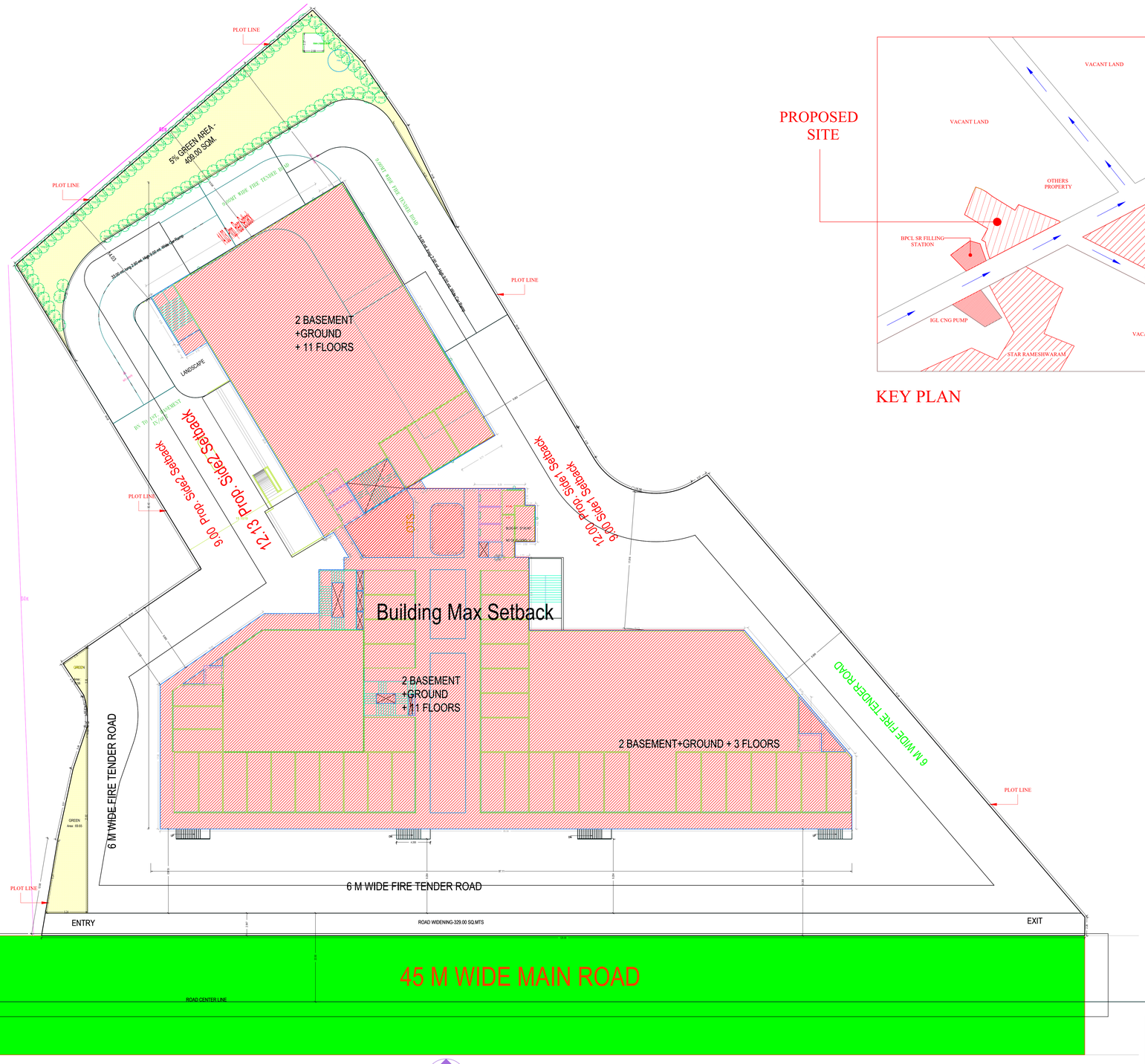
Project Title :PROPOSED HOTEL FOR KHASRA NO- 490,491,494,495,496 & 497, NOOR NAGAR GHAZIABAD(U.P)



PROPOSED SITE

KEY PLAN

SITE PLAN

AREA STATEMENT

S.NO	DESCRIPTION OF FLOORS	COMMERCIAL (F.A.R AREA)	% PERCENTAGE	PARKING	HOTEL USE	HOTEL /APPARTMENT (F.A.R AREA)	PERCENTAGE (HOTEL AREA/HOTELROOM)	PARKING	HOTEL ROOMS	PERCENTAGE (HOTEL AREA/HOTELROO	PARKING	SERVICE APARTMENT (F.A.R AREA)	PERCENTAGE (SERVICE APPARTMENT)	PARKING	TOTAL PARKING REQUIRED	TOTAL PARKING PROPOSED	
2	2nd BASEMENT FLOOR																
3	1st BASEMENT FLOOR	1297		25.94	HALL	845.2		12.68									
4	GROUND FLOOR	1345		26.9	HALL,PARTY HALL,RECEPTION	1868		28.02									
5	FIRST FLOOR	1297		25.94	STORE	1038		15.57									
6	SECOND FLOOR				HALL,KITCHEN DINING AREA,PARTY HALL	2519		37.79									
7	SERVICE FLOOR																
8	FOURTH FLOOR(26 ROOMS)								1260		18.90						
9	FIFTH FLOOR(26 ROOMS)								1260		18.90						
10	SIXTH FLOOR(26 ROOMS)								1260		18.90						
11	SEVENTH FLOOR(26 ROOMS)								1260		18.90						
12	EIGHT FLOOR								1260		18.90						
13	NINTH FLOOR								1260		18.90						
14	TENTH FLOOR											1223		13.00			
15	ELEVENTH FLOOR											1223		13.00			
16	MACHINE ROOM																
17	MUMTY																
18	**TOTAL**	**3939**	**19.49**	**78.78**		**6270.2**	**31.02**	**94.05**	**7560.00**	**37.40**	**113.40**	**2446**		**26.00**	**312.23**	**338.00**	

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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File No	GDA/BP/21-22/0813	Sheet	1 / 14
Submission Date	2023-05-05	Scale	1:100

A.	AREA STATEMENT	VERSION NO.: 1.0.94	
		VERSION DATE: 30/03/2023	
	PROJECT DETAIL:		
	Authority: Ghaziabad Development Authority	Plot Use: Commercial	
	AuthorityClass: Category A	Plot SubUse: Hotel	
	AuthorityGrade: Development Authority (DA)	Development Plan: Zonal Development Plan	
	CaseTrack: Regular	Land Use Zone: Residential use Zone	
	Project Type: Building Permission	Land SubUse Zone: Residential Zone	
	Nature of Development: NEW	Layout Type: NA	
	Development Area: Undeveloped 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	-	
	Document Area		8560.00
	As per site condition		8134.24
	Area of Plot Considered		8134.24
2.	Deduction for		
	(a)Proposed roads		0.00
	(b)Any reservations		0.00
	Total(a + b)		0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT		8134.24
	Green and open space		489.40
	Plot Area For Coverage		8134.24
	Plot Area For FAR		8134.24
	Perm. FAR Area (2.50)		20335.60
	Total Perm. FAR area (2.50)		20335.60
6.	Total Built up area permissible at:		
	Permissible Coverage area (40.00 %)		3253.70
	Proposed Coverage Area (39.47 %)		3210.64
	Total Prop. Coverage Area (39.47 %)		3210.64
	Balance coverage area (0.53 %)		43.06

	Proposed Area at:			
	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Basement First Floor	4500.34	0.00	2136.44	0.00
Basement Second Floor	5441.73	0.00	10.88	0.00
Ground Floor	3434.00	0.00	3085.30	0.00
First Floor	1435.29	0.00	1344.91	0.00
Second Floor	2609.58	0.00	2519.20	0.00
Fourth Floor	1485.25	0.00	1261.17	0.00
Fifth Floor	1308.54	0.00	1260.89	0.00
Sixth Floor	1308.54	0.00	1260.89	0.00
Seventh Floor	1308.54	0.00	1260.89	0.00
Eighth Floor	1308.54	0.00	1260.89	0.00
Ninth Floor	1308.54	0.00	1260.89	0.00
Tenth Floor	1270.66	0.00	1223.00	0.00
Eleventh Floor	1270.66	0.00	1223.00	0.00
Terrace Floor	170.76	0.00	0.00	0.00
Service Floor	86.70	0.00	0.00	0.00
Total Area:	28247.67	0.00	19108.35	0.00

	Total FAR Area:	19108.35
	Total BuiltUp Area:	28247.67
	Proposed F.S.I. consumed:	2.35
C.	Tenement Statement	
4.	Tenement Proposed At:	
	G.F.	1.00
	All Floors	12.00
5.	Total Tenements (3 + 4)	13
E.	Parking Statement	
1.	Parking Space Required as per Regulations:	3946.25
2.	Proposed Parking Space:	11678.86

Building Conditions Checks

No	Condition
1	For A (A) Incase 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 Reqd Parking (Incase of Plot having RW/Area surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	187	2571.25
Two Stack Car	-	-	-	160	2200.00
Total Car	287	-	3946.25	347	4771.25
Two Stack Parking	-	-	-	1	5170.95
Other Parking	-	-	-	-	6522.14
Total			3946.25		16464.34

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
A	Tree	82	90

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.
A (A)	Commercial	Hotel	> 0	100	19148.21	1.50	287	-
	Total :		-	-	-	-	287	347

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)

OWNER'S NAME AND SIGNATURE

NAKSHATR INFRATECH LLP,accakvs@gmail.com,9818994972

For Nakshatr Infratech LLP
Designated Partner

ARCH/ENG'S NAME AND SIGNATURE

Avdhesh Kumar Verma

CA/2004/33478

Ghaziabad Development Authority

Buildingwise Floor FAR Details

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 First Floor	4500.34	2136.44	4500.34	2136.44
Basement Second Floor	5441.73	10.88	5441.73	10.88
Ground Floor	3434.00	3085.30	3434.00	3085.30
First Floor	1435.29	1344.91	1435.29	1344.91
Second Floor	2609.58	2519.20	2609.58	2519.20
Fourth Floor	1485.25	1261.17	1485.25	1261.17
Fifth Floor	1308.54	1260.89	1308.54	1260.89
Sixth Floor	1308.54	1260.89	1308.54	1260.89
Seventh Floor	1308.54	1260.89	1308.54	1260.89
Eighth Floor	1308.54	1260.89	1308.54	1260.89
Ninth Floor	1308.54	1260.89	1308.54	1260.89
Tenth Floor	1270.66	1223.00	1270.66	1223.00
Eleventh Floor	1270.66	1223.00	1270.66	1223.00
Terrace Floor	170.76	0.00	170.76	0.00
Service Floor	86.70	0.00	86.70	0.00
Total:	28247.67	19108.35	28247.67	19108.35

Green and open space Area

Name	Prop. Area
5% GREEN AREA - 409.00 SQM.	409.18
GREEN	10.96
GREEN	69.65

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Non-Residential Units
A (A)	Commercial	Hotel		-	Highrise	13

Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
			Commercial FAR	Commercial	Hotel
			Commercial FAR	Commercial	Hotel
			Commercial FAR	Commercial	Hotel
			Commercial FAR	Commercial	Hotel
BASEMENT SECOND FLOOR PLAN	Commercial + Parking	Hotel	Commercial FAR	Commercial	Hotel
			Commercial FAR	Commercial	Hotel
BASEMENT FIRST FLOOR PLAN	Commercial + Parking	Hotel	Commercial FAR	Commercial	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, 7, 8, 9 FLOOR PLAN	Commercial	Hotel	Commercial FAR	Commercial	Hotel
TYPICAL - 10, 11 FLOOR PLAN	Commercial	Hotel	Commercial FAR	Commercial	Hotel
TERRACE FLOOR PLAN	Commercial	Hotel	-	-	-

FAR & Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			Duct(Void, Duct, Chowk)	Double Height		Mumty	Lift	Lift Machine	Ramp	Refuge Area	Covered Area	Parking	Commercial		
A (A)	1	30864.76	1786.97	830.12	28247.67	633.77	326.67	48.27	1351.84	234.38	39.88	6544.66	19148.21	19108.35	13
Grand Total :	1	30864.76	1786.97	830.12	28247.67	633.77	326.67	48.27	1351.84	234.38	39.88	6544.66	19148.21	19108.35	13

Total Plot Area: -	8134.24	Total FAR Area: -	19108.35
Total Coverage Area: -	3210.64	Total BUA Area: -	28247.67

Building Plan Application Number	GDA/BP/21-22/0813
Sanctioned On	19 May 2023
Valid Till	04 Jun 2028
Approved By	Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional
Examined By	S K Srivastava (Junior engineer)
	Sanjay Mehrotra (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)
	Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional

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