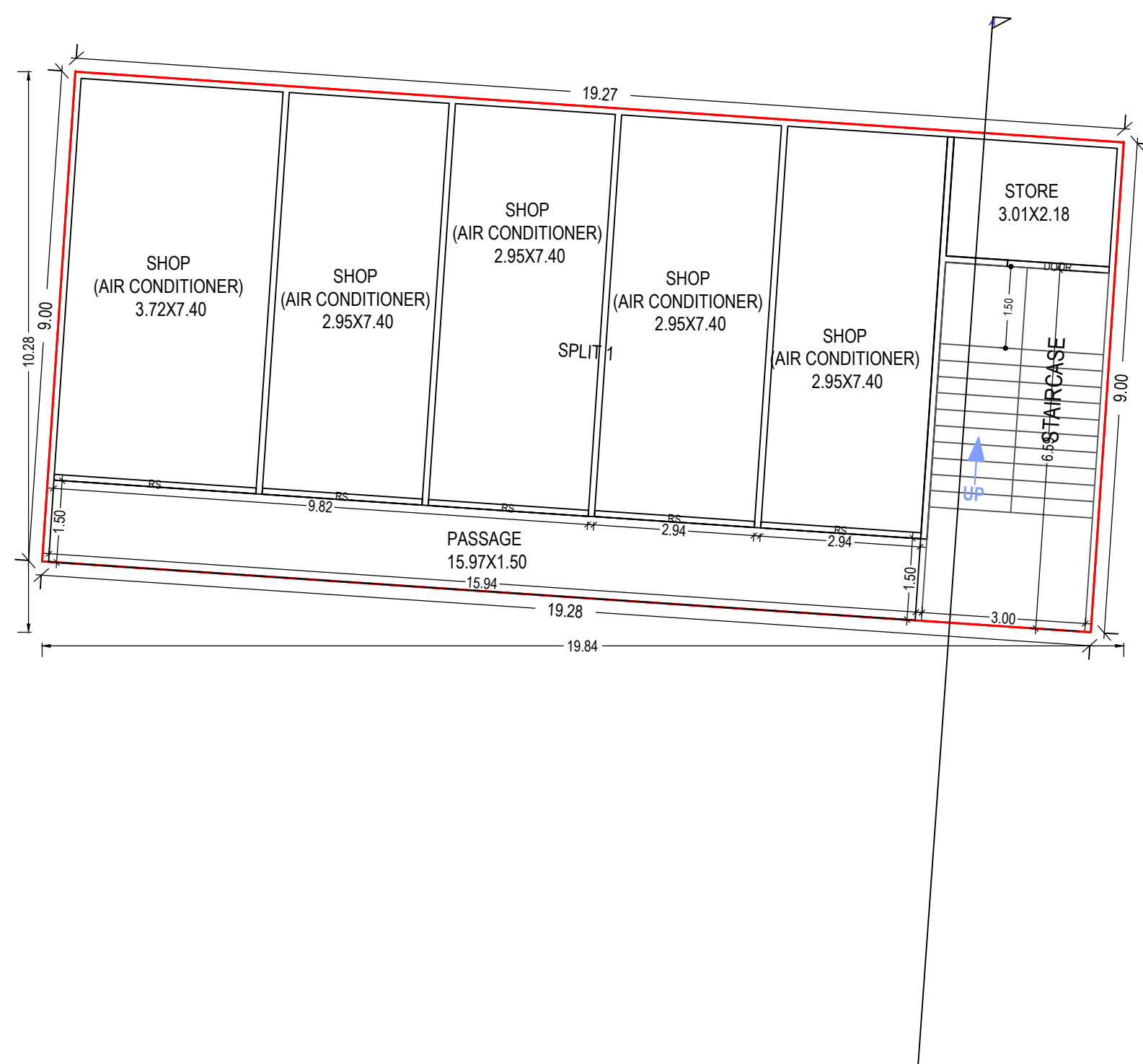
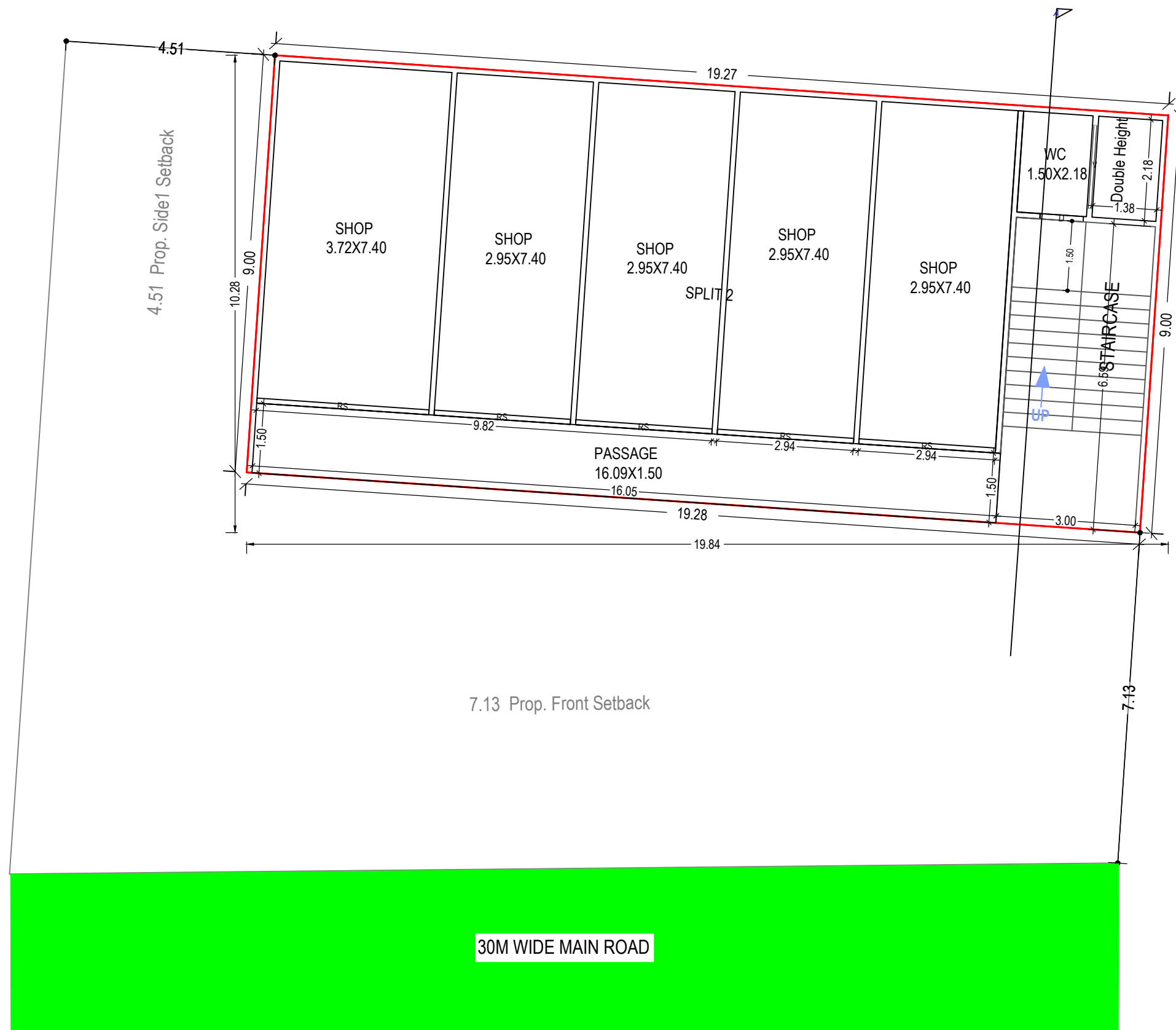


SITE PLAN  
(Scale - 1:100)

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



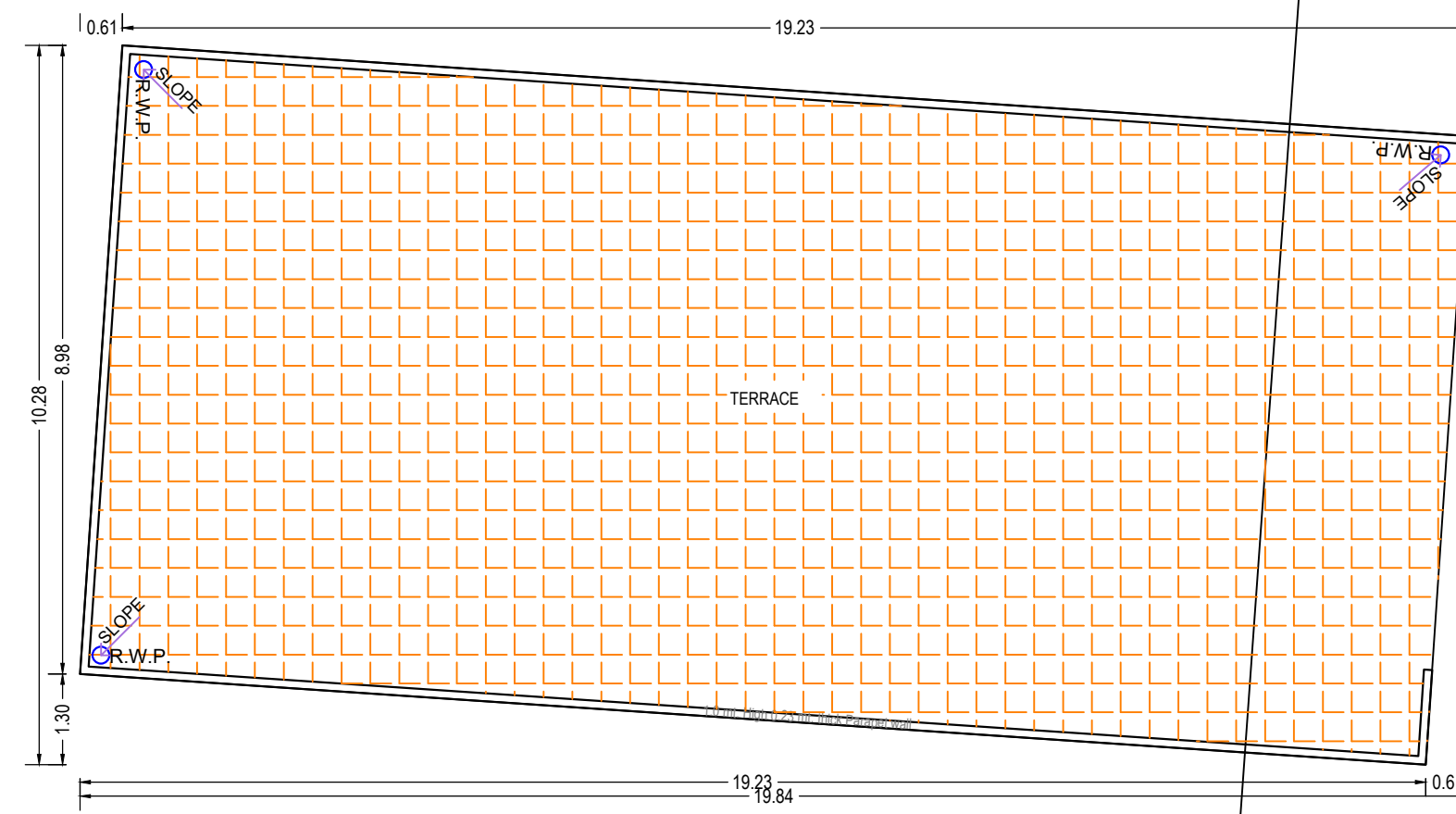
GROUND FLOOR PLAN  
(Proposed)  
(SCALE 1:100)



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



TERRACE FLOOR PLAN  
(SCALE 1:100)



UnitBUA Table for Building -A (B)									
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
LOWER GROUND FLOOR PLAN	SPLIT 1	OTHER	173.49	173.49	0.00	173.49	0.01	173.48	01
	Total		173.49	173.49	0.00	173.49	0.01	173.48	01
	Typical Floor = 1		173.49	173.49	0.00	173.49	0.01	173.48	01
GROUND FLOOR PLAN	SPLIT 2	OTHER	173.49	173.49	0.00	173.49	0.01	170.47	01
	Total		173.49	173.49	0.00	173.49	0.01	170.47	01
	Typical Floor = 1		173.49	173.49	0.00	173.49	0.01	170.47	01
FIRST FLOOR PLAN	SPLIT 3	OTHER	173.49	173.49	0.00	173.49	0.01	170.50	01
	Total		173.49	173.49	0.00	173.49	0.01	170.50	01
	Typical Floor = 1		173.49	173.49	0.00	173.49	0.01	170.50	01
SECOND FLOOR PLAN	SPLIT 4	OTHER	173.49	173.49	0.00	173.49	0.01	170.47	01
	Total		173.49	173.49	0.00	173.49	0.01	170.47	01
	Typical Floor = 1		173.49	173.49	0.00	173.49	0.01	170.47	01
Total	-	-	693.99	693.99	0.00	693.99	0.06	684.92	04

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\_A00\_841.00 x\_1189.00\_MM)

Building -A (B)									
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit				
Lower Ground Floor	173.49	0.00	173.49	173.49	01				
Ground Floor	173.49	0.00	173.49	173.49	01				
First Floor	173.49	0.00	173.49	173.49	01				
Second Floor	173.49	0.00	173.49	173.49	01				
Total	693.99	0.00	693.99	693.99	04				

Staircase Checks (Table 8a-1)									
Floor Name	StarCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.				
Lower Ground Floor	STAIRCASE	1.50	0.300	0.146	1.00				
Ground Floor	STAIRCASE	1.50	0.300	0.146	1.00				
First Floor	STAIRCASE	1.50	0.300	0.146	1.00				
Second Floor	STAIRCASE	1.50	0.300	0.146	1.00				
Total	1	6.00	1.200	0.584	4.00				

SCHEDULE OF DOOR:									
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS					
A (B)	D	0.94	2.10	03					
A (B)	DOOR	1.87	2.10	01					
A (B)	RS	2.94	2.10	16					
A (B)	RS	3.71	2.10	04					

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	V	1.80	1.00	03

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
A (B)	Commercial	Retail Shop		Lowrise Building		4	LOWER GROUND FLOOR PLAN	Commercial	Retail Shop
							GROUND FLOOR PLAN	Commercial	Retail Shop
							FIRST FLOOR PLAN	Commercial	Retail Shop
							SECOND FLOOR PLAN	Commercial	Retail Shop
							TERRACE FLOOR PLAN	Commercial	Retail Shop

Total Plot Area: - 405.54  
Total Coverage Area: - 173.52  
Total FAR Area: - 685.00  
Total BUA Area: - 694.02

File No		GDA/BP/24-25/0889		Sheet	1/3
Submission Date		2024-09-17		Scale	1:100
A	AREA STATEMENT		VERSION NO. 1.0.95		VERSION DATE: 25/09/2024
	PROJECT DETAIL:				
	Authority: Ghazabad Development Authority		Plot Use: Commercial		
	AuthorityClass: Category A		Plot SubUse: Retail Shop		
	AuthorityGrade: Development Authority (DA)		Development Plan: M/s Baba Construction Pvt. Ltd. No. - 1231, 1232, 1233, 1234, 1242, 1243, 1244, 1245 and 1252		
	Project 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: Metro City Area				
	Special Project: NA				
	Site Address: District Ghazabad, Tehsil Ghazabad, Village NA				
	AREA DETAILS:		Sq.Mts.		
	1. Area of Plot As per record		-		
	Document Area		405.42		
	As per site condition		405.54		
	Area of Plot Considered		405.42		
	2. Deduction for		0.00		
	(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		405.42		
	Plot Area For Coverage		405.54		
	Plot Area For FAR		405.54		
	1. Perm. FAR Area (1.75)		709.70		
Total Perm. FAR area (1.75)		709.70			
6. Total Built up area permissible at:		202.77			
Permissible Coverage area (50.00 %)		173.52			
Proposed Coverage Area (42.79 %)		173.52			
Total Prop. Coverage Area (42.79 %)		173.52			
Balance coverage area (7.21 %)		29.25			
Proposed Area at:					
Proposed Built up		Existing Built up	Proposed FAR	Existing FAR	
Lower Ground Floor		173.49	0.00	173.49	0.00
Ground Floor		173.52	0.00	173.52	0.00
First Floor		173.52	0.00	173.51	0.00
Second Floor		173.49	0.00	170.48	0.00
Terrace Floor		0.00	0.00	0.00	0.00
Total Area		694.02	0.00	695.00	0.00
Total FAR Area:				685.00	
Total BuiltUp Area:				694.02	
Proposed FAR consumed:				1.69	
C. Tenement Statement					
4. Tenement Proposed At:					
G.F.		2.00			
All Floors		0.00			
5. Total Tenements (3 + 4)		4			
E. Parking Statement					
1. Parking Space Required as per Regulations:				123.75	
2. Proposed Parking Space:				159.15	
Color Notes					
COLOR INDEX					
PLOT BOUNDARY					
BUILDING ROAD					
PROPOSED CONSTRUCTION					
COMMON PLOT					
ROAD ALIGNMENT (ROAD WIDENING AREA)					
FUTURE T-SPOKE DEVIATION AREA					
EXISTING TO BE retained					
EXISTING TO BE demolished					

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)									

Buildingwise Floor FSI Details					
Floor Name	Building Name		Total		
	A (B)		Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)			
Lower Ground Floor	173.49	173.49	173.49	173.49	
Ground Floor	173.52	170.52	173.52	170.52	
1st Floor	173.52	170.52	173.52	170.51	
2nd Floor	173.49	173.48	173.49	170.48	
3rd Floor	0.00	0.00	0.00	0.00	
TOTAL	694.00	685.00	694.00	685.00	



