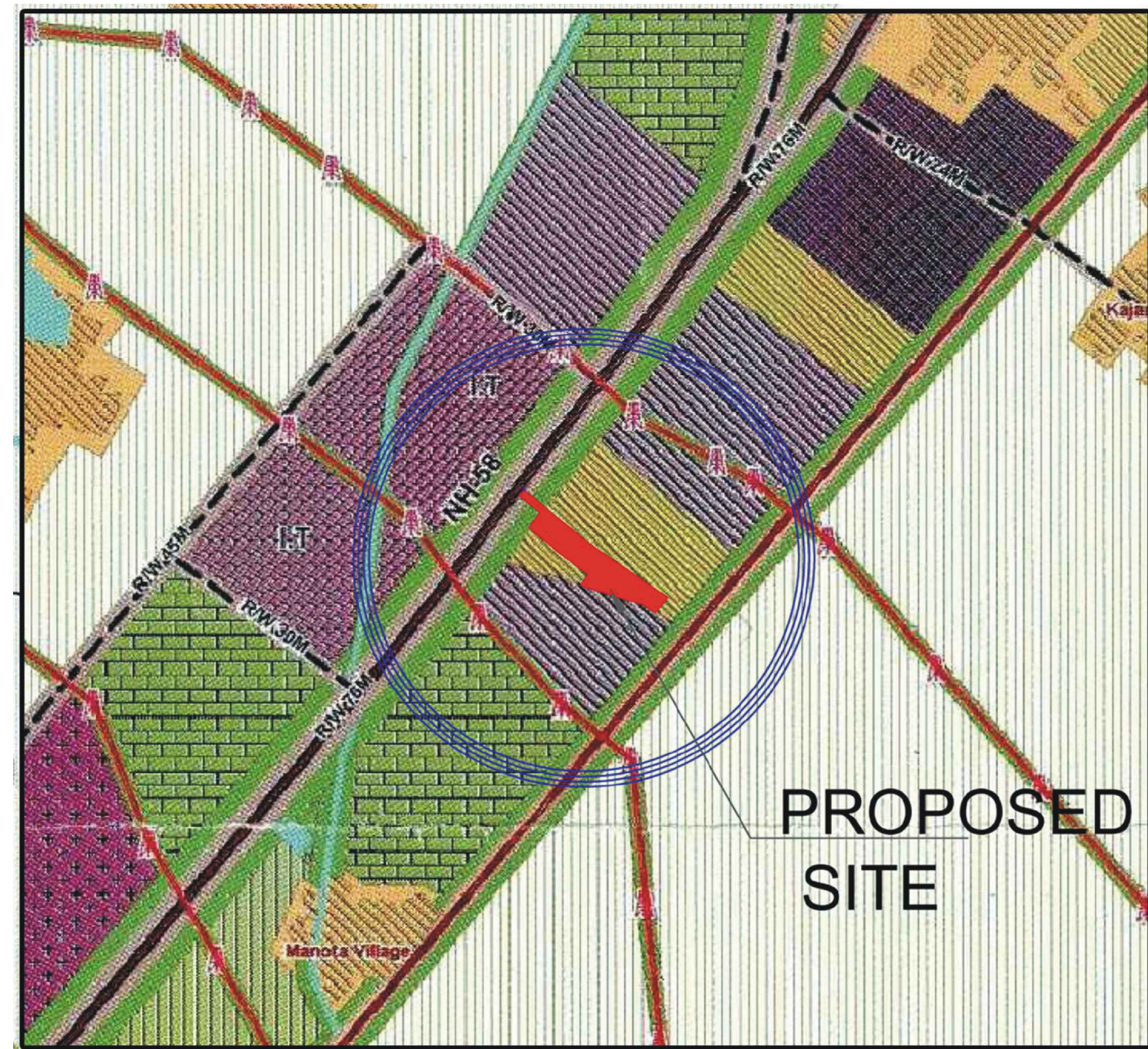
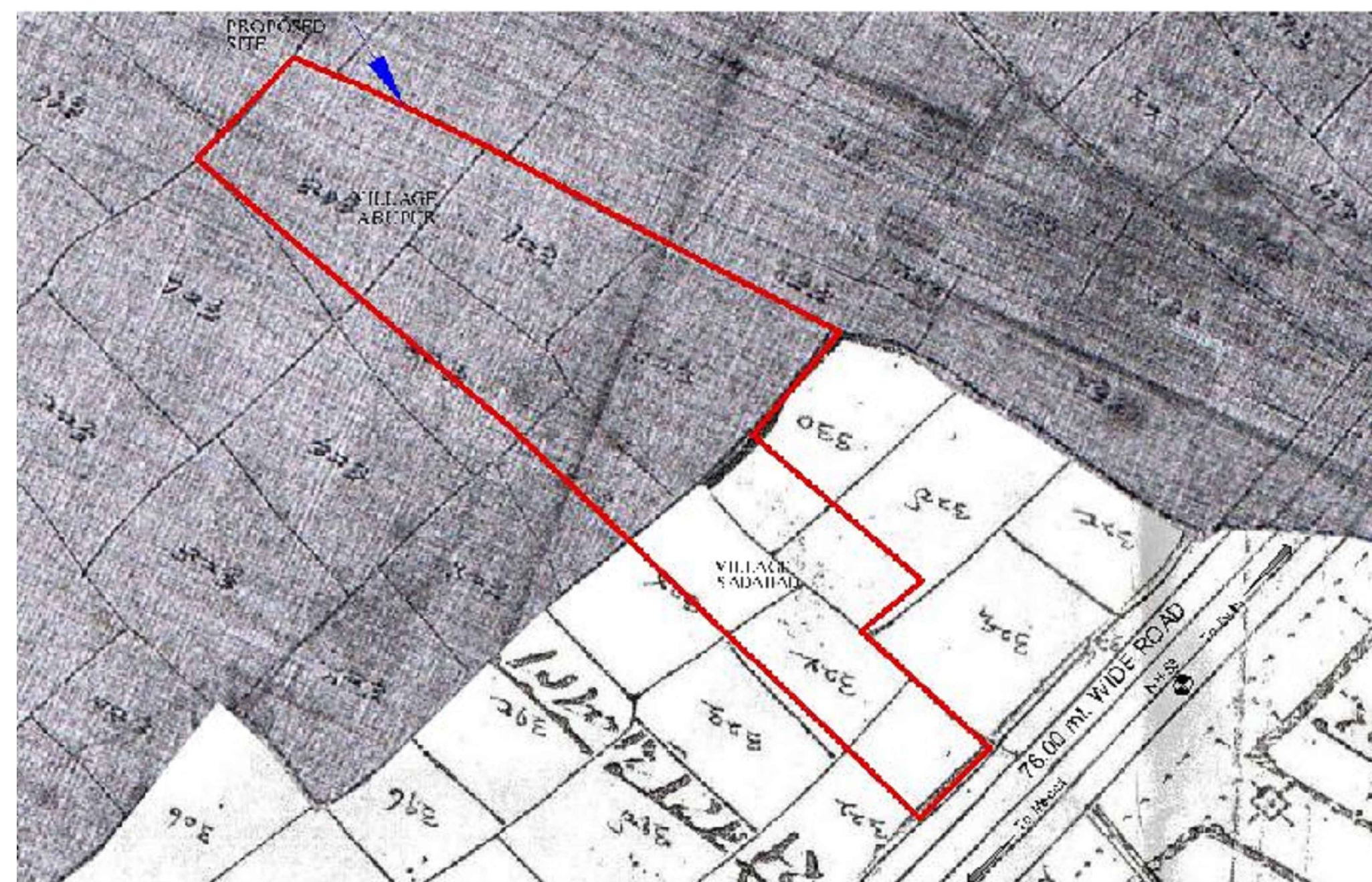


Project Title - REVISED SUBMISSION DRAWINGS FOR THE PROPOSED AFFORDABLE HOUSING PROJECT " SIKKA KANNAN GREEN " AT KHASRA NO. - 321, 322, 324, 325, 329, 330 VILLAGE SADABAD & KHASRA NO. - 679, 679K, 680, 681, 682 & 683 VILLAGE ABUPUR, MODI NAGAR ( NH - 58 ) GHAZIABAD ( U.P. )  
OWNER - M/s. - SIKKA DEVELOPER'S PVT. LTD. & KINDLE INFRAHEIGHT PVT. LTD. ( BOTH CONSORTIUM MEMBER )



### SITE SUPERIMPOSED ON MASTER PLAN



### SITE SUPERIMPOSED ON KHASRA PLAN

FAR & Unit Details																			
Building	No of Same Bldg	Gross Built Up Area (Sq.ft)	Deductions From Gross BUA/Area (in Sq.ft)			Total Built Up Area (Sq.ft)	sanctioned Built Up Area (Sq.ft)	Deductions (Area in Sq.ft)							Proposed FAR Area (Sq.ft.)	Total FAR Area (Sq.ft.)	No of Unit		
			OTS	VShaf	Void			Munty	L/R	L/R Machine	L/R Lobby	Covered Area	Parking	Resi.	Commercial	community	Educational		
(B'LOCK 1) PART - F	1	6931.09	0.00	0.00	75.72	6855.37	0.00	23.63	155.24	9.43	0.00	224.30	2678.90	5905.51	0.00	0.00	0.00	5905.51	96
(B'LOCK 1) PART - G	1	5001.04	0.00	0.00	500.14	4500.90	0.00	126.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	487.50	487.50	90
(B'LOCK 1) PART - H	1	20425.32	0.00	0.00	77.66	18111.39	2176.27	272.47	147.18	8.14	0.00	0.00	13223.70	6011.72	0.00	0.00	562.76	6574.48	98
(B'LOCK 1) PART - E	1	7219.20	0.00	0.00	68.76	7150.44	0.00	205.58	97.68	8.14	0.00	19.91	0.00	6052.86	557.13	0.00	0.00	6609.79	78
(B'LOCK 1) PART - D	1	7048.82	0.00	0.00	7048.82	0.00	178.09	31.31	8.21	0.00	0.00	0.00	5377.83	0.00	0.00	0.00	5377.86	88	
(B'LOCK 1) PART - C	1	6864.02	0.00	0.00	6664.02	0.00	178.06	90.31	8.21	0.00	0.00	0.00	5350.02	0.00	0.00	0.00	5350.02	88	
(B'LOCK 1) PART - B	1	5860.72	1.44	10.08	0.00	5849.20	0.00	254.82	206.30	8.14	200.49	29.92	0.00	0.00	4906.12	0.00	0.00	4906.12	90
(B'LOCK 1) (COMMERCIAL) PART - A	1	54650.31	1.44	10.08	222.14	52540.38	2176.27	1385.24	736.02	50.27	200.49	256.13	15902.60	28687.77	5483.25	562.76	487.50	35211.28	428

Building Use/SUBUSE Details													
Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
( BLOCK 1 ) PART - F	Residential	Group Housing	-	Highrise	96	0	TYPICAL - 1- 12 FLOOR PLAN	STLET FLOOR PLAN	Residential + Parking	Group Housing	-	-	-
								TERRACE FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
NURSARY (SCHOOL)	Educational	Nursery	-	Lowrise Building	0	3	FIRST FLOOR PLAN SECOND FLOOR PLAN	GROUND FLOOR PLAN	Educational	Nursery	Educational	Educational	Nursery
								FIRST FLOOR PLAN	Educational	Nursery	Educational	Educational	Nursery
								SECOND FLOOR PLAN	Educational	Nursery	Educational	Educational	Nursery
								TERRACE FLOOR PLAN	Educational	Nursery	-	-	-
B (BLOCK)	Residential	Group Housing	-	Highrise	78	1	TYPICAL - 1-15 FLOOR PLAN	BASEMENT FLOOR PLAN	Residential + Parking	Group Housing	-	-	-
								GROUND FLOOR PLAN	Assembly	Club	Assembly	Assembly	Club
								TERRACE FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-
( BLOCK 1 ) PART - E	Residential	Group Housing	-	Highrise	78	1	TYPICAL - 1-13 FLOOR PLAN	GROUND FLOOR PLAN	Commercial	Commercial Building	Commercial	Commercial	Commercial Building
								TERRACE FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
( BLOCK 1 ) PART - G	Residential	Group Housing	-	Highrise	88	0	TYPICAL - 1-11 FLOOR PLAN	TERRACE FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-
( BLOCK 1 ) PART -H	Residential	Group Housing	-	Highrise	88	0	TYPICAL - 1-11 FLOOR PLAN	TERRACE FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-
BLOCK (COMMERCIAL)	Commercial	-	-	Highrise	0	0	TYPICAL - 1, 2, 3, 4, 5 FLOOR PLAN SERVICE FLOOR PLAN TYPICAL - 6, 7, 8, 9 FLOOR PLAN TYPICAL - 10, 11 FLOOR PLAN TERRACE FLOOR PLAN	LOWER GROUND FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
								UPPER GROUND FLOOR PLAN	Commercial	Commercial Building	Commercial	Commercial	Commercial Building
								TYPICAL - 1, 2 FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
								TYPICAL - 3, 4, 5 FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
								SERVICE FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
								TYPICAL - 6, 7, 8, 9 FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
								TYPICAL - 10, 11 FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
								TERRACE FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building






	File No	CADBP&T/24/1338	Sheet	1 / 13
	Submission Date	2023-12-28	Scale	1:100
A	AREA STATEMENT	VERSION NO.: 1.0.96 DATE: 27/12/2023		
	PROJECT DETAIL			
	Authority: Ghazabad Development Authority	Pld Use: Residential		
	Authority/Class: Category A	Pld SubUse: Group Housing		
	Authority/Guide: Development Authority (DA)	Development Plan: Master Plan		
	Case Track: Regular	Land Use Zone: Residential all Zone		
	Project Type: Group Development	Land SubUse Zone: Residential Zone		
	Nature of Development: ADDITIONAL EXTENSION	LAYOUT TYPE: NA		
	Development Area: Undeveloped Area			
	SubDevelopment Area: Other Town Area			
	Special Project: NA			
	Site Address: District Ghazabad, Tehsil Moolgager, Village Makmurpur S/N			
	ARCA DETAILS :			
1.	Area of Plot As per record	Sq.Mts		
	Documental Area		2398.90	
	As per the condition		2398.90	
	Area of Plot Considered		2398.90	
	Deduction for			
	(a)Proposed roads		309.89	
	Road Widening Area		309.89	
	(b)Area of Master Plan Green Belt		1483.02	
	Total (a + b)		1793.91	
2.	Net Area of plot (I - II ) AREA OF PLOT			
	Pld Area For Coverage		2214.99	
	Pld Area For FAR		2154.99	
	Farm (FAR Area (2.50))		6837.47	
	Total Perm. FAR area (2.50)		6837.47	
4.	Permissible coverage area (50.0%)	Total Built up area permissible at:		1107.49
	Proposed Coverage Area (16.50 %)			3745.70
	Proposed Coverage Area (10.15 %)			2256.28
	Total Coverage Area (27.65 %)			6071.98
	Balance coverage area (22.35 %)			6075.51
	Proposed Building	Existing Built up	Proposed F.S.I	Existing F.S.I
Basement Floor	11547.43	0.00	0.00	0.00
Stilt Floor	1721.90	0.00	0.00	0.00
Ground Floor	386.41	0.00	384.72	0.00
Upper Ground Floor	400.00	0.00	399.00	0.00
First Floor	1622.90	0.00	1558.39	0.00
Second Floor	3150.89	0.00	2880.26	0.00
Third Floor	2190.89	0.00	2051.95	0.00
Fourth Floor	3062.19	0.00	2743.23	0.00
Fifth Floor	3028.40	0.00	2699.45	0.00
Sixth Floor	3091.32	0.00	2756.35	0.00
Seventh Floor	3037.54	0.00	2712.57	0.00
Eighth Floor	3037.54	0.00	2712.57	0.00
Ninth Floor	3091.32	0.00	2756.35	0.00
Tenth Floor	3037.54	0.00	2712.57	0.00
Eleventh Floor	3037.54	0.00	2712.57	0.00
Twelfth Floor	1915.00	0.00	1775.53	0.00
Thirteenth Floor	997.78	0.00	902.22	0.00
Terrace/Floor	284.75	0.00	0.00	0.00
Service Floor	199.10	0.00	0.00	0.00
Total Area	52040.38	1718.27	35211.28	0.00
	Sancionded/Builtuping Building FAR Area			20038.87
	Total FAR Area			55206.15
	Proposed/Built up area			52040.38
	Sancionded/Builtuping Building BUA Area			21853.43
	Total Builty Area			73824.08
	Proposest/ S.I consumed			2.403
C	Terament/ Statement			
4.	Terament Proposed At:			
	Proposed/Built up area	328		
	Proposed Totals	426		
	Total Teremnets (3 + 4)	758		
#	Parking Statement			
1.	Parking Space Required as per Regulations:			6847.50
2.	Proposed Parking Spaces:			15920.60
	Buidling Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)	UNITS
	Sancionded/Slevcturing Sub-BLOCK(C)-8	6101.01	6356.67	104
	Sancionded/Slevcturing Sub-BLOCK(B)-8	7215.24	6842.72	112
	Sancionded/Slevcturing Sub-BLOCK(A)-8	1201.13	6204.48	112
	Total:	21107.43	20038.87	328

Tree Details (Table 1)			
Plot	Name	Nos Of Trees	
		Read	Prop
plot	Tree	111	111


Green and open space Area		
Name	Prop	Area
15% Green		828.00
15% Green		1386.89
15% Green		923.45
15% Green		184.90

Sanctioned / Existing Building Details								
Block	Name	Use	SubUse	Structure	Height	Floor No	FAR Area	BUA Area
BLOCK - C	Sanctioned/existing Structure-2	Residential	Group Housing	Highrise	42.05	14	6356.67	6701.01
BLOCK - B	Sanctioned/existing Structure-1	Residential	Group Housing	Highrise	44.95	15	6847.72	7215.24
BLOCK - A	Sanctioned/existing Structure	Residential	Group Housing	Highrise	44.95	15	6824.48	7191.18

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
SIKKA DEVELOPERS PVT LTD & KINDLE INFRAHEIGHT PVT. LTD. (BOTH CONSORTIUM MEMBER), sikkadevelopers2016@gmail.com, 9810344118

ARCH/ENG'S NAME AND SIGNATURE	<u>R.K. Chawla</u> ENGINEER
ANJU AGARWAL	
CA/96/19503	

<p><b>Signature Not Verified</b>          Details are not available for this document.          Date: 13 May 2016 12:00:00 PM          Designation: Author</p>  	<p><b>Ghaziabad Development Authority</b></p> 
<p><b>Signature Not Verified</b>          Details are not available for this document.          Date: 13 May 2016 12:00:00 PM          Designation: Author</p> 	<p><b>Signature Not Verified</b>          Details are not available for this document.          Date: 13 May 2016 12:00:00 PM          Designation: Author</p> 

Building Plan Application Number	GDA/BP/23-24/1338
Sanctioned On	04 May 2024

09 May 2029

Approved By	
-------------	--

Ajay Kumar Singh (Chief Architect and Town Planner)	
Examined By	

Bhagwan Das Maurya (Junior engineer)[illegible]

Dhananjay Singh (Assistant Engineer)

Bhagwan Das Maurya (Junior engineer)

[illegible]

Dhananjay Singh (Assistant Engineer)

Bhagwan Das Maurya (Junior engineer)

\_\_\_\_\_

**Dhananjay Singh (Assistant Engineer)**

\_\_\_\_\_

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)

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