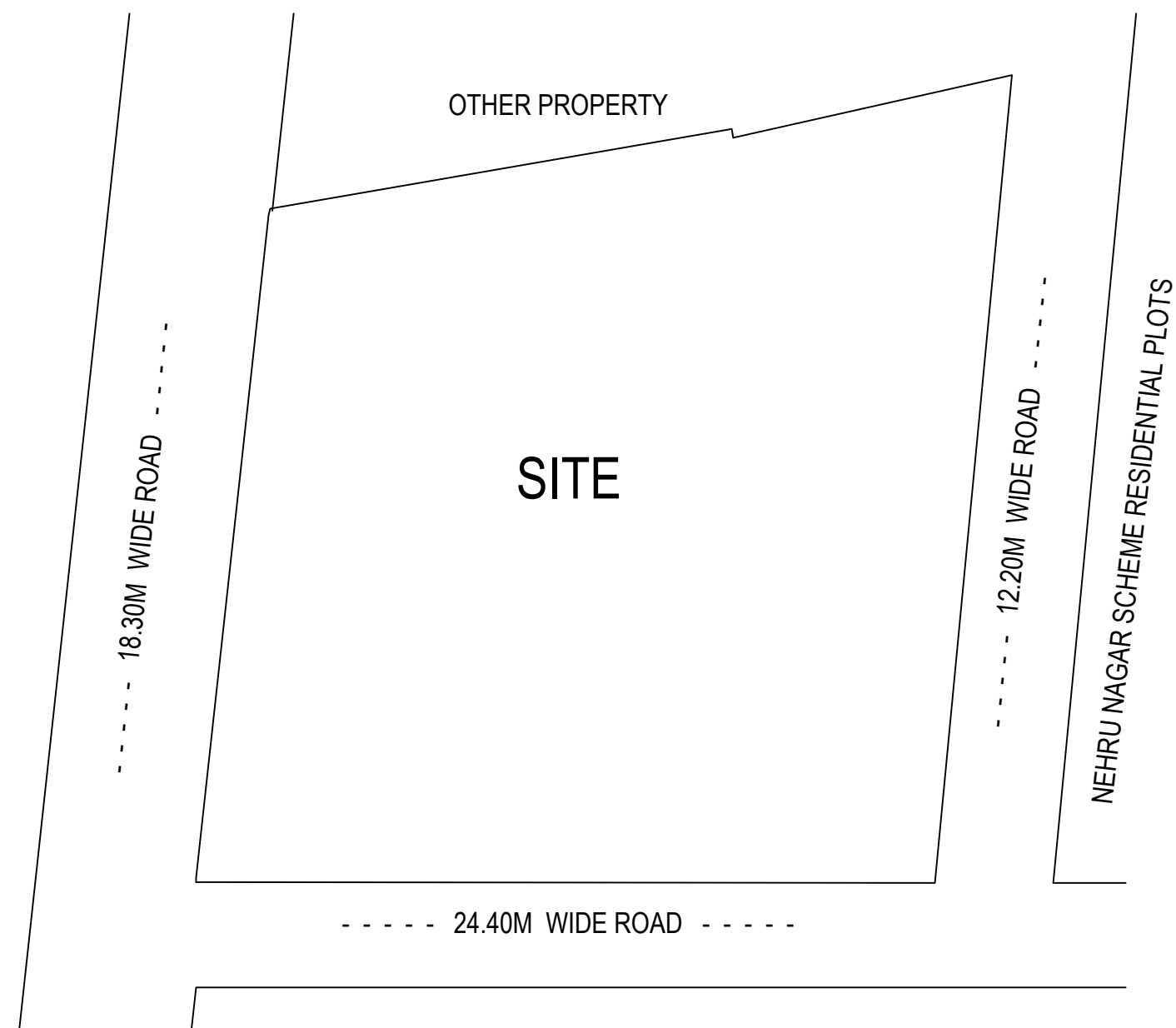


both S'S/O LATE KRISHAN SWARUP GARG



PARKING DETAIL :-	
ECS REQUIRED :-	
(1) PARKING REQUIREMENT FOR COMMERCIAL AREA 2 EQ. CAR SPACE PER 100 SQ.MT. OF FAR AREA PARKING REQUIRED = 5,498.52 X 2 = 109.99 ECS	
NET PARKING REQUIRED FOR COMMERCIAL = 109.99 = 110 ECS	
(2) PARKING REQUIREMENT FOR AUDI. 1 EQ. CAR SPACE PER 10 SHEET OF AUDI. = 467/10=46.70	
NET PARKING REQUIRED FOR AUDI. = 47 ECS	
NET PARKING REQUIRED FOR COMMERCIAL+AUDI. (110 + 47) = 157 ECS	
ECS PROVIDED :-	
HANDICAPPED PARKING AT OPEN SURFACE =(02X1) = 02 ECS 1st. BASEMENT FLOOR LVL. = (26X2) = 52 ECS 2nd. BASEMENT FLOOR LVL. = (50x2)+7 = 107 ECS	
NET PARKING PROVIDED = 161 ECS	



PART LAYOUT PLAN

Key Plan

AREA STATEMENT	
PROJECT DETAIL:	
Authority: Ghazabad Development Authority	Plot Use: Assembly
Authority Class: Category A	Plot Sub Use: Multiplex
Authority Grade: Development Authority (DA)	Development Plan: NEHRU NAGAR ZONE 4
Consent Type: Regular	Land Use Zone: Commercial use Zone
Project Type: Building Permission	Land Sub Use Zone: Other Commercial
Nature of Development: NEW	Layout Type: NA
Sub Development Area: Developed Area	
Sub Development Area: Within City Area	
Special Project: NA	
Site Address: District Ghazabad, Tehsil Ghazabad, Village NA	
AREA DETAILS	
Area of Plot As per record	4102.00
Document Area	4102.00
As per site condition	4102.00
Area of Plot Considered	4102.00
Deduction for	
(a) Proposed roads	0.00
(b) Any reservations	0.00
Total (a + b)	0.00
Net Area of plot (1 - 2) AREA OF PLOT	4102.00
Plot Area For Coverage	4102.00
Perm. FAR Area (1.75)	7178.50
Total Perm. FAR area (1.75)	7178.50
Total Built up area permissible at	
Permissible Coverage area (40.00 %)	1640.80
Proposed Coverage Area (39.93 %)	1637.86
Total Prop. Coverage Area (39.93 %)	1637.86
Balance coverage area (0.07 %)	2.94

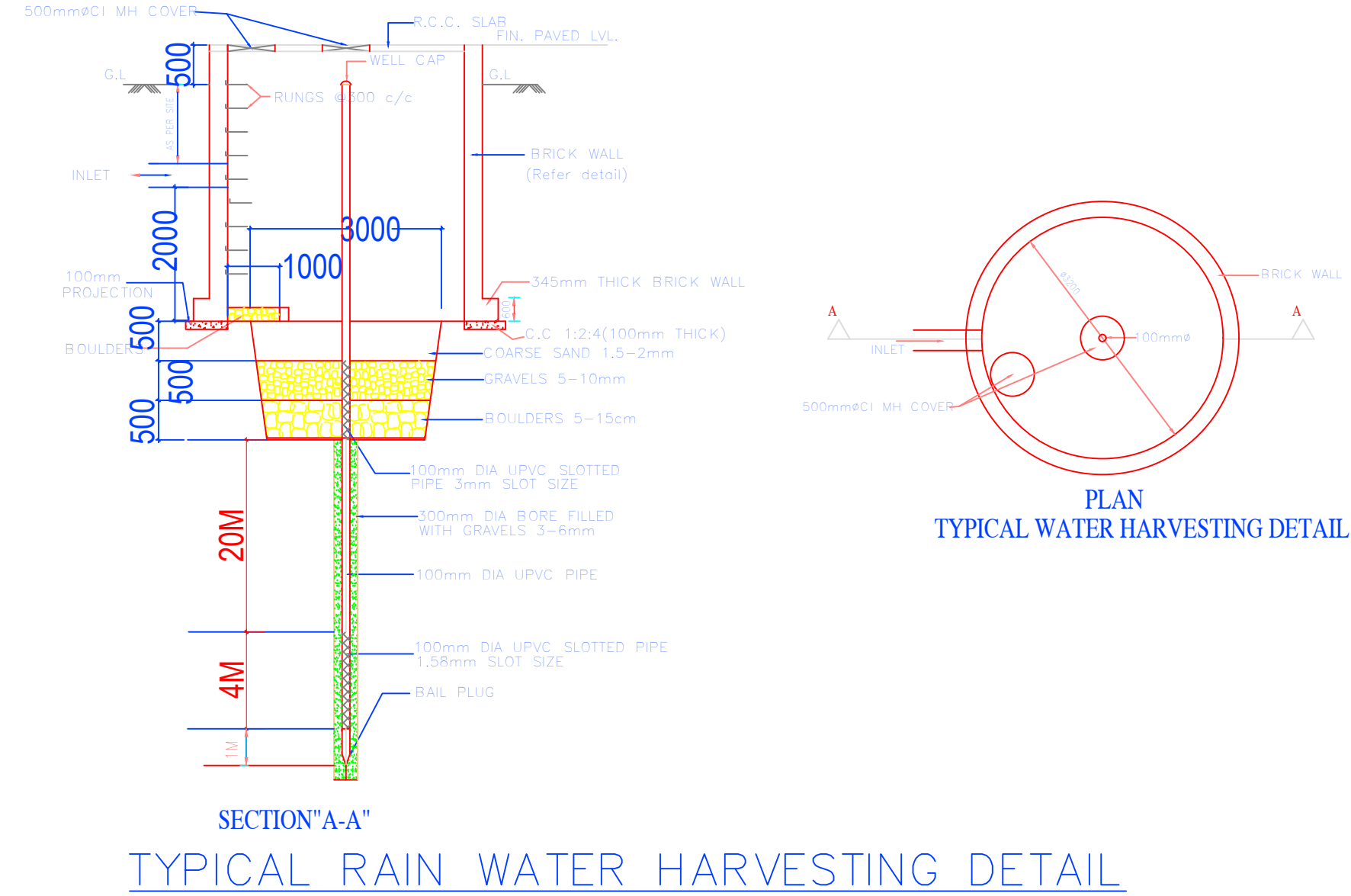
Proposed F.S.I. consumed:	
Basement Second Floor	2677.83
Basement First Floor	1963.16
Ground Floor	1711.13
First Floor	1290.21
Second Floor	1290.21
Third Floor	1545.06
Fourth Floor	654.28
Terrace Floor	216.68
Total Area	11769.48
Total FAR Area	7081.33
Total Built up Area	11769.48
Proposed F.S.I. consumed:	1.73
C. Tenement Statement	
4. Tenement Proposed At:	
All Floors	3.00
5. Total Tenements (3 + 4)	
8. Parking Statement	
Parking Space Required as per Regulations:	646.25
2. Proposed Parking Space:	4753.86

Buildingwise Floor FAR Details	
Floor Name	Building Name
	Proposed Built Up Area (Sq.mt.)
Basement Second Floor	2677.83
Basement First Floor	1963.16
Ground Floor	1711.13
First Floor	1290.21
Second Floor	1290.21
Third Floor	1545.06
Fourth Floor	654.28
Terrace Floor	216.68
Total	11769.48

Required Parking (Table 7a)	
Building Name	Type
W (W)	Assembly
Total	1

Color Notes	
COLOR INDEX	
PLOT BOUNDARY	Black
ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Green
COMMON LOT	Yellow
ROAD ALIGNMENT (ROAD WIDENING AREA)	Blue
FUTURE T.P. SCHEME DEDUCTION AREA	Orange
EXISTING (To be retained)	Light Green
EXISTING (To be demolished)	Light Blue

Building Conditions Checks	
No	Condition
1	For W (W) Increase 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.



TYPICAL RAIN WATER HARVESTING DETAIL

SITE PLAN (Scale - 1:200)

SCHEDULE OF WINDOW/VENTILATION:	
BUILDING NAME	NAME
W (W)	V
W (W)	V
W (W)	V
W (W)	V
W (W)	V
W (W)	V
W (W)	V
W (W)	V
W (W)	V
W (W)	V

Buildingwise Floor FAR Details	
Floor Name	Building Name
	Proposed Built Up Area (Sq.mt.)
Basement Second Floor	2677.83
Basement First Floor	1963.16
Ground Floor	1711.13
First Floor	1290.21
Second Floor	1290.21
Third Floor	1545.06
Fourth Floor	654.28
Terrace Floor	216.68
Total	11769.48

Building :W (W)	
Floor Name	Gross Builtup Area
Basement Second Floor	2677.83
Basement First Floor	1963.16
Ground Floor	1711.13
First Floor	1290.21
Second Floor	1290.21
Third Floor	1545.06
Fourth Floor	654.28
Terrace Floor	216.68
Total	11769.48

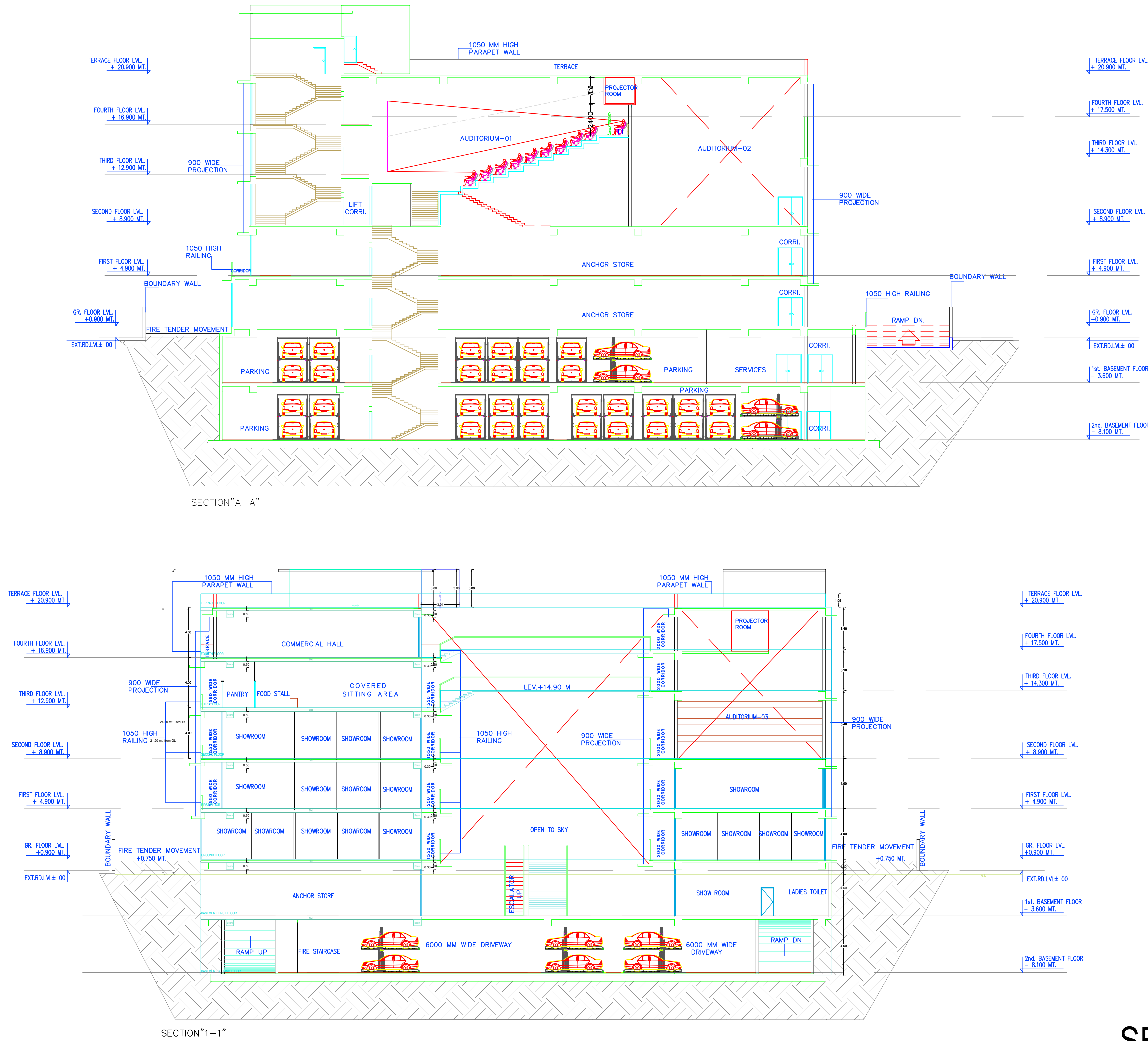
SCHEDULE OF DOOR	
BUILDING NAME	NAME
W (W)	D
W (W)	D
W (W)	D
W (W)	D
W (W)	D
W (W)	D
W (W)	D
W (W)	D
W (W)	D
W (W)	D

Staircase Checks (Table 8a-1)	
Floor Name	StairCase Name
Basement Second Floor	STAIRCASE
Basement First Floor	STAIRCASE
Ground Floor	STAIRCASE
First Floor	STAIRCASE
Second Floor	STAIRCASE
Third Floor	STAIRCASE
Fourth Floor	STAIRCASE
Terrace Floor	STAIRCASE
Total	1

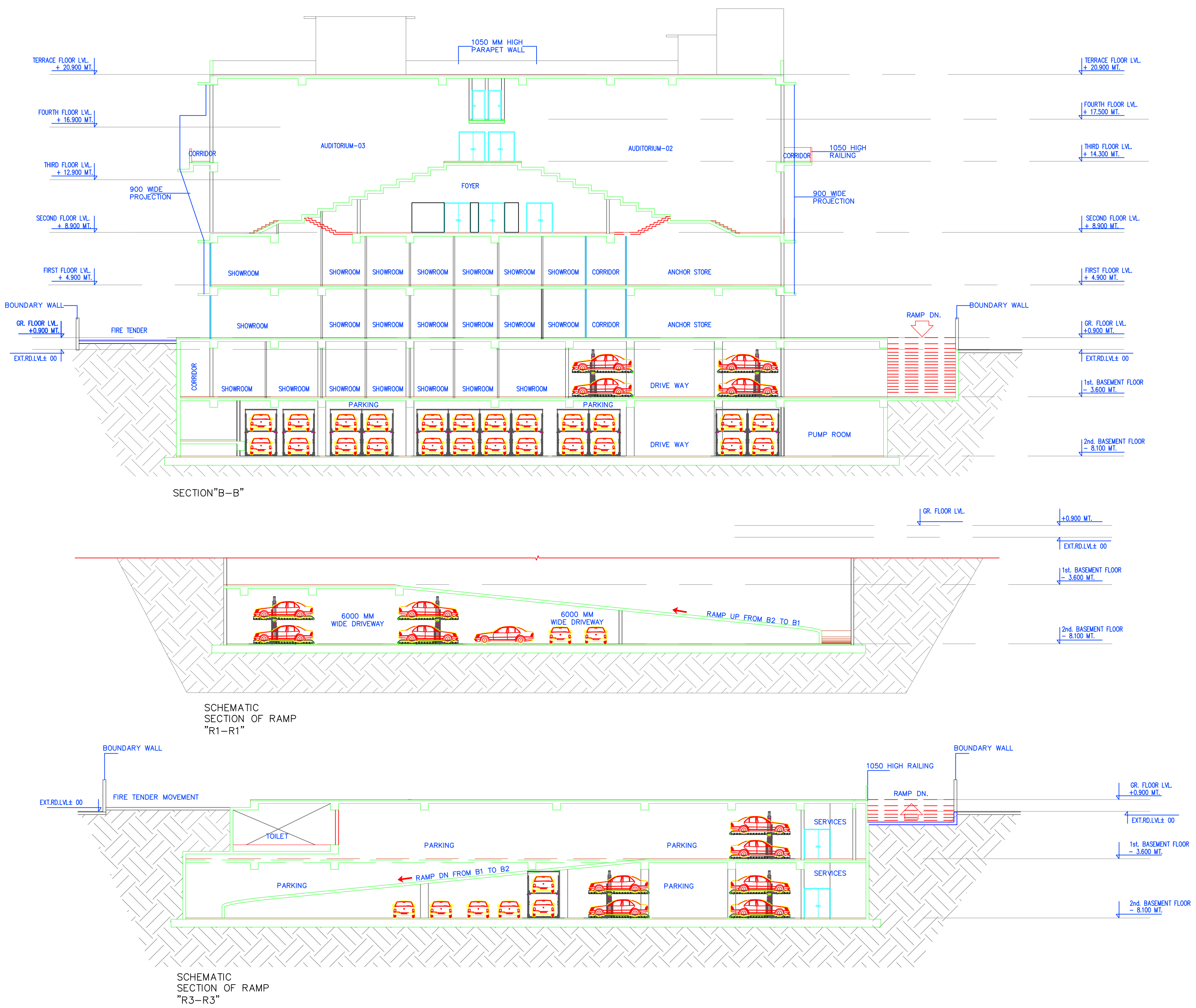
Building USE/SUBUSE Details	
Building Name	Building Use
W (W)	Assembly
Building Sub Use	Multiplex
Building Use Group	Highrise
Building Type	Highrise
Building Structure	Highrise
No Of Non-Residential Units	3
No Of Seats	467

Parking Check (Table 7b)	
Vehicle Type	Regd.
No.	Reduced Regd.
Area	No.
Area	No.
Area	No.
Area	No.
Area	No.
Area	No.
Area	No.
Area	No.
Area	No.

OWNER'S NAME AND SIGNATURE	
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ARCHENG'S NAME AND SIGNATURE	
RISHABH GAUR	
CA2017/82656	
Ghaziabad Development Authority	
QR Code	
Building Plan Application Number	
GDA/BP21-22/1487	
Sanctioned On	
08 Mar 2023	
Valid Till	
19 Mar 2028	
Approved By	
Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional Engineer)	
Examined By	
Nekram Rajput (Junior engineer)	
Dhananjay Singh (Assistant Engineer)	
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SECTION



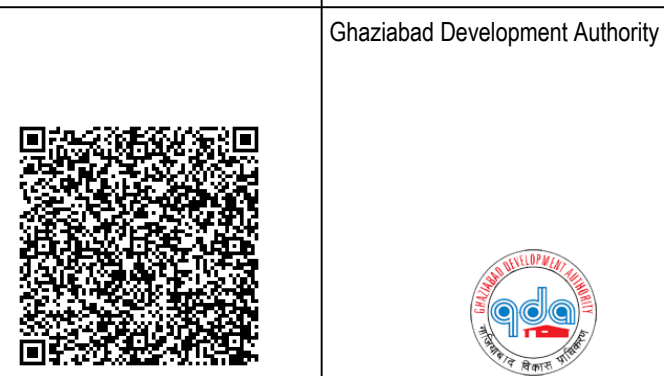
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Total Coverage Area: -	1637.86	Total BUA Area: -	11769.48

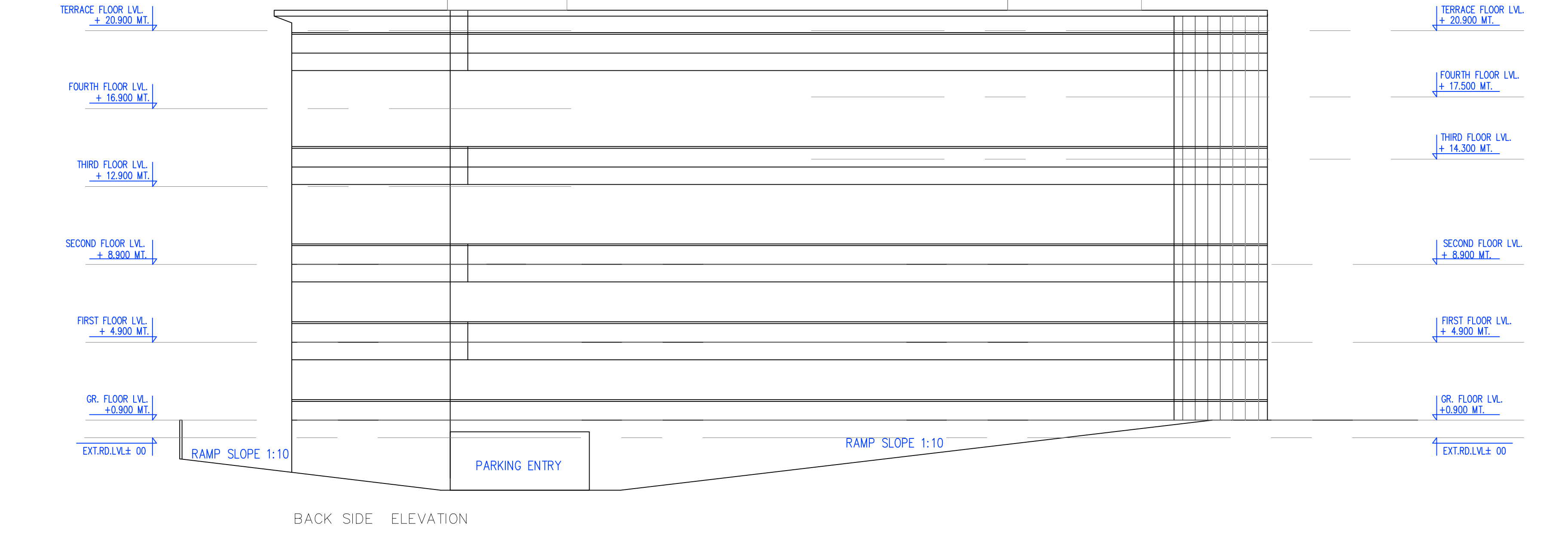
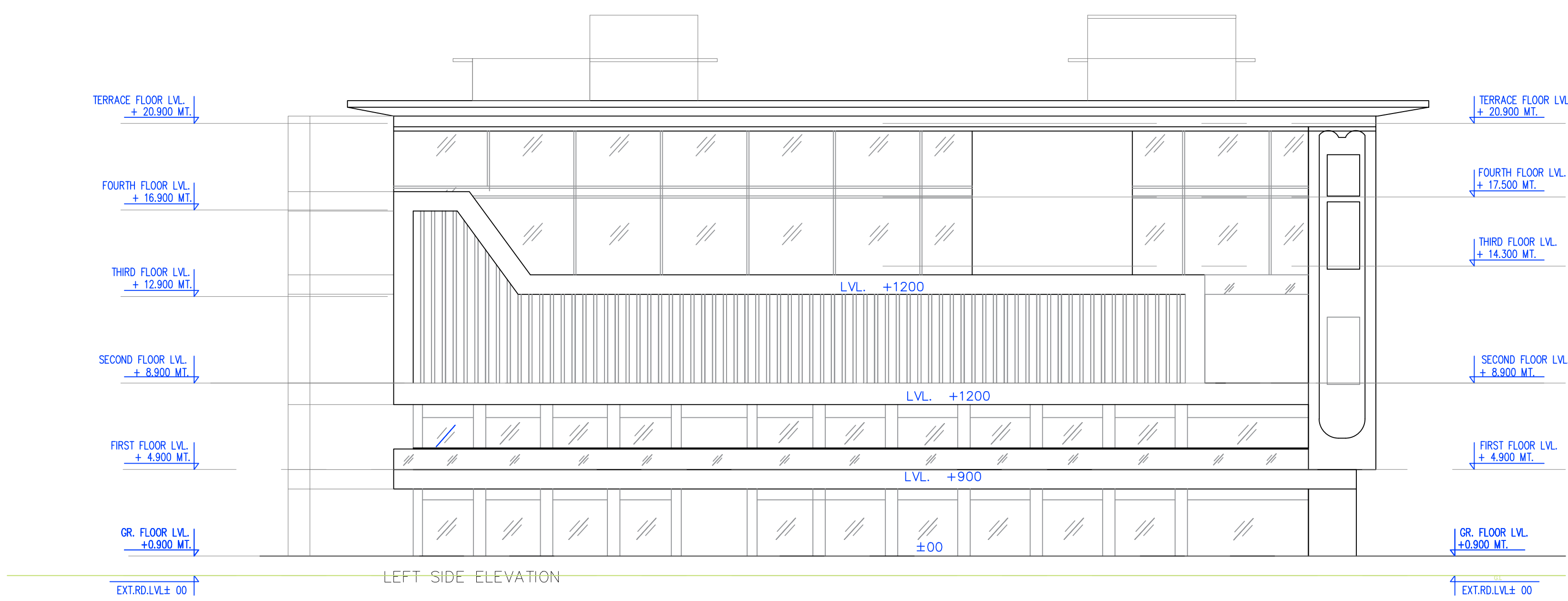
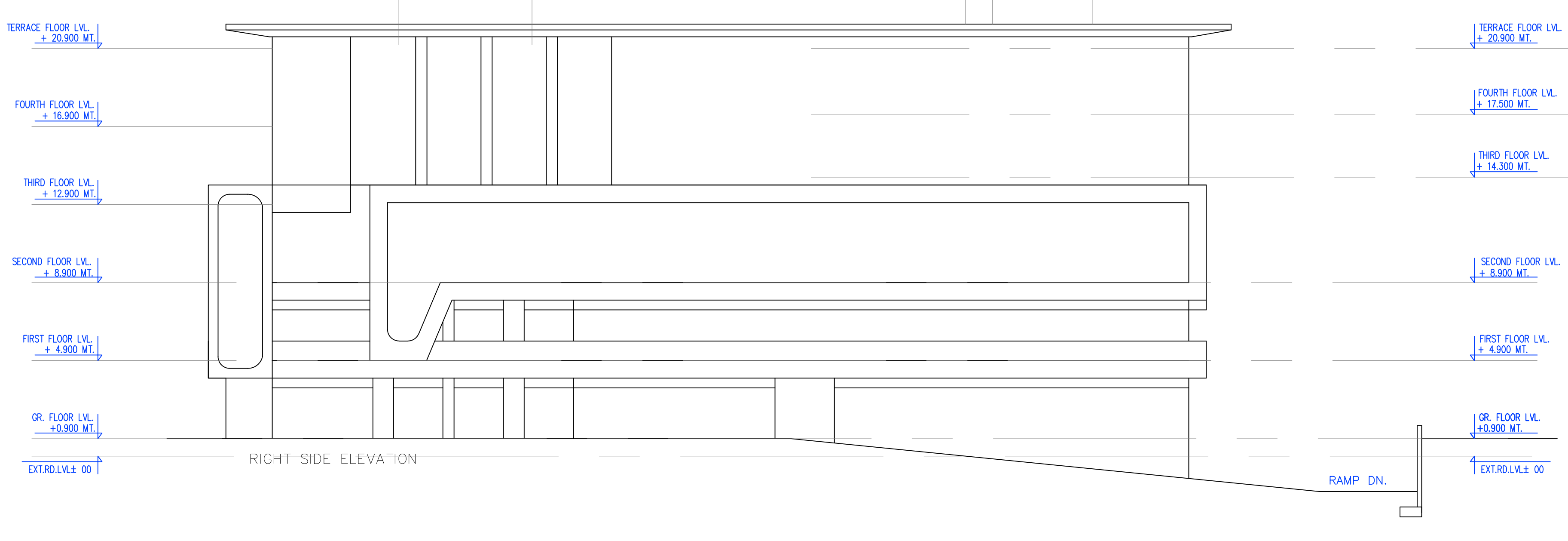
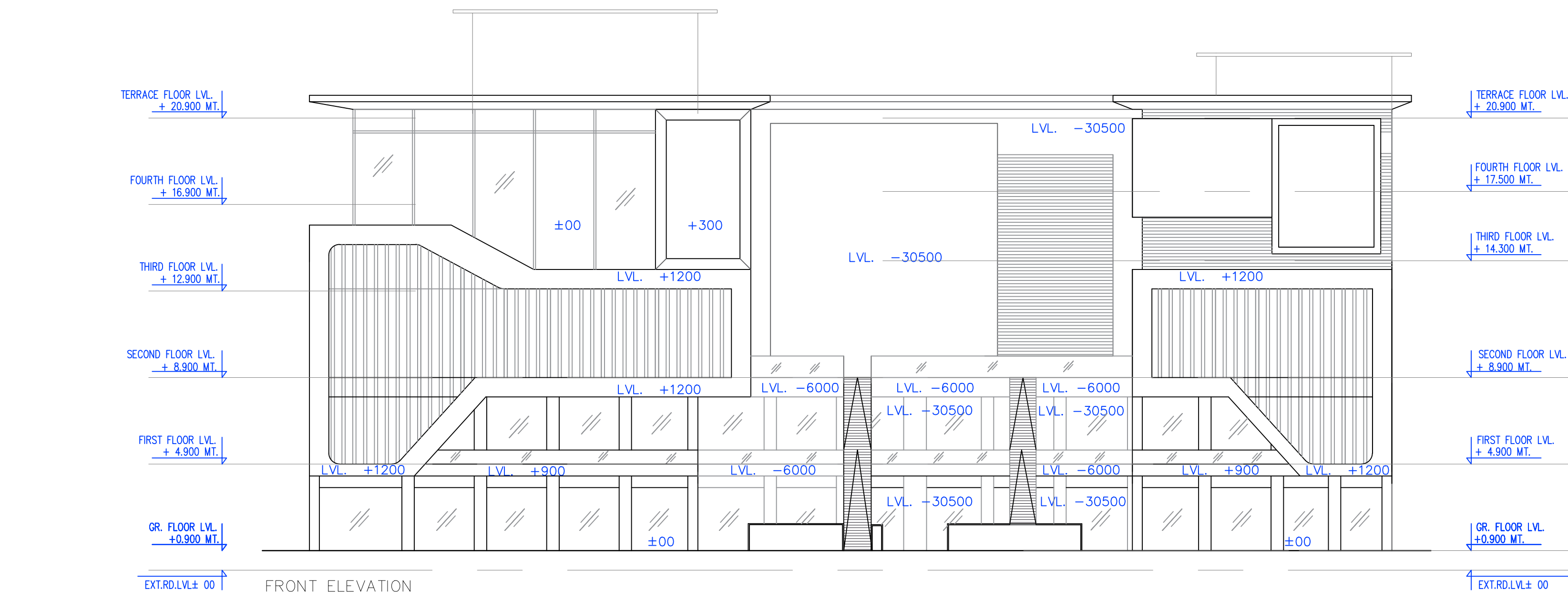
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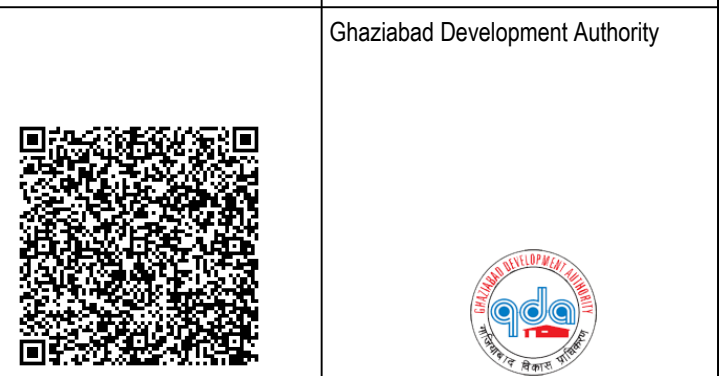
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Rajeev Ratan Shah (Town Planner/ Executive engineer)

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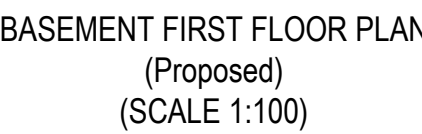
Total Plot Area: - 4102.00

Total FAR Area: - 7081.33

Total Coverage Area: - 1637.86

Total BUA Area: - 11769.48

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Dhananjay Singh (Assistant Engineer)

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Total Coverage Area: - 1637.86	Total BUA Area: - 11769.48

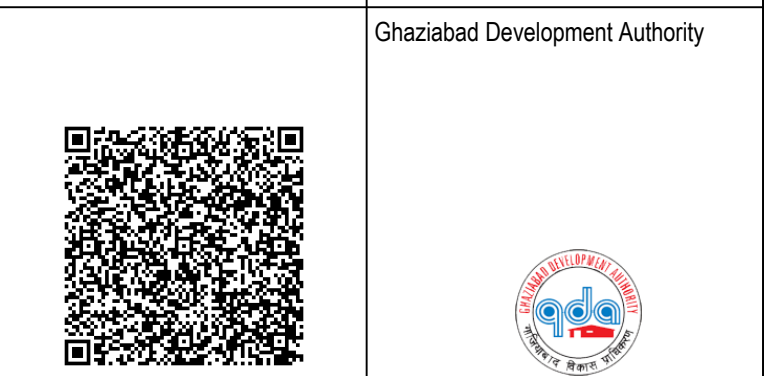


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GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

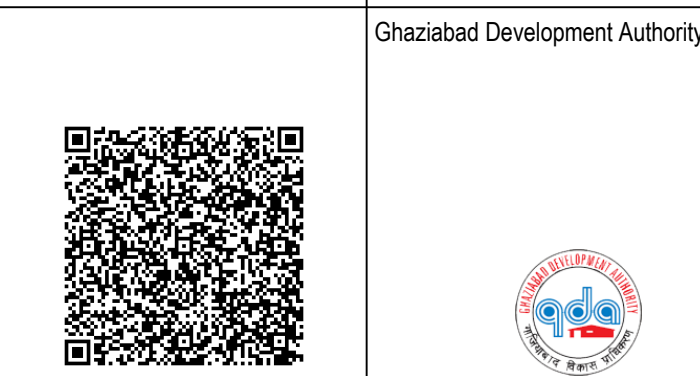
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Dhananjay Singh (Assistant Engineer)



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

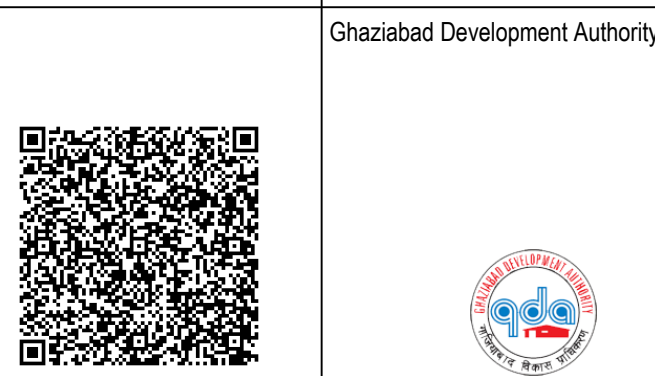
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ARCHENG'S NAME AND SIGNATURE
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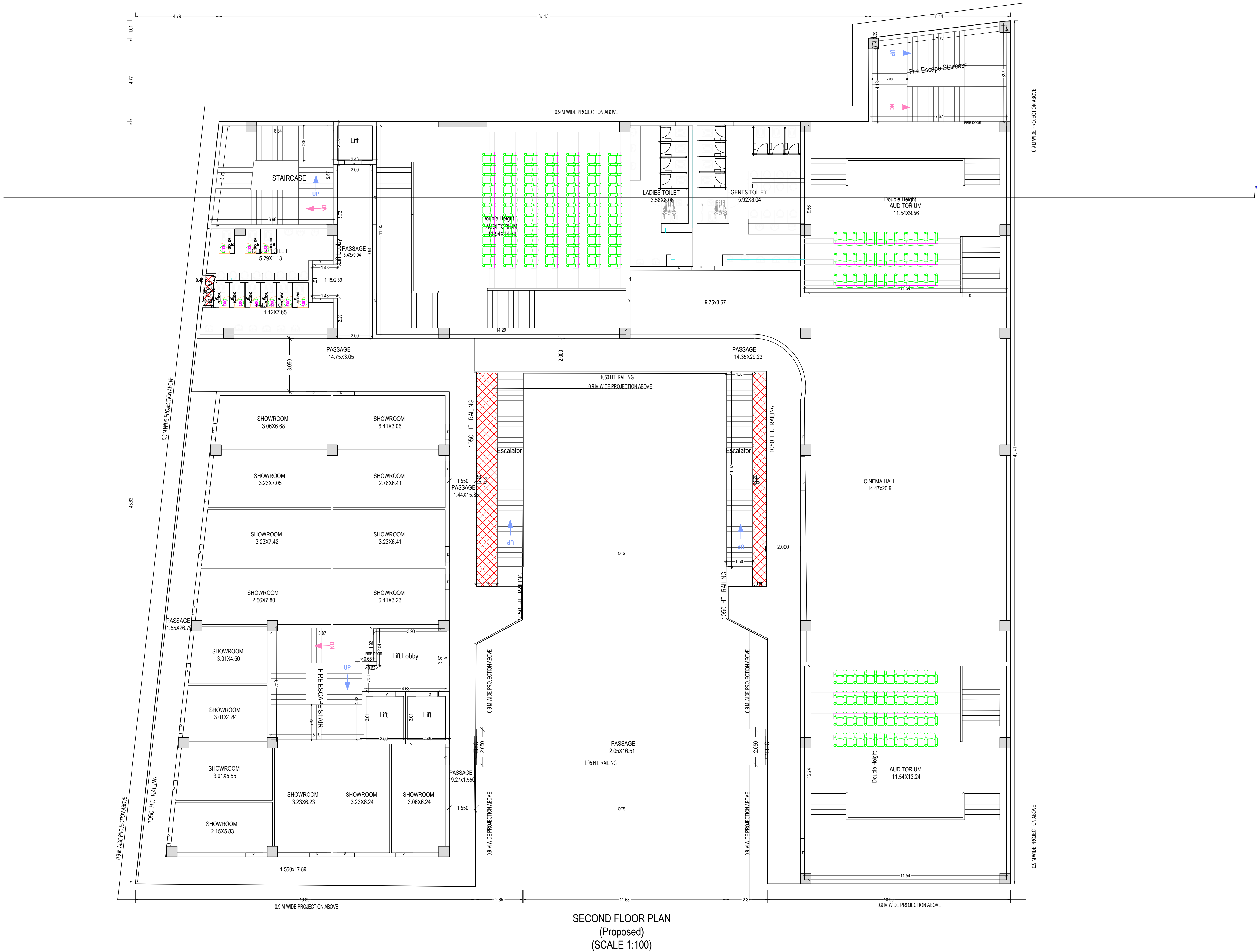
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THIRD FLOOR PLAN
(Proposed)
(SCALE 1:100)

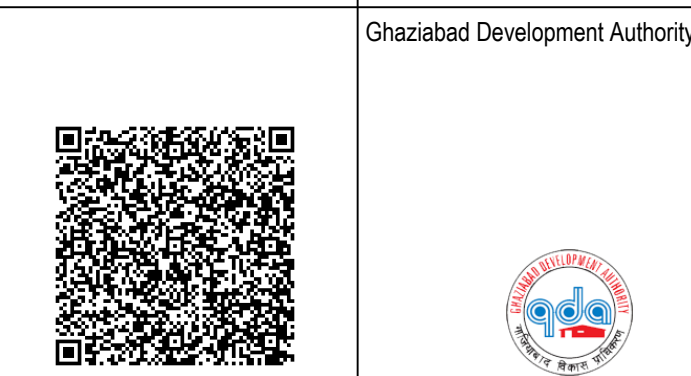
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Total Coverage Area: -	1637.86	Total BUA Area: -	11769.48

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ARCHENG'S NAME AND SIGNATURE
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CA2017/82656



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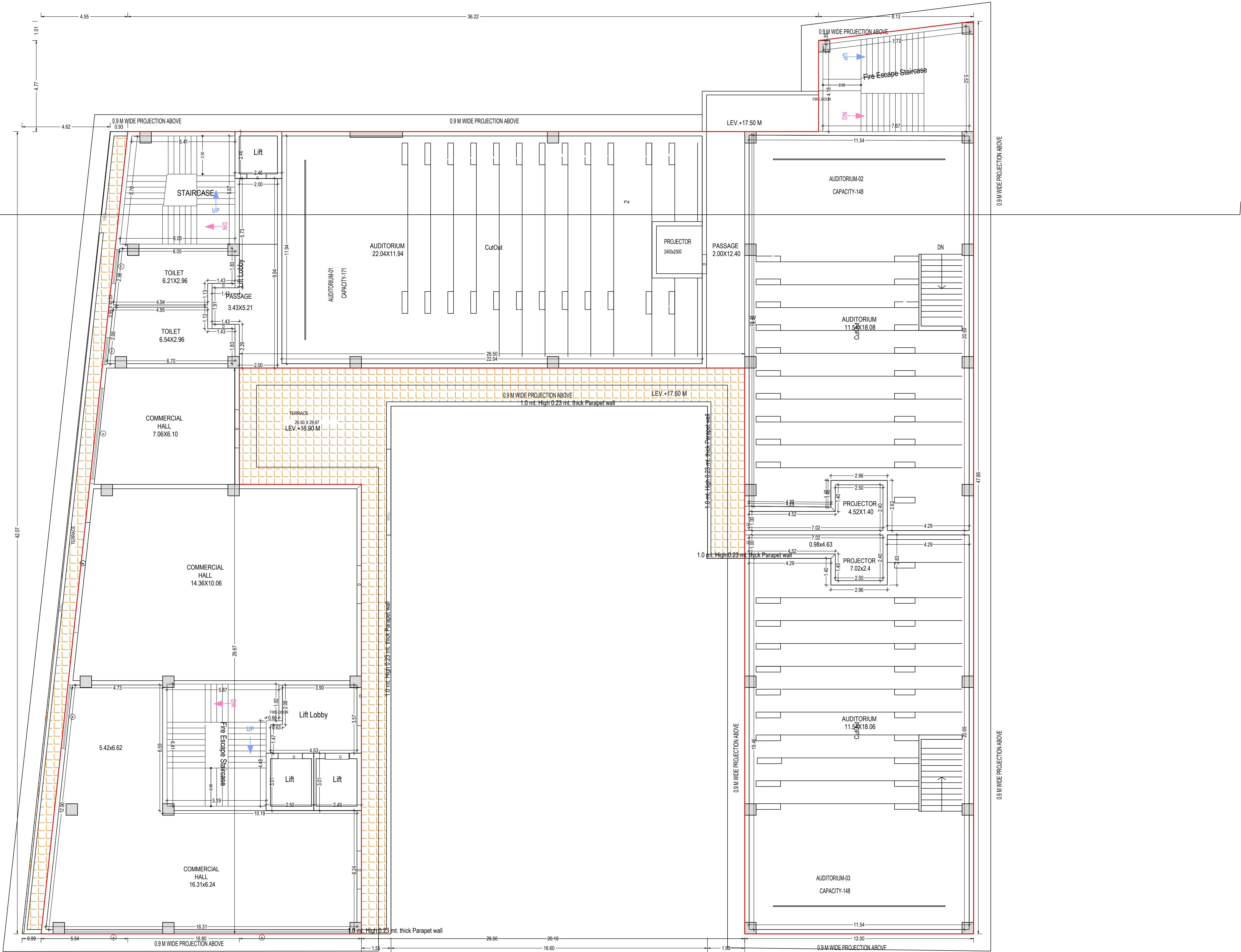
Dhananjay Singh (Assistant Engineer)

Rajeev Ratan Shah (Town Planner/ Executive engineer)

Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional)

Rajeev Ratan Shah (Town Planner/ Executive engineer)

Dhananjay Singh (Assistant Engineer)



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

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ARCHITENG'S NAME AND SIGNATURE
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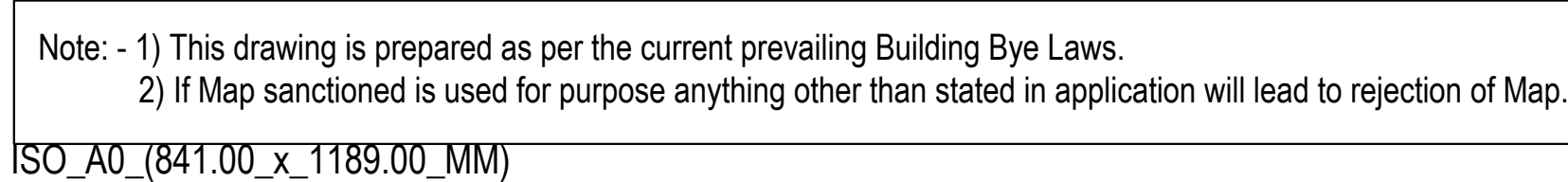
Dhananjay Singh (Assistant Engineer)

Total Plot Area: - 4102.00

Total FAR Area: - 7081.33

Total Coverage Area: - 1637.86

Total BUA Area: - 11769.48



Rajeev Ratan Shah (Town Planner/ Executive engineer)

Dhananjay Singh (Assistant Engineer)

Dhananjay Singh (Assistant Engineer)