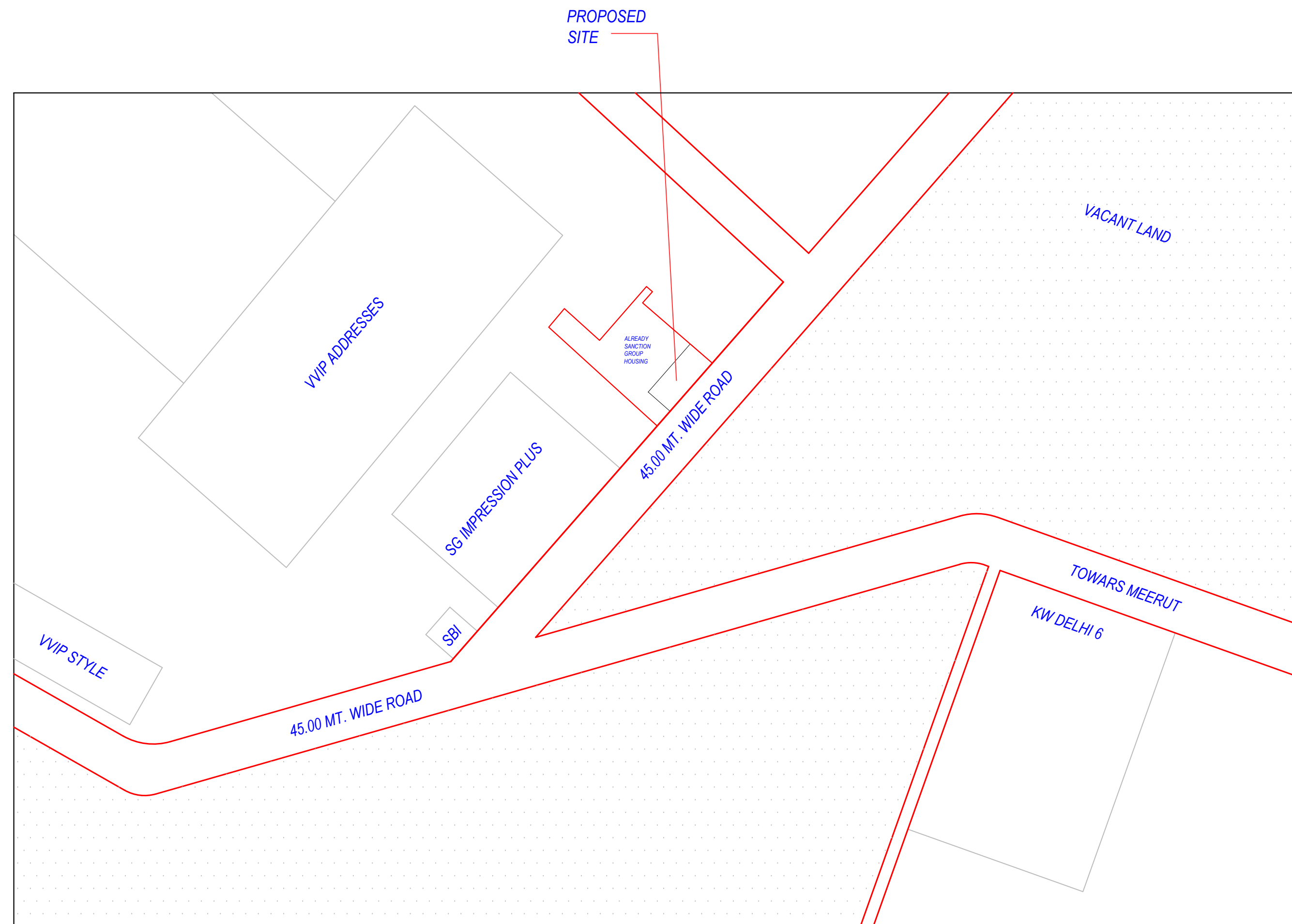




AREA STATEMENT		VERSION NO. 1.0.84 ISSUE DATE: 2023/03/23		
PROJECT DETAIL:				
Authority: Chazabadi Development Authority (DA)		Plot Use: Commercial		
Authority Code: Chazabadi Development Authority (DA)		Plot SubUse: Hotel		
Authority Code: Development Authority (DA)		Development Plan: Zonal Development Plan		
Case/Track: Regular		Land Use Zone: Residential and Zone		
Project type: Building Permission		Land Use Sub Zone: Residential Zone		
Nature of Development: NEW		Layout Type: NA		
Development Area: Undeveloped Area				
SubDevelopment Area: Metro City Area				
Special Project: NA				
Site Address:				
Detailed Chazabadi Trest Chazabadi Village NA				
AREA DETAILS		Sq.Mts.		
1	Area of Plot As per record	-	-	
	Document Area		1916.15	
	As per site condition		1916.58	
	Area of Plot Considered		1916.15	
	2 Deduction for			
	(a) Proposed roads	0.00	0.00	
	(b) Any reservations	0.00	0.00	
	(Total) =	0.00	0.00	
	3 Net Area of plot (1 - 2) AREA OF PLOT		1916.15	
	Plot Area For FAR		1916.15	
	Perm. FAR Area (2.50)		4790.38	
	Total Proposed FAR Area (2.50)		4790.31	
	Total Plot Proposed FAR Area			
5	Total Built up area permissible at			
	Permissible Coverage area (40.00%)		762.46	
	Proposed Coverage Area (39.61%)		762.90	
	Total Prop. Coverage Area (39.61%)		762.90	
	Balance coverage area (0.19%)		3.66	
		Proposed Area at		
	Proposed Built-up	Existing Built-up	Proposed F.S.I	
	Existing F.S.I		Existing F.S.I	
	Basement First Floor	762.92	0.00	418.65
	Basement Second Floor	972.23	0.00	97.87
	Ground Floor	785.75	0.00	71.80
	First Floor	685.72	0.00	74.33
	Second Floor	723.60	0.00	661.38
	Fourth Floor	711.37	0.00	563.31
	Fifth Floor	611.18	0.00	589.12
	Sixth Floor	611.18	0.00	589.12
	Service Store	528.92	0.00	486.86
	Terrace Floor	64.41	0.00	0.00
	Service Floor	42.06	0.00	0.00
	Total Floor	6499.34	0.00	4790.31
	Total FAR Area			
	Total Built-Up Area			6499.34
	Proposed F.S.I. consumed			2.50
	C. Tenement Statement			
	Statement Proposed At:			
		1.00		
		0.5		
	All Floors	9.00		
	Total Tenements (3 + 4)			
	Parking Statement			
	Parking: Space Required as per Regulations			
	Proposed Parking Space			191.00

Building Conditions Checks	
No	Condition
1	For A (A) In case 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.

Parking Check (Table 7b)					
Vehicle Type	Reqd.			Prop.	
	No.	Reduced Req'd Parking (Increase of Plot having R/W Area surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	27	371.25
Four Stack Car	-	-	-	69	948.75
Total Car	72	-	990.00	73	1003.75
Other Parking	-	-	-	-	877.95
Total			990.00		

Tree Details (Table 3h)			
Plot	Name	Nos Of Trees	
		Reqd	Prop
PILOT	Tree	20	20

Building Name			Units			Car		
Type	SubUse	Area (Sq.mt.)	Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.	
(A)	Commercial	Hotel	> 0	100	4790.31	1.50	72	-
	Total :	-	-	-	-	-	72	73

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)	

(Scale - 1:100)

Floor Name	Start/Case Name	Flight Width	Truss Width	Riser Height	Rating/H
SECOND FLOOR PLAN	STARTRACE	1.50	0.300	0.000	1.00
ROBUST FIRST FLOOR PLAN	STARTRACE Fire Escape Staircase	1.50	0.300	0.000	1.00
GROUND FLOOR PLAN	STARTRACE Fire Escape Staircase	1.50	0.300	0.130	1.00
FIRST FLOOR PLAN	STARTRACE Fire Escape Staircase	1.50	0.300	0.130	1.00
SECOND FLOOR PLAN	STARTRACE Fire Escape Staircase	1.50	0.300	0.120	1.00
SERVICE FLOOR PLAN	STARTRACE Fire Escape Staircase	1.50	0.300	0.084	1.00
FOURTH FLOOR PLAN	STARTRACE Fire Escape Staircase	1.50	0.300	0.105	1.00
TYPICAL - 5, 6 FLOOR PLAN	STARTRACE Fire Escape Staircase	1.50	0.300	0.147	1.00
SEVENTH FLOOR PLAN	STARTRACE Fire Escape Staircase	1.50	0.300	0.134	1.00
TERRACE FLOOR PLAN	STARTRACE Fire Escape Staircase	1.50	0.300	0.000	1.00

SCHEDULE OF DOOR:				
BUILDING NAME	TYPE	LENGTH	HEIGHT	NOS
A/A	TD	0.70	2.10	04
A/A	TD	0.69	2.10	01
A/A	DT	0.90	2.10	47
A/A	LD	2.50	2.10	30
A/A	FRS-DOOR	0.90	2.10	07
A/A	D	0.90	2.40	04
A/A	DT	0.96	2.10	01
A/A	D	1.14	2.40	04
A/A	D	1.17	2.10	03
A/A	DH	1.21	2.10	02
A/A	D	1.31	2.40	40
A/A	OPEN	1.50	2.10	06
A/A	D1	1.50	2.40	08
A/A	D	1.53	2.40	01
A/A	D1	1.70	2.10	07
A/A	OPEN	1.77	2.10	04
A/A	D1	2.11	2.10	06
A/A	RS	2.76	2.10	02
A/A	RS	2.89	2.10	03
A/A	RS	2.94	2.10	33
A/A	OPEN	3.87	2.10	12
A/A	RS	4.14	2.10	02
A/A	OPEN	4.37	2.10	32

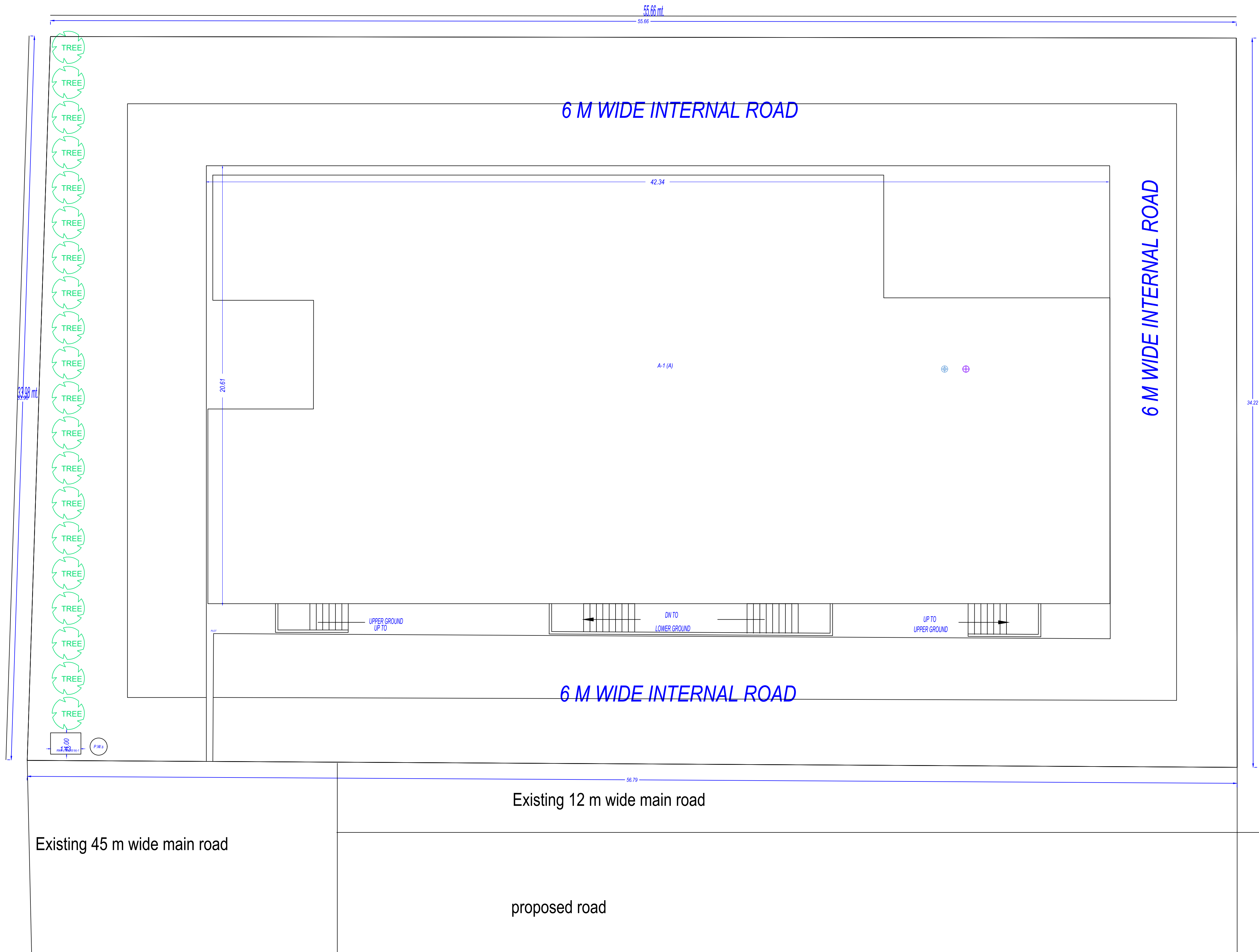
Building USE/SUBUSE Details												
Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (A)	Commercial	Hotel	-	Highrise	9		BASEMENT SECOND FLOOR PLAN	Commercial - Parking	Hotel	Commercial FAR	Commercial	Hotel
							BASEMENT FIRST FLOOR PLAN	Commercial - Parking	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	Commercial	Hotel	Commercial FAR	Commercial	Hotel
							FOURTH FLOOR PLAN	Commercial	Hotel	Commercial FAR	Commercial	Hotel
							TYPICAL - 5 - 6 FLOOR PLAN	Commercial	Hotel	Commercial FAR	Commercial	Hotel
							SEVENTH FLOOR PLAN	Commercial	Hotel	Commercial FAR	Commercial	Hotel
							TERACE FLOOR PLAN	Commercial	Hotel	Commercial FAR	Commercial	Hotel

MBUHA Table for Building A (A)													ARCHENG'S NAME AND SIGN		INER	
Floor	Name	Unit/UA Type	Net Unit/UA Area	Gross Unit/UA Area	Deductions From Unit/UA Area in Sq.mt		Unit/UA Area	Deductions Area in Sq.mt		Carpet Area	No. of Unit	Remarks	 			
					Lift	Void		Door	Window	External Wall						
BASEMENT SECOND FLOOR PLAN	56	OTHER	33.38	33.38	9.56	0.00	23.82	0.00	0.00	2.58	21.24	01	Chhabraabad Development Authority			
	Total	Typical Floor = 1	33.38	33.38	9.56	0.00	23.82	0.00	0.00	2.58	21.24	01				
BASEMENT FIRST FLOOR PLAN	00	OTHER	48.00	48.00	9.56	0.00	38.44	0.03	0.00	2.79	35.62	01				
	A	OTHER	43.31	43.31	9.56	0.00	34.41	0.49	0.00	2.65	29.94	01				
	A - OTHER	386.50	386.50	0.00	0.00	386.50	0.00	0.00	6.16	38.63	01					
	Total	Typical Floor = 1	477.81	477.81	19.12	0.00	457.43	0.03	0.00	11.50	465.90	01				
GROUND FLOOR PLAN	B	OTHER	763.45	763.45	12.61	1.26	749.58	0.00	3.68	3.83	742.07	01				
	Total	Typical Floor = 1	763.45	763.45	12.61	1.26	749.58	0.00	3.68	3.83	742.07	01				
FIRST FLOOR PLAN	C	OTHER	763.45	763.45	19.47	1.26	742.72	0.00	0.00	9.17	733.55	01				
	Total	Typical Floor = 1	763.45	763.45	19.47	1.26	742.72	0.00	0.00	9.17	733.55	01				
SECOND FLOOR PLAN	D	OTHER	681.75	681.75	19.11	1.26	661.38	0.00	0.00	15.79	645.59	01	Building Application Number GDA/BB/22-23/1612 Sanctioned On 20 May 2023 Valid Till 24 May 2027 Approved By Chandra Prakash Tripathi (Chief Architect and Town Planner) Examined By Bhagwan Das Maurya (Junior Engineer) Sanjay Mehrotra (Assistant Engineer)			
	Total	Typical Floor = 1	681.75	681.75	19.11	1.26	661.38	0.00	0.00	15.79	645.59	01				
SERVICE FLOOR PLAN	E	OTHER	681.75	681.75	19.11	1.26	661.38	0.00	0.00	15.05	646.33	01				
	Total	Typical Floor = 1	681.75	681.75	19.11	1.26	661.38	0.00	0.00	15.05	646.33	01				
FOURTH FLOOR PLAN	F	OTHER	589.68	589.68	19.11	1.26	569.31	0.00	0.00	17.14	552.17	01				
	Total	Typical Floor = 1	589.68	589.68	19.11	1.26	569.31	0.00	0.00	17.14	552.17	01				
TYPICAL - 5 & 6 FLOOR PLAN	G	OTHER	589.49	589.49	19.11	1.26	569.12	0.00	0.00	16.57	552.17	01				
	Total	Typical Floor = 2	589.49	589.49	19.11	1.26	569.12	0.00	0.00	16.57	552.17	01				
SEVENTH FLOOR PLAN	H	OTHER	507.70	507.70	19.11	1.26	486.86	0.00	0.00	15.12	472.21	01				
	Total	Typical Floor = 1	507.70	507.70	19.11	1.26	486.86	0.00	0.00	15.12	472.21	01				
Total	-	-	5677.95	5677.95	113.4	175.40	5491.15	0.03	3.68	123.31	5384.16	09				
Total Plot Area :-			1916.15		Total FAR Area :-			4790.31								
Total Coverage Area :-			762.80		Total BUA Area :-			6499.34								
													Sanjay Mehrotra (Assistant Engineer)			

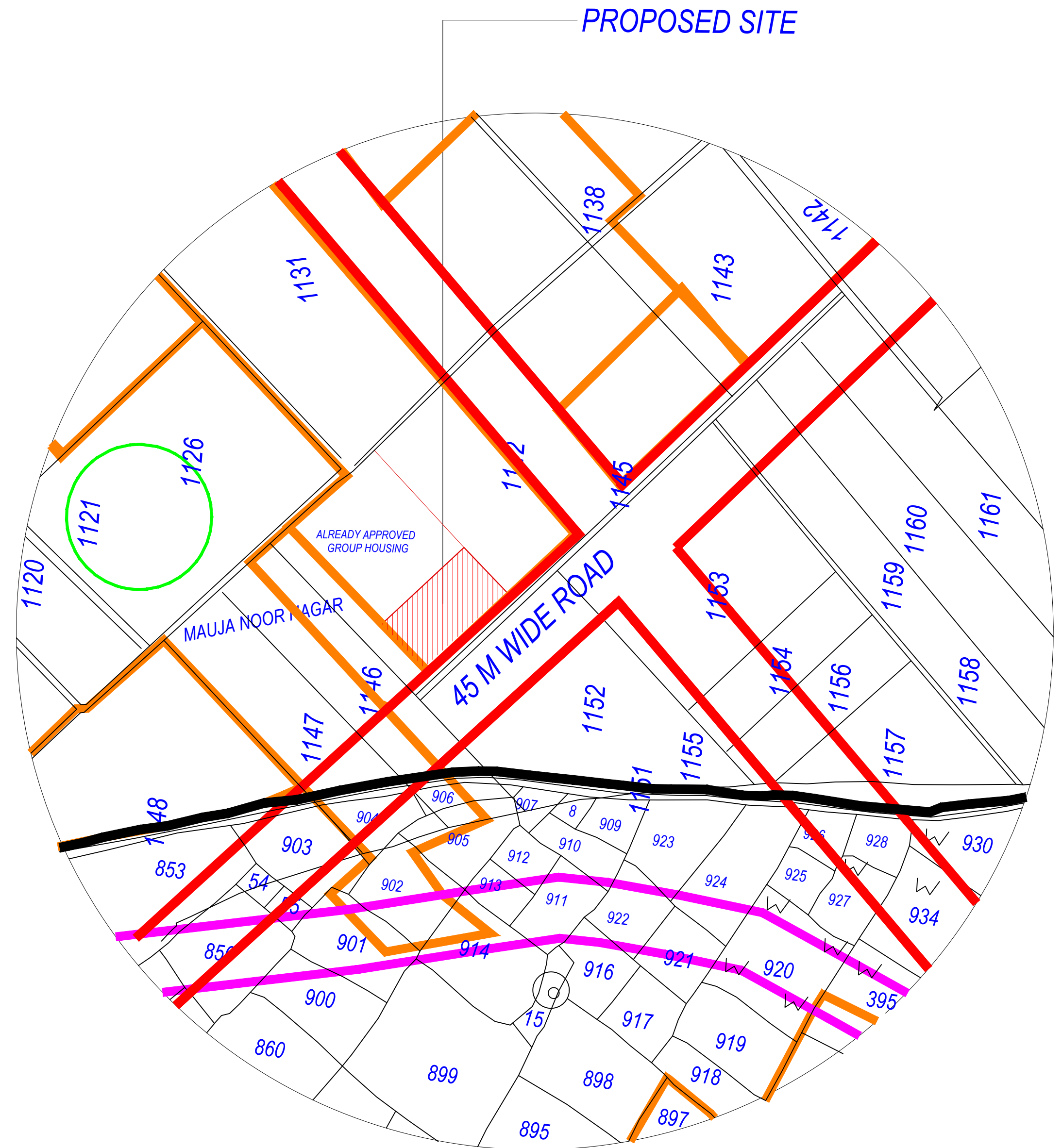
Group Housing Plot

M/S MAHESHA INFRA PVT LTD.

Group Housing Plot
M/S MAHESHA INFRA PVT LTD.



OTHER'S PROPERTY



KEY PLAN

S.No.	Floor Discription	F.A.R AREA									PARKING	
		COMMERCIAL	PERCENTAGE(%)	PARKING REQUIRED	USE	HOTEL	PERCENTAGE(%)	PARKING REQUIRED	ROOMS	PARKING REQUIRED	REQUIRED	PROPOSED
1	Basement floor	316		6.32		102.65		2.05				
2	Ground floor	300		6.00	HALL,RECEPTION	462.8		6.94				
3	First floor	294.92		5.90	GYMNASIUM,SPA	448.38		6.73				
4	2nd floor				PARTY HALL,DINING HALL,KITCHEN, WAITING AREA	661.38		9.92				
5	4th Floor(13 ROOMS)								569.31	6.50		
6	5th Floor(13 ROOMS)								569.12	6.50		
7	6th Floor(13 ROOMS)								569.12	6.50		
8	7thFloor(13 ROOMS)								486.86	6.50		
9	TOTAL	910.92	19.05	18.22		1675.21	0.35	25.64	2194.41	26.00	69.86	73

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LTD.mayankgarg980.mg@gmail.com.8595055540

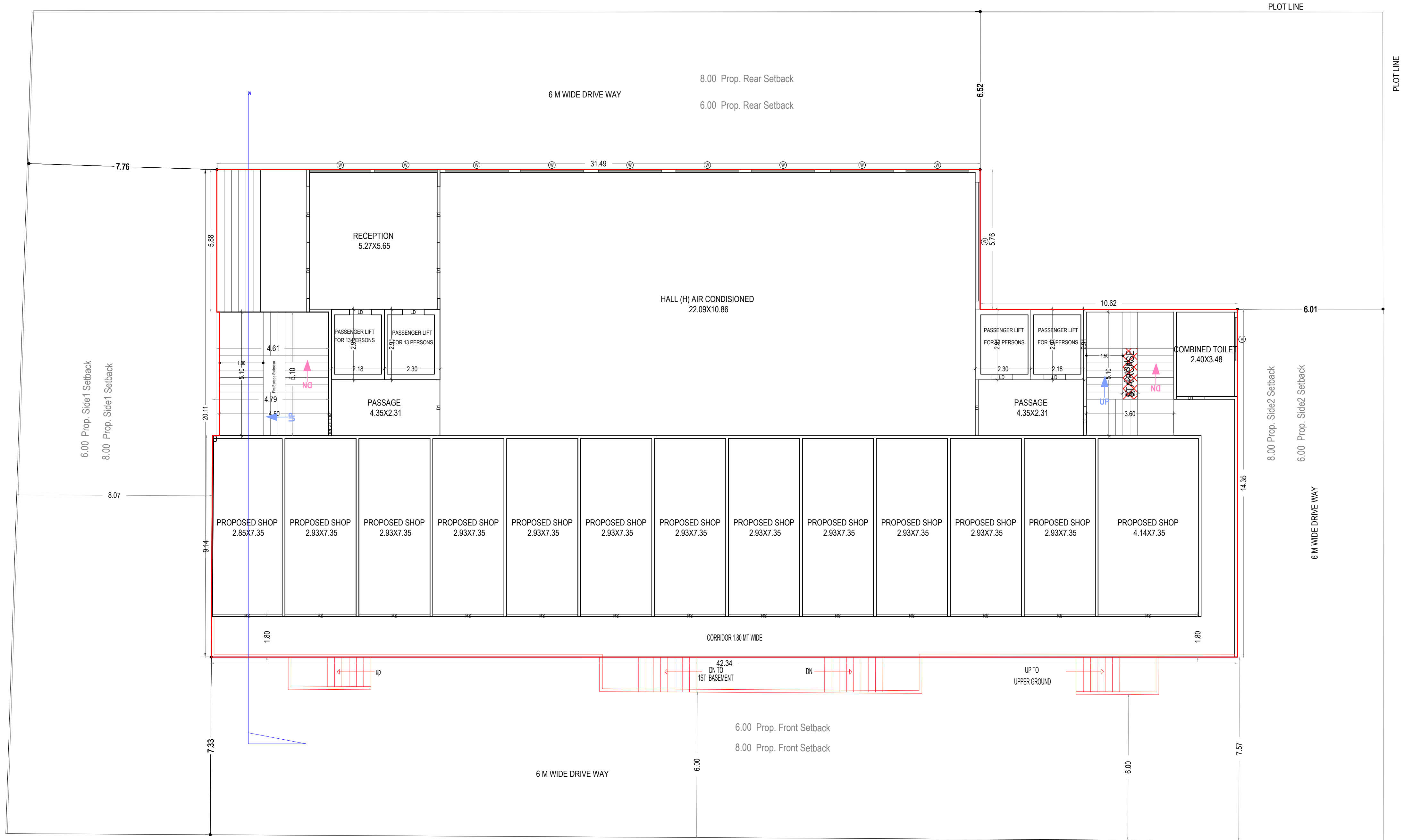
ARCHITECT'S NAME AND SIGNATURE
Abhishek Singh
CA/2013/60896



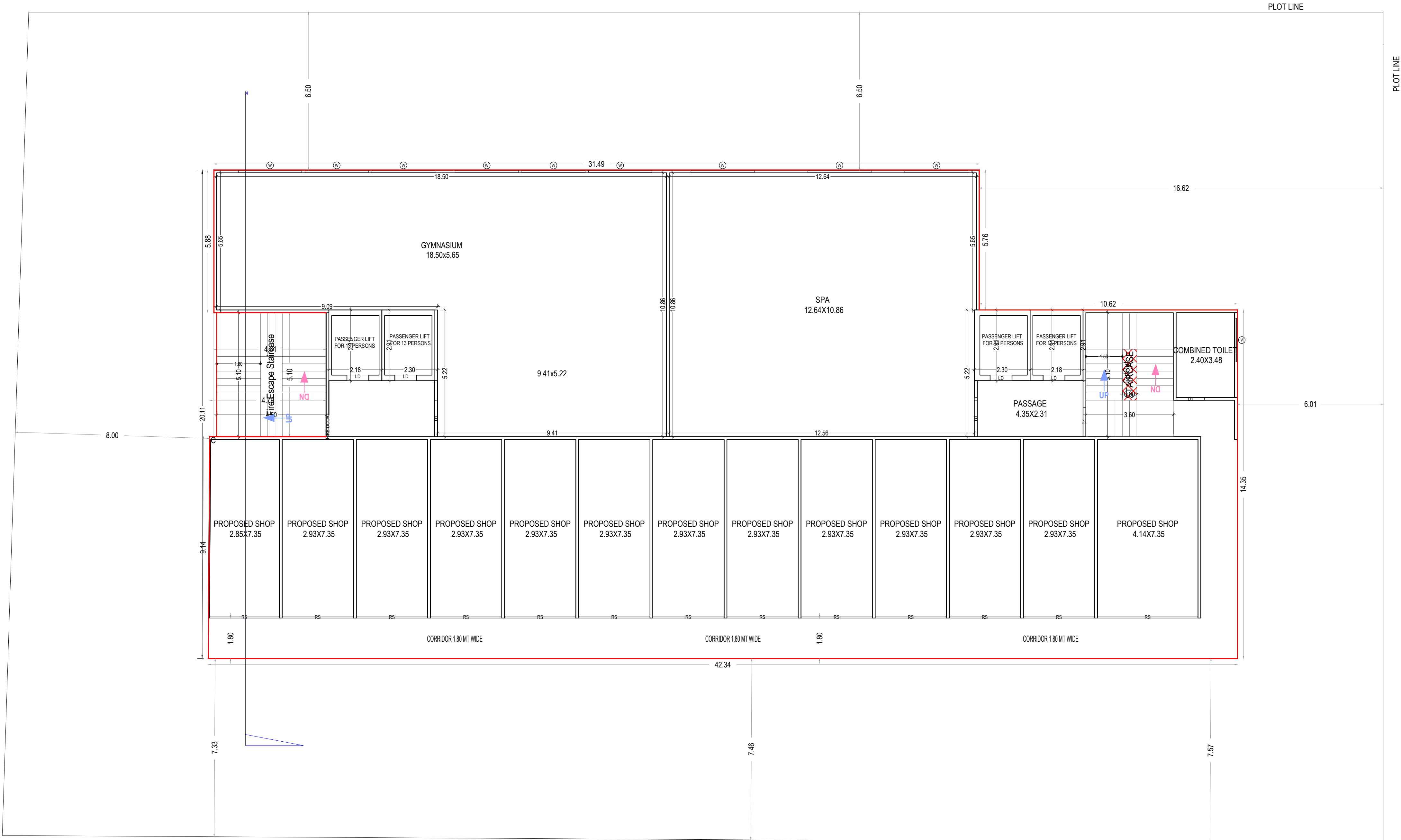
Building Plan Application Number
GDA/BP/22-23/1612
Sanctioned On
20 May 2023
Valid Till
24 May 2028
Approved By
Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional Engineer)
Examined By
Bhagwan Das Maurya (Junior engineer)

Sanjay Mehrotra (Assistant Engineer)
Bhagwan Das Maurya (Junior engineer)
Sanjay Mehrotra (Assistant Engineer)
Bhagwan Das Maurya (Junior engineer)

Sanjay Mehrotra (Assistant Engineer)



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



FIRST 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: -	762.80	Total BUA Area: -	6499.34

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ARCHENG'S NAME AND SIGN
Abhishek Singh
CA/2013/60896

For MAHESHA INFRAVALLEY PVT LTD
Signature

INEER

Ghaziabad Development Authority



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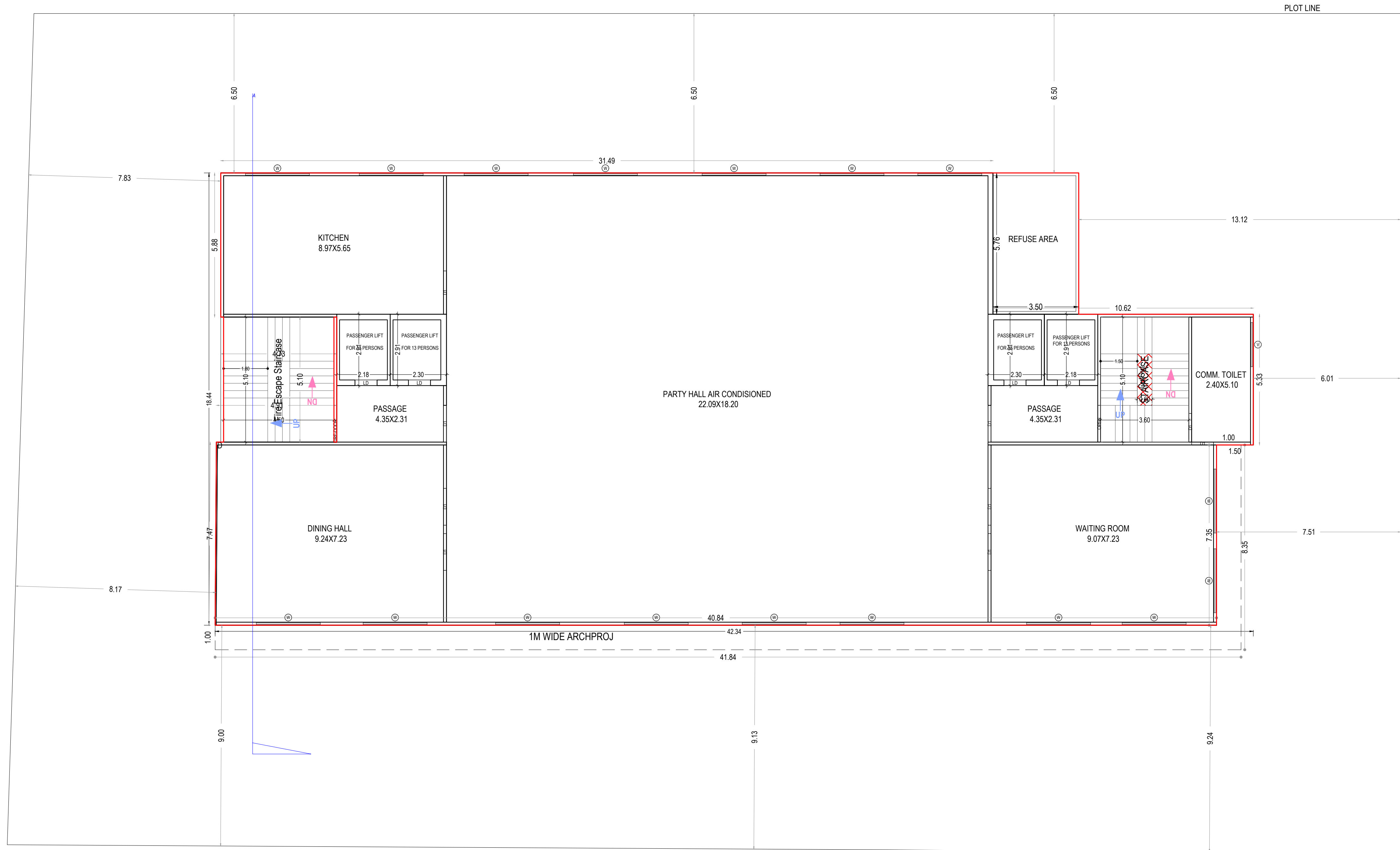
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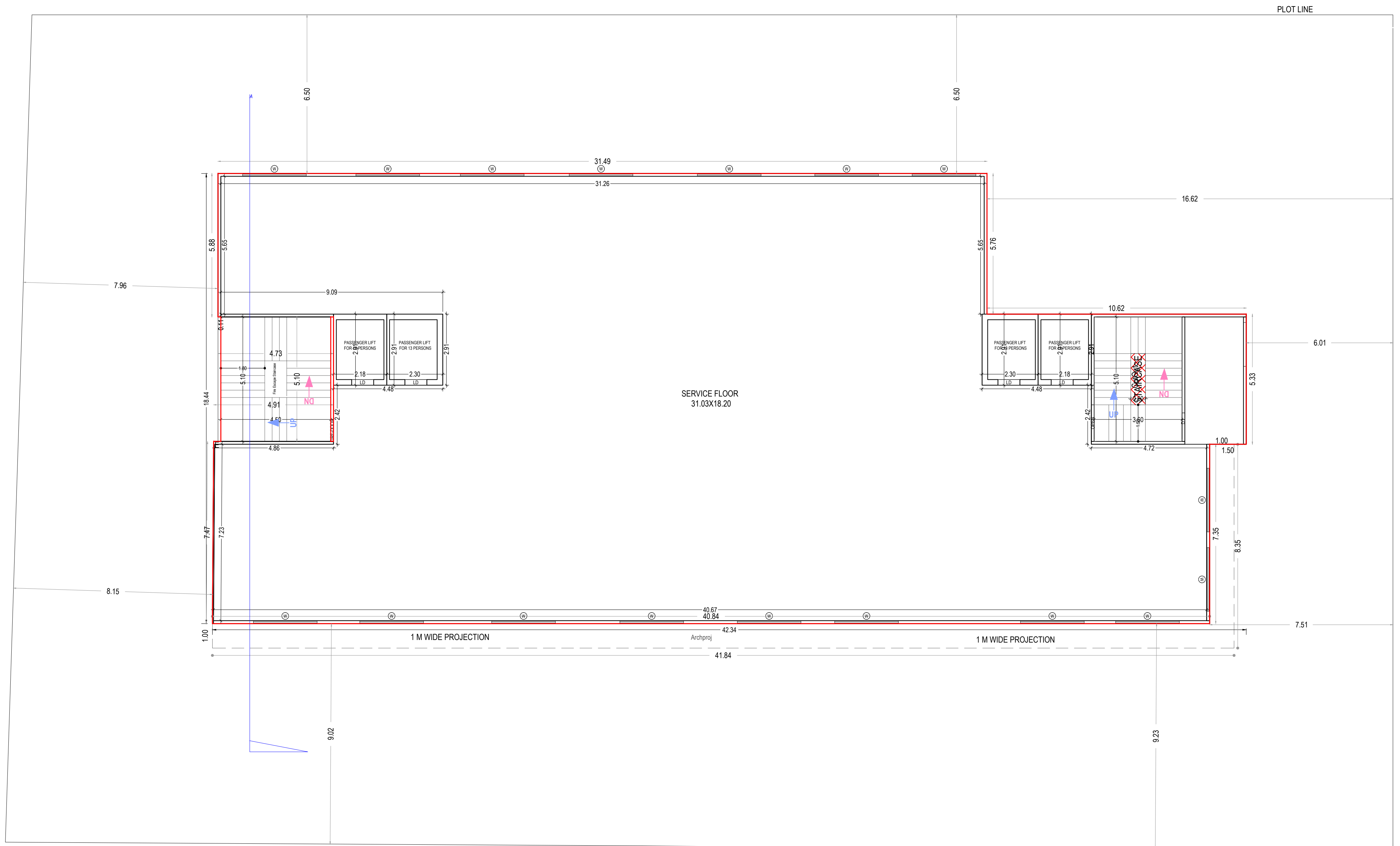
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Sanjay Mehrotra (Assistant Engineer)



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



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

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CA/2013/60896

For MAHESHA INFRAVALLEY PVT LTD
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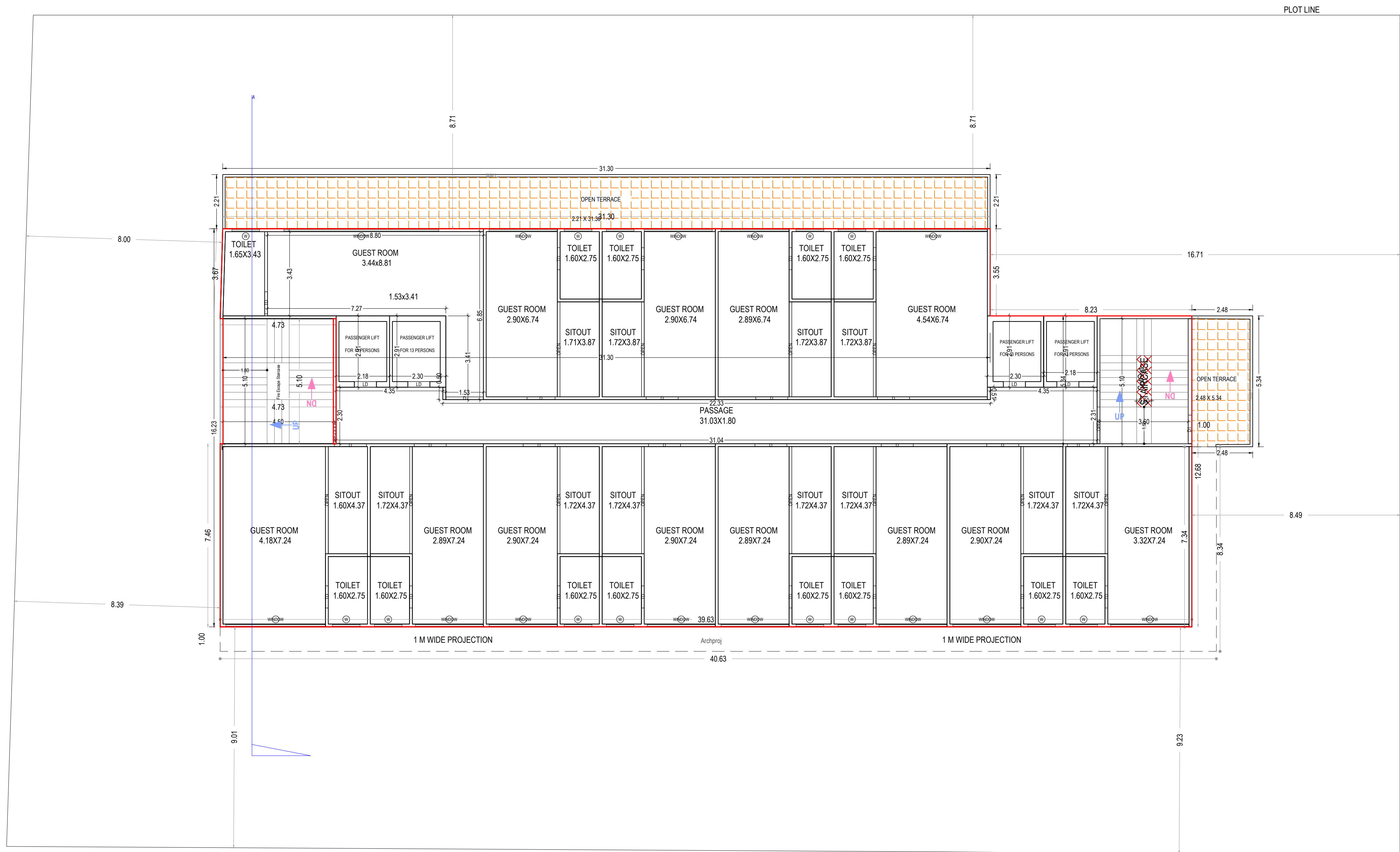
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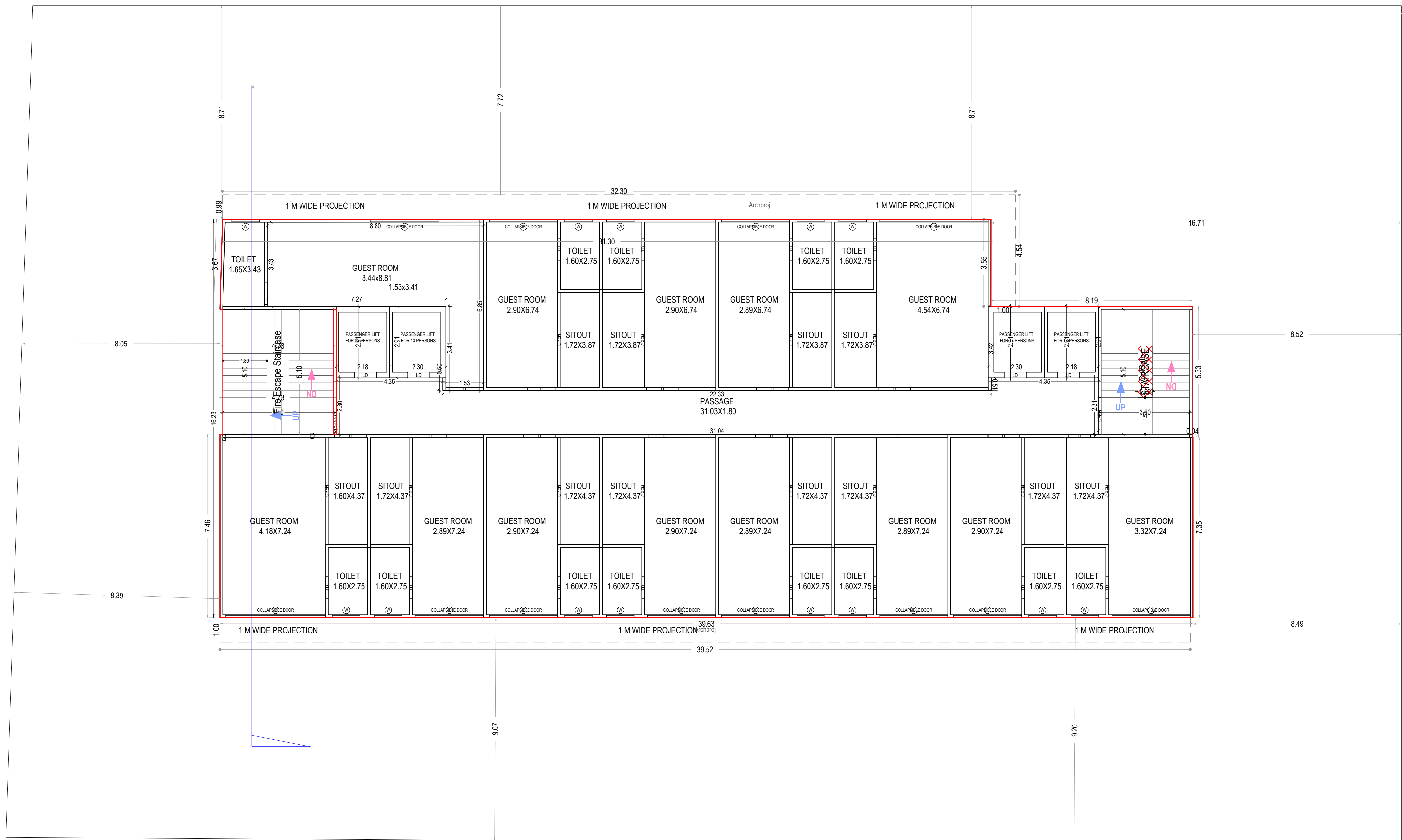
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Bhagwan Das Maurya (Junior engineer)

Sanjay Mehrotra (Assistant Engineer)



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



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

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Abhishek Singh
Architect

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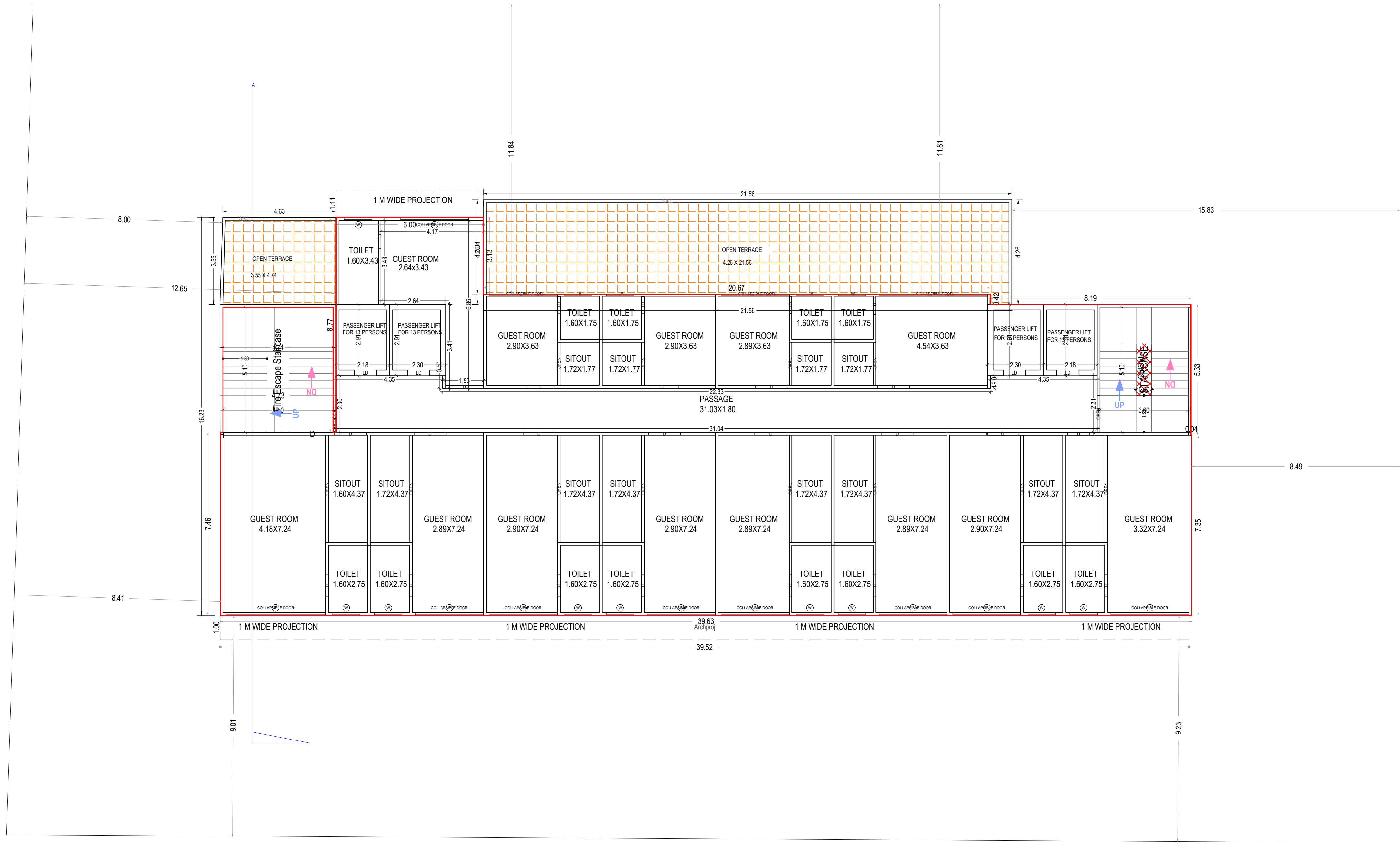
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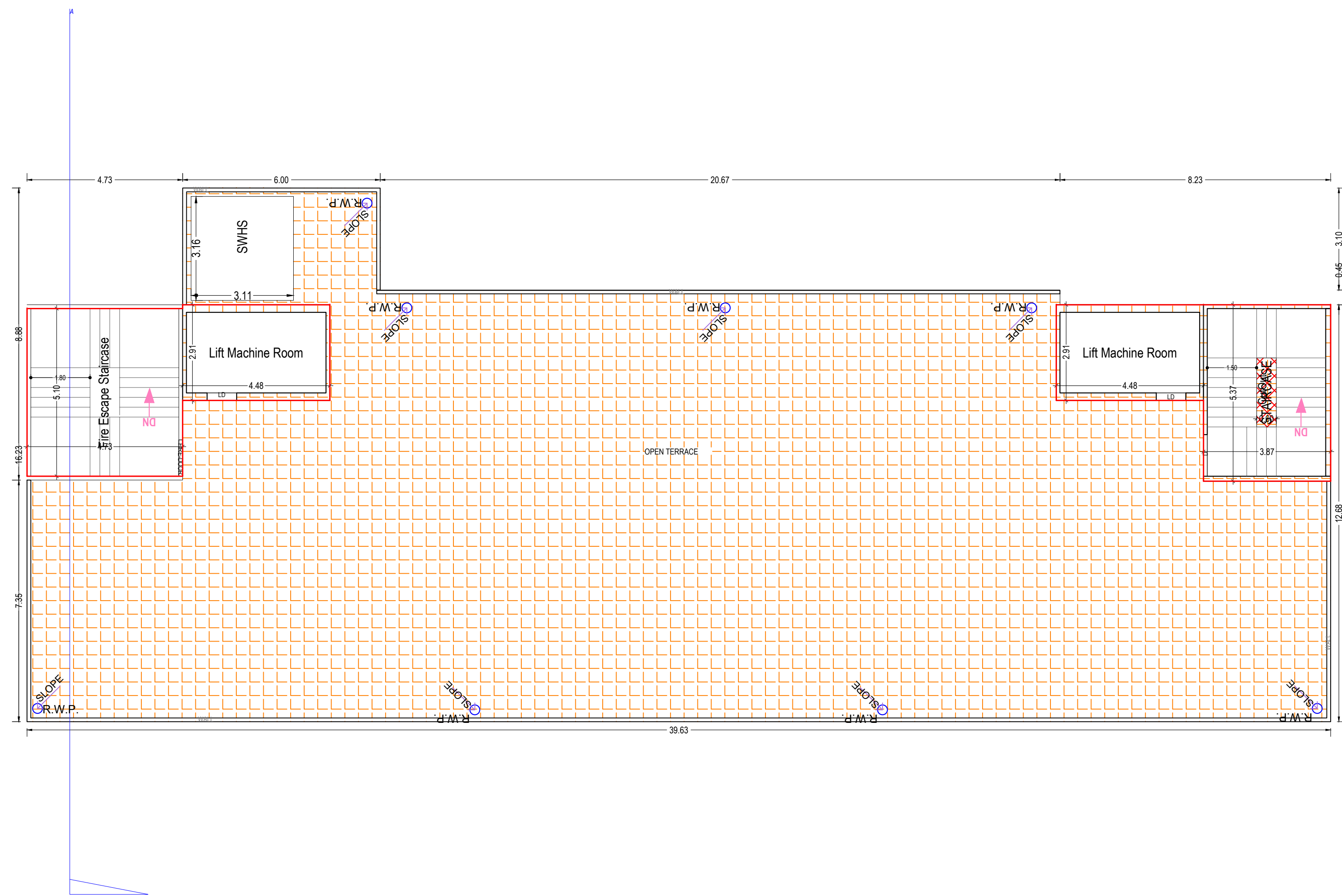
Sanjay Mehrotra (Assistant Engineer)

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Sanjay Mehrotra (Assistant Engineer)



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



TERRACE FLOOR PLAN
(SCALE 1:100)

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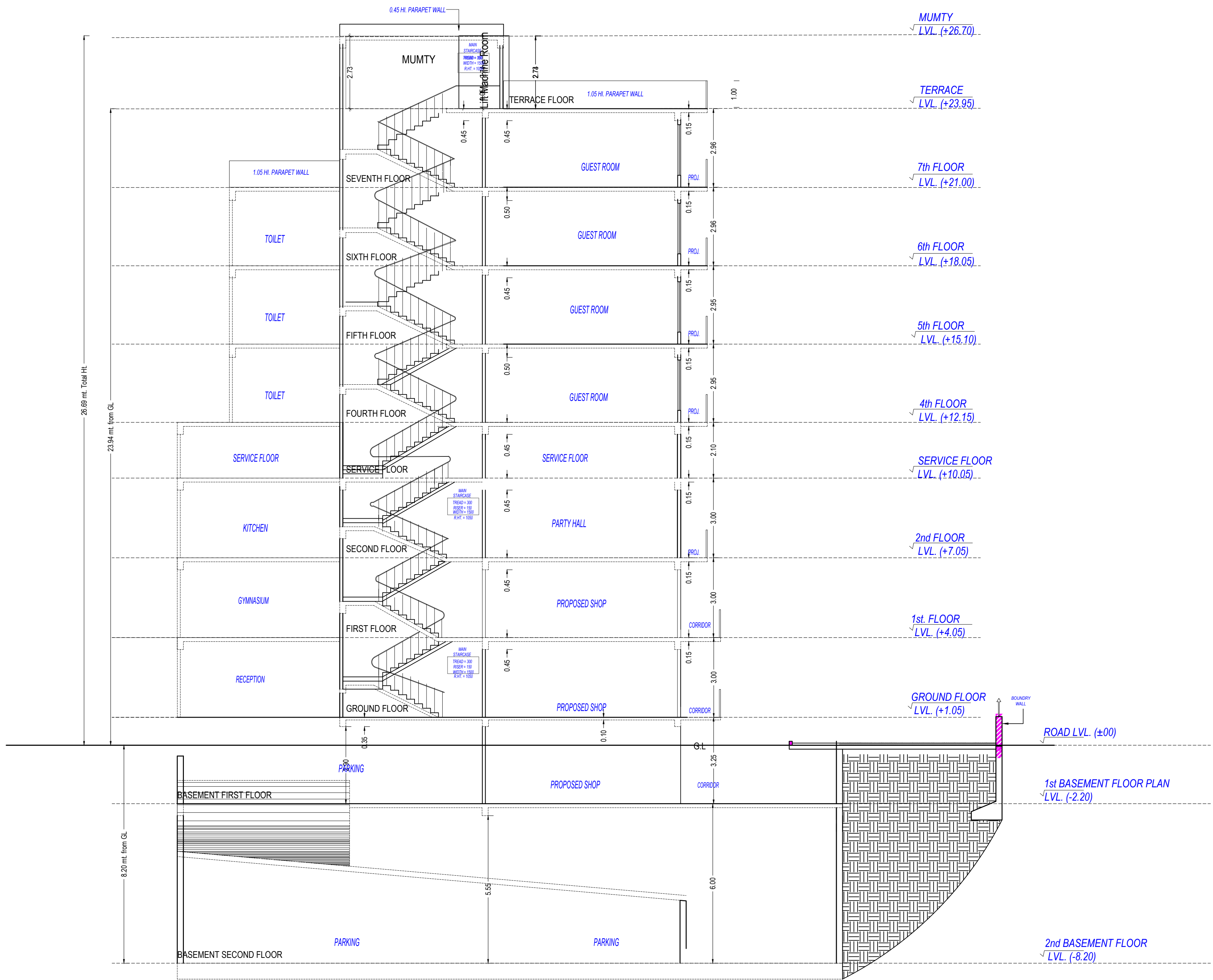
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ELEVATION-A

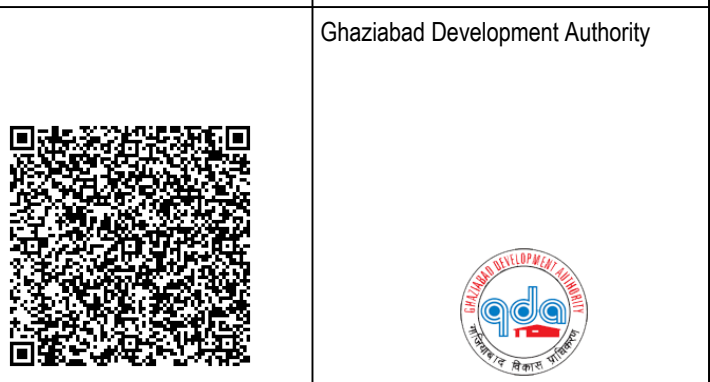


SECTION

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ARCHITECT'S NAME AND SIGNATURE
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Total Plot Area: - 1916.15

Total FAR Area: - 4790.31

Total Coverage Area: - 762.80

Total BUA Area: - 6499.34