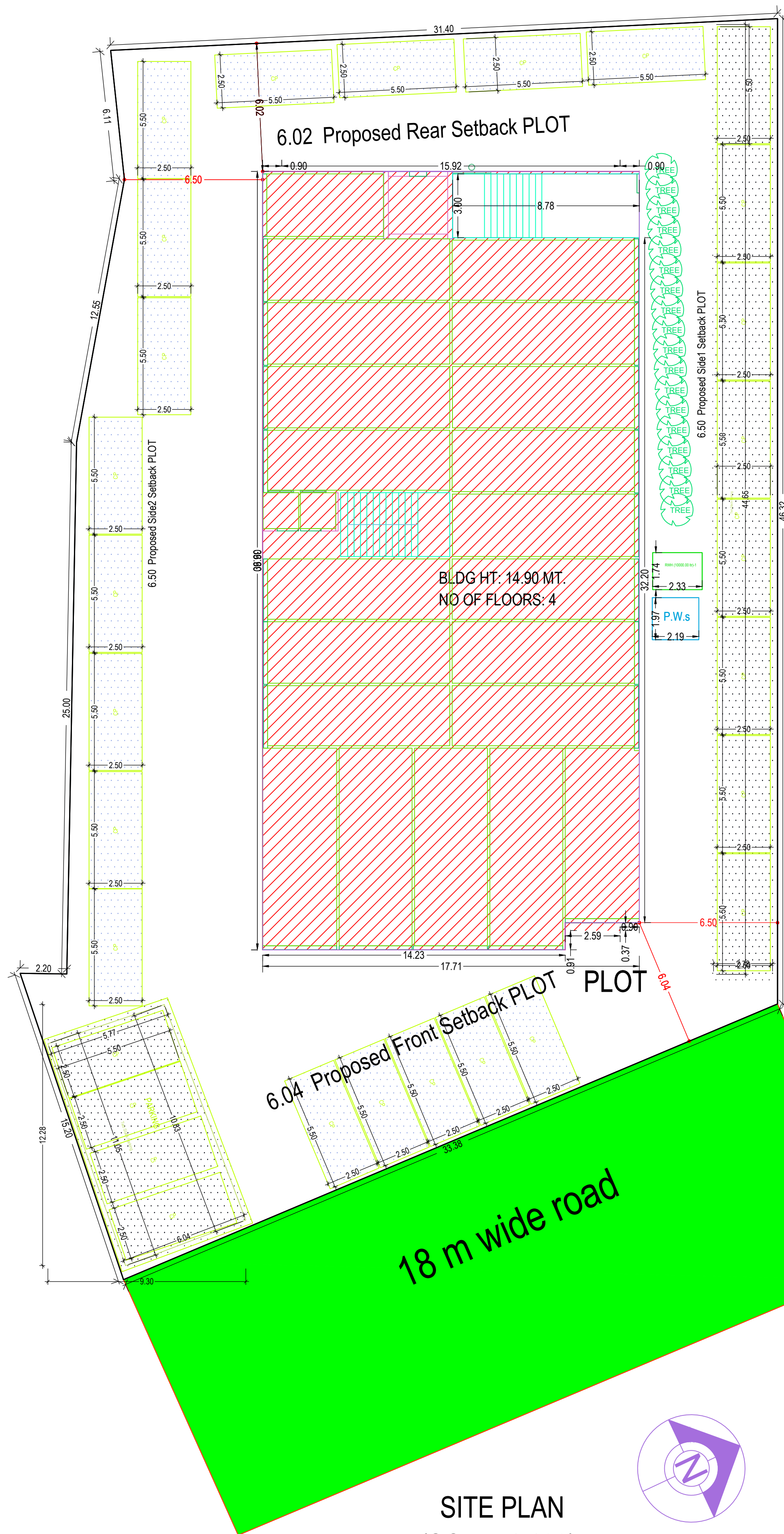
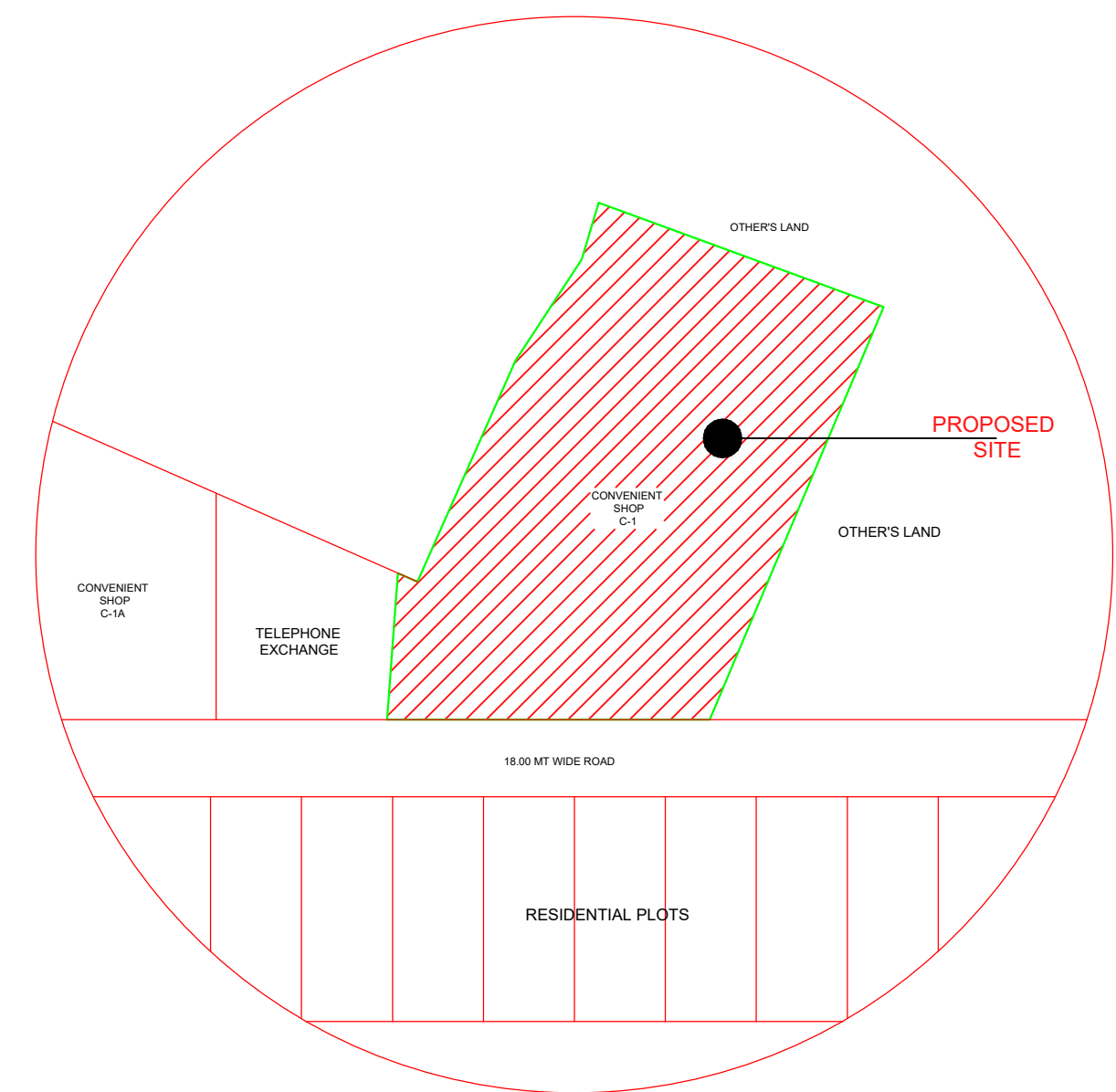
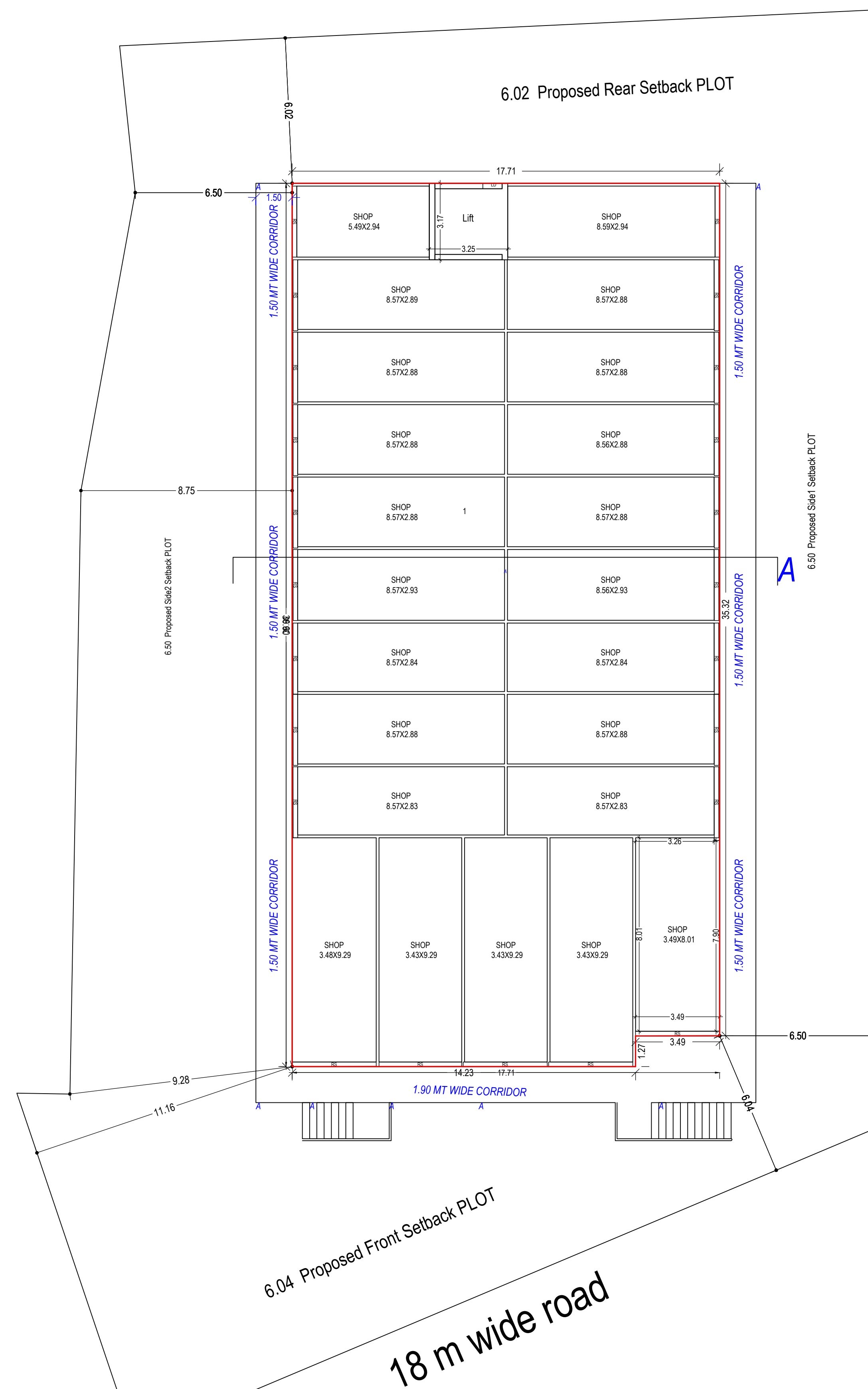
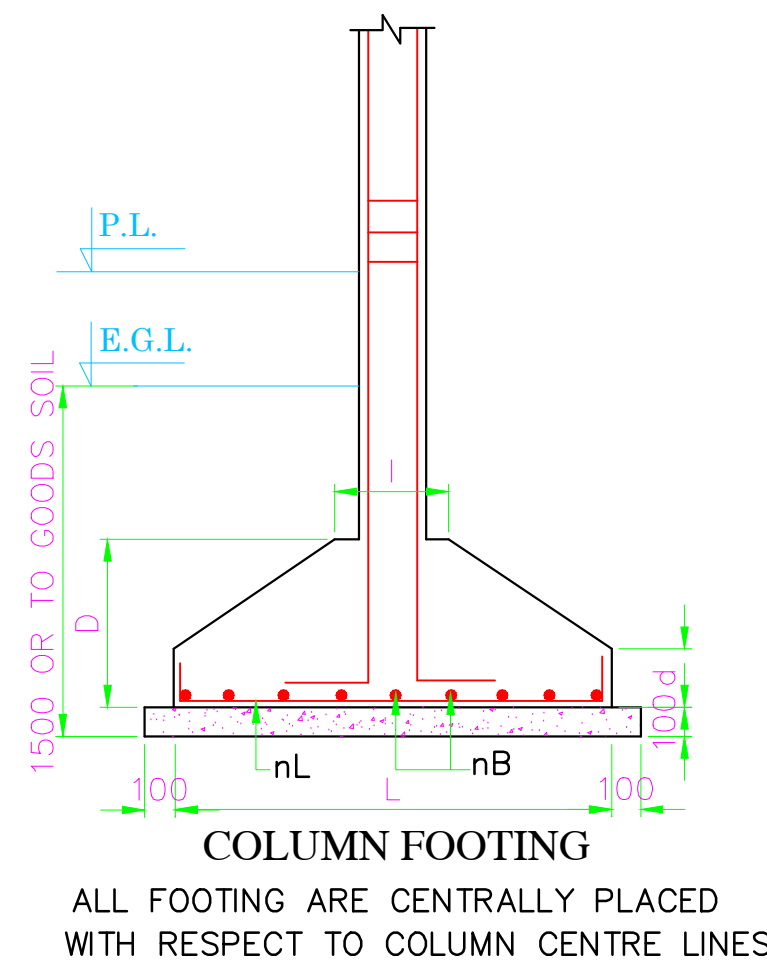
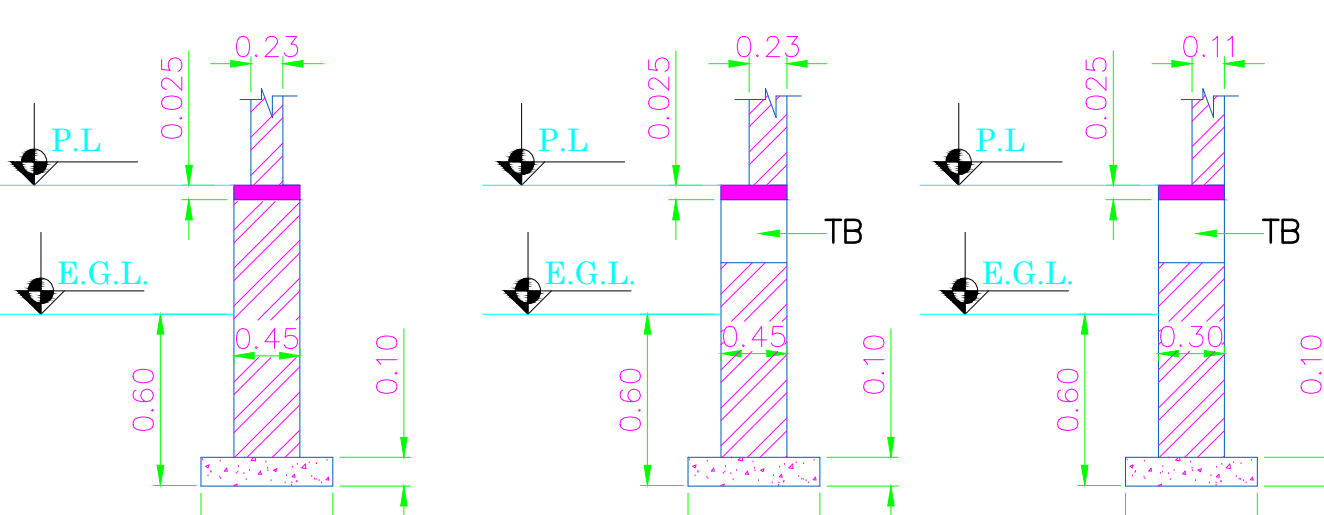
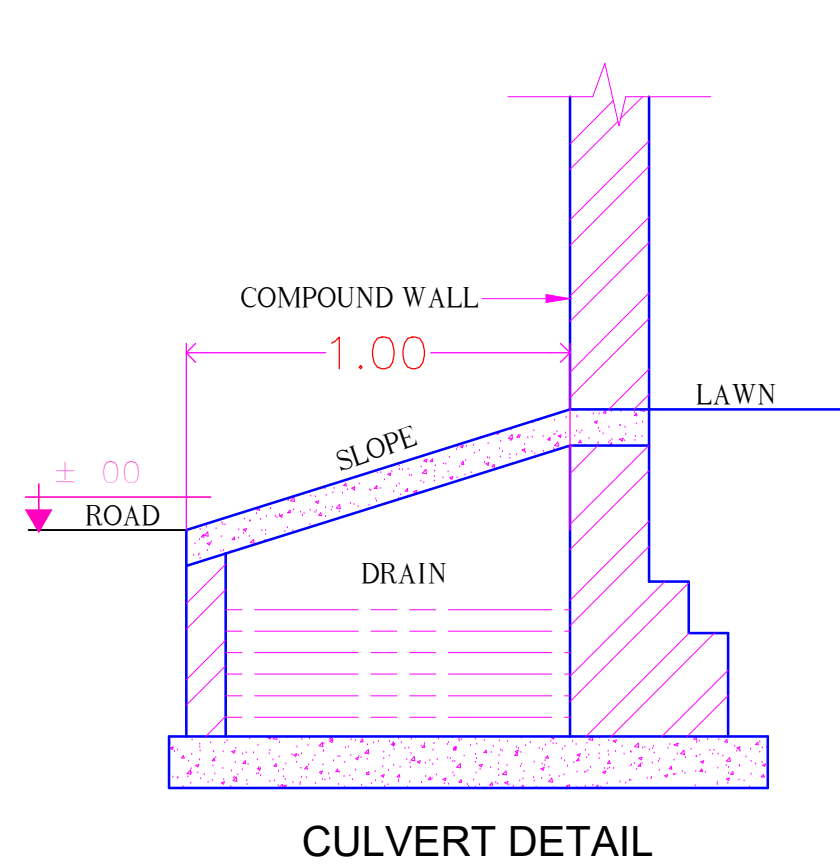


SITE PLAN
(SCALE 1:100)

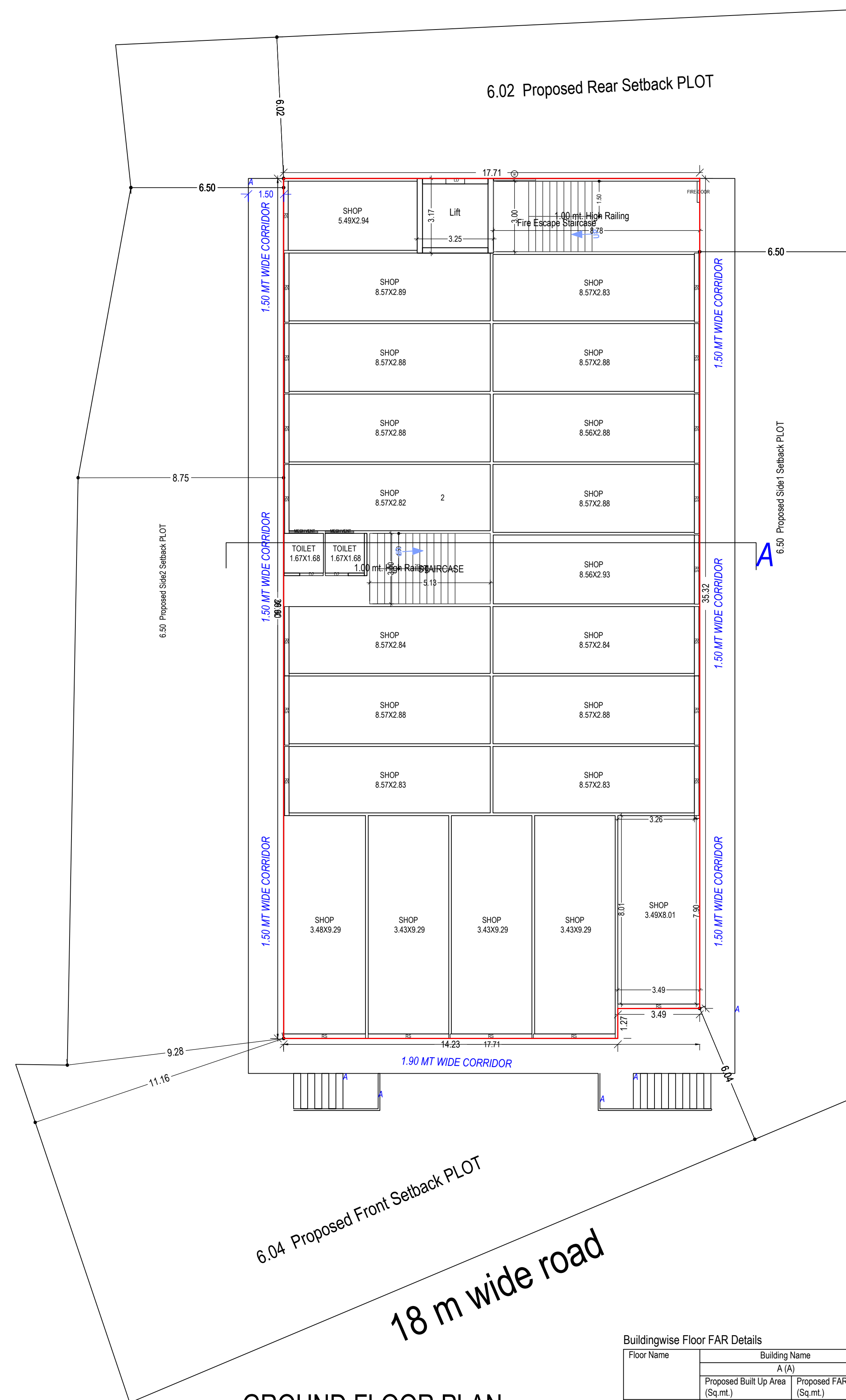
KEY PLAN

BASEMENT FLOOR PLAN
(Proposed)
(SCALE 1:100)COLUMN FOOTING
ALL FOOTING ARE CENTRALLY PLACED
WITH RESPECT TO COLUMN CENTRE LINES

TYP. SECTION OF 0.23 & 0.11 THICK BRICK WALL



CULVERT DETAIL

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

Buildingwise Floor FAR Details				OWNER'S NAME AND SIGNATURE	
Floor Name	Building Name	Total			
	A (A)				
Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)		
Basement Floor	643.79	643.79	643.79		
Ground Floor	644.74	618.39	644.74		
First Floor	643.79	609.87	643.79		
Second Floor	567.97	544.32	567.97		
Third Floor	260.18	233.26	260.18		
Terrace Floor	37.94	0.00	37.94		
Total:	2798.41	2641.33	2798.41		

SCHEDULE OF WINDOW/VENTILATION:				ARCHITECT'S NAME AND SIGNATURE	
BUILDING NAME	NAME	LENGTH	HEIGHT		
A (A)	MECH VENT	1.22	1.00		
A (A)	w	1.80	1.20		

SCHEDULE OF DOOR:				STRUCTURE ENGINEER	
BUILDING NAME	NAME	LENGTH	HEIGHT		
A (A)	D2	0.97	2.10		
A (A)	D2	1.00	2.10		
A (A)	RS	2.43	2.10		
A (A)	RS	2.10	2.10		
A (A)	RS	2.93	2.10		
A (A)	RS	2.94	2.10		
A (A)	RS	3.43	2.10		
A (A)	RS	3.49	2.10		
A (A)	RS	5.23	2.10		

Staircase Checks (Table 8a-1)				Building Plan Application Number	
Floor Name	Staircase Name	Flight Width	Tread Width		
GROUND FLOOR PLAN	Fire Escape Staircase	1.50	0.300		
STAIRCASE		1.50	0.300		
FIRST FLOOR PLAN	Fire Escape Staircase	1.50	0.300		
STAIRCASE		1.50	0.300		
SECOND FLOOR PLAN	Fire Escape Staircase	1.50	0.300		
STAIRCASE		1.50	0.300		
THIRD FLOOR PLAN	Fire Escape Staircase	1.50	0.300		
STAIRCASE		1.50	0.300		
TERRACE FLOOR PLAN	Fire Escape Staircase	1.50	0.300		
STAIRCASE		1.50	0.300		

Building USE/SUBUSE Details				Valid Till	
Building Name	Building Use	Building SubUse	Building Use Group		
A (A)	Commercial	Retail Shop	Highrise		
				Approved By	
				Ashish Shivpuri (Chief Architect and Town Planner)	
				Examined By	
				Shiv Kumar Sharma (Junior engineer)	
				Rajeev Ratan Shah (Town Planner/ Executive engineer)	
				Shiv Kumar Sharma (Junior engineer)	
				Rajeev Ratan Shah (Town Planner/ Executive engineer)	
				Ashish Shivpuri (Chief Architect and Town Planner)	
				Brijesh Kumar (Secretary)	

Total Plot Area: - 1700.67

Total FAR Area: - 2641.34

Total Coverage Area: - 618.39

Total BUA Area: - 2798.42

A. AREA STATEMENT		VERSION NO. 1.0 / 68	
		VERSION DATE: 28/07/2021	
PROJECT DETAIL :			
Site Address	District Ghaziabad Tehsil Ghaziabad Village NA	Plot Use:	Commercial
Authority:	Ghaziabad Development Authority	Plot SubUse:	Retail Shop
Authority/Class: Category A		Development Plan:	Avantiika Zone-4
Authority Grade:	Development Authority (DA)	Land Use Zone:	Commercial use Zone
CaseTrack:	Regular	Land SubUse Zone:	Sub-city center/sub-central business zoned business center
Project Type:	Building Permission	Layout Type:	NA
Nature of Development:	NEW		
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			
As per site condition			1700.67
Area of Plot Considered			1712.39
2. Deduction for			1700.67
(a) Proposed roads			0.00
(b) Proposed reservations			0.00
Total 1 to 2			0.00
3. Net Area of plot (1 - 2) AREA OF PLOT			1700.67
4. % of Green and open space (Prop)			0.00
Balance area of PLOT (1 - 4)			1700.67
Plot Area For Coverage			1700.67
Perm. FAR Area (1.75)			2976.17
5. Total Perm. FAR area (1.75)			2976.17
6. Total Built up area permissible at:			
Permissible Coverage area (50.00 %)			850.34
Proposed Coverage Area (36.36 %)			618.39
Total Prop. Coverage area (36.36 %)			618.39
Balance coverage area (13.64 %)			231.95
Proposed Area at:			
	Proposed Built up	Existing Built up	Proposed F.S.I
Basement Floor	643.79	0.00	635.49
Ground Floor	644.74	0.00	643.79
First Floor	643.79	0.00	609.87
Second Floor	567.97	0.00	544.32
Third Floor	260.18	0.00	233.26
Terrace Floor	37.94	0.00	0.00
Total Area:	2798.41	0.00	2641.33
Total FAR Area:			2641.34
Total Built up Area:			2798.42
Proposed F.S.I. consumed:			1.55
Tenement Proposed At:			
C. Tenement Statement			
4. Tenement Proposed At:			
G.F.		1.00	
All Floors		4.00	
5. Total Tenements (3 + 4)		5	
E. Parking Statement			
1. Parking Space Required as per Regulations:			550.00
2. Proposed Parking Space:			701.41

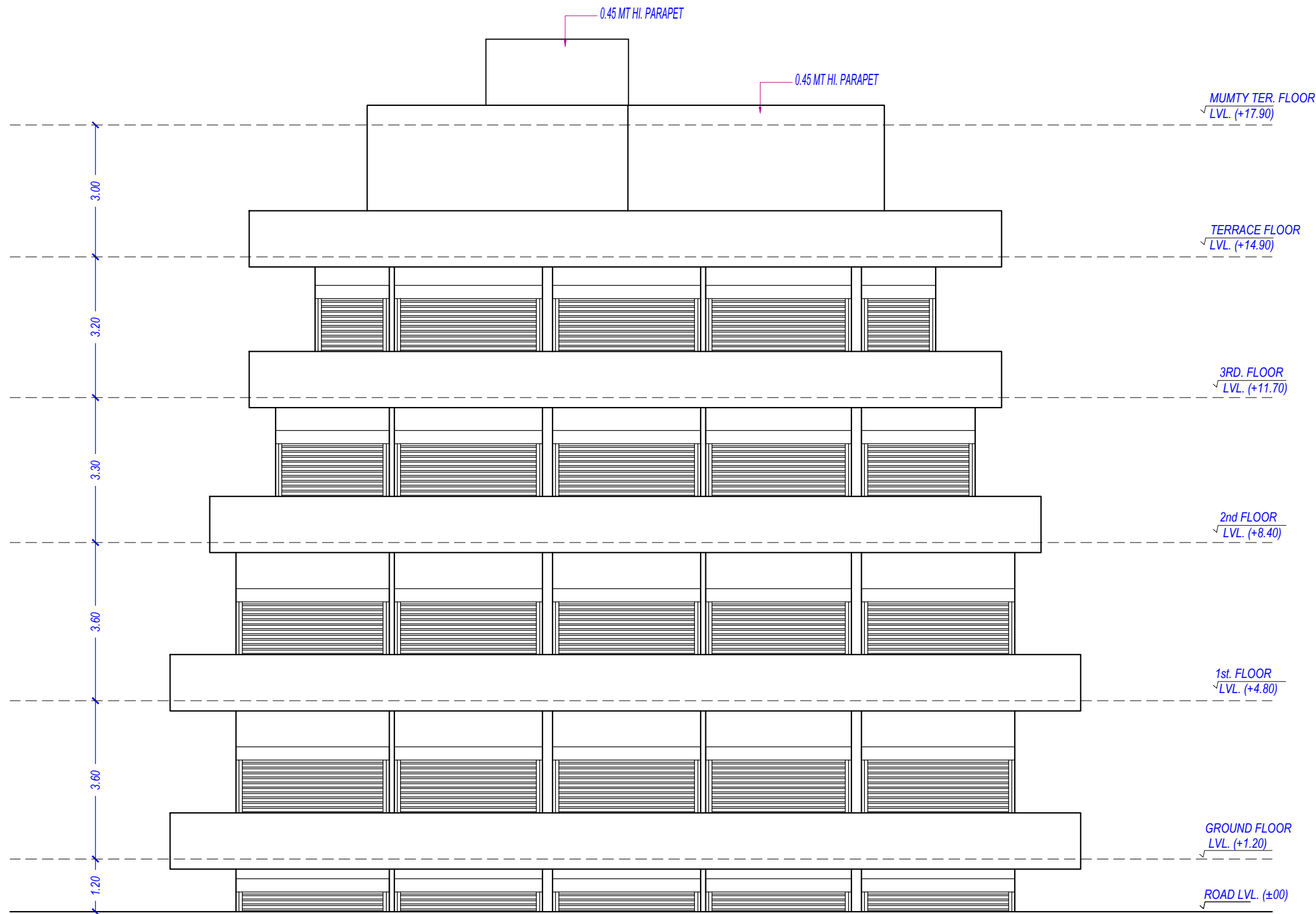
Color Notes			
COLOR INDEX			
PLOT BOUNDARY			
ABUTTING ROAD			
PROPOSED CONSTRUCTION			
COMMON PLOT			
ROAD ALIGNMENT (ROAD WIDENING AREA)			
FUTURE T.P. SCHEME DEDUCTION AREA			
EXISTING (To be retained)			
EXISTING (To be demolished)			

FAR & Tenement Details			
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	No. of Unit
A (A)	1	2798.41	65
Grand Total:	1	2798.41	65

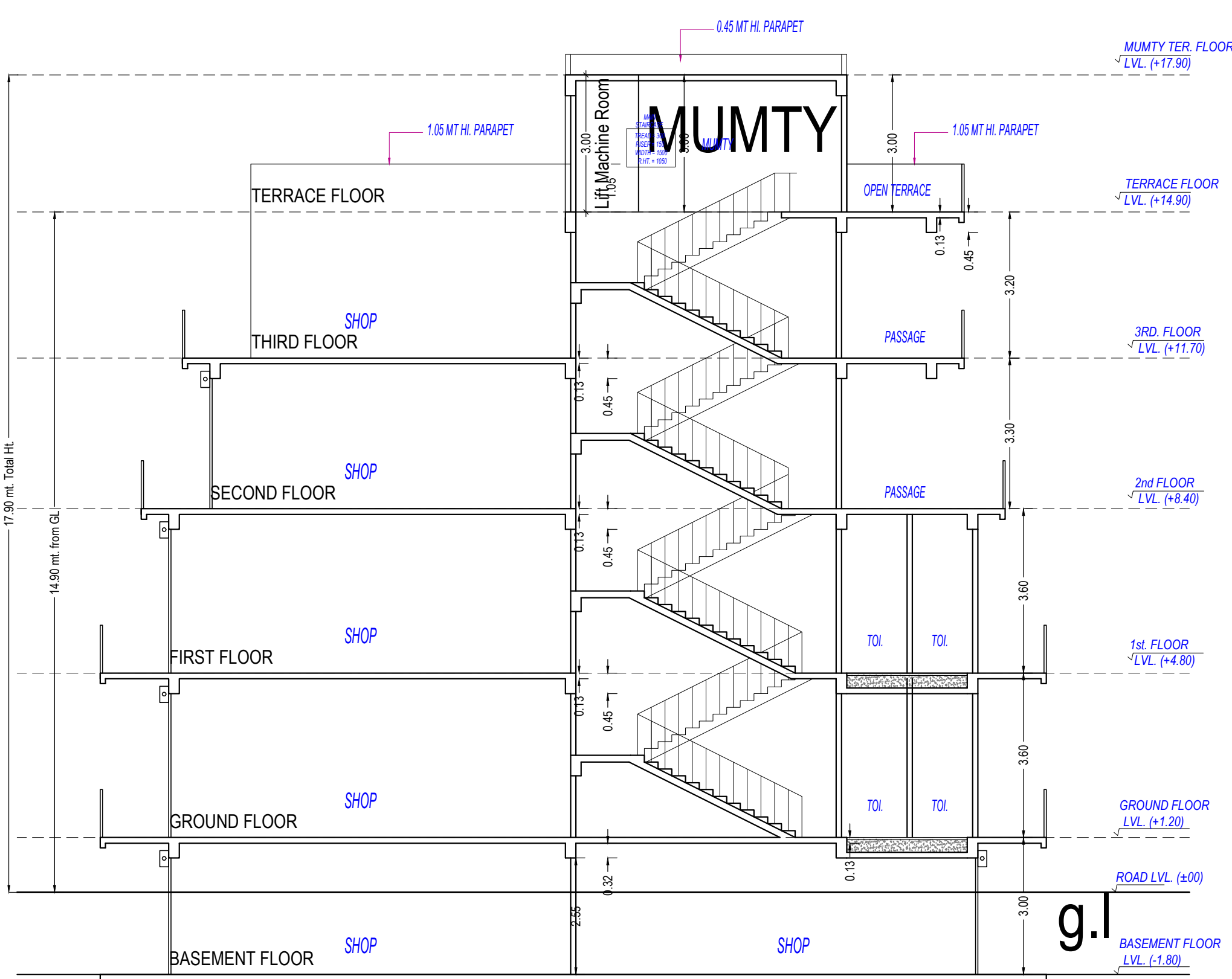
Parking Check (Table 7b)			
Vehicle Type	No.	Area	Prop.
Equivalent Car Space	-	-	29
Two Stack Car	-	-	12
Total Car	40	550.00	41
Two Stack Parking	-	-	2
Other Parking	-	-	-
Total	-	550.00	43

Tree Details (Table 3h)			
Plot	Name	No. of Trees	Prop.
PLOT	Tree	18	18

Required Parking (Table 7a)			
Building Name	Type	SubUse	Car
A (A)	Commercial	Retail Shop	40
Total:	-	-	40



ELEVATION-A



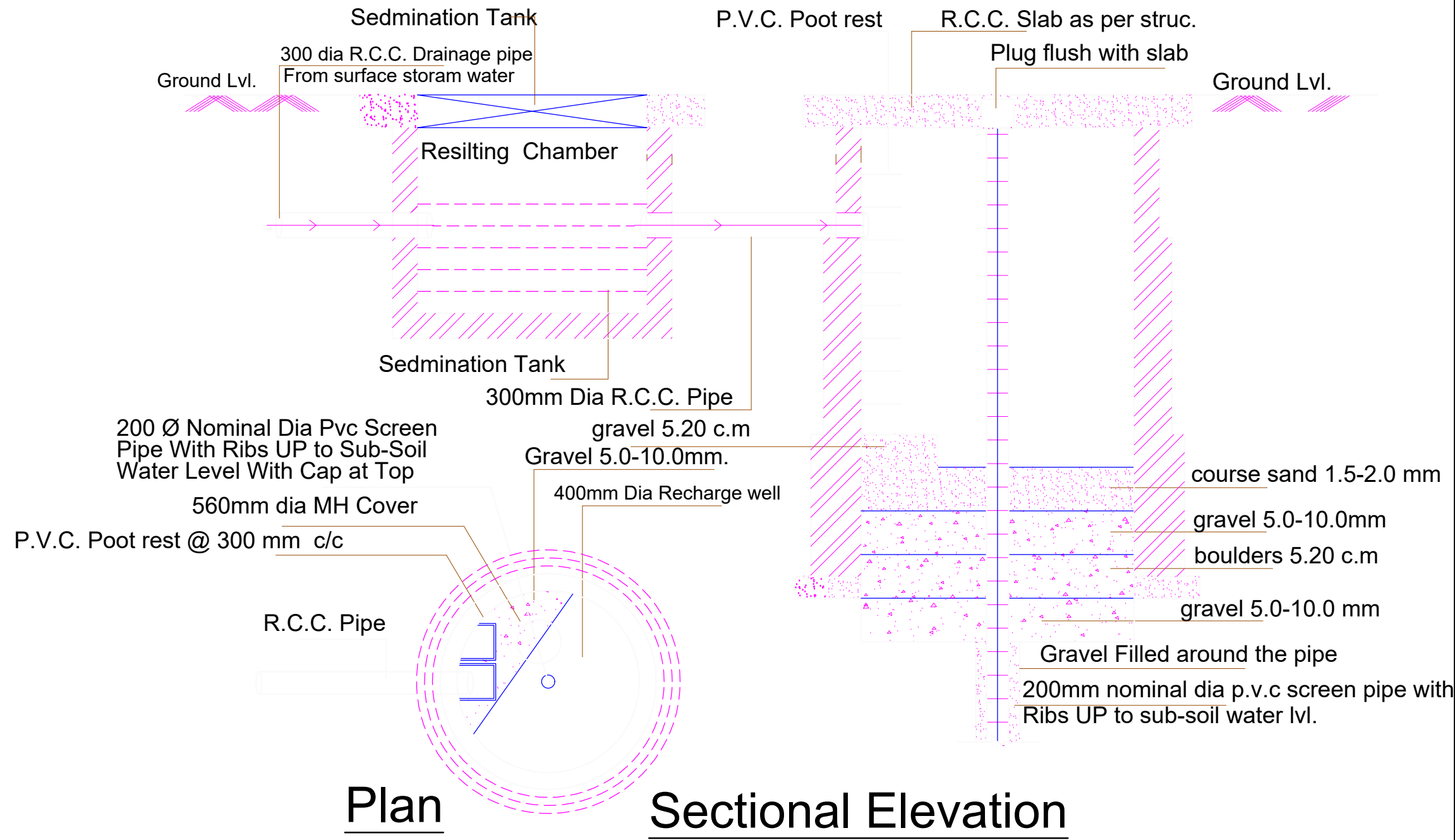
SECTION

Building 'A (A)

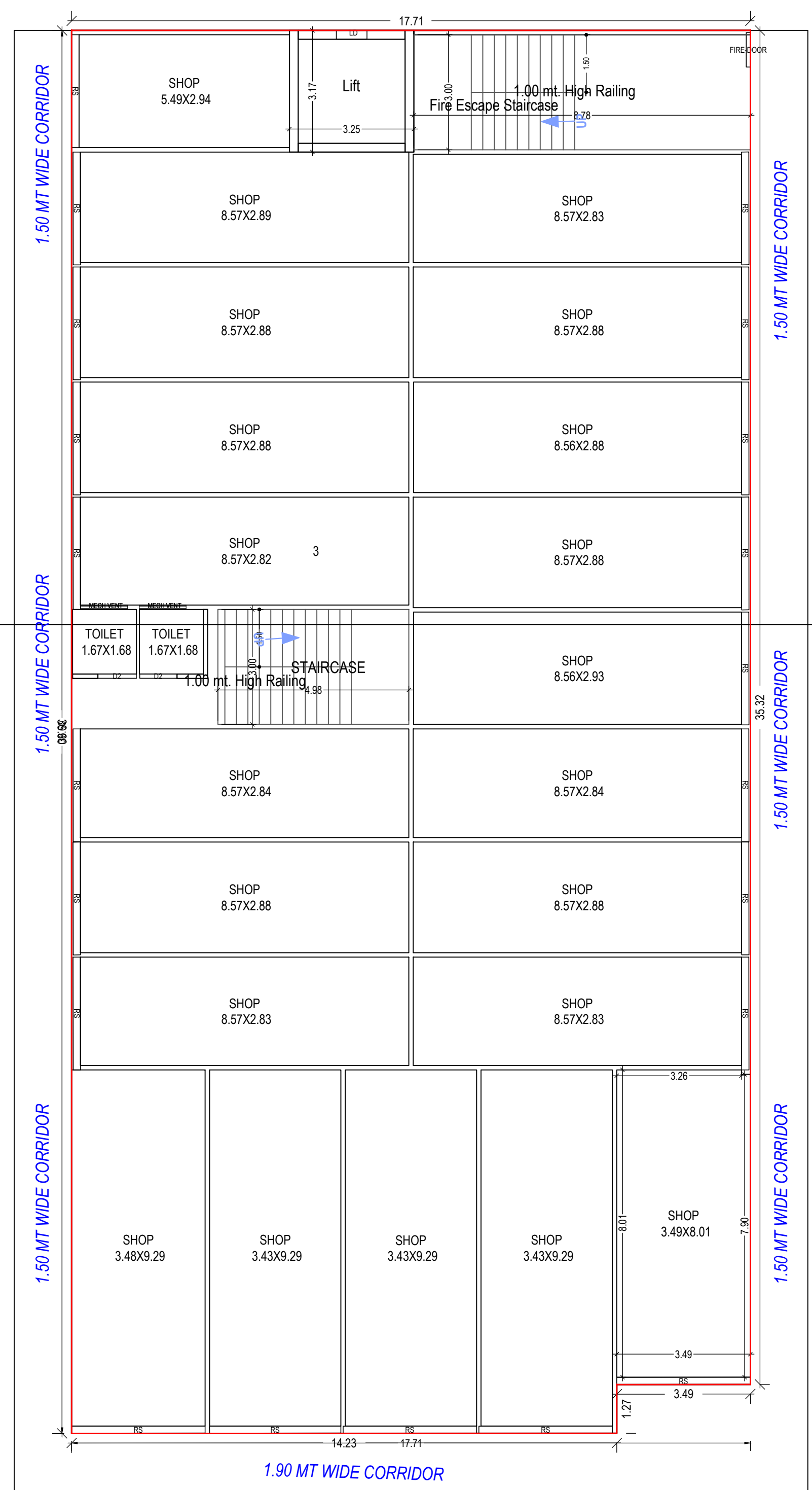
Floor Name	Total Built Up Area (Sq.mt.)	Mumty	Lift	Lift Machine	Covered Area	Proposed	FAR Area (Sq.mt.)	Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
Basement Floor	643.79	0.00	8.30	0.00	0.00	Commercial	635.49	0.00	635.49	01
Ground Floor	644.74	26.35	0.00	0.00	0.95		617.44	0.95	618.39	01
First Floor	643.79	26.35	7.57	0.00	0.00		609.87	0.00	609.87	01
Second Floor	567.97	23.65	0.00	0.00	0.00		544.32	0.00	544.32	01
Third Floor	260.19	18.78	0.00	0.00	0.00		233.26	0.00	233.26	01
Verandah Floor	37.94	37.94	0.00	0.00	0.00		0.00	0.00	0.00	00
Total	2798.42	133.07	15.87	8.13	0.95		2640.39	0.95	2641.34	05
Total Number of Same Buildings	1									
Total	2798.42	133.07	15.87	8.13	0.95		2640.39	0.95	2641.34	05

UnitBUA Table for Building 'A (A)

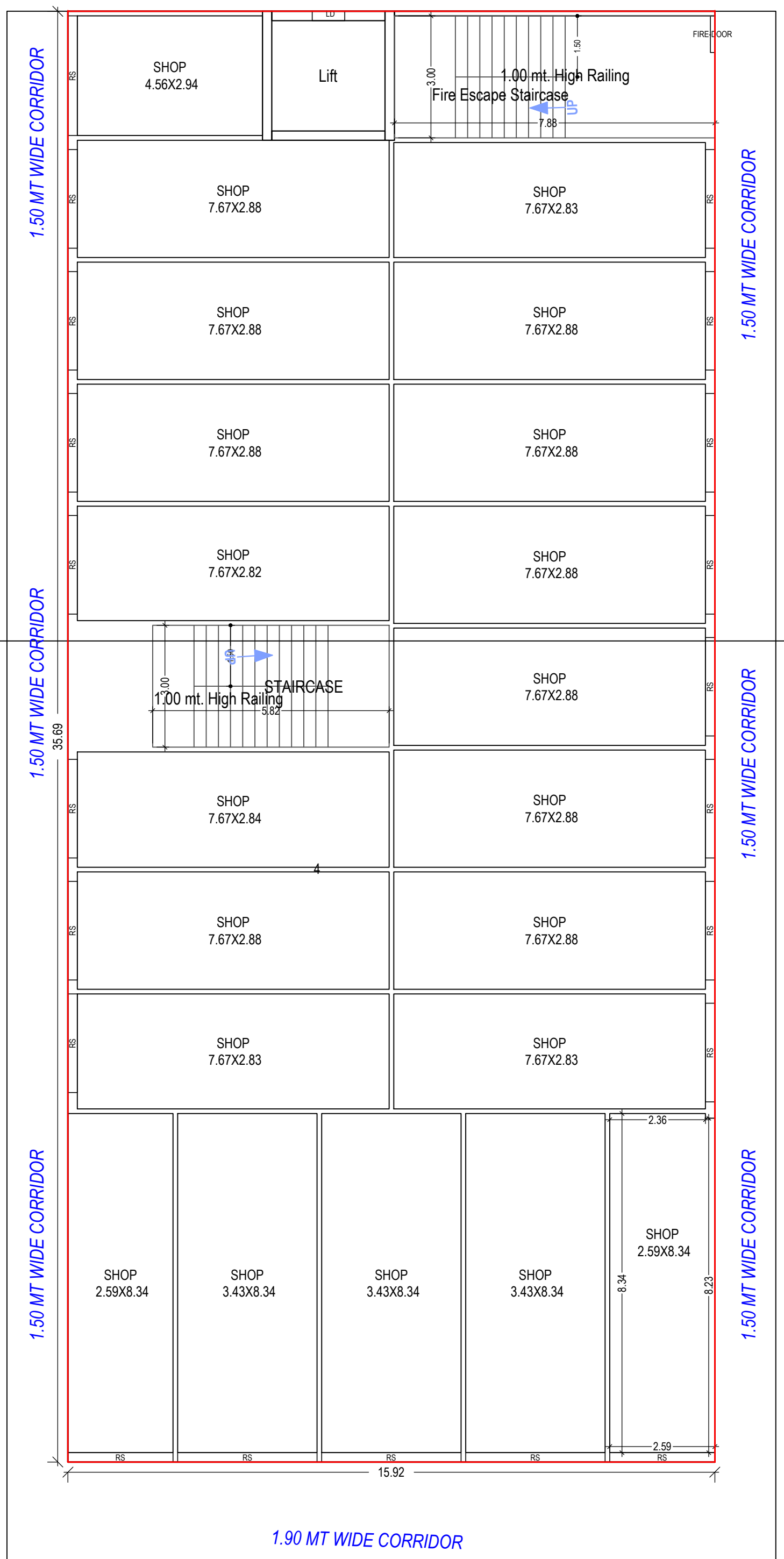
Floor	Name	UnitBUA Type	Gross UnitBUA Area in Sq.mt.	Deductions From Gross UnitBUA Area in Sq.mt.	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit		
BASEMENT FLOOR PLAN	1	SHOP	643.79	Lift	8.30	635.49	2.00	0.00	633.49	01
	Total	SHOP	643.79		8.30	635.49	2.00	0.00	633.49	01
	Total per Floor	Typical Floor = 1	643.79		8.30	635.49	2.00	0.00	633.49	01
	Total	SHOP	643.79		7.57	636.22	4.10	41.75	590.37	01
GROUND FLOOR PLAN	2	SHOP	643.79		7.57	636.22	4.10	41.75	590.37	01
	Total	SHOP	643.79		7.57	636.22	4.10	41.75	590.37	01
	Total per Floor	Typical Floor = 1	643.79		7.57	636.22	4.10	41.75	590.37	01
	Total	SHOP	643.79		7.57	636.22	4.10	41.75	590.37	01
FIRST FLOOR PLAN	3	SHOP	643.79		7.57	636.22	4.10	41.75	590.37	01
	Total	SHOP	643.79		7.57	636.22	4.10	41.75	590.37	01
	Total per Floor	Typical Floor = 1	643.79		7.57	636.22	4.10	41.75	590.37	01
	Total	SHOP	643.79		7.57	636.22	4.10	41.75	590.37	01
SECOND FLOOR PLAN	4	SHOP	567.97		0.00	567.97	3.63	41.09	523.25	01
	Total	SHOP	567.97		0.00	567.97	3.63	41.09	523.25	01
	Total per Floor	Typical Floor = 1	567.97		0.00	567.97	3.63	41.09	523.25	01
	Total	SHOP	567.97		0.00	567.97	3.63	41.09	523.25	01
THIRD FLOOR PLAN	5	SHOP	233.26		0.00	233.26	1.23	18.47	213.56	01
	Total	SHOP	233.26		0.00	233.26	1.23	18.47	213.56	01
	Total per Floor	Typical Floor = 1	233.26		0.00	233.26	1.23	18.47	213.56	01
	Total	SHOP	233.26		0.00	233.26	1.23	18.47	213.56	01
Total	-	-	2732.60		23.45	2709.16	15.06	142.61	2551.49	05



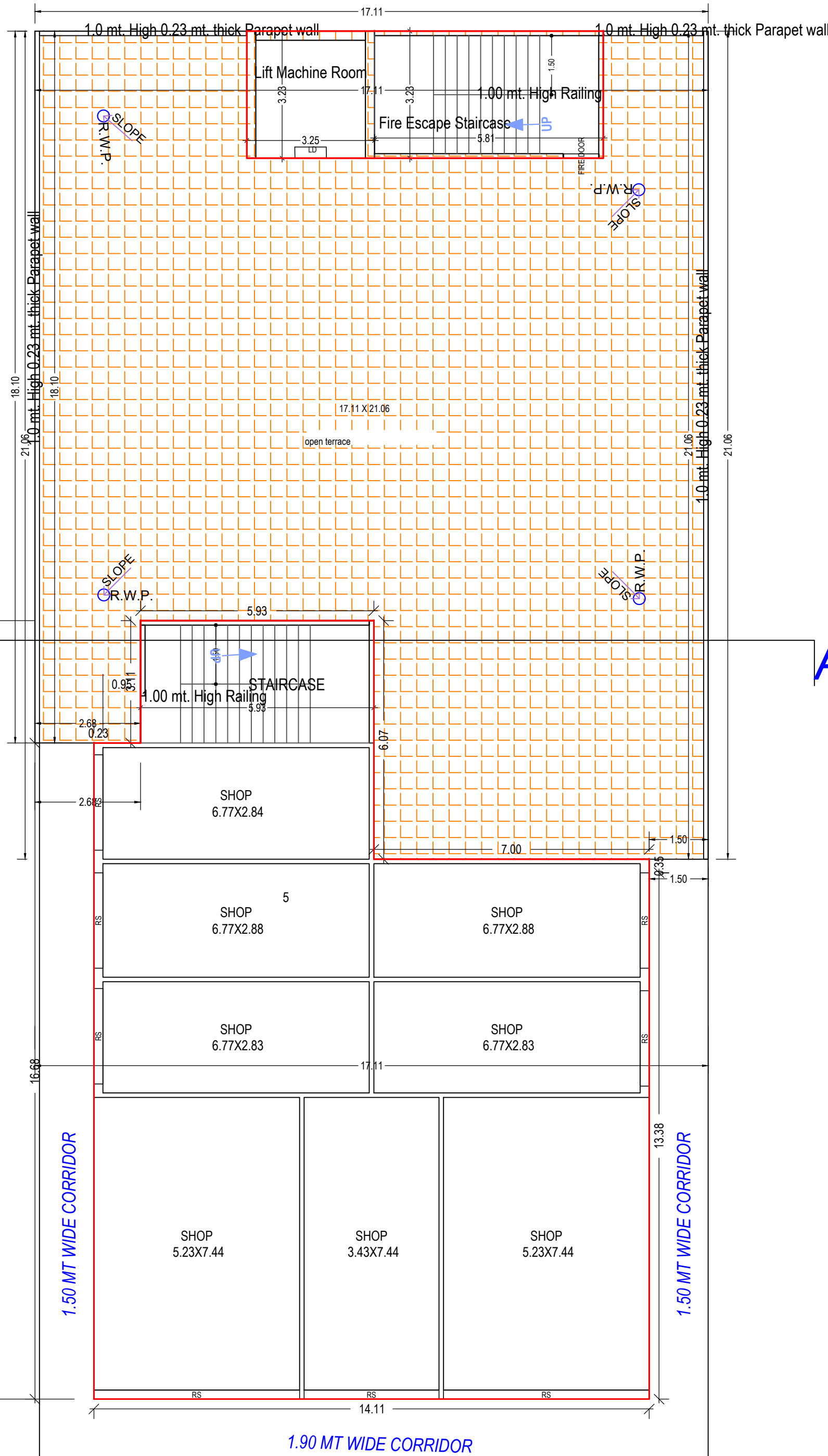
RAIN WATER HARVESTING PIT



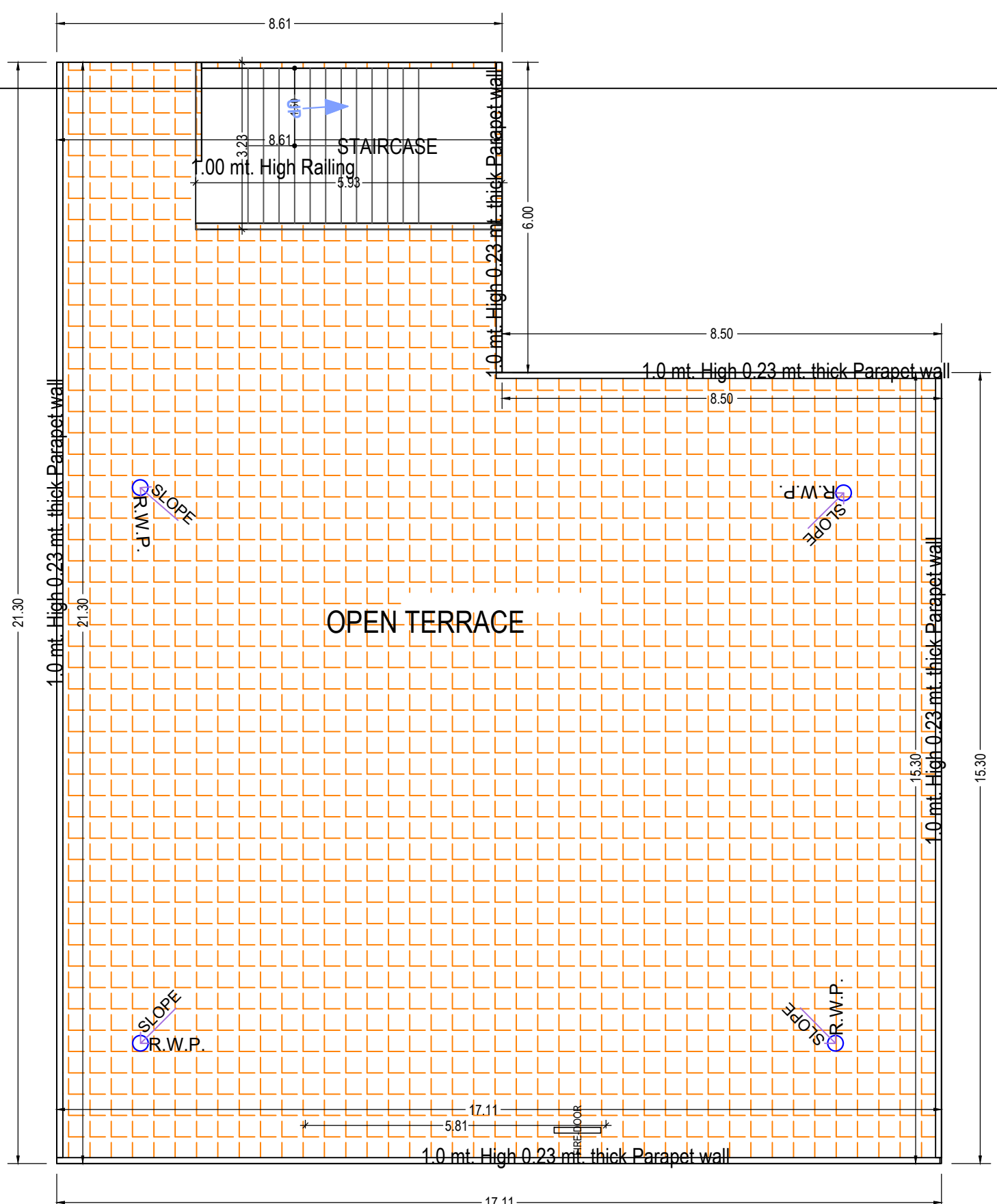
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



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



TERRACE FLOOR PLAN
(SCALE 1:100)

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	MECH VENT	1.22	1.00	04
A (A)	w	1.80	1.20	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.

ISO_A0_841.00_x_1189.00_MM)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D2	0.97	2.10	02
A (A)	D2	1.00	2.10	02
A (A)	RS	2.45	2.10	20
A (A)	RS	2.59	2.10	02
A (A)	RS	2.93	2.10	02
A (A)	RS	2.94	2.10	40
A (A)	RS	3.43	2.10	07
A (A)	RS	3.49	2.10	12
A (A)	RS	5.23	2.10	02

Staircase Checks (Table 8a-1)

Floor Name	Staircase Name	Flight Width	Tread Width	Riser Height
GROUND FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.180
FIRST FLOOR PLAN	STAIRCASE	1.50	0.300	0.150
PLAN	STAIRCASE	1.50	0.300	0.180
SECOND FLOOR	Fire Escape Staircase	1.50	0.300	0.165
PLAN	STAIRCASE	1.50	0.300	0.138
THIRD FLOOR PLAN	STAIRCASE	1.50	0.300	0.133
PLAN	Fire Escape Staircase	1.50	0.300	0.160
TERRACE FLOOR	STAIRCASE	1.50	0.300	0.000
PLAN	Fire Escape Staircase	1.50	0.300	0.000

Total Plot Area: - 1700.67
Total Coverage Area: - 618.39
Total FAR Area: - 2641.34
Total BUA Area: - 2798.42

OWNER'S NAME AND SIGNATURE
GHAZIABAD INFRAGOAL PVT
LTD.vinod51996@gmail.com.5871960093

ARCHITECT'S NAME AND SIGNATURE
GAURAV SINGLA
CA201255623



Building Plan Application Number
GDA/BP/21-22/0293

Sanctioned On
09 Sep 2021

Valid Till
14 Sep 2026

Approved By
Ashesh Shivpuri (Chief Architect and Town Planner)

Examined By
Shiv Kumar Sharma (Junior engineer)

Rajeev Ratan Shah (Town Planner/ Executive engineer)

Shiv Kumar Sharma (Junior engineer)

Rajeev Ratan Shah (Town Planner/ Executive engineer)

Ashesh Shivpuri (Chief Architect and Town Planner)

Brishesh kumar (Secretary)