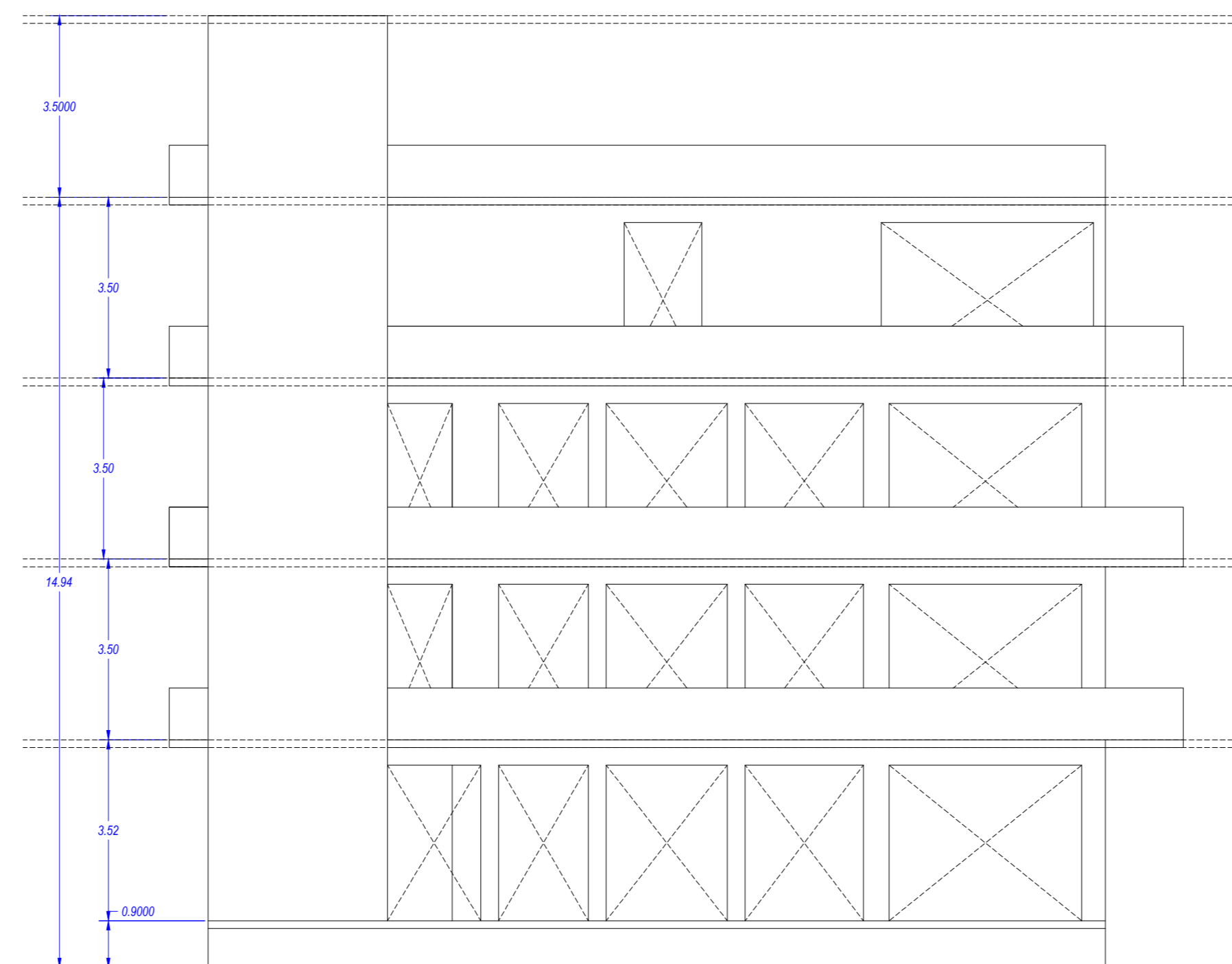
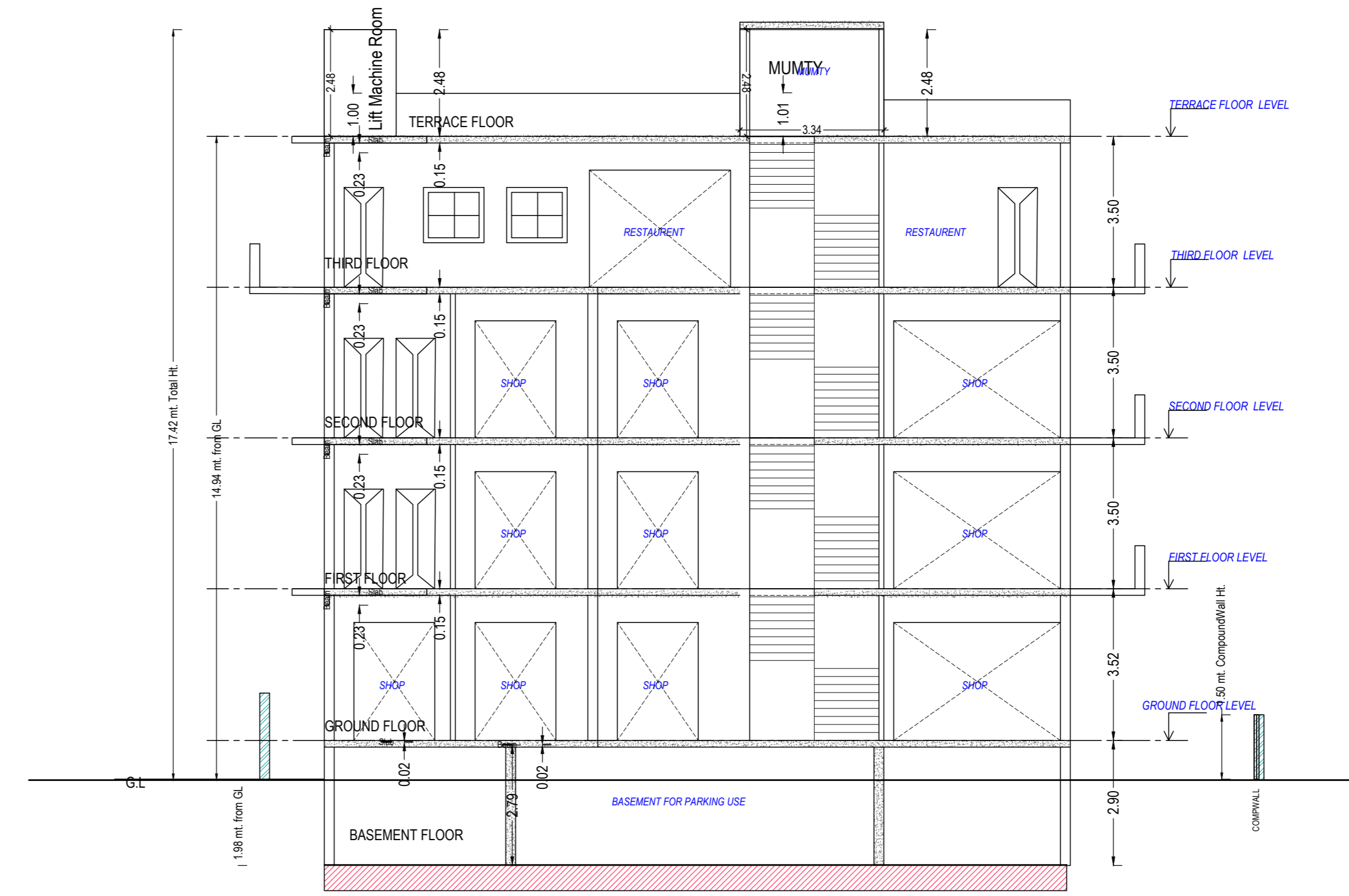


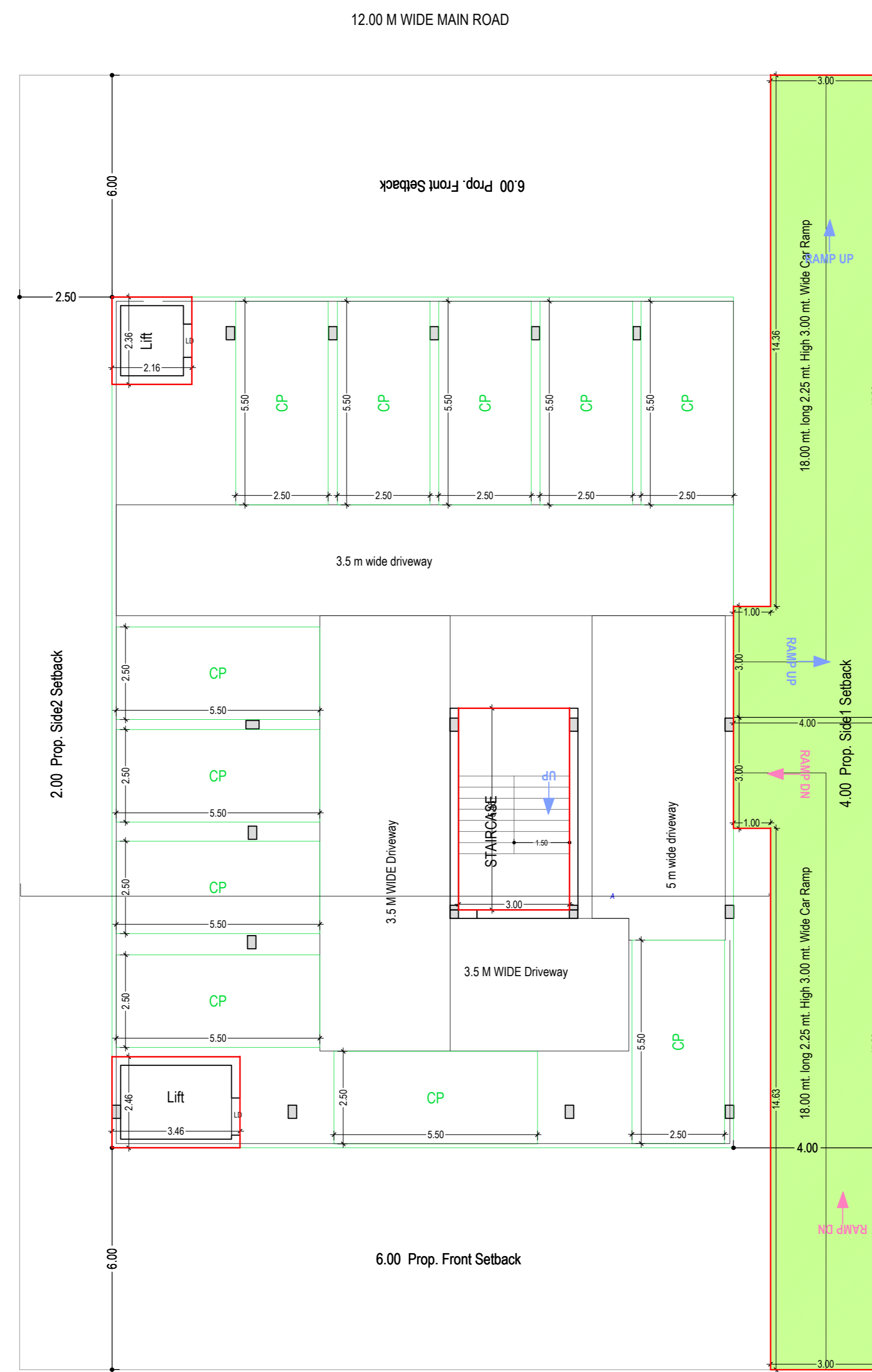
SITE PLAN  
(Scale: 1:100)



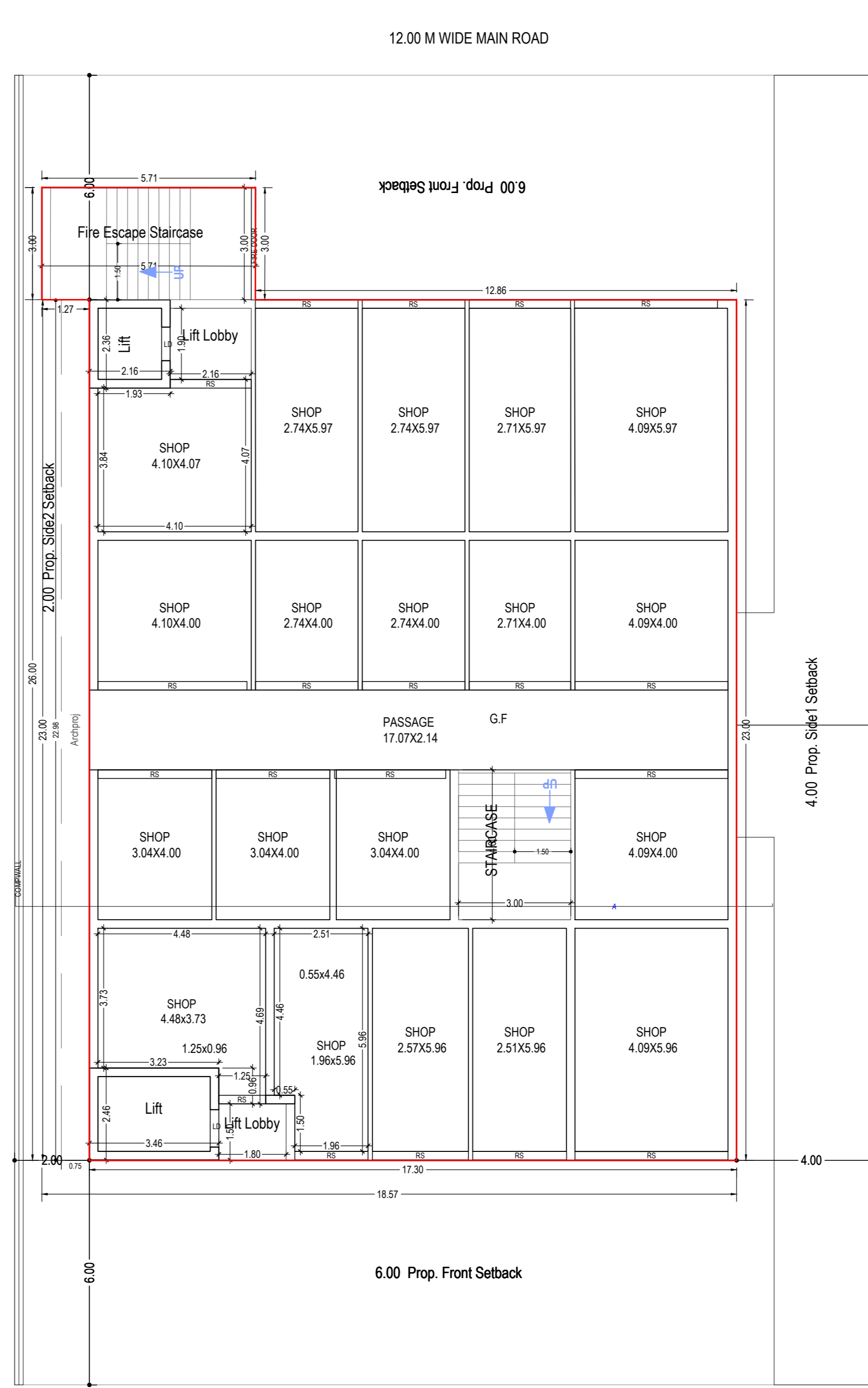
FRONT ELEVATION



SECTION A-A'



BASEMENT FLOOR PLAN  
(SCALE 1:100)



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

Building Name	Building Use	Building SubUse	Building User Group	Building Type	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse	No. of Unit
A(A)	Commercial	Shopping center	Lawrise Building	4	BASEMENT FLOOR PLAN	Commercial - Parking	Shopping center	Commercial FAR	Commercial	Shopping center	Shopping center	00
					GROUND FLOOR PLAN	Commercial	Shopping center	Commercial FAR	Commercial	Shopping center	Shopping center	01
					SECOND FLOOR PLAN	Commercial	Shopping center	Commercial FAR	Commercial	Shopping center	Shopping center	01
					FIRST FLOOR PLAN	Commercial	Shopping center	Commercial FAR	Commercial	Shopping center	Shopping center	01
					THIRD FLOOR PLAN	Commercial	Shopping center	Commercial FAR	Commercial	Shopping center	Shopping center	01
					TERRACE FLOOR PLAN	Commercial	Shopping center	Commercial FAR	Commercial	Shopping center	Shopping center	01
					TERRACE FLOOR PLAN	Commercial	Shopping center	Commercial FAR	Commercial	Shopping center	Shopping center	01
					TERRACE FLOOR PLAN	Commercial	Shopping center	Commercial FAR	Commercial	Shopping center	Shopping center	01
					TERRACE FLOOR PLAN	Commercial	Shopping center	Commercial FAR	Commercial	Shopping center	Shopping center	01
					TERRACE FLOOR PLAN	Commercial	Shopping center	Commercial FAR	Commercial	Shopping center	Shopping center	01
TERRACE FLOOR PLAN	Commercial	Shopping center	Commercial FAR	Commercial	Shopping center	Shopping center	01					

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A(A)	V	0.69	1.00	02
A(A)	MECH VENT	1.20	1.00	02
A(A)	W	1.41	1.80	01
A(A)	W	1.73	1.80	02
A(A)	W	1.80	1.80	05
A(A)	W	2.76	1.80	01

AREA STATEMENT	VERSION NO.	VERSION DATE		
PROJECT DETAIL	1.0/0	30/01/2024		
Authority: Hapur Pkhuva Development Authority	Plot Use: Commercial			
AuthorityClass: Category D	Plot SubUse: Shopping center			
AuthorityGrade: Development Authority (DA)	Development Plan: Private Scheme			
Case/Type: Regular	Land Use Zone: Commercial use Zone			
Project Type: Building Permission	Land SubUse Zone: Other Commercial			
Nature of Development: NEW	Layout Type: NA			
Development Area: Undeveloped Area				
SubDevelopment Area: City Area				
Special Project: NA				
Site Address: District/Hapur, Tehsil/Hapur,				
Village/Sect: -				
AREA DETAILS:	Sq.Mts.			
1. Area of Plot As per record	815.40			
As per site condition	815.40			
Area of Plot Considered	815.40			
2. Deduction for	0.00			
(a) Proposed roads	0.00			
(b) Any reservations	0.00			
(Total = 0)	0.00			
3. Net Area of plot (1 - 2) AREA OF PLOT	815.40			
Plot Area For Coverage	815.40			
Plot Area For FAR	815.40			
Form FAR Area (1.75)	1428.95			
Total Perm. FAR area (1.75)	1428.95			
6. Total Built up area permissible at	407.70			
Permissible Coverage area (50.00%)	397.83			
Proposed Coverage Area (48.79%)	397.83			
Total Prop. Coverage Area (48.79%)	397.83			
Balance coverage area (1.21%)	9.87			
Proposed Area at:				
Basement Floor	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Basement Floor	497.37	0.00	0.00	0.00
Ground Floor	414.94	0.00	397.83	0.00
First Floor	414.94	0.00	388.59	0.00
Second Floor	414.94	0.00	388.57	0.00
Third Floor	239.60	0.00	213.24	0.00
Terrace Floor	41.00	0.00	0.00	0.00
Total Area:	2022.76	0.00	1388.23	0.00
Total FAR Area:				1388.23
Total Built up Area:				2022.76
C. Tenement Statement				
4. Tenement Proposed At:				
(A) Floors	0.00			
G.F.	0.00			
5. Total Tenements (3 - 4)	4			
E. Parking Statement				
7. Proposed Parking Space:	659.41			

Floor Name	Building Name	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	A(A)	497.37	0.00	497.37	0.00
Ground Floor	A(A)	414.94	397.83	414.94	397.83
First Floor	A(A)	414.94	388.59	414.94	388.59
Second Floor	A(A)	414.94	388.57	414.94	388.57
Third Floor	A(A)	239.60	213.24	239.60	213.24
Terrace Floor	A(A)	41.00	0.00	41.00	0.00
Total:		2022.76	1388.23	2022.76	1388.23

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
A(A)	1	2022.76	116.53	36.99	110.99	360.81
Grand Total	1	2022.76	116.53	36.99	110.99	360.81

Plot	Name	Reqd	No. of Trees
PLOT	Tree	9	10

Color	Index
Red	ABUTTING ROAD
Green	PROPOSED CONSTRUCTION
Yellow	COMMON PLOT
Blue	ROAD ALIGNMENT (ROAD WIDENING AREA)
Light Blue	FUTURE T.P. SCHEME DEDUCTION AREA
Dark Blue	EXISTING (To be retained)
White	EXISTING (To be demolished)

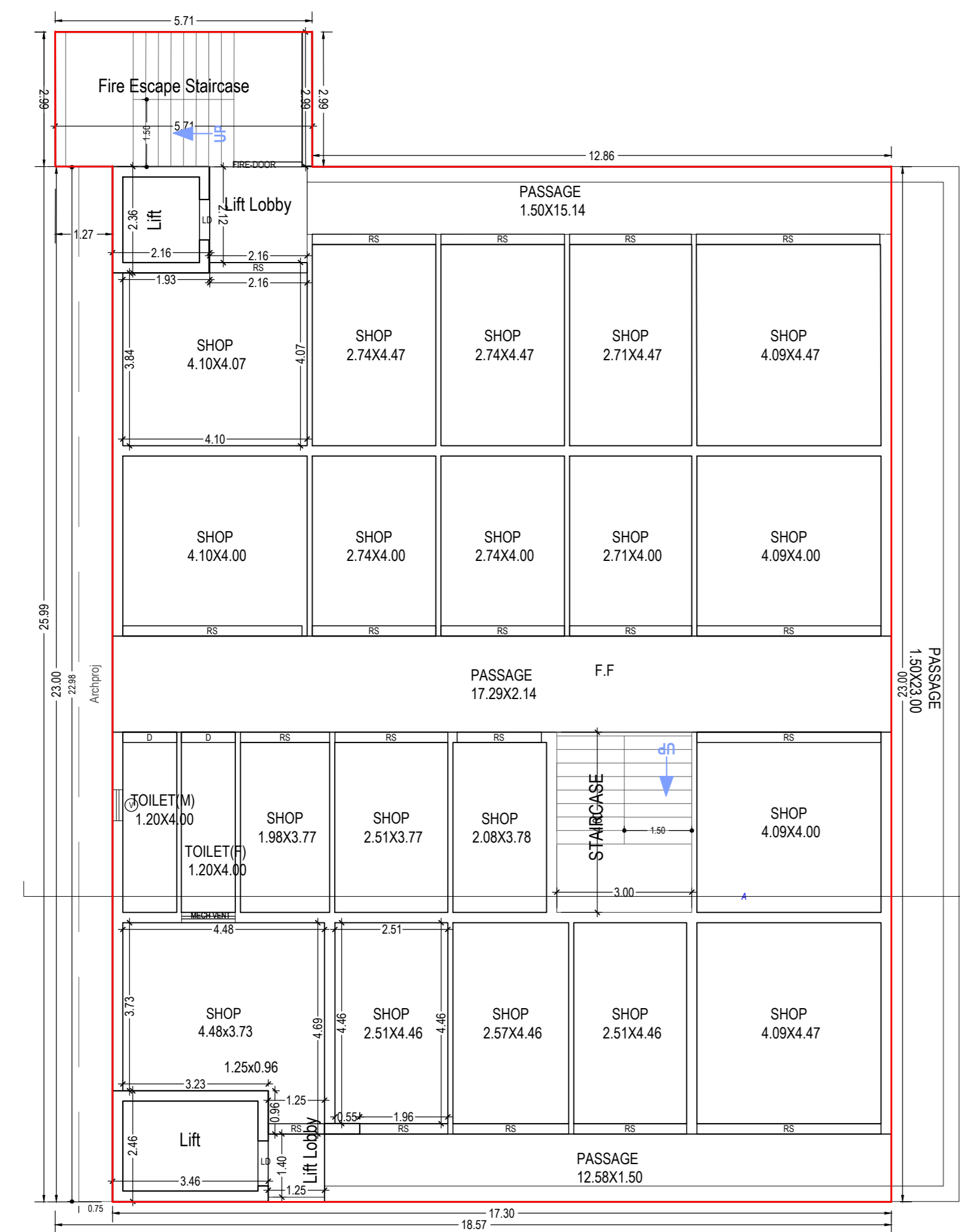
BUILDING NAME	D	NAME	LENGTH	HEIGHT	NOS
A(A)	D	0.71	2.10	04	
A(A)	D	1.04	2.10	01	
A(A)	D	1.05	2.10	05	
A(A)	D	1.20	2.10	03	
A(A)	RS	1.25	2.10	04	
A(A)	D	1.49	2.10	01	
A(A)	D	1.50	2.10	04	
A(A)	RS	1.87	2.10	02	
A(A)	RS	1.96	2.10	03	
A(A)	RS	1.98	2.10	02	
A(A)	RS	2.10	2.10	03	
A(A)	RS	2.51	2.10	05	
A(A)	RS	2.57	2.10	03	
A(A)	RS	2.71	2.10	05	
A(A)	RS	2.72	2.10	01	
A(A)	RS	2.74	2.10	01	
A(A)	RS	2.97	2.10	01	
A(A)	RS	3.04	2.10	02	
A(A)	RS	3.82	2.10	01	
A(A)	RS	3.98	2.10	03	
A(A)	RS	4.08	2.10	01	
A(A)	RS	4.09	2.10	01	
A(A)	RS	4.10	2.10	03	

Floor Name	StairCase Name	Fight Width	Tread Width	Riser Height	Rating Ht.
BASEMENT FLOOR PLAN	STAIRCASE	1.50	0.300	0.000	1.00
GROUND FLOOR PLAN	STAIRCASE	1.50	0.300	0.147	1.00
GROUND FLOOR PLAN	Fire Escape	1.50	1.499	0.176	1.00
FIRST FLOOR PLAN	STAIRCASE	1.50	0.300	0.146	1.00
FIRST FLOOR PLAN	Fire Escape	1.50	1.499	0.175	1.00
SECOND FLOOR PLAN	STAIRCASE	1.50	0.300	0.146	1.00
SECOND FLOOR PLAN	Fire Escape	1.50	1.499	0.175	1.00
THIRD FLOOR PLAN	STAIRCASE	1.50	0.300	0.146	1.00
THIRD FLOOR PLAN	Fire Escape	1.50	1.499	0.175	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.300	0.000	1.00
TERRACE FLOOR PLAN	Fire Escape	1.50	1.499	0.000	1.00

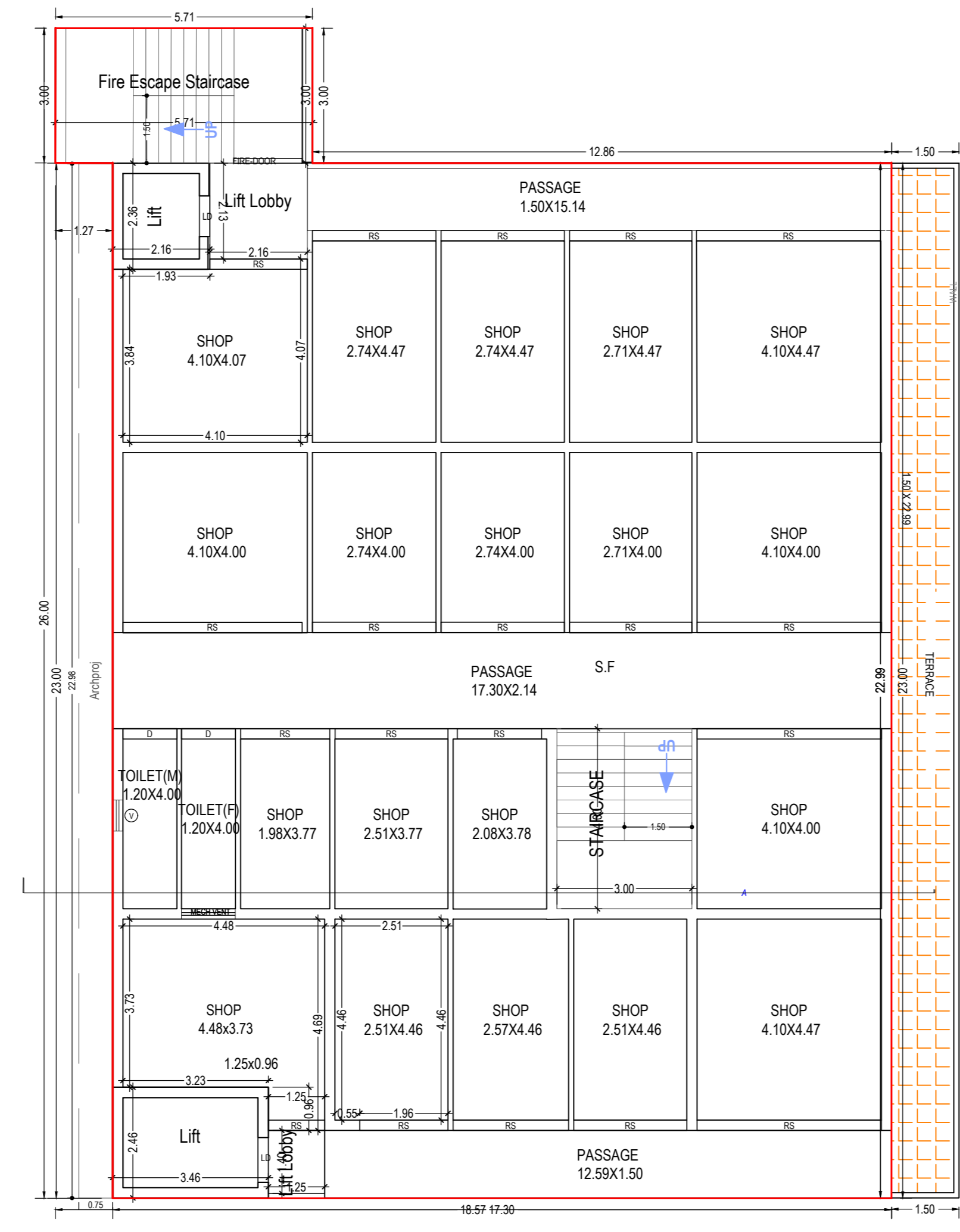
Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA Area in Sq.mt.	UnitBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit
GROUND FLOOR PLAN	G.F	OTHER	414.94	414.94	16.04	398.90	3.03	0.00	1.85
	Total		414.94	414.94	16.04	398.90	3.03	0.00	1.85
FIRST FLOOR PLAN	F.F	OTHER	414.94	414.94	15.59	399.32	0.00	0.16	2.51
	Total		414.94	414.94	15.59	399.32	0.00	0.16	2.51
SECOND FLOOR PLAN	S.F	OTHER	414.94	414.94	15.62	399.32	0.00	0.16	2.51
	Total		414.94	414.94	15.62	399.32	0.00	0.16	2.51
THIRD FLOOR PLAN	T.F	OTHER	239.60	239.60	16.72	222.88	3.35	4.05	2.58
	Total		239.60	239.60	16.72	222.88	3.35	4.05	2.58
TERRACE FLOOR PLAN	T.F	OTHER	41.00	41.00	0.00	41.00	0.00	0.00	0.00
	Total		41.00	41.00	0.00	41.00	0.00	0.00	0.00
Total			1484.39	1484.39	63.96	1420.42	6.38	4.37	9.46

Total Plot Area: -	815.40	Total FAR Area: -	1388.23
Total Coverage Area: -	397.83	Total BUA Area: -	2022.76

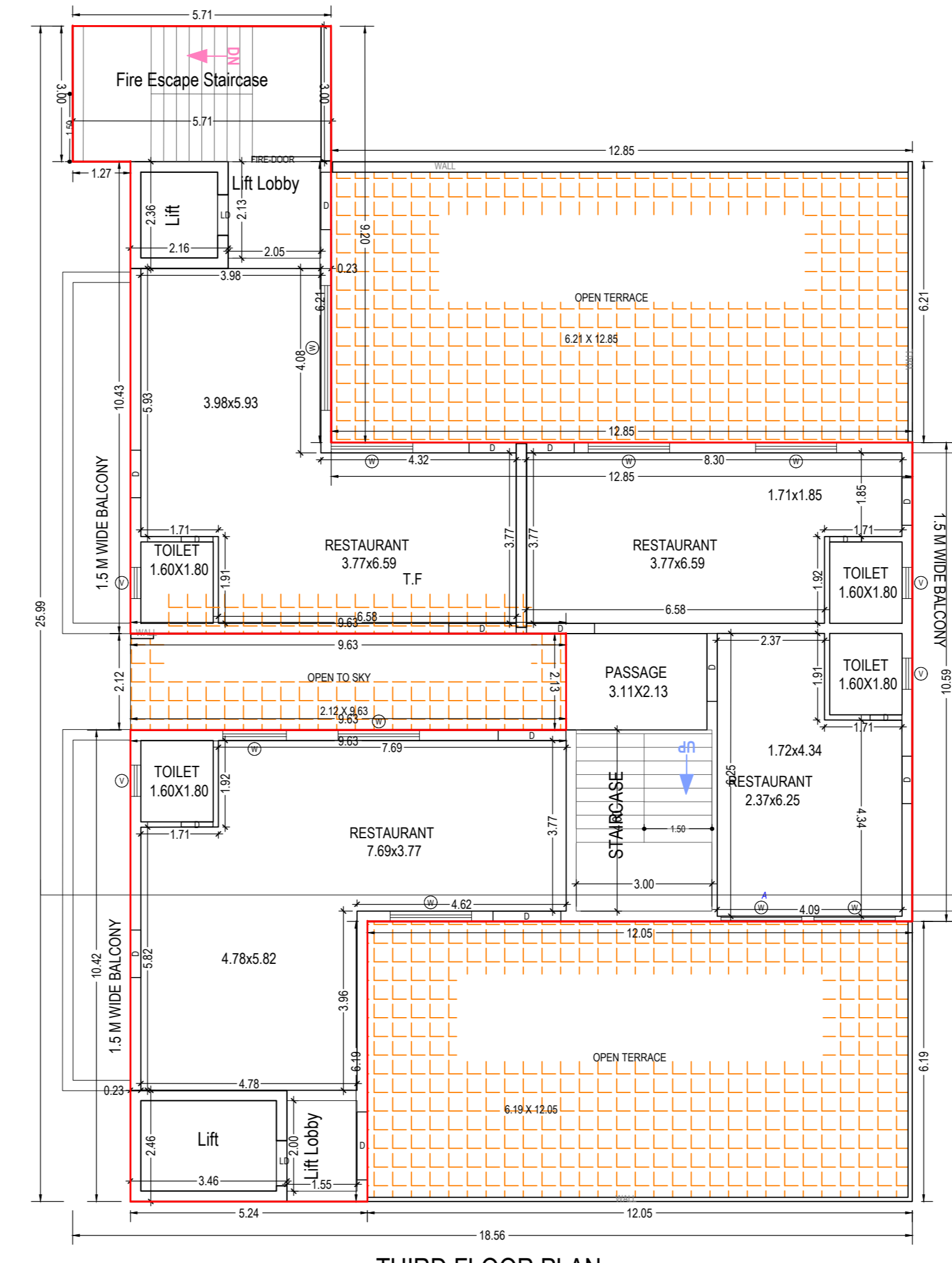
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.  
 2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.



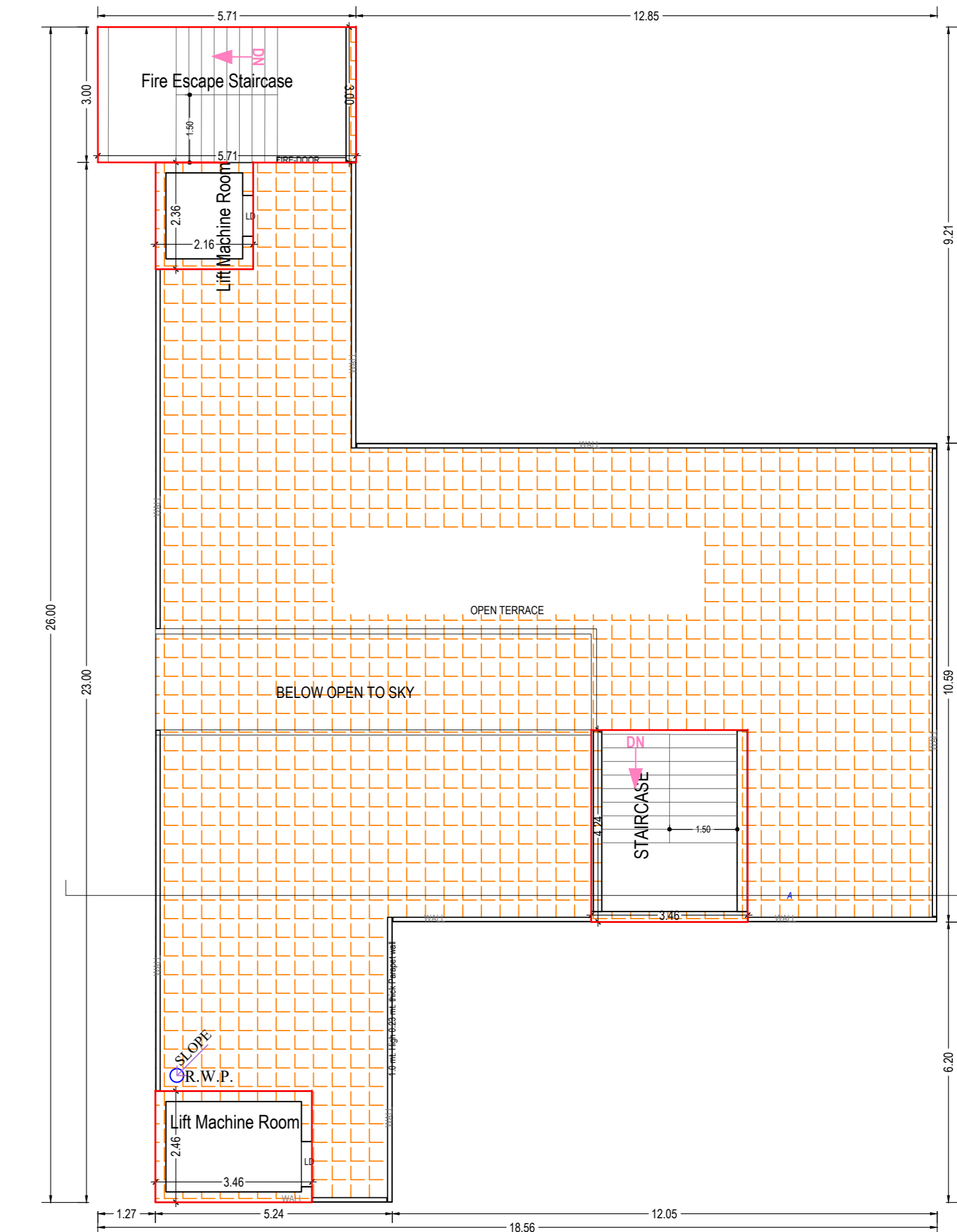
FIRST FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



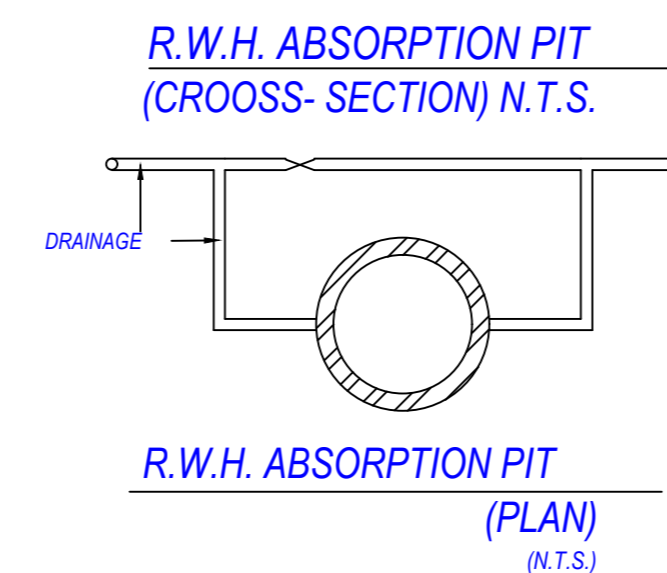
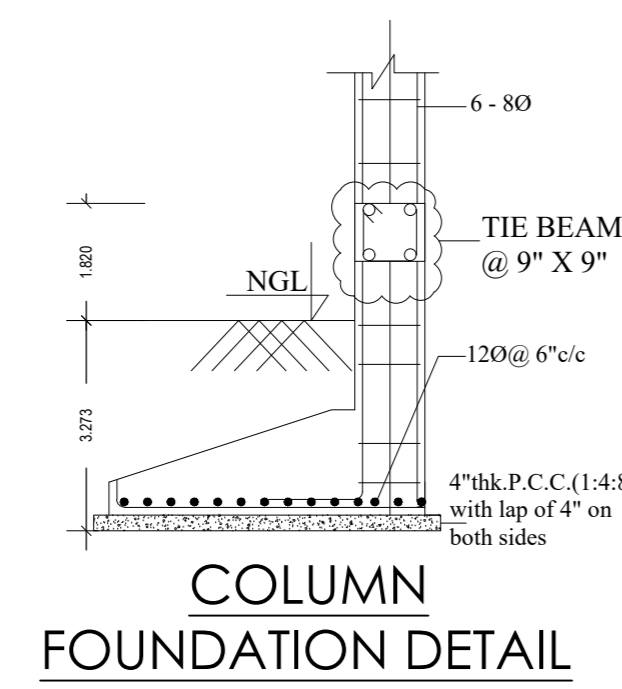
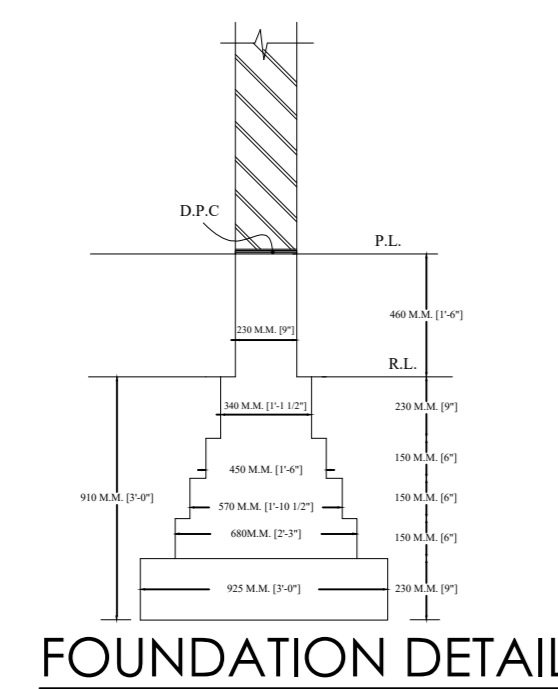
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(Proposed)  
(SCALE 1:100)



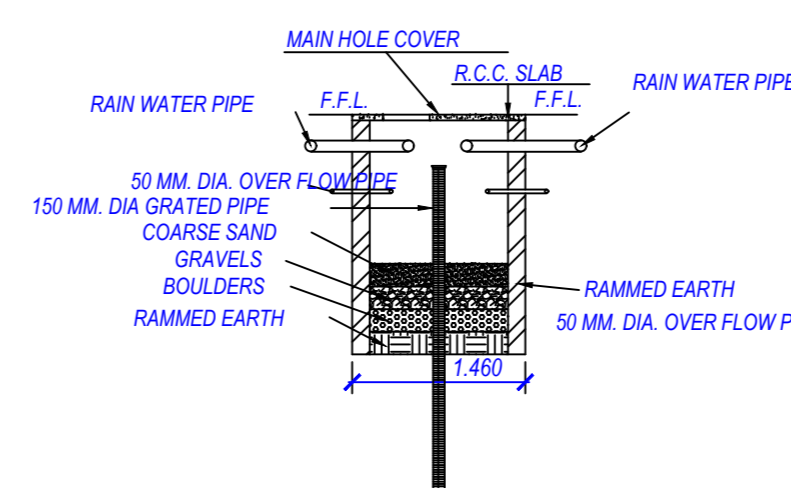
THIRD FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



TERRACE FLOOR PLAN  
(SCALE 1:100)



R.W.H. ABSORPTION PIT  
(PLAN)  
(N.T.S.)



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

OWNER'S NAME AND SIGNATURE  
 M AND M PROTECH PVT LTD, kamaideep1073@gmail.com, 9910439666

ARCHITECT'S NAME AND SIGNATURE  
 JATIN GOEL  
 CA2017/86678



Hapur-Pitkhua Development Authority



Building Plan Application Number

HPDA/BP/23-24/0232

Sanctioned On

20 Apr 2024

Valid Till

28 Apr 2029

Approved By

Nitin Gaur (Vice Chairman)

Examined By

Rakesh Kumar Tomar (Junior engineer)

Tushar Kant Jain (Assistant Engineer)

Rajeev Ratan Shah (Town Planner)

Pradeep Kumar Singh (Secretary)

Rajeev Ratan Shah (Town Planner)

Pradeep Kumar Singh (Secretary)