



Floor Name	Stair Case Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	Fire Escape Staircase	2.00	0.300	0.143	1.00
	Staircase-3FL	2.00	0.300	0.108	1.00
	Fire Escape Staircase	2.00	0.300	0.113	1.00
FIRST FLOOR PLAN	Staircase-3FL	2.00	0.300	0.085	1.00
	Fire Escape Staircase	2.00	0.300	0.113	1.00
	Staircase-3FL	2.00	0.300	0.085	1.00
SECOND FLOOR PLAN	MUMTY	2.00	0.300	0.000	1.00
	Fire Escape	2.00	0.300	0.000	1.00
	Fire Escape	2.00	0.300	0.000	1.00
TERRACE FLOOR PLAN	Fire Escape	2.00	0.300	0.000	1.00
	Fire Escape	2.00	0.300	0.000	1.00

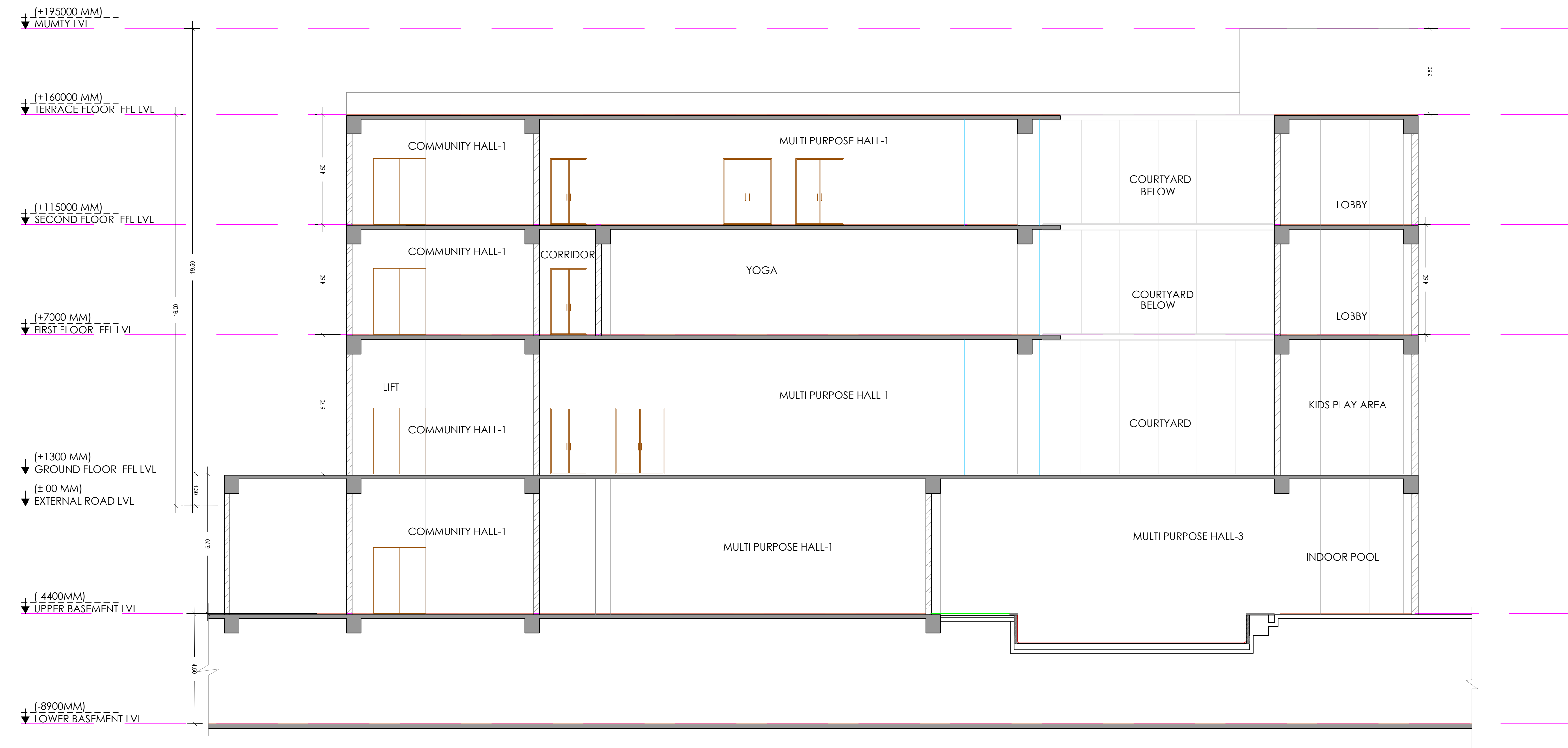
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

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

OWNERS NAME AND SIGNATURE	
THEMECOUNTRY PVT LTD AUTHORIZED SIGNATORY MR AJAY JHA, kumarajayh72@gmail.com, 986901644	
ARCHENG'S NAME AND SIGNA	NEER
Vishal Sharma	
CA/1998/23261	
Signature Not Verified Digitally signed by Arvind Kumar Singh DN: cn=Arvind Kumar Singh, o=CA/1998/23261 Date: 2024.03.27 12:05:39 Reason: An invalid certificate was found.	Ghaziabad Development Authority
	
	Signature Not Verified Digitally signed by Arvind Kumar Singh DN: cn=Arvind Kumar Singh, o=CA/1998/23261 Date: 2024.03.27 12:05:39 Reason: An invalid certificate was found.
Building Plan Application Number	
GDA/BP/24-25/1602	
Sanctioned On	
31 Mar 2025	
Valid Till	
27 Mar 2032	
Approved By	
Arvind Kumar (Chief Architect and Town Planner)	
Examined By	
Manoj kumar Gaur (Junior engineer)	
Deepti Chauhan (Assistant Engineer)	
Arvind Kumar (Town Planner/ Executive engineer)	
Arvind Kumar (Chief Architect and Town Planner)	
Rajesh Kumar Singh (Secretary)	
Atul Vats (Vice Chairman)	



SECTION BB

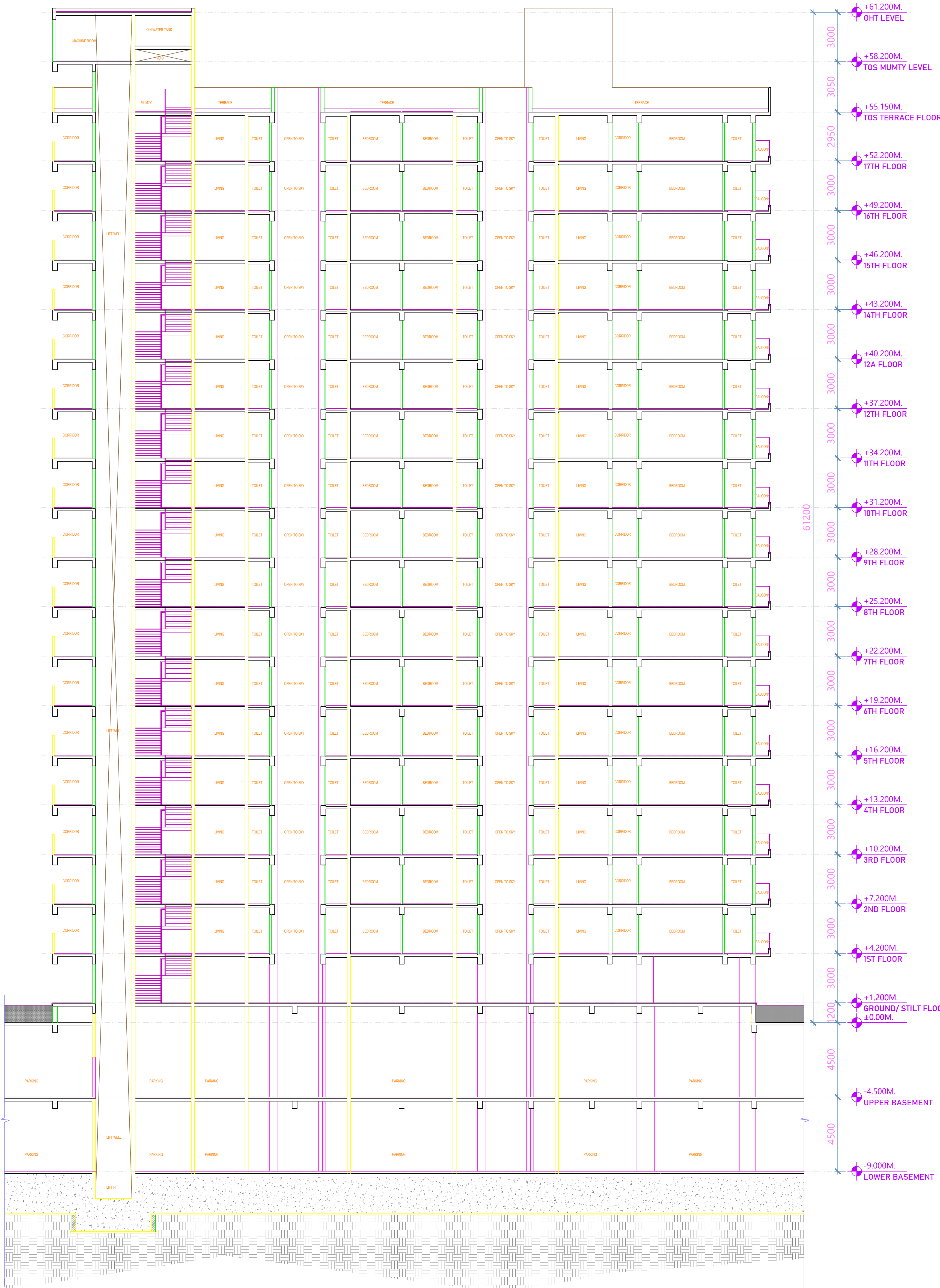
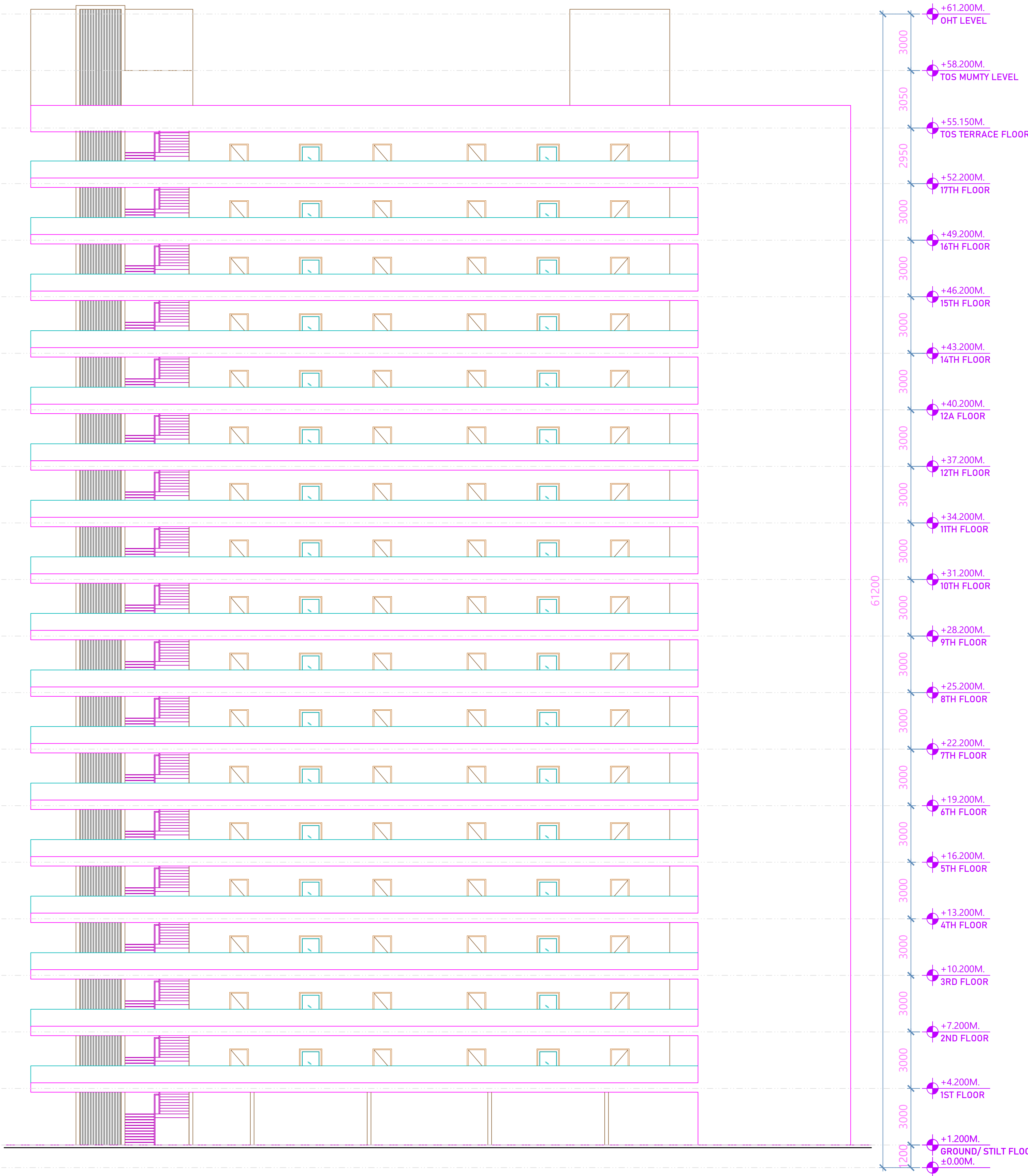


SECTION AA

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Total Plot Area: -	53939.49	Total FAR Area: -	208237.02
Total Coverage Area: -	10917.96	Total BUA Area: -	378230.17

OWNER'S NAME AND SIGNATURE THEMECOUNTY PVT LTD AUTHORIZED SIGNATORY MR.AJAY JHA, kumarajayha.72@gmail.com, 8900601644	
ARCHENG'S NAME AND SIGN Vishal Sharma CA/1998/23261	INEER
Signature Not Verified Digitally signed by Arvind Kumar, DN: cn=Arvind Kumar, o=Arvind Kumar, ou=Arvind Kumar, email=Arvind.Kumar@themecounty.com	Ghaziabad Development Authority
	
Signature Not Verified Digitally signed by Arvind Kumar, DN: cn=Arvind Kumar, o=Arvind Kumar, ou=Arvind Kumar, email=Arvind.Kumar@themecounty.com	
Building Plan Application Number GDA/BP/24-25/1602	
Sanctioned On 31 Mar 2025	
Valid Till 27 Mar 2032	
Approved By Arvind Kumar (Chief Architect and Town Planner)	
Examined By Manoj kumar Gaur (Junior engineer)	
Deepti Chauhan (Assistant Engineer)	
Arvind Kumar (Town Planner/ Executive engineer)	
Arvind Kumar (Chief Architect and Town Planner)	
Rajesh Kumar Singh (Secretary)	
Atul Vats (Vice Chairman)	



EWS LIG SECTION ELEVATION

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OWNER'S NAME AND SIGNATURE THEMECOUNTY PVT LTD AUTHORISED SIGNATORY MR.AJAY JHA, kumarajha72@gmail.com, 8800501644	
ARCHENG'S NAME AND SIGN Vishal Sharma CA/1998/23261	INEER
Signature Not Verified Digitally signed by Vishal Sharma, DN: cn=Vishal Sharma, o=Owner, ou=Owner, email=vishal.sharma@theme-county.com, c=IN	Ghaziabad Development Authority
Building Plan Application Number GDA/BP/24-25/1602	
Sanctioned On 31 Mar 2025	
Valid Till 27 Mar 2032	
Approved By Arvind Kumar (Chief Architect and Town Planner)	
Examined By Manoj kumar Gaur (Junior engineer) Deepthi Chauhan (Assistant Engineer) Arvind Kumar (Town Planner/ Executive engineer) Arvind Kumar (Chief Architect and Town Planner) Rajesh Kumar Singh (Secretary) Atul Vats (Vice Chairman)	

Total Plot Area: -	53939.49	Total FAR Area: -	208237.02
Total Coverage Area: -	10917.96	Total BUA Area: -	378230.17



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ISO_A0 (841.00 x 1189.00 MM)

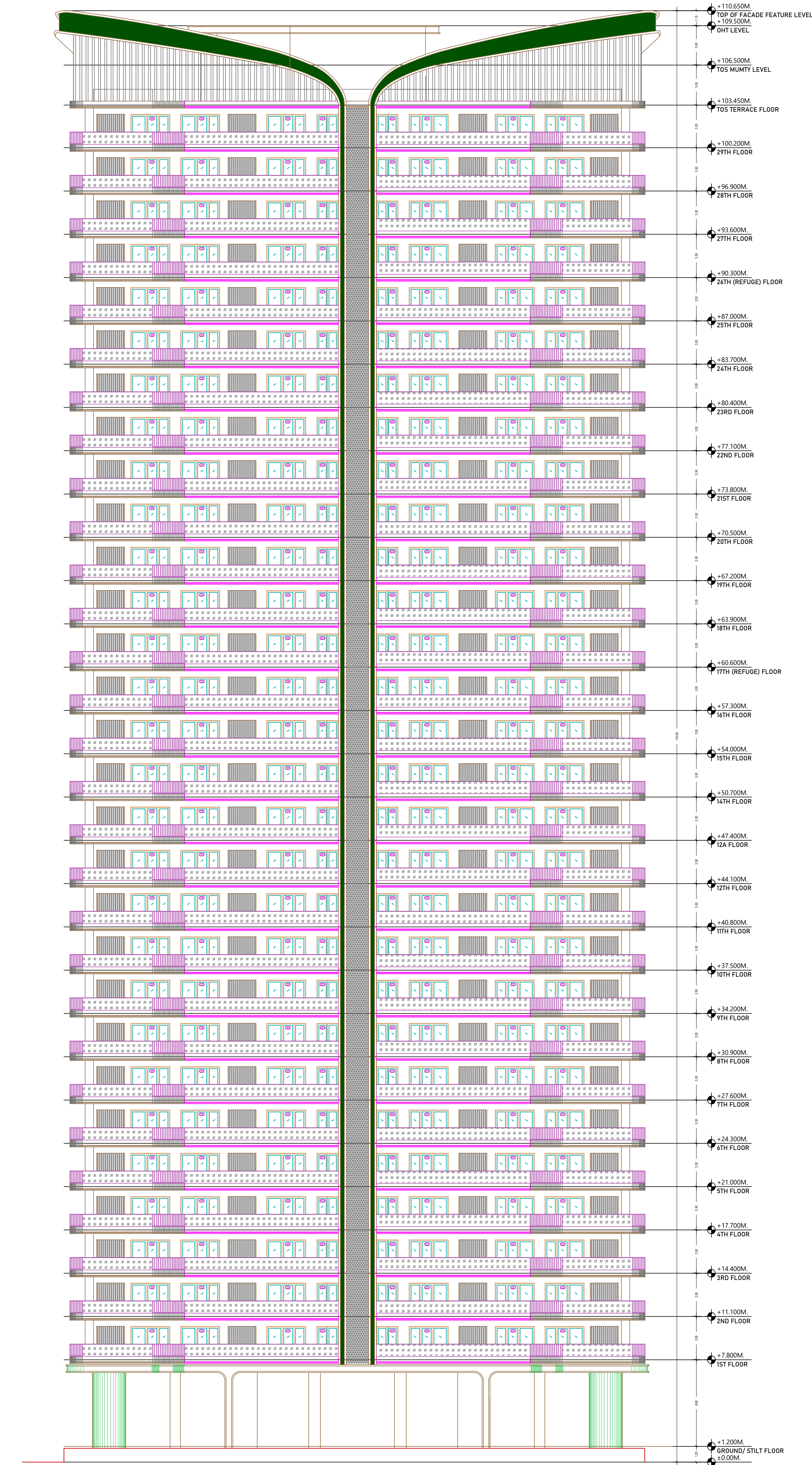
Room Name	StarCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
STYL FLOOR PLAN	StarCase-JFL	1.25	0.300	0.100	1.00
	Fire Escape	1.25	0.300	0.138	1.00
FIRST FLOOR PLAN	StarCase-JFL	1.55	0.300	0.050	1.00
	Fire Escape	1.25	0.300	0.069	1.00
TYPICAL - 2, 15, 17, 24, 27 FLOOR PLAN	StarCase-JFL	1.55	0.300	0.049	1.00
	Fire Escape	1.25	0.300	0.068	1.00
TYPICAL - 16& 24 FLOOR PLAN	StarCase-JFL	1.55	0.300	0.050	1.00
	Fire Escape	1.25	0.300	0.069	1.00
TERRACE FLOOR PLAN	Fire Escape	1.25	0.300	0.000	1.00
	StarCase	1.25	0.300	0.000	1.00
	MUMITY	1.55	0.300	0.000	1.00

JADE COUNTY TOWNSHIP							
SPECIAL LOCAL		NOTE: 15% of floor is not used for residential purposes					
S.N.	TAG	ROUGH OPENING	CLEAR OPENING	CELL	LINETS	HEIGHT	LOCATION
1	01	1210	2200	6	2700	2700	Main entrance
2	02	1000	2000	6	2400	2400	Bedrooms
3	03	1000	2000	6	2400	2400	Bedrooms
4	04	810	600	6	2400	2400	Total
5	05	1475	2600	6	2700	2700	Living Area, Kitchen
6	06L	3110	3100	100	2700	2600	Living Area, Bedroom
7	07	2710	2600	100	2700	2600	Bedrooms
8	08L	2460	2210	100	2700	2600	Bedrooms
9	09	1475	2600	6	2700	2700	Living Area, Kitchen
10	10	1475	2600	6	2700	2600	Bedrooms
11	11L	1460	1200	100	2700	2500	Entrance
12	12	1475	2600	6	2700	2700	Living Area, Kitchen
13	13L	1000	1000	1000	2700	2700	Garage
14	14	1475	2600	6	2700	2700	Living Area, Kitchen
15	15	610	600	1200	2700	1500	Total

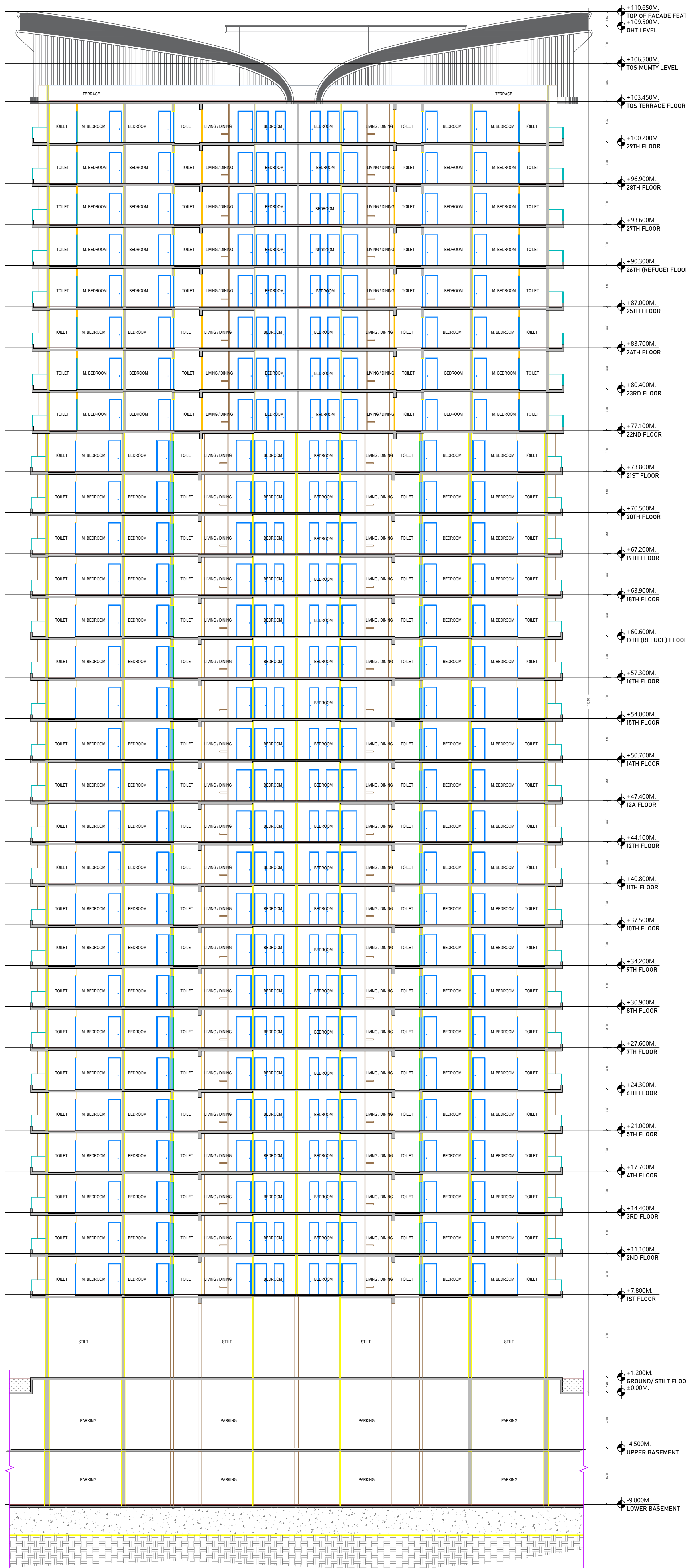
SCHEDULE OF DOOR/WINDOW

OWNER'S NAME AND SIGNATURE	
THEMECOUNTY PVT LTD AUTHORISED SIGNATORY MR AJAY JHA, kumarajayjha.72@gmail.com, 886001644	
ARCHITECT'S NAME AND SIGN Vishal Sharma CA/1998/23261 <i>For Secretary (Planning & Development)</i> INEER	
Signature ~~Not~~ Verified <i>Signature of the Architect</i> Designation: Architect 	Ghaziabad Development Authority 
Building Plan Application Number GDA/BP/24-25/1602 Sanctioned On 31 Mar 2025 Valid Till 27 Mar 2032 Approved By Arvind Kumar (Chief Architect and Town Planner) Examined By Manoj Kumar Gaur (Junior engineer) Deepthi Chauhan (Assistant Engineer) Arvind Kumar (Town Planner/ Executive engineer) Arvind Kumar (Chief Architect and Town Planner) Rajesh Kumar Singh (Secretary) Atul Vats (Vice Chairman)	

Total Plot Area: -	53939.49	Total FAR Area: -	208237.02
Total Coverage Area: -	10917.96	Total BUA Area: -	378230.17



ELEVATION



SECTION

(TOWER - B1 & B2)

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ISO_A0_841.00_x_1189.00_MM

Building :TOWER B1_B2 (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)										Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
				Void	Mumty	Lift	Lift Machine	Lift Lobby	Balcony	archi.proj.	Refuge Area	Terrace Services Area	Parking				
STILT Floor	1075.67	144.39	931.28	39.34	0.00	0.00	23.06	0.00	0.00	0.00	0.00	648.27	220.61	0.00	220.61	00	
First Floor	1256.27	68.34	1187.93	21.53	20.55	0.00	23.06	206.98	3.47	0.00	0.00	0.00	912.34	0.00	912.34	04	
Second Floor	1256.27	68.34	1187.93	21.53	20.55	0.00	23.06	206.98	3.47	0.00	0.00	0.00	912.34	0.00	912.34	04	
Third Floor	1256.27	68.34	1187.93	21.53	20.55	0.00	23.06	206.98	3.47	0.00	0.00	0.00	912.34	0.00	912.34	04	
Fourth Floor	1256.27	68.34	1187.93	21.53	20.55	0.00	23.06	206.98	3.47	0.00	0.00	0.00	912.34	0.00	912.34	04	
Fifth Floor	1256.27	68.34	1187.93	21.53	20.55	0.00	23.06	206.98	3.47	0.00	0.00	0.00	912.34	0.00	912.34	04	
Sixth Floor	1256.27	68.34	1187.93	21.53	20.55	0.00	23.06	206.98	3.47	0.00	0.00	0.00	912.34	0.00	912.34	04	
Seventh Floor	1256.27	68.34	1187.93	21.53	20.55	0.00	23.06	206.98	3.47	0.00	0.00	0.00	912.34	0.00	912.34	04	
Eighth Floor	1256.27	68.34	1187.93	21.53	20.55	0.00	23.06	206.98	3.47	0.00	0.00	0.00	912.34	0.00	912.34	04	
Ninth Floor	1256.27	68.34	1187.93	21.53	20.55	0.00	23.06	206.98	3.47	0.00	0.00	0.00	912.34	0.00	912.34	04	
Tenth Floor	1256.27	68.34	1187.93	21.53	20.55	0.00	23.06	206.98	3.47	0.00	0.00	0.00	912.34	0.00	912.34	04	
Eleventh Floor	1256.27	68.34	1187.93	21.53	20.55	0.00	23.06	206.98	3.47	0.00	0.00	0.00	912.34	0.00	912.34	04	
Twelfth Floor	1256.27	68.34	1187.93	21.53	20.55	0.00	23.06	206.98	3.47	0.00	0.00	0.00	912.34	0.00	912.34	04	
Thirteenth Floor	1256.27	68.34	1187.93	21.53	20.55	0.00	23.06	206.98	3.47	0.00	0.00	0.00	912.34	0.00	912.34	04	
Fourteenth Floor	1256.27	68.34	1187.93	21.53	20.55	0.00	23.06	206.98	3.47	0.00	0.00	0.00	912.34	0.00	912.34	04	
Fifteenth Floor	1256.27	68.34	1187.93	21.53	20.55	0.00	23.06	206.98	3.47	0.00	0.00	0.00	912.34	0.00	912.34	04	
Sixteenth Floor	1256.27	68.34	1187.93	21.53	20.55	0.00	23.06	206.98	3.47	0.00	0.00	0.00	912.34	0.00	912.34	04	
Seventeenth Floor	1287.48	68.34	1219.14	21.53	20.55	0.00	23.06	206.98	3.47	31.21	0.00	0.00	912.34	0.00	912.34	04	
Eighteenth Floor	1256.27	68.34	1187.93	21.53	20.55	0.00	23.06	206.98	3.47	0.00	0.00	0.00	912.34	0.00	912.34	04	
Nineteenth Floor	1256.27	68.34	1187.93	21.53	20.55	0.00	23.06	206.98	3.47	0.00	0.00	0.00	912.34	0.00	912.34	04	
Twentieth Floor	1256.27	68.34	1187.93	21.53	20.55	0.00	23.06	206.98	3.47	0.00	0.00	0.00	912.34	0.00	912.34	04	
Twentyfirst Floor	1256.27	68.34	1187.93	21.53	20.55	0.00	23.06	206.98	3.47	0.00	0.00	0.00	912.34	0.00	912.34	04	
Twentysecond Floor	1256.27	68.34	1187.93	21.53	20.55	0.00	23.06	206.98	3.47	0.00	0.00	0.00	912.34	0.00	912.34	04	
Twentythird Floor	1256.27	68.34	1187.93	21.53	20.55	0.00	23.06	206.98	3.47	0.00	0.00	0.00	912.34	0.00	912.34	04	
Twentyfourth Floor	1256.27	68.34	1187.93	21.53	20.55	0.00	23.06	206.98	3.47	0.00	0.00	0.00	912.34	0.00	912.34	04	
Twentyfifth Floor	1256.27	68.34	1187.93	21.53	20.55	0.00	23.06	206.98	3.47	0.00	0.00	0.00	912.34	0.00	912.34	04	
Twentysixth Floor	1287.48	68.34	1219.14	21.53	20.55	0.00	23.06	206.98	3.47	31.21	0.00	0.00	912.34	0.00	912.34	04	
Twentyseventh Floor	1256.27	68.34	1187.93	21.53	20.55	0.00	23.06	206.98	3.47	0.00	0.00	0.00	912.34	0.00	912.34	04	
Twentyeighth Floor	1256.27	68.34	1187.93	21.53	20.55	0.00	23.06	206.98	3.47	0.00	0.00	0.00	912.34	0.00	912.34	04	
Twentyninth Floor	1256.27	68.34	1187.93	21.53	20.55	0.00	23.06	206.98	3.47	0.00	0.00	0.00	912.34	0.00	912.34	04	
Terrace Floor	257.88	0.00	257.88	50.6	0.00	21.32	0.00	0.00	0.00	0.00	185.96	0.00	0.00	0.00	0.00	00	
Total:	37827.80	2126.25	35701.55	714.31	595.95	21.32	691.80	6002.42	100.63	62.42	185.96	648.27	26678.47	0.00	26678.47	116	
Number of Same Buildings:	2																
Total:	75655.6	4252.5	71403.1	1428.62	1191.90	42.64	1383.60	12004.84	201.26	124.84	371.92	1296.54	53356.94	0.00	53356.94	232	

Staircase Checks (Table Ba-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
STILT FLOOR PLAN	Fire Escape Staircase	1.55	0.300	0.157	1.00
TYPICAL - 1-16, 18-25, 27-29 FLOOR PLAN	Staircase -3FL	1.55	0.300	0.122	1.00
	Fire Escape Staircase	1.55	0.300	0.077	1.00
	Staircase -3FL	1.55	0.300	0.060	1.00
	Fire Escape Staircase	1.55	0.300	0.079	1.00
TYPICAL -118,26 FLOOR PLAN	Fire Escape Staircase	1.55	0.300	0.061	1.00
	Fire Escape Staircase	1.55	0.300	0.000	1.00
TERRACE FLOOR PLAN	MUMTY	1.55	0.300	0.000	1.00

JADE COUNTY TOWER-S									
S.No.	TAG	ROUGH OPENING	CLEAR OPENING	CILL	LINTEL	HEIGHT	LOCATION	NOTE: All No. of floor is not used in nonresidential.	
1	01	1210	1200	0	2500	2500	Main entrance		
2	02	1030	1000	0	2500	2500	Bedrooms		
3	03	910	900	0	2500	2500	Utility room		
4	04	810	800	0	2500	2500	Toilet		
5	05	1945	1935	100	2500	2400	Kitchen		
6	06	3010	3000	100	2500	2400	Living Area/ Bedrooms		
7	07	2330	2320	100	2500	2400	Bedroom		
8	08	1660	1650	100	2500	2400	Bedroom		
9	09	1300	1290	100	1300	1300	Corridor/ Staircase		
10	10	610	600	100	2500	1300	Toilet		
11	11	585	575	100	2500	1300	Toilet		
		TOTAL							

SCHEDULE OF DOOR/WINDOW

OWNER'S NAME AND SIGNATURE
THEMECOUNTY PVT LTD AUTHORISED SIGNATORY MR.AJAY JHA, kumarajha72@gmail.com, 8800501644

ARCHENG'S NAME AND SIGN
Vishal Sharma
CA/1998/23261

Signature Not Verified
Digitally signed by Arvind Kumar, DN: cn=Arvind Kumar, o=Arvind Kumar, ou=Arvind Kumar, email=Arvind.Kumar@arvindkumar.com, c=IN



Signature Not Verified
Digitally signed by Arvind Kumar, DN: cn=Arvind Kumar, o=Arvind Kumar, ou=Arvind Kumar, email=Arvind.Kumar@arvindkumar.com, c=IN

Building Plan Application Number

GDA/BP/24-25/1602

Sanctioned On

31 Mar 2025

Valid Till

27 Mar 2032

Approved By

Arvind Kumar (Chief Architect and Town Planner)

Examined By

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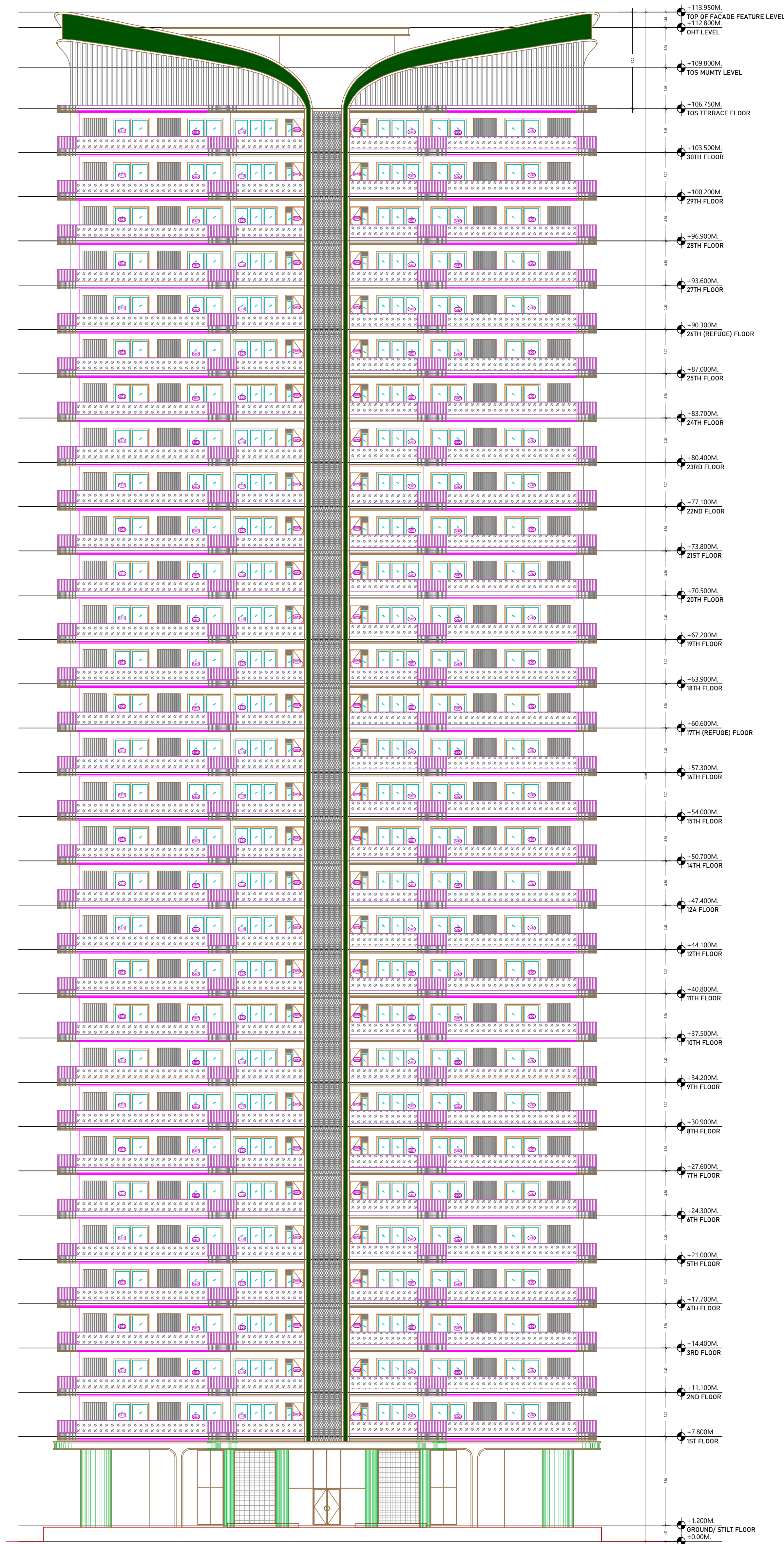
Atul Vats (Vice Chairman)

Total Plot Area: - 53939.49

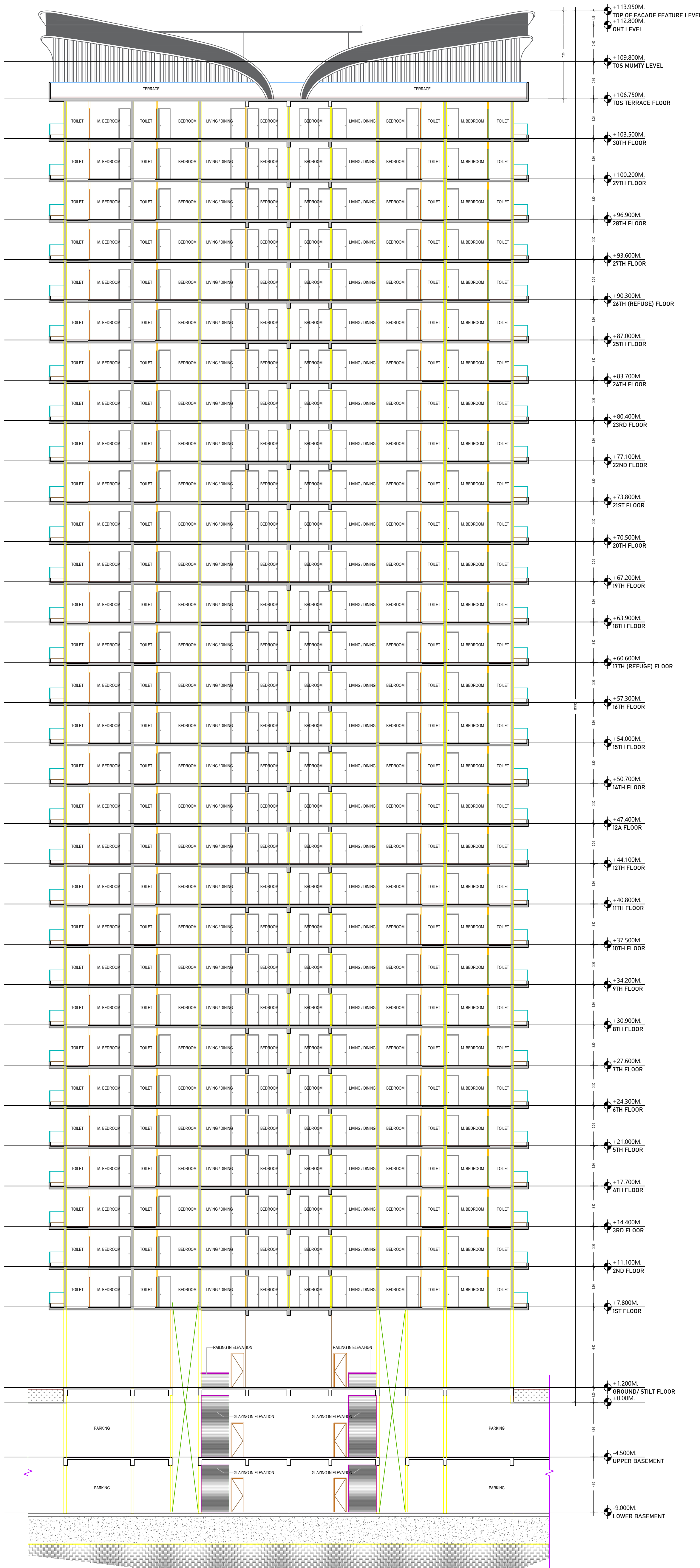
Total FAR Area: - 208237.02

Total Coverage Area: - 10917.96

Total BUA Area: - 378230.17



ELEVATION



SECTION

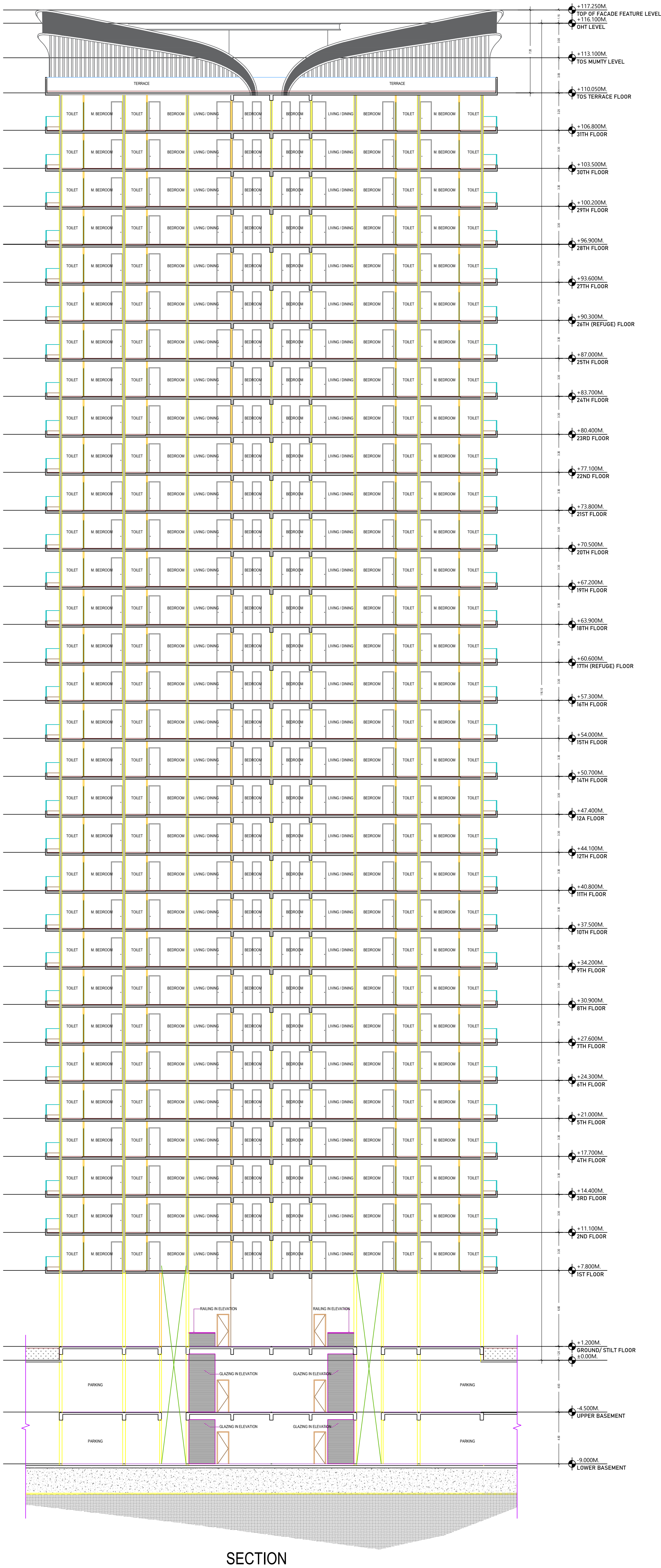
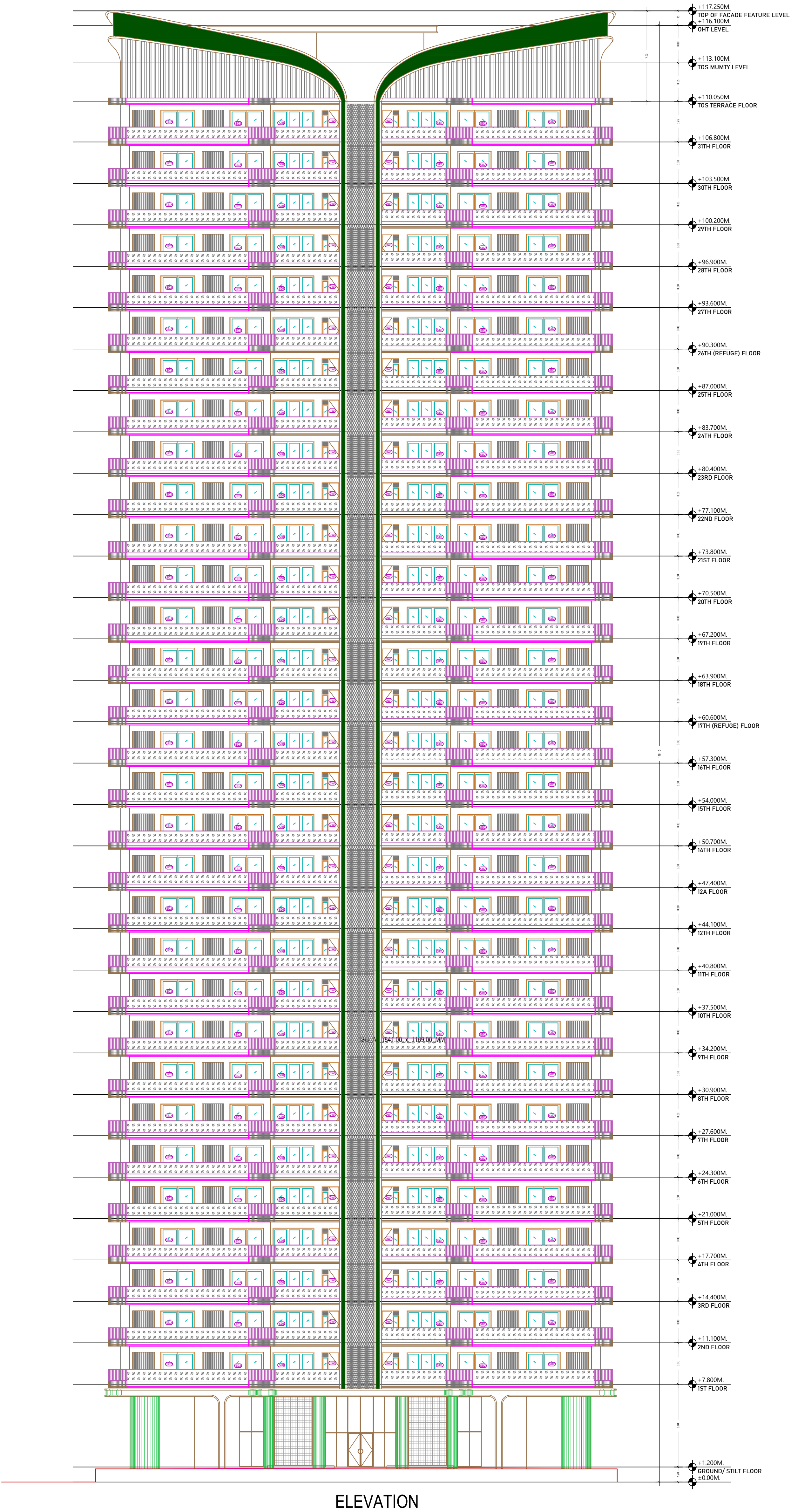
(TOWER - C1)

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ISO_A0_1841.00_x_1189.00_MM

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ARCHENG'S NAME AND SIGN Vishal Sharma CA/1998/23261	INER
Signature Not Verified Digitally signed by Ajay Kumar Jha, DN: cn=Ajay Kumar Jha, o=THEMECOUNTRY PRIVATE LIMITED, email=ajay.kumar.jha@themecountry.com, c=IN	Ghaziabad Development Authority
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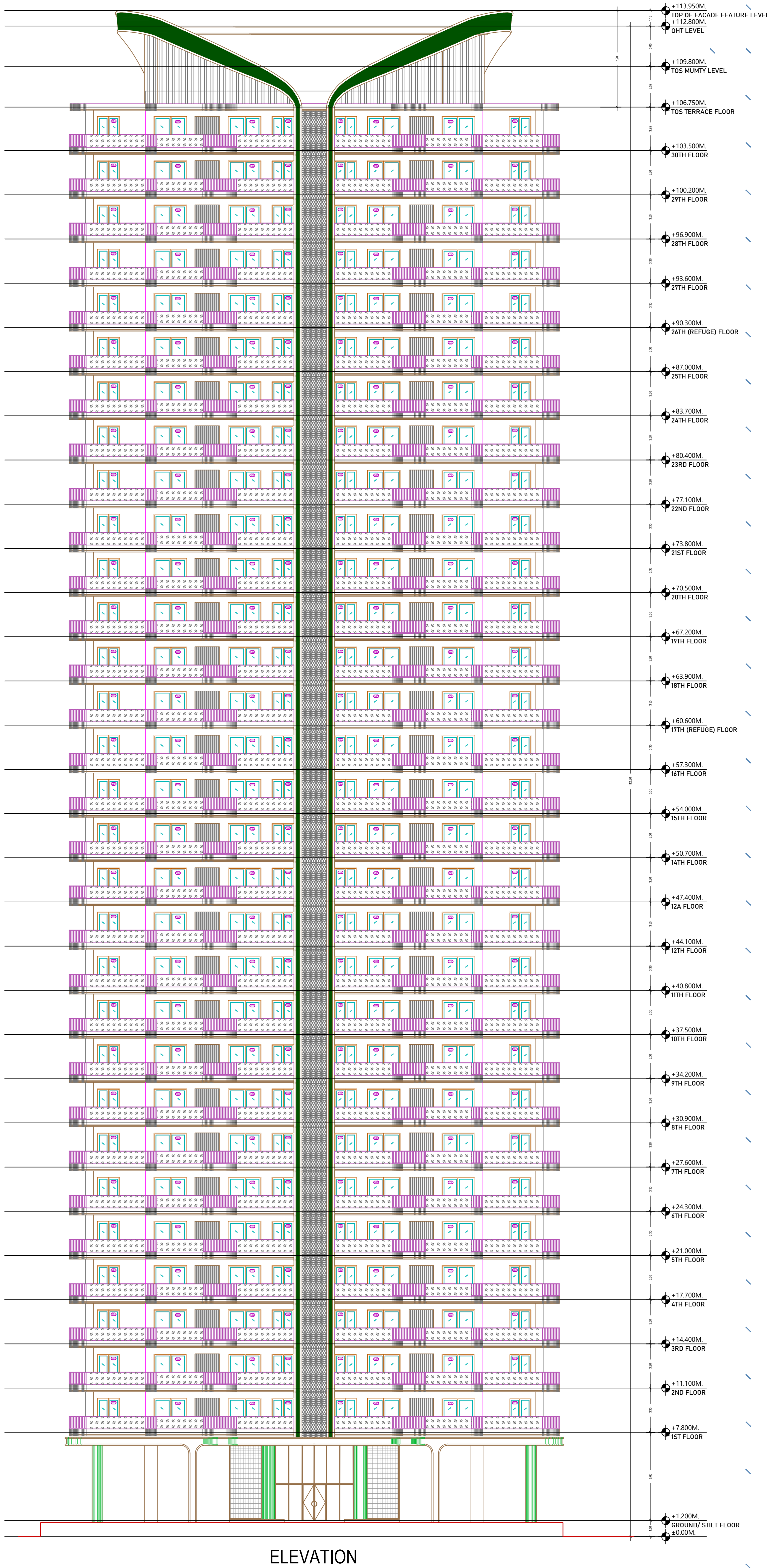


(TOWER - C2 & C3)

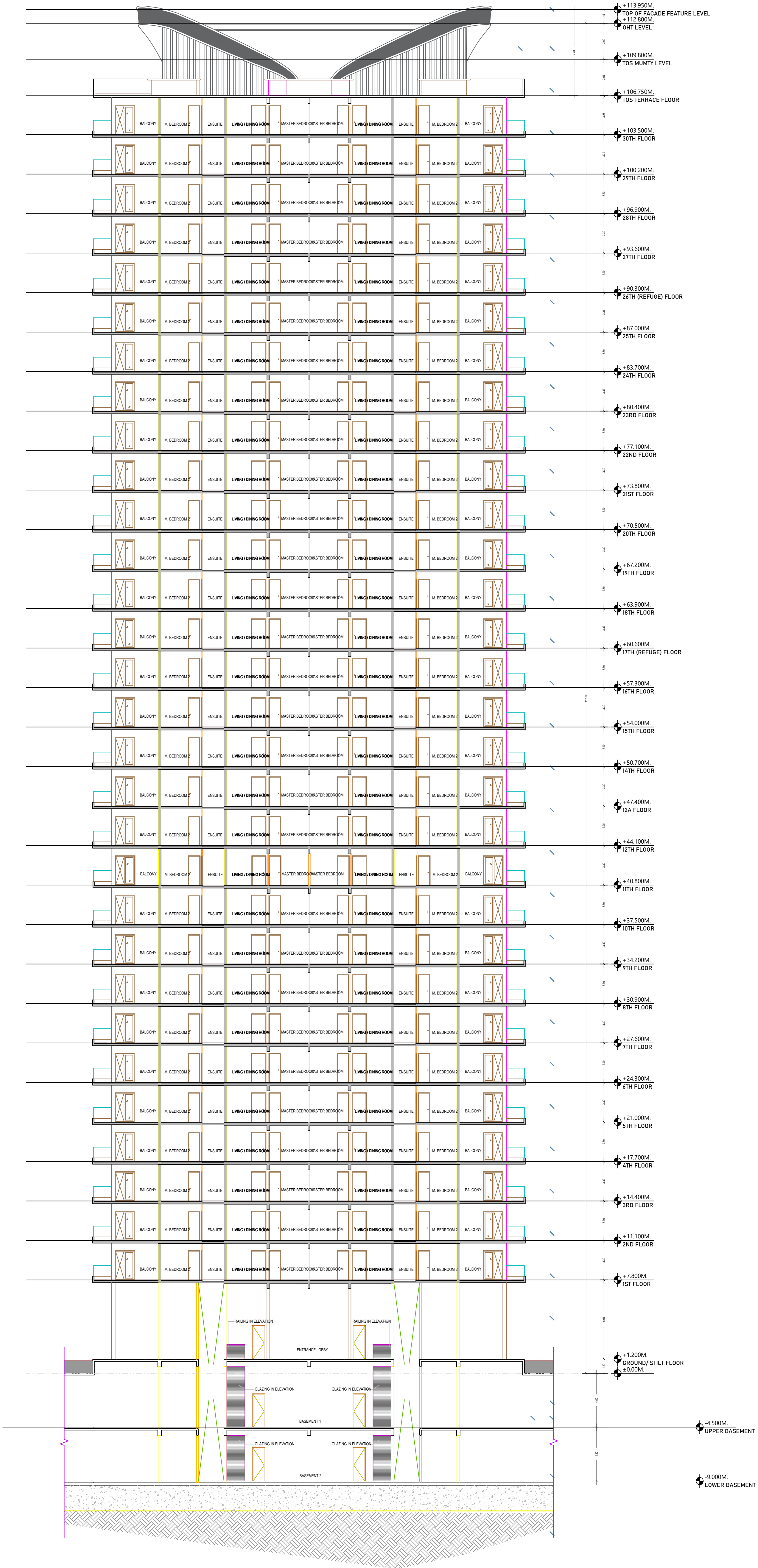
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ARCHENG'S NAME AND SIGN Vishal Sharma CA/1998/23261	INEER
Signature Not Verified Digitally signed by Arvind Kumar Owner: GH-10 Wave City Ghaziabad Designation: Architect	Ghaziabad Development Authority
Building Plan Application Number GDA/BP/24-25/1602	
Sanctioned On 31 Mar 2025	
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Approved By Arvind Kumar (Chief Architect and Town Planner)	
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Arvind Kumar (Chief Architect and Town Planner)	
Rajesh Kumar Singh (Secretary)	
Atul Vats (Vice Chairman)	

Total Plot Area: -	53939.49	Total FAR Area: -	208237.02
Total Coverage Area: -	10917.96	Total BUA Area: -	378230.17



ELEVATION



SECTION

(TOWER- D1, D2, D3)

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OWNER'S NAME AND SIGNATURE THEMECOUNTY PVT LTD AUTHORISED SIGNATORY MR.AJAY JHA, kumarajha.72@gmail.com, 8900501644	
ARCHENG'S NAME AND SIGN Vishal Sharma CA/1998/23261	INEER
Signature Not Verified Digitally signed by Arvind Kumar, DN: cn=Arvind Kumar, o=Arvind Kumar, ou=Arvind Kumar, email=Arvind.Kumar@themecounty.com, c=IN	Ghaziabad Development Authority
	
Signature Not Verified Digitally signed by Arvind Kumar, DN: cn=Arvind Kumar, o=Arvind Kumar, ou=Arvind Kumar, email=Arvind.Kumar@themecounty.com, c=IN	
Building Plan Application Number GDA/BP/24-25/1602	
Sanctioned On 31 Mar 2025	
Valid Till 27 Mar 2032	
Approved By Arvind Kumar (Chief Architect and Town Planner)	
Examined By Manoj kumar Gaur (Junior engineer)	
Deepti Chauhan (Assistant Engineer)	
Arvind Kumar (Town Planner/ Executive engineer)	
Arvind Kumar (Chief Architect and Town Planner)	
Rajesh Kumar Singh (Secretary)	
Atul Vats (Vice Chairman)	