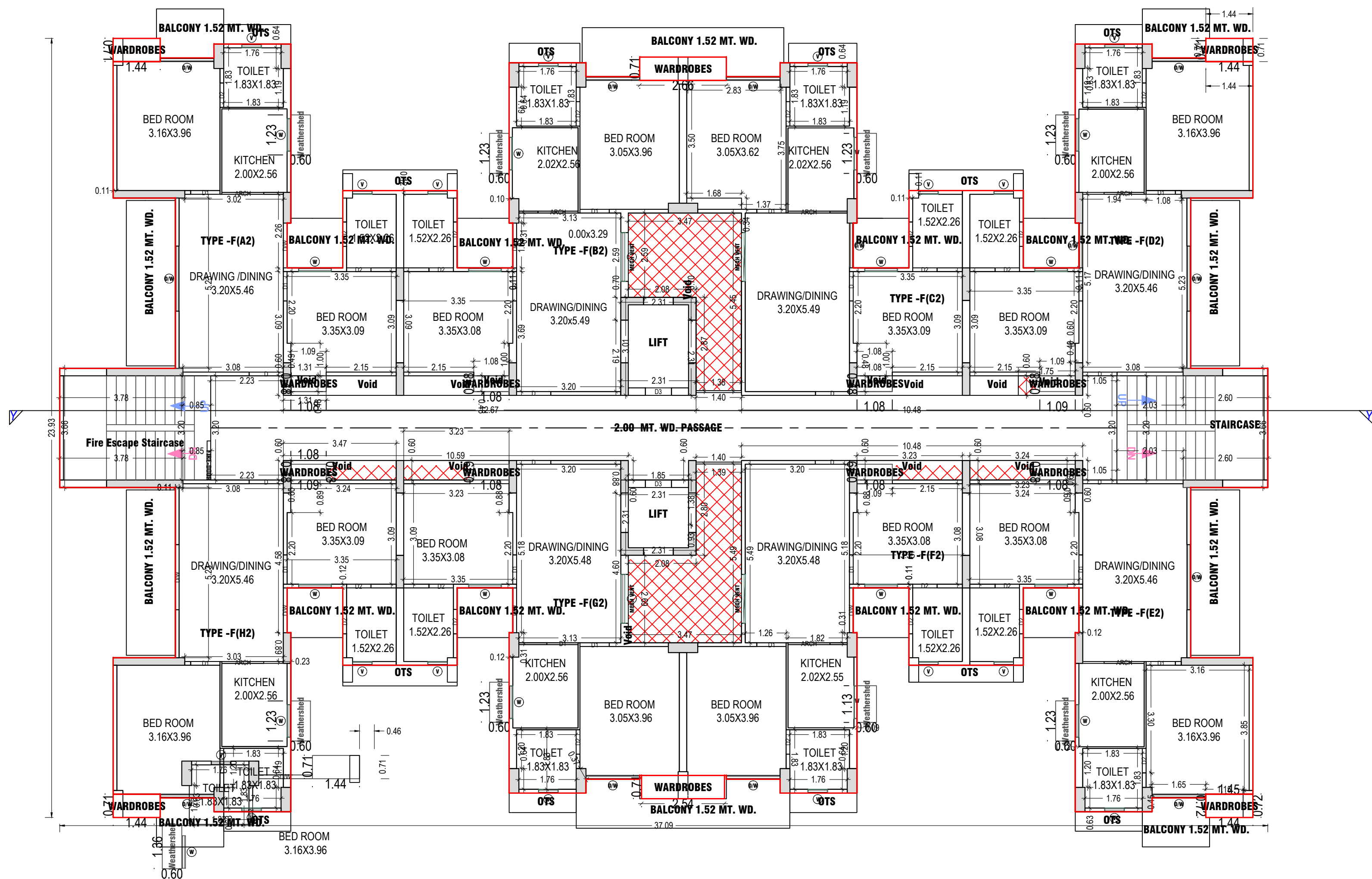
Anil Vats (Vice Chairman)



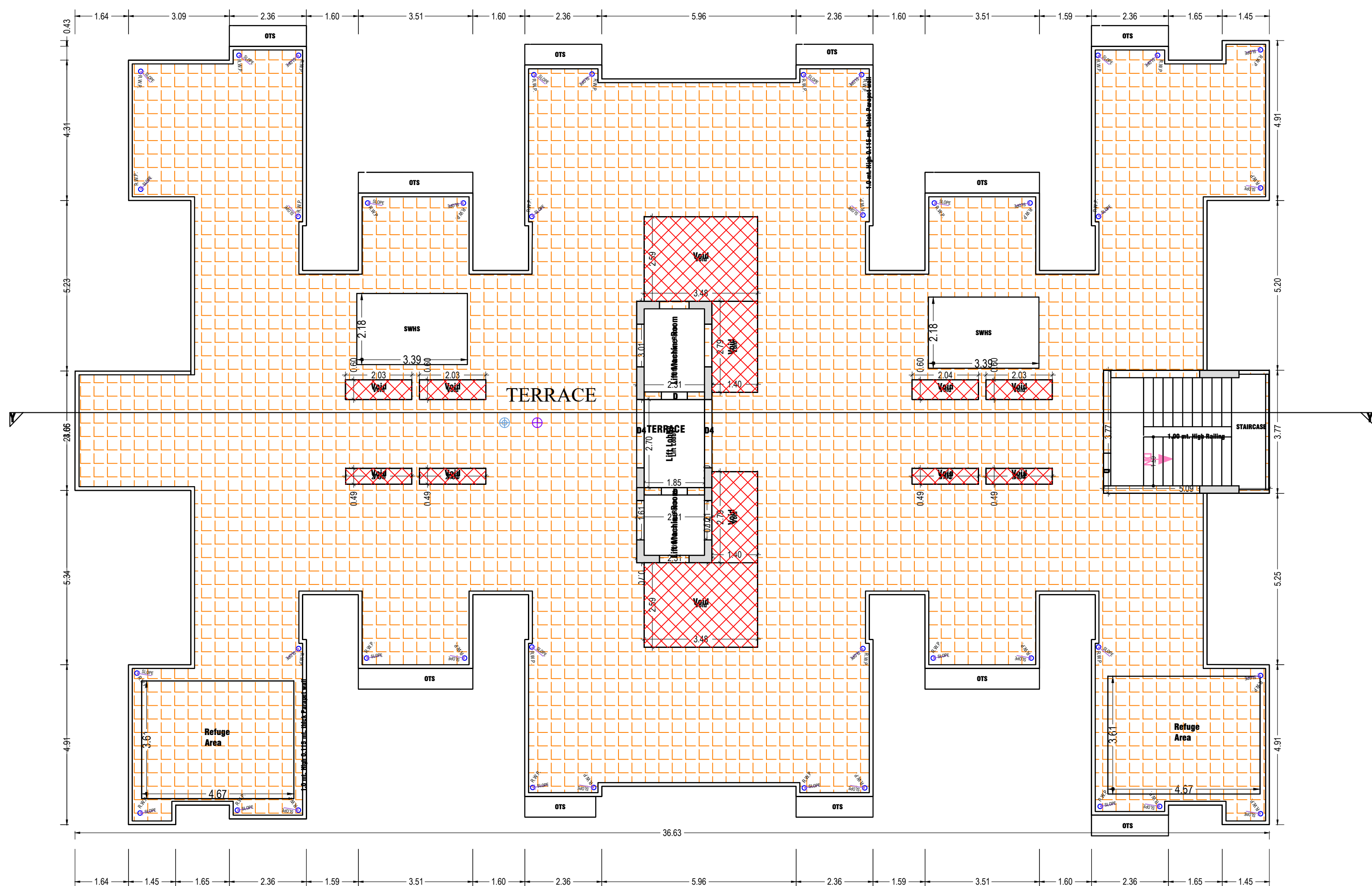
GROUND FLOOR PLAN
(Existing)
(SCALE 1:100)



TYPICAL - 1-12 FLOOR PLAN
(Existing)
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)

BLOCK-F

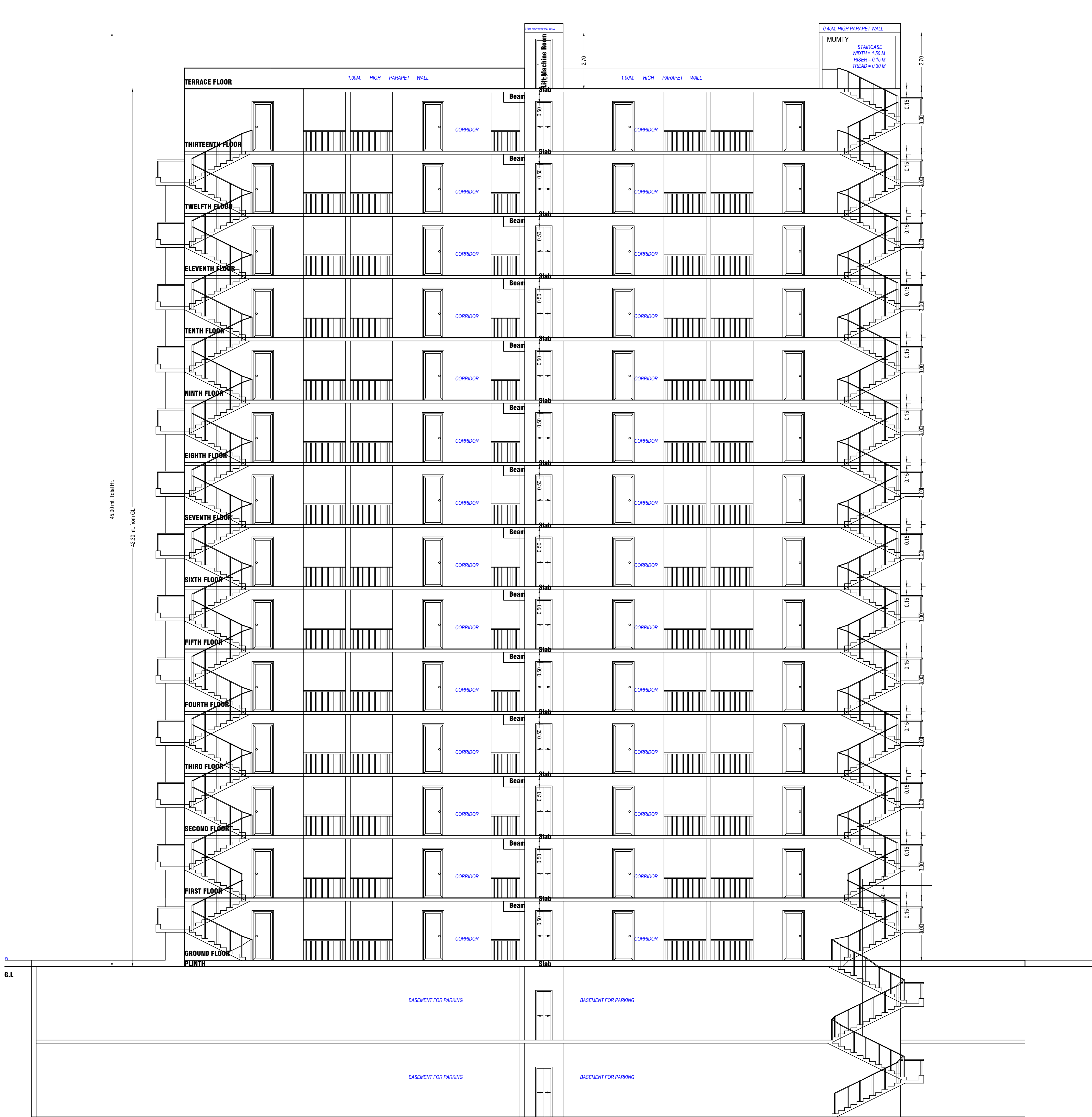
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OWNER'S NAME AND SIGNATURE VALUE INFRACON INDIA PRIVATE LIMITED, info@valueinfra.co.in, 7428926556	
ARCHITECT'S NAME AND SIGNATURE JITESH KUMAR CA2019/97264	SIGNATURE Ghaziabad Development Authority
Building Plan Application Number GDA/BP23-240763 Sanctioned On 17 Jun 2025 Valid Till 06 Nov 2030 Approved By Anil Vats (Vice Chairman) Examined By Manoj kumar Gaur (Junior engineer) Deepti Chauhan (Assistant Town Planner/Assistant Engineer) Arvind Kumar (Town Planner/ Executive engineer) Arvind Kumar (Chief Architect and Town Planner) Rajesh Kumar Singh (Secretary) Anil Vats (Vice Chairman)	

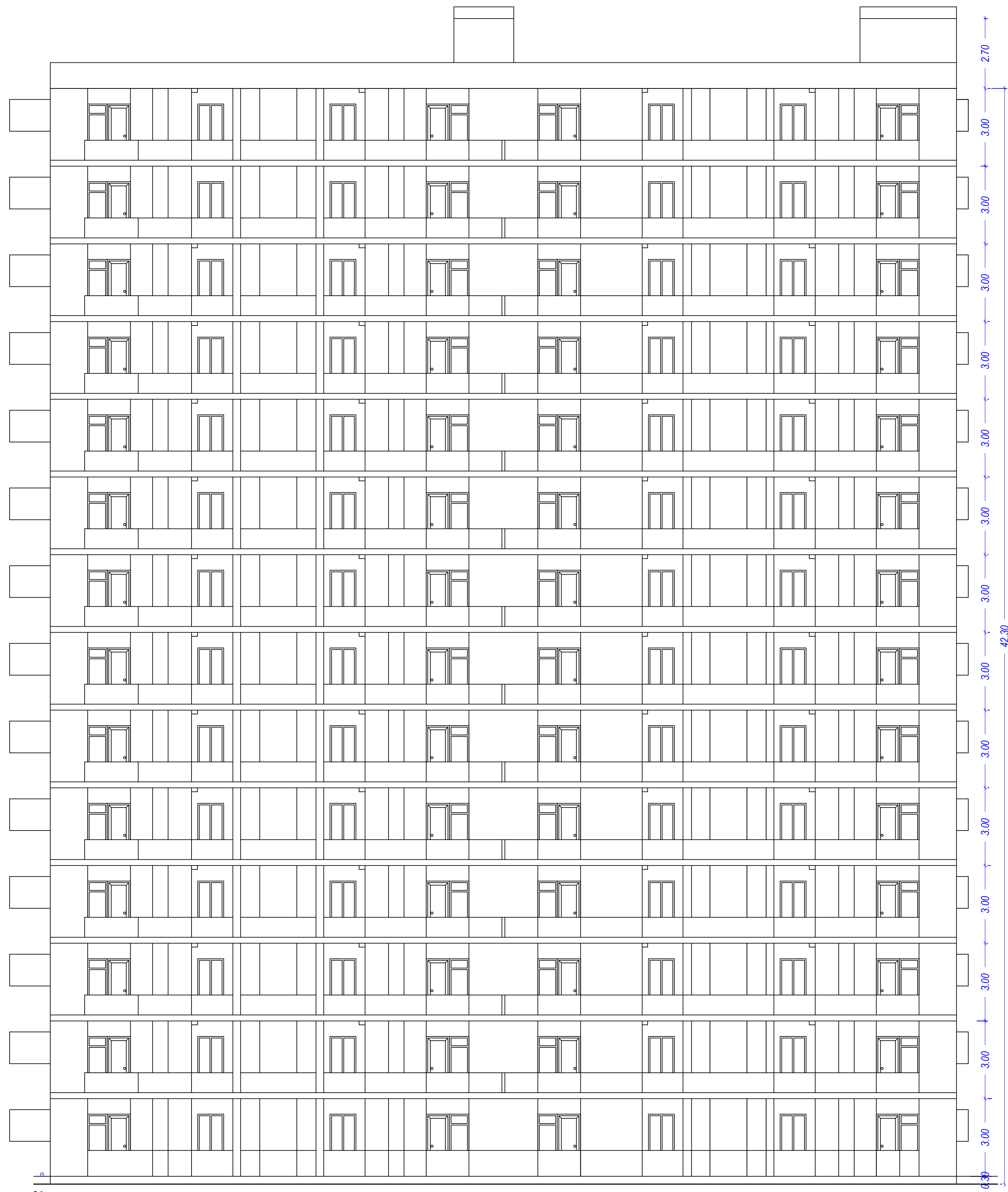


SECTION (Y-Y)
BLOCK-F

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (F)	V	0.60	1.00	224
BLOCK (F)	W	1.00	1.50	206
BLOCK (F)	W	1.01	0.00	01
BLOCK (F)	DW	1.38	2.40	02
BLOCK (F)	W2	1.50	0.00	02
BLOCK (F)	MECH VENT	1.50	1.00	04
BLOCK (F)	DW	1.65	2.40	08
BLOCK (F)	DW	2.00	2.40	03

Staircase Checks (Table 9a-1)

Floor Name	Staircase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
THIRTEENTH FLOOR PLAN	STAIRCASE	1.50	0.300	0.150	1.50
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.300	0.150	1.50
PLAN	STAIRCASE	1.50	0.300	0.000	1.00



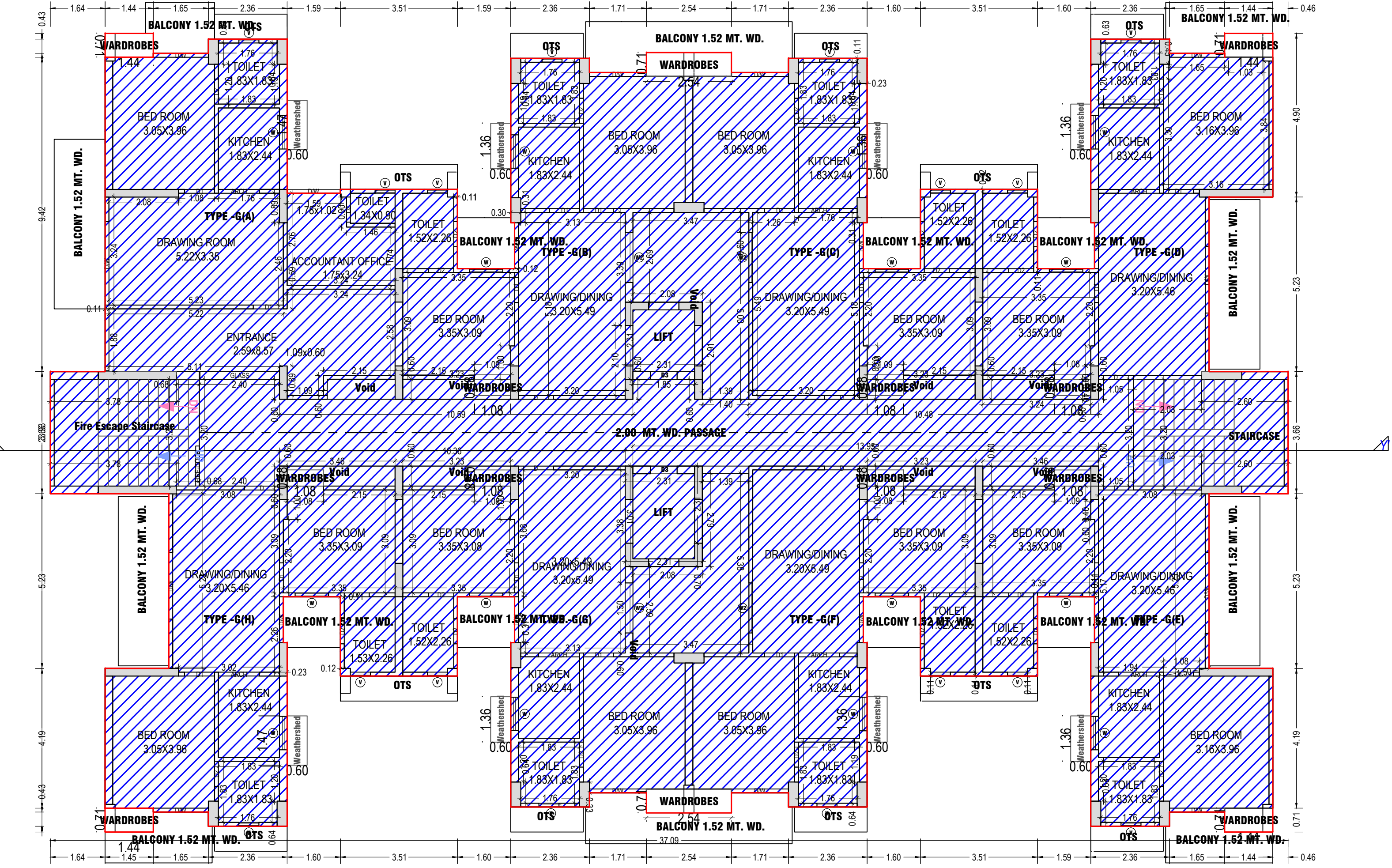
FRONT ELEVATION
BLOCK-F

UnitBUA Table for Building BLOCK (F)

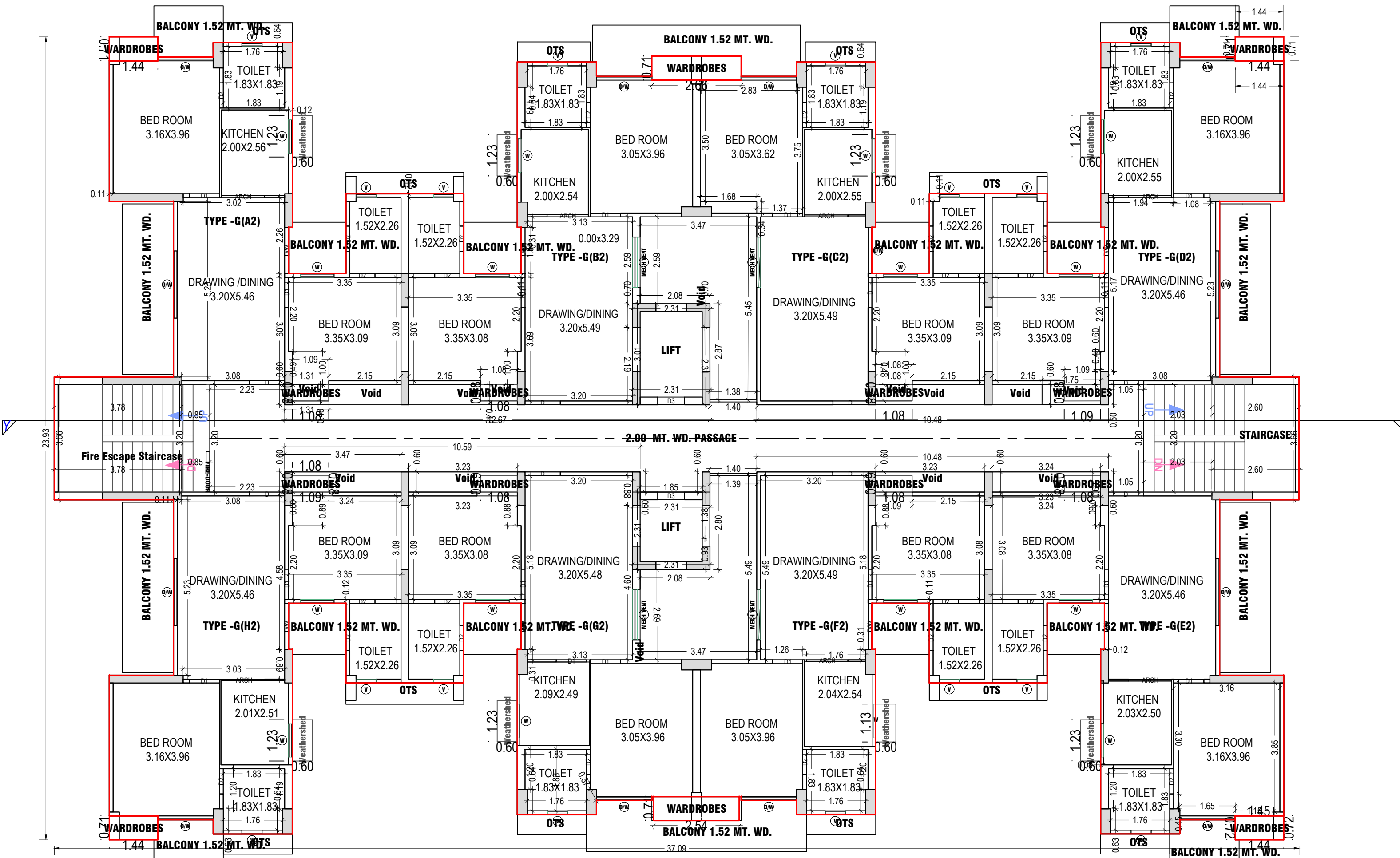
Floor	Name	UnitBUA Type	Entry Type	Net UnitBUA Area	Additions for Gross UnitBUA Area in Sq.mt	Gross UnitBUA Area	Deductions (Area in Sq.mt)	Carpet Area	No. of Unit
GROUND FLOOR PLAN	TYPE F(A)	DWELLING UNIT	Existing	59.36	1.56	60.92	0.78	3.67	56.10
	TYPE F(B)	DWELLING UNIT	Existing	57.03	0.52	57.55	0.56	1.81	54.57
	TYPE F(C)	DWELLING UNIT	Existing	58.01	2.34	60.35	0.56	2.86	56.45
	TYPE F(D)	DWELLING UNIT	Existing	59.39	1.56	60.95	0.83	3.18	56.57
	TYPE F(E)	DWELLING UNIT	Existing	58.08	1.56	59.64	0.79	3.27	56.21
	TYPE F(F)	DWELLING UNIT	Existing	59.29	2.34	61.63	0.56	3.83	56.75
	TYPE F(G)	DWELLING UNIT	Existing	58.37	0.52	58.89	0.56	2.83	54.79
	TYPE F(H)	DWELLING UNIT	Existing	72.69	1.03	73.72	1.24	2.31	69.92
	Total:			482.22	11.43	493.65	5.88	3.65	461.36
	Total per Floor:			482.22	11.43	493.65	5.88	3.65	461.36
	Total:			482.22	11.43	493.65	5.88	3.65	461.36
TYPICAL +1-12 FLOOR PLAN	TYPE F(A)	DWELLING UNIT	Existing	59.37	1.55	60.92	0.78	3.41	56.25
	TYPE F(B)	DWELLING UNIT	Existing	57.53	0.52	58.05	0.56	0.83	54.37
	TYPE F(C)	DWELLING UNIT	Existing	58.01	2.42	60.43	0.55	3.06	56.17
	TYPE F(D)	DWELLING UNIT	Existing	59.36	1.56	60.92	0.79	3.40	56.25
	TYPE F(E)	DWELLING UNIT	Existing	57.95	1.03	58.98	0.78	2.43	55.29
	TYPE F(F)	DWELLING UNIT	Existing	59.16	2.35	61.51	0.55	3.85	56.29
	TYPE F(G)	DWELLING UNIT	Existing	58.05	0.00	58.05	0.55	0.83	53.72
	TYPE F(H)	DWELLING UNIT	Existing	57.93	1.03	58.96	0.79	2.43	55.26
	Total:			467.36	10.46	477.82	5.58	4.88	443.60
	Total per Floor:			467.36	10.46	477.82	5.58	4.88	443.60
	Total:			467.36	10.46	477.82	5.58	4.88	443.60
THIRTEENTH FLOOR PLAN	TYPE F(A2)	DWELLING UNIT	Proposed	59.37	1.55	60.92	0.78	3.24	56.52
	TYPE F(B2)	DWELLING UNIT	Proposed	57.53	0.52	58.05	0.57	0.54	55.01
	TYPE F(C2)	DWELLING UNIT	Proposed	58.01	2.42	60.43	0.21	2.90	56.62
	TYPE F(D2)	DWELLING UNIT	Proposed	59.36	1.56	60.92	0.21	0.96	56.52
	TYPE F(E2)	DWELLING UNIT	Proposed	57.95	1.03	58.98	0.36	0.79	55.57
	TYPE F(F2)	DWELLING UNIT	Proposed	59.16	2.35	61.51	0.37	3.86	56.74
	TYPE F(G2)	DWELLING UNIT	Proposed	58.05	0.00	58.05	0.37	0.56	54.30
	TYPE F(H2)	DWELLING UNIT	Proposed	57.93	1.03	58.96	0.60	0.56	55.54
	Total:			467.36	10.46	477.82	2.86	5.43	446.82
	Total per Floor:			467.36	10.46	477.82	2.86	5.43	446.82
	Total:			467.36	10.46	477.82	2.86	5.43	446.82
Total:				147.53	6705.31	6705.31	73.04	67.84	333.37

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (F)	D2	0.75	0.00	311
BLOCK (F)	D2	0.75	2.40	24
BLOCK (F)	D3	0.80	0.00	24
BLOCK (F)	D3	0.80	2.40	02
BLOCK (F)	D1	0.90	0.00	171
BLOCK (F)	D	0.90	0.00	26
BLOCK (F)	D1	0.90	2.40	38
BLOCK (F)	D	0.90	2.40	02
BLOCK (F)	D1	0.96	2.40	01
BLOCK (F)	D	1.04	0.00	13
BLOCK (F)	D	1.04	2.40	01
BLOCK (F)	D	1.05	0.00	90
BLOCK (F)	D	1.05	2.40	07
BLOCK (F)	FIRE DOOR	1.20	2.10	01
BLOCK (F)	ARCH	1.23	0.00	86
BLOCK (F)	ARCH	1.23	2.40	03
BLOCK (F)	ARCH	1.28	0.00	01
BLOCK (F)	ARCH	1.29	0.00	04
BLOCK (F)	ARCH	1.29	2.40	04
BLOCK (F)	DW	1.37	0.00	12
BLOCK (F)	DW	1.37	2.40	01
BLOCK (F)	DW	1.38	0.00	81
BLOCK (F)	DW	1.38	2.40	05
BLOCK (F)	DW	1.59	0.00	01
BLOCK (F)	DW	1.65	0.00	76
BLOCK (F)	DW	1.65	2.40	24
BLOCK (F)	DW	1.71	0.00	04
BLOCK (F)	ENTRY	1.85	0.00	01
BLOCK (F)	DW	2.00	0.00	02
BLOCK (F)	DW	2.00	2.40	49
BLOCK (F)	GLASS	2.40	0.00	01
BLOCK (F)	DW	2.43	0.00	01
BLOCK (F)	DW	2.50	0.00	01

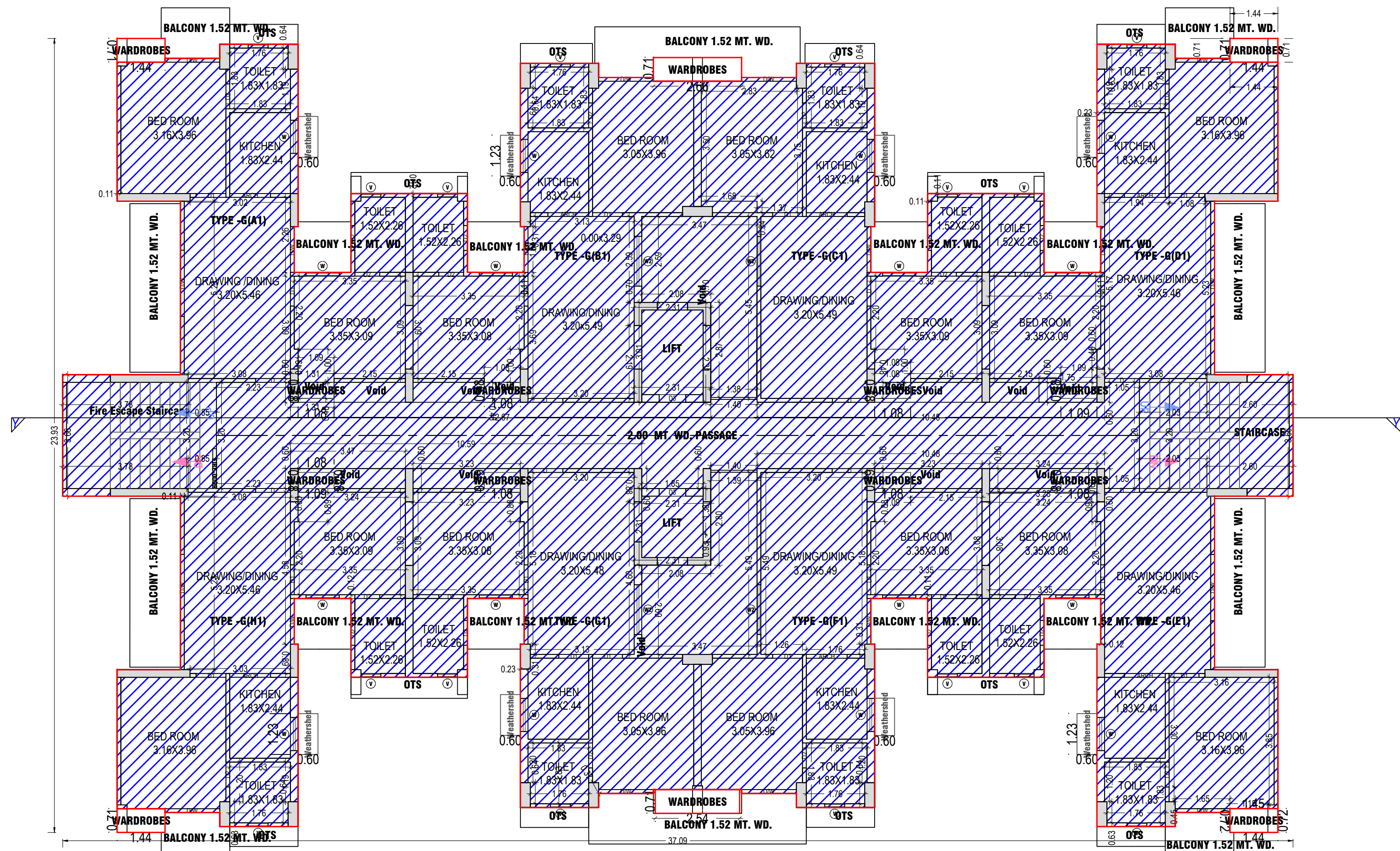
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.



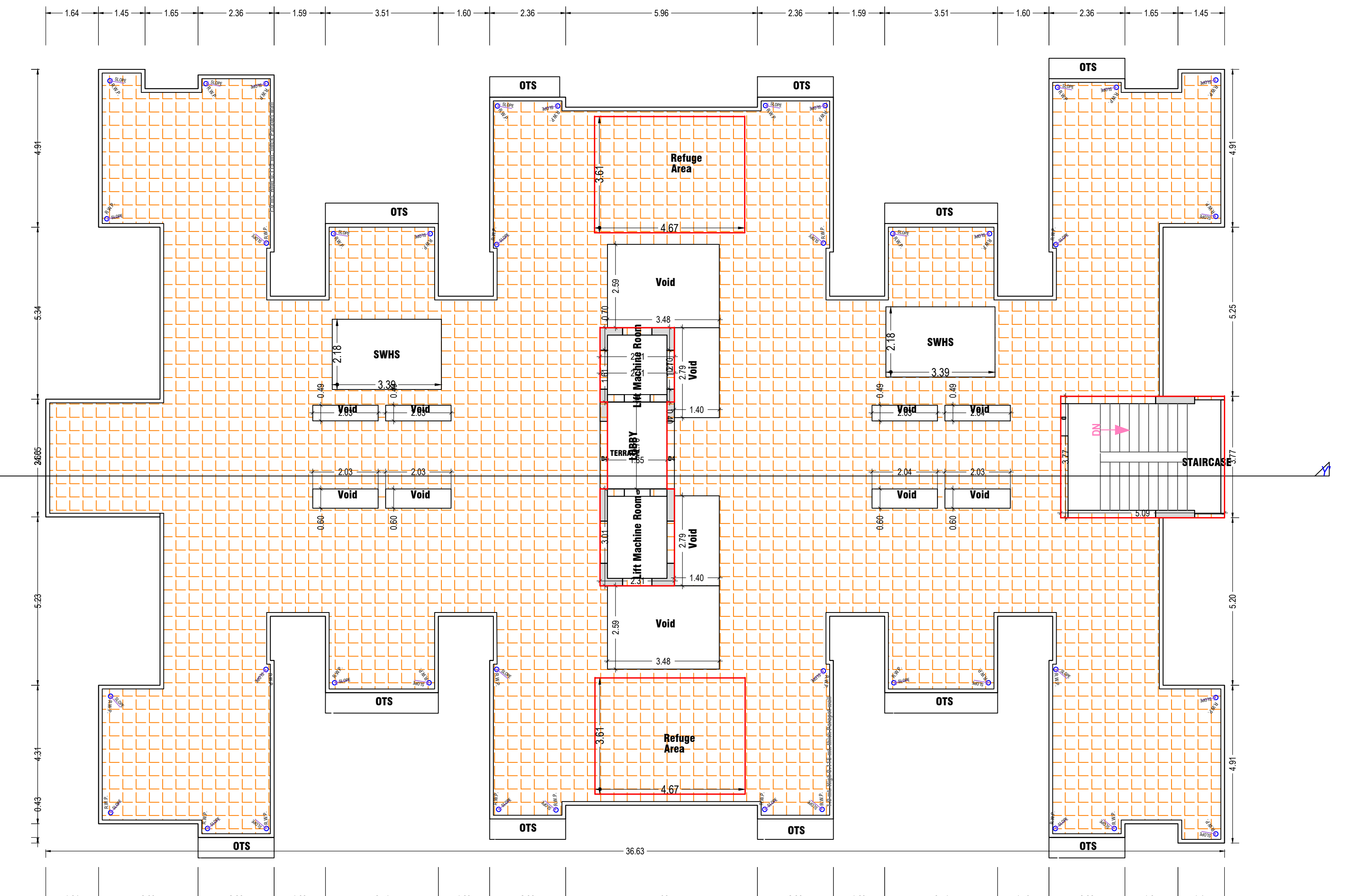
GROUND FLOOR PLAN
(Existing)
(SCALE 1:100)



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



TYPICAL - 1- 11 FLOOR PLAN
(Existing)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

BLOCK-G



SECTION (Y-Y')
BLOCK-G

Building BLOCK (G)												
Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)				Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)				No. of Unit
		Void	Mummy	Lift	Lift Machine	Lift Lobby	Refuge Area	FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)		
Ground Floor	638.27	40.10	598.15	598.15	0.00	16.03	0.00	0.00	0.00	582.12	0.00	582.12
First Floor	624.58	36.82	587.76	587.76	0.00	16.57	9.86	0.00	0.00	561.33	0.00	561.33
Second Floor	624.58	36.82	587.76	587.76	0.00	16.57	9.86	0.00	0.00	561.33	0.00	561.33
Third Floor	624.58	36.82	587.76	587.76	0.00	16.57	9.86	0.00	0.00	561.33	0.00	561.33
Fourth Floor	624.58	36.82	587.76	587.76	0.00	16.57	9.86	0.00	0.00	561.33	0.00	561.33
Fifth Floor	624.58	36.82	587.76	587.76	0.00	16.57	9.86	0.00	0.00	561.33	0.00	561.33
Sixth Floor	624.58	36.82	587.76	587.76	0.00	16.57	9.86	0.00	0.00	561.33	0.00	561.33
Seventh Floor	624.58	36.82	587.76	587.76	0.00	16.57	9.86	0.00	0.00	561.33	0.00	561.33
Eighth Floor	624.58	36.82	587.76	587.76	0.00	16.57	9.86	0.00	0.00	561.33	0.00	561.33
Ninth Floor	624.58	36.82	587.76	587.76	0.00	16.57	9.86	0.00	0.00	561.33	0.00	561.33
Tenth Floor	624.58	36.82	587.76	587.76	0.00	16.57	9.86	0.00	0.00	561.33	0.00	561.33
Eleventh Floor	624.58	36.82	587.76	587.76	0.00	16.57	9.86	0.00	0.00	561.33	0.00	561.33
Twelfth Floor	624.58	36.82	587.76	587.76	0.00	16.57	9.86	0.00	0.00	561.33	0.00	561.33
Terrace Floor	67.77	0.00	67.77	0.00	67.77	19.21	0.00	9.86	5.00	33.69	0.00	0.00
Total	8201.00	481.94	7719.04	7063.51	655.53	234.08	118.32	9.86	5.00	33.69	6756.75	561.33
Number of Same Buildings	1											104
Total	8201.00	481.94	7719.04	7063.51	655.53	234.08	118.32	9.86	5.00	33.69	6756.75	561.33

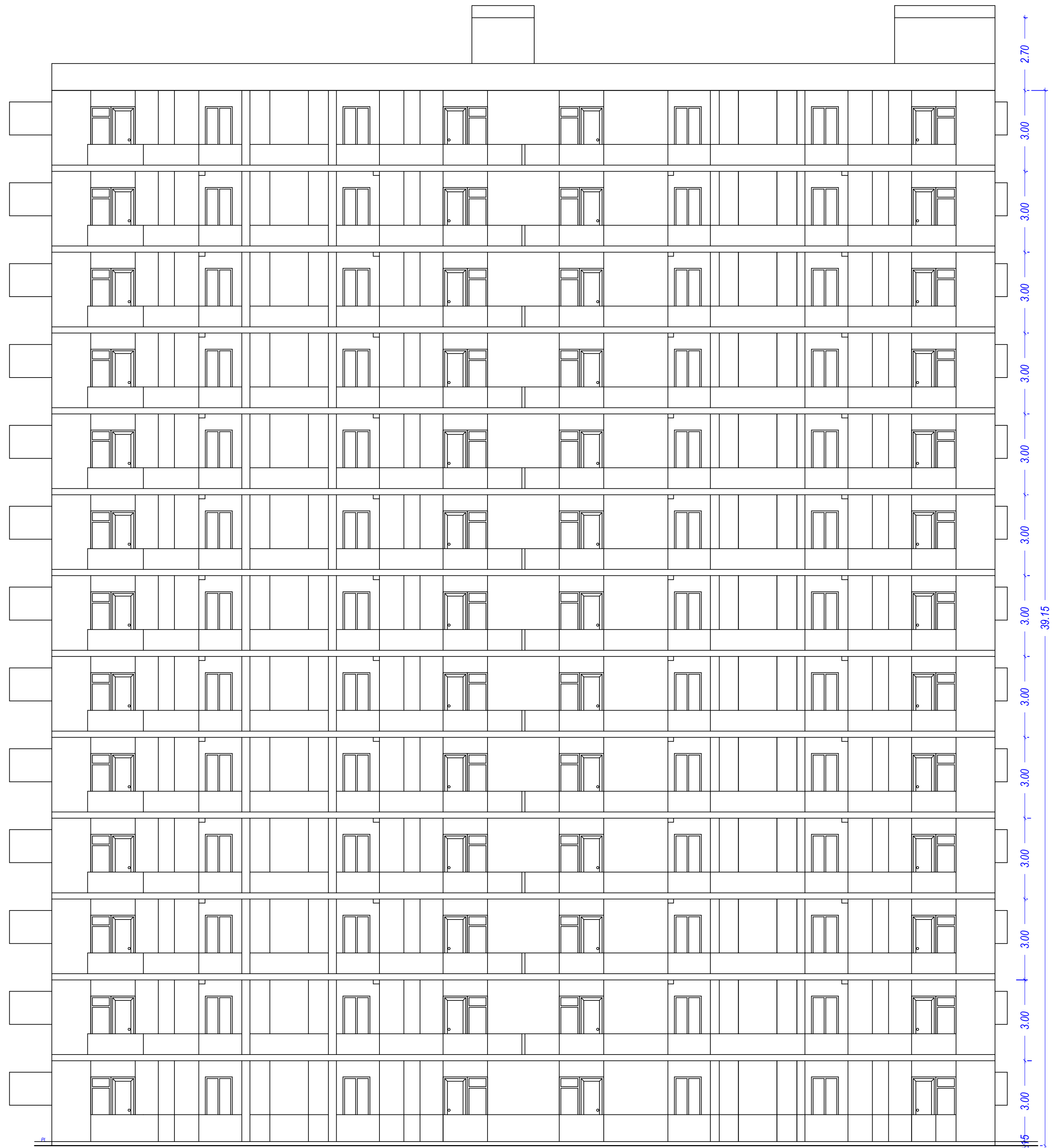
SCHEDULE OF DOOR				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (G)	D2	0.75	0.00	265
BLOCK (G)	D2	0.75	2.40	46
BLOCK (G)	D3	0.80	0.00	22
BLOCK (G)	D3	0.80	2.40	02
BLOCK (G)	D1	0.80	0.00	158
BLOCK (G)	D	0.80	0.00	24
BLOCK (G)	D1	0.90	2.40	37
BLOCK (G)	D	0.90	2.40	02
BLOCK (G)	D	1.04	0.00	12
BLOCK (G)	D	1.04	2.40	01
BLOCK (G)	D	1.05	0.00	83
BLOCK (G)	D	1.05	2.40	07
BLOCK (G)	ARCH	1.20	2.10	01
BLOCK (G)	ARCH	1.23	0.00	84
BLOCK (G)	ARCH	1.23	2.40	03
BLOCK (G)	ARCH	1.28	2.40	01
BLOCK (G)	DW	1.29	2.40	03
BLOCK (G)	DW	1.37	0.00	11
BLOCK (G)	DW	1.37	2.40	01
BLOCK (G)	DW	1.38	0.00	84
BLOCK (G)	DW	1.38	2.40	06
BLOCK (G)	DW	1.59	0.00	01
BLOCK (G)	DW	1.65	0.00	70
BLOCK (G)	DW	1.65	2.40	22
BLOCK (G)	DW	1.71	0.00	04
BLOCK (G)	ENTRY	1.85	0.00	01
BLOCK (G)	DW	2.00	0.00	24
BLOCK (G)	DW	2.00	2.40	01
BLOCK (G)	GLASS	2.38	0.00	01
BLOCK (G)	DW	2.43	0.00	01
BLOCK (G)	DW	2.50	0.00	01

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing HL
TWELFTH FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.150	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.300	0.150	1.00

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (G)	V	0.60	1.00	208
BLOCK (G)	W	1.00	0.00	190
BLOCK (G)	W	1.00	1.50	16
BLOCK (G)	DW	1.01	0.00	01
BLOCK (G)	DW	1.38	2.40	01
BLOCK (G)	W2	1.50	0.00	48
BLOCK (G)	MECH VENT	1.50	1.00	04
BLOCK (G)	DW	1.65	2.40	08
BLOCK (G)	DW	2.43	0.00	01
BLOCK (G)	DW	2.50	0.00	01



FRONT ELEVATION BLOCK-G

UnitBUA Table for Building BLOCK (G)

Floor	Name	UnitBUA Type	Entry Type	Net UnitBUA Area	Additions for Gross ArchProj	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)			Carpet Area	No. of Unit
GROUND FLOOR PLAN	TYPE -G(A)	DWELLING UNIT	Existing	72.69	1.03	73.72	73.72	1.23	0.37	2.49	69.63	08
	TYPE -G(B)	DWELLING UNIT	Existing	58.37	0.52	58.89	58.89	0.56	0.83	2.96	54.54	
	TYPE -G(C)	DWELLING UNIT	Existing	59.29	2.34	61.63	61.63	0.56	0.65	4.02	56.40	
	TYPE -G(D)	DWELLING UNIT	Existing	58.08	1.56	59.64	59.64	0.79	0.48	2.44	55.53	
	TYPE -G(E)	DWELLING UNIT	Existing	59.39	1.56	60.95	60.95	0.83	0.48	3.35	56.29	
	TYPE -G(F)	DWELLING UNIT	Existing	58.01	2.34	60.35	60.35	0.56	0.66	3.06	56.07	
	TYPE -G(G)	DWELLING UNIT	Existing	57.03	0.52	57.55	57.55	0.56	0.76	1.98	54.25	
	TYPE -G(H)	DWELLING UNIT	Existing	59.36	1.56	60.92	60.92	0.78	0.48	3.83	55.83	
	Total per Floor			482.22	11.43	493.65	493.65	5.87	4.71	24.13	458.94	
	Total			482.22	11.43	493.65	493.65	5.87	4.71	24.13	458.94	
TYPICAL FLOOR PLAN	TYPE -G(A1)	DWELLING UNIT	Existing	59.37	1.56	60.92	60.92	0.78	0.48	3.41	56.25	08
	TYPE -G(B1)	DWELLING UNIT	Existing	57.53	0.52	58.05	58.05	0.56	0.83	2.29	54.37	
	TYPE -G(C1)	DWELLING UNIT	Existing	58.01	2.42	60.43	60.43	0.56	0.65	3.06	56.17	
	TYPE -G(D1)	DWELLING UNIT	Existing	59.36	1.56	60.92	60.92	0.79	0.48	3.40	56.25	
	TYPE -G(E1)	DWELLING UNIT	Existing	57.95	1.03	58.98	58.98	0.78	0.48	2.43	55.29	
	TYPE -G(F1)	DWELLING UNIT	Existing	59.16	2.35	61.51	61.51	0.55	0.65	4.02	56.29	
	TYPE -G(G1)	DWELLING UNIT	Existing	58.05	0.00	58.05	58.05	0.55	0.83	2.95	53.72	
	TYPE -G(H1)	DWELLING UNIT	Existing	57.93	1.03	58.96	58.96	0.79	0.48	2.43	55.26	
	Total per Floor			467.36	10.46	477.82	477.82	5.35	4.88	23.99	443.60	
	Total			5140.96	10.46	5256.02	5256.02	58.85	53.68	263.89	4878.60	
TWELFTH FLOOR PLAN	TYPE -G(A2)	DWELLING UNIT	Proposed	59.37	1.56	60.92	60.92	0.37	0.79	3.23	56.53	08
	TYPE -G(B2)	DWELLING UNIT	Proposed	57.53	0.52	58.05	58.05	0.37	0.56	2.15	54.97	
	TYPE -G(C2)	DWELLING UNIT	Proposed	58.01	2.42	60.43	60.43	0.21	0.72	2.93	56.57	
	TYPE -G(D2)	DWELLING UNIT	Proposed	59.36	1.56	60.92	60.92	0.37	0.79	3.23	56.53	
	TYPE -G(E2)	DWELLING UNIT	Proposed	57.95	1.03	58.98	58.98	0.36	0.76	2.21	55.65	
	TYPE -G(F2)	DWELLING UNIT	Proposed	59.16	2.35	61.51	61.51	0.37	0.53	3.76	56.85	
	TYPE -G(G2)	DWELLING UNIT	Proposed	58.05	0.00	58.05	58.05	0.37	0.51	2.70	54.47	
	TYPE -G(H2)	DWELLING UNIT	Proposed	57.93	1.03	58.96	58.96	0.37	0.79	2.10	55.70	
	Total per Floor			467.36	10.46	477.82	477.82	2.79	5.45	22.31	447.27	
	Total			467.36	10.46	477.82	477.82	2.79	5.45	22.31	447.27	
Total	-	-	-	6090.54	137.06	6227.49	6227.49	67.60	64.03	310.34	5785.81	104

OWNER'S NAME AND SIGNATURE
VALUE INFRACON INDIA PRIVATE LIMITED, info@valueinfra.co.in, 7428926556

ARCHENG'S NAME AND SIGN

JITESH KUMAR
CA/2019/97264

Signature Not Verified
Date: 05 Nov 2025 04:14
Digitally signed by Jitesh Kumar
CA/2019/97264



Ghaziabad Development Authority

Building Plan Application Number

GDA/BP/23-24/0763

Sanctioned On

17 Jun 2025

Valid Till

06 Nov 2030

Approved By

Atul Vats (Vice Chairman)

Examined By

Manoj kumar Gaur (Junior engineer)

Deepthi Chauhan (Assistant Town Planner/Assistant Engineer)

Arvind Kumar (Town Planner/ Executive engineer)

Arvind Kumar (Chief Architect and Town Planner)

Rajesh Kumar Singh (Secretary)

Atul Vats (Vice Chairman)

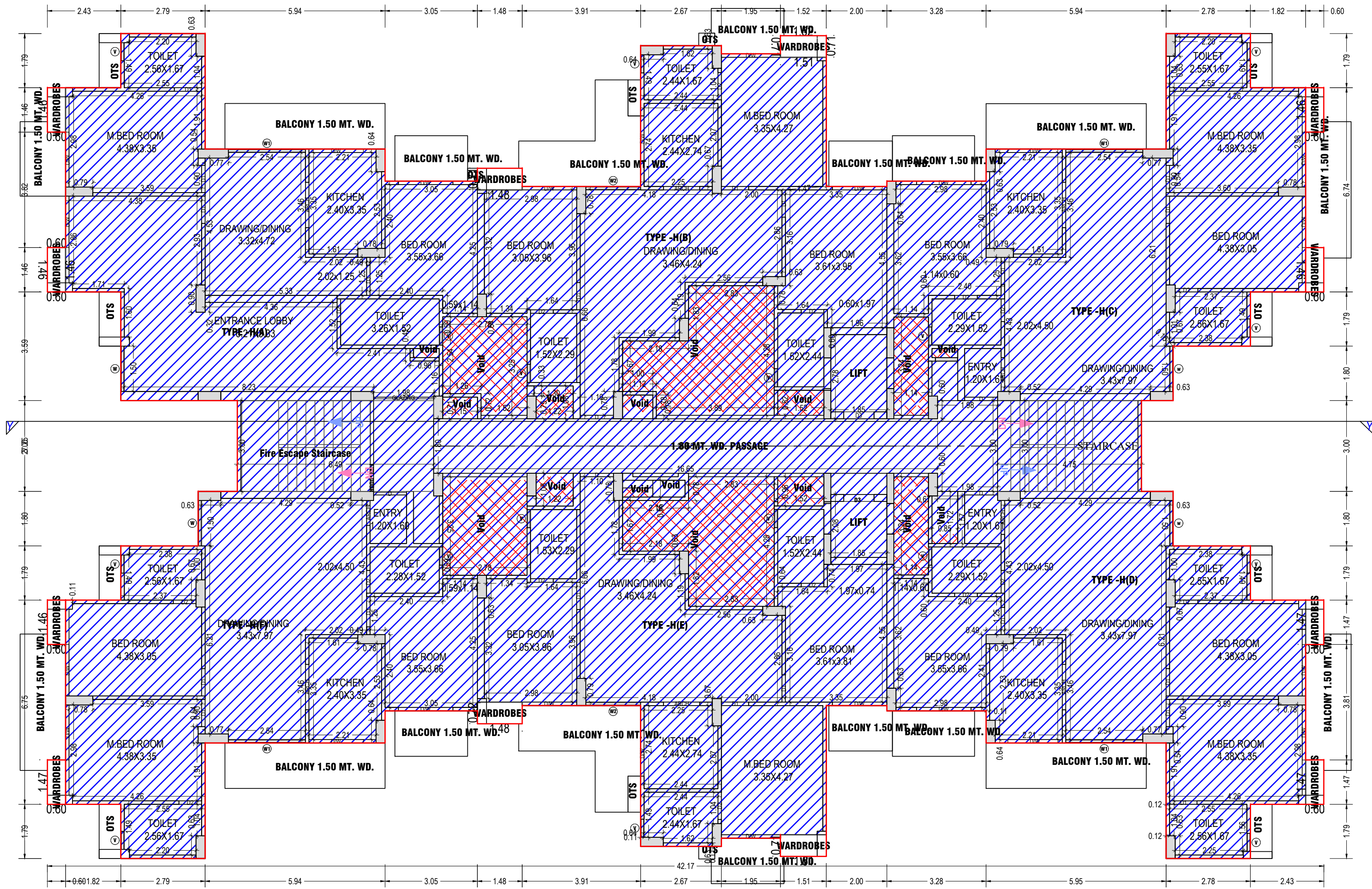
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

ISO_A0_(841.00_x_1189.00_MM)

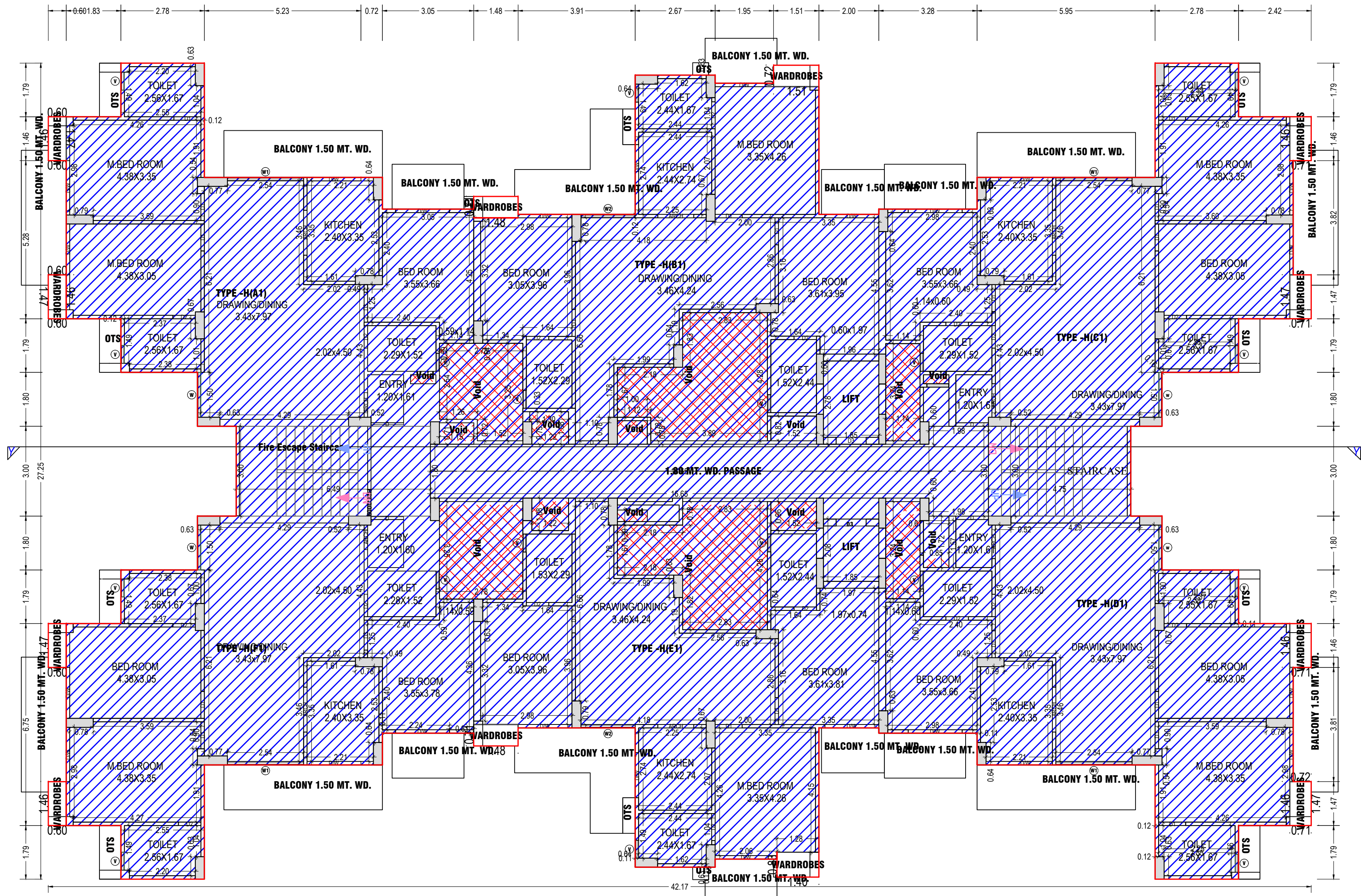
The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoRTech Engineers Ltd. is not liable for any damages which may arise from use, or 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.

Total Plot Area: - 29443.02
Total Coverage Area: - 6033.60

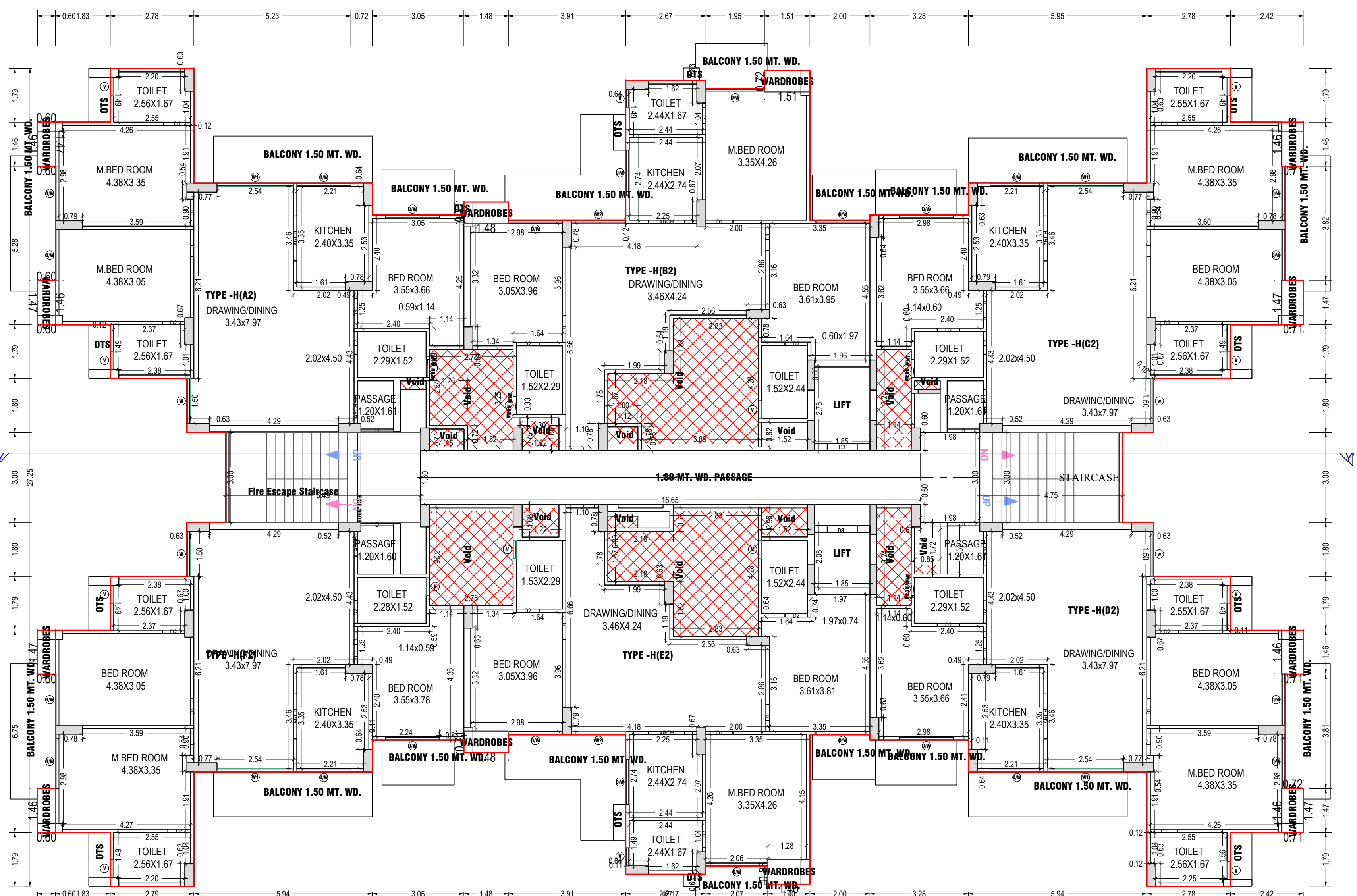
Total FAR Area: - 33243.58
Total BUA Area: - 115896.50



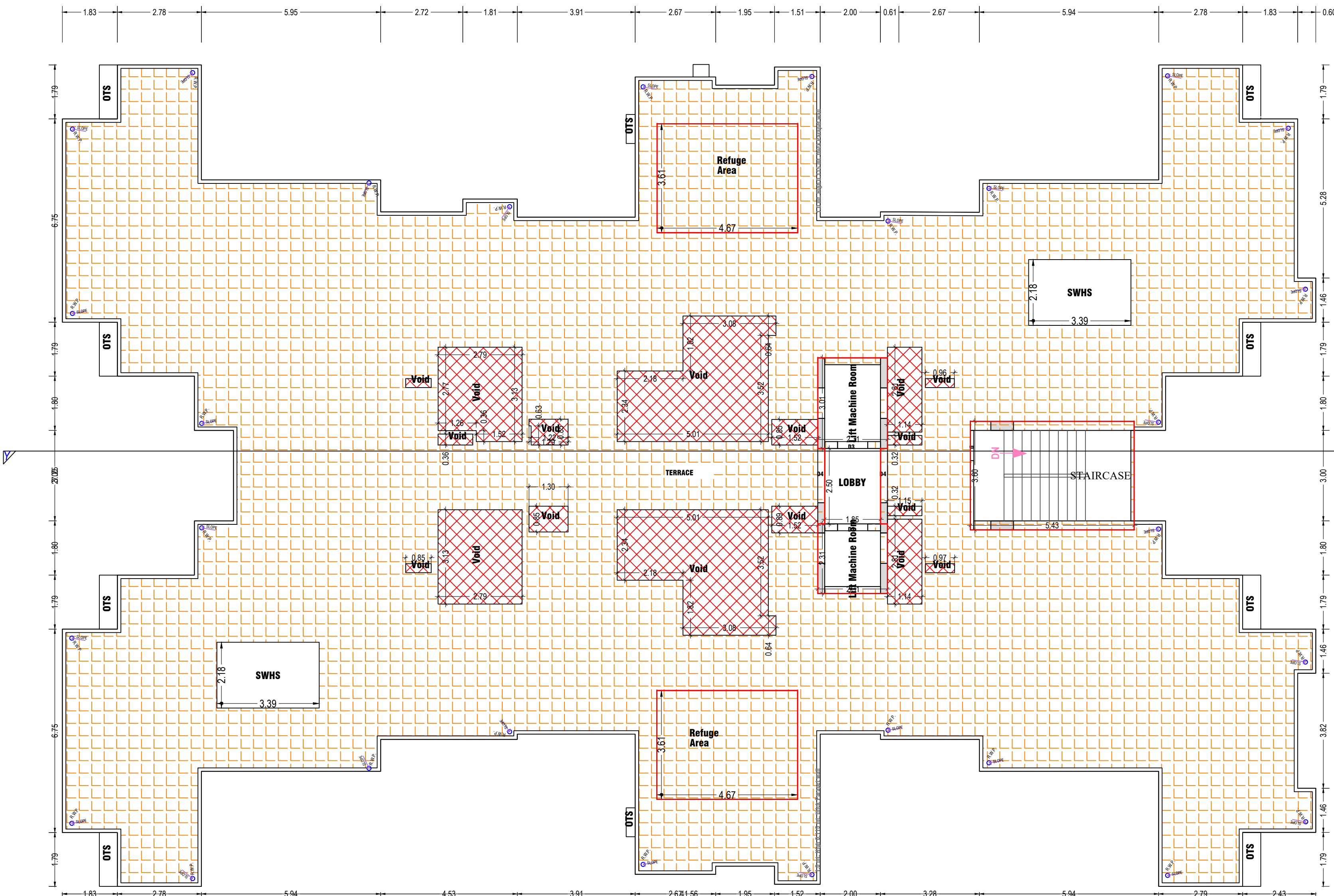
GROUND FLOOR PLAN
(Existing)
(SCALE 1:100)



TYPICAL - 1- 10 FLOOR PLAN
(Existing)
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)

BLOCK- H

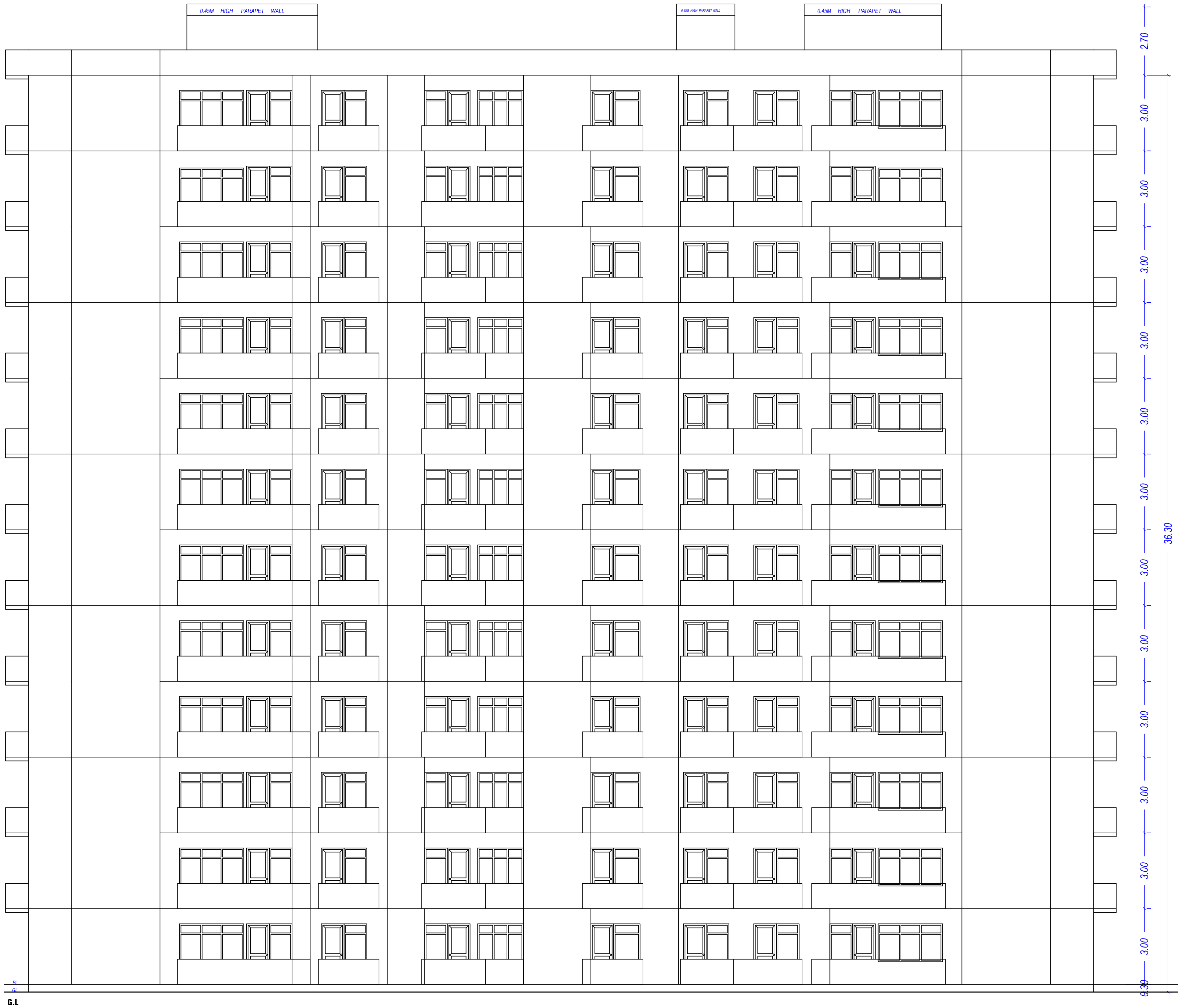
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2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

ISO_A0_(841.00_x_1189.00_MM)

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Total Plot Area :-	29443.02	Total FAR Area :-	33243.58
Total Coverage Area :-	6033.60	Total BUA Area :-	115896.50

OWNER'S NAME AND SIGNATURE VALUE INFRACON INDIA PRIVATE LIMITED, info@valueinfra.co.in, 7428926556	
ARCHENG'S NAME AND SIGNATURE JITESH KUMAR CA2018/97264	SINEER
Signature Not Verified Digitally signed by Jitesh Kumar, DN: cn=Jitesh Kumar, o=Value Infracon India Pvt. Ltd., email=jitesh.kumar@valueinfra.co.in, c=IN	Ghaziabad Development Authority
Building Plan Application Number GDA/BP23-240763 Sanctioned On 17 Jun 2025 Valid Till 06 Nov 2030 Approved By Atul Vats (Vice Chairman) Examined By Manoj kumar Gaur (Junior engineer) Rajesh Kumar Singh (Secretary) Atul Vats (Vice Chairman)	



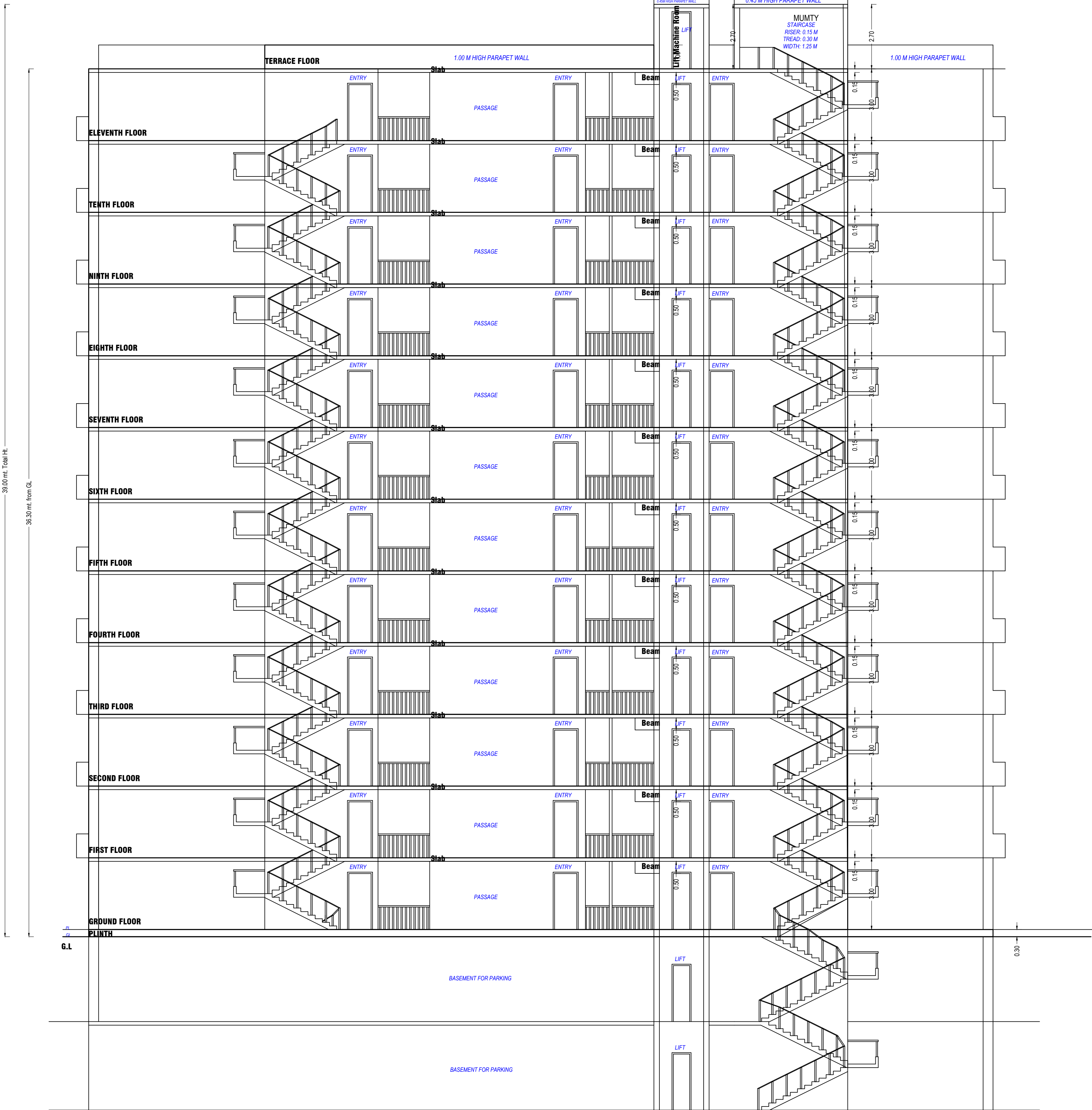
FRONT ELEVATION
BLOCK- H

Building BLOCK (H)											
Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.		Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)				Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)
Ground Floor	806.69	Void		66.83	739.86	739.87	-0.01	19.46	0.00	0.00	720.41
First Floor	802.03			66.34	735.69	735.70	-0.01	19.46	8.14	0.00	708.10
Second Floor	802.03			66.34	735.69	735.70	-0.01	19.46	8.14	0.00	708.10
Third Floor	802.03			66.34	735.69	735.70	-0.01	19.46	8.14	0.00	708.10
Fourth Floor	802.03			66.34	735.69	735.70	-0.01	19.46	8.14	0.00	708.10
Fifth Floor	802.03			66.34	735.69	735.70	-0.01	19.46	8.14	0.00	708.10
Sixth Floor	802.03			66.34	735.69	735.70	-0.01	19.46	8.14	0.00	708.10
Seventh Floor	802.03			66.34	735.69	735.70	-0.01	19.46	8.14	0.00	708.10
Eighth Floor	802.03			66.34	735.69	735.70	-0.01	19.46	8.14	0.00	708.10
Ninth Floor	802.03			66.34	735.69	735.70	-0.01	19.46	8.14	0.00	708.10
Tenth Floor	802.03			66.34	735.69	735.70	-0.01	19.46	8.14	0.00	708.10
Eleventh Floor	802.03			66.34	735.69	0.00	735.69	19.46	8.14	0.00	708.10
Terrace Floor	67.53			0.00	67.53	0.00	67.53	19.55	0.00	9.66	4.63
Total	9696.55			796.57	8699.98	8096.87		803.11	253.07	89.54	9.66
Total Number of Same Buildings	1										
Total	9696.55			796.57	8699.98	8096.87		803.11	253.07	89.54	9.66

Staircase Checks (Table 8a-1)				
Floor Name	Staircase Name	Flight Width	Tread Width	Riser Height
ELEVENTH FLOOR PLAN	Fire Escape Staircase	1.43	0.300	0.150
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.300	0.150

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (H)	D2	0.75	2.40	114
BLOCK (H)	ARCH	0.82	0.00	65
BLOCK (H)	ARCH	0.82	2.40	21
BLOCK (H)	D2	0.90	0.00	22
BLOCK (H)	D1	0.90	0.00	99
BLOCK (H)	D2	0.90	2.40	129
BLOCK (H)	D3	1.00	0.00	33
BLOCK (H)	D3	1.00	2.40	03
BLOCK (H)	D	1.09	0.00	43
BLOCK (H)	D	1.09	2.40	04
BLOCK (H)	D	1.10	0.00	22
BLOCK (H)	D	1.10	2.40	02
BLOCK (H)	ARCH	1.12	0.00	22
BLOCK (H)	ARCH	1.12	2.40	02
BLOCK (H)	ARCH	1.20	0.00	22
BLOCK (H)	ARCH	1.20	2.40	02
BLOCK (H)	ARCH	1.50	0.00	44
BLOCK (H)	ARCH	1.50	2.40	04
BLOCK (H)	DW	1.51	0.00	22
BLOCK (H)	DW	1.70	0.00	04
BLOCK (H)	DW	1.70	2.40	40
BLOCK (H)	DW	1.80	0.00	132
BLOCK (H)	DW	1.81	2.40	10
BLOCK (H)	DW	1.82	0.00	04
BLOCK (H)	DW	1.82	2.40	30
BLOCK (H)	DW	1.95	0.00	12
BLOCK (H)	GLAZING	1.98	0.00	01
BLOCK (H)	DW	2.06	0.00	10

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK (H)	MECH VENT	0.60	1.00	211
BLOCK (H)	W	0.60	1.00	04
BLOCK (H)	W	1.50	0.00	02
BLOCK (H)	W	1.50	0.00	02
BLOCK (H)	W	1.50	1.50	22
BLOCK (H)	W	1.51	2.40	02
BLOCK (H)	DW	1.51	2.40	02
BLOCK (H)	DW	1.70	2.40	04
BLOCK (H)	DW	1.80	2.40	12
BLOCK (H)	W2	1.81	0.00	22
BLOCK (H)	W2	1.81	1.50	02
BLOCK (H)	DW	1.81	2.40	01
BLOCK (H)	DW	1.82	2.40	01
BLOCK (H)	DW	1.95	2.40	01
BLOCK (H)	DW	2.06	2.40	01
BLOCK (H)	W1	2.55	0.00	44
BLOCK (H)	W1	2.55	1.50	04



SECTION(Y-Y)
BLOCK-H

UnitBUA Table for Building BLOCK (H)											
Floor	Name	UnitBUA Type	Entry Type	Net UnitBUA Area	Additions for Gross UnitBUA/Area in Sq.mt.	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt.		UnitBUA Area	Door	Window
GROUND FLOOR PLAN	TYPE -H(A)	DWELLING UNIT	Existing	114.37	2.84	117.01	Void		0.25	116.76	0.92
	TYPE -H(B)	DWELLING UNIT	Existing	99.67	2.14	101.81	0.00	101.81	0.94	0.41	5.16
	TYPE -H(C)	DWELLING UNIT	Existing	108.12	1.75	109.87	0.00	109.87	0.94	0.67	3.48
	TYPE -H(D)	DWELLING UNIT	Existing	108.12	1.76	109.88	0.00	109.88	0.94	0.67	3.49
	TYPE -H(E)	DWELLING UNIT	Existing	99.41	2.14	101.55	0.00	101.55	0.94	0.41	5.13
	TYPE -H(F)	DWELLING UNIT	Existing	108.16	1.76	109.92	0.00	109.92	0.82	0.67	3.49
	Total: Typical Floor = 10			637.85	12.19	650.04	0.25	649.79	5.50	3.43	24.37
	Total per Floor			637.85	12.19	650.04	0.25	649.79	5.50	3.43	24.37
	Typical Floor = 10			6378.5	121.9	6500.4	2.5	6497.9	55.0	34.3	243.7
	Total			6378.5	121.9	6500.4	2.5	6497.9	55.0	34.3	243.7
TYPICAL 1-10 FLOOR PLAN	TYPE -H(A)	DWELLING UNIT	Existing	108.17	2.63	110.80	0.00	110.80	0.82	0.67	1.97
	TYPE -H(B)	DWELLING UNIT	Existing	99.67	2.14	101.81	0.00	101.81	0.94	0.41	5.16
	TYPE -H(C)	DWELLING UNIT	Existing	107.79	2.09	109.88	0.00	109.88	0.94	0.67	3.48
	TYPE -H(D)	DWELLING UNIT	Existing	107.79	2.09	109.88	0.00	109.88	0.94	0.67	3.48
	TYPE -H(E)	DWELLING UNIT	Existing	99.74	2.22	101.96	0.00	101.96	0.95	0.41	5.92
	TYPE -H(F)	DWELLING UNIT	Existing	108.16	2.63	110.79	0.00	110.79	0.82	0.67	1.97
	Total: Typical Floor = 10			631.32	13.80	645.12	0.00	645.12	5.41	3.50	21.99
	Total per Floor			631.32	13.80	645.12	0.00	645.12	5.41	3.50	21.99
	Typical Floor = 10			6313.2	138.0	6451.2	0.0	6451.2	54.1	35.0	219.9
	Total			6313.2	138.0	6451.2	0.0	6451.2	54.1	35.0	219.9
ELEVENTH FLOOR PLAN	TYPE -H(A)	DWELLING UNIT	Proposed	108.17	2.63	110.80	0.00	110.80	0.00	1.42	3.38
	TYPE -H(B)	DWELLING UNIT	Proposed	99.67	2.14	101.81	0.00	101.81	0.13	1.16	5.16
	TYPE -H(C)	DWELLING UNIT	Proposed	107.79	2.09	109.88	0.00	109.88	0.13	1.42	3.48
	TYPE -H(D)	DWELLING UNIT	Proposed	107.79	2.09	109.88	0.00	109.88	0.13	1.42	3.48
	TYPE -H(E)	DWELLING UNIT	Proposed	99.74	2.22	101.96	0.00	101.96	0.13	1.24	5.92
	TYPE -H(F)	DWELLING UNIT	Proposed	108.16	2.63	110.79	0.00	110.79	0.00	1.49	2.49
	Total: Typical Floor = 10			631.32	13.80	645.12	0.00	645.12	0.52	8.15	23.39
	Total per Floor			631.32	13.80	645.12	0.00	645.12	0.52	8.15	23.39
	Typical Floor = 10			6313.2	138.0	6451.2	0.0	6451.2	5.2	81.5	233.9
	Total			6313.2	138.0	6451.2	0.0	6451.2	5.2	81.5	233.9
Total	-	-	-	7982.37	164.18	7746.38	0.25	7746.11	60.08	46.76	267.62

Total Plot Area: -	29443.02	Total FAR Area: -	33243.58
Total Coverage Area: -	6033.60	Total BUA Area: -	115896.50

OWNER'S NAME AND SIGNATURE
VALUE INFRACON INDIA PRIVATE LIMITED, info@valueinfra.co.in, 7428926556

ARCHENG'S NAME AND SIGN
JITESH KUMAR
CA/2018/97264
Signature Not Verified
Ghaziabad Development Authority

Building Plan Application Number
GDA/BP/23-24/0763
Sanctioned On
17 Jun 2025
Valid Till
06 Nov 2030

Approved By
Anil Vats (Vice Chairman)
Examined By
Manoj kumar Gaur (Junior engineer)
Deepti Chauhan (Assistant Town Planner/Assistant Engineer)
Arvind Kumar (Town Planner/ Executive engineer)
Arvind Kumar (Chief Architect and Town Planner)
Rajesh Kumar Singh (Secretary)
Anil 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.