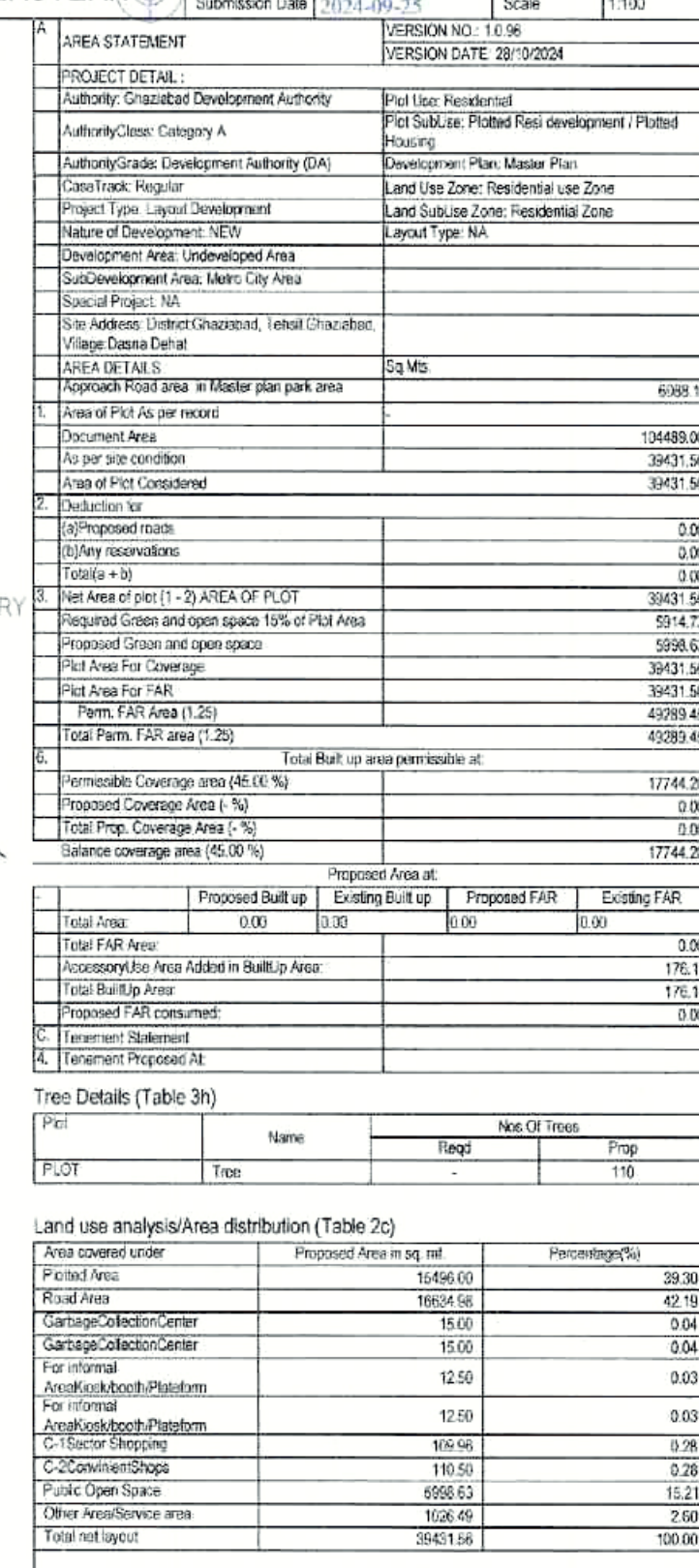


PC CODE	PLANT AREA IN SQM	PROPOSED CU	NO OF PEOPLE PER HOUR PER UNIT	NO OF PEOPLE PER HOUR
51	180.00	1	5	5
52	180.00	1	5	5
53	180.00	1	5	5
54	180.00	1	5	5
55	180.00	1	5	5
56	180.00	1	5	5
57	180.00	1	5	5
58	180.00	1	5	5
59	180.00	1	5	5
60	180.00	1	5	5
61	180.00	1	5	5
62	180.00	1	5	5
63	281.25	1	5	5
64	136.00	1	5	5
65	136.00	1	5	5
66	136.00	1	5	5
67	136.00	1	5	5
68	136.00	1	5	5
69	136.00	1	5	5
70	136.00	1	5	5
71	136.00	1	5	5
72	136.00	1	5	5
73	136.00	1	5	5
74	136.00	1	5	5
75	136.00	1	5	5
76	136.00	1	5	5
77	136.00	1	5	5
78	136.00	1	5	5
79	136.00	1	5	5
80	136.00	1	5	5
81	136.00	1	5	5
82	136.00	1	5	5
83	136.00	1	5	5
84	136.00	1	5	5
85	136.00	1	5	5
86	136.00	1	5	5
87	136.00	1	5	5
88	136.00	1	5	5
89	136.00	1	5	5
90	136.00	1	5	5
91	136.00	1	5	5
92	136.00	1	5	5
93	136.00	1	5	5
94	136.00	1	5	5
95	136.00	1	5	5
96	136.00	1	5	5
97	136.00	1	5	5
TOTAL	15496.00	97	485	485

COMMERCIAL CALCULATION		
PERMISSIBLE COMMERCIAL @6% OF LAND AREA = 5% OF 39.431 56		
		= 5 X39431.56 / 100 = 1971.58 SQ.MT.
PROPOSED COMMERCIAL		
S.No	Plot No.	Area
1.	COMMERCIAL-1	109.96 Sq.Mtr
2.	COMMERCIAL-2	110.50 Sq.Mtr
TOTAL		220.46 Sq.Mtr



Name	Minimum Area		Minimum Count	
	Read	Prop	Read	Prop
Convenient Shops	40.00	110.50	-	1.00
Sector Shopping	40.00	109.96	-	1.00
For informal Area Kiosk/booth/Platform	22.50	25.00	-	2.00
Garbage Collection	30.00	30.00	2.00	2.00

Net housing density	No Of Tenements			No Of Persons		
	Regd	Perm	Prop	Regd	Perm	Prop
750/Hec.	-	592	280	-	2908	1430

Color Notes

COLOR INDEX

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
SRSD Buildcon Venture LLP THROUGH ITS DIRECTOR/AUTHORIZED SIGNATORY MR. RAJ DEEP JAIN S/o SH SWADESH KUMAR JAIN, raj.jain@smsdevelopers.com, 9811688000

ARCHENG'S NAME AND SIGN/ PICTURE ENGINEER

AMIT SHARMA
CA2017/83479

Signature Not Verified	
Digitally signed by: Prakash Singh	
Date: 05 May 2025 10:47:02	Chartered Accountant Auditor

Demigraziani Architects

 Cataldo Development Authority




☐ Not a member of the Society ☐ Member of the Society	☐ Not a member of the Society ☐ Member of the Society
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Signature Not Verified

Name: _____
 Date: _____
 Page: _____
 Subject: _____
 Teacher: _____

Building Plan Application Number	
----------------------------------	--

GDA/LD/24-25/0612
Sanctioned On

30 Mar 2025

Valid Till
04 May 2030

Approved By	
-------------	--

Arvind Kumar (Chief Architect and Town Planner)
Examined By

Manoj kumar Gaur (Junior engineer)

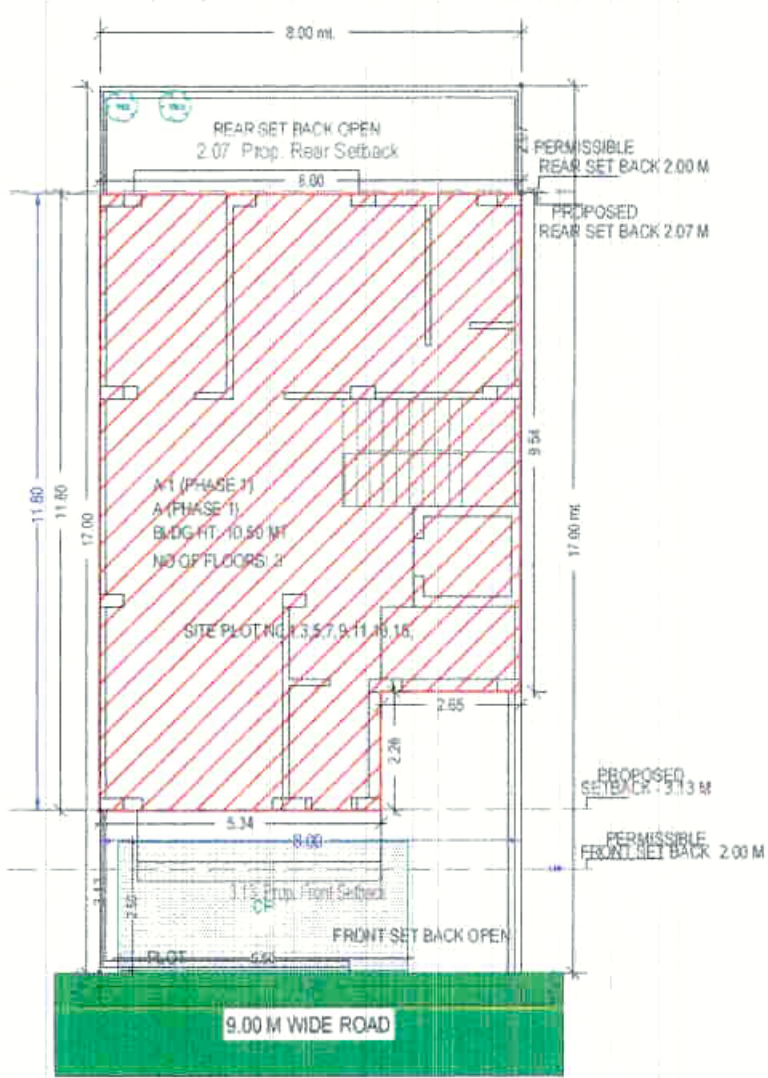
Ram Chandra (Assistant Engineer)

Arvind Kumar (Town Planner/ Executive engineer)Arvind Kumar (Chief Architect and Town Planner)

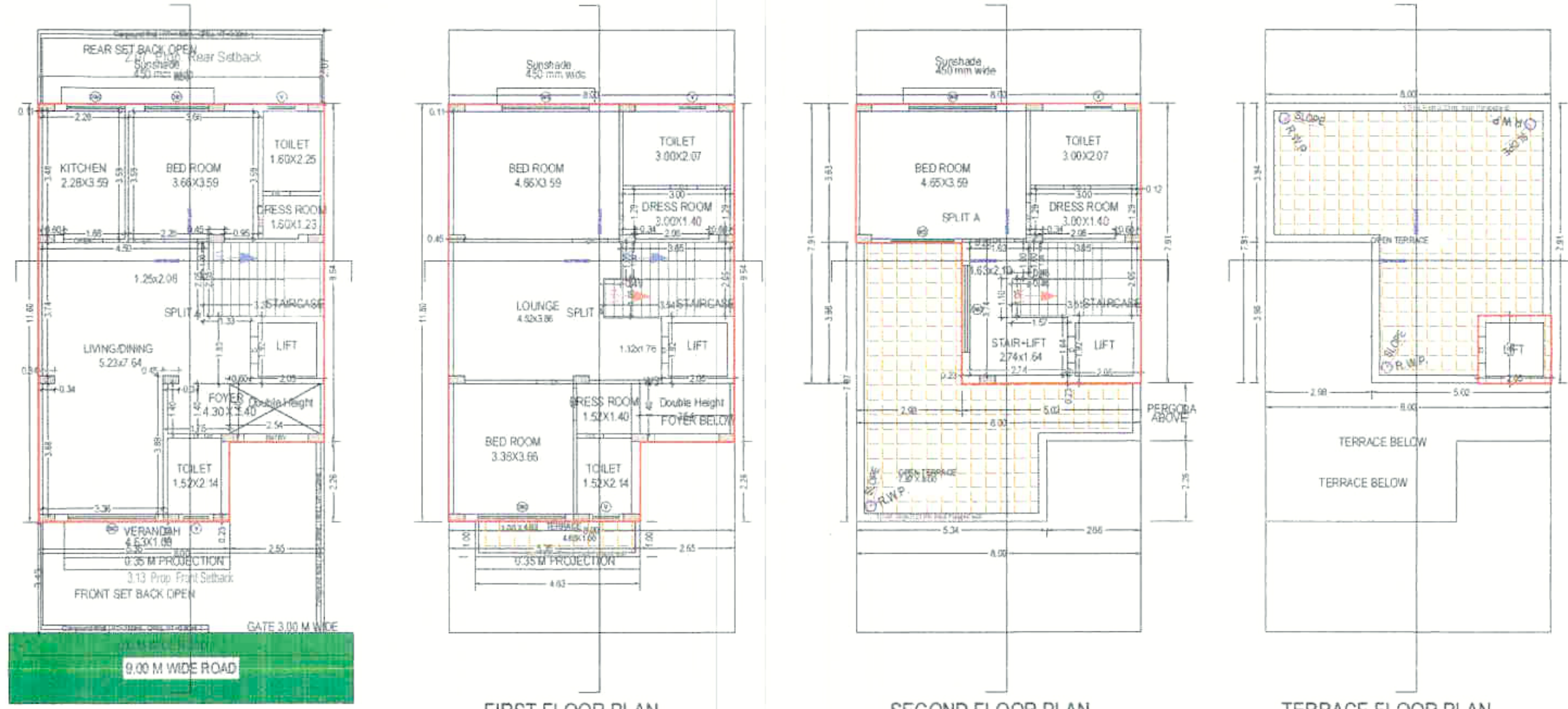
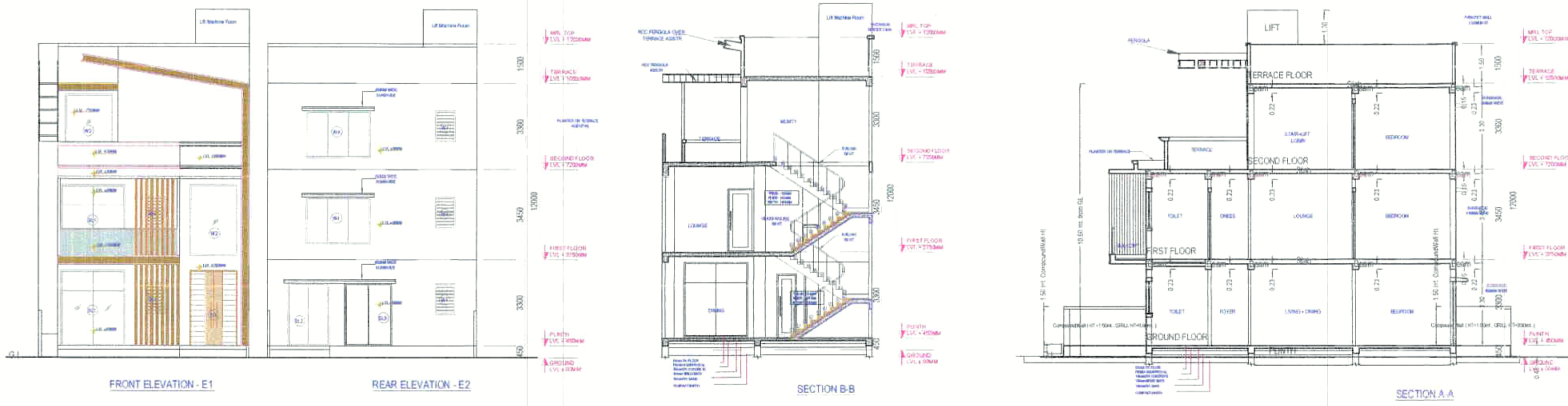
	Rajesh Kumar Singh (Secretary)
--	--------------------------------

	André Valleron (Ministère de la Santé)
--	--

Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software



SITE PLAN
(Scale: 1:100)

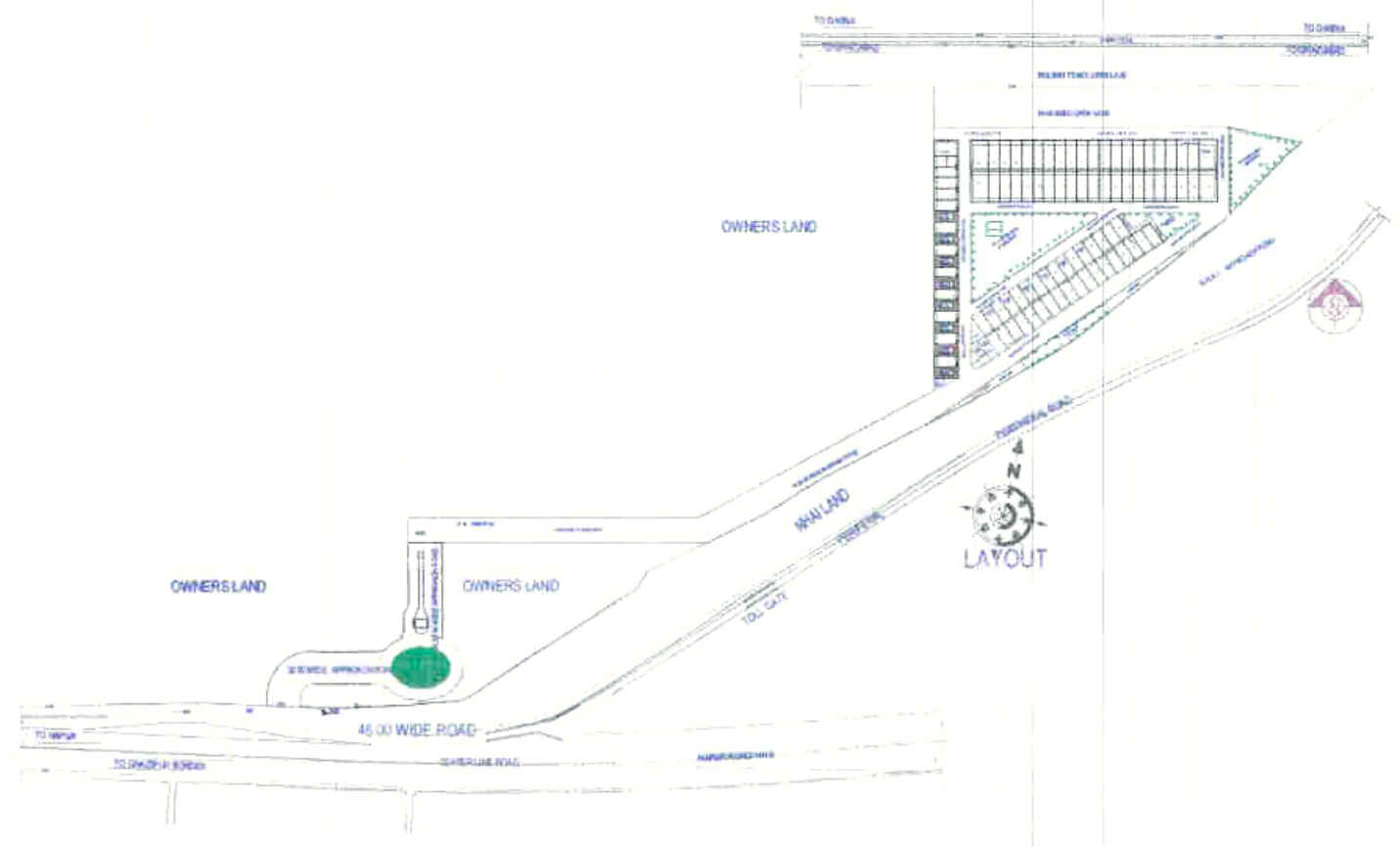


GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

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

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

TERRACE FLOOR PLAN
(SCALE 1:100)



KEY PLAN

Floor	Name	Unit/BUA Type	Net Unit/BUA Area	Gross Unit/BUA Area	Declarations From Other Unit/BUA Area in Sq.mt.	Unit/BUA Area	Declarations (Area in Sq.mt.)	External Wall	Carpet Area	No. of Unit
GROUND FLOOR PLAN	SPLIT A	DWELLING UNIT	88.40	88.40	3.56	2.52	82.32	0.41	1.99	3.73
			88.40	88.40	3.56	2.52	82.32	0.41	1.99	3.73
FIRST FLOOR PLAN	SPLIT A	DWELLING UNIT	88.40	88.40	3.56	2.52	82.32	0.41	1.99	3.73
			88.40	88.40	3.56	2.52	82.32	0.41	1.99	3.73
SECOND FLOOR PLAN	SPLIT A	DWELLING UNIT	88.40	88.40	3.56	2.52	82.32	0.41	1.99	3.73
			88.40	88.40	3.56	2.52	82.32	0.41	1.99	3.73

Staircase Name	Name	V	LENGTH	HEIGHT	NOS
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.165	1.00
		1.00	0.250	0.165	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.165	1.00
		1.00	0.250	0.165	1.00
SECOND FLOOR PLAN	STAIRCASE	1.00	0.250	0.165	1.00
		1.00	0.250	0.165	1.00

Staircase Name	Name	V	LENGTH	HEIGHT	NOS
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.165	1.00
		1.00	0.250	0.165	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.165	1.00
		1.00	0.250	0.165	1.00
SECOND FLOOR PLAN	STAIRCASE	1.00	0.250	0.165	1.00
		1.00	0.250	0.165	1.00

Staircase Name	Name	V	LENGTH	HEIGHT	NOS
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.165	1.00
		1.00	0.250	0.165	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.165	1.00
		1.00	0.250	0.165	1.00
SECOND FLOOR PLAN	STAIRCASE	1.00	0.250	0.165	1.00
		1.00	0.250	0.165	1.00

Staircase Name	Name	V	LENGTH	HEIGHT	NOS
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.165	1.00
		1.00	0.250	0.165	1.00
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.165	1.00
		1.00	0.250	0.165	1.00
SECOND FLOOR PLAN	STAIRCASE	1.00	0.250	0.165	1.00
		1.00	0.250	0.165	1.00

Building Name	Building Use	Building Sub-Use	Building Type	Building Structure	No. of Residential Units	Floor Name	Floor Use	Floor Sub-Use	FAR Name	FAR Use	FAR Sub-Use
A (PHASE 1)	Residential	Row House			1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
						FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
A (PHASE 1)	Residential	Row House			1	SECOND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House
						TERRACE FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House

Tree Details (Table 3h)	Name	No. of Trees	Prop.
PLOT	Tree	1	2
		1	2

Required Parking (Table 7a)	Type	Sub-Use	Area (Sq.mt.)	Parking space (m2 for every)	Prop.	Reqd. Unit	Regd.	Prop.
A (PHASE 1)	Residential	Row House	100 - 250	1	136.00	1	1	1

Total Plot Area -	136.00	Total FAR Area -	216.09
Total Coverage Area -	88.40	Total BUA Area -	235.37

Area Statement	Version No.	Version Date
1. Area of Plot As per record	1.0.01	27/02/2025
2. Deduction for (a) Proposed roads	0.00	
3. Net Area of plot (1 - 2) AREA OF PLOT	136.00	
4. Plotted Area For Coverage	136.00	
5. Plotted Area For FAR	136.00	
6. Plotted Area For FAR (1.50)	204.00	
7. Plotted Area For FAR (2.00)	272.00	
8. Plotted Area For FAR (1.75)	238.00	
9. Total Plotted Area (1.75)	238.00	
10. Total Plotted Area (1.75)	238.00	
11. Total Plotted Area (1.75)	238.00	
12. Total Plotted Area (1.75)	238.00	
13. Total Plotted Area (1.75)	238.00	
14. Total Plotted Area (1.75)	238.00	
15. Total Plotted Area (1.75)	238.00	
16. Total Plotted Area (1.75)	238.00	
17. Total Plotted Area (1.75)	238.00	
18. Total Plotted Area (1.75)	238.00	
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20. Total Plotted Area (1.75)	238.00	
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26. Total Plotted Area (1.75)	238.00	
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29. Total Plotted Area (1.75)	238.00	
30. Total Plotted Area (1.75)	238.00	
31. Total Plotted Area (1.75)	238.00	
32. Total Plotted Area (1.75)	238.00	
33. Total Plotted Area (1.75)	238.00	
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35. Total Plotted Area (1.75)	238.00	
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37. Total Plotted Area (1.75)	238.00	
38. Total Plotted Area (1.75)	238.00	
39. Total Plotted Area (1.75)	238.00	
40. Total Plotted Area (1.75)	238.00	
41. Total Plotted Area (1.75)	238.00	
42. Total Plotted Area (1.75)	238.00	
43. Total Plotted Area (1.75)	238.00	
44. Total Plotted Area (1.75)	238.00	
45. Total Plotted Area (1.75)	238.00	
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55. Total Plotted Area (1.75)	238.00	
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57. Total Plotted Area (1.75)	238.00	
58. Total Plotted Area (1.75)	238.00	
59. Total Plotted Area (1.75)	238.00	
60. Total Plotted Area (1.75)	238.00	
61. Total Plotted Area (1.75)	238.00	
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67. Total Plotted Area (1.75)	238.00	
68. Total Plotted Area (1.75)	238.00	
69. Total Plotted Area (1.75)	238.00	
70. Total Plotted Area (1.75)	238.00	
71. Total Plotted Area (1.75)	238.00	
72. Total Plotted Area (1.75)	238.00	
73. Total Plotted Area (1.75)	238.00	
74. Total Plotted Area (1.75)	238.00	
75. Total Plotted Area (1.75)	238.00	
76. Total Plotted Area (1.75)	238.00	
77. Total Plotted Area (1.75)	238.00	
78. Total Plotted Area (1.75)	238.00	
79. Total Plotted Area (1.75)	238.00	
80. Total Plotted Area (1.75)	238.00	
81. Total Plotted Area (1.75)	238.00	
82. Total Plotted Area (1.75)	238.00	
83. Total Plotted Area (1.75)	238.00	
84. Total Plotted Area (1.75)	238.00	
85. Total Plotted Area (1.75)	238.00	
86. Total Plotted Area (1.75)	238.00	
87. Total Plotted Area (1.75)	238.00	
88. Total Plotted Area (1.75)	238.00	
89. Total Plotted Area (1.75)	238.00	
90. Total Plotted Area (1.75)	238.00	
91. Total Plotted Area (1.75)	238.00	
92. Total Plotted Area (1.75)	238.00	
93. Total Plotted Area (1.75)	238.00	
94. Total Plotted Area (1.75)	238.00	
95. Total Plotted Area (1.75)	238.00	
96. Total Plotted Area (1.75)	238.00	
97. Total Plotted Area (1.75)	238.00	
98. Total Plotted Area (1.75)	238.00	
99. Total Plotted Area (1.75)	238.00	
100. Total Plotted Area (1.75)	238.00	

Color Index	Color
1. Plot Boundary	Red
2. Abutting Road	Blue
3. Proposed Construction	Green
4. Common Plot	Yellow
5. Road Alignment (Road Widening Area)	Orange
6. Future T.P. Scheme Deduction Area	Purple
7. Existing (To be retained)	Grey
8. Existing (To be demolished)	Black

Buildingwise Floor FSI Details	Building Name	Existing Built up	Proposed Built up	Existing FAR	Proposed FAR
Ground Floor	A (PHASE 1)	83.02	83.02	84.84	84.84
		88.40	88.40	82.33	82.33
First Floor	A (PHASE 1)	51.43	51.43	48.92	48.92
		2.52	2.52	0.00	0.00
Terrace Floor	A (PHASE 1)	235.37	235.37	216.09	216.09
		235.37	235.37	216.09	216.09
Total	A (PHASE 1)	235.37	235.37	216.09	216.09
		235.37	235.37	216.09	216.09

FAR & Unit Details	Building Name	Total Built up Area (Sq.mt.)	Declarations (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
A (PHASE 1)	A (PHASE 1)	235.37	5.04	2.52	7.12	4.63
		235.37	5.04	2.52	7.12	4.63
Grand Total	A (PHASE 1)	235.37	5.04	2.52	7.12	4.63
		235.37	5.04	2.52	7.12	4.63

Type Design Information	Plot No.	Plot Name
1	01	01
2	02	02
3	03	03
4	04	04
5	05	05
6	06	06
7	07	07
8	08	08

Parking Check (Table 7b)	Vehicle Type	Regd.	Prop.
Equivalent Car Space	No.	Area	No.
Total	1	13.75	1

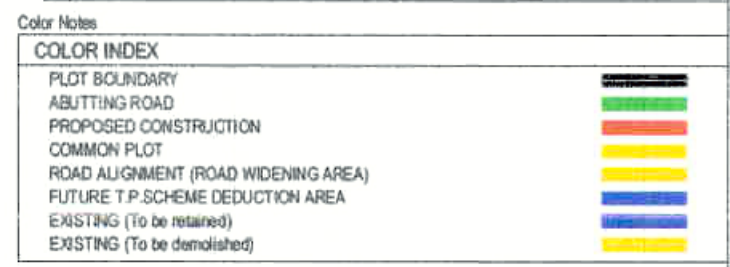
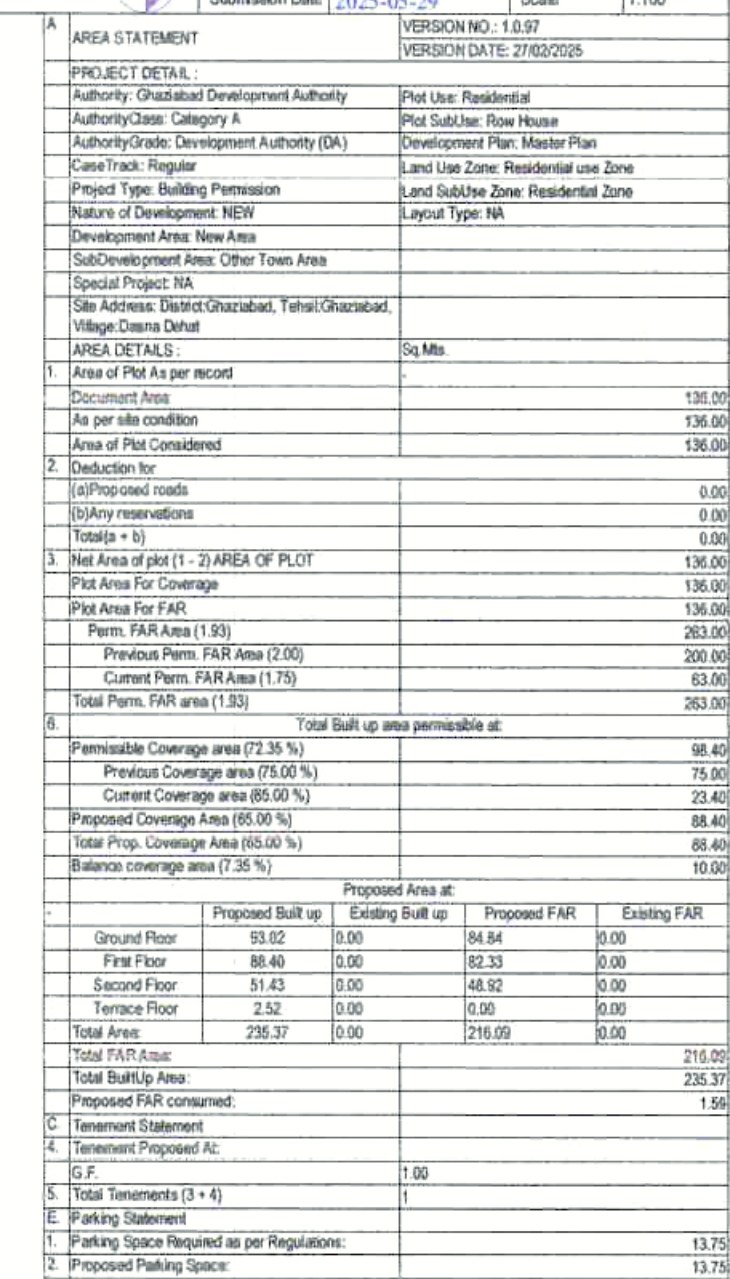
OWNER'S NAME AND SIGNATURE	THROUGH ITS DIRECTOR/AUTHORIZED SIGNATORY MR.RAJ DEEP JAIN S/o SH.SWADESH KUMAR JAIN, rajdeep@srsvbuildcon.com, 7052867168
ARCHITECT'S NAME AND SIGNATURE	STRUCTURE ENGINEER
Signature valid	Chhatrapati Development Authority

Signature valid	Signature valid
Signature valid	Signature valid

Signature valid	Signature valid
Signature valid	Signature valid

Building Plan Application Number	GDA/BP/25-26/0254
Sanctioned On	09 Jun 2025
Valid Till	10 Jun 2030
Approved By	Arvind Kumar (Town Planner/ Executive engineer)
Examined By	NARENDRA KUMAR MARKANDAY (Junior engineer)
Reviewed By	Arvind Kumar (Town Planner/ Executive engineer)

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.



Floor Name	Buildingwise Floor FSI Details			
	Building Name		Total	
	A (PHASE 1)			
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	93.02	84.84	93.02	84.84
First Floor	88.46	87.33	88.46	87.33
Second Floor	51.43	48.52	51.43	48.52
Terrace Floor	2.52	0.00	2.52	0.00
Total	235.37	216.09	235.37	216.09

FAR# Unit Details									
Building	No. of Same Bldg	Total Built Up Area (Sq.ft.)	Deductions (Area in Sq.ft.)				Proposed FAR Area (Sq.ft.) Resi.	Total FAR Area (Sq.ft.)	No. of Unit
			LIR	LIR Machine	Double Height	Covered Terrace			
A (PHASE 1)	1	235.37	5.04	2.52	7.12	4.63	216.09	216.09	01
Grand Total	1	235.37	5.04	2.52	7.12	4.63	216.09	216.09	01

Type Design Information	
Sr No	Pilot No
1	02
2	04
3	06
4	08
5	10
6	12
7	14
8	16

Vehicle Type	Prop.			Prop.	
	No.	Reduced Road Parking (Incase of Plot having RW/Area surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	1	13.75
Total Car	1	-	13.75	1	13.75
Total			13.75		13.75

Type Design Details							OWNER'S NAME AND SIGNATURE	
Total No. of Plots	Pit Area		FAR Area		BUA Area		Coverage Area	
Pit Area	Total Pit Area	FAR Area	Total FAR Area	BUA Area	Total BUA Area	Coverage Area	Total Coverage Area	
								THROUGH ITS SINGAPORE AUTHORIZED SIGNATORY MR RAJ DEEP JAIN SA SH SWASTHICKAN KUMAR JAIN, rajain@gmail.com/plots.com, 705267168

Building Use/SUBUSE Details										0	136.00	6.00	216.00	0.00	225.37	0.00	86.40	0.00
Building Name	Building Use	Building Sub Use	Building Use Group	Building Type	Building Sub Type	No of Residential Units	Floor Name	Floor Use	Floor Sub Use	FAR Name	FAR Title	FAR Subtitle	Signature	Stamp	Designation			
A (PHASE 1)	Residential	Row House		Lowrise Building	1		GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House			STRUCTURE ENGINEER			
							FIRST FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House						
							SECOND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House						
							THIRD FLOOR PLAN	Residential	Row House	Residential FAR	Residential	Row House						
															Ghazibadi Development Authority			

Terrace Floor Plan		Residential	How House	-	-	-	-
Tree Details (Table 3h)							
Plot	Name	Nos Of Trees					
		Regd	Prop				
Plot	Name	1	2	3	4	5	6

Required Parking (Table 7a)								
Building Name	Type	SubUse	Area (Sq. mt.)	Parking space req'd for every	Units	Car		
				Prop.	Req'd/Unit	Req'd.	Prop.	
A (PHASE 1)	Residential	Row House	100 - 200	1	136.00	1.00	1	-

[illegible]

	Building Plan Application Number GDA/BP/25-26-0256
	Sanctioned On 09 Jun 2025

Valid Till	10 Jun 2030
Approved By	

	Arvind Kumar (Town Planner/ Executive engineer)
	Examined By
	NARENDRA KUMAR MARKANDAY (Junior engineer)

	Deepti Chaudhri (Assistant Engineer)
	Arvind Kumar (Town Planner/ Executive Engineer)

00	Total FAR Area -	216.00
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	Total PPA Area: -	270.03
0	Total BUA Area: -	235.37

Not 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.

UNBQA Table for Building A (PHASE 1)												
Floor	Name	UNBQA Type	Net UNBQA Area	Gross UNBQA Area	Deductions From Gross UNBQA Area (in Sq.ft.)		UNBQA Area	Deductions (Area in Sq.ft.)			Carpet Area	Net UNBQA Area
					Yard	Lift		Door	Window	External Wall		
GROUND FLOOR PLAN	SPLIT A	DWELLING UNIT	88.40	88.40	3.50	2.52	82.32	0.41	1.69	3.50	78.72	
		Total	88.40	88.40	3.50	2.52	82.32	0.41	1.69	3.50	78.72	
		Typical Floor Type = 1										
		Total per Floor	88.40	88.40	3.50	2.52	82.32	0.41	1.69	3.50	78.72	
FIRST FLOOR PLAN	SPLIT A	DWELLING UNIT	88.40	88.40	3.50	2.52	82.32	0.41	1.69	3.50	78.72	
		Total	88.40	88.40	3.50	2.52	82.32	0.41	1.69	3.50	78.72	
		Typical Floor Type = 1										
		Total per Floor	88.40	88.40	3.50	2.52	82.32	0.41	1.69	3.50	78.72	
SECOND FLOOR PLAN	SPLIT A	DWELLING UNIT	51.43	51.43	0.00	2.52	48.91	0.00	1.51	3.60	43.80	
		Total	51.43	51.43	0.00	2.52	48.91	0.00	1.51	3.60	43.80	
		Typical Floor Type = 1										
		Total per Floor	51.43	51.43	0.00	2.52	48.91	0.00	1.51	3.60	43.80	

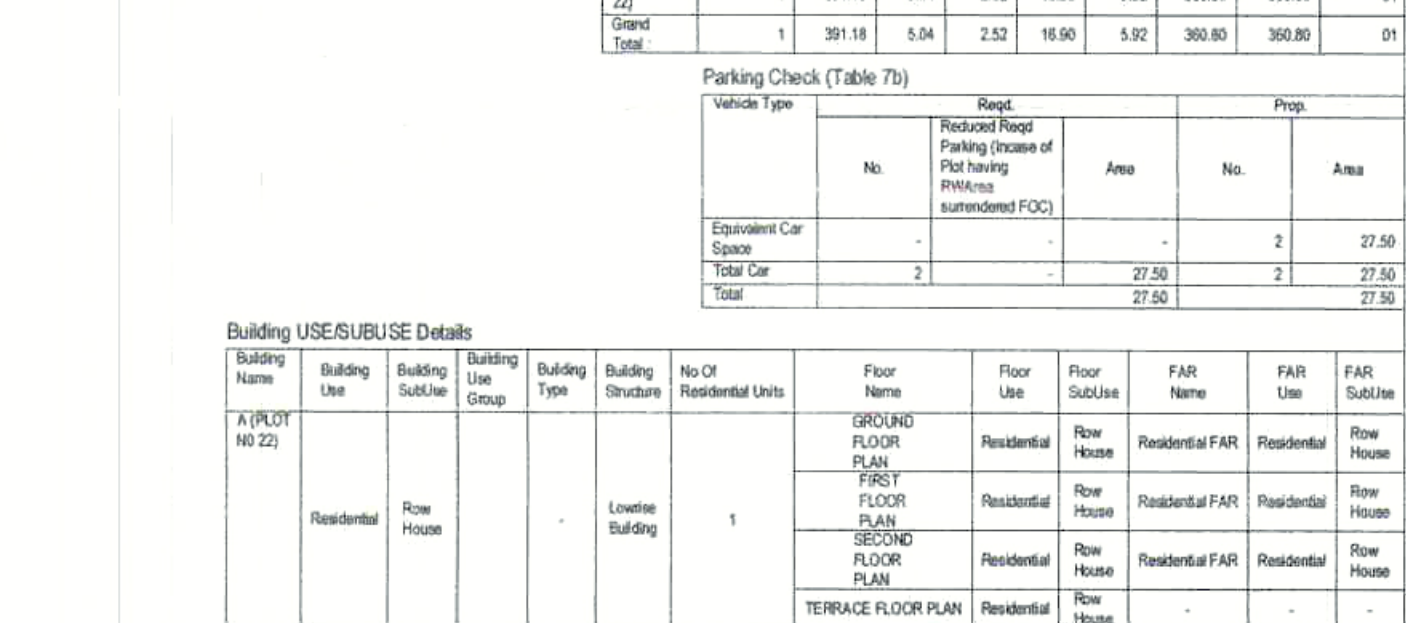
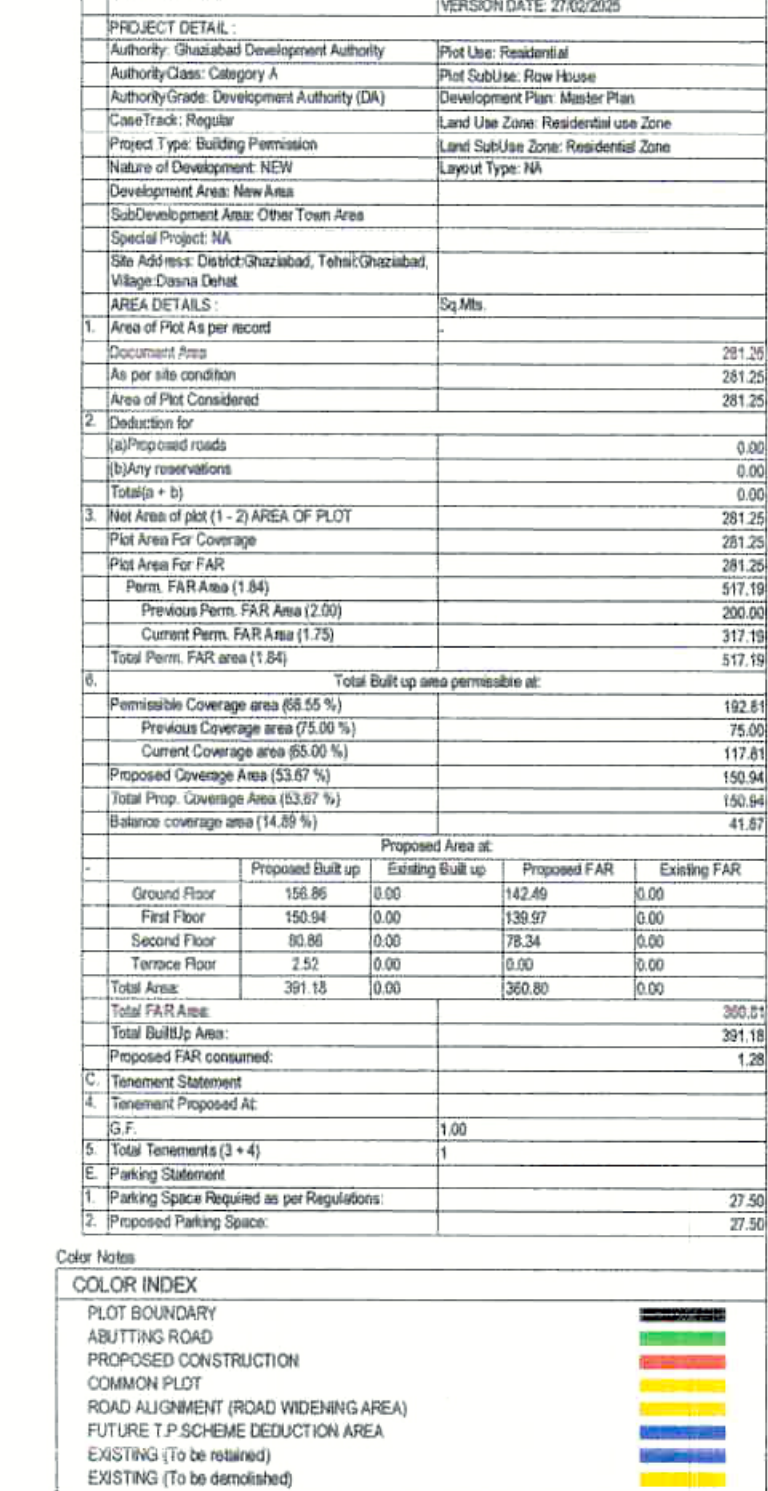
SCHEDULE OF WINDOW/VENTILATION:						Staircase Checks (Table 8a-1)	
BUILDING NAME	NAME	LENGTH	HEIGHT	NOB		Floor Name	Stair Case No
A (PHASE 1)	V	0.75	1.00	05			
A (PHASE 1)	DW3	1.60	2.40			GROUND FLOOR	STAIRCASE
A (PHASE 1)	W2	1.60	1.80			PLAN	
A (PHASE 1)	DW1	1.80	2.40			FIRST FLOOR	STAIRCASE
A (PHASE 1)	W4	2.45	2.10	02		PLAN	
A (PHASE 1)						SECOND FLOOR	STAIRCASE

Flight Width	Thread Width	Riser Height	Railing Ht.	SCHEDULE NAME	NAME	LENGTH	HEIGHT	NOS
1.00	0.250	0.165	1.00	A (PHASE 1)	D3	0.75	2.10	05
				A (PHASE 1)	D	0.75	2.10	00
1.00	0.250	0.164	1.00	A (PHASE 1)	D2	0.90	2.40	04
				A (PHASE 1)	D1	1.00	2.40	00
1.00	0.250	0.157	1.00	A (PHASE 1)	D	1.00	2.40	00

First Floor	88.40	2.52	0.00	3.56	0.00	82.33	82.33	00
Second Floor	51.43	2.52	0.00	0.00	0.00	48.92	48.92	00
Terrace Floor	2.52	0.00	2.52	0.00	0.00	0.00	0.00	00
Total	235.37	5.04	2.52	7.12	4.63	216.08	216.08	01
Total Number of Same Buildings	1							
Total	235.37	5.04	2.52	7.12	4.63	216.08	216.08	01

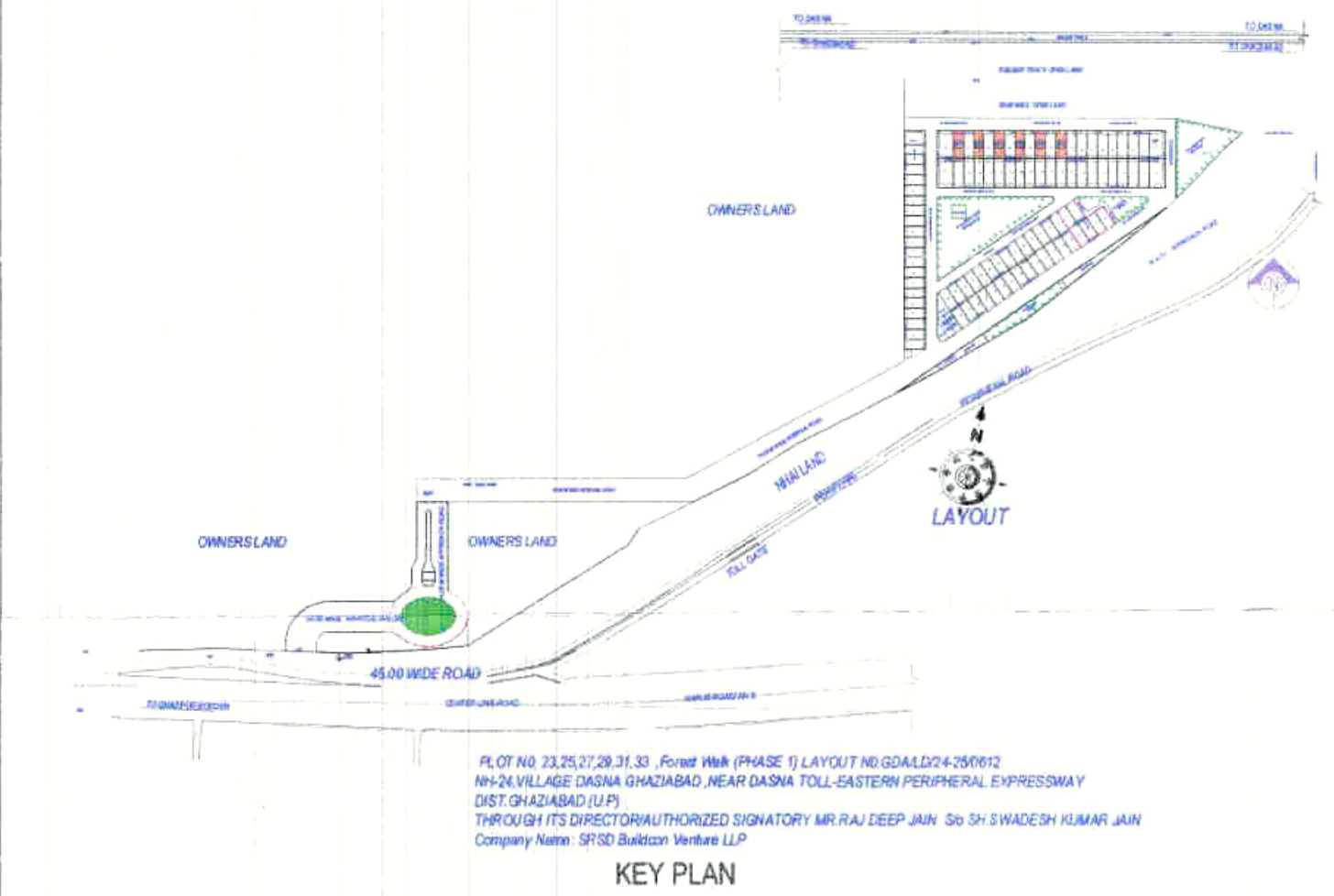
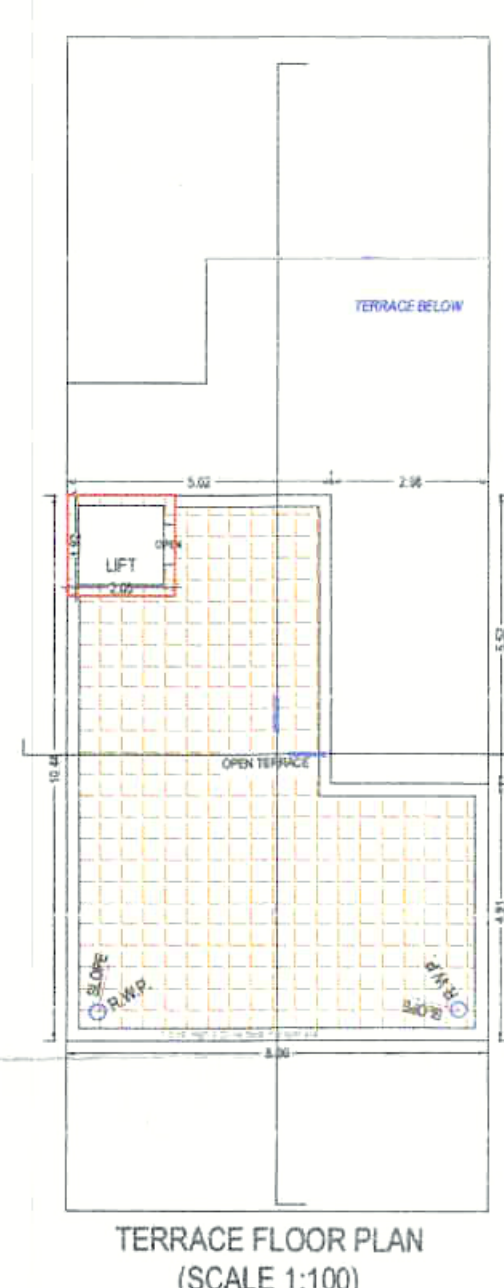
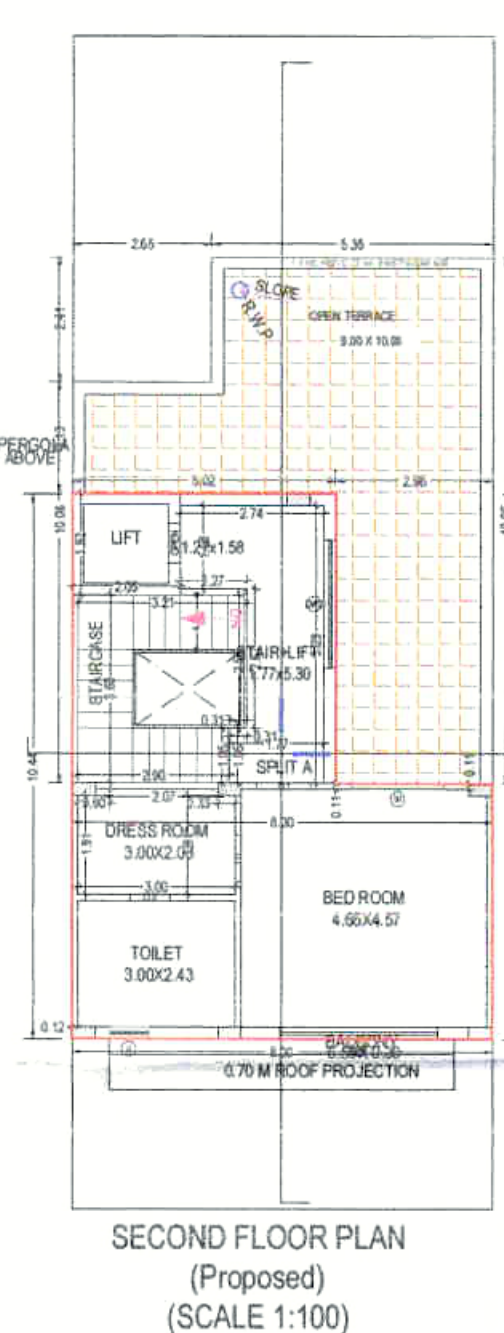
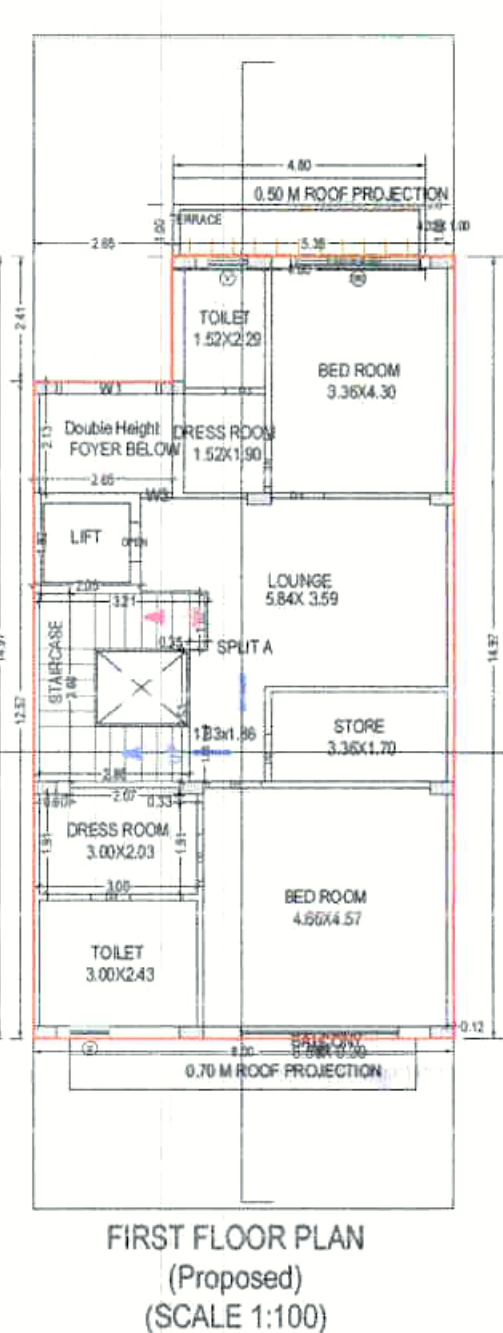
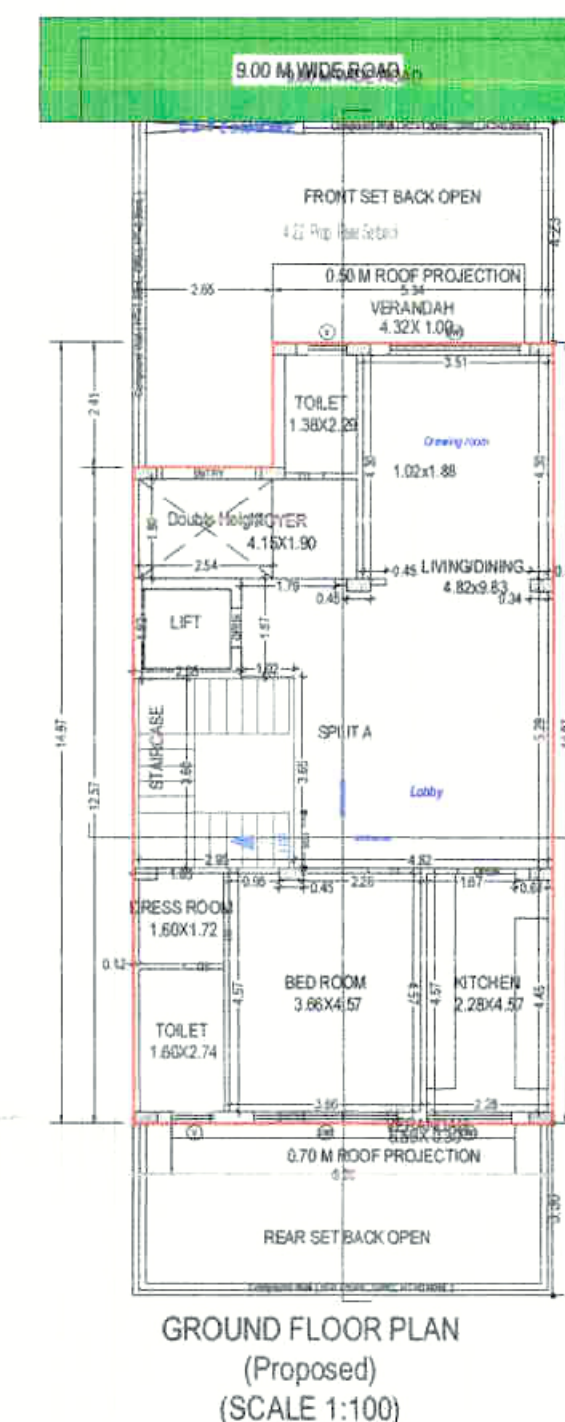
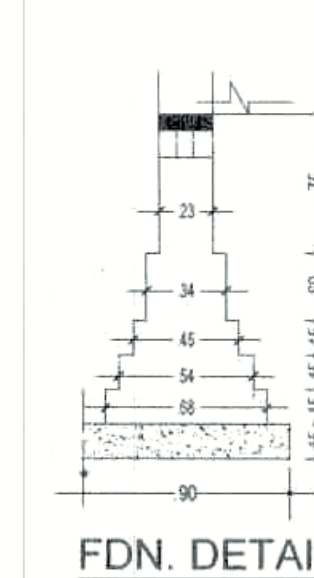
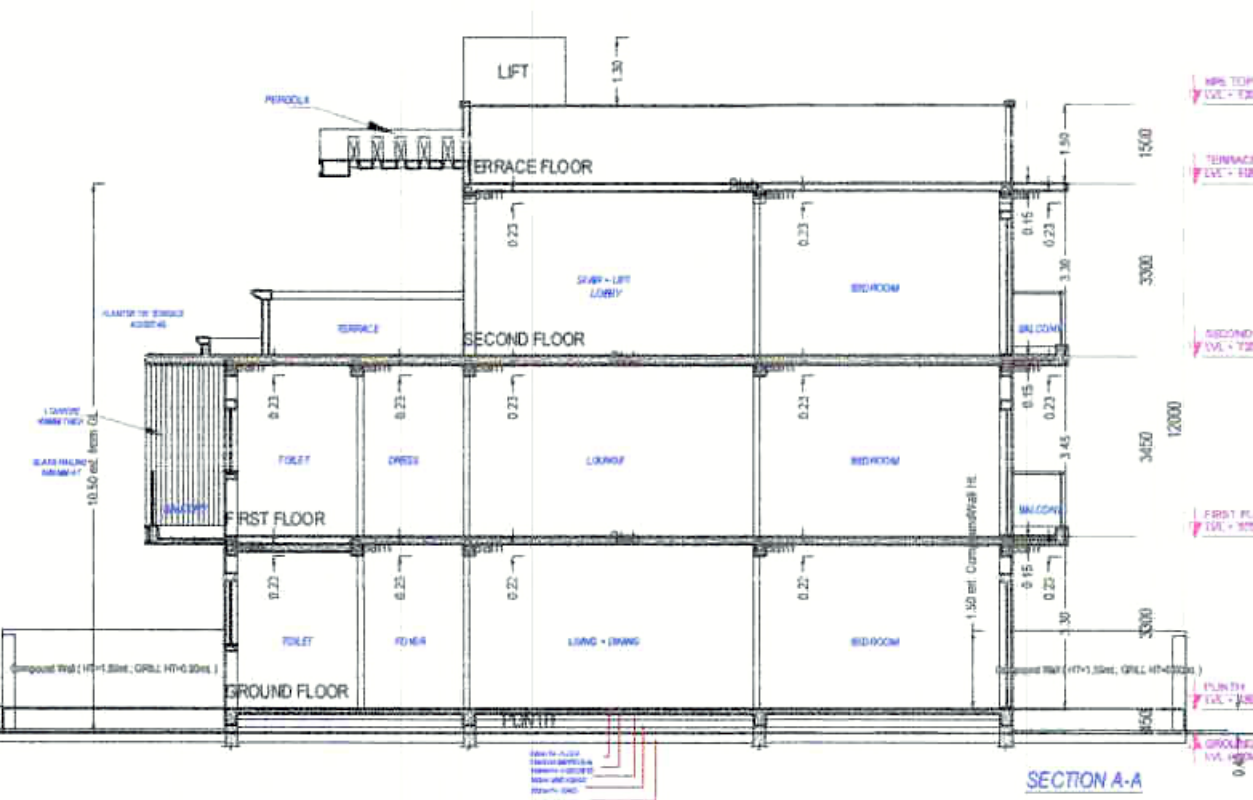
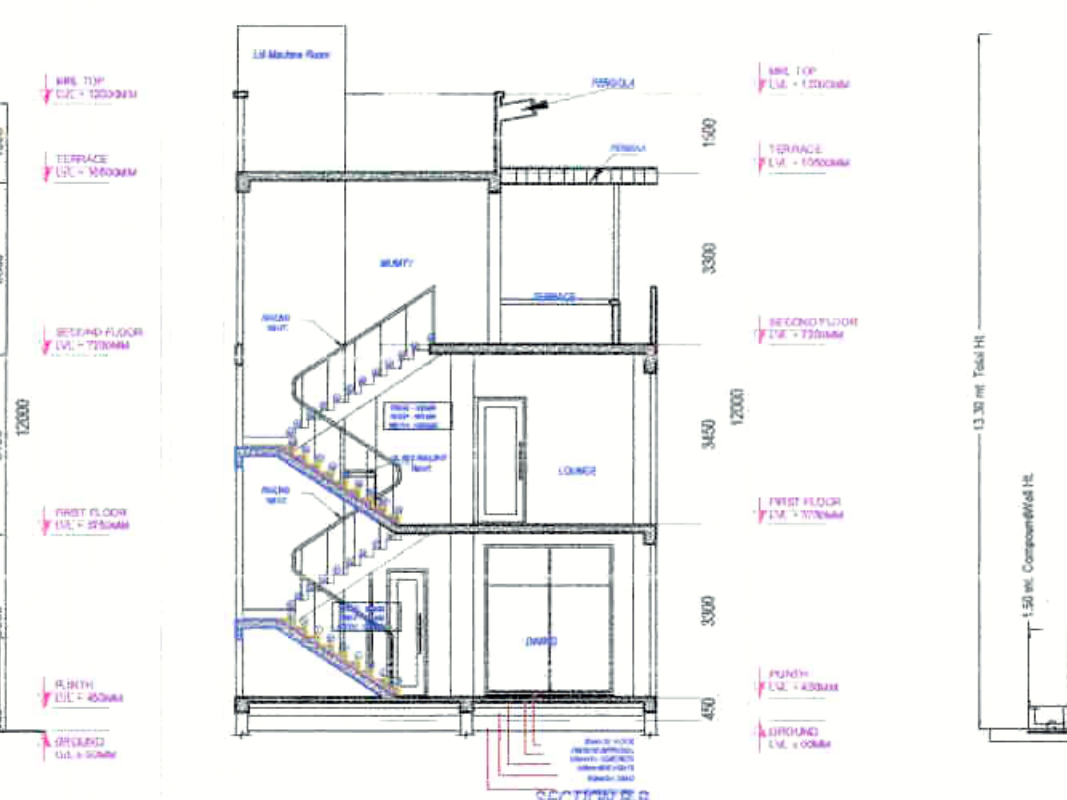
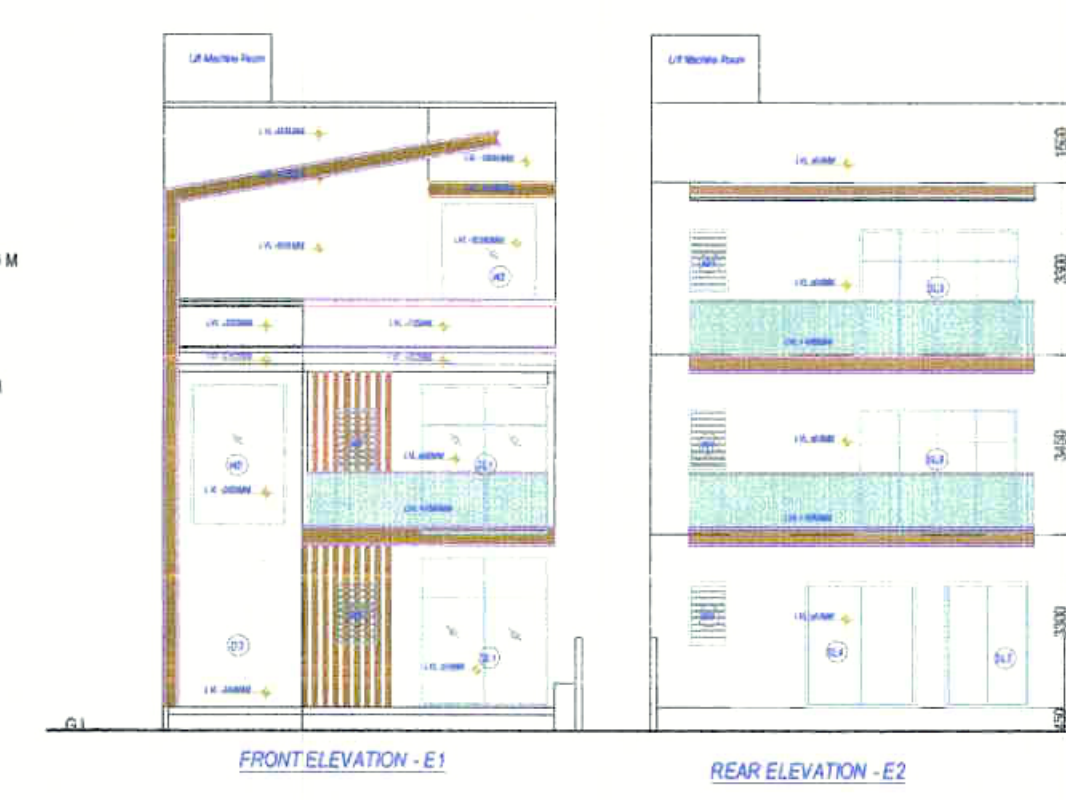
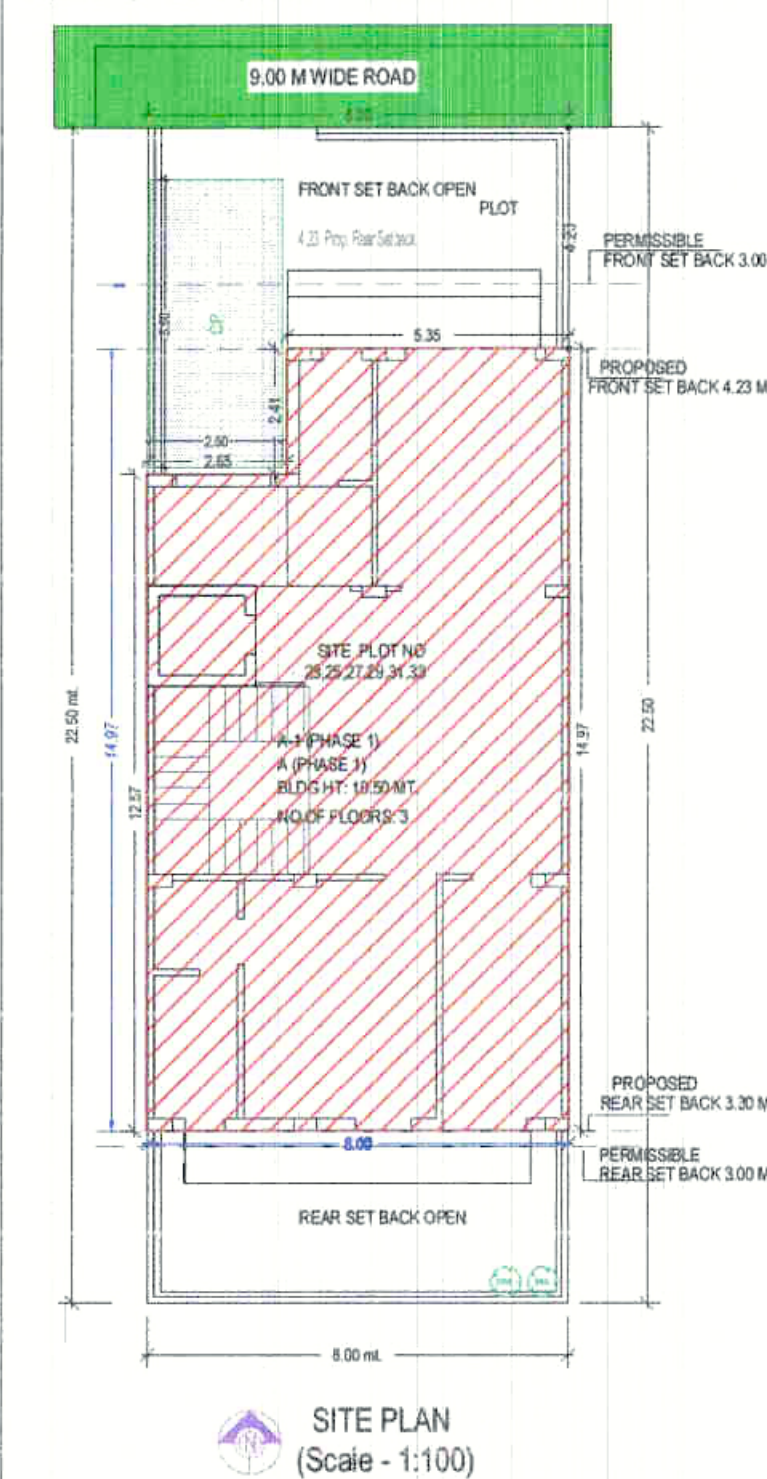
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of M

Total Plot Area: -	136.00	Total FAR Area: -	216.09
Total Coverage Area: -	90.40	Total Built Area: -	225.27



Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.05	0.300	0.165	1.00
FIRST FLOOR PLAN	STAIRCASE	1.05	0.300	0.164	1.00
SECOND FLOOR PLAN	STAIRCASE	1.05	0.300	0.165	1.00

Total Plot Area: -	281.25	Total FAR Area: -	360.81
Total Coverage Area: -	150.94	Total BUA Area: -	391.18



KEY PLAN

UNBUA Table for Building A (PHASE 1)													
Floor	Name	UNBUA Type	Net UNBUA Area	Gross UNBUA Area	Deductions From Gross UNBUA Area in Sq.mt.	UNBUA Area	Deductions (Area in Sq.mt.)	Carpet Area	No. of Unit				
GROUND FLOOR PLAN	SPLIT A	DWELLING UNIT	113.41	113.41	4.83	2.52	106.06	0.41	1.10	99.50	07		
			Total:	113.41	113.41	4.83	2.52	106.06	0.41	1.10	99.50	07	
			Typical Floor = 1										
			Total:	113.41	113.41	4.83	2.52	106.06	0.41	1.10	99.50	07	
FIRST FLOOR PLAN	SPLIT A	DWELLING UNIT	113.41	113.41	5.66	2.52	105.23	0.00	1.57	99.67	09		
			Total:	113.41	113.41	5.66	2.52	105.23	0.00	1.57	99.67	09	
			Typical Floor = 1										
			Total:	113.41	113.41	5.66	2.52	105.23	0.00	1.57	99.67	09	
SECOND FLOOR PLAN	SPLIT A	DWELLING UNIT	67.06	67.06	0.00	2.52	64.54	0.00	1.63	4.24	58.67	09	
			Total:	67.06	67.06	0.00	2.52	64.54	0.00	1.63	4.24	58.67	09
			Typical Floor = 1										
			Total:	67.06	67.06	0.00	2.52	64.54	0.00	1.63	4.24	58.67	09
Total													
Total			290.88	290.88	10.48	7.55	273.83	0.41	3.13	238.24	254		

Staircase Checks (Table 8a-1)				
Floor Name	Staircase Name	Flight Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.05	0.300	0.165
FIRST FLOOR PLAN	STAIRCASE	1.05	0.300	0.164
SECOND FLOOR PLAN	STAIRCASE	1.05	0.300	0.157

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOIS
A (PHASE 1)	D1	0.75	2.10	05
A (PHASE 1)	D2	0.75	2.10	02
A (PHASE 1)	D3	0.90	2.40	05
A (PHASE 1)	D4	1.00	2.40	04
A (PHASE 1)	D5	1.10	2.40	01

Building A (PHASE 1)				
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	113.41	0.00	4.83	108.59
First Floor	113.41	2.52	0.00	105.24
Second Floor	113.41	2.52	0.00	105.24
Terrace Floor	113.41	2.52	0.00	105.24
Total	301.20	5.04	4.83	278.37

Building Use/SUBUSE Details				
Building Name	Building Use	Building Subuse	Building Type	Building Structure
A (PHASE 1)	Residential	Row House	Lowrise Building	1

Type Design Details				
Plot No.	Plot Area	FAR Area	BUA Area	Coverage Area
1	113.41	4.83	301.20	113.41
2	113.41	4.83	301.20	113.41

Building Plan Application Number				
GDA/BP/25-26/0257	Sanctioned On	09 Jun 2025	Valid Till	10 Jun 2030
Approved By				
Examined By				
Deepthi Chaudhary (Assistant Engineer)				
Arvind Kumar (Town Planner/ Executive engineer)				

Total Plot Area: -	180.00	Total FAR Area: -	278.37
Total Coverage Area: -	113.41	Total BUA Area: -	301.20



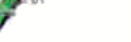
Color Notes	
COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P. SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

FARs Unit Details									
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
			Lift	Lift Machine	Double Height	Covered Terrace	Rest		
A PHASE 1	1	301.20	5.04	2.52	4.83	4.80	278.37	278.37	01
Grand Total:	1	301.20	5.04	2.52	4.83	4.80	278.37	278.37	01

Parking Check (Table 7b)					
Vehicle Type	Regt			Prop.	
	No.	Reduced Regt Parking (Increase of Pkt having RWArea surrendered FOG)	Area	No.	Area
Equivalent Car Space	-	-	-	1	13.75
Total Car	1	-	13.75	1	13.75
Total			13.75		13.75

Type Design Details								OWNER'S NAME AND SIGNATURE	
Type	No. of Pits	Pit Area	FAR Area	BUA Area	Coverage Area	Total FAR Area	Total BUA Area	Coverage Area	Total Coverage Area
A	180	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

THROUGH ITS DIRECTOR/AUTHORIZED SIGNATORY MR. RAJ DEEP JAIN SH. 04 SWADESH KUMARI JAIN.
 rajain@smcdevelop.com, 7052671458

							Signature 		Ghazibad Development Authority
No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse	Date, Time & Signature of GDA Representative		
1	GROUND FLOOR	Residential	Row House	Residential FAR	Residential	Row House	 Date, Time & Signature of GDA Representative		
	FIRST FLOOR	Residential	Row House	Residential FAR	Residential	Row House			
	SECOND FLOOR	Residential	Row House	Residential FAR	Residential	Row House			
	THIRD FLOOR	Residential	Row House	Residential FAR	Residential	Row House			
	FOURTH FLOOR	Residential	Row House	Residential FAR	Residential	Row House			
	TERRACE FLOOR (BY AM)	Residential	Row						

	Building Plan Application Number
	GDA/BP/25-26-0259
	Sanctioned On
	11 Jun 2025
	Valid Till

Arvind Kumar (Town Planner/ Executive engineer)
NARENDRA KUMAR MARKANDAY (Junior engineer)
Jitendra Kumar (Assistant Engineer)

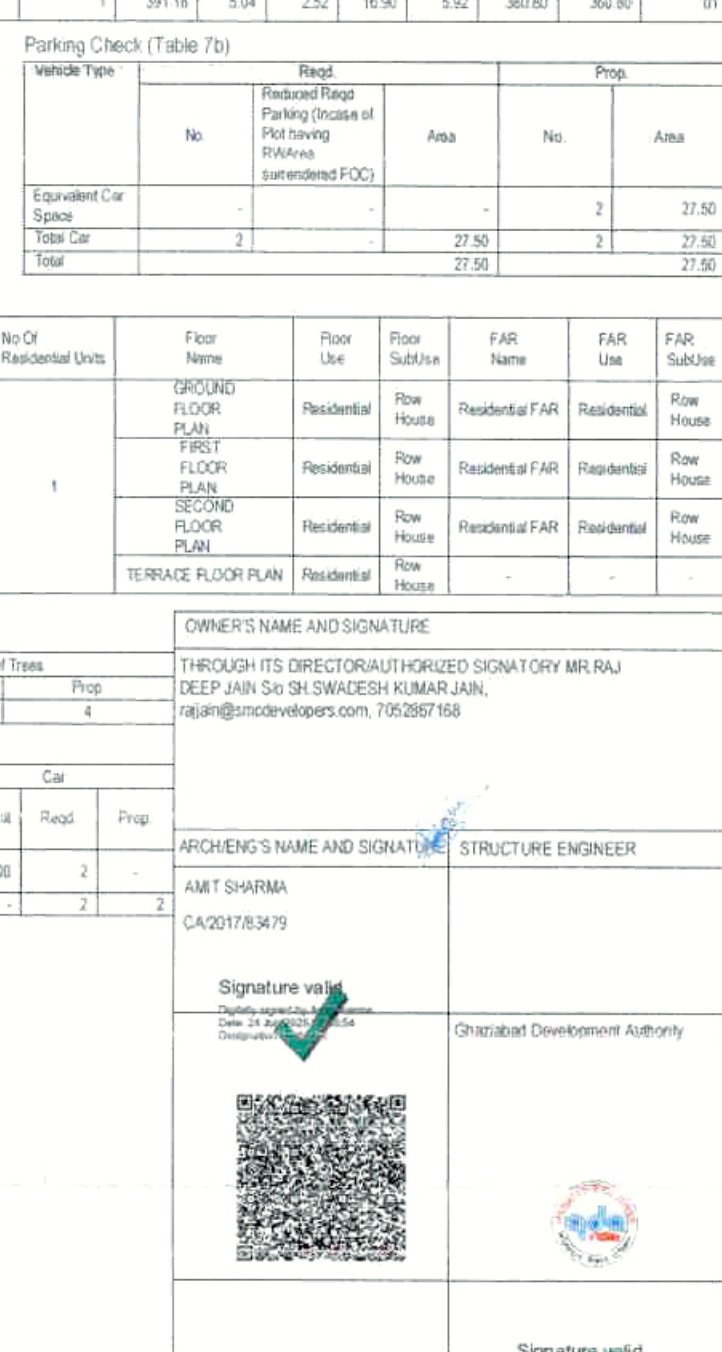
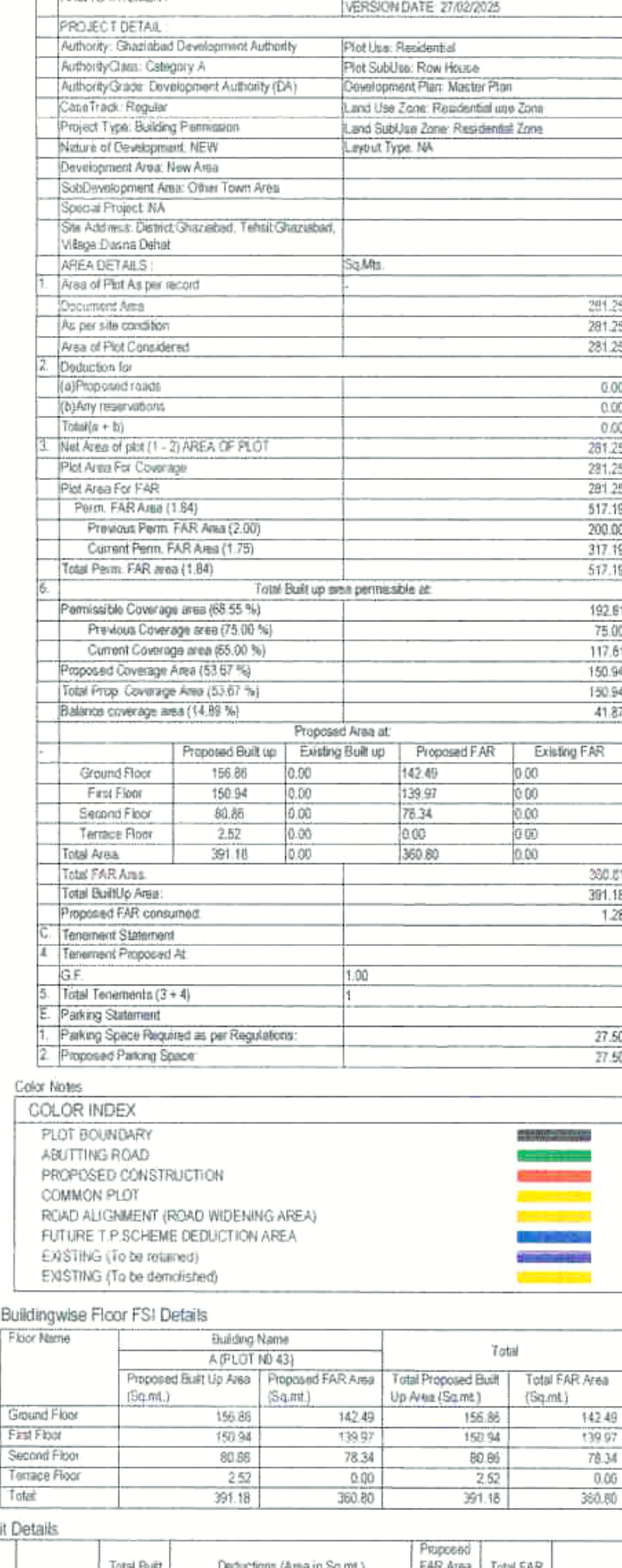
0	Total FAR Area -	278.37
1	Total BUA Area -	301.20

UnitArea Table for Building 3A (PHASE 1)													
Flr	Name	UnitArea Type	Net UnitArea Sq. Ft.	Gross UnitArea Sq. Ft.	Deductions From Gross UnitArea (in Sq. Ft.)			Deductions (Area in Sq. Ft.)			Carpet Area	No. Unit	
					Wall	L/R	Door	Window	External Wall				
GROUND FLOOR PLAN	SPLIT 1	DWELLING UNIT	113.41	113.41	4.83	2.52	108.06	0.41	1.10	5.05	99.50	01	
		Typical Floor = 1	Total	113.41	113.41	4.83	2.52	108.06	0.41	1.10	5.05	99.50	01
	Total per Floor:	Typical Floor = 1											
			113.41	113.41	4.83	2.52	108.06	0.41	1.10	5.05	99.50	01	
FIRST FLOOR PLAN	SPLIT 1	DWELLING UNIT	113.41	113.41	5.66	2.52	105.23	0.00	1.57	4.99	99.07	01	
		Typical Floor = 1	Total	113.41	113.41	5.66	2.52	105.23	0.00	1.57	4.99	99.07	01
	Total per Floor:	Typical Floor = 1											
			113.41	113.41	5.66	2.52	105.23	0.00	1.57	4.99	99.07	01	
SECOND FLOOR PLAN	SPLIT 1	DWELLING UNIT	113.41	113.41	5.66	2.52	105.23	0.00	1.57	4.99	99.07	01	
		Typical Floor = 1	Total	113.41	113.41	5.66	2.52	105.23	0.00	1.57	4.99	99.07	01
	Total per Floor:	Typical Floor = 1											
			113.41	113.41	5.66	2.52	105.23	0.00	1.57	4.99	99.07	01	
Total			203.88	203.88	10.48	7.55	273.83	0.41	3.31	13.88	257.74		

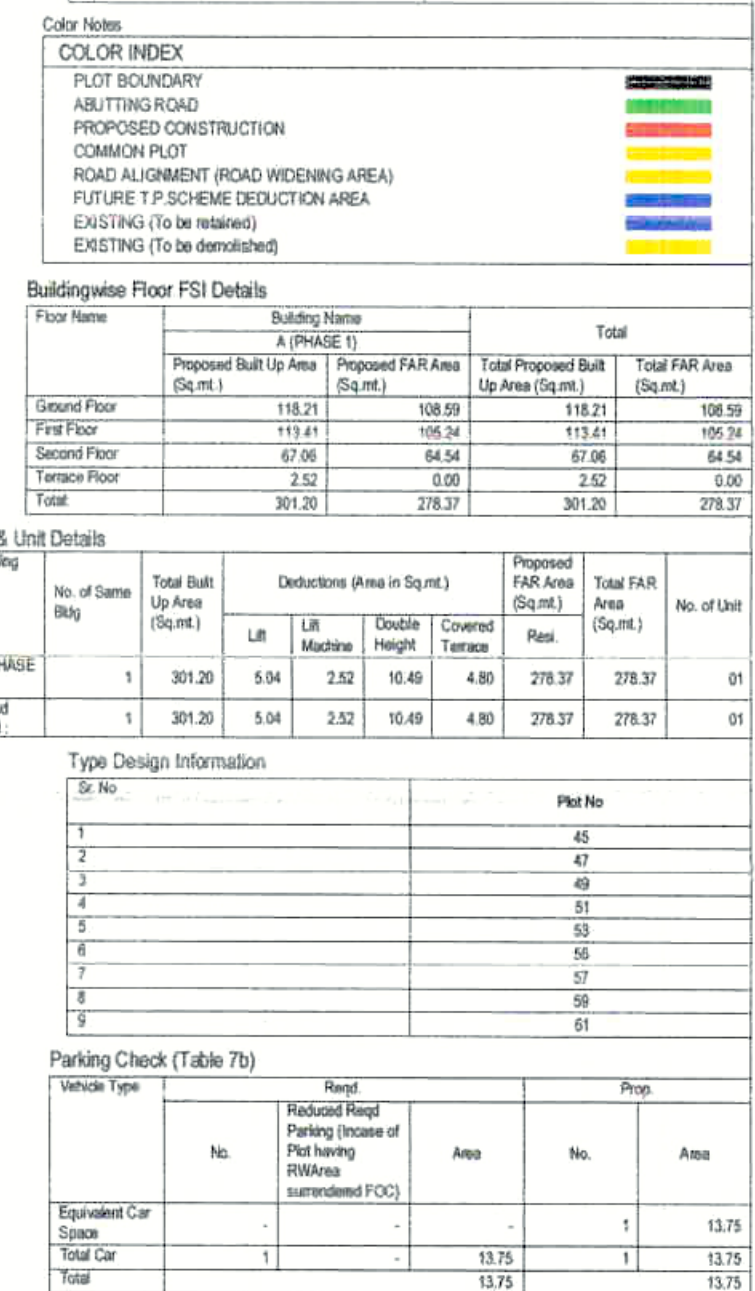
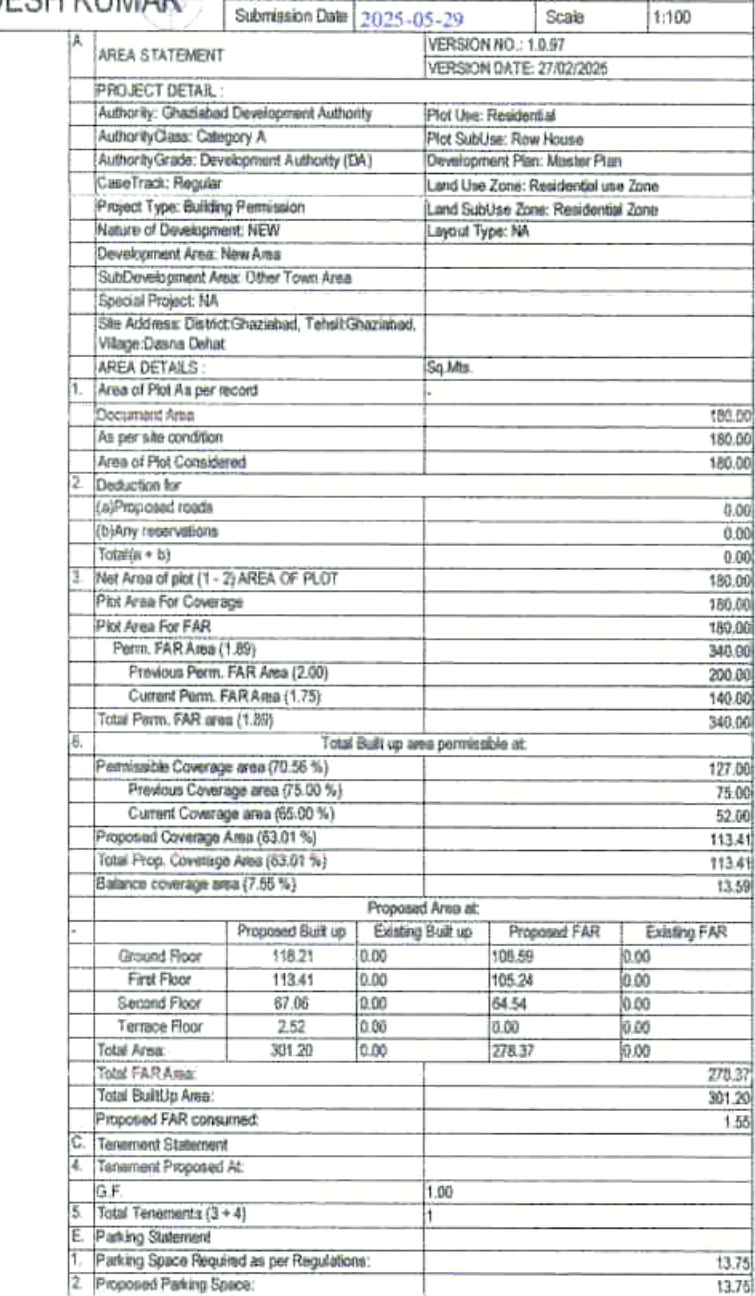
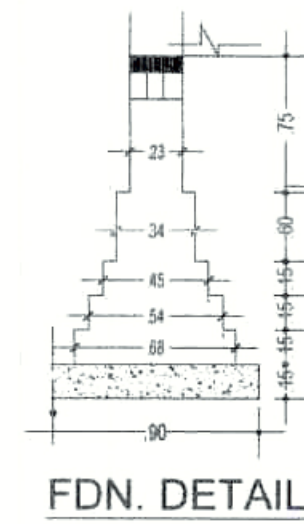
SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PHASE 1)	D3	0.75	2.10	05
A (PHASE 1)	OPEN	0.75	2.10	02
A (PHASE 1)	D2	0.90	2.40	05
A (PHASE 1)	D1	1.00	2.40	04
A (PHASE 1)	OPEN	1.10	2.40	01

Building A (PHASE 1)								
Floor Name	Total Built Up Area (Sq.ft.)	Deductions (Area in Sq.ft.)				Proposed Floor Area (Sq.ft.)	Total Floor Area (Sq.ft.)	No. of Unit
		Lift	Lift Machine	Double Height	Covered Terrace	Pool		
Ground Floor	118.21	0.00	0.00	4.83	4.80	108.59	108.59	
First Floor	113.41	2.52	0.00	0.00	0.00	105.24	105.24	
Second Floor	67.08	2.52	0.00	0.00	0.00	64.54	64.54	00
Third Floor	2.00	0.00	2.53	0.00	0.00	0.00	0.00	
Roof Terrace	307.00	5.04	2.52	4.83	4.80	279.57	279.57	01
Total								
Total Number of Same Buildings	1							
Total	5.04	5.04	2.52	4.83	4.80	279.57	279.57	

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

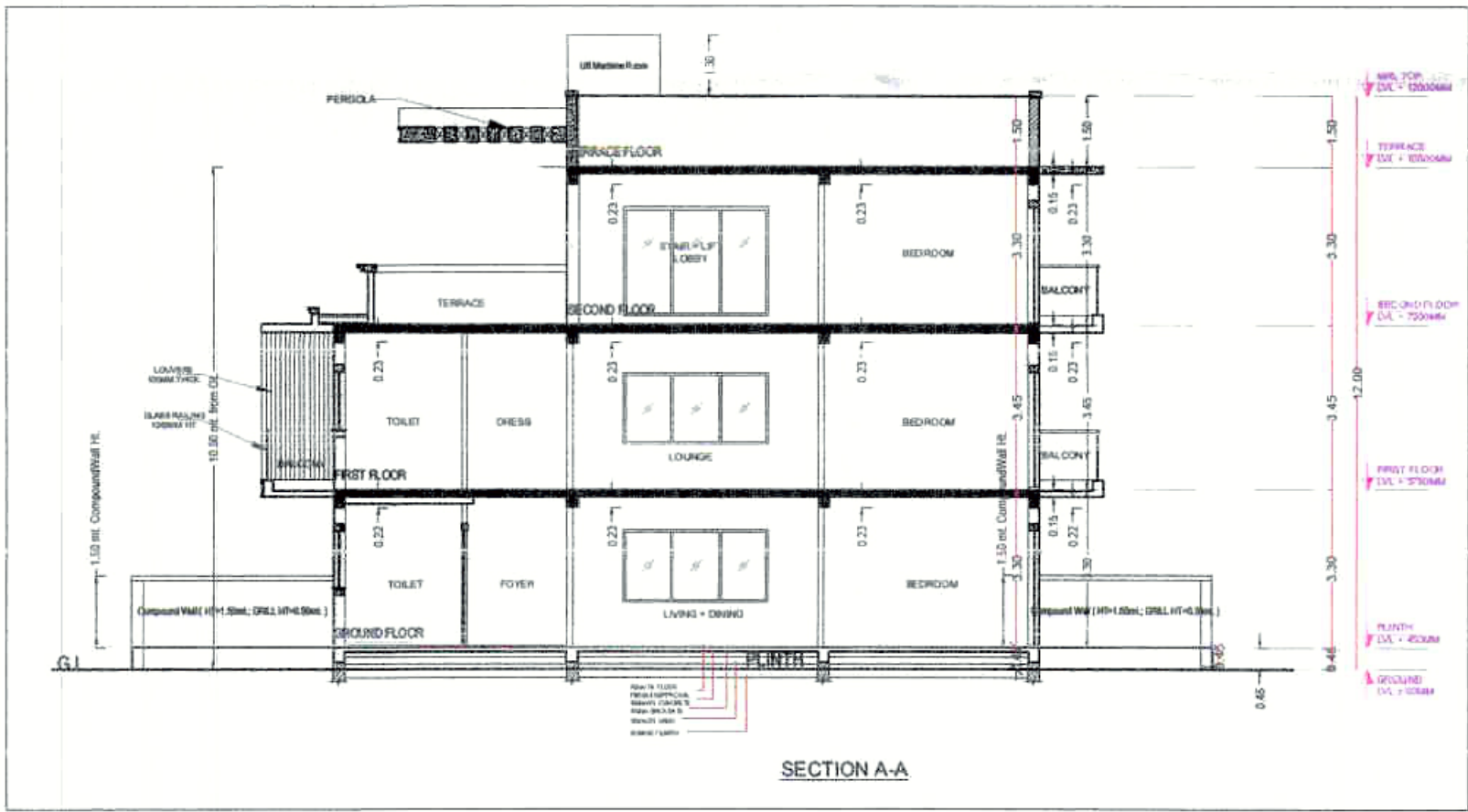
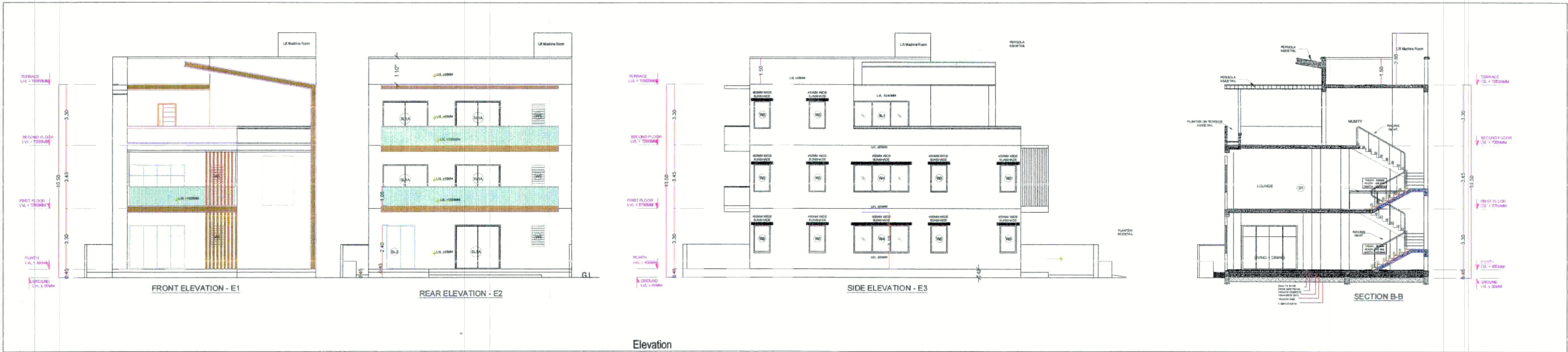


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Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (PHASE 1)	Residential	Row House		Luxury Building	Prestige	1	GROUND FLOOR PLANT	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR PLANT	Residential	Row House	Residential FAR	Residential	Row House
							SECOND FLOOR PLANT	Residential	Row House	Residential FAR	Residential	Row House
							THIRD FLOOR PLANT	Residential	Row House	Residential FAR	Residential	Row House
							TERRACE FLOOR PLANT	Residential	Row House	-	-	-

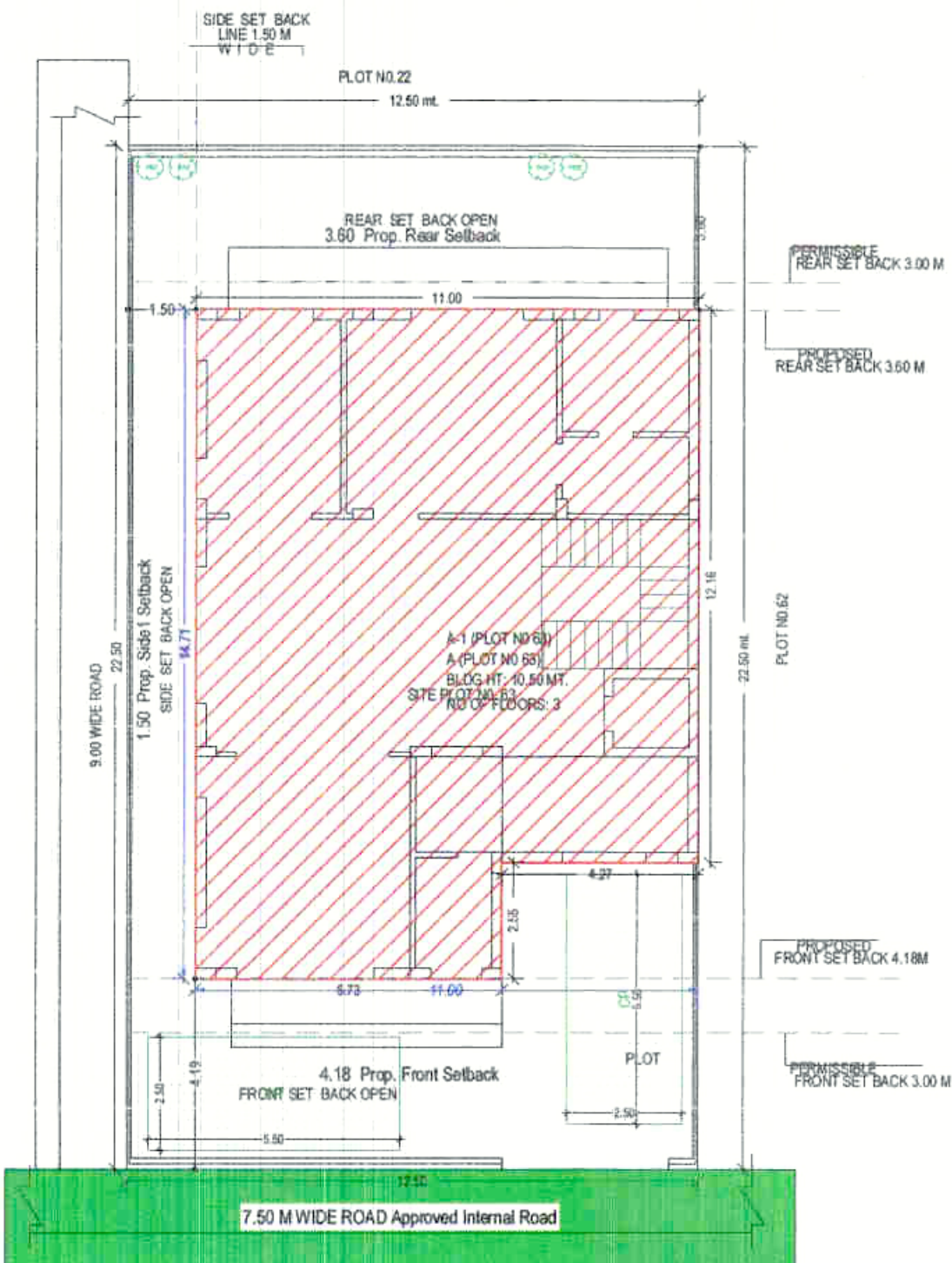
Total Plot Area: -	180.00	Total FAR Area: -	278.37
Total Coverage Area: -	113.41	Total BUA Area: -	301.20



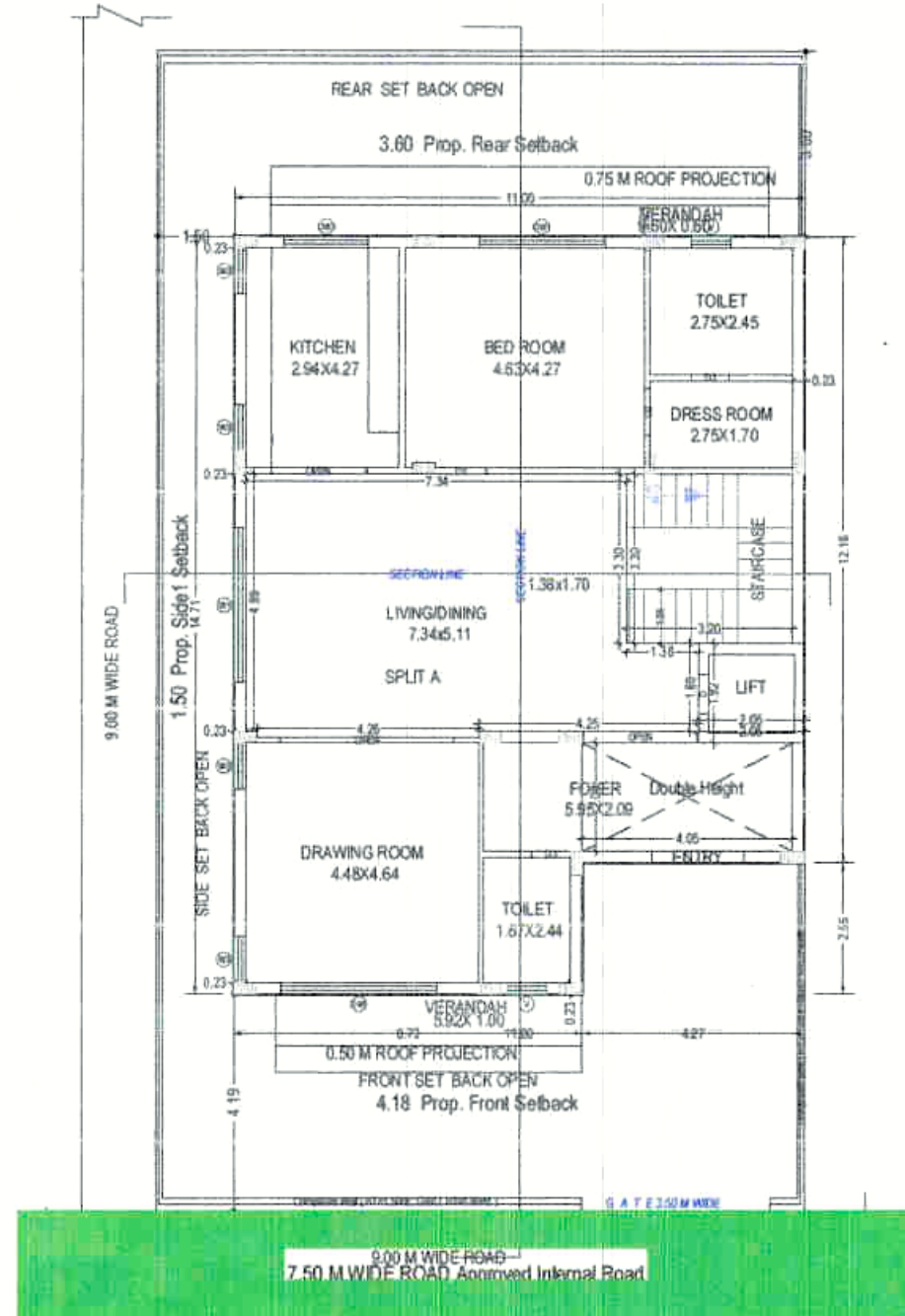
OWNER'S NAME AND SIGNATURE	
THROUGH ITS DIRECTOR/AUTHORIZED SIGNATORY MR.RAJ DEEP JAIN S/o SH.SWADESH KUMAR JAIN, regin@srsvdevelopers.com, 7952887168	
ARCHITECT'S NAME AND SIGNATURE	STRUCTURE ENGINEER
AMIT SHARMA CAZD/1783479	
Signature valid Digitally signed by Amit Sharma, DN: cn=Amit Sharma, o=SRSD Buildcon Venture LLP, email=amit.sharma@srsvdevelopers.com, c=IN	Ghaziabad Development Authority
Signature valid Digitally signed by Arvind Kumar, DN: cn=Arvind Kumar, o=SRSD Buildcon Venture LLP, email=arvind.kumar@srsvdevelopers.com, c=IN	
Building Plan Application Number	
GDA/BP/25-26/0253	
Sanctioned On	
23 Jun 2025	
Valid Till	
23 Jun 2030	
Approved By	
Arvind Kumar (Town Planner/ Executive engineer)	
Examined By	
Neeraj Kumar Gupta (Junior engineer)	
Jitendra Kumar (Assistant Engineer)	
Arvind Kumar (Town Planner/ Executive engineer)	

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.

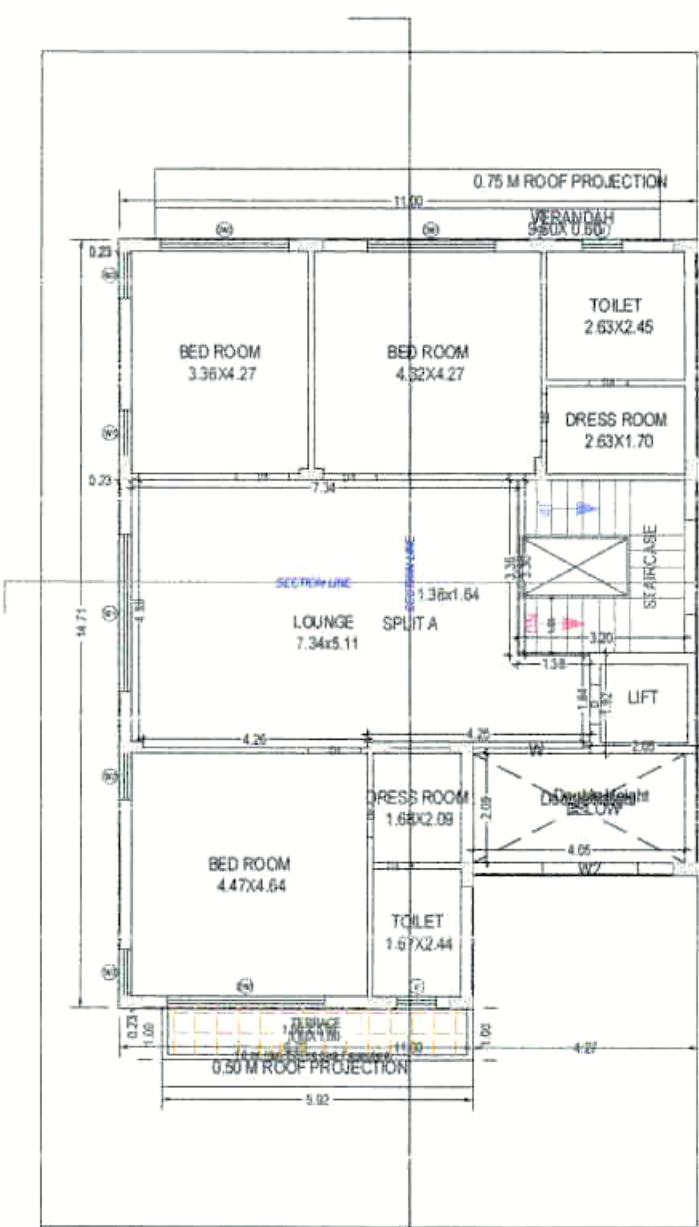
File No	GDA/BP/25-26/253	Sheet	1 / 2
Submission Date	2025-06-13	Scale	1:100
VERSION NO.	1.0.87	VERSION DATE	27/02/2025
AREA STATEMENT			
PROJECT DETAIL :			
Authority : Ghaziabad Development Authority	Plot Use: Residential		
Authority/Class : Category A	Plot Sub Use: Row House		
Authority/Grade : Development Authority (DA)	Development Plan: Master Plan		
Case/Track : Regular	Land Use Zone: Residential use Zone		
Project Type : Building Permission	Land Sub Use Zone: Residential Zone		
Nature of Development : NEW	Layout Type: NA		
Development Area: New Area			
Sub-Development Area: Other Town Area			
Special Project: NA			
Site Address : District Ghaziabad, Tehsil Ghaziabad, Village Dasna Detail			
AREA DETAILS			
		Sq.Mts	
1. Area of Plot As per record		281.25	
2. Occupied Area		281.25	
3. As per site condition		281.25	
4. Area of Plot Considered		281.25	
5. Deduction by		0.00	
6. Proposed roads		0.00	
7. Drains/Inundations		0.00	
8. Total Area		281.25	
9. Net Area of plot (1 - 2) AREA OF PLOT			
10. Net Area for FAR			
11. Perm. FAR Area (1.54)			
12. Previous Perm. FAR Area (2.00)			
13. Current Perm. FAR Area (1.75)			
14. Total Perm. FAR area (1.54)			
15. Total Built-up area permissible at:			
16. Permissible Coverage area (59.55 %)			
17. Previous Coverage area (75.00 %)			
18. Current Coverage area (59.55 %)			
19. Proposed Coverage Area (59.55 %)			
20. Total Prop. Coverage Area (59.55 %)			
21. Balance coverage area (14.89 %)			
22. Proposed Area at:			
		Existing Built up	Proposed FAR
23. Ground Floor	150.94	0.00	142.49
24. First Floor	150.94	0.00	139.97
25. Second Floor	80.86	0.00	78.34
26. Terrace Floor	2.52	0.00	0.00
27. Total Area	391.18	0.00	360.80
28. Total FAR Area			360.80
29. Total Builtup Area			360.80
30. Proposed FAR comment			
31. Termination Statement			
32. Termination Proposed At:			
33. Total Termination (3 + 4)			
34. Parking Statement			
35. Parking Space Required as per Regulations			
36. Proposed Parking Space:			



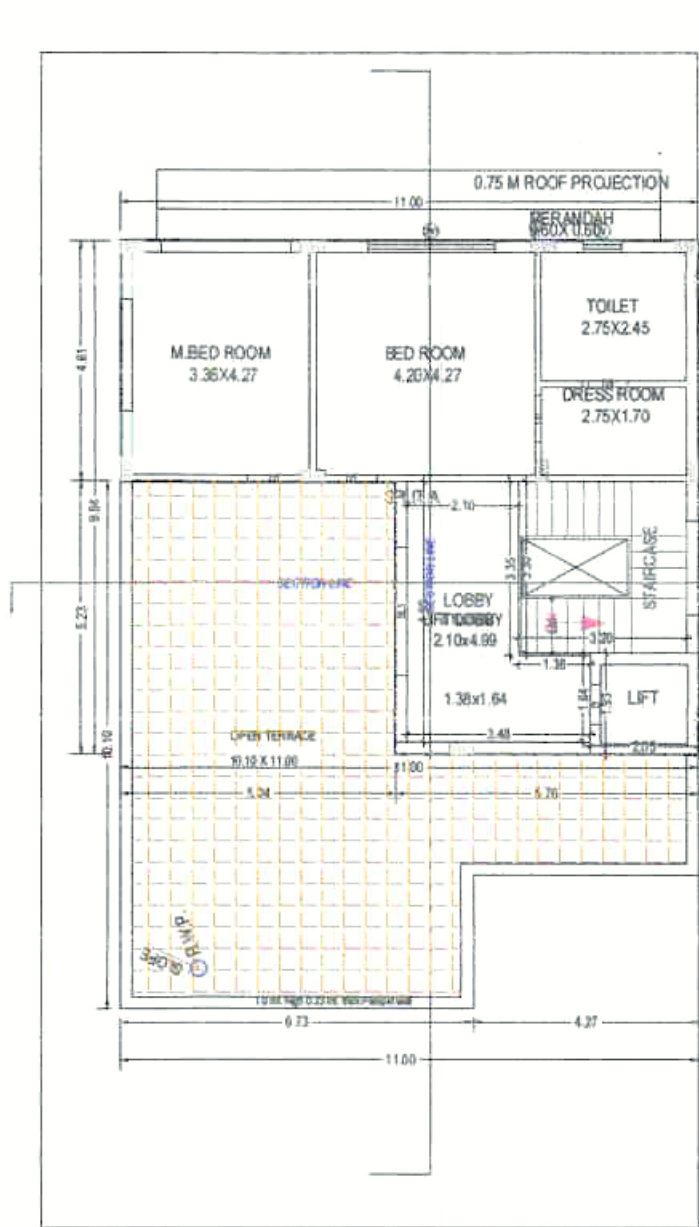
SITE PLAN
(Scale: 1:100)



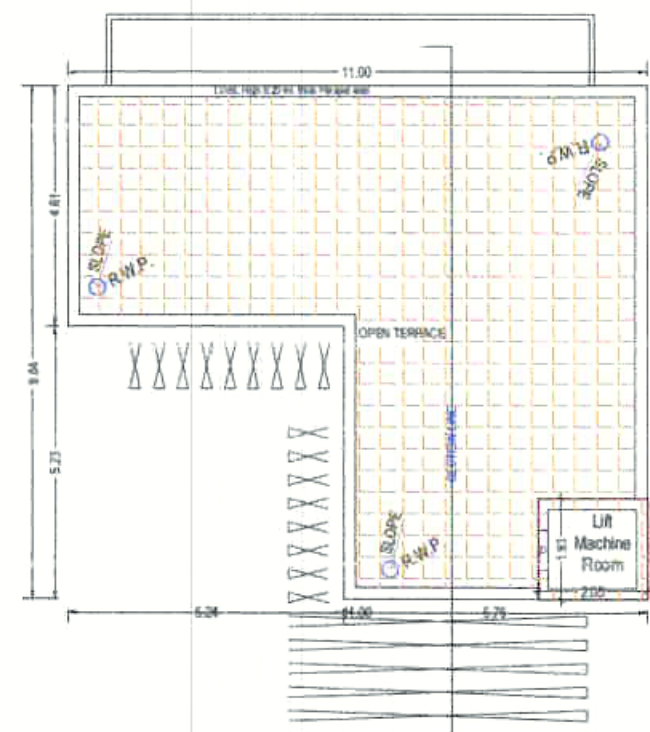
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



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



TERRACE FLOOR PLAN
(SCALE 1:100)

Color Notes	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P.S. SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Buildingwise Floor FSI Details				
Floor Name	Building Name		Total	
	A (PLOT NO 63)			
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	156.86	142.49	156.86	142.49
First Floor	150.94	139.97	150.94	139.97
Second Floor	80.86	78.34	80.86	78.34
Terrace Floor	2.52	0.00	2.52	0.00
Total	391.18	360.80	391.18	360.80

FAR & Unit Details									
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
			Lift	Lift Machine	Double Height	Covered Terrace			
A (PLOT NO 63)	1	391.18	5.04	2.52	16.90	5.92	390.80	390.80	01
Grand Total	1	391.18	5.04	2.52	16.90	5.92	390.80	390.80	01

Parking Check (Table 7b)					
Vehicle Type	Plot			Prop.	
	No.	Reduced Regs. Parking (Increase of Plot having R/Rent surrounded FOC)	Area	No.	Area
Equivalent Car Spaces	-	-	-	2	27.50
Total Car	2	-	27.50	2	27.50
Total			27.50		27.50

Building USE/SUB USE Details												
Building Name	Building Use	Building Sub Use	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name	Floor Use	Floor Sub Use	FAR Name	FAR Use	FAR Sub Use
A (PLOT NO.63)	Residential	Row House			Lowrise Building	1	GROUND FLOOR	Residential	Row House	Residential FAR	Residential	Row House
							FIRST FLOOR	Residential	Row House	Residential FAR	Residential	Row House
							SECOND FLOOR	Residential	Row House	Residential FAR	Residential	Row House
							TERACE FLOOR PLAN	Residential	Row House			

Required Parking (Table 7a)							OWNERS NAME AND SIGNATURE	
Building Name	Type	Sub Use	Area (Sq.mt.)	Units		Car		THROUGH ITS DIRECTOR/AUTHORIZED SIGNATORY MR RAJ DEEP JAIN 50 SH SHADEES KUMAR JAIN, rajain@smcdeveloppers.com, 7362867168
				Parking space reqd. for every	Prop.	Reqd./Unit	Reqd.	
A (PLOT NO. 63)	Residential	Row House	200 - 300	1	281.25	2.00	2	-
	Total	-	-	-	-	-	2	2

OWNERS NAME AND SIGNATURE
THROUGH ITS DIRECTOR/AUTHORIZED SIGNATORY MR.RAJ DEEP JAIN S/o SH.SWADESH KUMAR JAIN
rajain@sendcevelopers.com, 7062867168

ARCHITECT'S NAME AND SIGNATURE
AMIT SHARMA
CA201743479

Signature valid
Date: 27/02/2025



Signature valid
Date: 27/02/2025

Building Plan Application Number
GDA/BP/25-26/0253

Sanctioned On
23 Jun 2025

Valid Till
23 Jun 2030

Approved By
Arvind Kumar (Town Planner/ Executive engineer)

Examined By
Neeam Kumar Gupta (Junior engineer)

Arvind Kumar (Town Planner/ Executive engineer)

UnitBUA Table for Building -A (PLOT NO.63)													
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	External	Internal	No. of Unit		
GROUND FLOOR PLAN	SPLIT A	DWELLING UNIT	150.94	150.94	8.45	2.52	130.97	0.00	3.48	6.41	130.08	01	
			Total	150.94	150.94	8.45	2.52	130.97	0.00	3.48	6.41	130.08	01
			Typical Floor = 1	150.94	150.94	8.45	2.52	130.97	0.00	3.48	6.41	130.08	01
FIRST FLOOR PLAN	SPLIT A	DWELLING UNIT	150.94	150.94	8.45	2.52	130.97	0.00	3.48	5.89	130.40	00	
			Total	150.94	150.94	8.45	2.52	130.97	0.00	3.48	5.89	130.40	00
			Typical Floor = 1	150.94	150.94	8.45	2.52	130.97	0.00	3.48	5.89	130.40	00
SECOND FLOOR PLAN	SPLIT A	DWELLING UNIT	150.94	150.94	8.45	2.52	130.97	0.00	3.48	5.89	130.40	00	
			Total	150.94	150.94	8.45	2.52	130.97	0.00	3.48	5.89	130.40	00
			Typical Floor = 1	150.94	150.94	8.45	2.52	130.97	0.00	3.48	5.89	130.40	00
Total			392.74	392.74	16.91	7.55	358.28	0.00	8.88	17.28	331.33	01	

Building -A (PLOT NO.63)								
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
		Lift	Lift Machine	Drainage Height	Covered Terrace			
Ground Floor	150.94	0.00	0.00	0.00	0.00	150.94	150.94	01
First Floor	80.86	2.52	0.00	0.00	0.00	132.69	132.69	00
Second Floor	80.86	0.00	0.00	0.00	0.00	78.34	78.34	00
Terrace	2.52	0.00	2.52	0.00	0.00	0.00	0.00	00
Total	391.18	5.04	2.52	10.90	0.00	360.80	360.80	01
Total Number of Same Buildings	1							
Total	391.18	5.04	2.52	10.90	0.00	360.80	360.80	01

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PLOT NO.63)	D	0.75	2.10	05
A (PLOT NO.63)	D3	0.75	2.10	05
A (PLOT NO.63)	D2	0.90	2.40	04
A (PLOT NO.63)	D1	1.00	2.40	05
A (PLOT NO.63)	OPEN	1.80	2.60	01
A (PLOT NO.63)	OPEN	2.22	2.40	01
A (PLOT NO.63)	SL1	2.45	2.10	01
A (PLOT NO.63)	OPEN	3.35	2.40	01

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (PLOT NO.63)	V	0.75	1.00	05
A (PLOT NO.63)	W0	0.90	1.50	08
A (PLOT NO.63)	DW0	1.60	2.40	01
A (PLOT NO.63)	DW1	2.45	2.40	01
A (PLOT NO.63)	DW3	2.45	2.45	03
A (PLOT NO.63)	W1	3.00	1.50	02
A (PLOT NO.63)	PLOT	3.00	2.40	02

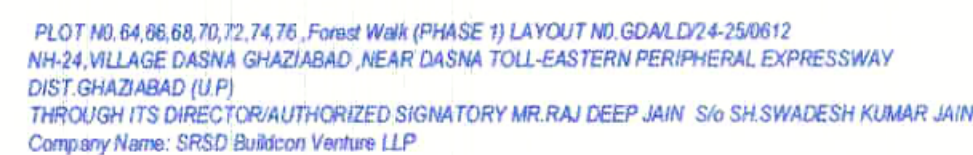
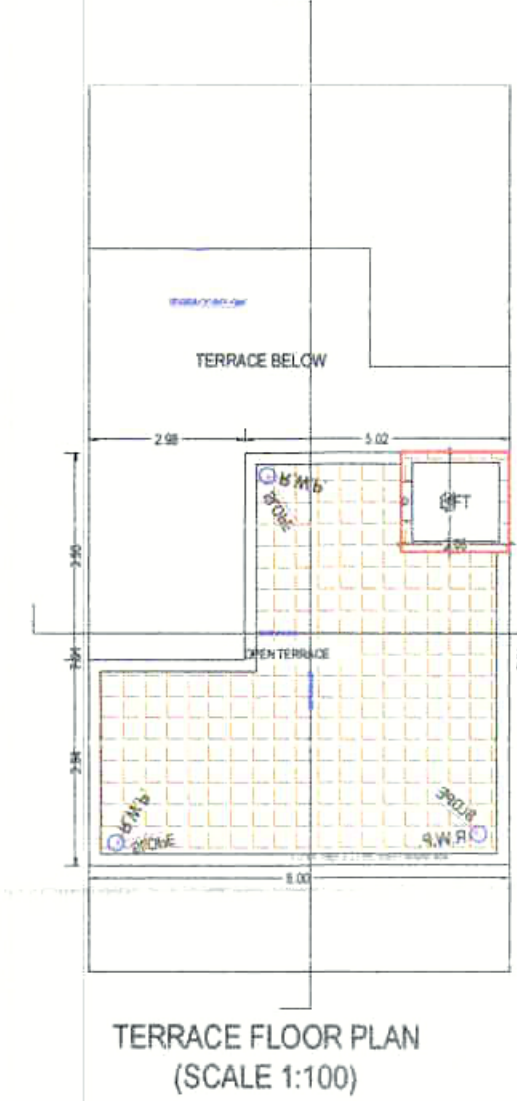
Staircase Checks (Table 8a-1)					
Floor Name	Staircase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.05	0.300	0.165	1.00
FIRST FLOOR PLAN	STAIRCASE	1.05	0.300	0.164	1.00
SECOND FLOOR PLAN	STAIRCASE	1.05	0.300	0.165	1.00

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.

ISO_A0_(841.00_x_1189.00_MM)

Total Plot Area: -	281.25	Total FAR Area: -	360.80
Total Coverage Area: -	150.94	Total BUA Area: -	391.18

The correctness and accuracy of Proposal information and drawing is a responsibility of P/Owner. Accuracy of Scanning 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 'Italic' and 'Blue' color are user inputs, which are not verified and not generated by scanning software.



Building A (Phase 1)								
Floor Name	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)				Proposed Floor Area (Sq.m.)	Total Floor Area (Sq.m.)	No. of Units
		Lift	Lift Machine	Double Height	Covered Terrace			
Ground Floor	93.02	0.00	0.00	3.56	4.63	84.84	94.34	0
First Floor	88.40	2.52	0.00	3.56	0.00	82.32	92.33	0
Second Floor	51.43	2.52	0.00	0.00	0.00	48.92	48.02	0
Third Floor	2.52	0.00	2.52	0.00	0.00	0.00	0.00	0
Total	225.37	5.04	2.52	7.12	4.63	215.69	215.69	0
Total Number of Same Buildings	1							
Total	225.37	5.04	2.52	7.12	4.63	215.69	215.69	0

Required Parking (Table 7a)								
Building Name	Type	Subtype	Area (Sq.ft.)	Units		Car		
				Parking space req'd for every	Prop.	Reg'd./Unit	Reg'd.	Prop.
A (PHASE 1)	Residential	Row House	100 - 200	1	136.00	1.00	1	-
Total:								

Vehicle Type	Regd			Prop.	
	No.	Reduced Regd Parking (increase of Plot leaving RW/Area surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	1	13.75
Total Car	1	-	13.75	1	13.75
Total			13.75		13.75

THROUGH ITS DIRECTOR/AUTHORIZED SIGNATORY MR. RAJ
DEEP JAIN S/o SH. SWADESH KUMAR JAIN,
rajain@smodevelopers.com, 7052867168

ARCHENG'S NAME AND SIGNATURE	STRUCTURE ENGINEER
AMIT SHARMA	
CA/2017/83479	

Signature valid Digitally signed by A. A. A. A. A. Date: 10 June 2024 10:12:18 Distinguished Name: A. A. A. A. A.	Ghazalabad Development Authority
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	Қысқартылған нұсқа

	
Building Plan Application Number	

GDA/BP/25-26/0263
Sanctioned On
11 Jun 2025
Valid Till

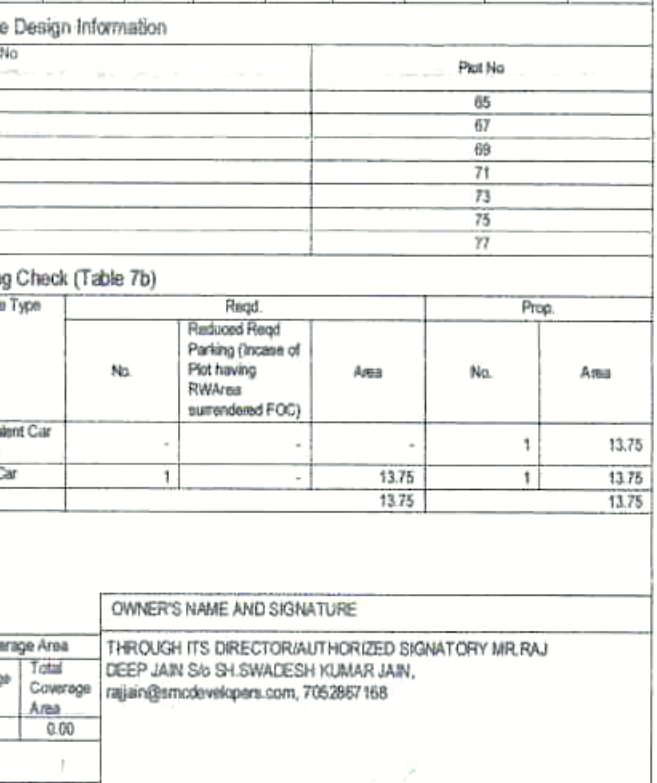
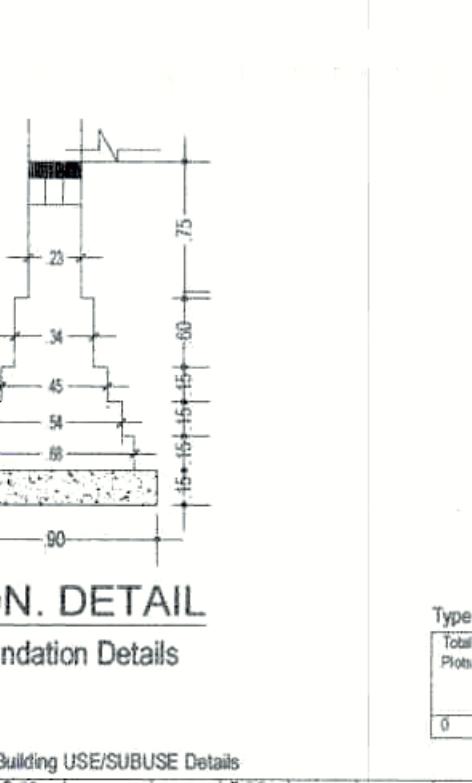
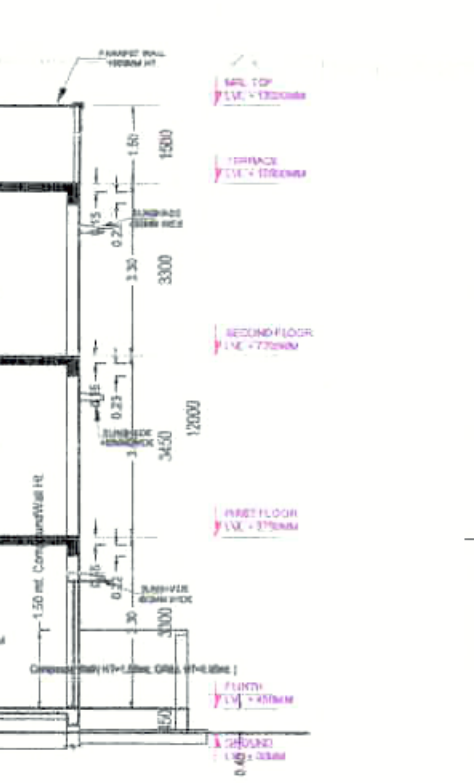
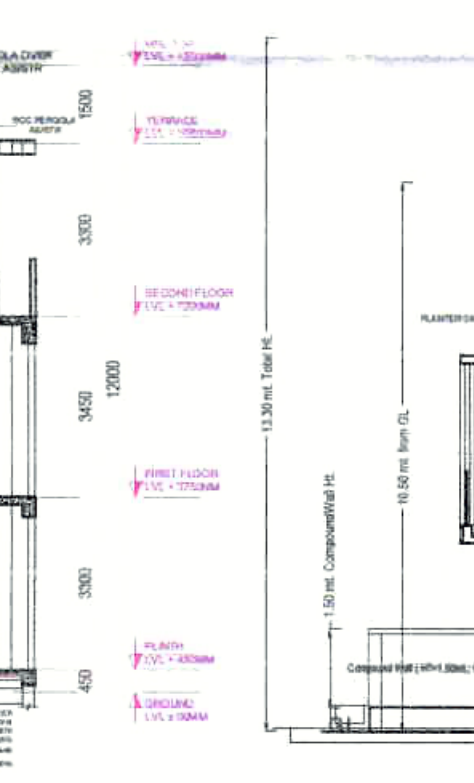
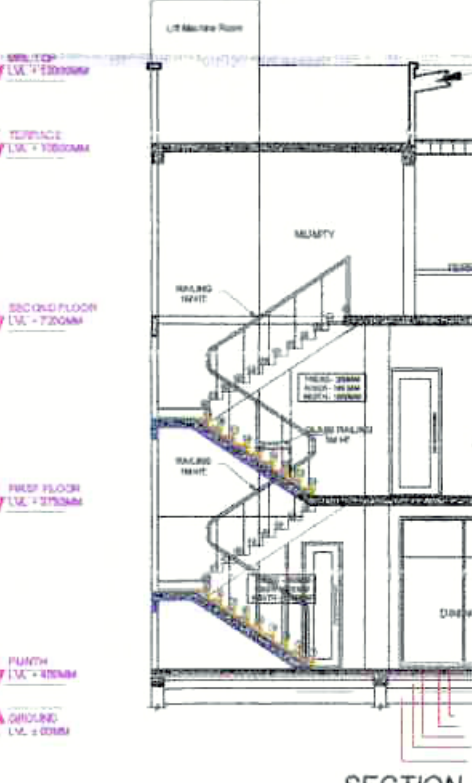
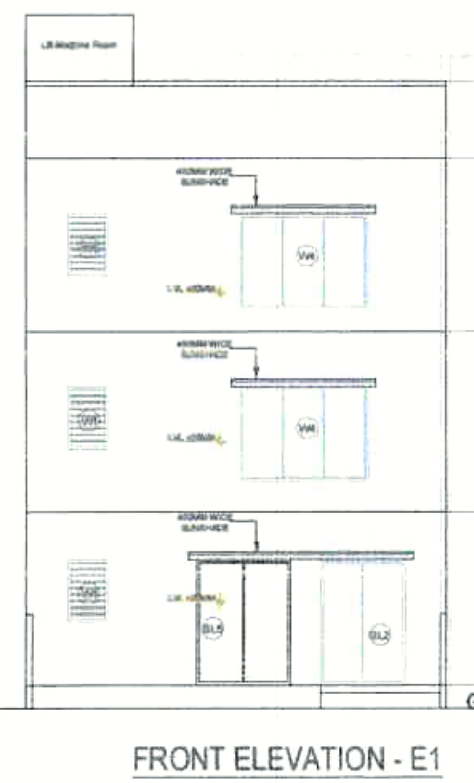
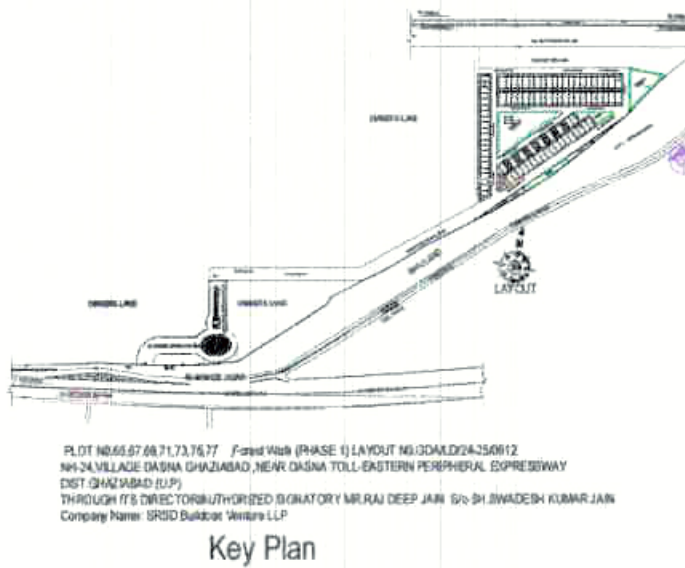
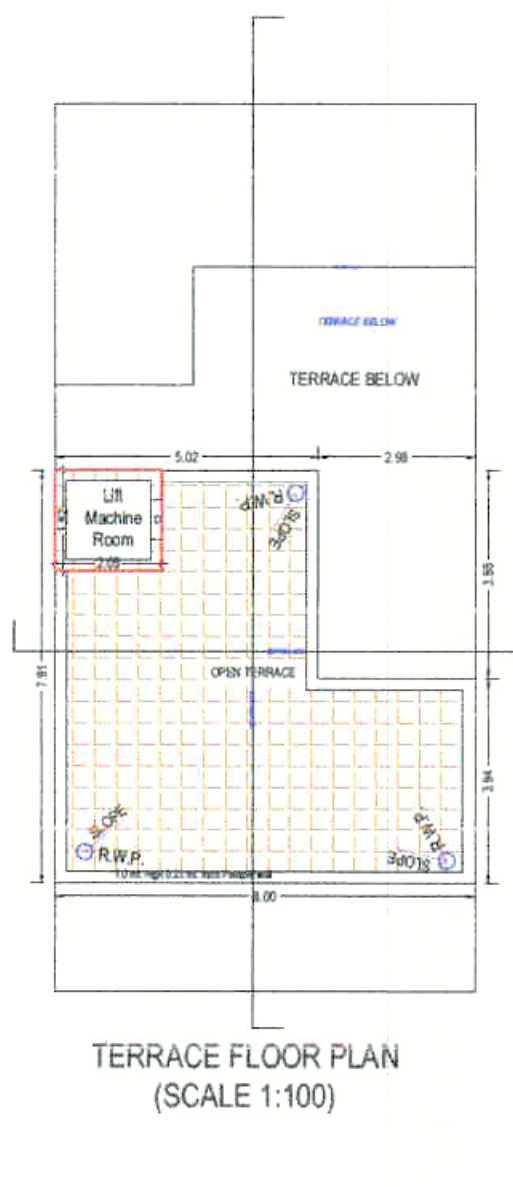
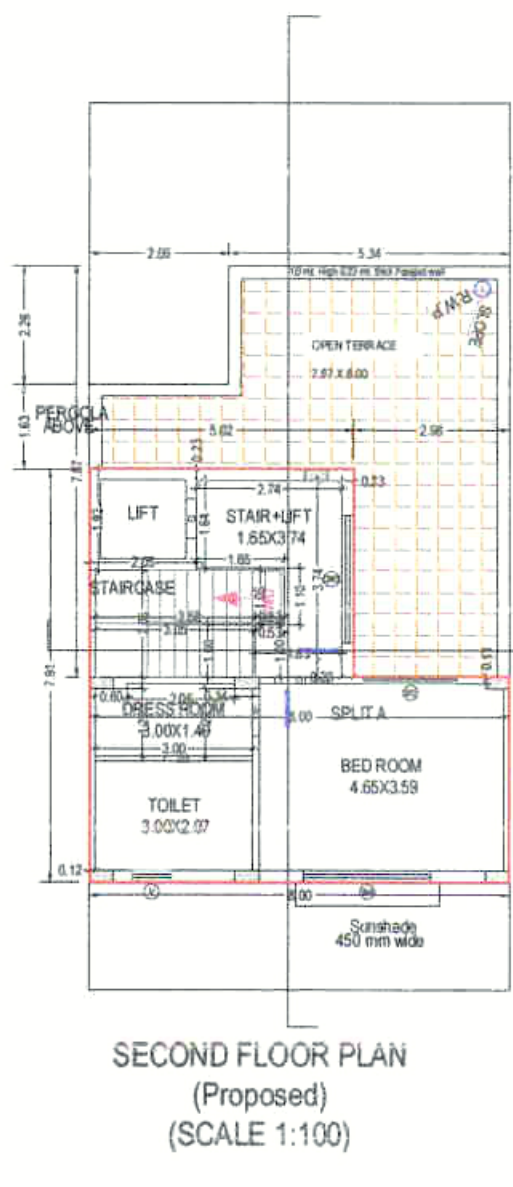
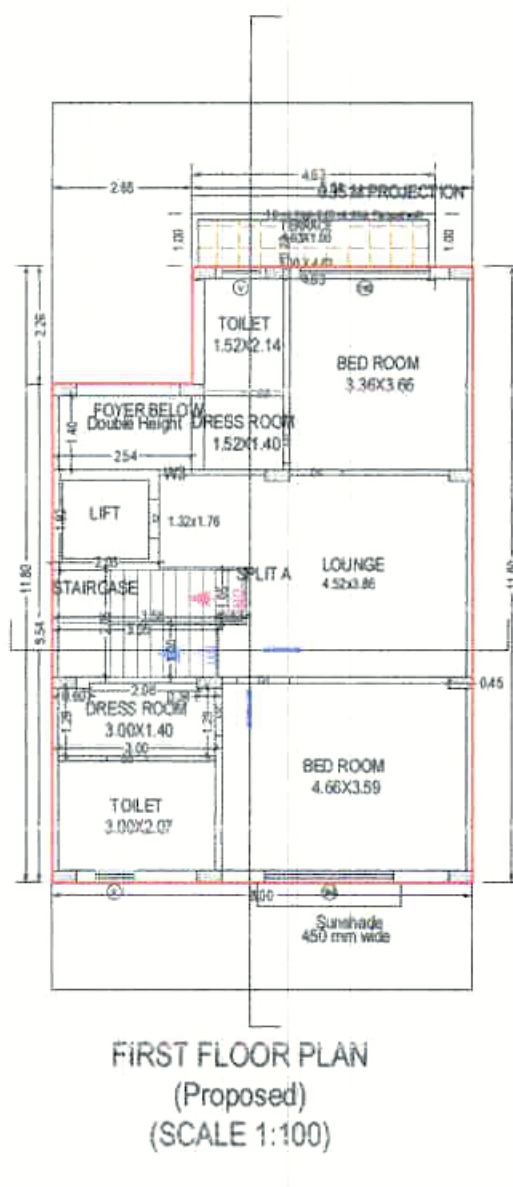
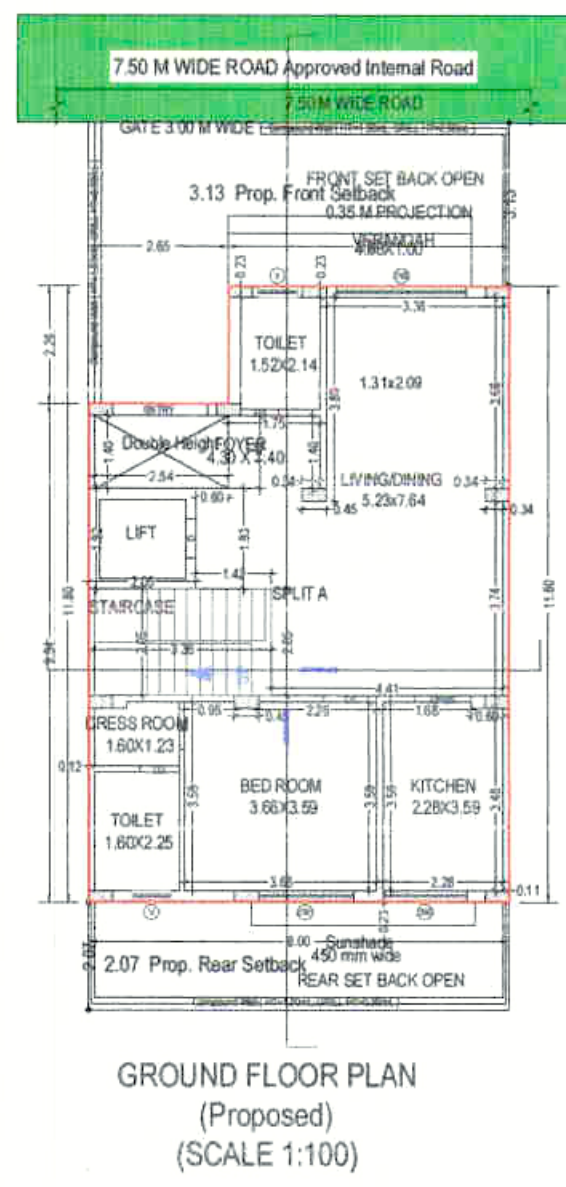
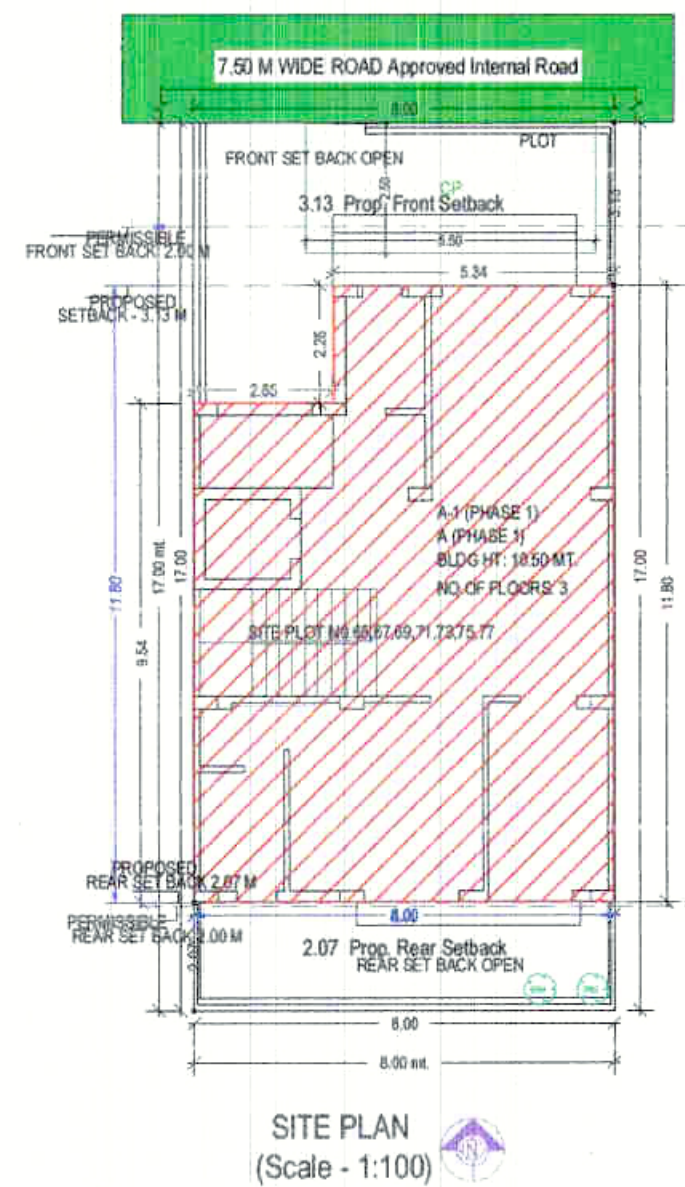
12 Jun 2030	
Approved By	
Arvind Kumar (Town Planner/ Executive engineer)	

Examined By
NARENDRA KUMAR MARKANDAY (Junior engineer)
B. S. Ghoshdar (Assistant Engineer)

	Ram Chandra (Assistant Engineer)
	Arvind Kumar (Town Planner/ Executive engineer)

1	

Total Plot Area: -	136.00	Total FAR Area: -	216.09
Total Coverage Area: -	88.40	Total BUA Area: -	235.37



UNBIA Table for Building 'A' (PHASE 1)													
Floor	Name	UNBIA Type	Net UNBIA Area	Gross UNBIA Area	Deductions From Gross UNBIA Area in Sq.m.	UNBIA Area	Deductions (Area in Sq.m.)	Carpet Area	No. of Unit				
GROUND FLOOR PLAN	SPLIT A	DWELLING UNIT	Total	88.40	88.40	3.56	2.52	82.32	0.41	1.69	3.50	76.72	01
			Typical Floor 1	88.40	88.40	3.56	2.52	82.32	0.41	1.69	3.50	76.72	01
			Total per Floor	88.40	88.40	3.56	2.52	82.32	0.41	1.69	3.50	76.72	01
FIRST FLOOR PLAN	SPLIT A	DWELLING UNIT	Total	88.40	88.40	3.56	2.52	82.32	0.00	1.89	3.50	76.48	00
			Typical Floor 1	88.40	88.40	3.56	2.52	82.32	0.00	1.89	3.50	76.48	00
			Total per Floor	88.40	88.40	3.56	2.52	82.32	0.00	1.89	3.50	76.48	00
SECOND FLOOR PLAN	SPLIT A	DWELLING UNIT	Total	88.40	88.40	3.56	2.52	82.32	0.00	1.89	3.50	76.48	00
			Typical Floor 1	88.40	88.40	3.56	2.52	82.32	0.00	1.89	3.50	76.48	00
			Total per Floor	88.40	88.40	3.56	2.52	82.32	0.00	1.89	3.50	76.48	00
Total	-	-	-	228.23	228.23	7.11	7.56	213.56	0.41	5.08	11.06	139.00	01

SCHEDULE OF WINDOW/VENTILATION:					Staircase Checks (Table 8a-1)	
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS	Floor Name	Staircase Name
A (PHASE 1)	V	0.75	1.00	08	GROUND FLOOR PLAN	STAIRCASE
A (PHASE 1)	W03	1.80	2.40	01	FIRST FLOOR PLAN	STAIRCASE
A (PHASE 1)	W2	1.80	1.80	01	SECOND FLOOR PLAN	STAIRCASE
A (PHASE 1)	W01	1.80	2.40	01	SECOND FLOOR PLAN	STAIRCASE
A (PHASE 1)	W4	2.40	2.10	02	SECOND FLOOR PLAN	STAIRCASE
A (PHASE 1)	W02	2.40	2.40	03	SECOND FLOOR PLAN	STAIRCASE

1)

no	Flight Width	Tread Width	Riser Height	Railing Ht.
1.00	0.250	0.165	1.00	
1.00	0.250	0.164	1.00	
1.00	0.250	0.157	1.00	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH
A (PHASE 1)	D3	0.75
A (PHASE 1)	D	0.75
A (PHASE 1)	D2	0.60
A (PHASE 1)	D1	1.10
A (PHASE 1)	OPEN	1.08

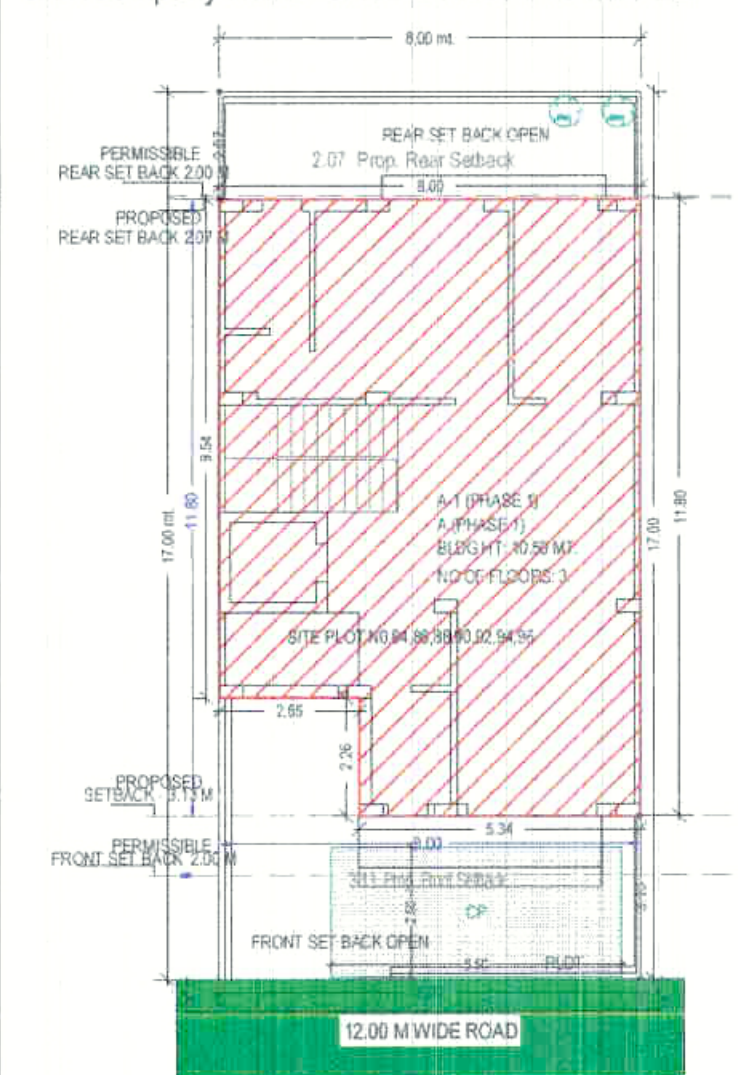
Building A (PHASE 1)										
HEIGHT	NOS	Floor Name	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)				Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	No. of Unit
				Lift	L/R Machine	Double Height	Covered Terrace			
2.10	05	Ground Floor	93.02	0.00	0.00	3.56	4.83	84.84	84.84	01
2.10	02	First Floor	86.40	2.52	0.00	0.00	0.00	82.33	82.33	00
2.40	04	Terrace	81.43	2.52	0.00	0.00	0.00	48.92	48.92	00
2.40	01	Terrace	2.52	0.00	2.52	0.00	0.00	0.00	0.00	00
2.10	05	Total	230.97	5.04	2.52	3.56	4.83	216.09	216.09	01
2.10	02	Total Number of Same Building	1							
2.40	01	Total	230.97	5.04	2.52	3.56	4.83	216.09	216.09	01

SCHEDULE OF DOOR																		
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS	STAIRCASE CHECKS (Table 8a-1)													
A (PHASE 1)	D	0.75	2.10	05	Floor Name	Staircase Name	Flight Width	Tread Width	Riser Height									
A (PHASE 1)	D	0.75	2.10	05	GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	1.00									
A (PHASE 1)	D	0.75	2.10	05	FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	1.00									
SCHEDULE OF DOOR																		
SCHEDULE OF DOOR																		

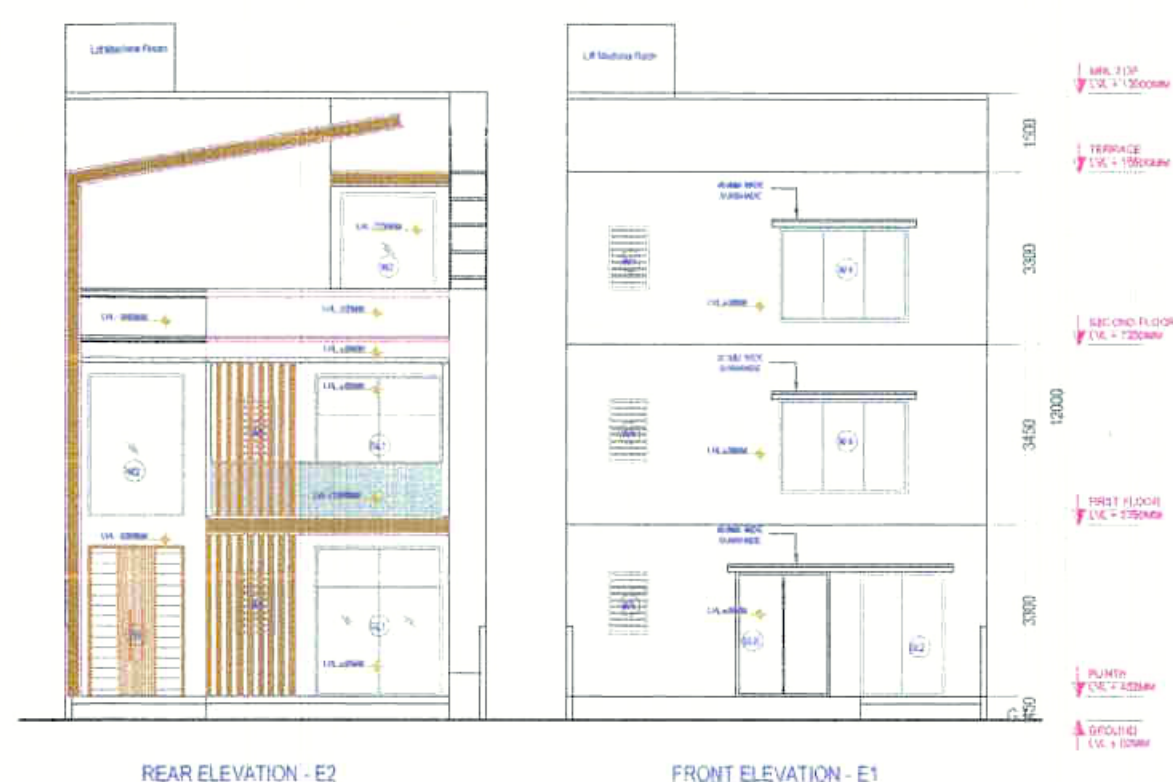
16 Jun 2025
Valid TA
19 Jun 2030
Approved By
Arvind Kumar (Town Planner/ Executive engineer)
Examined By
Deepti Chaudhan (Assistant Engineer)
Arvind Kumar (Town Planner/ Executive engineer)

Total Plot Area :-	136.00	Total FAR Area :-	216.09
Total Coverage Area :-	88.40	Total BUA Area :-	235.37

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.

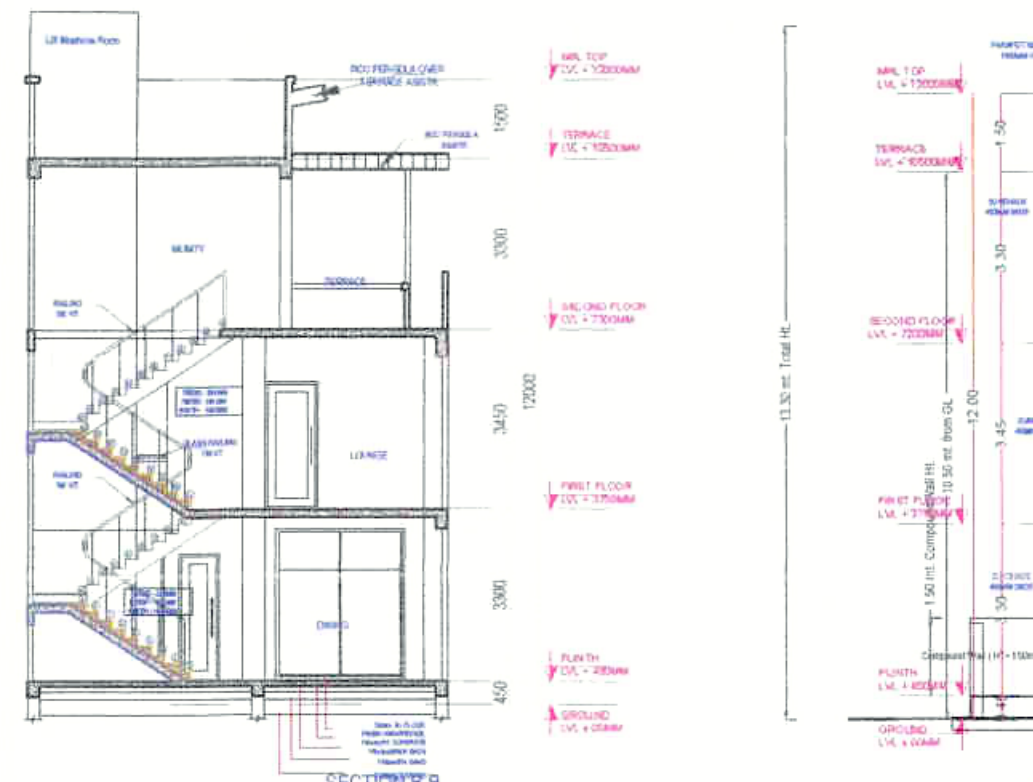


SITE PLAN
(Scale - 1:100)



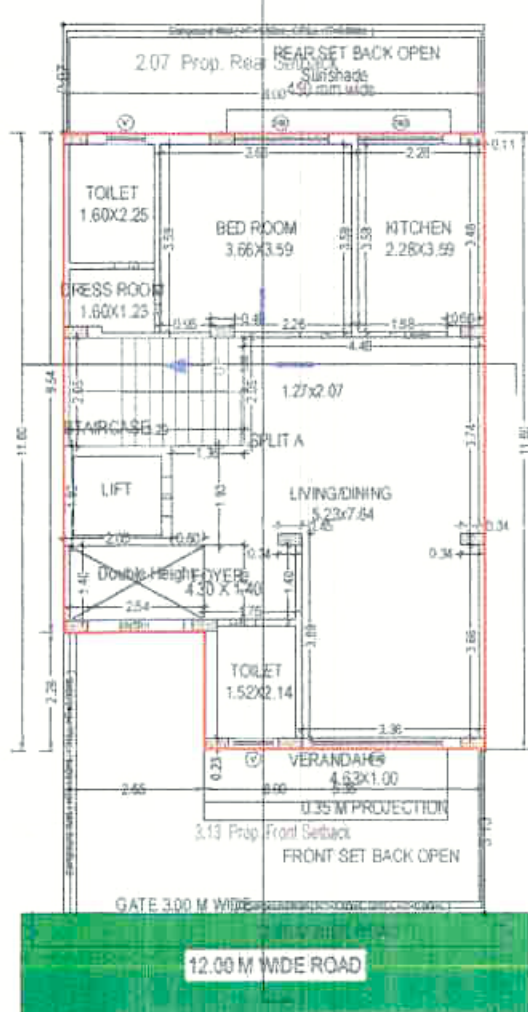
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FRONT ELEVATION - E1

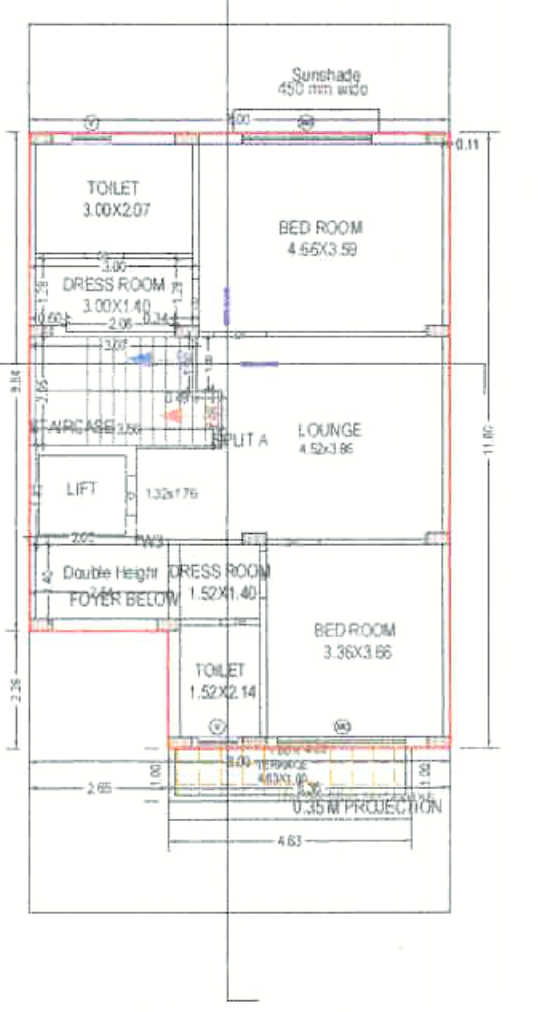


SECTION B-B

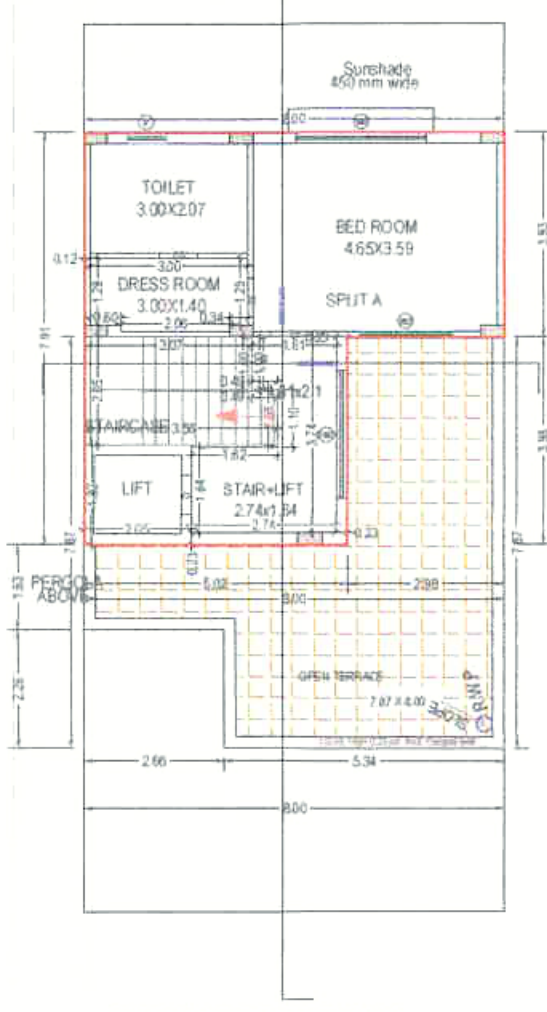
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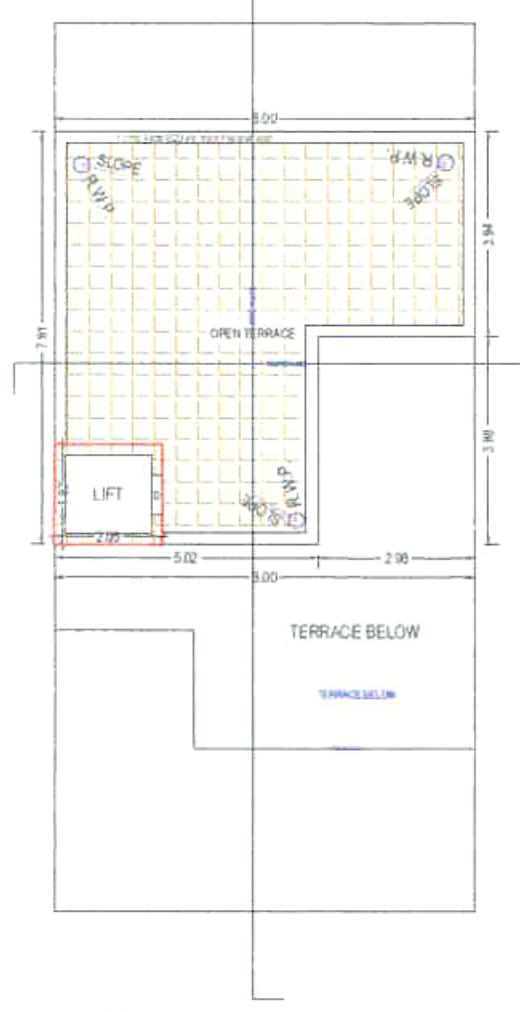
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



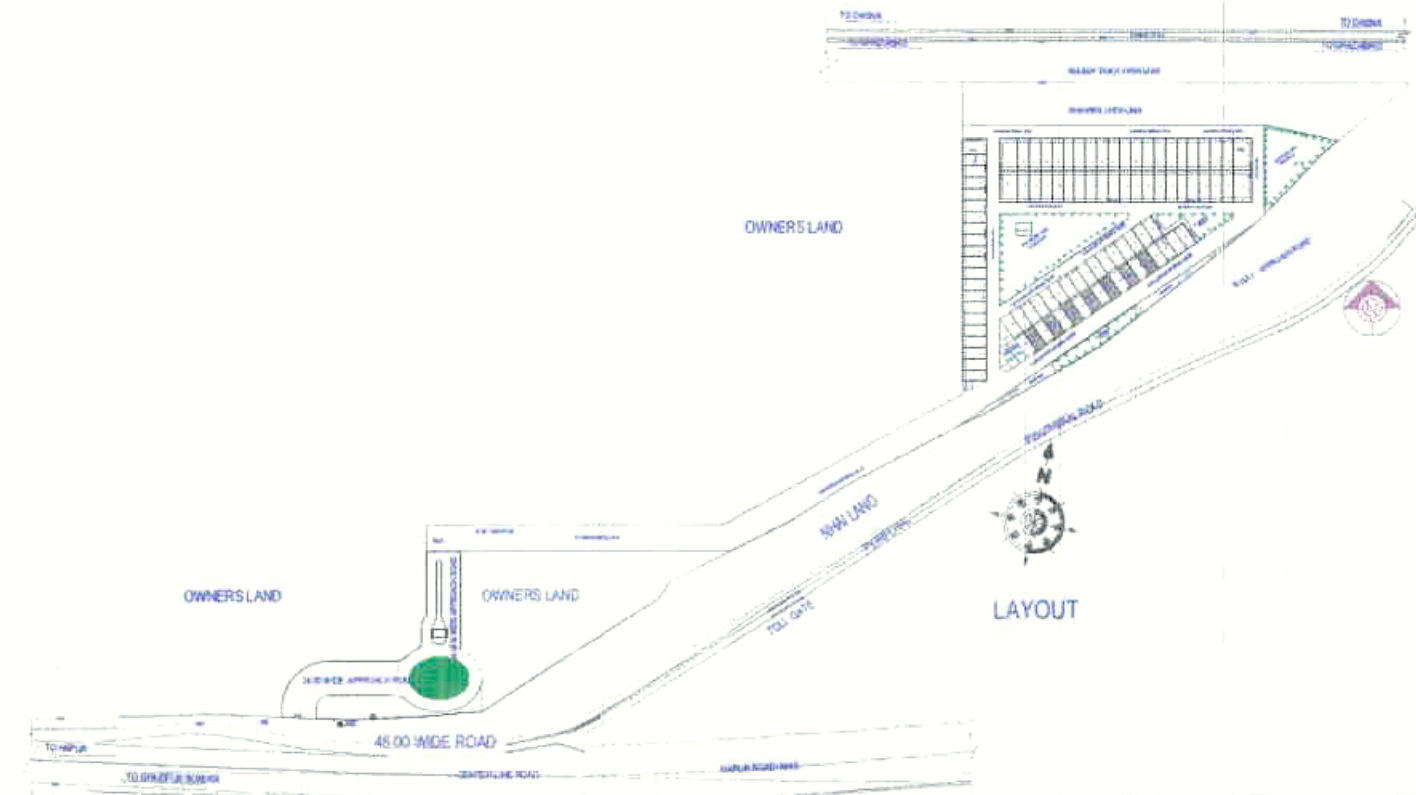
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)



KEY PLAN

PLOT NO.84,86,88,90,92,94,96, Forest Walk (PHASE 1) LAYOUT NO.GDA/LD/24-25/0612
NH-24, VILLAGE DASNA GHAZIABAD , NEAR DASNA TOLL-EASTERN PERIPHERAL EXPRESSWAY
DIST.GHAZIABAD (U.P)
THROUGH ITS DIRECTOR/AUTHORIZED SIGNATORY MR.RAJ DEEP JAIN S/o SH.SWADESH KUMAR JAIN
Company Name: SRSD Buildcon Venture LLP



FDN. DETAIL

UNBUILT Table for Building -A (PHASE 1)												
Floor	Name	UNBUILT Type	Net UNBUILT Area	Gross UNBUILT Area	Deductions (Area in Sq.m.)		UNBUILT Area in Sq.m.	Deductions (Area in Sq.m.)			Carpet Area	No. of Unit
					Void	Li		Door	Window	External Wall		
GROUND FLOOR PLAN	SPLIT A	DWELLING UNIT	88.40	88.40	3.56	2.52	82.32	0.41	1.69	3.56	78.72	01
			Typical Floor									
			Total per Floor	88.40	88.40	3.56	2.52	82.32	0.41	1.69	3.56	78.72
FIRST FLOOR PLAN	SPLIT A	DWELLING UNIT	88.40	88.40	3.56	2.52	82.32	0.41	1.69	3.56	78.74	00
			Typical Floor									
			Total per Floor	88.40	88.40	3.56	2.52	82.32	0.41	1.69	3.56	78.74
SECOND FLOOR PLAN	SPLIT A	DWELLING UNIT	88.40	88.40	3.56	2.52	82.32	0.38	1.58	3.56	78.68	00
			Typical Floor									
			Total per Floor	88.40	88.40	3.56	2.52	82.32	0.38	1.58	3.56	78.68
Total			228.23	228.23	11.71	7.56	215.55	0.41	0.68	11.68	109.06	01

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

Type Design Details				
Total No. of Plot	Plot Area	Total FAR Area	Total BUA Area	Total Coverage Area
8	136.00	0.00	216.09	0.00

Building USE/SUBUSE Details									
Building Name	Building Use	Building Subuse	Building Type	Building Structure	No. of Residential Units	Floor Name	Floor Use	Floor Subuse	Floor Use
A (PHASE 1)	Residential	Row House	Lower Building	1	GROUND FLOOR PLAN	Residential	Row House	Residential FAR	Row House

Time Details (Table 3h)			
Plot	Name	Regd	Prop
Plot	Plot	1	2

Required Parking (Table 7a)								
Building Name	Type	Subtype	Area (Sq.mt)	Units		Car		
				Parking space reqd for every	Prop.	Regd Unit	Regd	Prop.
A (PHASE 1)	Residential	Row House	120 - 200	1	136.00	1.00	1	-
Total				-	-	-	1	-

OWNER'S NAME AND SIGNATURE
THROUGH ITS DIRECTOR/AUTHORIZED SIGNATORY MR.RAJ DEEP JAIN S/o SH.SWADESH KUMAR JAIN
rajdeep@srsvbuildcon.com 7652821658

ARCHITECT'S NAME AND SIGNATURE
AMIT SHARMA
CA2017/83479

Signature
Ghaat Development Authority



Signature
Ghaat Development Authority

Building Plan Application Number
GDA/BP/25-26/0277

Sanctioned On
11 Jun 2025

Valid Till
12 Jun 2030

Approved By
Arvind Kumar (Town Planner/ Executive engineer)

Examined By
NARENDRA KUMAR MARKANDAY (Junior engineer)

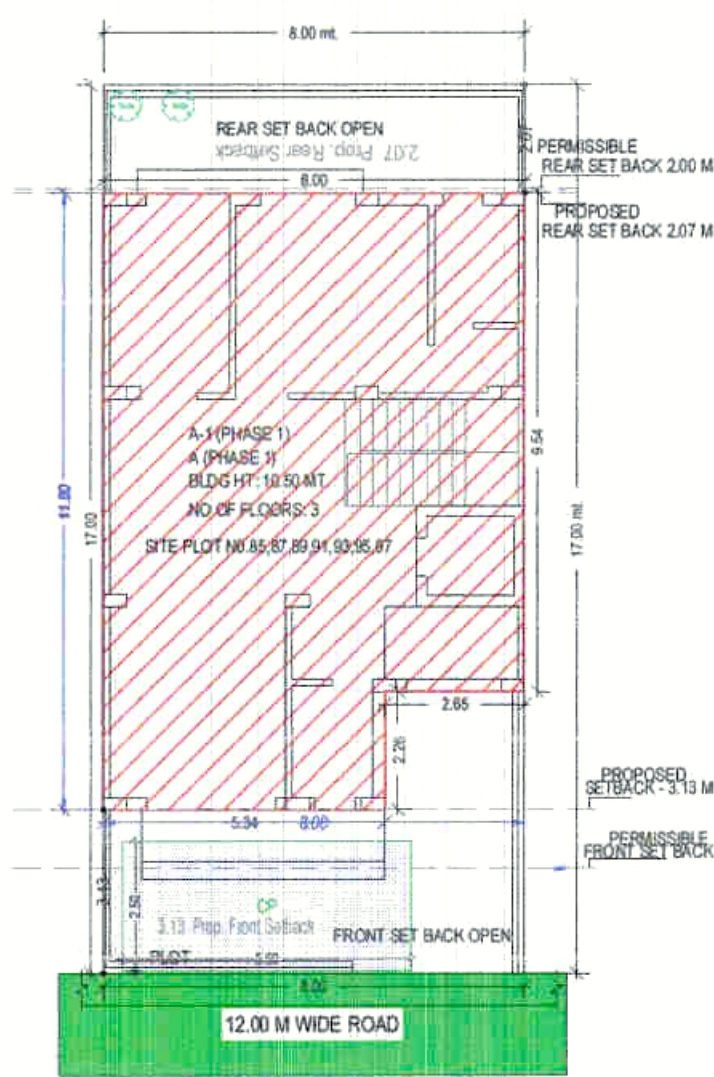
Examined By
Pawan Gupta (Assistant Engineer)

Examined By
Arvind Kumar (Town Planner/ Executive engineer)

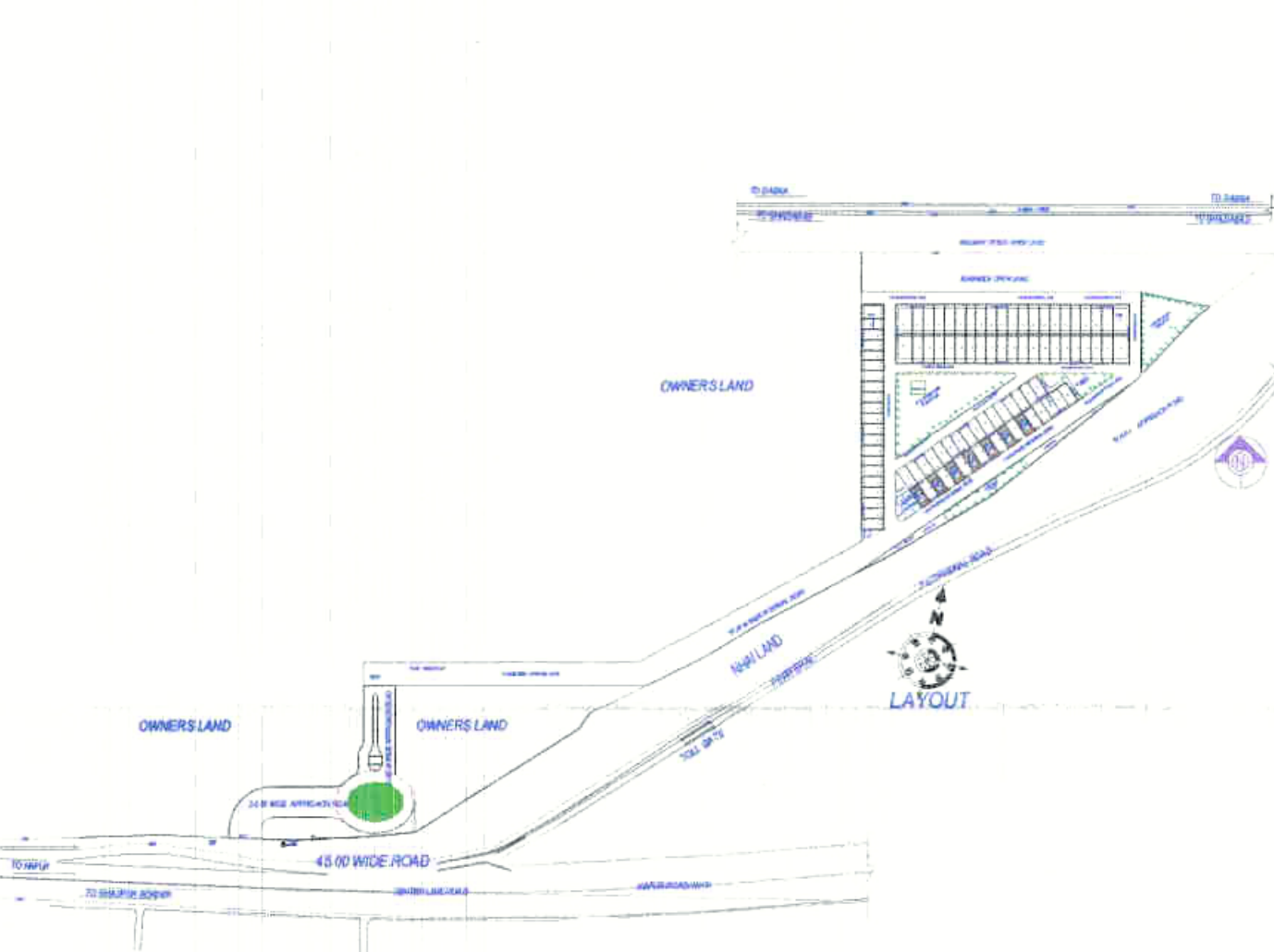
Total Plot Area - 136.00
Total Coverage Area - 88.40

Total FAR Area - 216.09
Total BUA Area - 235.37

The correctness and accuracy of Proposal Information and drawing is a responsibility of POFORUM. Accuracy of Survey 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 Italic and Blue color are user inputs, which are not verified and not generated by surveying software.

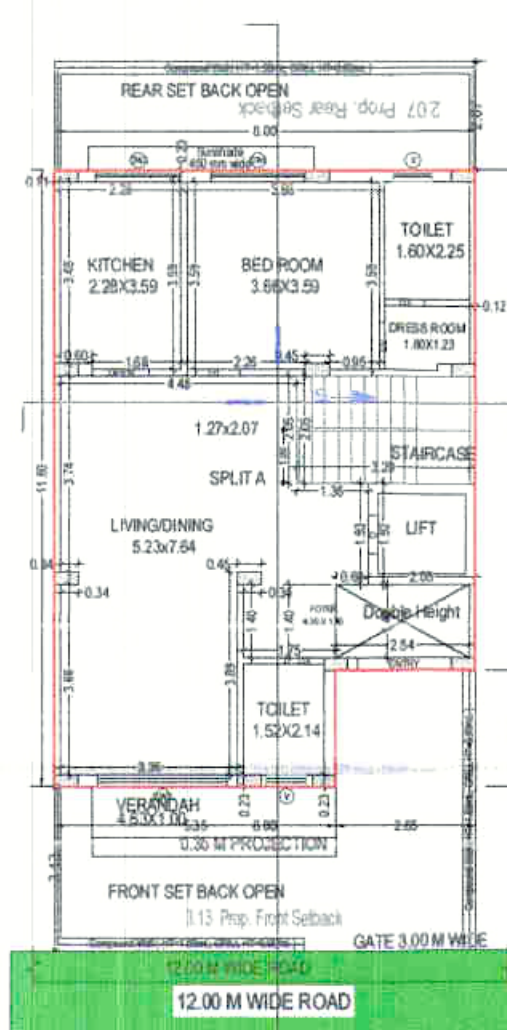
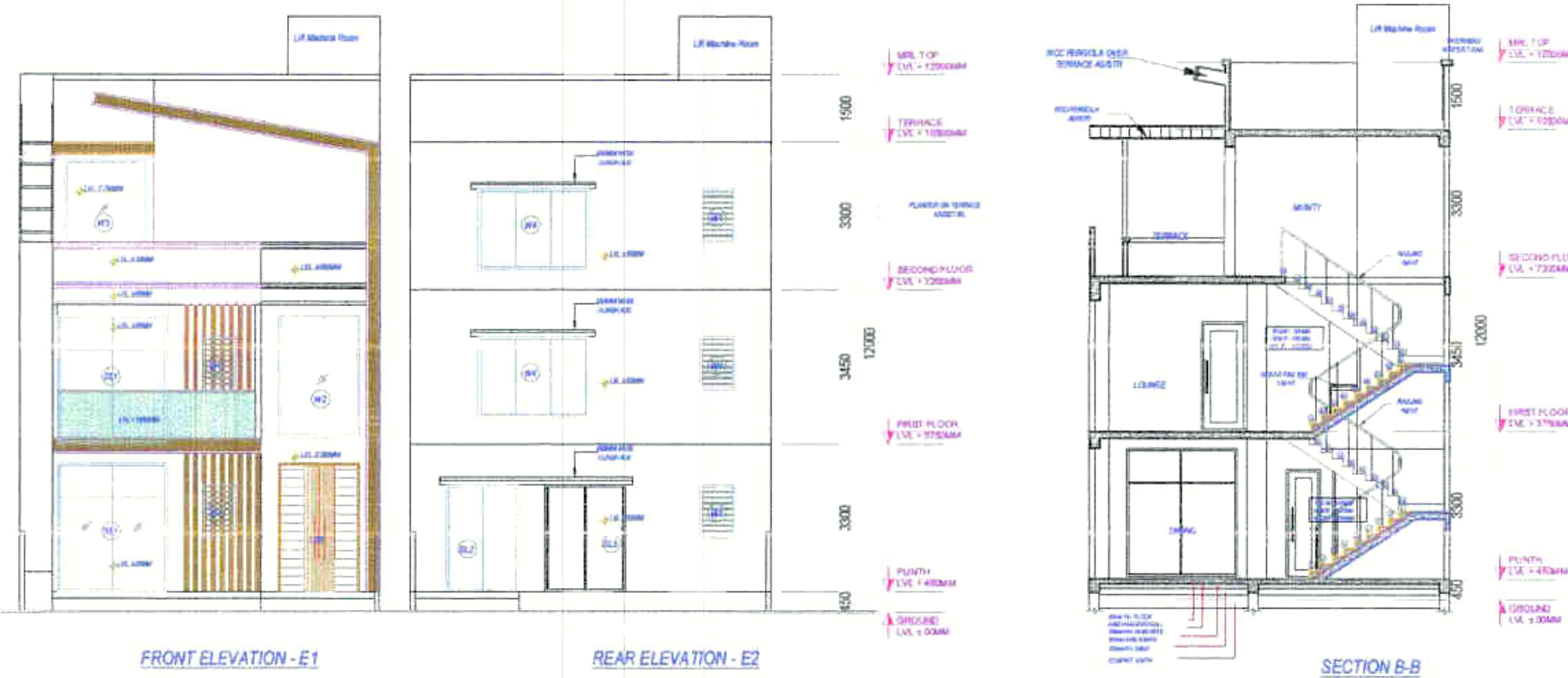


SITE PLAN
(Scale - 1:100)

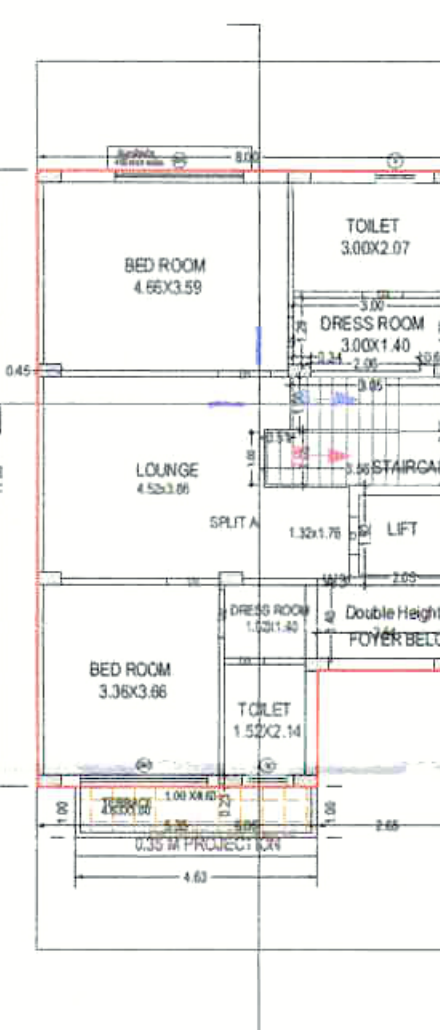


PLOT NO.85,87,89,91,93,95,97, Forest Walk (PHASE 1) LAYOUT NO.GDA/LD/24-25/0612
NH-24, VILLAGE DASNA GHAZIABAD, NEAR DASNA TOLL-EASTERN PERIPHERAL EXPRESSWAY
DIST.GHAZIABAD (U.P)
THROUGH ITS DIRECTOR/AUTHORIZED SIGNATORY MR.RAJ DEEP JAIN S/o SH.SWADESH KUMAR JAIN
Company Name: SRSD Buldoon Venture LLP

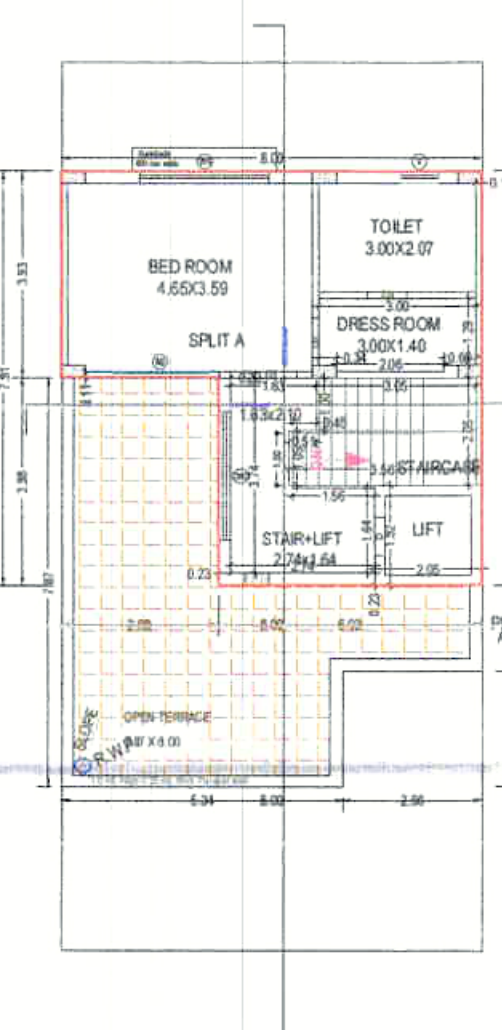
KEY PLAN



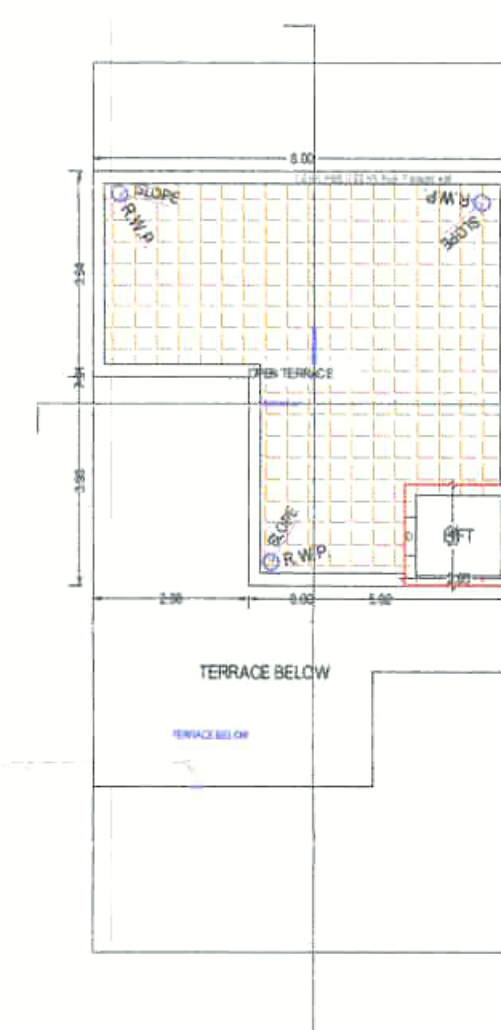
GROUND FLOOR PLAN
(Proposed)
(Scale 1:100)



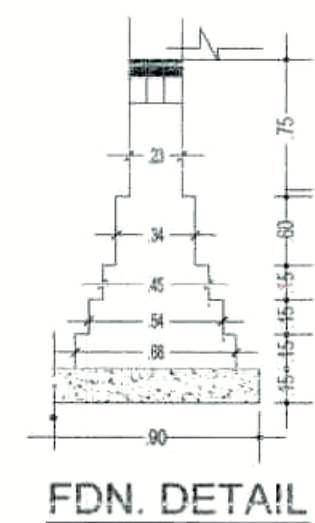
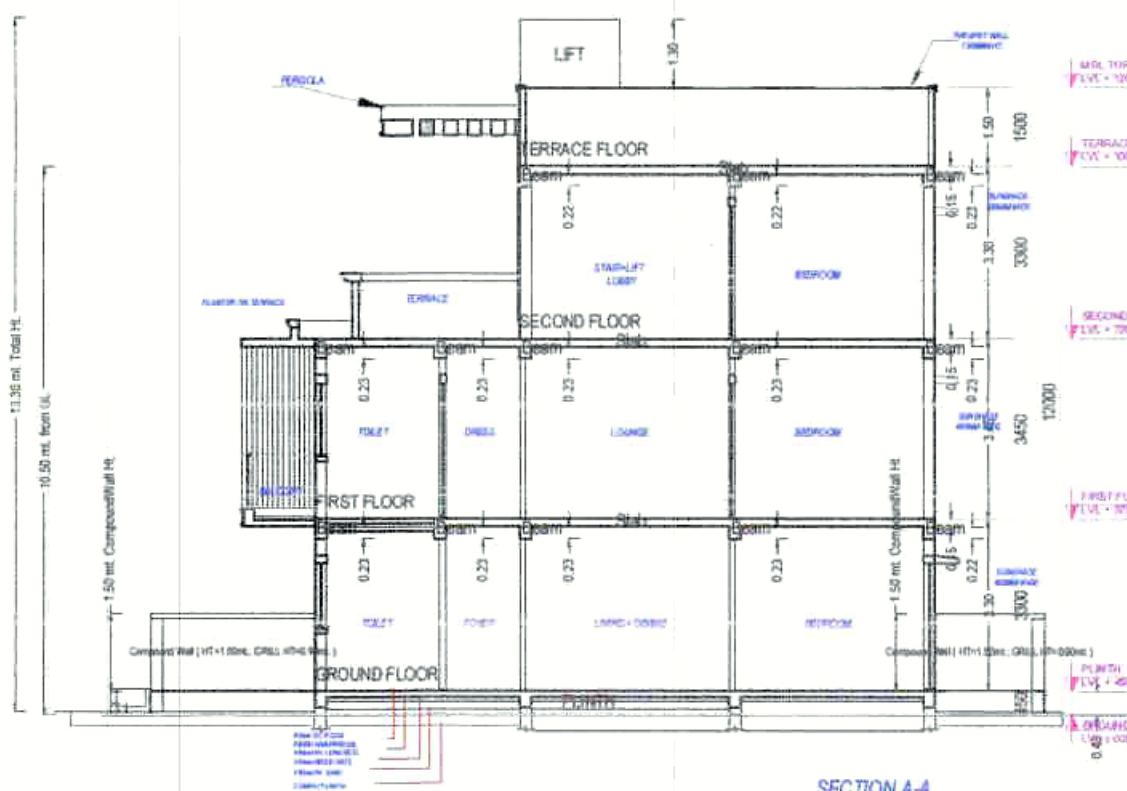
FIRST FLOOR PLAN
(Proposed)
(Scale 1:100)



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



TERRACE FLOOR PLAN
(Scale 1:100)



UMAR		File No	GD&BP/05-264/279	Sheet	1/1	
		Submission Date	2025-05-26	Scale	1:100	
A	AREA STATEMENT		VERSION NO. 1.0.07 VERSION DATE: 27/02/2025			
	PROJECT DETAIL					
	Authority: Ghaziabad Development Authority		Plot Use: Residential			
	Authority/Category: Category A		Plot Sub-Use: Row House			
	Authority/Category: Development Authority (DA)		Development Plan: Master Plan			
	Case/Track: Regular		Land Use Zone: Residential Use Zone			
	Project Type: Building Permission		Land Sub-Use Zone: Residential Zone			
	Nature of Development: NEW		Layout Type: RA			
	Development Area: New Area					
	Sub-Development Area: Other Town Area					
	Special Project: NA					
	Site Address: District/Ghaziabad, Tehsil/Ghaziabad, Village/Dasna Dehat					
	AREA DETAILS:		Sq.Mts.			
	1	Area of Plot as per record				
		Document Area			130.00	
	As per site condition			136.00		
	Area of Plot Considered			136.00		
	Deduction for					
	(a) Proposed roads			0.00		
	Way/waywardness			0.00		
	Totally = 0			0.00		
	Net Area of plot (1 - 2) AREA OF PLOT			136.00		
	Plot Area For Coverage			136.00		
	Permit FAR Area (1.50)			204.00		
	Permitted Form FAR Area (2.00)			272.00		
	Current Form FAR Area (1.75)			238.00		
	Total Permit FAR Area (1.50)			204.00		
6	Total Built up area permissible at					
	Permissible Coverage area (72.50 %)			99.40		
	Permissible Coverage area (75.00 %)			102.00		
	Current Coverage area (85.00 %)			115.60		
	Proposed Coverage area (85.00 %)			115.60		
	Total Prop. Coverage area (85.00 %)			115.60		
	Balance coverage area (17.50 %)			23.80		
	Proposed Area at					
	Ground Floor	93.02	0.00	93.02	0.00	
	First Floor	88.40	0.00	88.40	0.00	
	Second Floor	51.43	0.00	49.92	0.00	
	Terrace Floor	2.52	0.00	0.00	0.00	
	Total Area	235.37	0.00	236.09	0.00	
	Total FAR Area				214.00	
	Plot Building Area				238.37	
	Proposed FAR consumed				1.59	
C	Townment Statement					
	Townment Proposed At					
1	G.F.		1.00			
4	S. Total Townments (3 + 4)				1	
D	Parking Statement					
	Parking Space Required as per Regulations				13.75	
	Proposed Parking Space				13.75	

Color Index	Color
Plot Boundary	Red
Plot Boundary	Blue
Proposed Construction	Green
Common Plot	Yellow
Road Alignment (Road Widening Area)	Orange
Future T.P Scheme Deduction Area	Purple
Existing (To be retained)	Light Blue
Existing (To be demolished)	Dark Blue

Floor Name	Building Name	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Ground Floor	A (PHASE 1)	93.02	84.84	93.02	84.84
First Floor	A (PHASE 1)	88.40	82.33	88.40	82.33
Second Floor	A (PHASE 1)	51.43	48.92	51.43	48.92
Terrace Floor	A (PHASE 1)	2.52	0.00	2.52	0.00
Total	A (PHASE 1)	235.37	216.09	235.37	216.09

FARs Unit Details	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 (PHASE 1)	1	235.37	0.04	2.52	216.09	01
Grand Total	1	235.37	0.04	2.52	216.09	01

Type Design Information	Plot No
1	85
2	87
3	89
4	91
5	93
6	95
7	97

Type Design Details	Plot Area	FAR Area	BUA Area	Coverage Area
Total No. of Plots	Plot Area	FAR Area	BUA Area	Coverage Area
0	136.00	0.00	216.09	0.00

Tree Details (Table 3b)	Plot	Name	No. of Trees	Prop
Plot	Tree	Regt	1	2

OWNERS NAME AND SIGNATURE
THROUGH ITS DIRECTOR/AUTHORIZED SIGNATORY MR.RAJ DEEP JAIN S/o SH.SWADESH KUMAR JAIN, rgajain@srsvdventures.com, 7022807155

ARCHITECT'S NAME AND SIGNATURE
AMT SHARMA
CA/2017/83470

Signature valid
Date: 11/06/2025
Ghaziabad Development Authority



Signature valid
Date: 11/06/2025
Ghaziabad Development Authority

Building Plan Application Number
GDA/BP/25-26/0278

Sanctioned On
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Approved By
Arvind Kumar (Town Planner/ Executive engineer)

Examined By
NARENDRA KUMAR MARKANDAY (Junior engineer)

Jitendra Kumar (Assistant Engineer)

Arvind Kumar (Town Planner/ Executive engineer)

Floor	Name	Unit/BUA Type	Net UBUA Area	Gross UBUA Area	Deductions From Gross UBUA Area in Sq.mt.	Deductions (Area in Sq.mt.)	Net UBUA Area	No. of Unit
GROUND FLOOR PLAN	SPLIT A	DWELLING UNIT	88.40	88.40	3.56	2.52	82.32	01
First Floor	SPLIT A	DWELLING UNIT	88.40	88.40	3.56	2.52	82.32	01
Second Floor	SPLIT A	DWELLING UNIT	51.43	51.43	0.00	2.52	48.91	01
Terrace Floor	SPLIT A	DWELLING UNIT	2.52	2.52	0.00	0.00	2.52	01
Total			230.75	230.75	7.14	7.56	216.09	04

Required Parking (Table 7a)	Building Name	Type	Sub-Use	Area (Sq.mt.)	Parking spaces reqd. for every	Prop.	Regt.	Prop.
A (PHASE 1)	Residential	Row House	100 - 200	1	136.00	1.00	1	1
Total				1	136.00	1.00	1	1

Parking Check (Table 7b)	No.	Reduced Regt. Parking (In case of Plot having RRI Area surrounded POC)	Area	No.	Area
Equivalent Car Space	1	13.75	1	13.75	1
Total	1	13.75	1	13.75	1

SCHEDULE OF WINDOW VENTILATION	Building Name	Name	Length	Height	NOS
A (PHASE 1)	DW1	1.80	2.40	01	
A (PHASE 1)	DW2	1.80	1.80	01	
A (PHASE 1)	DW3	1.80	2.40	01	
A (PHASE 1)	DW4	2.40	2.10	02	
A (PHASE 1)	DW5	2.40	2.40	03	

Staircase Checks (Table 8a-1)	Floor Name	Start/End Name	Flight Width	Tread Width	Riser Height	Railing Ht.
GROUND FLOOR PLAN	STAIRCASE	1.00	0.250	0.165	1.00	
FIRST FLOOR PLAN	STAIRCASE	1.00	0.250	0.164	1.00	
SECOND FLOOR PLAN	STAIRCASE	1.00	0.250	0.157	1.00	

SCHEDULE OF DOOR	Building Name	Name	Length	Height	NOS
A (PHASE 1)	D1	0.75	2.10	05	
A (PHASE 1)	D2	0.75	2.10	02	
A (PHASE 1)	D3	0.80	2.40	04	
A (PHASE 1)	D4	1.00	2.40	04	
A (PHASE 1)	OPEN	1.08	2.40	01	

Building USE/SUBUSE Details	Building Name	Building Use	Building Sub-Use	Building Group	Building Type	Building Structure	No. of Residential Units	Floor Name	Floor Use	FAR Name	FAR Use	FAR Sub-Use
A (PHASE 1)	Residential	Row House	Row House	Row House	Row House	Row House	1	GROUND FLOOR PLAN	Residential	Residential FAR	Residential	Row House
								FIRST FLOOR PLAN	Residential	Residential FAR	Residential	Row House
								SECOND FLOOR PLAN	Residential	Residential FAR	Residential	Row House
								TERRACE FLOOR PLAN	Residential	Residential FAR	Residential	Row House

Total Plot Area: -	136.00	Total FAR Area: -	216.09
Total Coverage Area: -	88.40	Total BUA Area: -	235.37