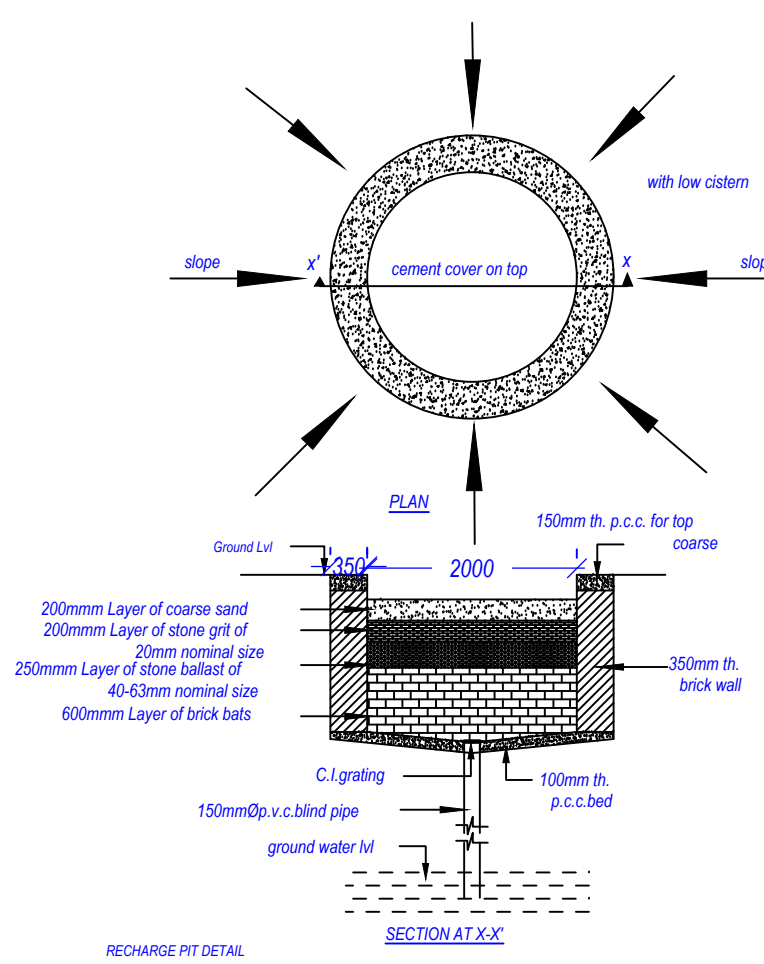
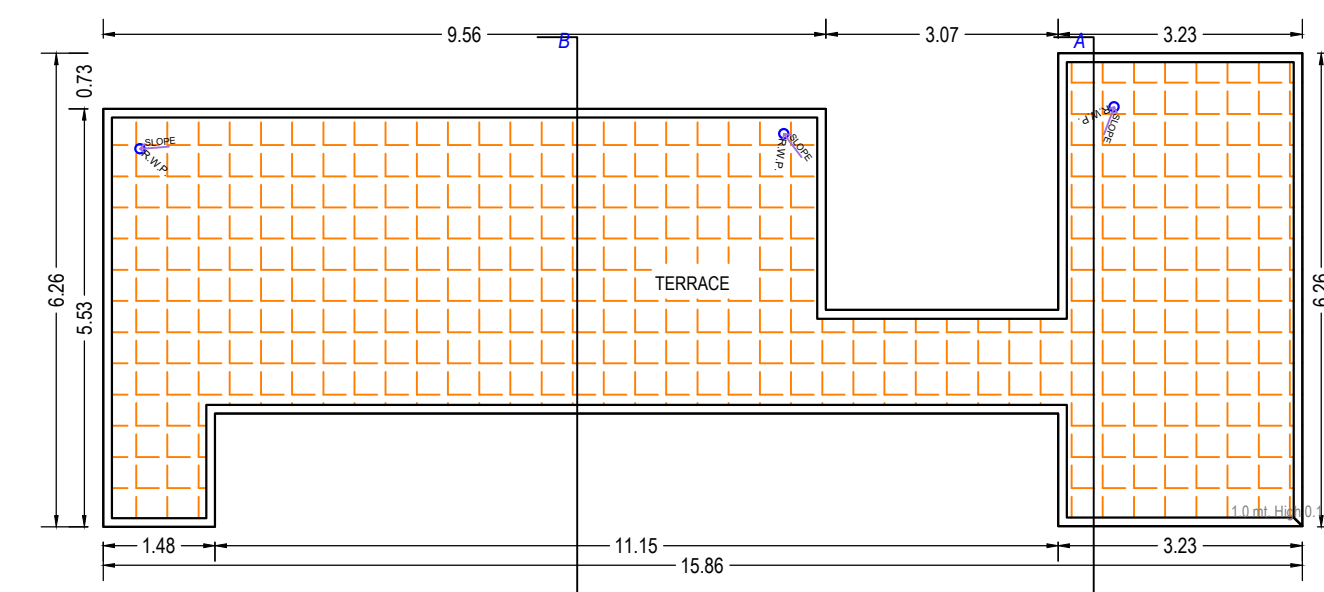
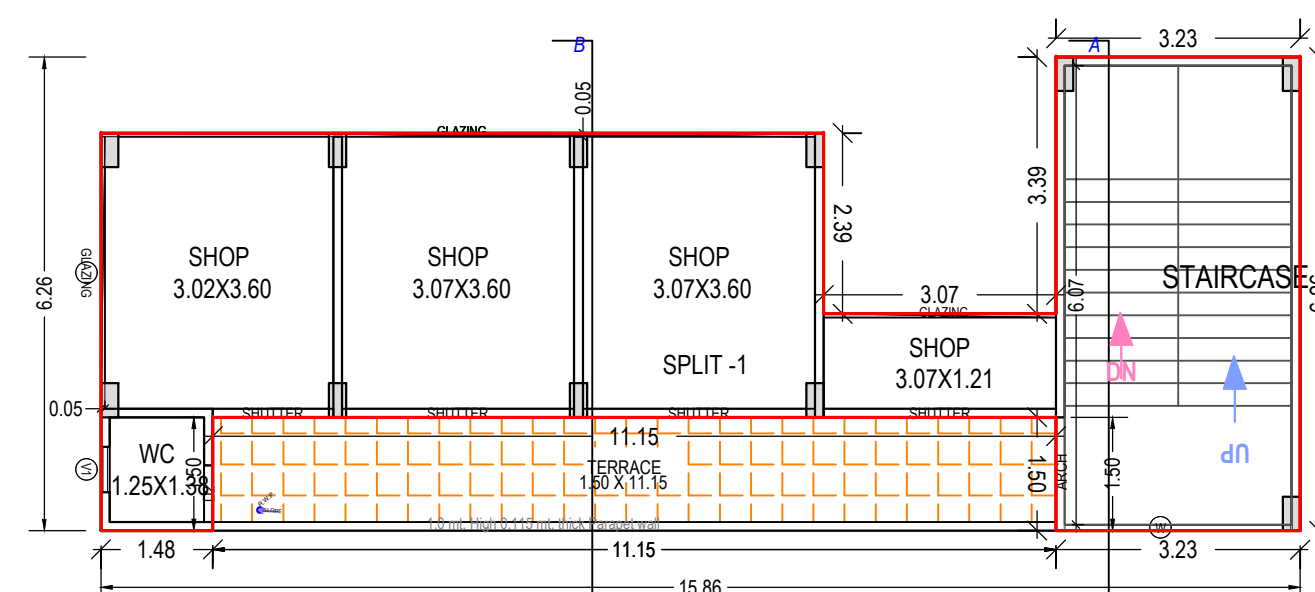
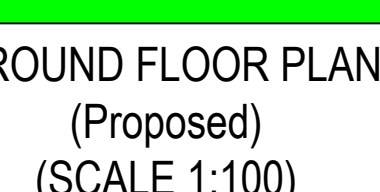
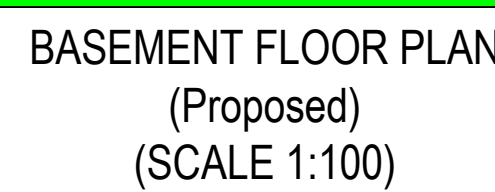
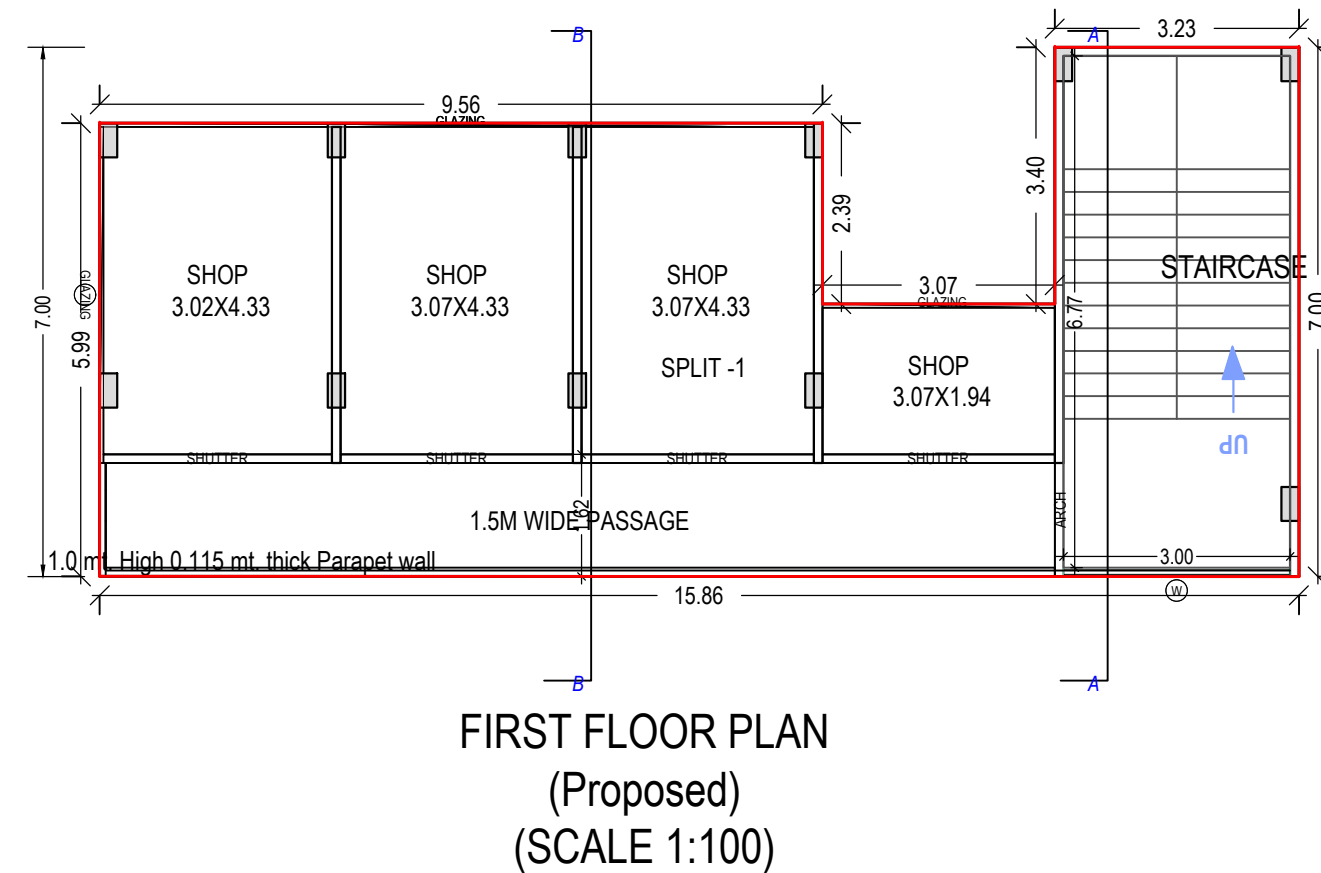
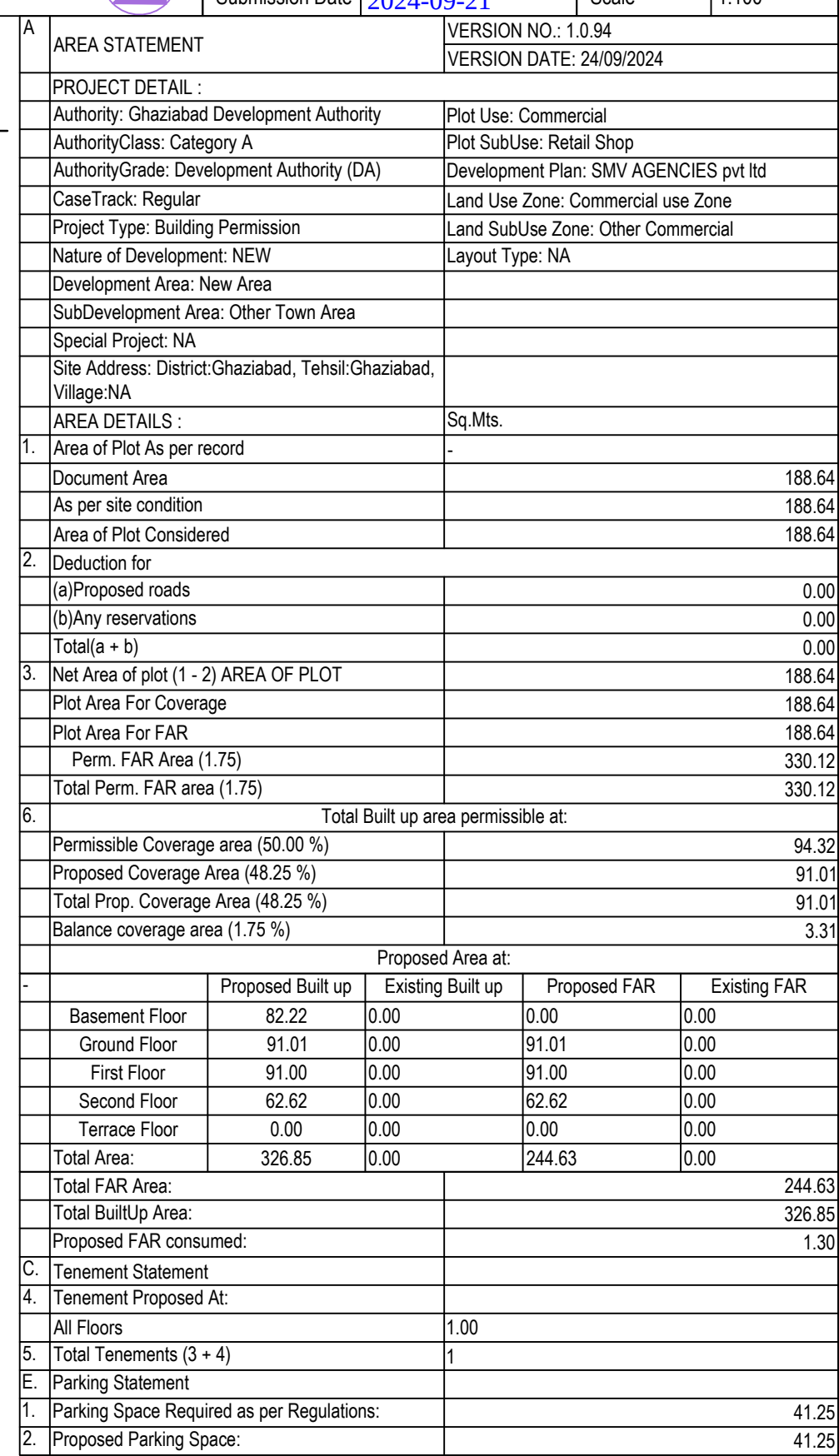
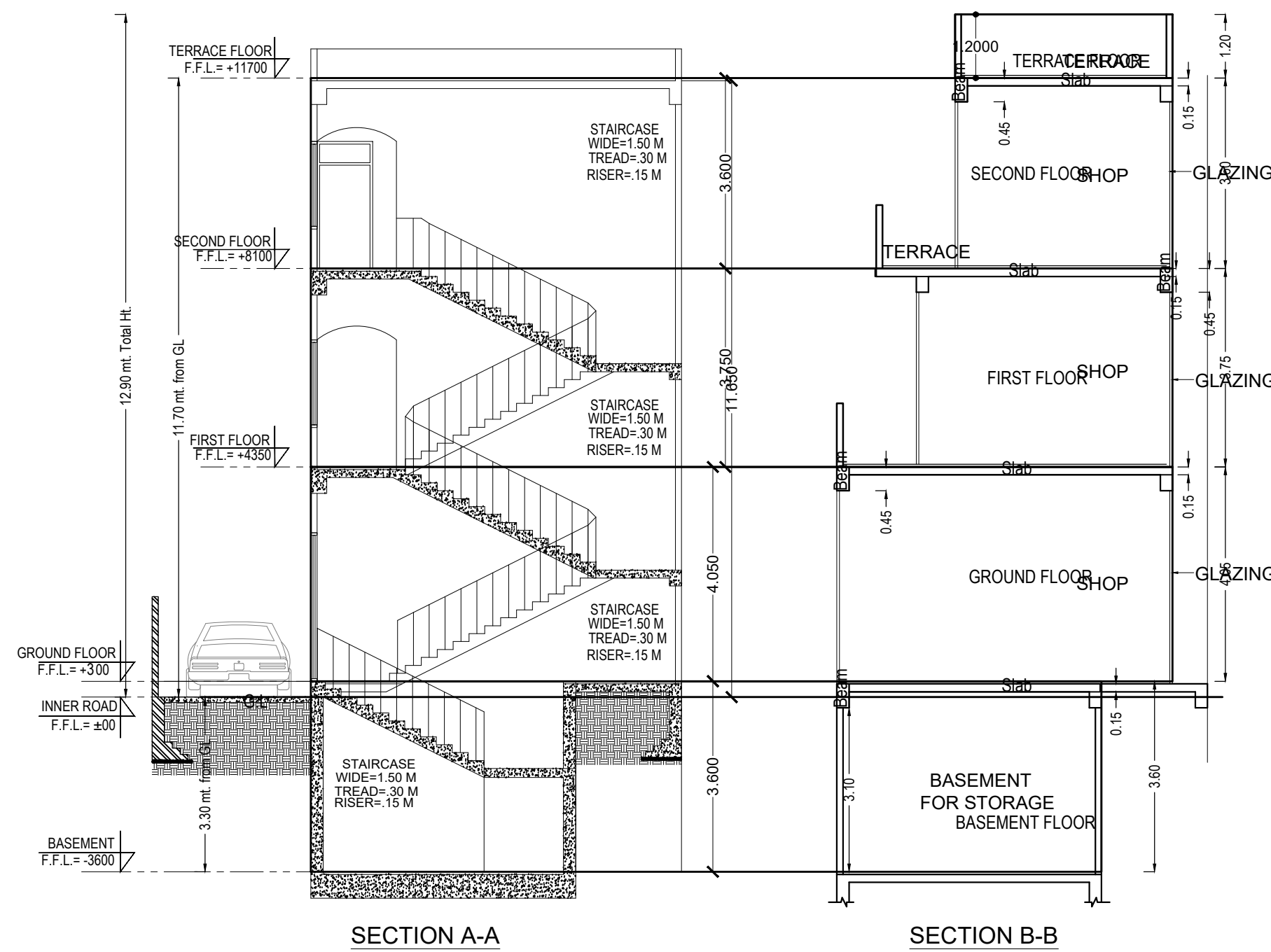
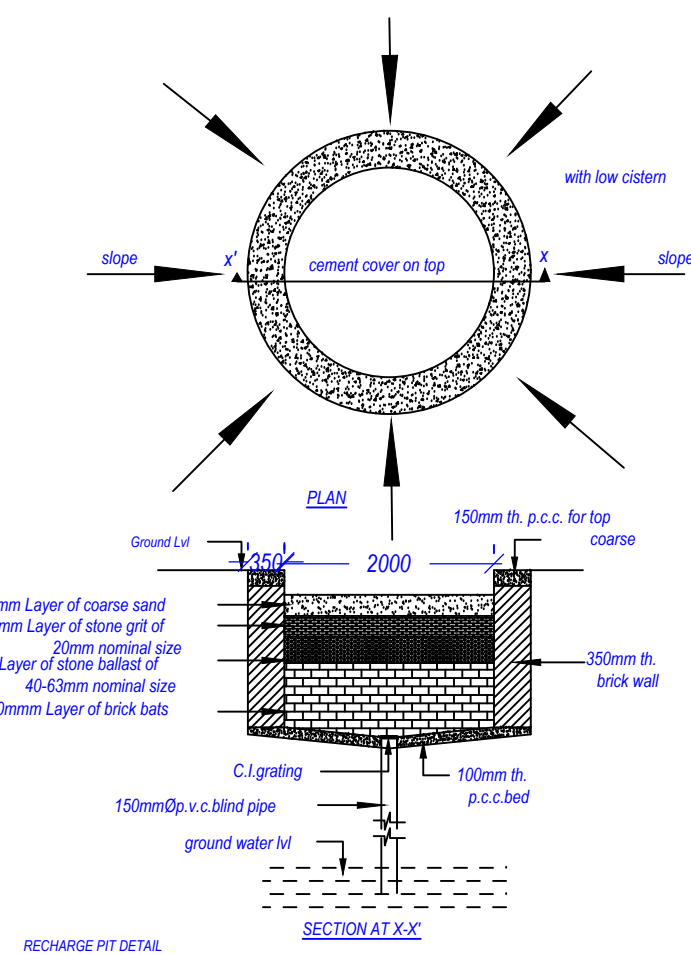
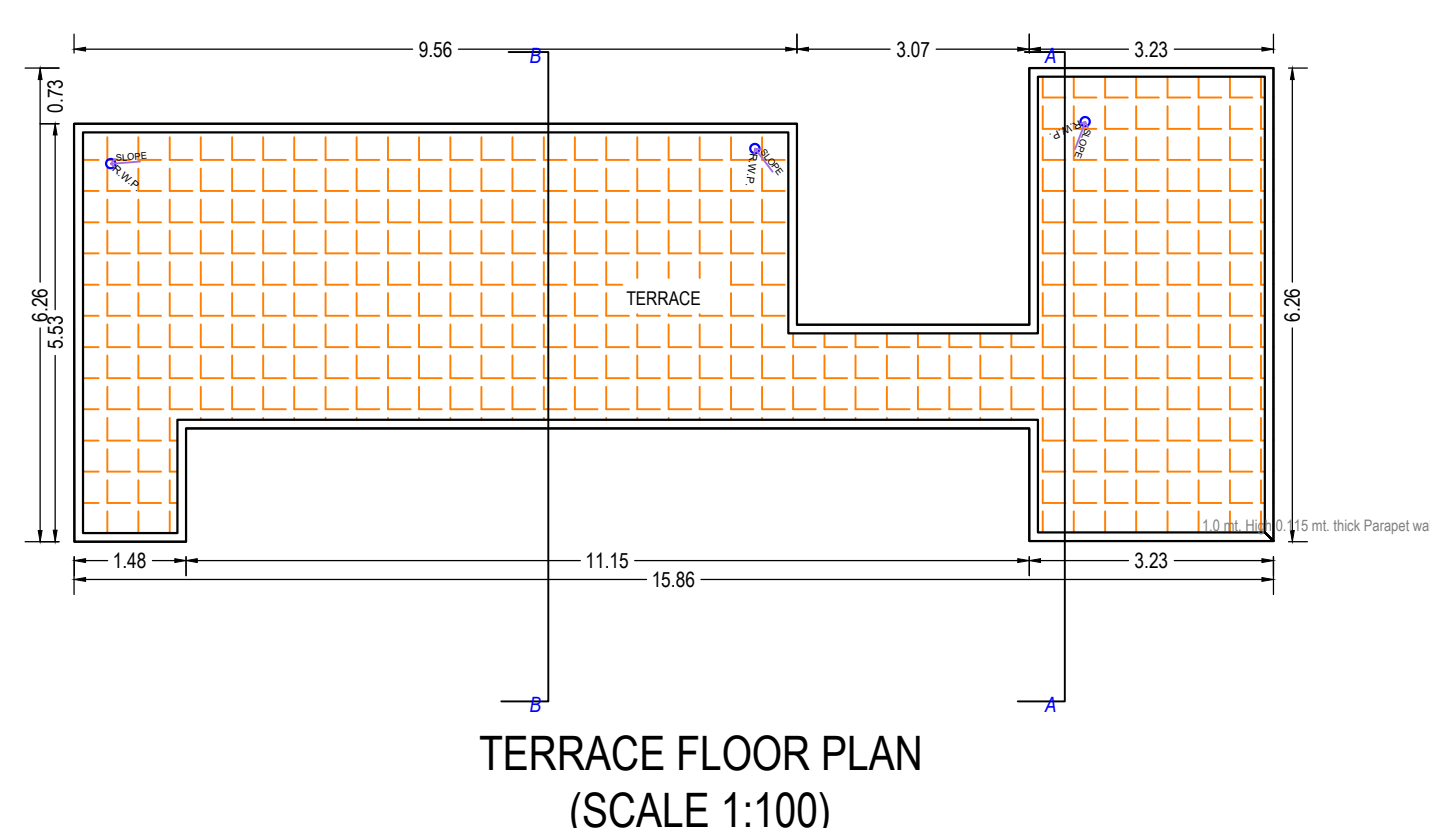
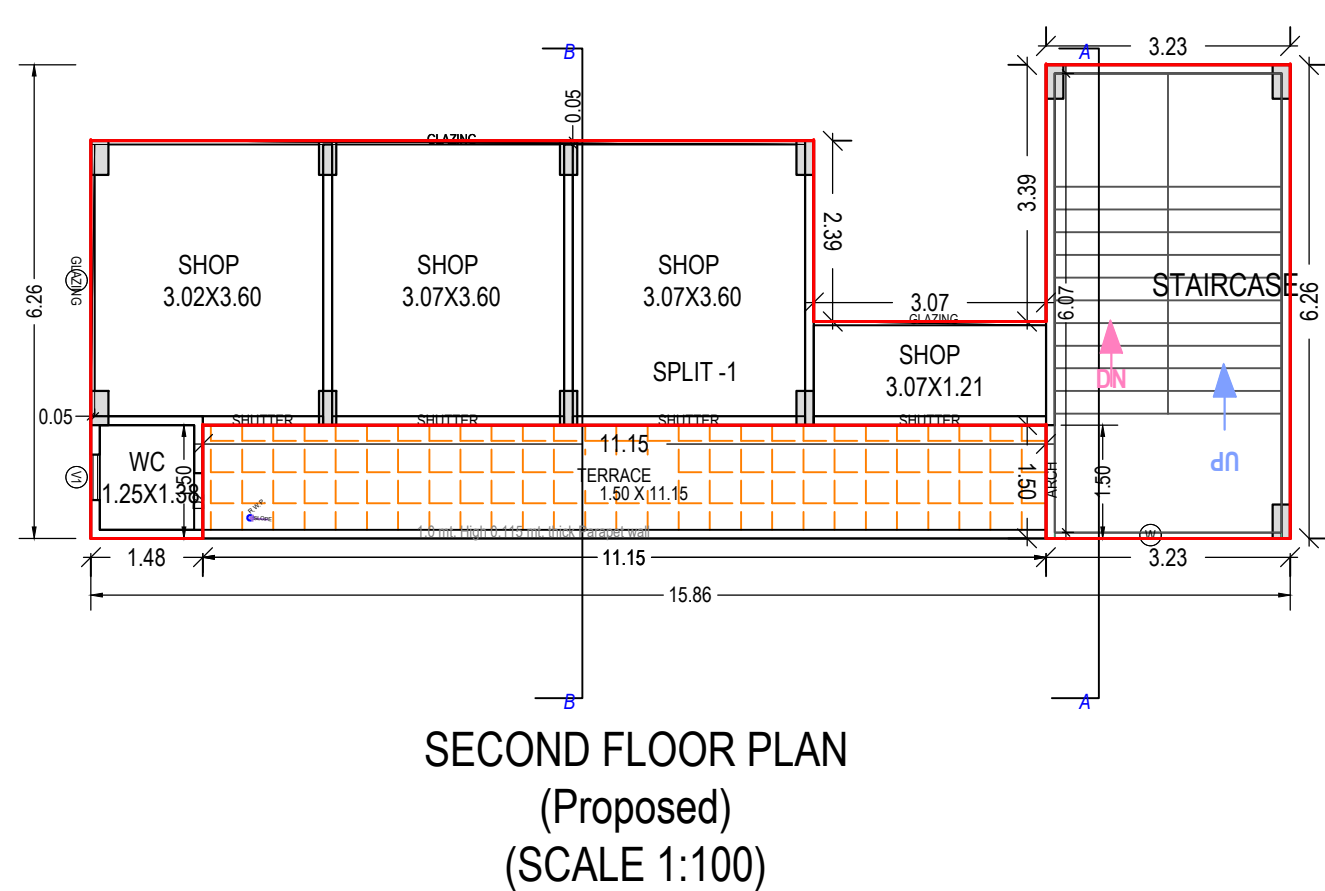
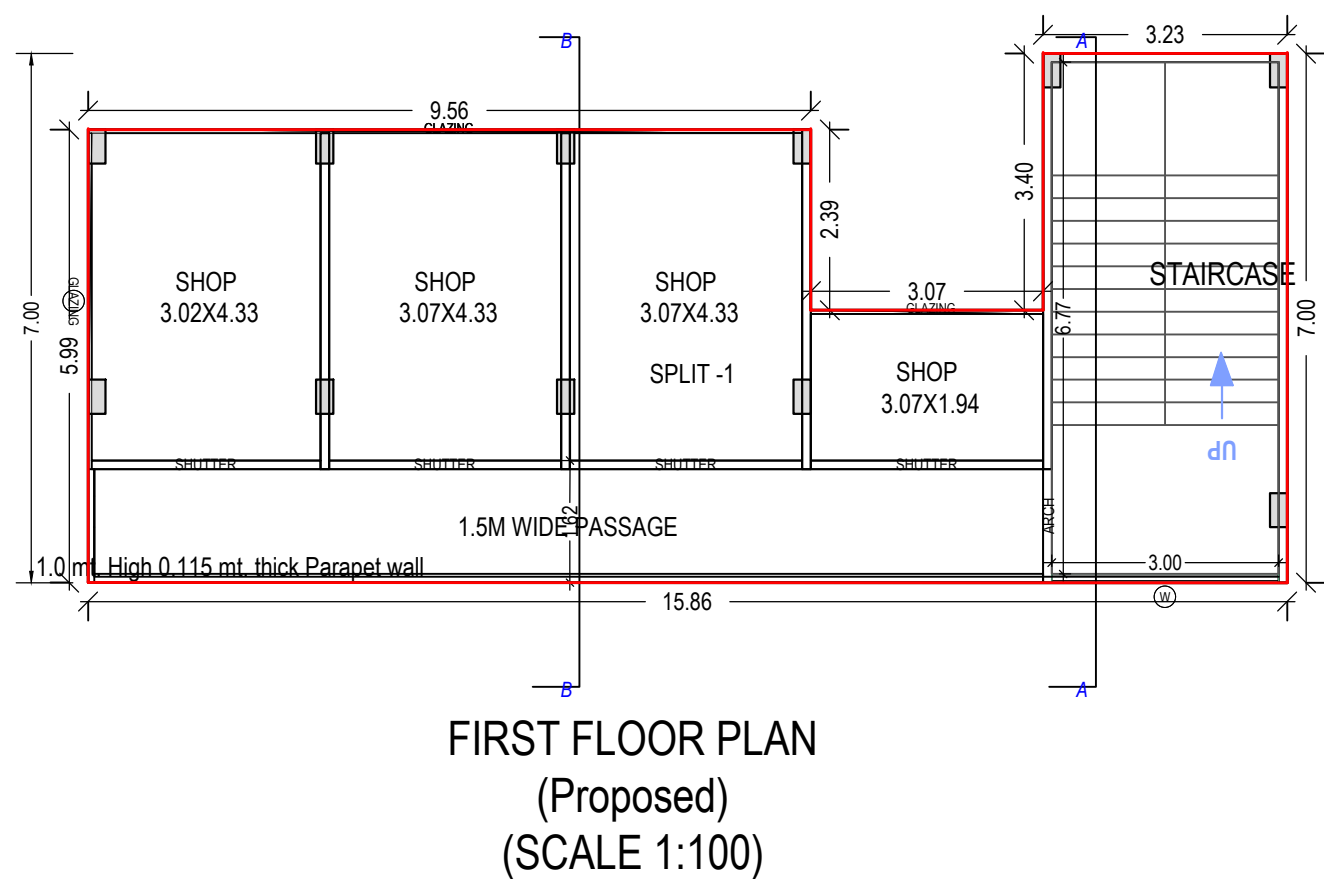
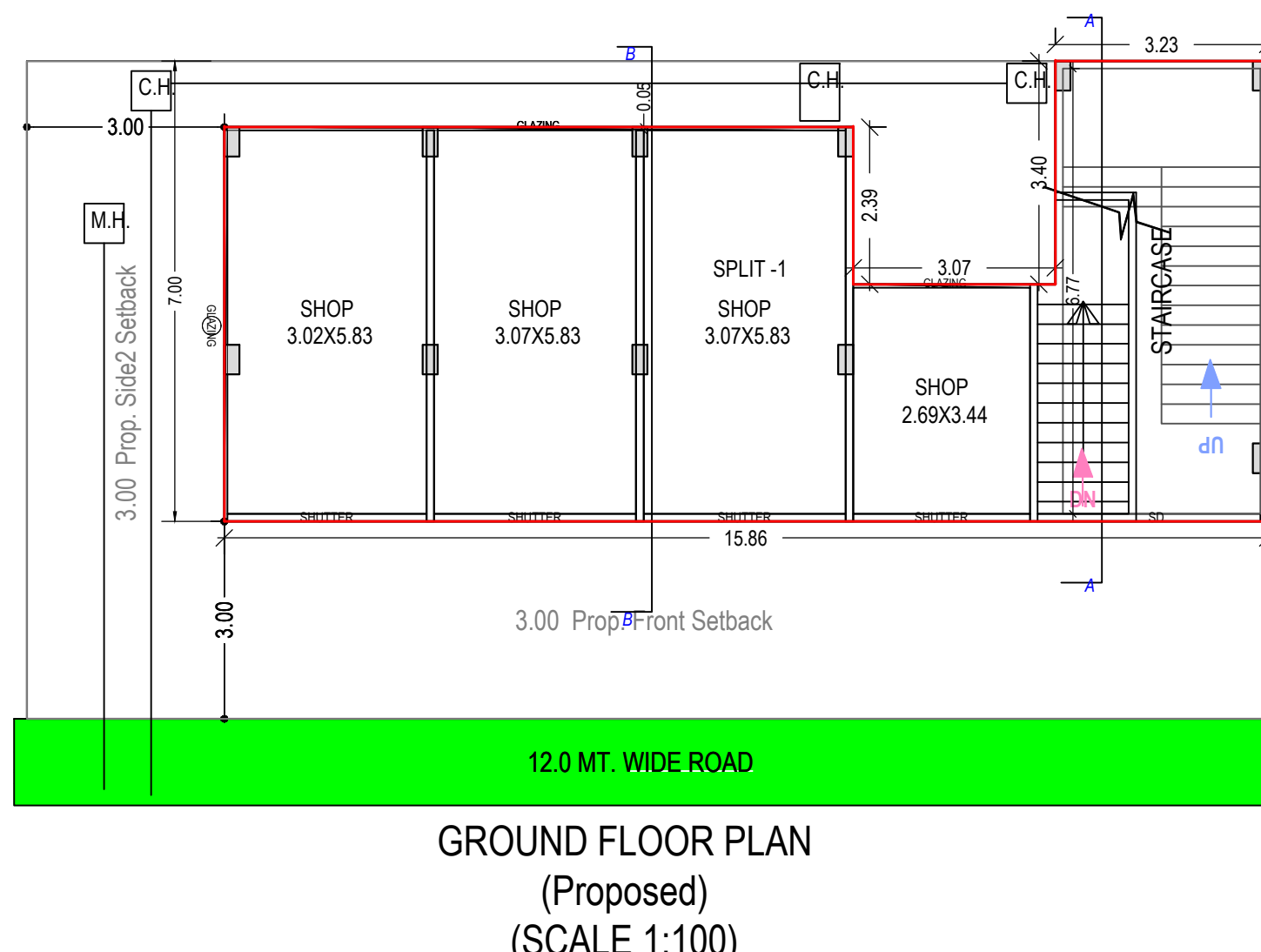
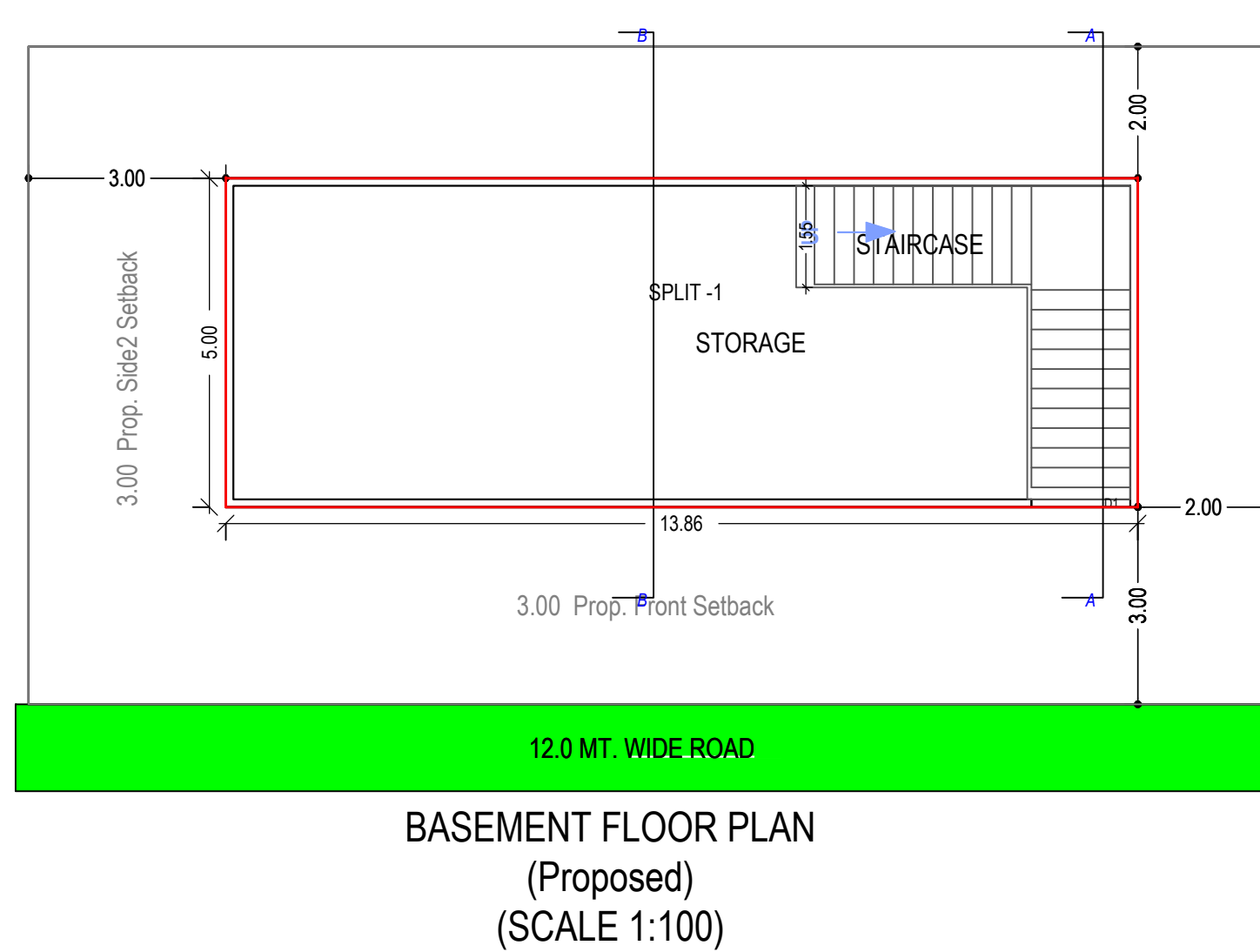
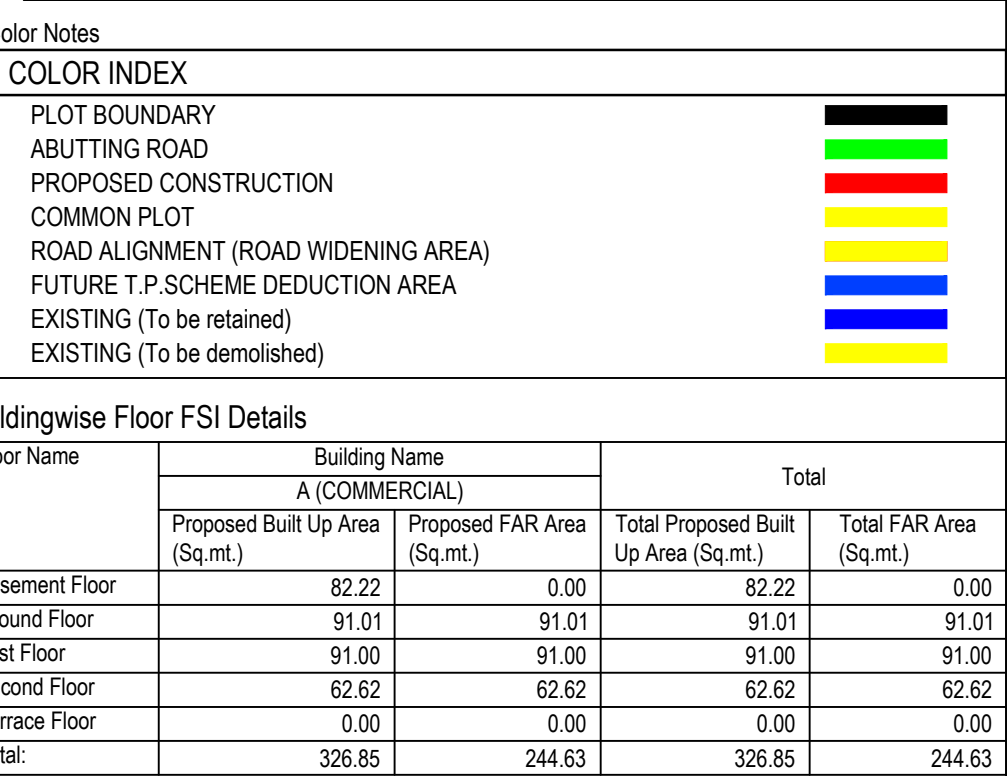
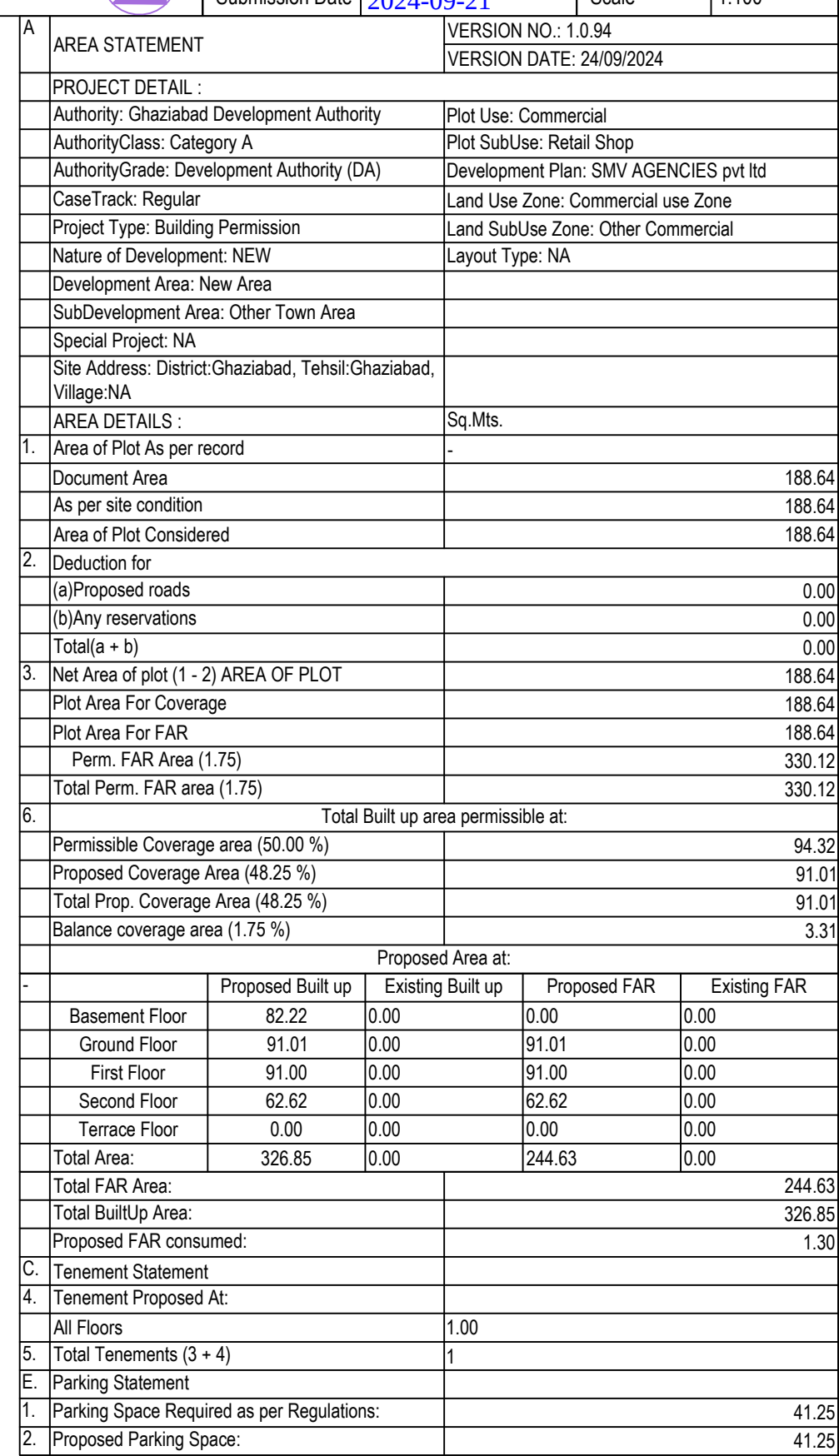
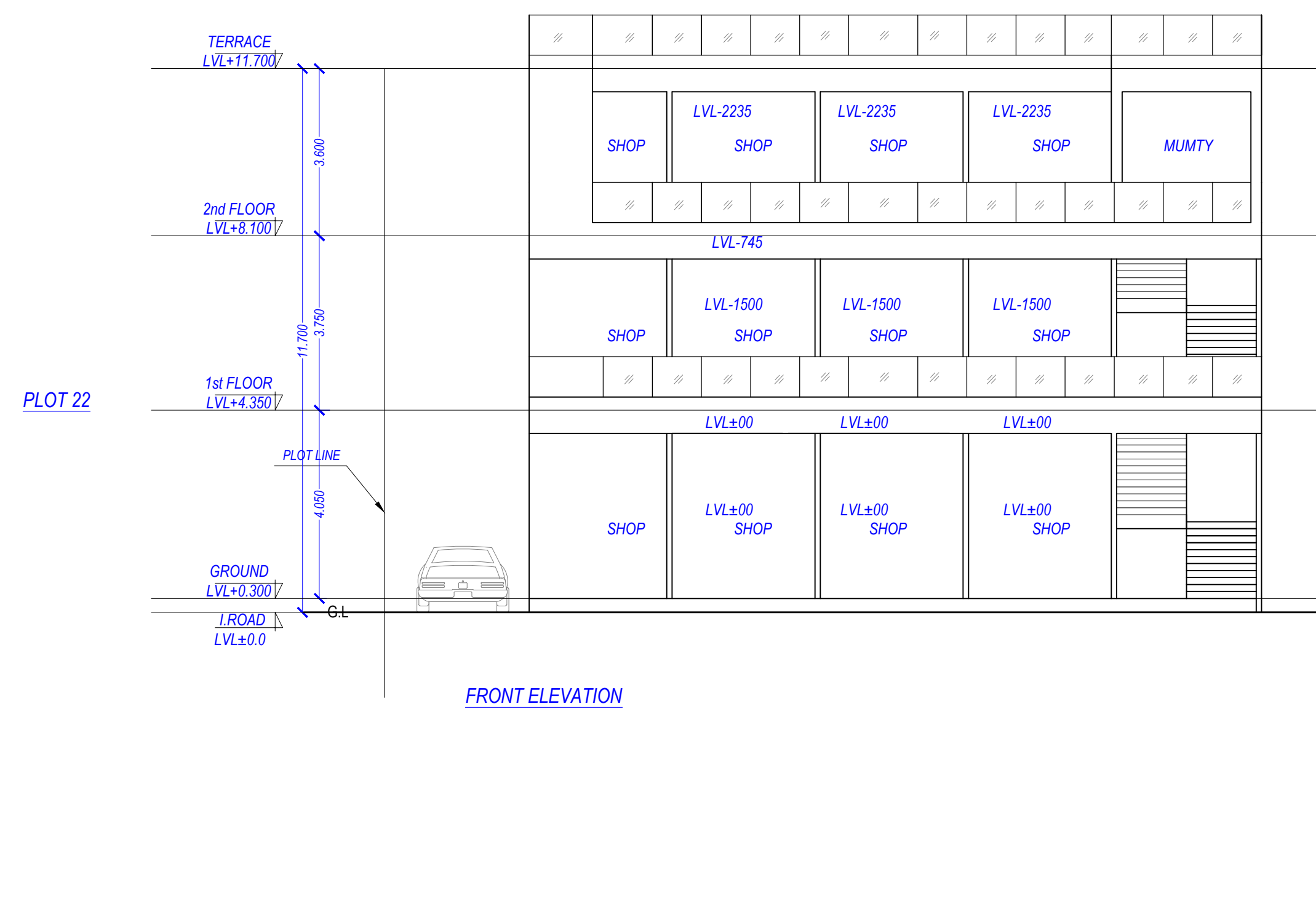




|  |                                                        |  |
|--|--------------------------------------------------------|--|
|  | Building Plan Application Number                       |  |
|  | <u>GDA/BP/24-25/0921</u>                               |  |
|  | Sanctioned On                                          |  |
|  | <u>30 Sep 2024</u>                                     |  |
|  | Valid Till                                             |  |
|  | <u>17 Oct 2029</u>                                     |  |
|  | Approved By                                            |  |
|  | <u>Arvind Kumar (Chief Architect and Town Planner)</u> |  |
|  | Examined By                                            |  |
|  | <u>Gyan Prakash Dwivedi (Junior engineer)</u>          |  |
|  | <u>Pawan Gupta (Assistant Engineer)</u>                |  |
|  | <u>Arvind Kumar (Town Planner/ Executive engineer)</u> |  |
|  | <u>Arvind Kumar (Chief Architect and Town Planner)</u> |  |

The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/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 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.



| Trails | No. of Same Bldg | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) |               | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | No. of Unit |
|--------|------------------|------------------------------|-----------------------------|---------------|----------------------------|-------------------------|-------------|
|        |                  |                              | Mumty                       | Accessory Use | Commercial                 |                         |             |
|        | 1                | 326.85                       | 12.90                       | 69.32         | 244.63                     | 244.63                  | 01          |
|        | 1                | 326.85                       | 12.90                       | 69.32         | 244.63                     | 244.63                  | 01          |

| Parking Check (Table 7b) |        |                                                                        |       |     |       |
|--------------------------|--------|------------------------------------------------------------------------|-------|-----|-------|
| Vehicle Type             | Req'd. |                                                                        | Prop. |     |       |
|                          | No.    | Reduced Req'd Parking because of Plot having RW/Area surrendered (FOC) | Area  | No. | Area  |
| Equivalent Car Space     | -      | -                                                                      | -     | 3   | 41.25 |
| Total Car                | 3      | -                                                                      | 41.25 | 3   | 41.25 |
| Total                    |        |                                                                        | 41.25 |     | 41.25 |

| Plot | Name | Nos Of Trees |     |
|------|------|--------------|-----|
|      |      | Reqd         | Prp |
| PLOT | Tree | 2            | 4   |

| Parking (Table 7a) |            |             |                   |                                    |        |            |       |       |
|--------------------|------------|-------------|-------------------|------------------------------------|--------|------------|-------|-------|
|                    | Type       | SubUse      | Area<br>(Sq. mt.) | Units                              |        | Car        |       |       |
|                    |            |             |                   | Parking<br>space reqd<br>for every | Prop.  | Reqd./Unit | Reqd. | Prop. |
| (CAL)              | Commercial | Retail Shop | > 0               | 100                                | 244.63 | 1.00       | 3     | -     |
|                    | Total :    |             | -                 | -                                  | -      | -          | 3     | 3     |

|                                                                      |
|----------------------------------------------------------------------|
| OWNER'S NAME AND SIGNATURE                                           |
| SMV AGENCIES PVT LTD, shashankvarshney@rediffmail.com,<br>9891581032 |

|                               |                                                                                       |          |
|-------------------------------|---------------------------------------------------------------------------------------|----------|
| ARCH/ENG'S NAME AND SIGNATURE |  | ENGINEER |
|-------------------------------|---------------------------------------------------------------------------------------|----------|

SYED AZHAR HUSSAIN  
CA/2011/54056

|                                                                                                                                                                                |                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| <p><b>Signature Not Verified</b><br/>         Digitally signed by Ghaziabad Development Authority<br/>         Date: 18 Oct 2024 09:53<br/>         Designation: Architect</p> | <p>Ghaziabad Development Authority</p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|




|                                                                                       |                                                                                       |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |  |
|                                                                                       |                                                                                       |

Signature Not Verified

Building Plan Application Number  
CPA/BD/24-25/0000

|                   |
|-------------------|
| GDA/BP/24-25/0920 |
| Sanctioned On     |
| 25 Sep 2024       |

|            |             |
|------------|-------------|
| Valid Till | 17 Oct 2029 |
|------------|-------------|

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

|            |            |                                        |
|------------|------------|----------------------------------------|
| FAR Use    | FAR SubUse | Gyan Prakash Dwivedi (Junior engineer) |
| Commercial | Retail     |                                        |

|            |             |
|------------|-------------|
| Commercial | Shop        |
| Commercial | Retail Shop |
|            |             |

|            |             |                                                 |
|------------|-------------|-------------------------------------------------|
| Commercial | Retail Shop | Arvind Kumar (Town Planner/ Executive engineer) |
| Commercial | Retail Shop | Arvind Kumar (Chief Architect and Town Planner) |

|   |       |                                                 |
|---|-------|-------------------------------------------------|
|   | Group | Arvind Kumar (Chief Architect and Town Planner) |
| * | *     |                                                 |
|   |       |                                                 |

is 'Italian' and 'Blue' colors are user inputs, which are not verified and not accepted by encryption software

| BUILDING NAME  | NAME    | LENGTH | HEIGHT | NOS |
|----------------|---------|--------|--------|-----|
| A (COMMERCIAL) | V1      | 0.69   | 1.00   | 01  |
| A (COMMERCIAL) | GLAZING | 2.89   | 1.20   | 01  |
| A (COMMERCIAL) | V1      | 3.00   | 1.20   | 02  |
| A (COMMERCIAL) | GLAZING | 3.07   | 1.20   | 02  |
| A (COMMERCIAL) | GLAZING | 3.60   | 1.20   | 01  |
| A (COMMERCIAL) | GLAZING | 4.44   | 1.20   | 01  |
| A (COMMERCIAL) | GLAZING | 5.95   | 1.20   | 01  |
| A (COMMERCIAL) | GLAZING | 9.45   | 1.20   | 03  |

| Floor Name          | StairCase Name | Flight Width | Tread Width | Riser Height | Railing Ht. |
|---------------------|----------------|--------------|-------------|--------------|-------------|
| BASEMENT FLOOR PLAN | STAIRCASE      | 1.50         | 0.300       | 0.000        | 1.00        |
| GROUND FLOOR PLAN   | STAIRCASE      | 1.50         | 0.300       | 0.083        | 1.00        |
| FIRST FLOOR PLAN    | STAIRCASE      | 1.50         | 0.301       | 0.078        | 1.00        |
| SECOND FLOOR PLAN   | STAIRCASE      | 1.50         | 0.301       | 0.082        | 1.00        |

| Building A (COMMERCIAL)         |                             |                            |               |                                      |                        |             |
|---------------------------------|-----------------------------|----------------------------|---------------|--------------------------------------|------------------------|-------------|
| Floor Name                      | Total Built Up Area (Sq.mt) | Deductions (Area in Sq.mt) |               | Proposed FAR Area (Sq.mt) Commercial | Total FAR Area (Sq.mt) | No. of Unit |
|                                 |                             | Munty                      | Accessory Use |                                      |                        |             |
| Basement Floor                  | 81.22                       | 12.90                      | 69.32         | 0.00                                 | 0.00                   | 01          |
| Ground Floor                    | 91.01                       | 0.00                       | 0.00          | 91.01                                | 91.01                  | 01          |
| First Floor                     | 91.00                       | 0.00                       | 0.00          | 91.00                                | 91.00                  | 01          |
| Second Floor                    | 62.62                       | 0.00                       | 0.00          | 62.62                                | 62.62                  | 00          |
| Terrace Floor                   | 0.00                        | 0.00                       | 0.00          | 0.00                                 | 0.00                   | 00          |
| Total:                          | 326.85                      | 12.90                      | 69.32         | 244.63                               | 244.63                 | 01          |
| Total Number of Same Buildings: | 1                           |                            |               |                                      |                        |             |
| Total:                          | 326.85                      | 12.90                      | 69.32         | 244.63                               | 244.63                 | 01          |

| UBiBTA Table for Building A (Commercial) |                 |                              |             |                   |             |                            |        |          |             |            |  |
|------------------------------------------|-----------------|------------------------------|-------------|-------------------|-------------|----------------------------|--------|----------|-------------|------------|--|
| Floor                                    | Name            | UBiBTA Type                  | UBiBTA Area | Gross UBiBTA Area | UBiBTA Area | Deductions (Area in Sq.m.) |        |          | Carpet Area | No of Unit |  |
|                                          |                 |                              |             |                   |             | Door                       | Window | External |             |            |  |
| BASEMENT FLOOR PLAN                      | SPILT - 1       | SHOP                         | 69.32       | 69.32             | 69.32       | 0.17                       | 0.00   | 4.11     | 65.04       |            |  |
|                                          |                 | Total                        | 69.32       | 69.32             | 69.32       | 0.17                       | 0.00   | 4.11     | 65.04       | 01         |  |
|                                          | Total Per Floor | Typical Floor<br>Floor # = 1 |             |                   |             |                            |        |          |             |            |  |
|                                          |                 | Total                        | 69.32       | 69.32             | 69.32       | 0.17                       | 0.00   | 4.11     | 65.04       | 01         |  |
| GROUND FLOOR PLAN                        | SPILT - 1       | SHOP                         | 91.01       | 91.01             | 91.01       | 1.75                       | 0.90   | 0.43     | 87.93       |            |  |
|                                          |                 | Total                        | 91.01       | 91.01             | 91.01       | 1.75                       | 0.90   | 0.43     | 87.93       | 00         |  |
|                                          | Total Per Floor | Typical Floor<br>Floor # = 1 |             |                   |             |                            |        |          |             |            |  |
|                                          |                 | Total                        | 91.01       | 91.01             | 91.01       | 1.75                       | 0.90   | 0.43     | 87.93       | 00         |  |
| FIRST FLOOR PLAN                         | SPILT - 1       | SHOP                         | 91.00       | 91.00             | 91.00       | 0.03                       | 1.19   | 1.91     | 87.87       |            |  |
|                                          |                 | Total                        | 91.00       | 91.00             | 91.00       | 0.03                       | 1.19   | 1.91     | 87.87       | 00         |  |
|                                          | Total Per Floor | Typical Floor<br>Floor # = 1 |             |                   |             |                            |        |          |             |            |  |
|                                          |                 | Total                        | 91.00       | 91.00             | 91.00       | 0.03                       | 1.19   | 1.91     | 87.87       | 00         |  |
| SECOND FLOOR PLAN                        | SPILT - 1       | SHOP                         | 62.62       | 62.62             | 62.62       | 1.50                       | 1.12   | 2.33     | 57.67       |            |  |
|                                          |                 | Total                        | 62.62       | 62.62             | 62.62       | 1.50                       | 1.12   | 2.33     | 57.67       | 00         |  |
|                                          | Total Per Floor | Typical Floor<br>Floor # = 1 |             |                   |             |                            |        |          |             |            |  |
|                                          |                 | Total                        | 62.62       | 62.62             | 62.62       | 1.50                       | 1.12   | 2.33     | 57.67       | 00         |  |
| Total                                    |                 | -                            | 312.96      | 312.96            | 312.96      | 3.45                       | 3.21   | 8.88     | 298.51      | 01         |  |

| SCHEDULE OF DOOR: |         |        |        |     |  |
|-------------------|---------|--------|--------|-----|--|
| BUILDING NAME     | NAME    | LENGTH | HEIGHT | NOS |  |
| A (COMMERCIAL)    | D2      | 0.75   | 2.10   | 01  |  |
| A (COMMERCIAL)    | SHUTTER | 1.59   | 2.40   | 01  |  |
| A (COMMERCIAL)    | SHUTTER | 2.69   | 2.40   | 01  |  |
| A (COMMERCIAL)    | SHUTTER | 3.02   | 2.40   | 02  |  |
| A (COMMERCIAL)    | SHUTTER | 3.07   | 2.40   | 08  |  |

| Building USE/SUBUSE Details |              |                 |                    |               |                    |                             |
|-----------------------------|--------------|-----------------|--------------------|---------------|--------------------|-----------------------------|
| Building Name               | Building Use | Building SubUse | Building Use Group | Building Type | Building Structure | No Of Non-Residential Units |
| A<br>(COMMERCIAL)           | Commercial   | Retail Shop     |                    | -             | Lowrise Building   | 1                           |

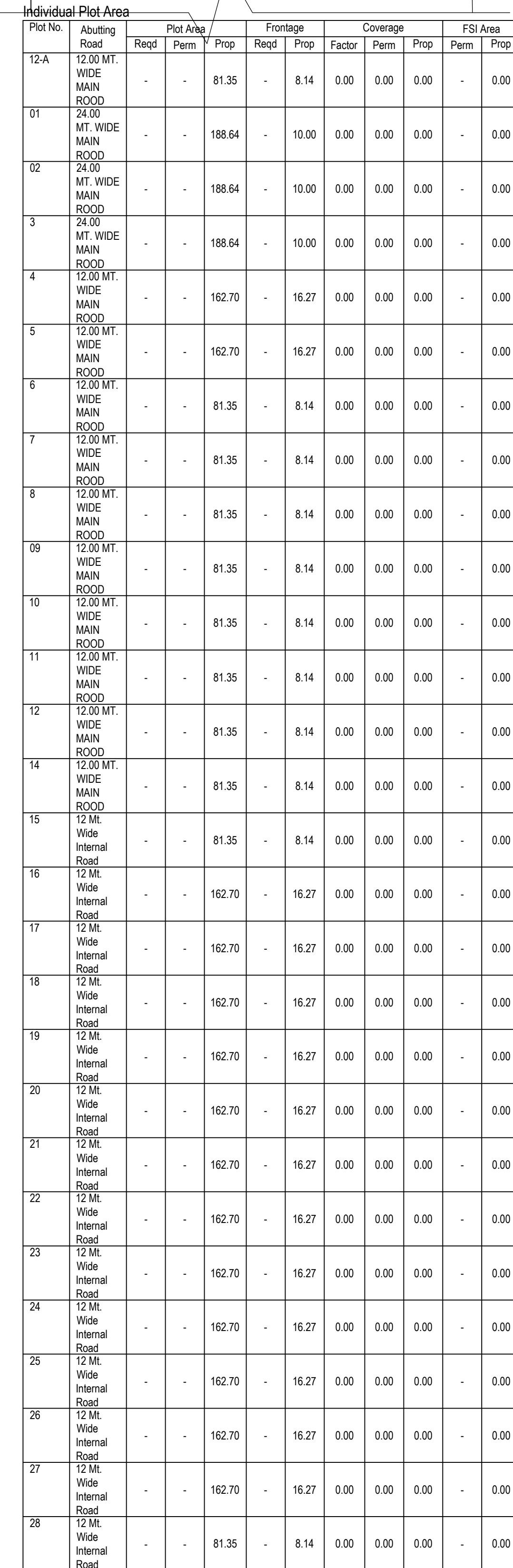
| Floor Name          | Floor Use            | Floor Sub Use | FAR Name       | FAR Use    | FAR Sub Use |
|---------------------|----------------------|---------------|----------------|------------|-------------|
| BASEMENT FLOOR PLAN | Commercial - STORAGE | Retail Shop   | Commercial FAR | Commercial | Retail Shop |
| GROUND FLOOR PLAN   | Commercial           | Retail Shop   | Commercial     | Commercial | Retail Shop |
| FIRST FLOOR PLAN    | Commercial           | Retail Shop   | Commercial     | Commercial | Retail Shop |
| SECOND FLOOR PLAN   | Commercial           | Retail Shop   | Commercial     | Commercial | Retail Shop |
| TERRACE FLOOR PLAN  | Commercial           | Retail Shop   | -              | -          | -           |

|     |                                                 |
|-----|-------------------------------------------------|
|     | Arvind Kumar (Chief Architect and Town Planner) |
|     | Examined By                                     |
| Use | Gyan Prakash Dwivedi (Junior engineer)          |
| all |                                                 |
| o   |                                                 |
| all | Pawan Gupta (Assistant Engineer)                |
| o   |                                                 |
| all | Arvind Kumar (Town Planner/ Executive engineer) |
| o   |                                                 |
| all | Arvind Kumar (Chief Architect and Town Planner) |
| o   |                                                 |

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.

SO A0 (841.00 x 1189.00 MM)

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| Plot No. | Pavk-Bldg | Abutting Road                       | Front |      |   | Side1 |      |   | Side2 |      |   | Rear |      |   | Coverage |      | FSI Area/Plot |
|----------|-----------|-------------------------------------|-------|------|---|-------|------|---|-------|------|---|------|------|---|----------|------|---------------|
|          |           |                                     | Reed  | Prop |   | Reed  | Prop |   | Reed  | Prop |   | Reed | Prop |   | Prop     |      |               |
| 12-A     |           | 12 MT<br>WIDE<br>MAIN<br>ROAD       | 3.00  | -    | - | -     | -    | - | -     | -    | - | -    | -    | - | 0.00     | 0.00 |               |
| 01       |           | 12 MT<br>Wide<br>Internal<br>Road   | 3.00  | -    | - | -     | -    | - | -     | -    | - | -    | -    | - | 0.00     | 0.00 |               |
| 01       |           | 24.00<br>MT<br>WIDE<br>MAIN<br>ROAD | 3.00  | -    | - | -     | -    | - | -     | -    | - | -    | -    | - | 0.00     | 0.00 |               |
| 02       |           | 12 MT<br>Wide<br>Internal<br>Road   | 3.00  | -    | - | -     | -    | - | -     | -    | - | -    | -    | - | 0.00     | 0.00 |               |
| 02       |           | 24.00<br>MT<br>WIDE<br>MAIN<br>ROAD | 3.00  | -    | - | -     | -    | - | -     | -    | - | -    | -    | - | 0.00     | 0.00 |               |
| 3        |           | 12.00<br>MT<br>WIDE<br>MAIN<br>ROAD | 3.00  | -    | - | -     | -    | - | -     | -    | - | -    | -    | - | 0.00     | 0.00 |               |
| 3        |           | 24.00<br>MT<br>WIDE<br>MAIN<br>ROAD | 3.00  | -    | - | -     | -    | - | -     | -    | - | -    | -    | - | 0.00     | 0.00 |               |
| 4        |           | 12.00<br>MT<br>WIDE<br>MAIN<br>ROAD | 3.00  | -    | - | -     | -    | - | -     | -    | - | -    | -    | - | 0.00     | 0.00 |               |
| 5        |           | 12.00<br>MT<br>WIDE<br>MAIN<br>ROAD | 3.00  | -    | - | -     | -    | - | -     | -    | - | -    | -    | - | 0.00     | 0.00 |               |
| 6        |           | 12.00<br>MT<br>WIDE<br>MAIN<br>ROAD | 3.00  | -    | - | -     | -    | - | -     | -    | - | -    | -    | - | 0.00     | 0.00 |               |
| 7        |           | 12.00<br>MT<br>WIDE<br>MAIN<br>ROAD | 3.00  | -    | - | -     | -    | - | -     | -    | - | -    | -    | - | 0.00     | 0.00 |               |
| 8        |           | 12.00<br>MT<br>WIDE<br>MAIN<br>ROAD | 3.00  | -    | - | -     | -    | - | -     | -    | - | -    | -    | - | 0.00     | 0.00 |               |
| 09       |           | 12.00<br>MT<br>WIDE<br>MAIN<br>ROAD | 3.00  | -    | - | -     | -    | - | -     | -    | - | -    | -    | - | 0.00     | 0.00 |               |
| 10       |           | 12.00<br>MT<br>WIDE<br>MAIN<br>ROAD | 3.00  | -    | - | -     | -    | - | -     | -    | - | -    | -    | - | 0.00     | 0.00 |               |
| 11       |           | 12.00<br>MT<br>WIDE<br>MAIN<br>ROAD | 3.00  | -    | - | -     | -    | - | -     | -    | - | -    | -    | - | 0.00     | 0.00 |               |
| 12       |           | 12.00<br>MT<br>WIDE<br>MAIN<br>ROAD | 3.00  | -    | - | -     | -    | - | -     | -    | - | -    | -    | - | 0.00     | 0.00 |               |
| 14       |           | 12.00<br>MT<br>WIDE<br>MAIN<br>ROAD | 3.00  | -    | - | -     | -    | - | -     | -    | - | -    | -    | - | 0.00     | 0.00 |               |
| 15       |           | 12 MT<br>Wide<br>Internal<br>Road   | 3.00  | -    | - | -     | -    | - | -     | -    | - | -    | -    | - | 0.00     | 0.00 |               |
| 16       |           | 12 MT<br>Wide<br>Internal<br>Road   | 3.00  | -    | - | -     | -    | - | -     | -    | - | -    | -    | - | 0.00     | 0.00 |               |
| 17       |           | 12 MT<br>Wide<br>Internal<br>Road   | 3.00  | -    | - | -     | -    | - | -     | -    | - | -    | -    | - | 0.00     | 0.00 |               |
| 18       |           | 12 MT<br>Wide<br>Internal<br>Road   | 3.00  | -    | - | -     | -    | - | -     | -    | - | -    | -    | - | 0.00     | 0.00 |               |
| 19       |           | 12 MT<br>Wide<br>Internal<br>Road   | 3.00  | -    | - | -     | -    | - | -     | -    | - | -    | -    | - | 0.00     | 0.00 |               |
| 20       |           | 12 MT<br>Wide<br>Internal<br>Road   | 3.00  | -    | - | -     | -    | - | -     | -    | - | -    | -    | - | 0.00     | 0.00 |               |
| 21       |           | 12 MT<br>Wide<br>Internal<br>Road   | 3.00  | -    | - | -     | -    | - | -     | -    | - | -    | -    | - | 0.00     | 0.00 |               |
| 22       |           | 12 MT<br>Wide<br>Internal<br>Road   | 3.00  | -    | - | -     | -    | - | -     | -    | - | -    | -    | - | 0.00     | 0.00 |               |
| 23       |           | 12 MT<br>Wide<br>Internal<br>Road   | 3.00  | -    | - | -     | -    | - | -     | -    | - | -    | -    | - | 0.00     | 0.00 |               |
| 24       |           | 12 MT<br>Wide<br>Internal<br>Road   | 3.00  | -    | - | -     | -    | - | -     | -    | - | -    | -    | - | 0.00     | 0.00 |               |
| 25       |           | 12 MT<br>Wide<br>Internal<br>Road   | 3.00  | -    | - | -     | -    | - | -     | -    | - | -    | -    | - | 0.00     | 0.00 |               |
| 26       |           | 12 MT<br>Wide<br>Internal<br>Road   | 3.00  | -    | - | -     | -    | - | -     | -    | - | -    | -    | - | 0.00     | 0.00 |               |
| 27       |           | 12 MT<br>Wide<br>Internal<br>Road   | 3.00  | -    | - | -     | -    | - | -     | -    | - | -    | -    | - | 0.00     | 0.00 |               |
| 28       |           | 12 MT<br>Wide<br>Internal<br>Road   | 3.00  | -    | - | -     | -    | - | -     | -    | - | -    | -    | - | 0.00     | 0.00 |               |

|                                                            |                                     |                                         |                   |
|------------------------------------------------------------|-------------------------------------|-----------------------------------------|-------------------|
| AREA STATEMENT                                             |                                     | VERSION NO: 1-0.82                      |                   |
| PROJECT DETAIL                                             |                                     | DATE: 20/11/2022                        |                   |
| Authority: Ghazabad Development Authority                  |                                     | Plot Use: Commercial                    |                   |
| Authority/Cat: Category A                                  |                                     | Plot SubUse: Retail development         |                   |
| Authority/Cat: Development Authority (DA)                  |                                     | Development Plan: SMN AGENCIES' plot to |                   |
| Land Use Zone: Commercial use Zone                         |                                     | Land Use Zone: Commercial use Zone      |                   |
| Project Type: Layout Development                           |                                     | Land SubUse Zone: Other commercial      |                   |
| Nature of Development: NEW                                 |                                     | Layout Type: NA                         |                   |
| SubDevelopment Area: Other Town Area                       |                                     |                                         |                   |
| Special Project: NA                                        |                                     |                                         |                   |
| Site Address:                                              |                                     |                                         |                   |
| District: Ghazabad, Tehsil: Ghazabad, Village: Dasra Datta |                                     |                                         |                   |
| AREA DETAILS:                                              |                                     | Sq.Mts                                  |                   |
| 1                                                          | Area of Plot As per record          |                                         | \$234.00          |
|                                                            | Document Area                       |                                         | \$234.00          |
|                                                            | As per site condition               |                                         | \$234.00          |
|                                                            | Area of Plot Considered             |                                         | \$234.00          |
| 2                                                          | Deduction for                       |                                         |                   |
|                                                            | (a) Proposed reservations           |                                         | 0.00              |
|                                                            | (b) Any reservations                |                                         | 0.00              |
|                                                            | (Total(a) + b)                      |                                         | 0.00              |
| 3                                                          | Net Area of plot (1-2) AREA OF PLOT |                                         | \$234.00          |
|                                                            | Plot Area For Coverage              |                                         | \$234.00          |
|                                                            | Plot Area For FSI                   |                                         | \$234.00          |
|                                                            | Perm. FSI area (1/3)                |                                         | \$156.00          |
|                                                            | Total Perm. FSI area (1/3)          |                                         | \$156.00          |
| Total Built up area permissible at:                        |                                     |                                         |                   |
| 4                                                          | Permissible Coverage area (50/00 %) |                                         | 261.70            |
|                                                            | Proposed Coverage Area (%)          |                                         | 261.70            |
|                                                            | Total Prop. Coverage Area (%)       |                                         | 261.70            |
|                                                            | Balance coverage area (30.00 %)     |                                         | 261.70            |
| Proposed Area at:                                          |                                     |                                         |                   |
| -                                                          | Total Area                          | Proposed Built up                       | Existing Built up |
| -                                                          | 0.00                                | 0.00                                    | 0.00              |
| -                                                          | Total FSI                           | Proposed F.S.I                          | Existing F.S.I    |
| -                                                          | 0.00                                | 0.00                                    | 0.00              |
| -                                                          | Total Built up Area                 |                                         |                   |
| -                                                          | 0.00                                |                                         |                   |
| 5                                                          | Proposed F.S.I consumed             |                                         | 0.00              |
| 6                                                          | Tenement Statement                  |                                         | 0.00              |
| 7                                                          | Tenement Proposed At:               |                                         | 0.00              |
| Land use analysis/Area distribution (Table 2c)             |                                     |                                         |                   |
| Area covered under                                         |                                     | Proposed Area in sq. mt.                |                   |
| Paved Area                                                 |                                     |                                         | 71.43             |
| Grass Area                                                 |                                     |                                         | 26.27             |
| Total net layout                                           |                                     |                                         | 100.00            |

| Tree Details (Table 3h) |      |                 |      |               |
|-------------------------|------|-----------------|------|---------------|
| Plot                    | Name | No of Trees     | Prop |               |
| PLOT                    | Tree | 27              | 45   |               |
| Registers Detail        |      |                 |      |               |
| Net housing             | Regt | No Of Tenements | Prop | No Of Persons |
| 1000sq.Hec              | -    | -               | -    | -             |
| 1500sq.Hec              | -    | -               | -    | -             |

Notes:

COLOR INDEX

PLOT BOUNDARY

ABUTTING ROAD

PROPOSED CONSTRUCTION

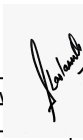
COMMON PLOT

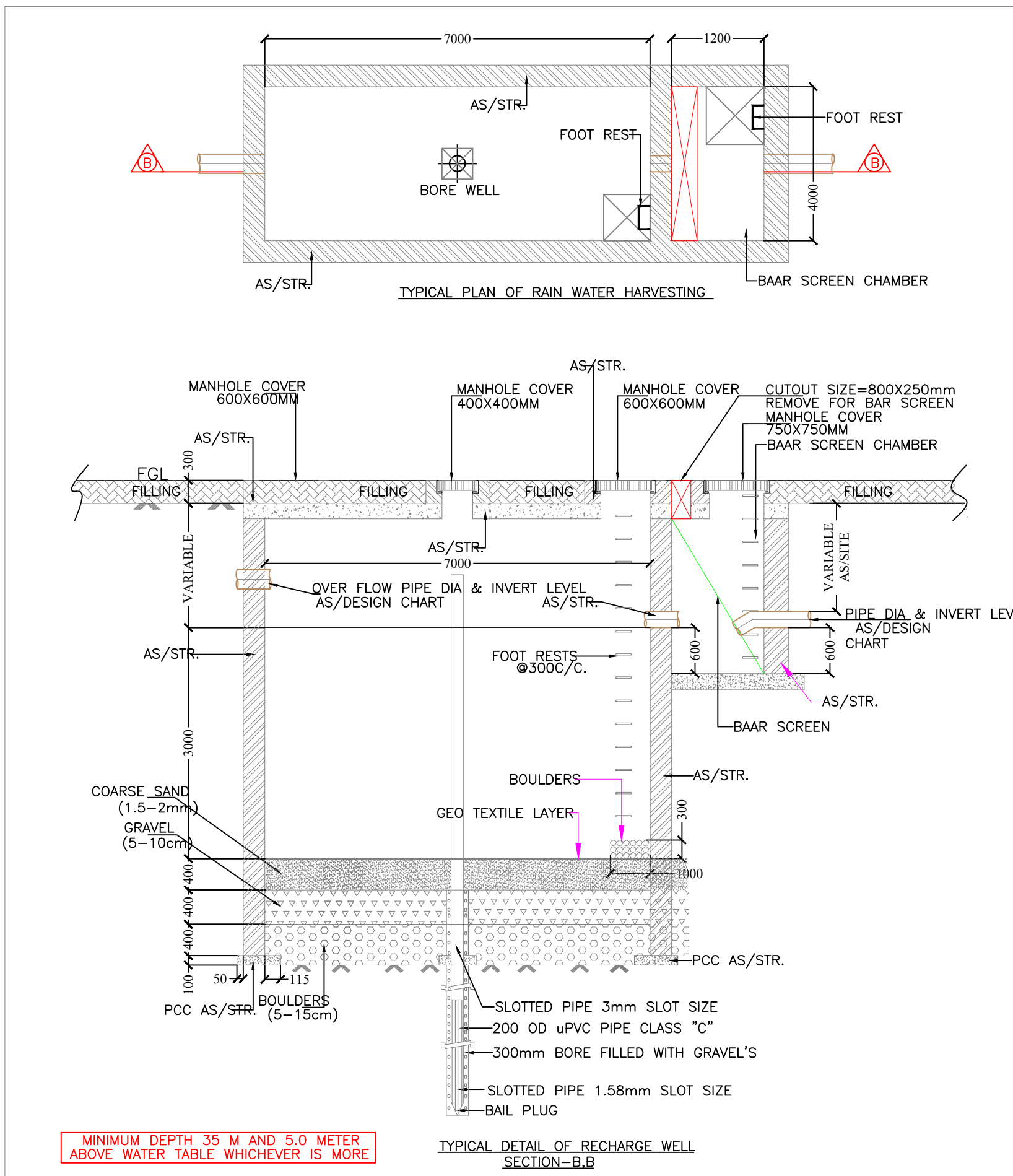
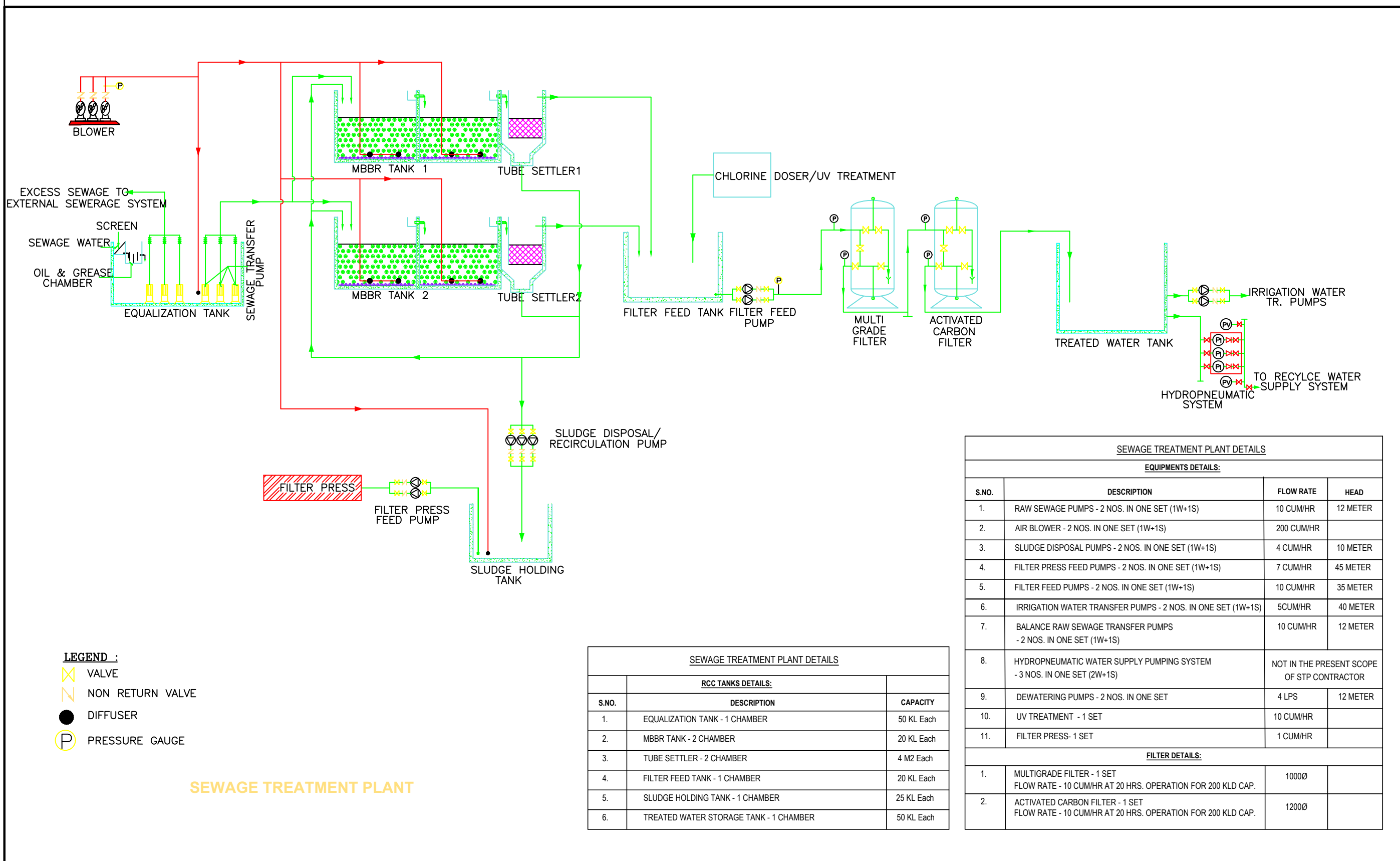
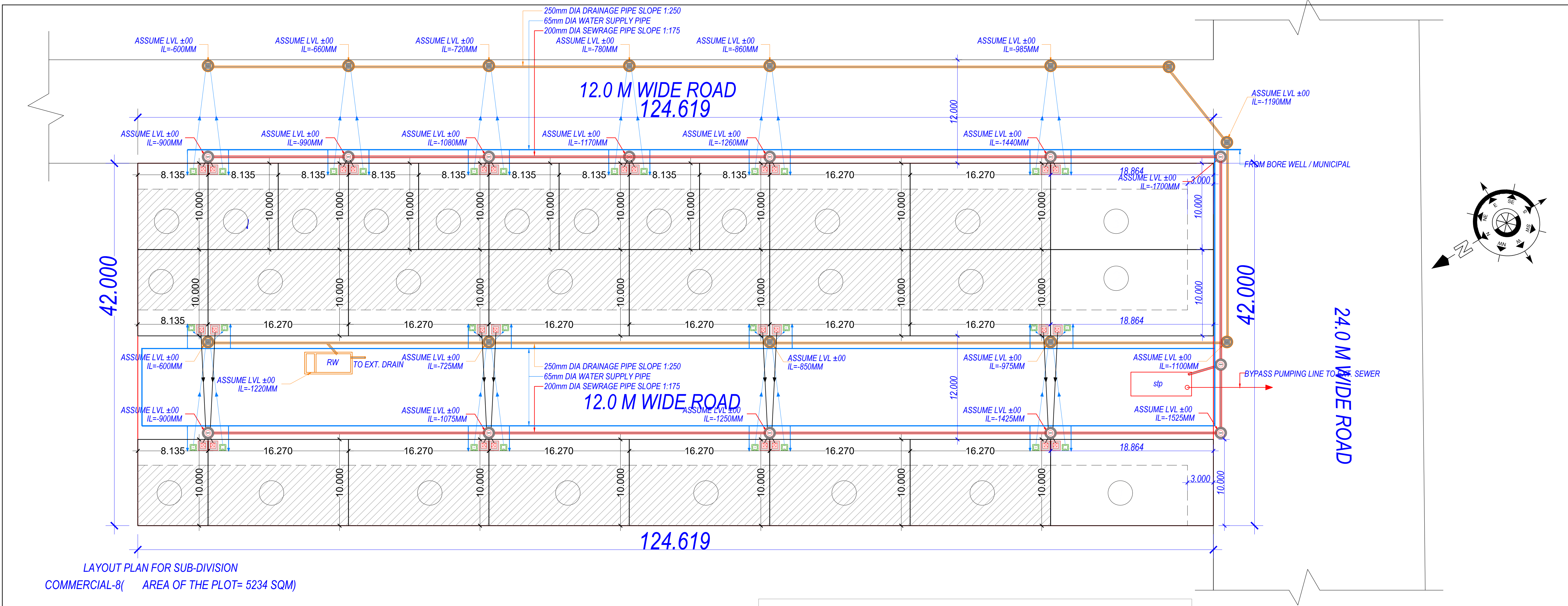
ROAD ALIGNMENT (ROAD WIDENING AREA)

FUTURE T-P SCHEME DEDUCTION AREA

TO BE RELEASED (To be released)

EXISTING (To be demarcated)

|                                                                                                                                                                                                                                                                     |                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OWNER'S NAME AND SIGNATURE<br>SMV DEVELOPERS PVT LTD shashankvarshney@gmail.com 9891581032                                                                                                                                                                          |                                                                                                                                                                   |
| <div style="text-align: center;">  </div>                                                                                                                                      |                                                                                                                                                                   |
| ARCHENGES NAME AND SIGNA                                                                                                                                                                                                                                            | RUCTURE ENGINEER                                                                                                                                                  |
| SYED AZHAR HUSSAIN<br><br>CA/2011/54056<br><small>           digitally signed by Syed Azhar Hussain<br/>           Date: 2022.07.19 13:43:09<br/>           Organization: Chandraised Development Authority<br/>           Designation: Proprietor         </small> |                                                                                                                                                                   |
|                                                                                                                                                                                | Chandraised Development Authority<br><br>                                    |
|                                                                                                                                                                                                                                                                     | Digitally signed by<br>Syed Azhar Hussain<br>DN: cn=Syed Azhar Hussain,<br>o=Chandraised Development Authority,<br>email=syedahussain@chandraised.org,<br>c=India |
| Building Plan Application Number<br><b>GDA/D/22-23/0946</b>                                                                                                                                                                                                         |                                                                                                                                                                   |
| Sanctioned On<br><b>11 Nov 2022</b>                                                                                                                                                                                                                                 |                                                                                                                                                                   |
| Valid Till<br><b>17 Nov 2027</b>                                                                                                                                                                                                                                    |                                                                                                                                                                   |
| Approved By<br><b>Chandra Prakash Tripathi (Chief Architect and Town Planner)</b>                                                                                                                                                                                   |                                                                                                                                                                   |
| Examined By<br><b>Bhagwan Das Maurya (Junior engineer)</b>                                                                                                                                                                                                          |                                                                                                                                                                   |
| <b>Sanjay Mehrotra (Assistant Engineer)</b>                                                                                                                                                                                                                         |                                                                                                                                                                   |
| <b>Rajeev Ratan Shah (Town Planner/ Executive engineer)</b>                                                                                                                                                                                                         |                                                                                                                                                                   |
| <b>Chandra Prakash Tripathi (Chief Architect and Town Planner)</b>                                                                                                                                                                                                  |                                                                                                                                                                   |
| <b>Brijesh kumar (Secretary)</b>                                                                                                                                                                                                                                    |                                                                                                                                                                   |
| <b>Rakesh Kumar Singh (Officer Chairman)</b>                                                                                                                                                                                                                        |                                                                                                                                                                   |



Project Title :  
SUBDIVISON OF PLOT  
COMMERCIAL-8, H BLOCK JAIPURIYA  
SUNRISE GREEN,NH-24 GHAZIABAD

DRAWING TITLE  
PROPOSED  
SEWERAGE,DRAINAGE WATER  
SUPPLY & HARVESTING LAYOUT  
PLAN

Architects:

SIG. OF ARCHITECT

SIG. OF OWNER

COMBINED  
SERVICES  
(DRAINAGE  
SEWERAGE,WATER  
SUPPLY  
&HARVESTING)

OWNER'S NAME AND SIGNATURE  
SMV AGENCIES PVT  
LTD.shashankvarshney@rediffmail.com.9891581032

ARCHITECT'S NAME AND SIGNATURE  
SYED AZHAR HUSSAIN

CA201154056  
Syed Azhar Hussain  
Chartered Engineer  
12.12.2018  
Chartered Engineer  
Registration Authority  
Registration Number

Ghaziabad Development Authority



Building Plan Application Number  
GDALD/22-23/0946

Sanctioned On  
11 Nov 2022

Valid Till  
17 Nov 2027

Approved By  
Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional)

Examined By  
Bhagwan Das Maurya (Junior engineer)

Sanjay Mehrotra (Assistant Engineer)

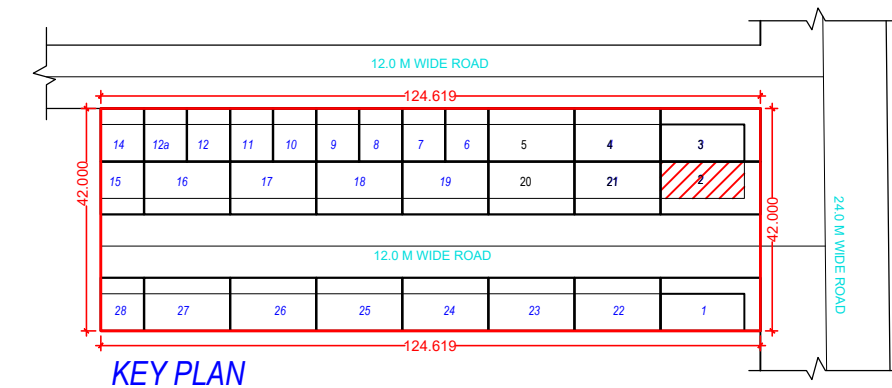
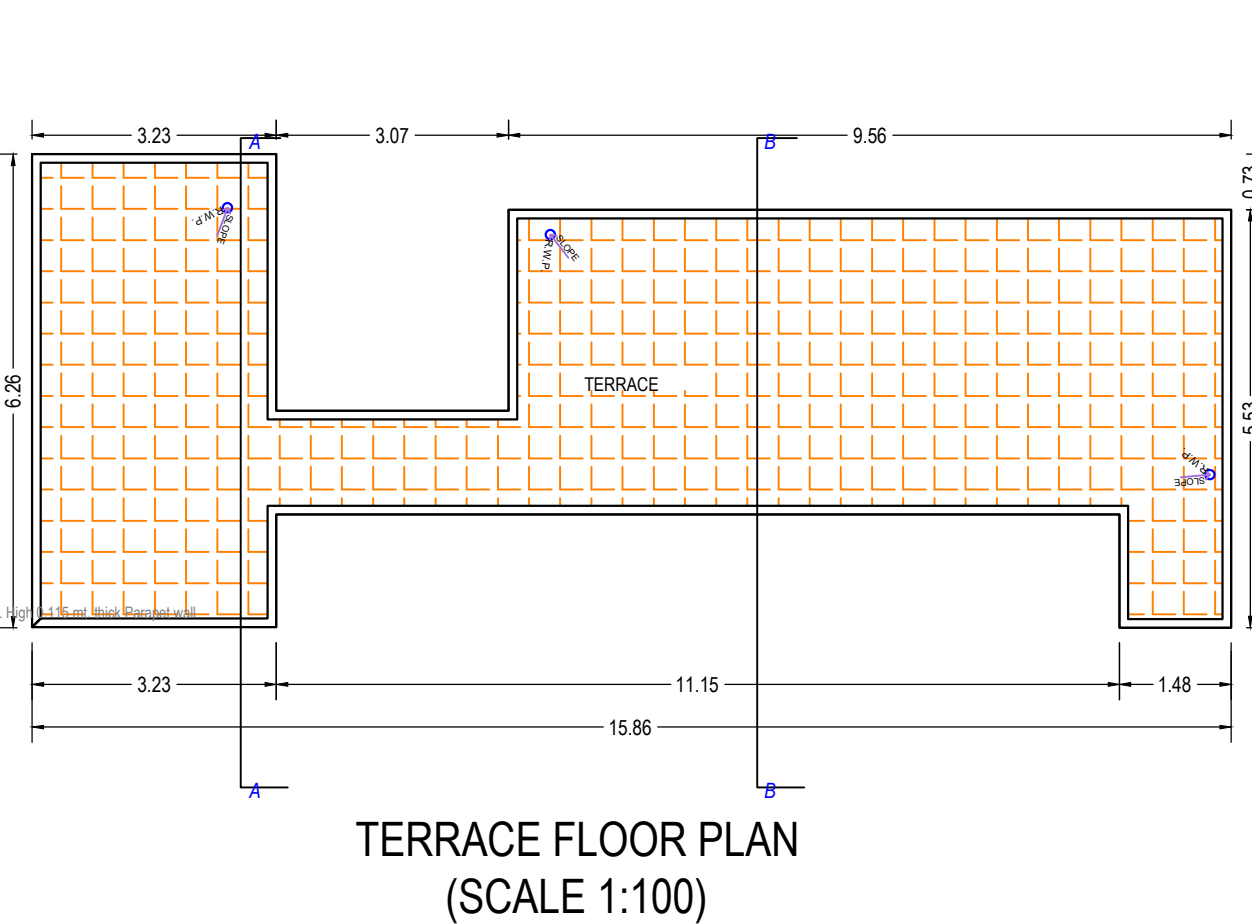
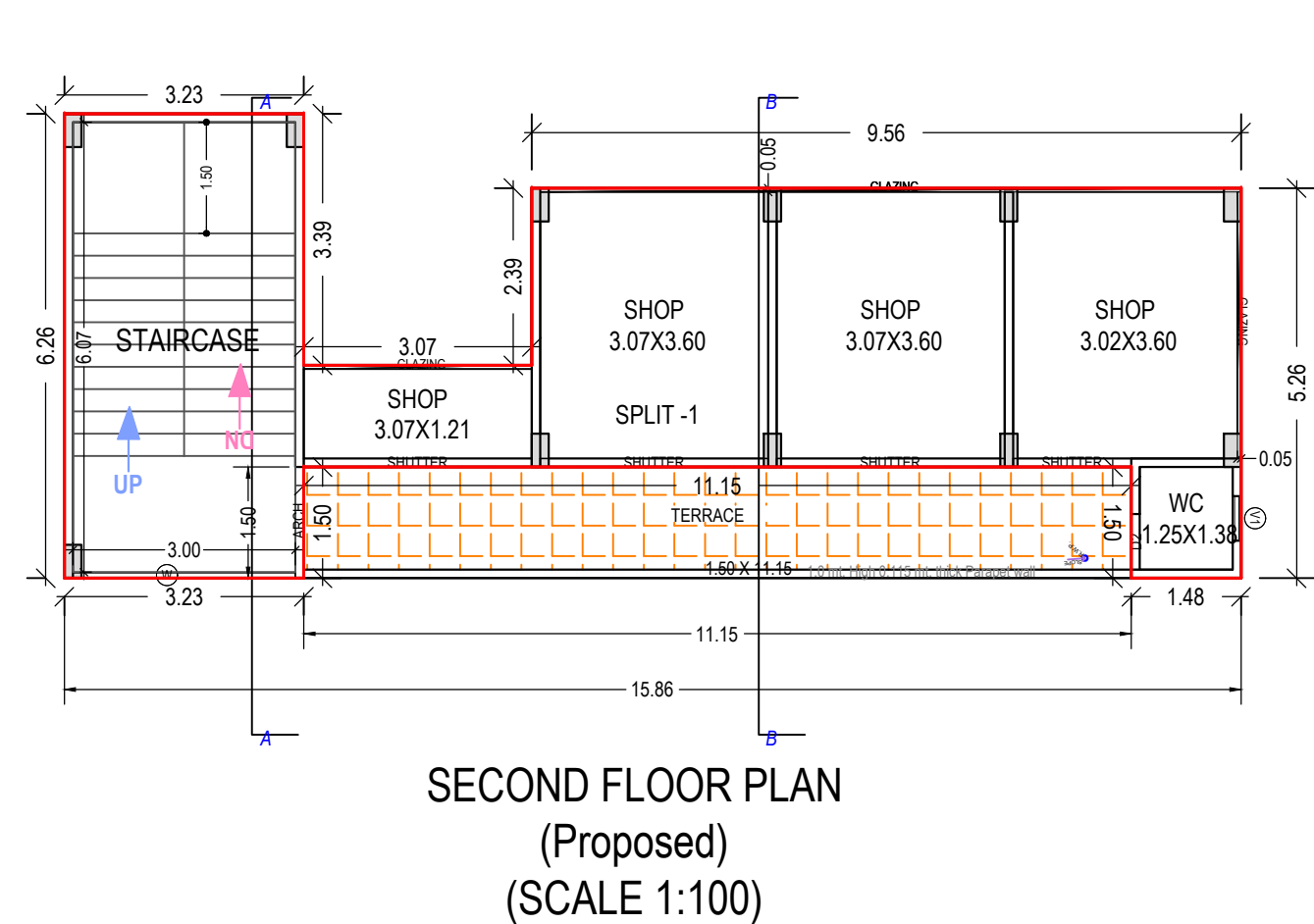
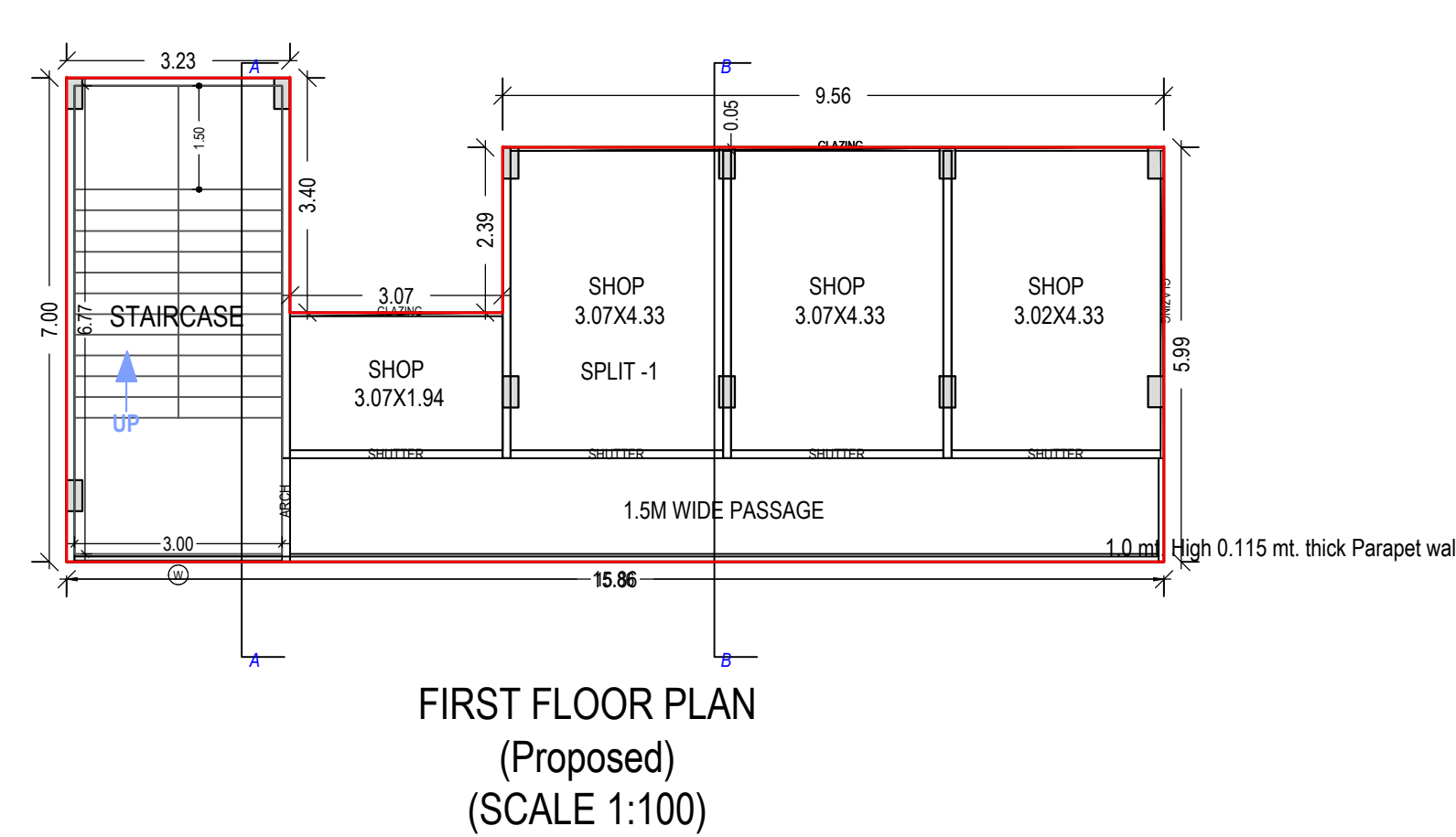
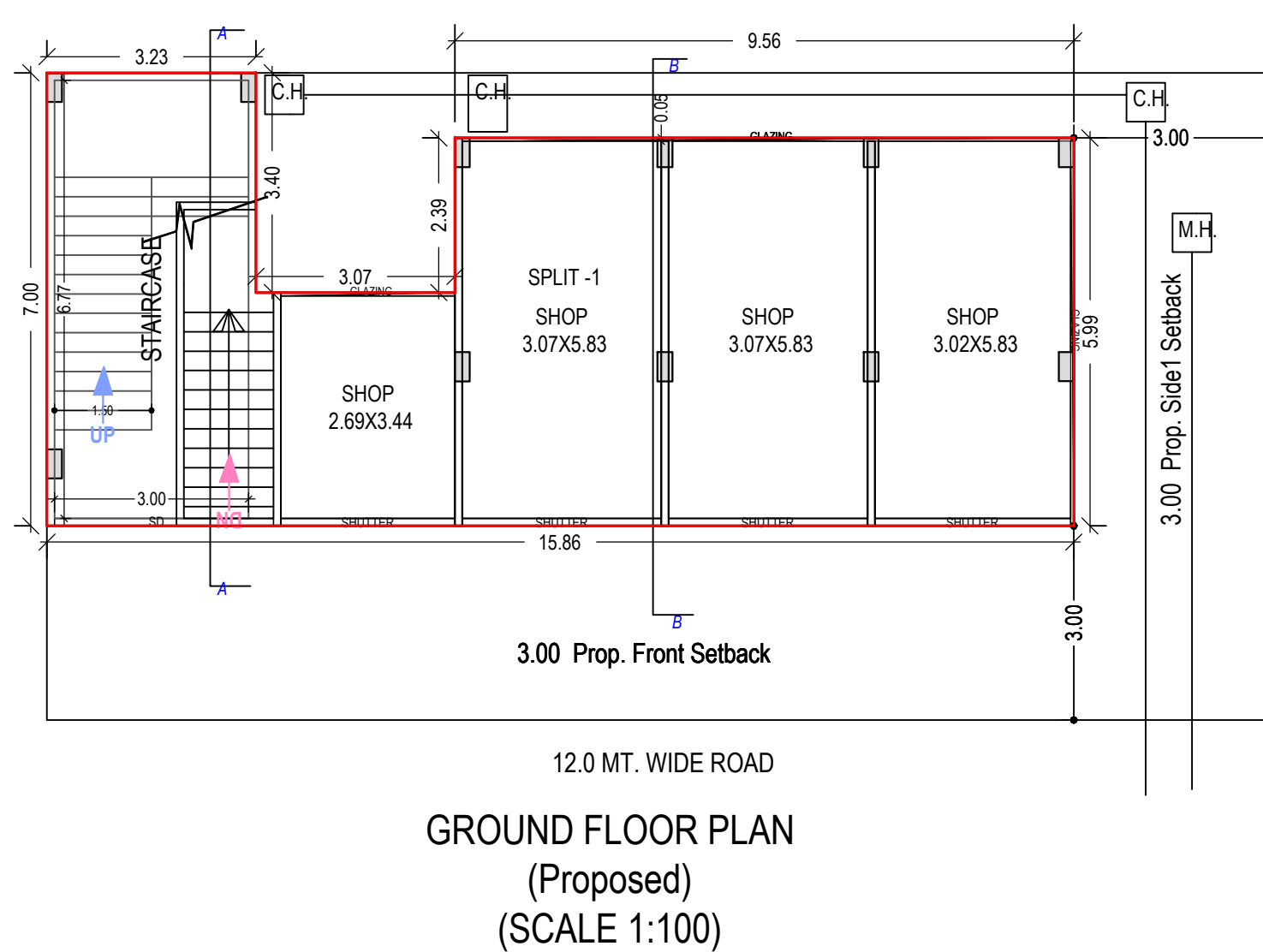
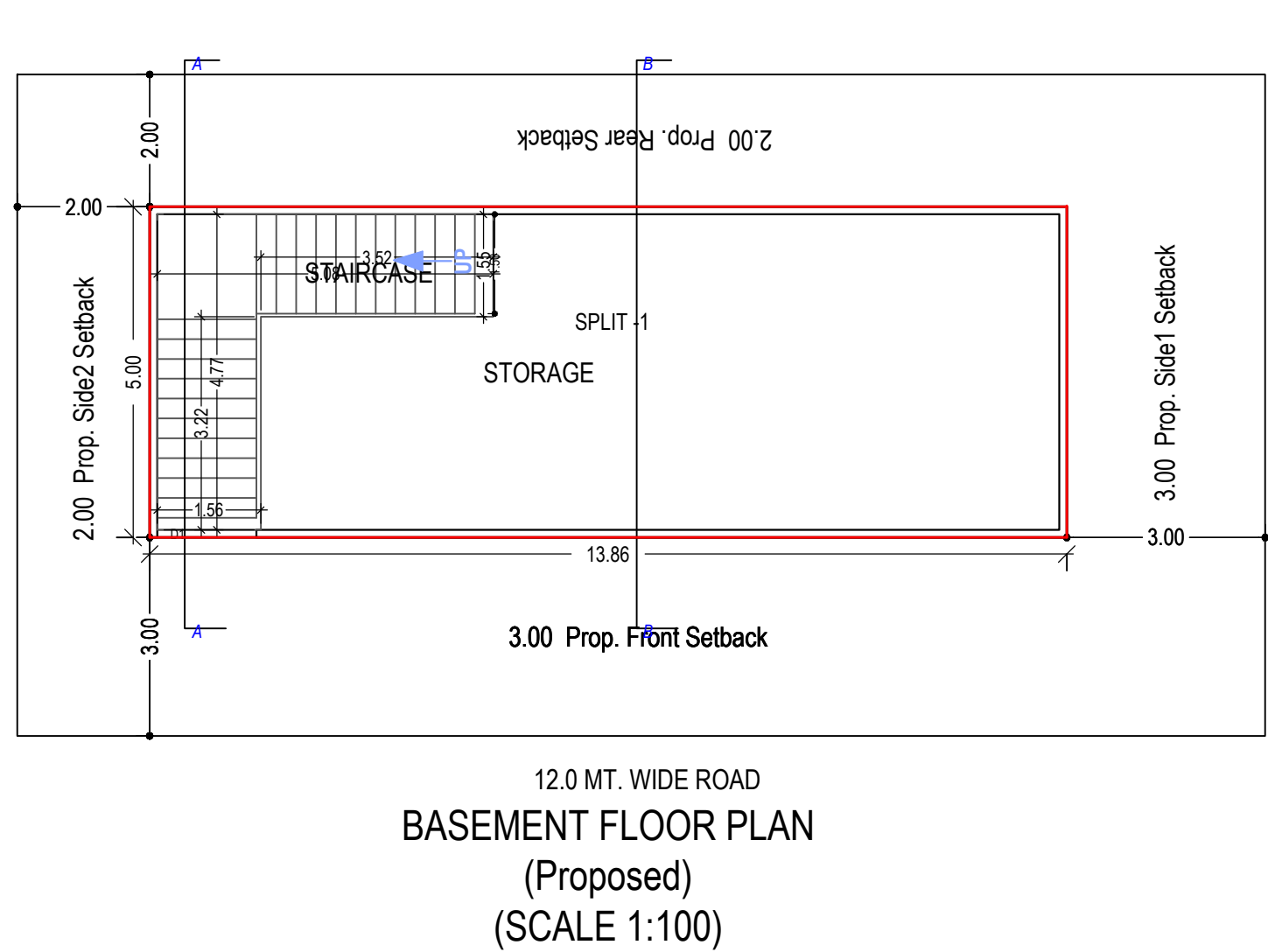
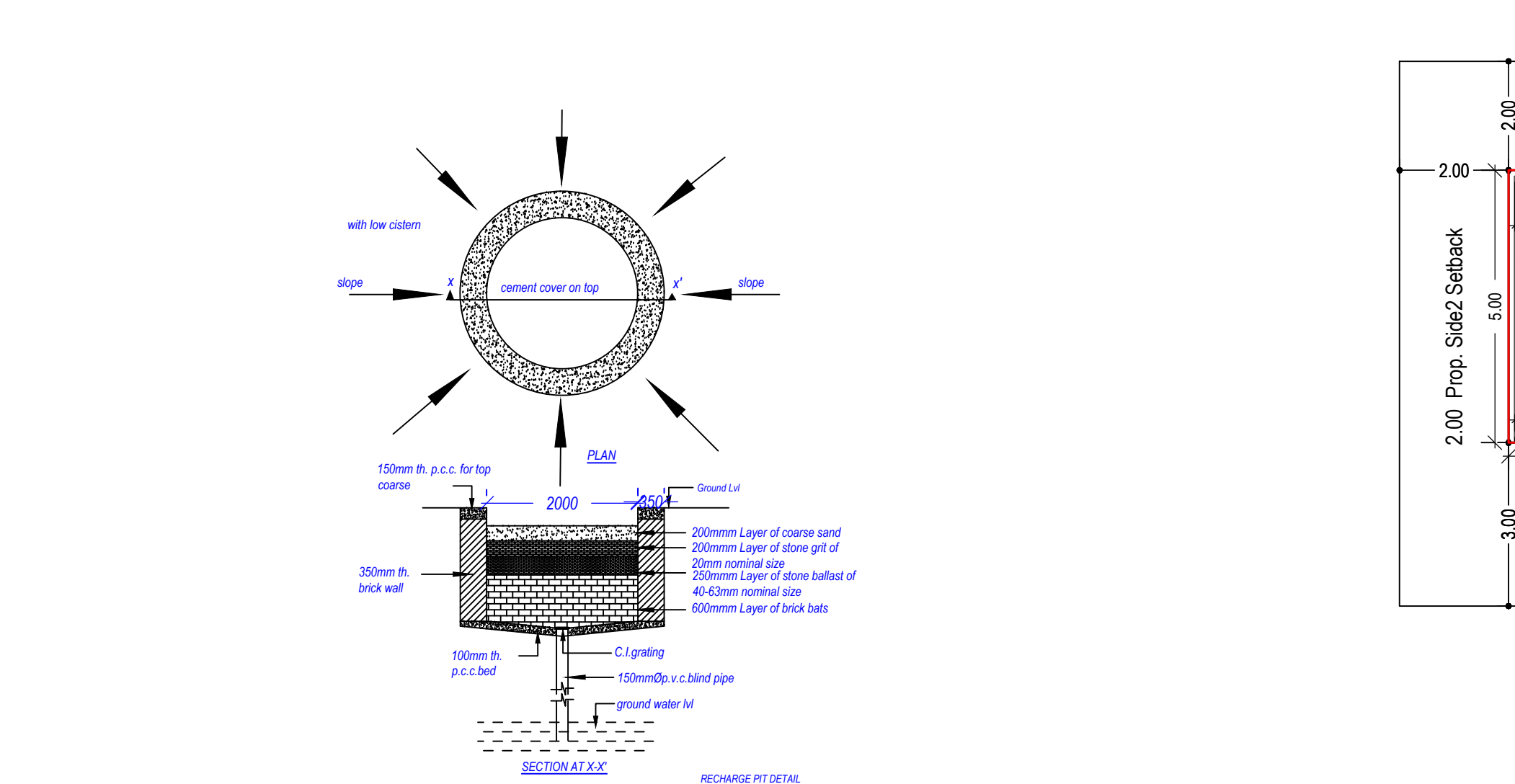
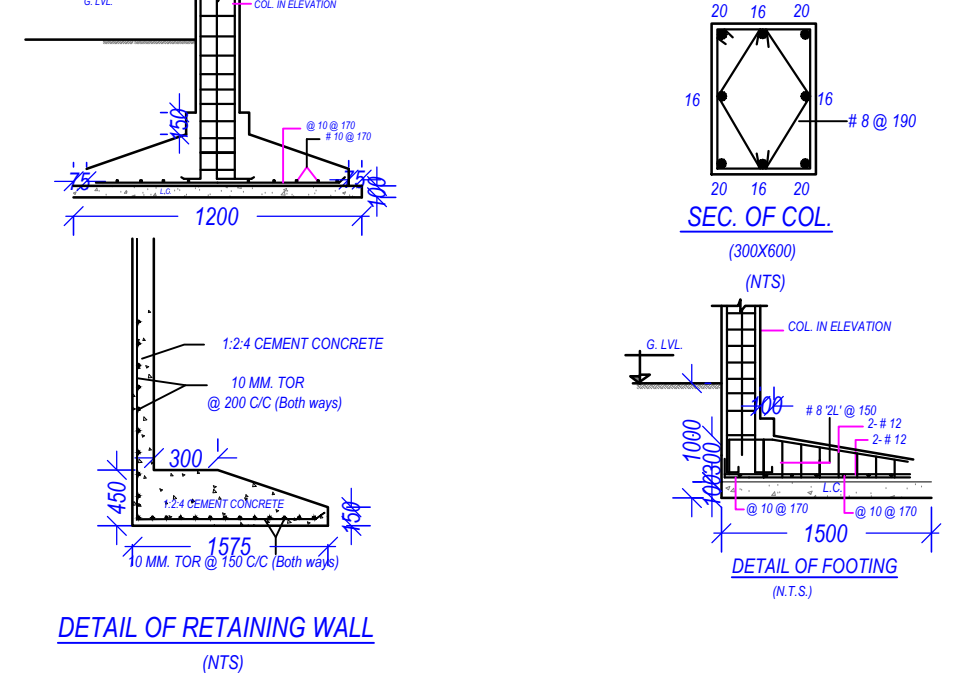
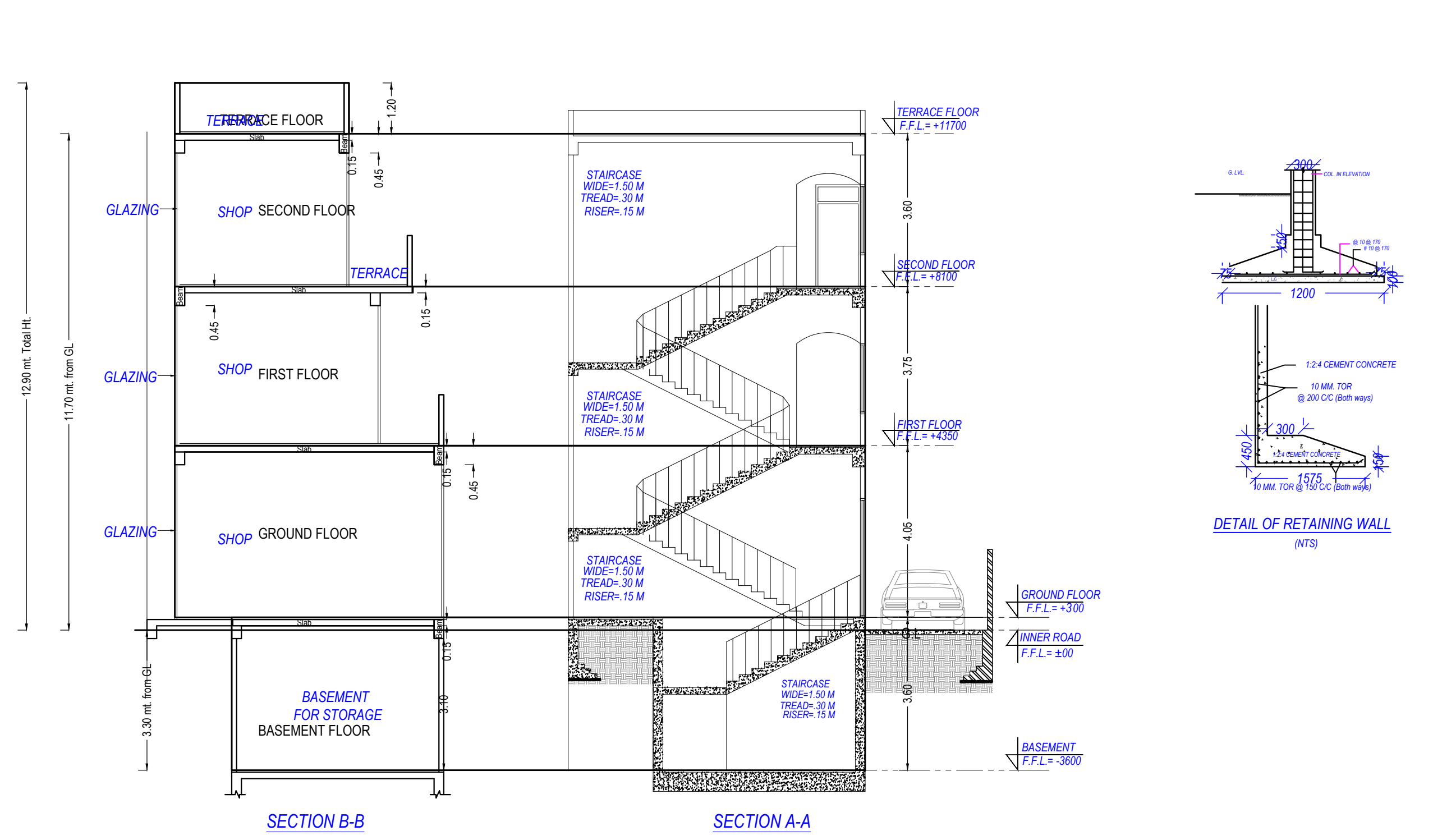
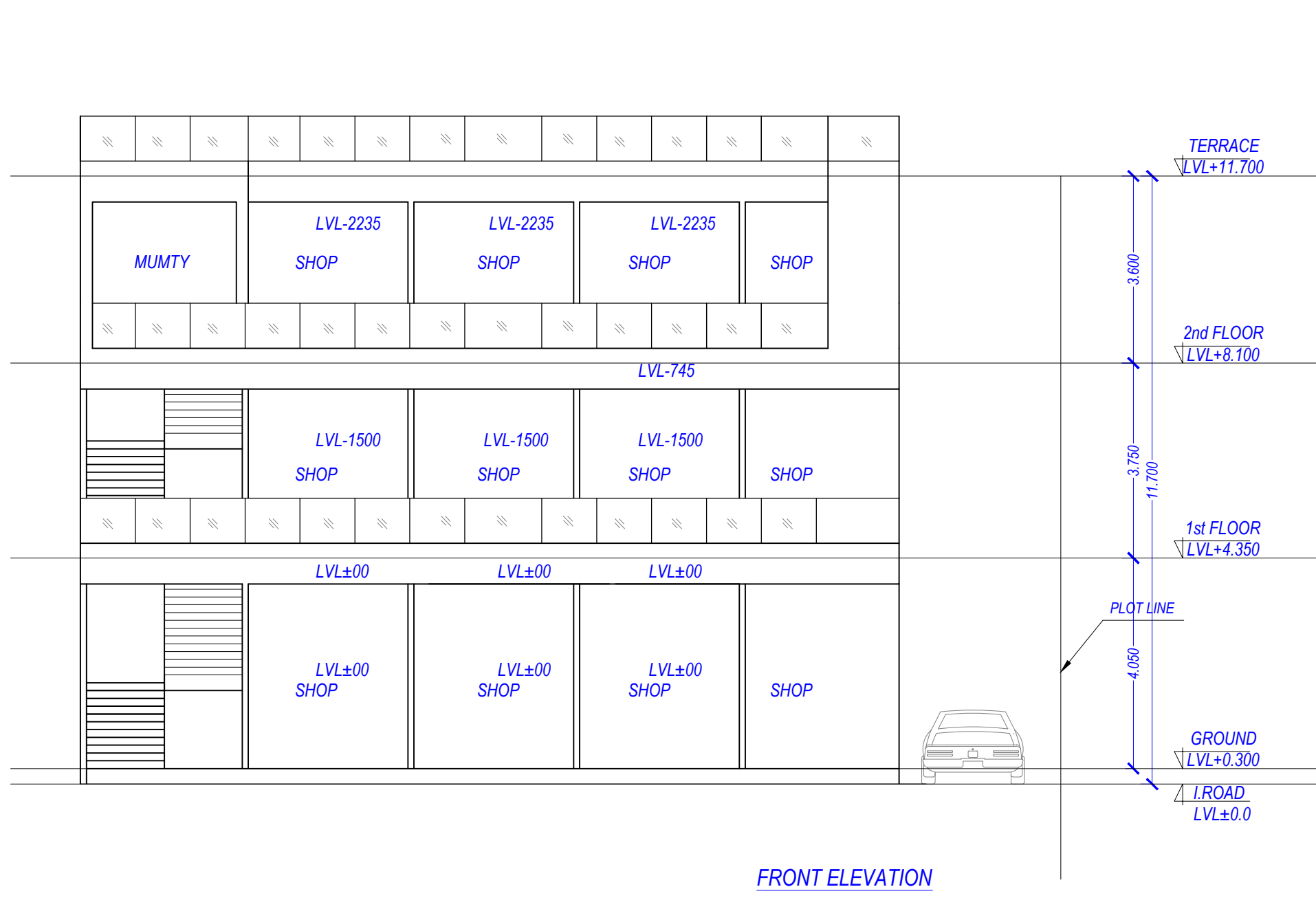
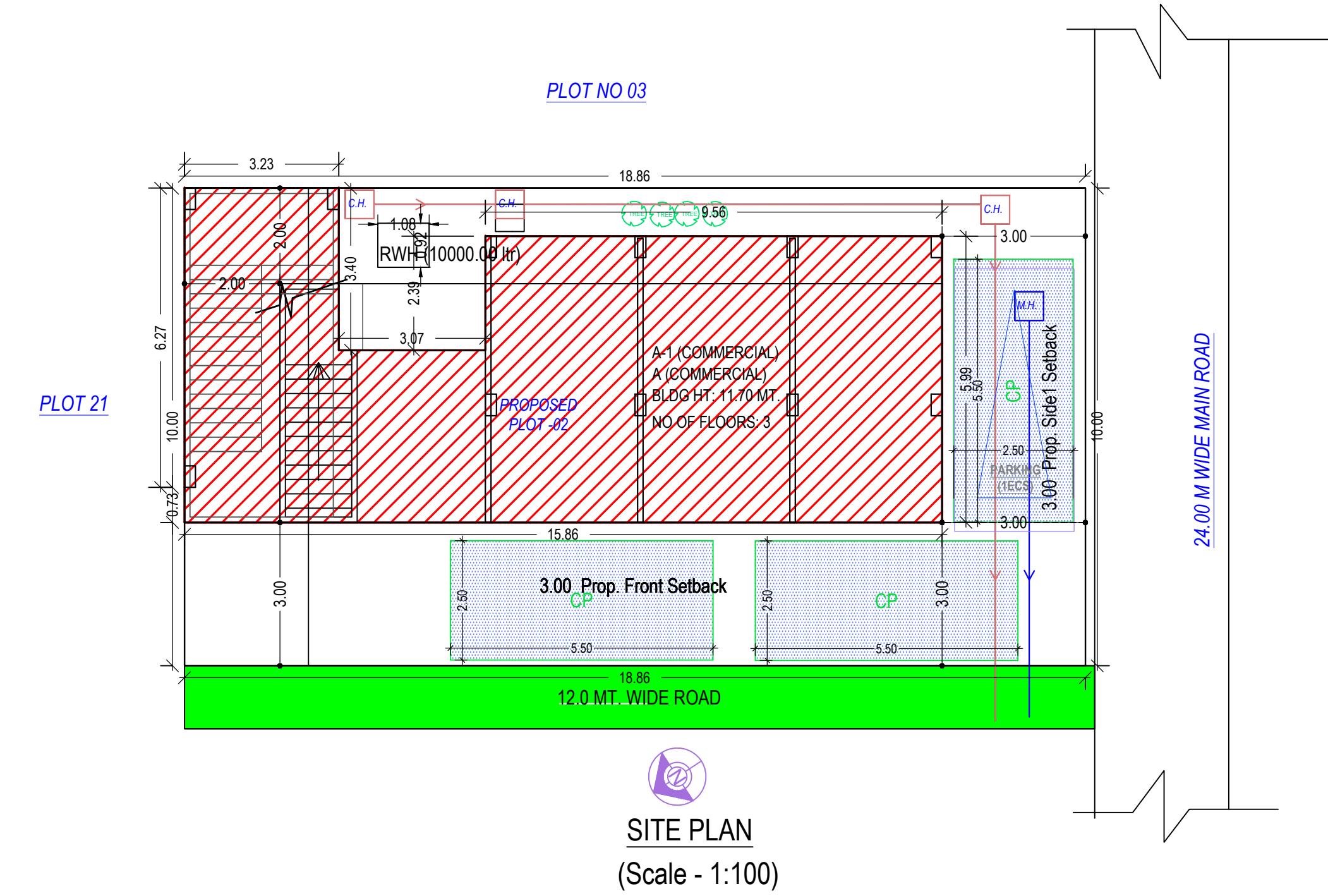
Rajeev Ratan Shah (Town Planner/ Executive engineer)

Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional)

Brjesh kumar (Secretary)

Rakesh Kumar Singh (Vice Chairman)





| Building Name  | Building Use | Building SubUse | Building Use Group | Building Type | Building Structure | No Of Non-Residential Units | Floor Name          | Floor Use            | Floor SubUse | FAR Name   | FAR Use    | FAR SubUse  |
|----------------|--------------|-----------------|--------------------|---------------|--------------------|-----------------------------|---------------------|----------------------|--------------|------------|------------|-------------|
| A (COMMERCIAL) | Commercial   | Retail Shop     |                    |               | Lowrise Building   | 1                           | BASEMENT FLOOR PLAN | Commercial + STORAGE | Retail Shop  | Commercial | Commercial | Retail Shop |
|                |              |                 |                    |               |                    |                             | GROUND FLOOR PLAN   | Commercial           | Retail Shop  | Commercial | Commercial | Retail Shop |
|                |              |                 |                    |               |                    |                             | FIRST FLOOR PLAN    | Commercial           | Retail Shop  | Commercial | Commercial | Retail Shop |
|                |              |                 |                    |               |                    |                             | SECOND FLOOR PLAN   | Commercial           | Retail Shop  | Commercial | Commercial | Retail Shop |
|                |              |                 |                    |               |                    |                             | TERRACE FLOOR PLAN  | Commercial           | Retail Shop  | -          | -          | -           |

| Vehicle Type         | No. | Reduced Recpt Parking (Increase of Plot having Private surrendered FOC) | Area  | No. | Area  |
|----------------------|-----|-------------------------------------------------------------------------|-------|-----|-------|
| Equivalent Car Space | -   | -                                                                       | -     | 3   | 41.25 |
| Total Car Space      | 3   | -                                                                       | 41.25 | 3   | 41.25 |
| Total                |     |                                                                         | 41.25 |     | 41.25 |

| Building       | No. of Same Bldg | Total Built Up Area (Sq.mt.) | Deductions (Area in Sq.mt.) | Proposed FAR Area (Sq.mt.) | Total FAR Area (Sq.mt.) | No. of Unit |
|----------------|------------------|------------------------------|-----------------------------|----------------------------|-------------------------|-------------|
| A (COMMERCIAL) | 1                | 313.95                       | 12.90                       | 69.32                      | 244.63                  | 01          |
| Grand Total:   | 1                | 313.95                       | 12.90                       | 69.32                      | 244.63                  | 01          |

| Vehicle Type         | No. | Reduced Recpt Parking (Increase of Plot having Private surrendered FOC) | Area  | No. | Area  |
|----------------------|-----|-------------------------------------------------------------------------|-------|-----|-------|
| Equivalent Car Space | -   | -                                                                       | -     | 3   | 41.25 |
| Total Car Space      | 3   | -                                                                       | 41.25 | 3   | 41.25 |
| Total                |     |                                                                         | 41.25 |     | 41.25 |

OWNERS NAME AND SIGNATURE  
SMV AGENCIES PVT LTD, shashankvarshney@rediffmail.com, 9891581032

ARCHENG'S NAME AND SIGNATURE  
SYED AZHAR HUSSAIN  
CA201154056

Signature Not Verified  
Ghaziabad Development Authority



Signature Not Verified  
Ghaziabad Development Authority

Building Plan Application Number  
GDA/BP/24-25/0338

Sanctioned On  
21 Sep 2024

Valid Till  
22 Sep 2029

Approved By  
Arvind Kumar (Chief Architect and Town Planner)

Examined By  
Gyan Prakash Dwedi (Junior engineer)

Arvind Kumar (Town Planner/ Executive engineer)

Arvind Kumar (Chief Architect and Town Planner)