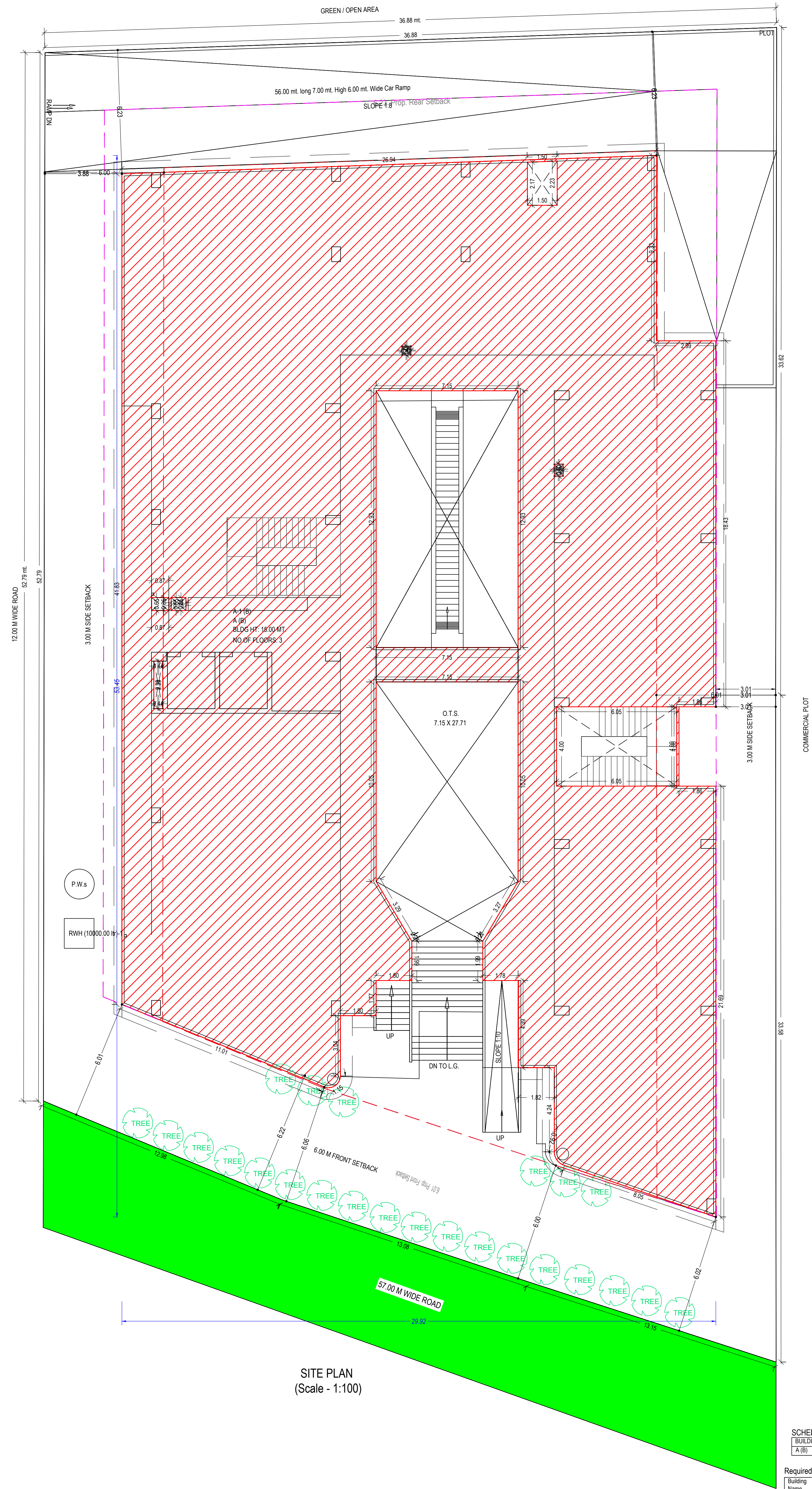




SITE PLAN
(Scale - 1:100)

Staircase Checks (Table 8a-1)

Floor Name	Staircase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
BASEMENT SECOND FLOOR	STAIRCASE	1.50	0.300	0.000	1.00
BASEMENT FIRST FLOOR	STAIRCASE	1.50	0.300	0.000	1.00
GROUND FLOOR	STAIRCASE	1.50	0.300	0.000	1.00
FIRST FLOOR	STAIRCASE	1.50	0.300	0.127	1.00
SECOND FLOOR	STAIRCASE	1.50	0.300	0.135	1.00
THIRD FLOOR	STAIRCASE	1.50	0.300	0.145	1.00
FOURTH FLOOR	STAIRCASE	1.50	0.300	0.176	1.00
FIFTH FLOOR	STAIRCASE	1.50	0.300	0.145	1.00
SIXTH FLOOR	STAIRCASE	1.50	0.300	0.176	1.00
SEVENTH FLOOR	STAIRCASE	1.50	0.300	0.000	1.00
EIGHTH FLOOR	STAIRCASE	1.50	0.300	0.000	1.00

SCHEDULE OF WINDOW VENTILATION:

BUILDING NAME	NAME	W	LENGTH	HEIGHT	NOS	04
A (B)						

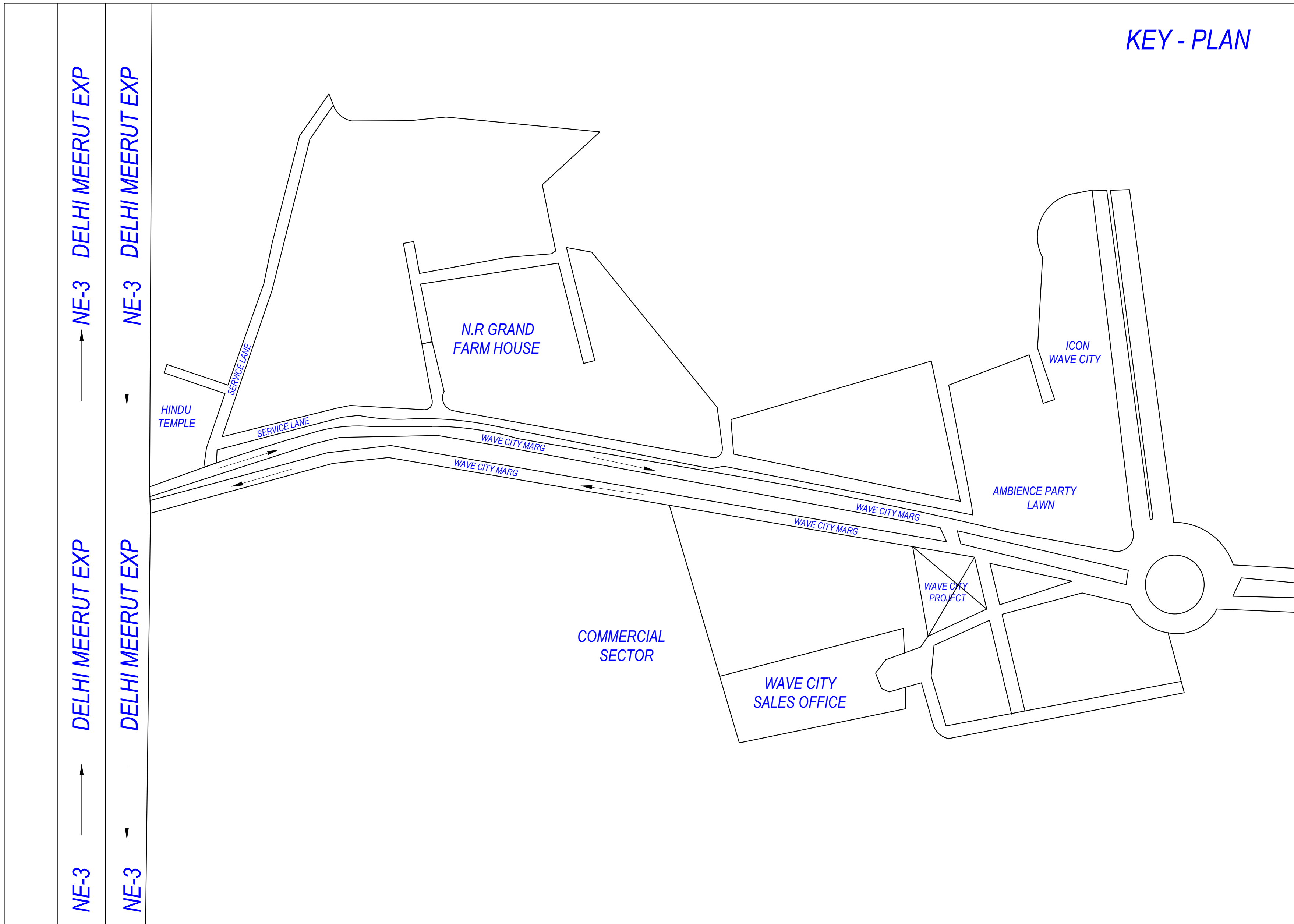
Required Parking (Table 7a)

Building Name	Type	Sub Use	Area (Sq.mt.)	Parking space reqd for every	Units	Prop.	Reqd.	Unit	Car	Prop.
A (B)	Commercial	Shopping center	> 0	100	4440.58	1.25	56	-	-	-
Total							56	60		

FAR & Unit Details

Building Name	Type	Sub Use	Area (Sq.mt.)	Parking space reqd for every	Units	Prop.	Reqd.	Unit	Car	Prop.
A (B)	Commercial	Shopping center	> 0	100	4440.58	1.25	56	-	-	-
Total							56	60		

KEY - PLAN



KEY PLAN

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	R.S.	0.65	2.10	01
A (B)	R.S.	1.09	2.10	01
A (B)	R.S.	1.12	2.10	01
A (B)	R.S.	1.20	2.10	04
A (B)	R.S.	1.27	2.10	05
A (B)	OPENING	1.50	2.10	06
A (B)	R.S.	1.57	2.10	01
A (B)	R.S.	1.68	2.10	03
A (B)	R.S.	1.77	2.10	16
A (B)	R.S.	1.95	2.10	03
A (B)	R.S.	1.98	2.10	02
A (B)	R.S.	2.07	2.10	01
A (B)	R.S.	2.25	2.10	03
A (B)	R.S.	2.28	2.10	02
A (B)	R.S.	2.30	2.10	01
A (B)	R.S.	2.37	2.10	04
A (B)	R.S.	2.40	2.10	02
A (B)	R.S.	2.45	2.10	01
A (B)	R.S.	2.48	2.10	03
A (B)	R.S.	2.51	2.10	03
A (B)	R.S.	2.52	2.10	03
A (B)	R.S.	2.53	2.10	04
A (B)	R.S.	2.57	2.10	03
A (B)	R.S.	2.60	2.10	02
A (B)	R.S.	2.65	2.10	02
A (B)	R.S.	2.70	2.10	44
A (B)	R.S.	2.74	2.10	01
A (B)	R.S.	2.76	2.10	02
A (B)	R.S.	2.77	2.10	02
A (B)	R.S.	2.78	2.10	03
A (B)	R.S.	2.79	2.10	03
A (B)	R.S.	2.81	2.10	01
A (B)	R.S.	2.83	2.10	01
A (B)	R.S.	2.84	2.10	02
A (B)	R.S.	2.87	2.10	02
A (B)	R.S.	2.93	2.10	02
A (B)	R.S.	2.96	2.10	01
A (B)	R.S.	2.97	2.10	01
A (B)	R.S.	3.01	2.10	01
A (B)	R.S.	3.02	2.10	05
A (B)	R.S.	3.08	2.10	03
A (B)	R.S.	3.13	2.10	03
A (B)	R.S.	3.16	2.10	02
A (B)	R.S.	3.20	2.10	01
A (B)	R.S.	3.22	2.10	03
A (B)	R.S.	3.30	2.10	01
A (B)	R.S.	3.31	2.10	02
A (B)	R.S.	3.43	2.10	04
A (B)	R.S.	3.85	2.10	01
A (B)	R.S.	3.94	2.10	01
A (B)	R.S.	4.28	2.10	01
A (B)	R.S.	4.40	2.10	01
A (B)	R.S.	4.47	2.10	04
A (B)	R.S.	4.88	2.10	01
A (B)	R.S.	5.26	2.10	01
A (B)	R.S.	6.25	2.10	02
A (B)	R.S.	8.73	2.10	01

Building USE/SUBUSE Details

Building Name	Building Use	Building Sub Use	Building Use Group	Building Type	Building Structure	No. Of Non-Residential Units	Floor Name	Floor Use	Floor Sub Use	FAR Name	FAR Use	FAR Sub Use	Sanctioned On
A (B)	Commercial	Shopping center	-	Highrise	11	-	BASEMENT SECOND FLOOR PLAN	Commercial + Parking	Shopping center	Commercial FAR	Commercial	Shopping center	25 Jun 2025
A (B)	Commercial	Shopping center	-	Highrise	11	-	BASEMENT FIRST FLOOR PLAN	Commercial	Shopping center	Commercial FAR	Commercial	Shopping center	26 Jun 2030
A (B)	Commercial	Shopping center	-	Highrise	11	-	GROUND FLOOR PLAN	Commercial	Shopping center	Commercial FAR	Commercial	Shopping center	Arvind Kumar (Chief Architect and Town Planner)
A (B)	Commercial	Shopping center	-	Highrise	11	-	FIRST FLOOR PLAN	Commercial	Shopping center	Commercial FAR	Commercial	Shopping center	Manoj kumar Gaur (Junior engineer)
A (B)	Commercial	Shopping center	-	Highrise	11	-	SECOND FLOOR PLAN	Commercial	Shopping center	Commercial FAR	Commercial	Shopping center	Deepthi Chauhan (Assistant Engineer)
A (B)	Commercial	Shopping center	-	Highrise	11	-	TERRACE FLOOR PLAN	Commercial	Shopping center	Commercial FAR	Commercial	Shopping center	Arvind Kumar (Town Planner/ Executive engineer)
A (B)	Commercial	Shopping center	-	Highrise	11	-	-	-	-	Commercial FAR	Commercial	Shopping center	Arvind Kumar (Chief Architect and Town Planner)

Parking Check (Table 7b)

Vehicle Type	No.	Reduced Road Parking (Increase of Plot having Withstand surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	30	412.50
Two Stack Car	-	-	-	30	412.50
Total Car	56	-	770.00	60	825.00
Two Stack Parking	-	-	-	8	463.21
Other Parking	-	-	-	1	1.87
Total	-	-	770.00	-	1281.57

Building Conditions Checks

No.	Condition
1	For A (B) Increase of Mechanical parking of Stack parking provided in the Building. For stack parking at the time of completion the owner shall produce technical data with respect to height. The height shall not exceed more than 5% of that required as per company specifications and the height of stack parking shall not exceed more than 5% of that required as per company specifications.

Tree Details (Table 3n)

Plot	Name	No. of Trees	Prop.
Plot	Tree	23	24

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

ASTRUSCORP SUPERSTRUCTURE PRIVATE LIMITED through its Authorized Signatory Mr. AKASH DIXIT, astrusone@gmail.com, 783876763

ARCHENG'S NAME AND SIGN

AKASH DIXIT
CA201465304

Ghaziabad Development Authority



Building Plan Application Number

GDA/BP/25-26/0220

Sanctioned On

25 Jun 2025

Valid Till

26 Jun 2030

Approved By

Arvind Kumar (Chief Architect and Town Planner)

Examined By

Manoj kumar Gaur (Junior engineer)

Arvind Kumar (Town Planner/ Executive engineer)

Arvind Kumar (Chief Architect and Town Planner)

Rajesh Kumar Singh (Secretary)



BASEMENT SECOND FLOOR PLAN
(SCALE 1:100)



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

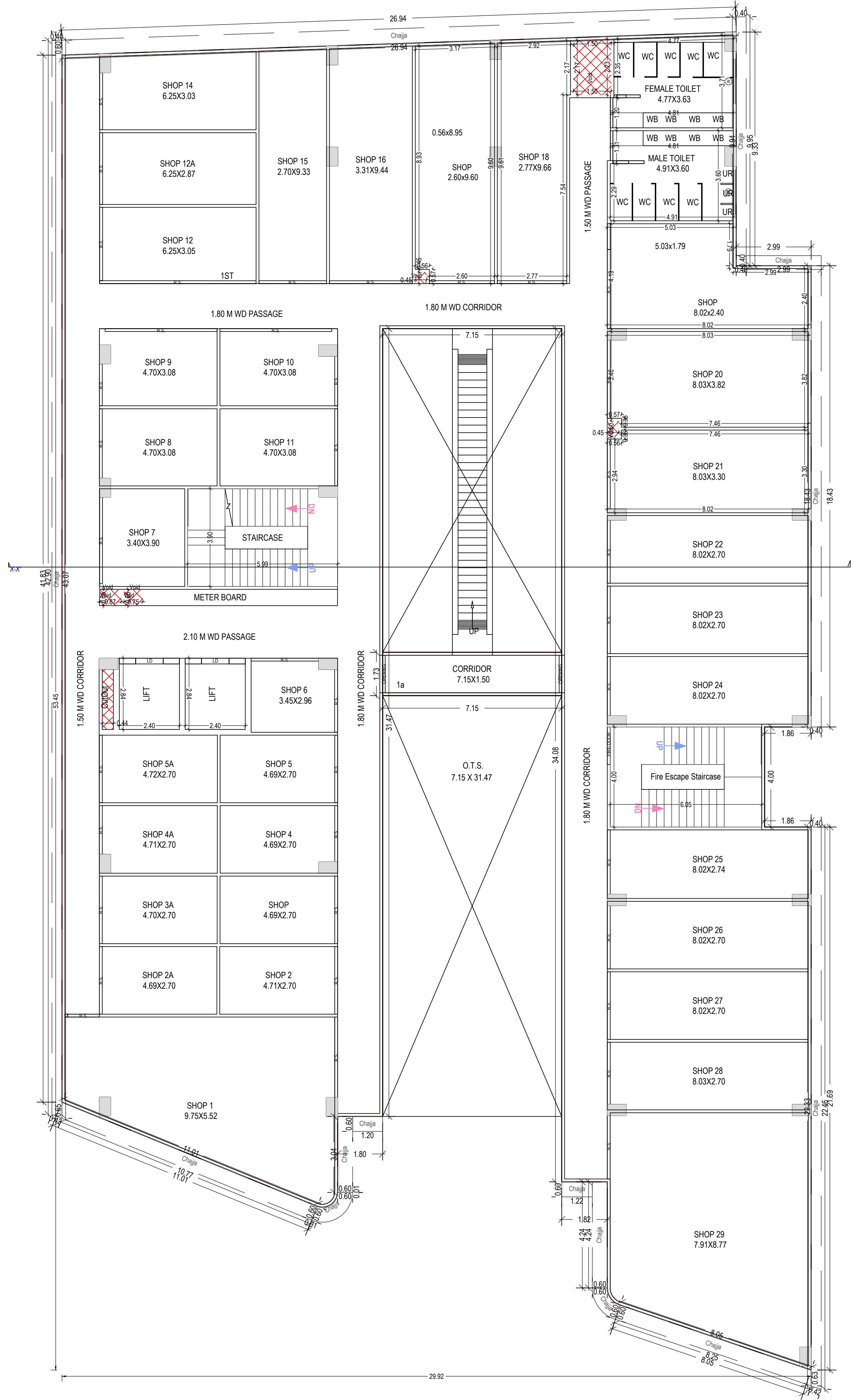
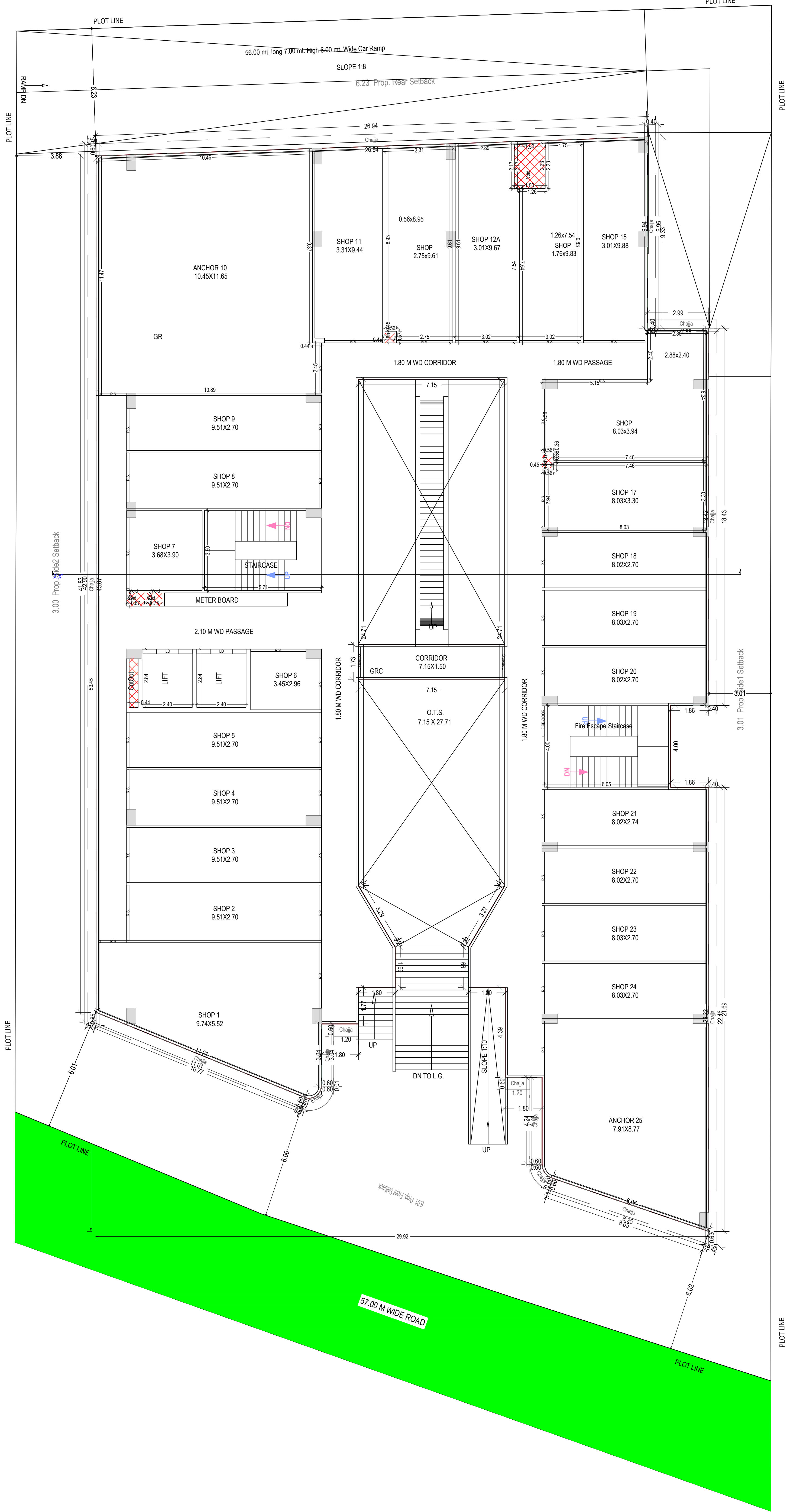
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

ISO_A0_(841.00_x_1189.00_MM)

Total Plot Area: - 2225.52
Total Coverage Area: - 1112.26

Total FAR Area: - 4440.58
Total BUA Area: - 5792.96

OWNER'S NAME AND SIGNATURE ASTRUSCORP SUPERSTRUCTURE PRIVATE LIMITED through its Authorized Signatory Mr. AKASH DIXIT, astrusone@gmail.com, 7838876763	
ARCHENG'S NAME AND SIGN AKASH DIXIT CA2014/65304	For Astruscorp Superstructure Pvt. Ltd. Director INEER
	Ghaziabad Development Authority 
Building Plan Application Number GDA/BP/25-26/0220	
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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)	

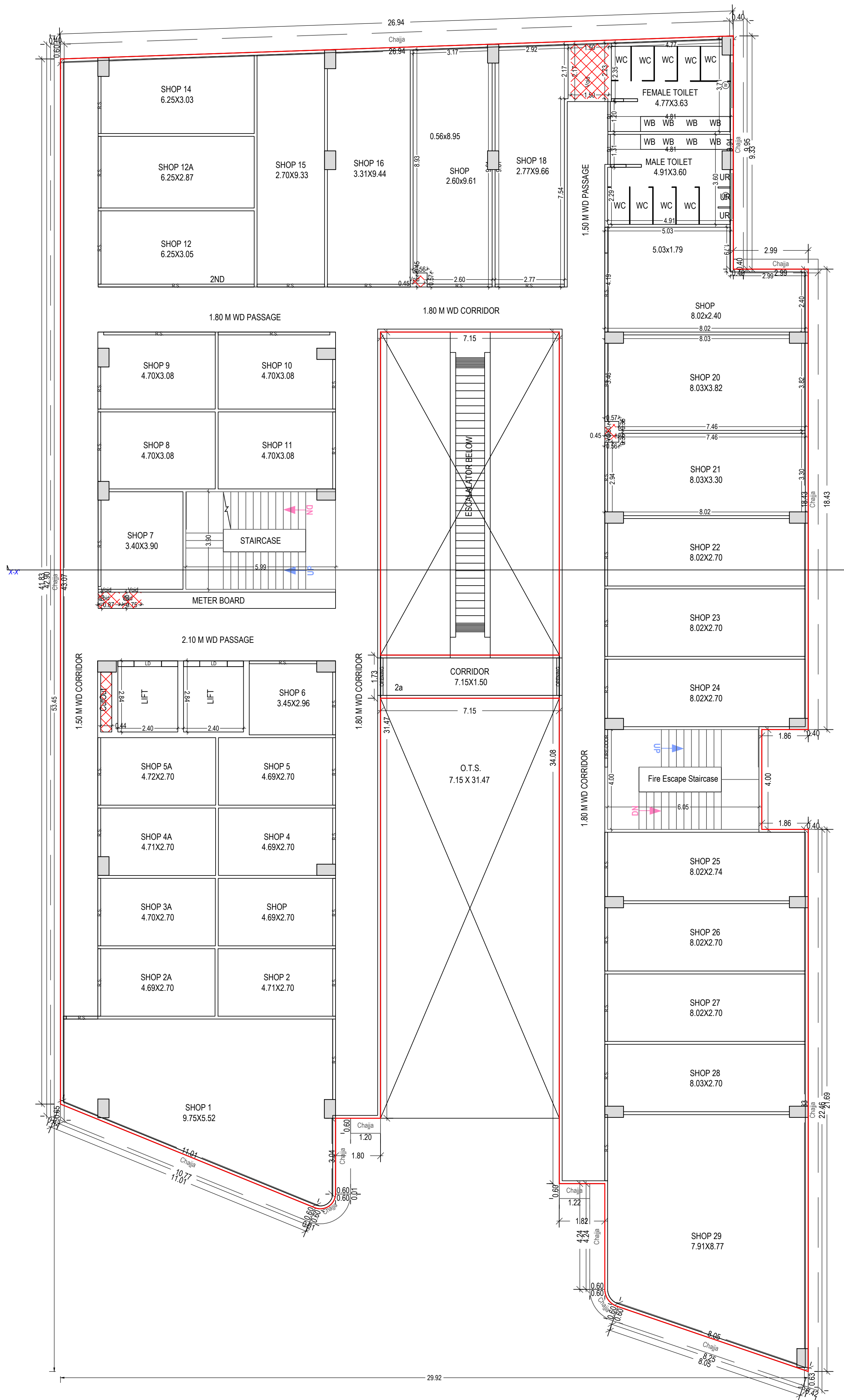


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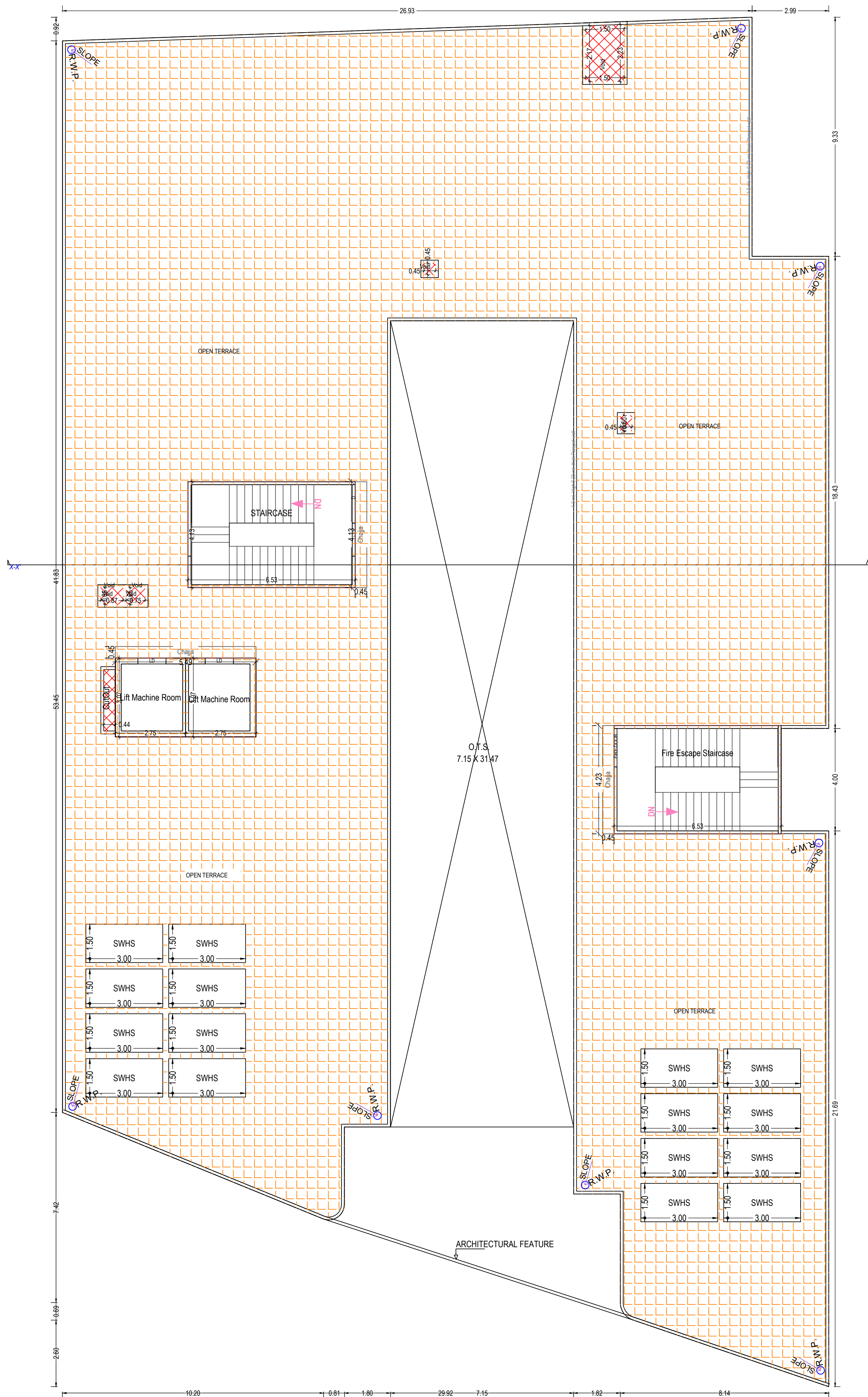
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SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



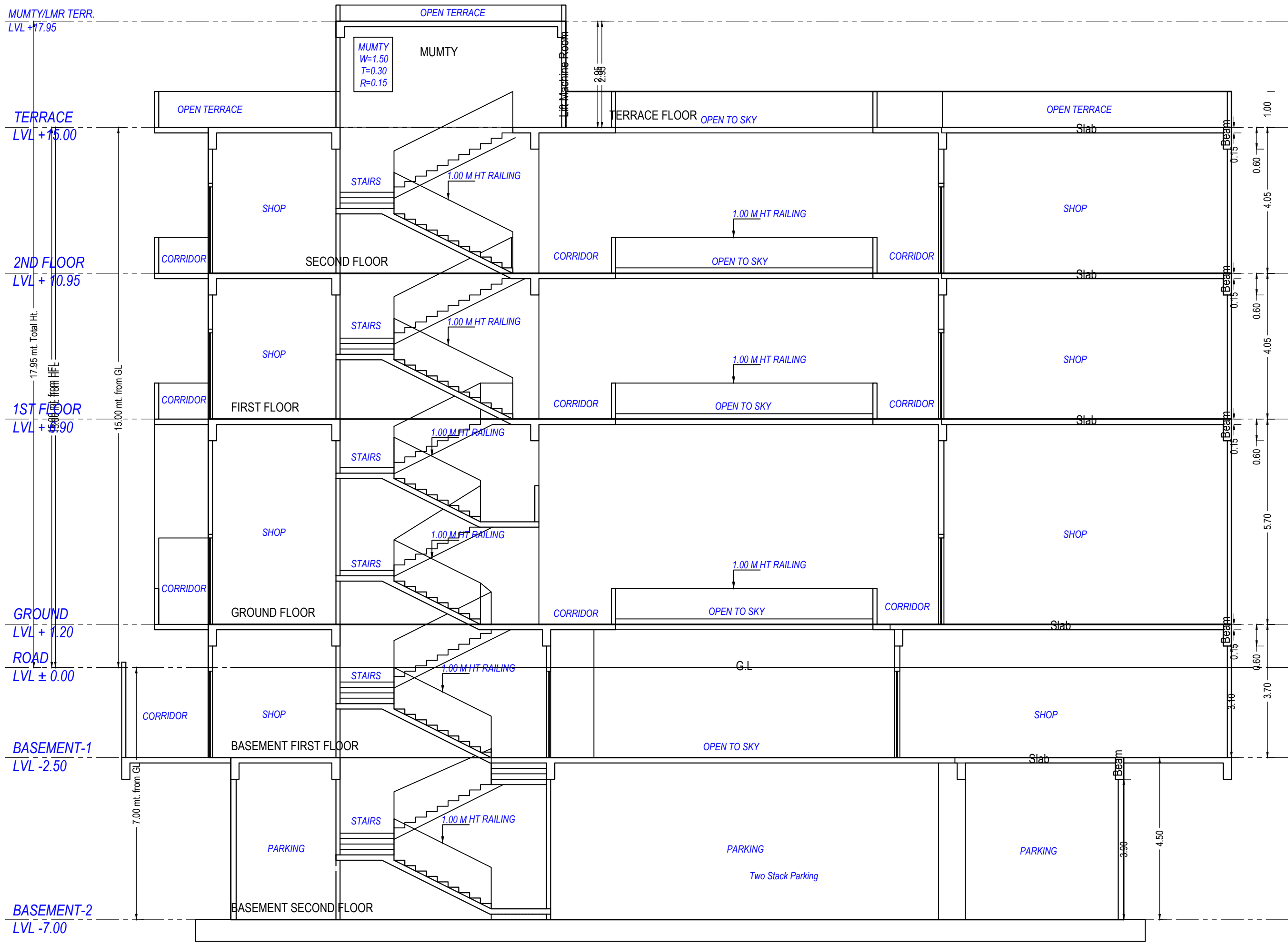
TERRACE FLOOR PLAN
(SCALE 1:100)

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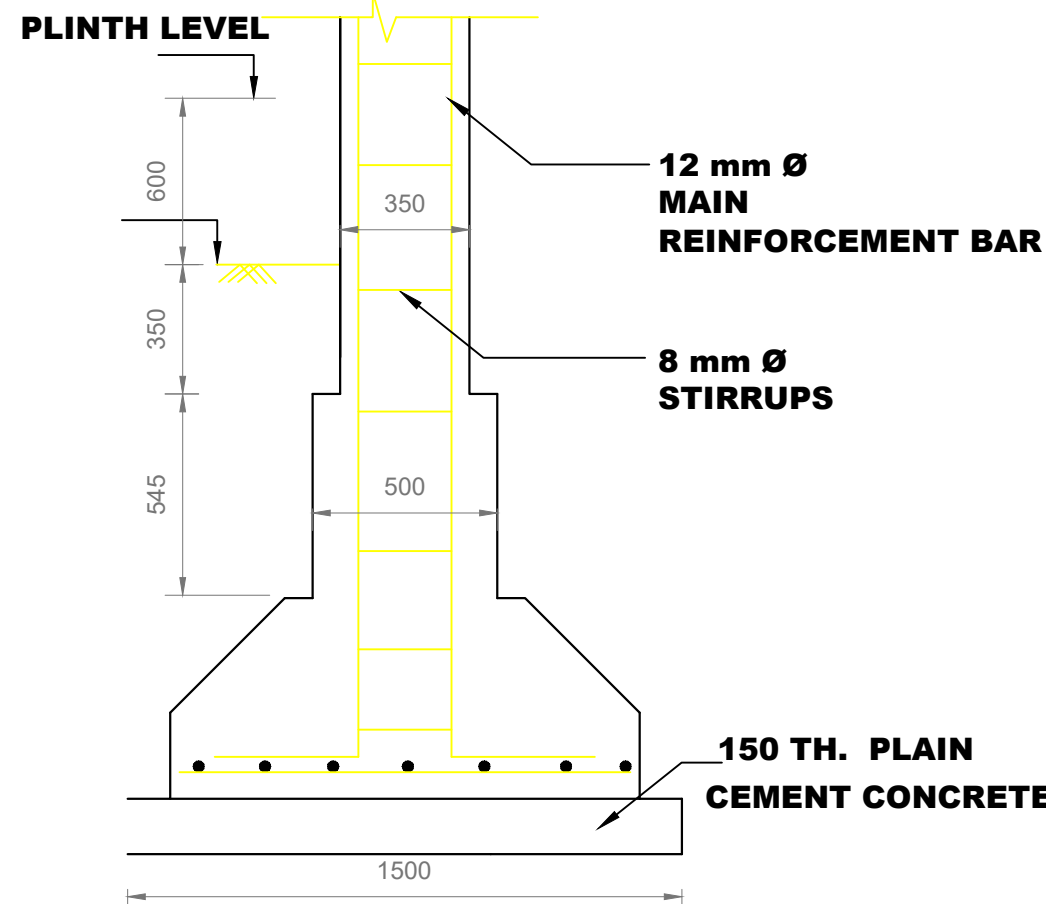
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Total Coverage Area: -	1112.26	Total BUA Area: -	5792.96

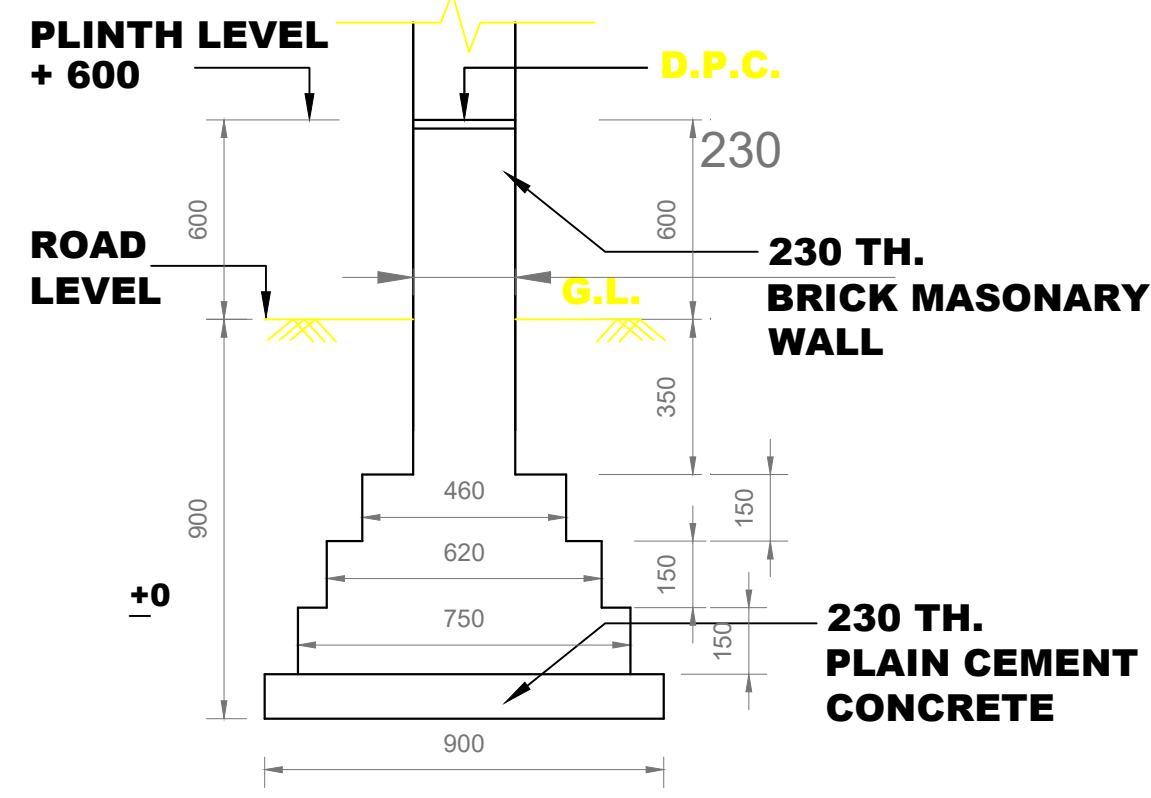
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ARCHITECT'S NAME AND SIGNATURE AKASH DIXIT CA/2014/65304	For Approval Signatory Mr. L.L. Director INEER
Ghaziabad Development Authority  	
Building Plan Application Number GDA/BP/25-26/0220 Sanctioned On 25 Jun 2025 Valid Till 26 Jun 2030 Approved 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)	



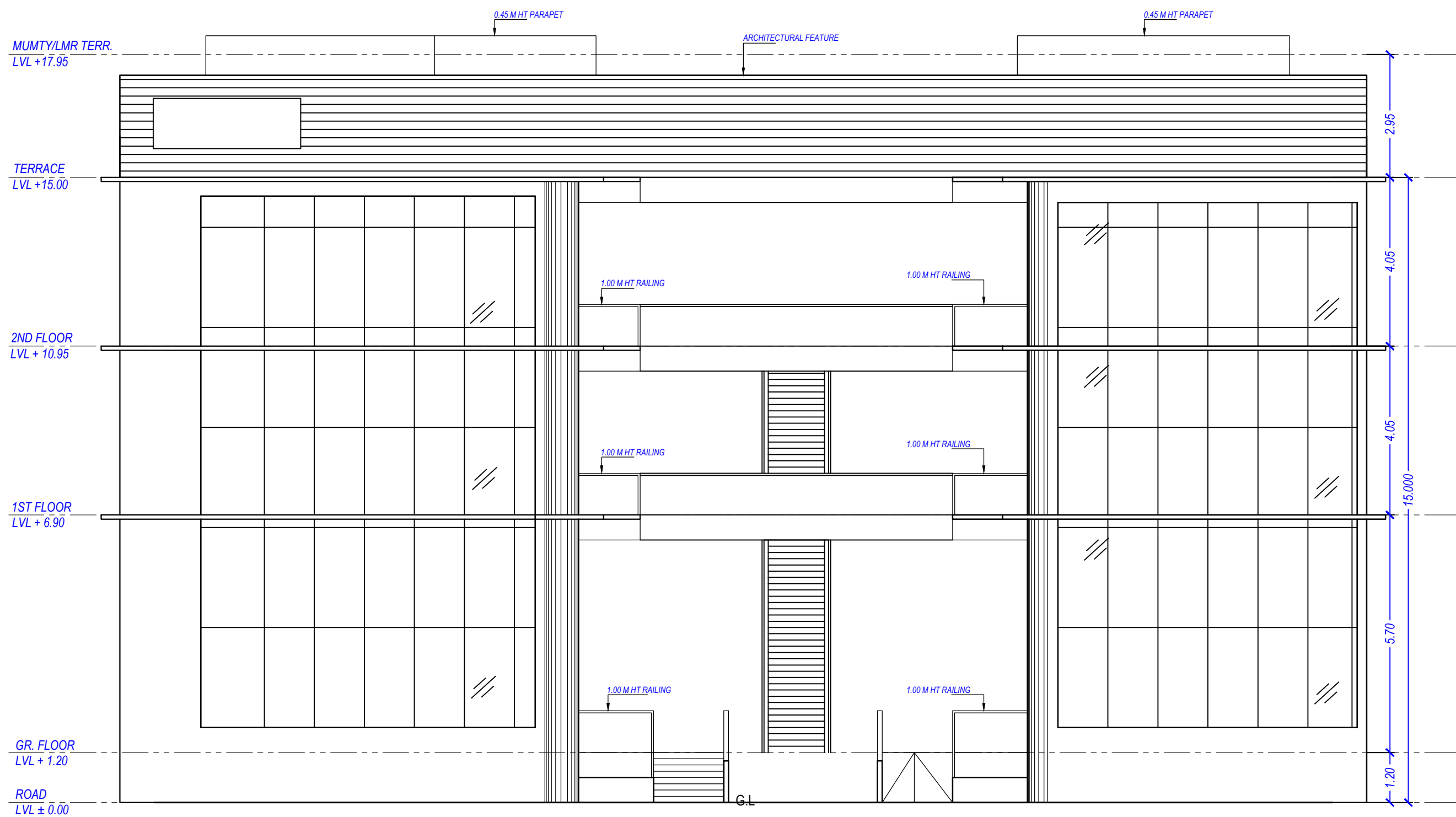
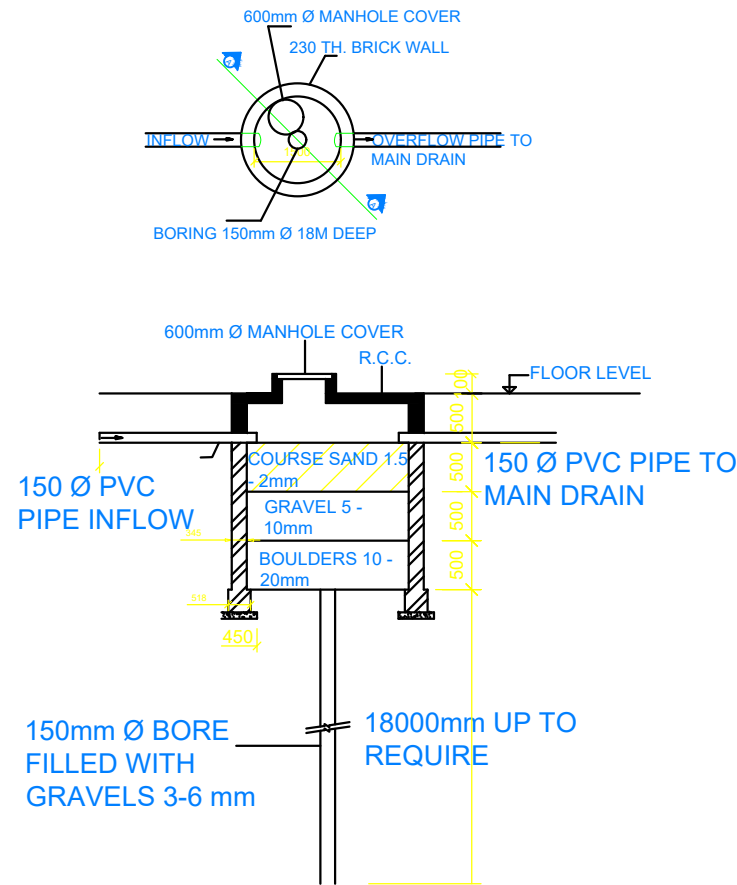
SECTION X-X'



FOUNDATION DETAIL OF
R.C.C. COLUMNS



FOUNDATION DETAIL



FRONT ELEVATION

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ISO_A0_(841.00_x_1189.00_MM)

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