

[illegible]

| AREA STATEMENT                                                |  | VERSION NO. 1.0-94<br>VERSION DATE: 10/05/2024 |      |
|---------------------------------------------------------------|--|------------------------------------------------|------|
| PROJECT DETAILS                                               |  |                                                |      |
| Authority: Chokkikul Development Authority                    |  | Plot Use: Residential                          |      |
| Authority/Gate: Category A                                    |  | Plot Sub-Use: Group Housing                    |      |
| Authority/Gate: Development Authority (DA)                    |  | Development Plan: Zonal Development Plan       |      |
| Class: Residential                                            |  | Land Use Zone: Residential use Zone            |      |
| Project Type: Group Development                               |  | Land Sub-Use Zone: Residential Zone            |      |
| Nature of Development: New                                    |  | Layout Type: NA                                |      |
| Development Area: Undeveloped Area                            |  |                                                |      |
| Subdevelopment Area: Other Town Area                          |  |                                                |      |
| Special Project: NA                                           |  |                                                |      |
| Site Address: District Chokkikul, Tamil Chokkikul, Village NA |  |                                                |      |
| AREA DETAILS                                                  |  | Sq Mts                                         |      |
| 1. Area of Plot A/c per record                                |  |                                                |      |
| Document Area                                                 |  | 27975.54                                       |      |
| As per subdivision                                            |  | 27975.54                                       |      |
| Area of Plot (Considered)                                     |  | 27982.45                                       |      |
| 2. Deduction for:                                             |  |                                                |      |
| a) Proposed roads                                             |  | 312.89                                         |      |
| b) Canal/irrigation Area                                      |  | 371.89                                         |      |
| c) Dry/irrigations                                            |  | 31.05                                          |      |
| d) (Total - b)                                                |  | 312.89                                         |      |
| Net Area of Plot (1 - 2) AREA OF PLOT                         |  | 27260.45                                       |      |
| Plot Area for Coverage                                        |  | 10239.45                                       |      |
| Plot Area For FAR                                             |  | 27260.45                                       |      |
| FAR: FAR Area (2.53)                                          |  | 68198.12                                       |      |
| FAR: Paid FAR Area (1.25)                                     |  | 34079.00                                       |      |
| Total FAR: FAR area with Paid FAR (2.78)                      |  | 10239.45                                       |      |
| FAR: Incentive / FAR against L&S                              |  | 6794.90                                        |      |
| Total FAR: FAR area (3.53)                                    |  | 107250.15                                      |      |
| Total Built up area permissible at:                           |  |                                                |      |
| Permissible Coverage area (40.00 %)                           |  | 10964.56                                       |      |
| Proposed Coverage Area (33.99 %)                              |  | 9069.49                                        |      |
| Total Prop. Coverage Area (33.99 %)                           |  | 9069.07                                        |      |
| Balance coverage area (6.01 %)                                |  | 1535.91                                        |      |
| Proposed Area Split                                           |  |                                                |      |
| Proposed Built up                                             |  | Existing Built up                              |      |
| Proposed FAR                                                  |  | Existing FAR                                   |      |
| Basement Floor                                                |  | 19488.63                                       | 0.00 |
| Site Floor                                                    |  | 8351.43                                        | 0.00 |
| Ground Floor                                                  |  | 1127.64                                        | 0.00 |
| First Floor                                                   |  | 6865.00                                        | 0.00 |
| Second Floor                                                  |  | 6862.79                                        | 0.00 |
| Third Floor                                                   |  | 6867.93                                        | 0.00 |
| Fourth Floor                                                  |  | 6867.93                                        | 0.00 |
| Fifth Floor                                                   |  | 6110.42                                        | 0.00 |
| Sixth Floor                                                   |  | 6110.42                                        | 0.00 |
| Seventh Floor                                                 |  | 6110.42                                        | 0.00 |
| Eighth Floor                                                  |  | 6110.42                                        | 0.00 |
| Ninth Floor                                                   |  | 6110.42                                        | 0.00 |
| Tenth Floor                                                   |  | 6110.42                                        | 0.00 |
| Eleventh Floor                                                |  | 6110.42                                        | 0.00 |
| Twelfth Floor                                                 |  | 6110.42                                        | 0.00 |
| Thirteenth Floor                                              |  | 6110.42                                        | 0.00 |
| Fourteenth Floor                                              |  | 2777.78                                        | 0.00 |
| Terrace Floor                                                 |  | 536.57                                         | 0.00 |
| Total Area                                                    |  | 117466.98                                      | 0.00 |
| Total FAR Area                                                |  | 88617.34                                       |      |
| Accessory Use Area included in Bulldy Area                    |  | 53.63                                          |      |
| Total Bulldy Area                                             |  | 117669.82                                      |      |
| Proposed FAR consumed:                                        |  | 3.14                                           |      |
| C. Tenement Statement                                         |  |                                                |      |
| C.1 Tenement Proposed At:                                     |  |                                                |      |
| a) All Floors                                                 |  |                                                |      |
| b) Total (Tenements (3 + 4))                                  |  |                                                |      |
| 660                                                           |  |                                                |      |
| D. Parking Statement                                          |  |                                                |      |
| a) Parking Space Reserved as per Regulations                  |  |                                                |      |
| 12350.54                                                      |  |                                                |      |
| b) Proposed Parking Space                                     |  |                                                |      |
| 30792.93                                                      |  |                                                |      |

| 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)         |  |

| Tree Details (Table 3h) |      |              |      |
|-------------------------|------|--------------|------|
| Plot                    | Name | Nos Of Trees |      |
|                         |      | Reqd         | Prop |
| plot                    | Tree | 137          | 137  |

| Name                                 | Prop. Area |
|--------------------------------------|------------|
| 10% GREEN - 1<br>AREA 242.62 sq.mt.  | 242.62     |
| 10% GREEN - 2<br>AREA 2483.78 sq.mt. | 2483.78    |
| Total                                | 2726.40    |

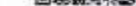
|                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------|
| OWNER'S NAME AND SIGNATURE                                                                                                              |
| UNINAV BUILDCON PRIVATE LIMITED ( formerly known as - KW DREAM HOMES CONSORTIUM PRIVATE LIMITED ) info@uninavdevelopers.com, 9650099568 |

ARCHENG'S NAME AND SIGNATURE: STRUCTURE ENGINEER

|              |                    |
|--------------|--------------------|
| ANUJ AGARWAL | STRUCTURE ENGINEER |
| CA/95/19503  |                    |

Signature valid  
Digitally signed by A. K. Jaiswal

|                                                                                                                         |                                 |
|-------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| Date: 17 Oct 2014<br>Designation:  | Ghaziabad Development Authority |
|-------------------------------------------------------------------------------------------------------------------------|---------------------------------|

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Signature Read

|                                  |                   |
|----------------------------------|-------------------|
| Building Plan Application Number | GDA/HP/23-24/1317 |
|----------------------------------|-------------------|

|               |  |  |  |  |  |
|---------------|--|--|--|--|--|
| Sanctioned On |  |  |  |  |  |
| 12 Oct 2024   |  |  |  |  |  |

|             |             |
|-------------|-------------|
| Valid Till  | 13 Feb 2031 |
| Approved By |             |

|                                                 |
|-------------------------------------------------|
| Arvind Kumar (Chief Architect and Town Planner) |
| Examined By                                     |

Bhagwan Das Maurya (Junior engineer)

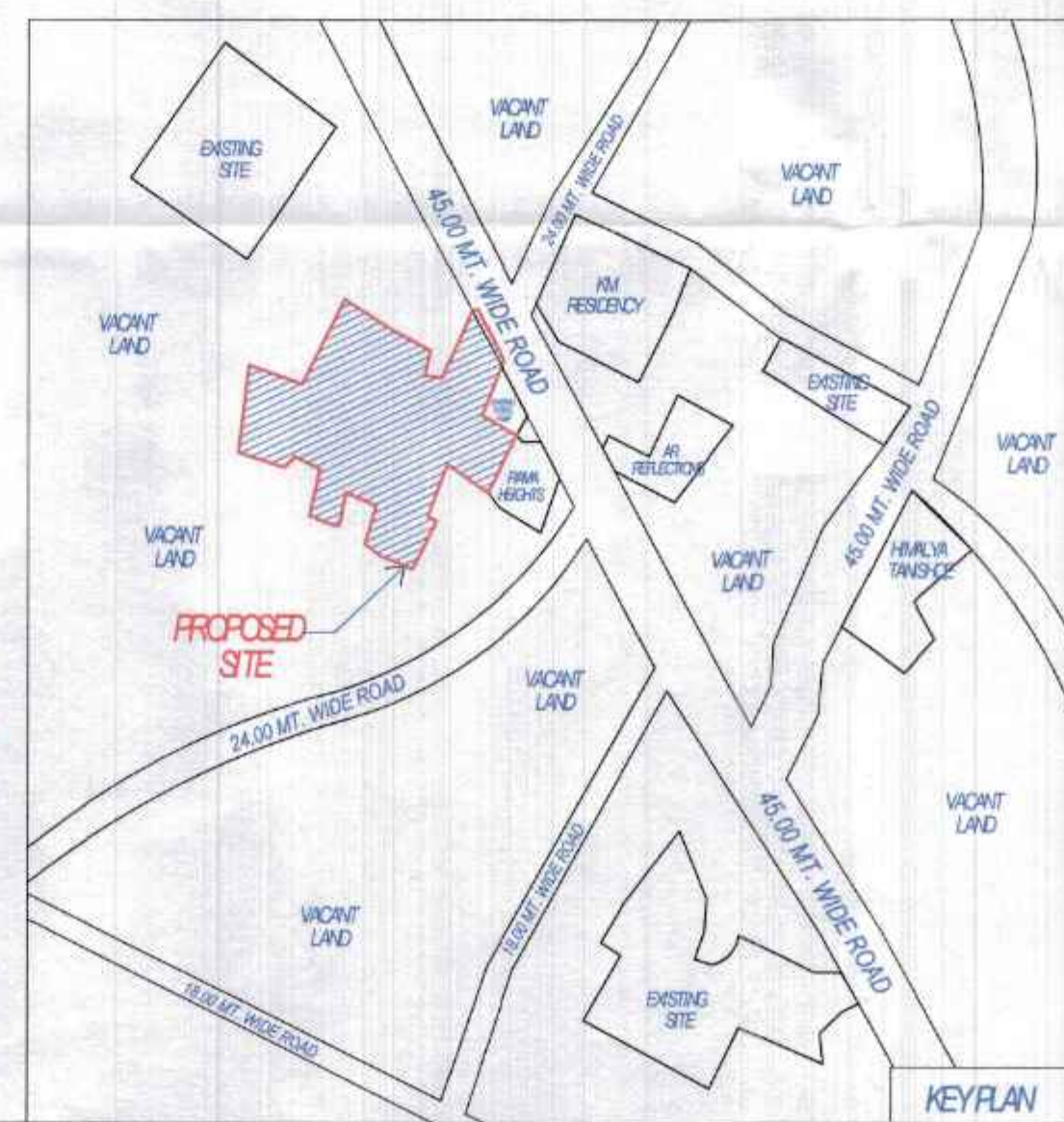
Nekram Rajput (Assistant Engineer)

Bhagwan Das Maurya (Junior engineer)

Arvind Kumar (Town Planner/Executive engineer)

Arvind Kumar (Chief Architect and Town Planner)

color are user inputs, which are not verified and not generated by scrutiny software.



| Vehicle Type          | Reqd. |                                                                       |                 | Prop. |                 |
|-----------------------|-------|-----------------------------------------------------------------------|-----------------|-------|-----------------|
|                       | No.   | Reduced Reqd Parking (Incase of Plot having 10% less surrendered FOC) | Area            | No.   | Area            |
| Equivalent Car Space  | -     | -                                                                     | -               | 822   | 11302.50        |
| Total Car             | 820   | -                                                                     | 11276.00        | 822   | 11302.50        |
| Visitor's Car Parking | 75    | -                                                                     | 1031.25         | 75    | 1031.25         |
| TwoWheeler            | 22    | -                                                                     | 44.00           | 22    | 44.00           |
| Cycle Parking         | -     | -                                                                     | -               | -     | 18374.50        |
| <b>Total</b>          |       |                                                                       | <b>12356.25</b> |       | <b>30752.25</b> |

| Required Parking (Table 7a)             |                    |                         |             |                                |         |           |             |             |           |       |       |           |       |   |
|-----------------------------------------|--------------------|-------------------------|-------------|--------------------------------|---------|-----------|-------------|-------------|-----------|-------|-------|-----------|-------|---|
| Building Name                           | Type               | Setback                 | Area (sq m) | Parking (space) need for every | Units   | Car       | Vanpool Car | Two Wheeler |           |       |       |           |       |   |
|                                         |                    |                         |             |                                | Prop.   | Regd Unit | Regd.       | Prop.       | Regd Unit | Regd. | Prop. | Regd Unit | Regd. |   |
| TOWER B<br>(COMMERCIAL AND RESIDENTIAL) | Residential        | Ground Housing          | 6-50        | 1                              | 22.00   | -         | -           | -           | -         | -     | -     | 1.00      | 22    | - |
|                                         |                    |                         | 50-100      | 1                              | 33.00   | 1.00      | 33          | -           | -         | -     | -     | -         | -     | - |
|                                         |                    |                         | 100-150     | 1                              | 1.00    | 1.25      | 1.25        | -           | -         | -     | -     | -         | -     | - |
|                                         |                    |                         | >= 150      | 1                              | -       | -         | -           | -           | -         | 1.00  | 3.42  | -         | -     | - |
|                                         |                    |                         | > 0         | 1                              | -       | -         | -           | -           | -         | -     | -     | -         | -     | - |
| TOWER E<br>(RESIDENTIAL)                | Residential        | Shop                    | 6-50        | 1                              | -       | -         | -           | -           | -         | -     | -     | -         | -     | - |
|                                         |                    |                         | 50-100      | 1                              | 50.00   | 1.00      | 50          | -           | -         | -     | -     | -         | -     | - |
|                                         |                    |                         | 100-150     | 1                              | -       | 1.25      | -           | -           | -         | -     | -     | -         | -     | - |
|                                         |                    |                         | >= 150      | 1                              | -       | 1.00      | -           | -           | -         | -     | -     | -         | -     | - |
|                                         |                    |                         | > 0         | 1                              | -       | -         | -           | -           | -         | 1.00  | 5.90  | -         | -     | - |
| COMMUNITY FACILITY                      | Community Facility | Public Purpose Building | 6-50        | 1                              | -       | -         | -           | -           | -         | -     | -     | -         | -     |   |
|                                         |                    |                         | > 0         | 100                            | 2703.42 | 2.00      | 55          | -           | -         | -     | -     | -         | -     | - |
| NURSERY SCHOOL                          | Nursery School     | Educated Building       | 6-50        | 1                              | 100     | 803.35    | 1.00        | 95          | -         | -     | -     | -         | -     |   |
|                                         |                    |                         | > 0         | 1                              | -       | -         | -           | -           | -         | -     | -     | -         | -     | - |
| TOWER B<br>(RESIDENTIAL)                | Residential        | Group Housing           | 6-50        | 1                              | 1.00    | -         | -           | -           | -         | -     | -     | -         | -     | - |
|                                         |                    |                         | 50-100      | 1                              | -       | -         | -           | -           | -         | -     | -     | -         | -     | - |
|                                         |                    |                         | 100-150     | 1                              | 28.00   | 1.25      | 35          | -           | -         | -     | -     | -         | -     | - |
|                                         |                    |                         | >= 150      | 1                              | 85.00   | 1.50      | 94          | -           | -         | -     | -     | -         | -     | - |
|                                         |                    |                         | > 0         | 1                              | -       | -         | -           | -           | -         | 1.00  | 11.90 | -         | -     | - |
| TOWER F<br>PART F & G<br>(RESIDENTIAL)  | Residential        | Group Housing           | 6-50        | 1                              | -       | -         | -           | -           | -         | -     | -     | -         | -     |   |
|                                         |                    |                         | 50-100      | 1                              | 154.00  | 1.00      | 154         | -           | -         | -     | -     | -         | -     | - |
|                                         |                    |                         | 100-150     | 1                              | -       | 1.25      | -           | -           | -         | -     | -     | -         | -     | - |
|                                         |                    |                         | >= 150      | 1                              | -       | 1.50      | -           | -           | -         | -     | -     | -         | -     | - |
|                                         |                    |                         | > 0         | 1                              | -       | -         | -           | -           | -         | 1.00  | 15.40 | -         | -     | - |
| TOWER A<br>(RESIDENTIAL)                | Residential        | Group Housing           | 6-50        | 1                              | -       | -         | -           | -           | -         | -     | -     | -         | -     |   |
|                                         |                    |                         | 50-100      | 1                              | 1.00    | -         | -           | -           | -         | -     | -     | -         | -     | - |
|                                         |                    |                         | 100-150     | 1                              | 112.00  | 1.25      | 143         | -           | -         | -     | -     | -         | -     | - |
|                                         |                    |                         | >= 150      | 1                              | -       | 1.50      | -           | -           | -         | -     | -     | -         | -     | - |
|                                         |                    |                         | > 0         | 1                              | -       | -         | -           | -           | -         | 1.00  | 14    | -         | -     | - |
| TOWER D<br>(RESIDENTIAL)                | Residential        | Group Housing           | 6-50        | 1                              | -       | -         | -           | -           | -         | -     | -     | -         | -     |   |
|                                         |                    |                         | 50-100      | 1                              | 1.00    | -         | -           | -           | -         | -     | -     | -         | -     | - |
|                                         |                    |                         | 100-150     | 1                              | 112.00  | 1.25      | 143         | -           | -         | -     | -     | -         | -     | - |
|                                         |                    |                         | >= 150      | 1                              | -       | 1.50      | -           | -           | -         | -     | -     | -         | -     | - |
|                                         |                    |                         | > 0         | 1                              | -       | -         | -           | -           | -         | 1.00  | 14    | -         | -     | - |
| TOWER C<br>(RESIDENTIAL)                | Residential        | Group Housing           | 6-50        | 1                              | -       | -         | -           | -           | -         | -     | -     | -         | -     |   |
|                                         |                    |                         | 50-100      | 1                              | 1.00    | -         | -           | -           | -         | -     | -     | -         | -     | - |
|                                         |                    |                         | 100-150     | 1                              | 112.00  | 1.25      | 143         | -           | -         | -     | -     | -         | -     | - |
|                                         |                    |                         | >= 150      | 1                              | -       | 1.50      | -           | -           | -         | -     | -     | -         | -     | - |
|                                         |                    |                         | > 0         | 1                              | -       | -         | -           | -           | -         | 1.00  | 14    | -         | -     | - |
| TOWER C<br>(RESIDENTIAL)                | Residential        | Group Housing           | 6-50        | 1                              | 1.00    | -         | -           | -           | -         | -     | -     | -         | -     |   |
|                                         |                    |                         | 50-100      | 1                              | 84.00   | 1.25      | 195         | -           | -         | -     | -     | -         | -     | - |
|                                         |                    |                         | 100-150     | 1                              | -       | 1.50      | -           | -           | -         | -     | -     | -         | -     | - |
|                                         |                    |                         | >= 150      | 1                              | -       | -         | -           | -           | -         | 1.00  | 10.50 | -         | -     | - |
|                                         |                    |                         | > 0         | 1                              | -       | -         | -           | -           | -         | -     | -     | -         | -     | - |
| Total                                   |                    |                         |             |                                | -       | -         | 620         | 622         | 1.00      | 10.50 | -     | -         | -     |   |
|                                         |                    |                         |             |                                | -       | -         | -           | -           | 79        | -     | 22    | -         | -     |   |

|                        |          |                   |           |
|------------------------|----------|-------------------|-----------|
| Total Plot Area: -     | 27262.45 | Total FAR Area: - | 85617.34  |
| Total Coverage Area: - | 9269.07  | Total BUA Area: - | 117589.82 |

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.

The correctness and accuracy of Proposal information and drawing is a responsibility of POFollower. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data. 3rd party software/hardware/services, etc. Soft'gen Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.