

AREA COMPARISON CHART BETWEEN PREVIOUSLY SANCTIONED / COMPOUNDED / COMPLETION ALREADY TAKEN & PROPOSED AREA													
S.no	Description	GROUND COVERAGE			FAR AREA (in Sq.m.)			NON F.A.R. AREA (in Sq.m.)			UNITS		
		PREVIOUSLY SANCTIONED AREA	COMPLETION ALREADY TAKEN	PROPOSED AREA	PREVIOUSLY SANCTIONED AREA	COMPLETION ALREADY TAKEN	PROPOSED AREA	PREVIOUSLY SANCTIONED AREA	COMPLETION ALREADY TAKEN	PROPOSED AREA	PREVIOUSLY SANCTIONED AREA	COMPLETION ALREADY TAKEN	PROPOSED AREA
1	Basement	-----	-----	-----	-----	-----	-----	6,205.30	2,464.50	3,706.55	-----	-----	-----
2	BLOCK - A (E.W.S.)	358.39 (residential)	358.39 (residential)	4,619.41	4,619.41	-----	-----	-----	-----	-----	147	147	-----
3	BLOCK - B	11.00 (commercial)	11.00 (commercial)	10,056.66	3,582.66 + 27.00	-----	-----	12,374.24	-----	70	136	-----	-----
4	BLOCK - C	1774.10	1774.10	1,081.08	3,408.45	3,600.96	6,10/10 STORE AREA	-----	-----	161	-----	-----	-----
5	COMMERCIAL	-----	-----	-----	1,304.03	1,386.74	-----	-----	-----	30	30	-----	-----
6	RESIDENTIAL (above corner)	-----	-----	-----	461.80	542.12	-----	-----	-----	-----	-----	-----	-----
7	COMMUNITY FACILITIES (above corner)	-----	-----	-----	-----	-----	30.00	22.50	-----	-----	-----	-----	-----
8	KIOSK AREA	30.00	-----	-----	-----	-----	50.00	50.00	-----	-----	-----	-----	-----
9	ELECTRIC SUB STATION	50.00	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
10	FIRE STAIR	-----	-----	-----	-----	-----	368.20	253.61	168.99	-----	-----	-----	-----
11	5% NON F.A.R.	-----	-----	-----	-----	-----	719.29	247.26	386.09	-----	-----	-----	-----
12	MUMTY AREA	-----	-----	-----	-----	-----	46.40	46.40	-----	-----	-----	-----	-----
13	MACHINE ROOM	-----	-----	-----	-----	-----	-----	20.00	20.00	-----	-----	-----	-----
14	SERVICE FLOOR AREA	-----	-----	-----	-----	-----	449.76	393.58	-----	-----	-----	-----	-----
15	STILT AREA	-----	-----	-----	-----	-----	313.90	313.90	-----	-----	-----	-----	-----
16	BALCONY AREA	-----	-----	-----	-----	-----	-----	-----	267.95	-----	-----	-----	-----
17	ACCESORIES AREA	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	TOTAL	3,516.07	1,869.76	1,651.04	20,699.35	10,151.93	12,374.24	8,378.85	3,745.35	7,082.76	338	177	136

PARKING DETAIL UNIT AREA WISE

Building Name	Type	Subuse	Area (Sq.m.)	Units	Parking		Car		Visitors Car		Prop.
					Reqd.	Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	
TOWER B AND C (RESIDENTIAL)	Residential	Group Housing	-----	-----	0 - 50	1	-	-	-	-	-
			100 - 150	1	136.00	1.00	136	-	-	-	-
			> 150	1	125	-	-	-	-	-	-
			> 0	1	150	-	-	-	-	-	-
			Total :	136	136	136	136	136	136	136	136

PROVIDED PARKING DETAIL

1. BASEMENT

210 e.c.s.

a. Normal Parking = 50 e.c.s.

b. Mechanical Parking (2 tier) = 80 x 2 = 160 e.c.s.

Total = 210 e.c.s.

NOTE : 10% visitor parking will be provided in basement = 14 e.c.s. (1 to 14 nos. e.c.s.) visitor's parking is the part of 210 e.c.s.

Scooter Provided in Basement = 33nos. (66.00 sq.m. area)

E.W.S. PARKING PROVIDED DETAIL

SCOOTER PARKING AREA PROVIDED FOR E.W.S. FLATS

s.no. particular area in sq.m.

1. P1 (in stilt) 54.50

2. P2 (in stilt) 229.00

3. P3 (in stilt) 30.40

TOTAL 313.90

Compounded / Completion Already Taken Building Details

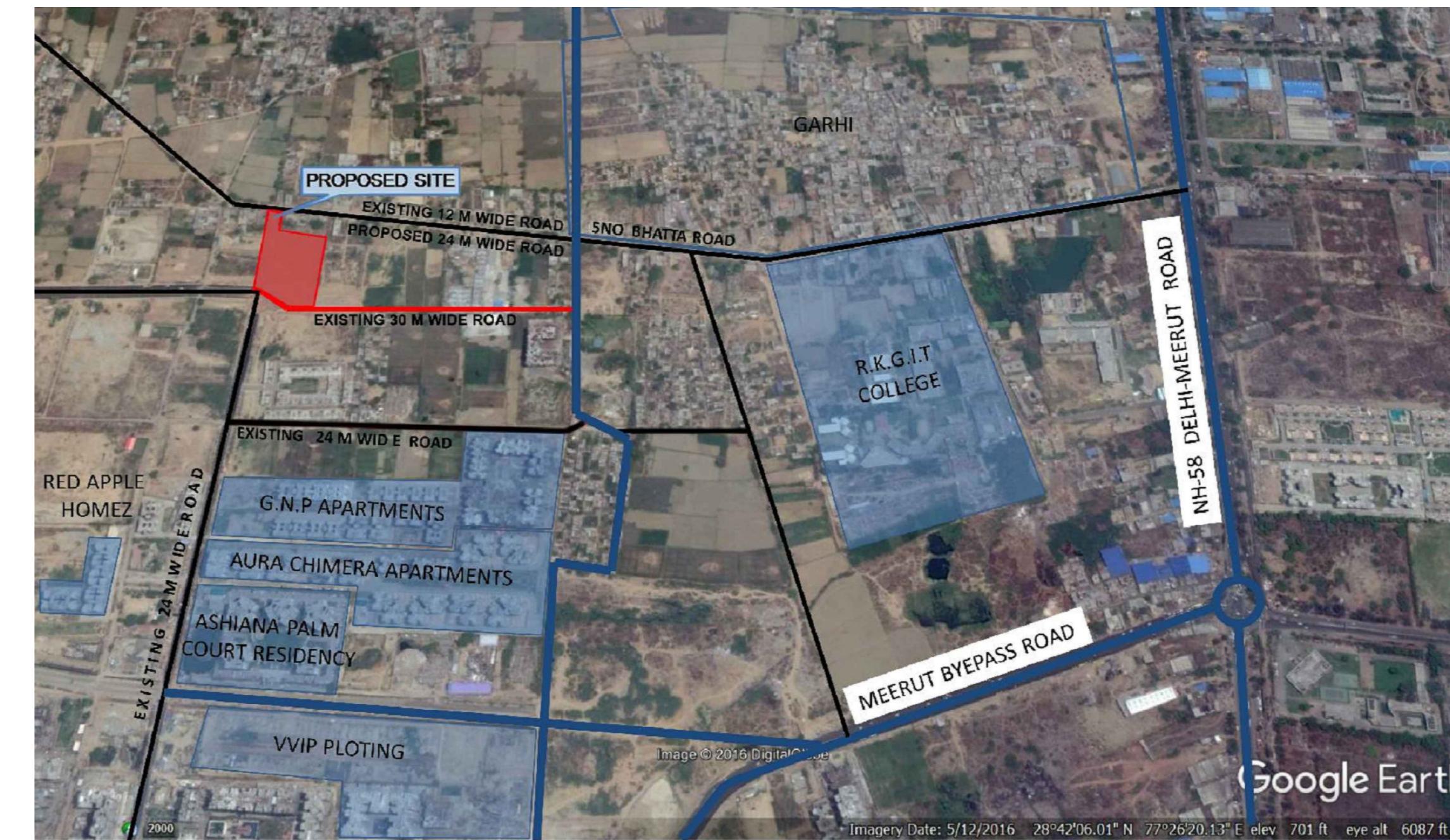
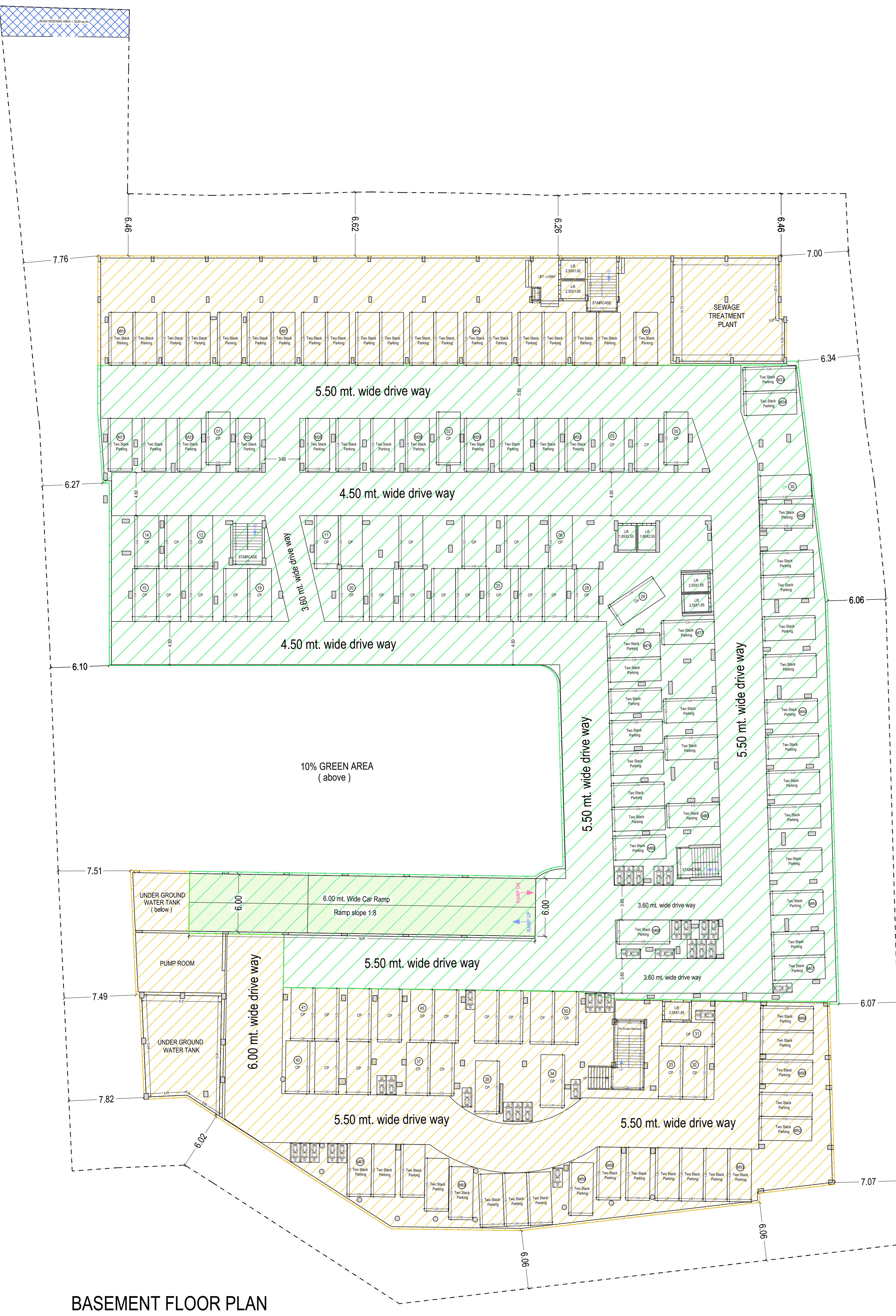
S.no	Building Name	NO. OF FLOOR	BUILDING HEIGHT	FAR AREA			Total FAR Area	Basement Area (non f.a.r.)	Total Built-up Area	No. of Units
				Residential	Commercial	Community				
1	COMPOUNDED / COMPLETION ALREADY TAKEN (BLOCK - A - EWS)	B + Gr. + 6th	20.75	4619.41	27.00	-----	4646.41	797.80	5310.33 + 797.80	147
2	COMPOUNDED / COMPLETION ALREADY TAKEN (COMMERCIAL / RESIDENTIAL)	B + Gr. + 6th	21.00	1380.74	542.12	5505.52	1666.70	6122.45 + 1666.70	30	-----
Total				6000.15	5909.66	542.12	6015.93	1015.93	2464.50	1389.28

Color Notes											
COLOR INDEX											
PLOT BOUNDARY	ABUTTING ROAD	PROPOSED CONSTRUCTION	COMMON PLOT	EXISTING ROAD (ROAD WIDENING AREA)	FUTURE T-SHIRT REDUCTION AREA	EXISTING (To be retained)	EXISTING (To be demolished)	EXISTING (To be demolished)	Proposed Units	Proposed Units	Proposed Units
Black	Red	Yellow	Green	Blue	Orange	Grey	Light Blue	Dark Blue	Light Green	Dark Green	Light Orange

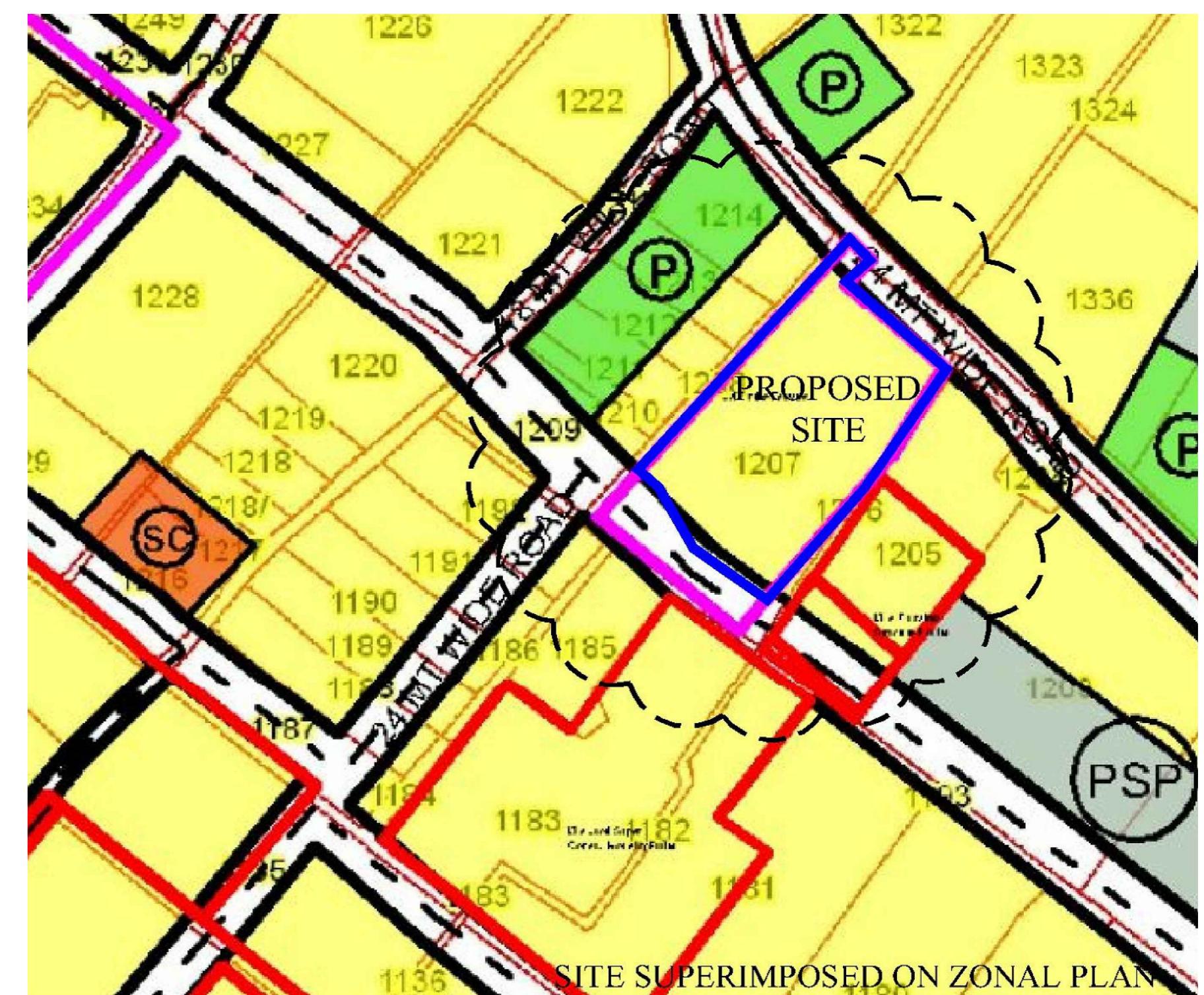
Green and open space Area

Name Prop. Area
10% GREEN AREA= 974.35 sq.m.

Building Name	Building Use	Building Subuse	Building Use Group	Building Type	Building Structure	No Of Residential Units	Floor Name
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KEY PLAN / LOCATION PLAN



SITE SUPERIMPOSED ON ZONAL PLANE

KAMEX

KAMEX

Complete Parking Solution

Technical Specification-Stacker

DESCRIPTION	STACKER TYPE
PLATFORM LENGTH(mm)	4000 to 5000
PLATFORM WIDTH(mm)	2100 to 2500
CLEARANCE Height REQUIREMENT/(mm)	3600 TO 4300
LIFTING CAPACITY PER PLATFORM(Kg)	2000
ELECTRICAL REQUIREMENTS(Kw)	2.2
OPERATION	HYDRAULICALLY
MOTOR(Hp)	3

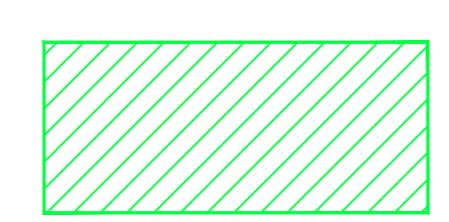
2 TIER MACHANICAL PARKING

PROVIDED PARKING DETAIL		
1.	BASEMENT	210 e.c.s.
	a. Normal Parking = 50 e.c.s.	
	b. Machanical Parking (2 tier) = $80 \times 2 = 160$ e.c.s.	
	Total = 210 e.c.s.	

NOTE :- 10% visitor parking will be provided
in basement = 14 e.c.s. (1 to 14 nos. e.c.s.)
visitor's parking is the part of 210 e.c.s.



EXISTING BASEMENT AREA



PROPOSED BASEMENT AREA



**FIRST FLOOR PL
(Proposed)
(SCALE 1:100)**

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

SO_A0 (841.00 x 1189.00 MM)

Total Plot Area: -	9741.95	Total FAR Area: -	12374.24
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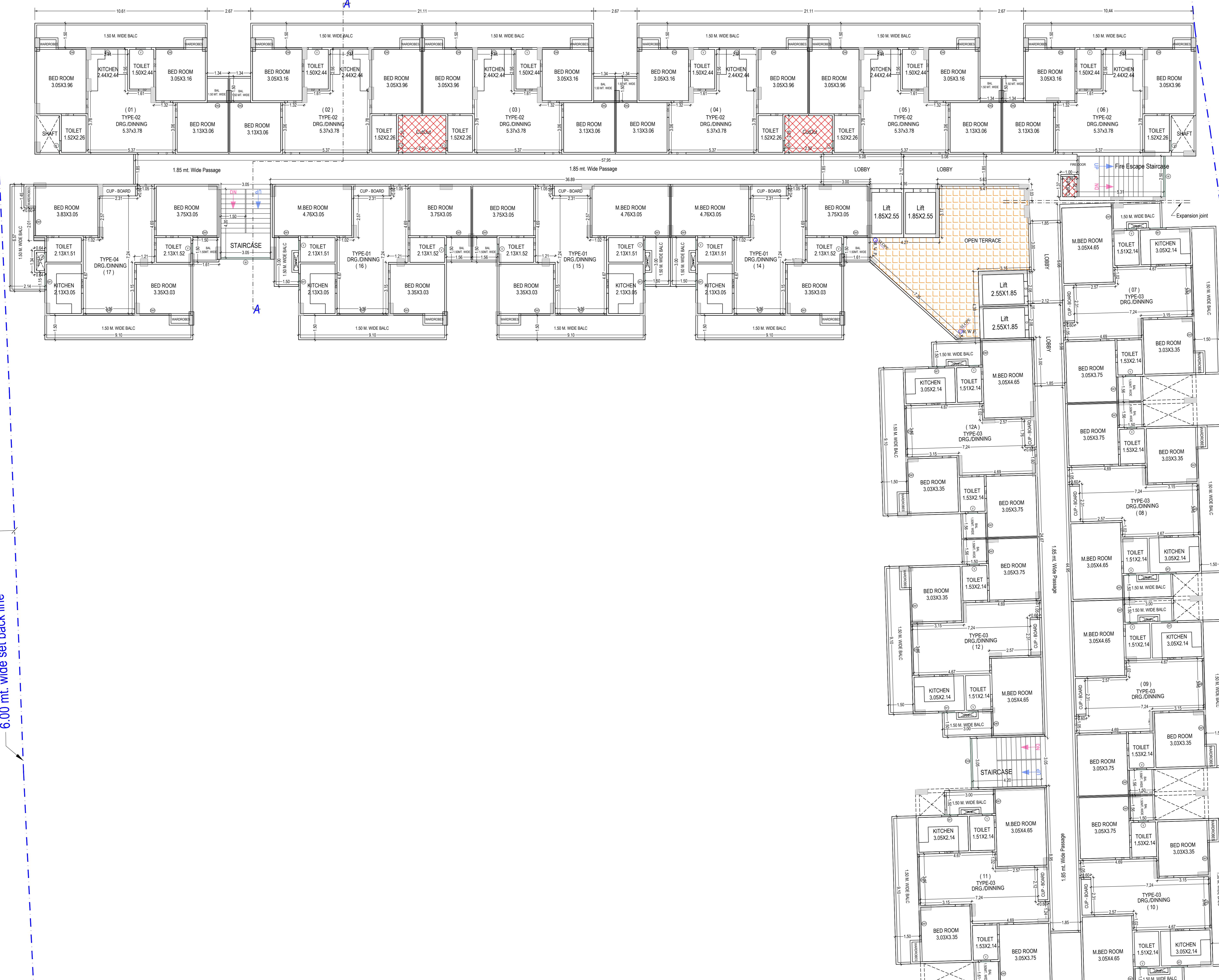
Total Coverage Area: - 1651.04 Total BUA Area: - 19457.00

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

Rajesh Kumar Singh (Secretary)

Atul Vats (Vice Chairman)

and 'Blue' color are user inputs, which are not verified and not



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

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
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'Red' and 'Yellow' colors are user inputs, which are not verified and



OWNER'S NAME AND SIGNATURE
JAI AMBEY ESTATE PVT LTD (CONSORTIUM),
chahana.vive@gmail.com, 9910398/07

ARCHENG'S NAME AND SIGNATURE *Arvind* INER
ANU AGARWAL
CA96/19503



Ghaziabad Development Authority

Building Plan Application Number
GDA/BP24-25/0942

Sanctioned On
20 Jun 2025

Valid Till
26 Jun 2030

Approved By
Arvind Kumar (Chief Architect and Town Planner)

Examined By
Manoj Kumar Gaur (Junior engineer)

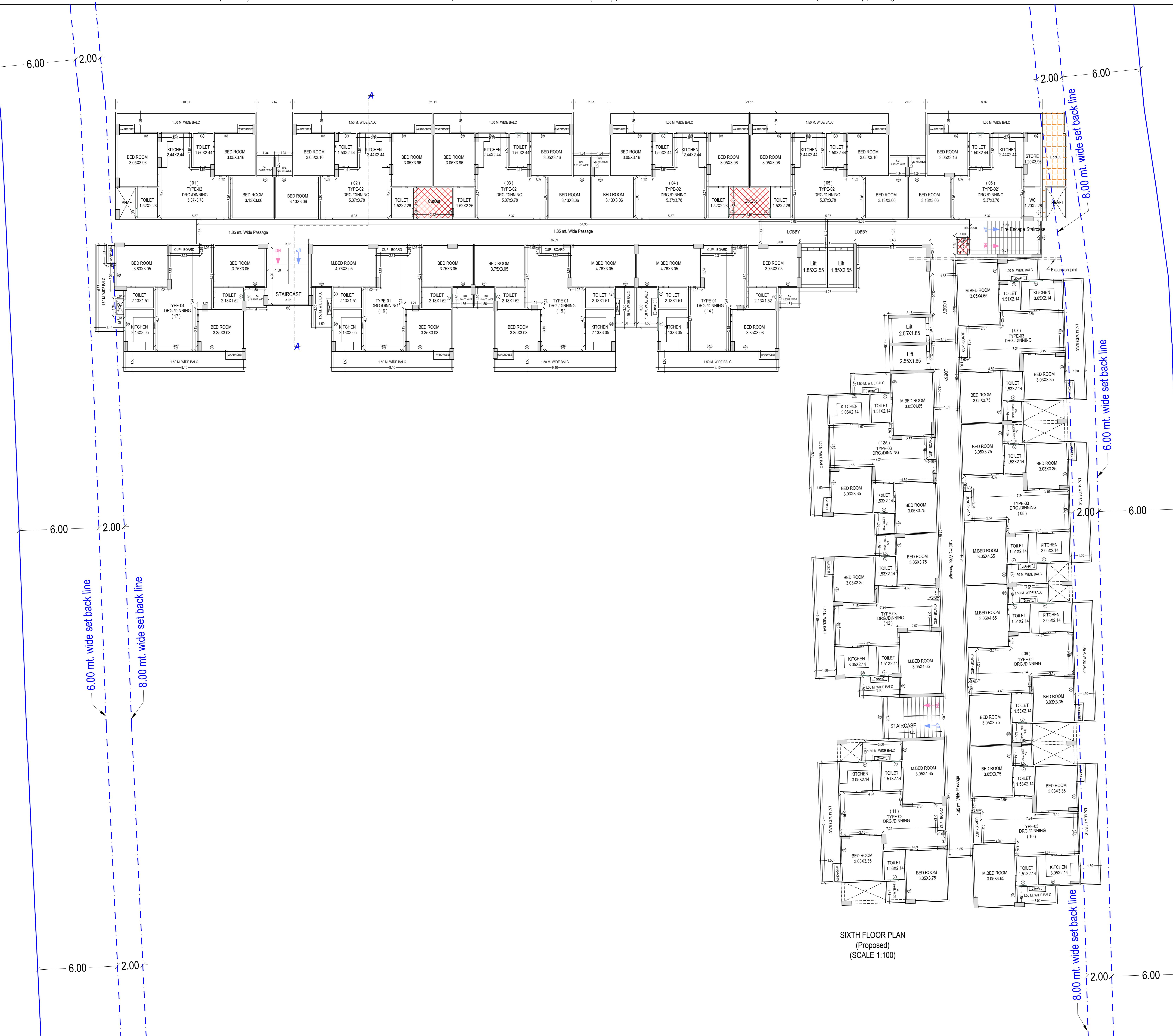
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Arvind Kumar (Town Planner/Executive engineer)

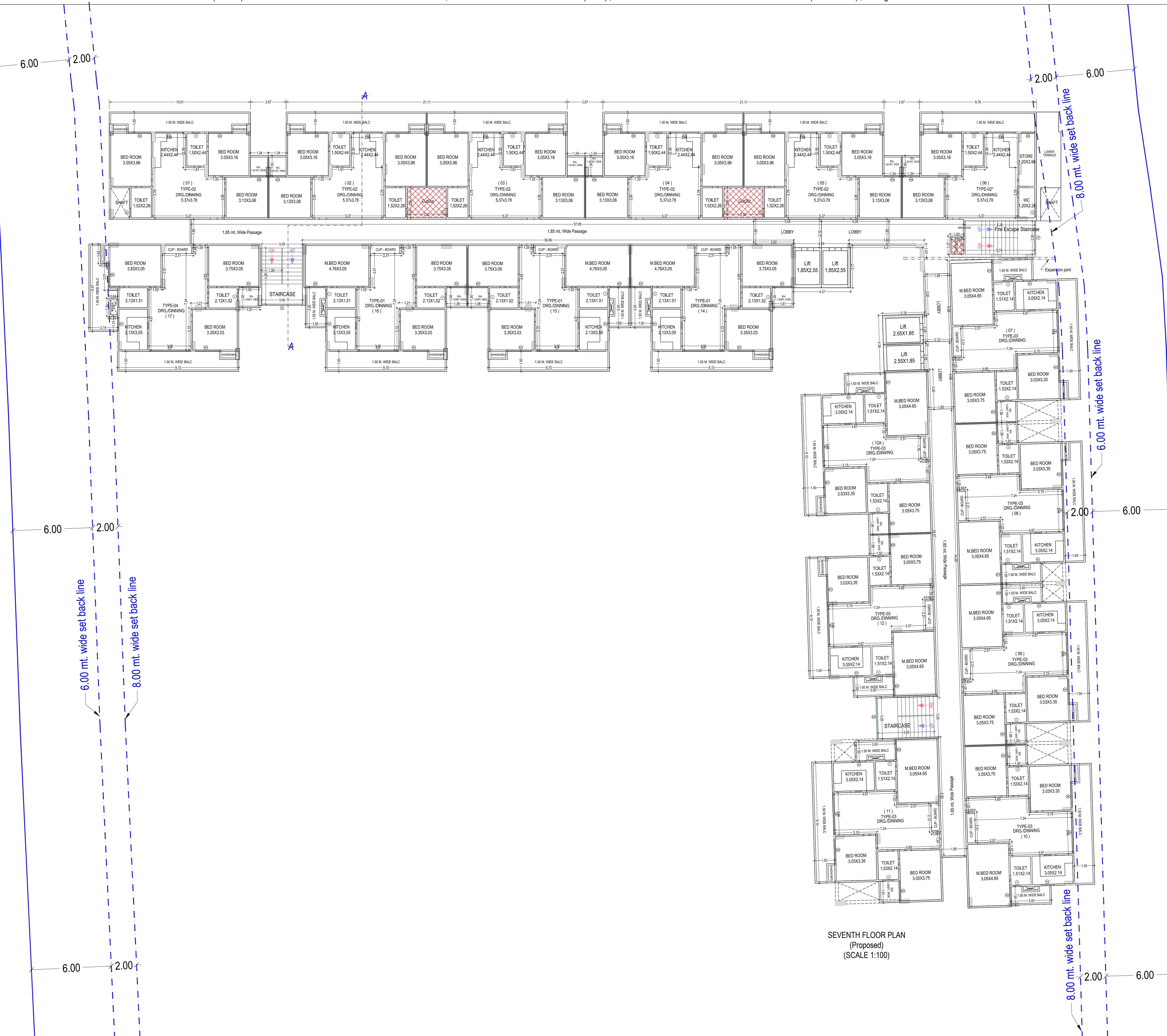
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OWNER'S NAME AND SIGNATURE JAI AMBEY ESTATE PVT LTD (CONSORTIUM), chahana.vivek@gmail.com, 9910398707
ARCHENG'S NAME AND SIGNATURE ARVIND RATHOR INER ANU AGARWAL CA96/19503
Ghaziabad Development Authority
Building Plan Application Number GDA/BP24-25/0942 Sanctioned On 20 Jun 2025 Valid Till 26 Jun 2030 Approved By Arvind Kumar (Chief Architect and Town Planner) Examined By Manoj Kumar Gaur (Junior engineer) Deepti Chauhan (Assistant Engineer) Arvind Kumar (Town Planner/Executive engineer) Arvind Kumar (Chief Architect and Town Planner) Rajesh Kumar Singh (Secretary) Anil Vats (Vice Chairman)



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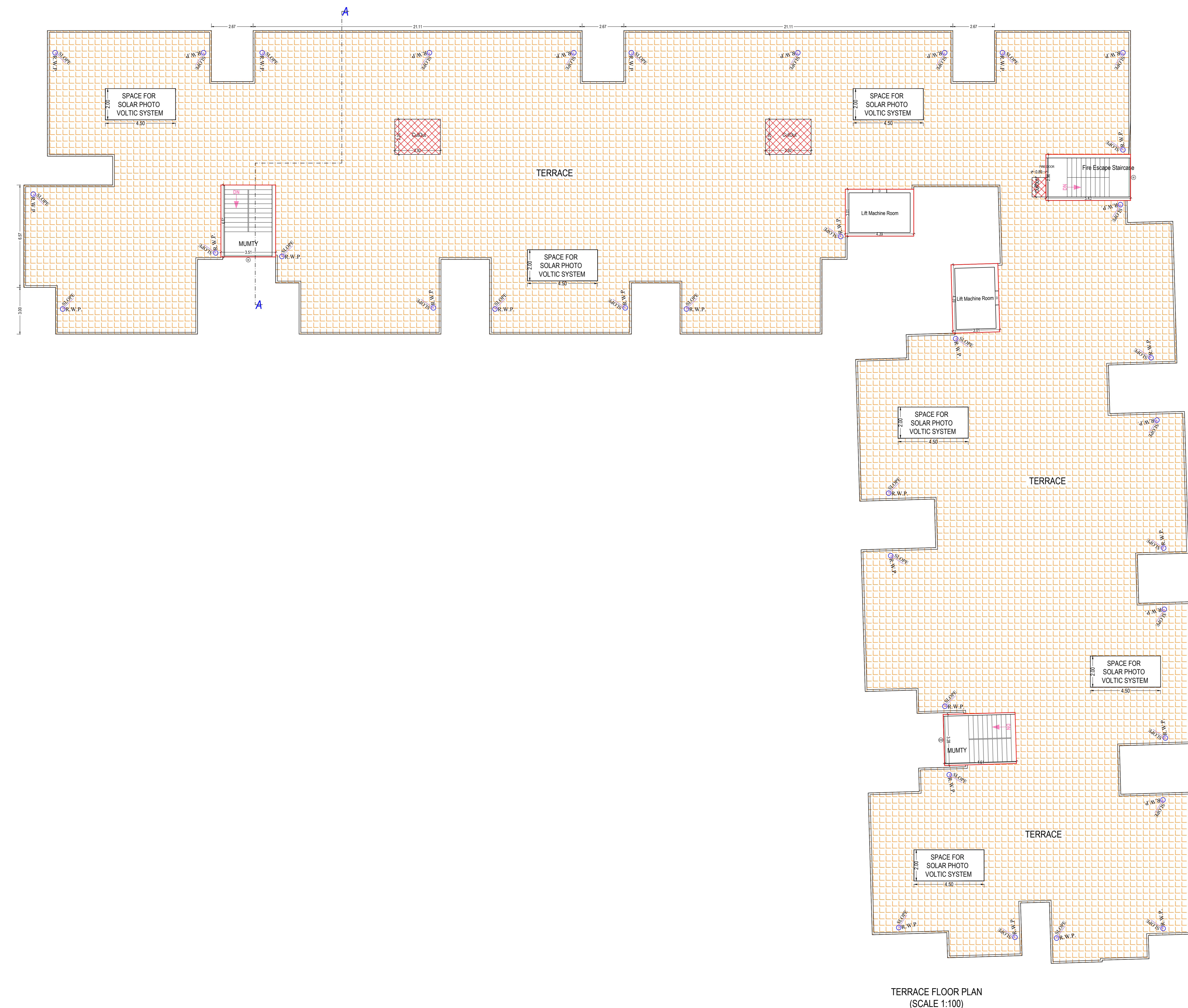
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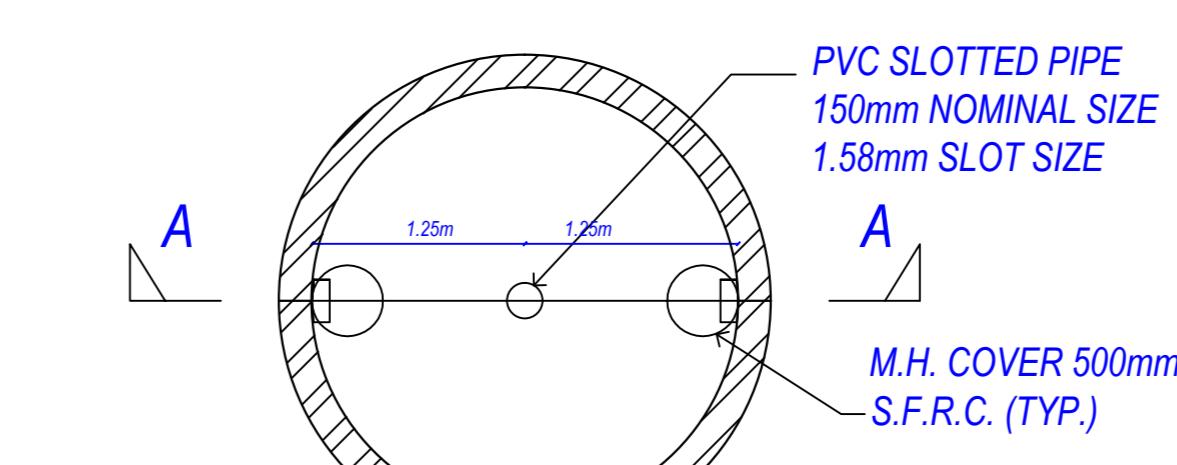
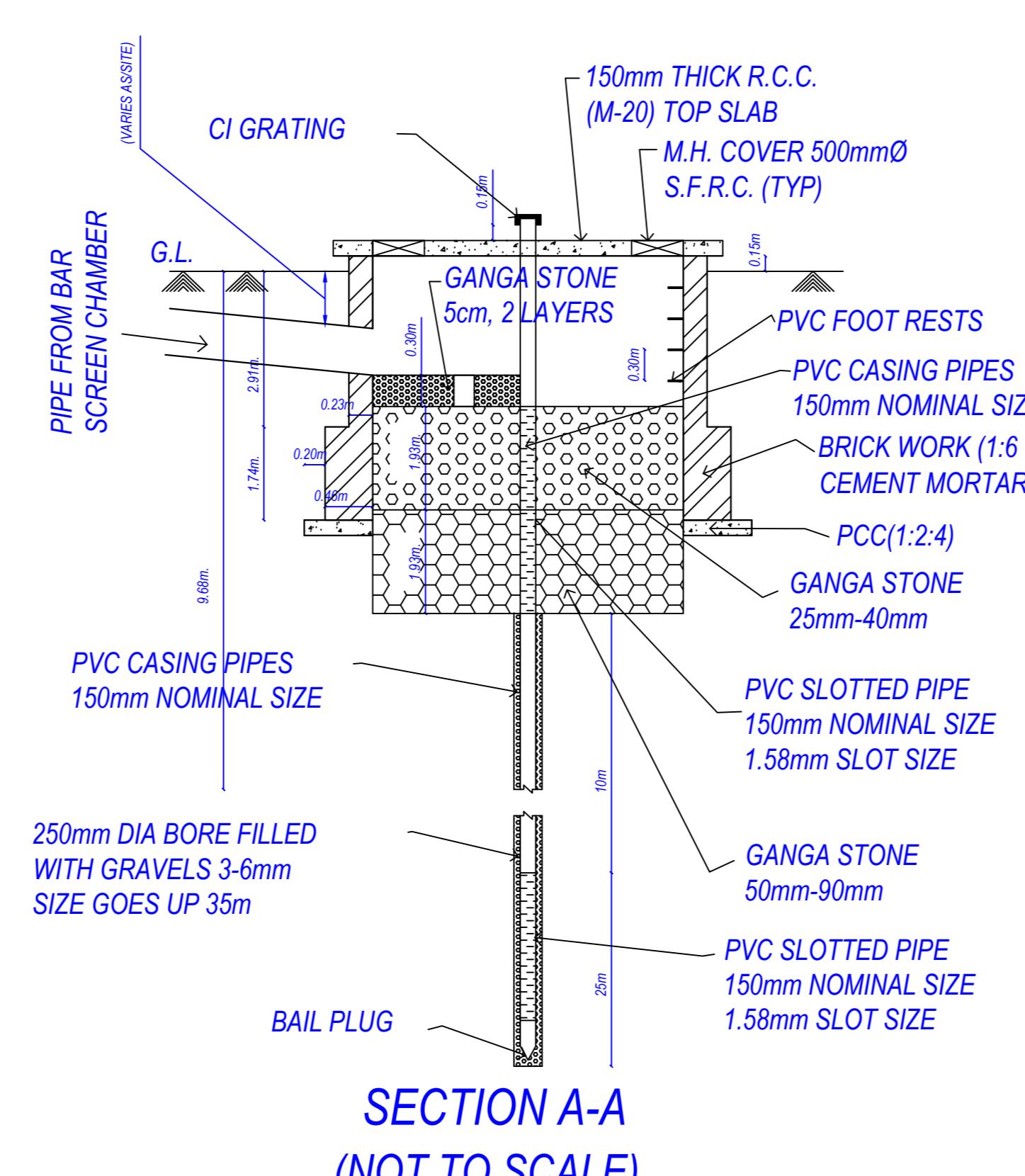
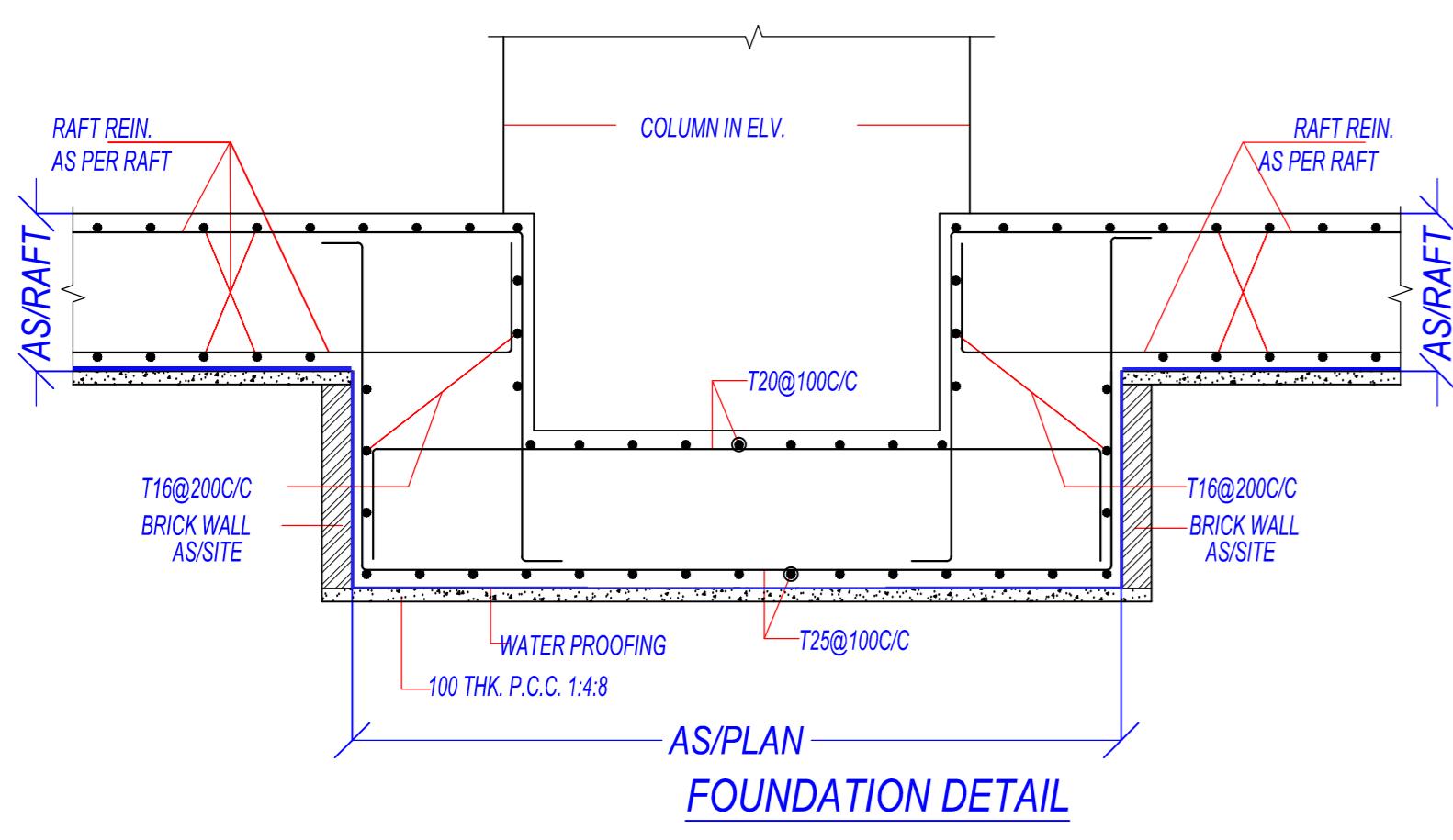
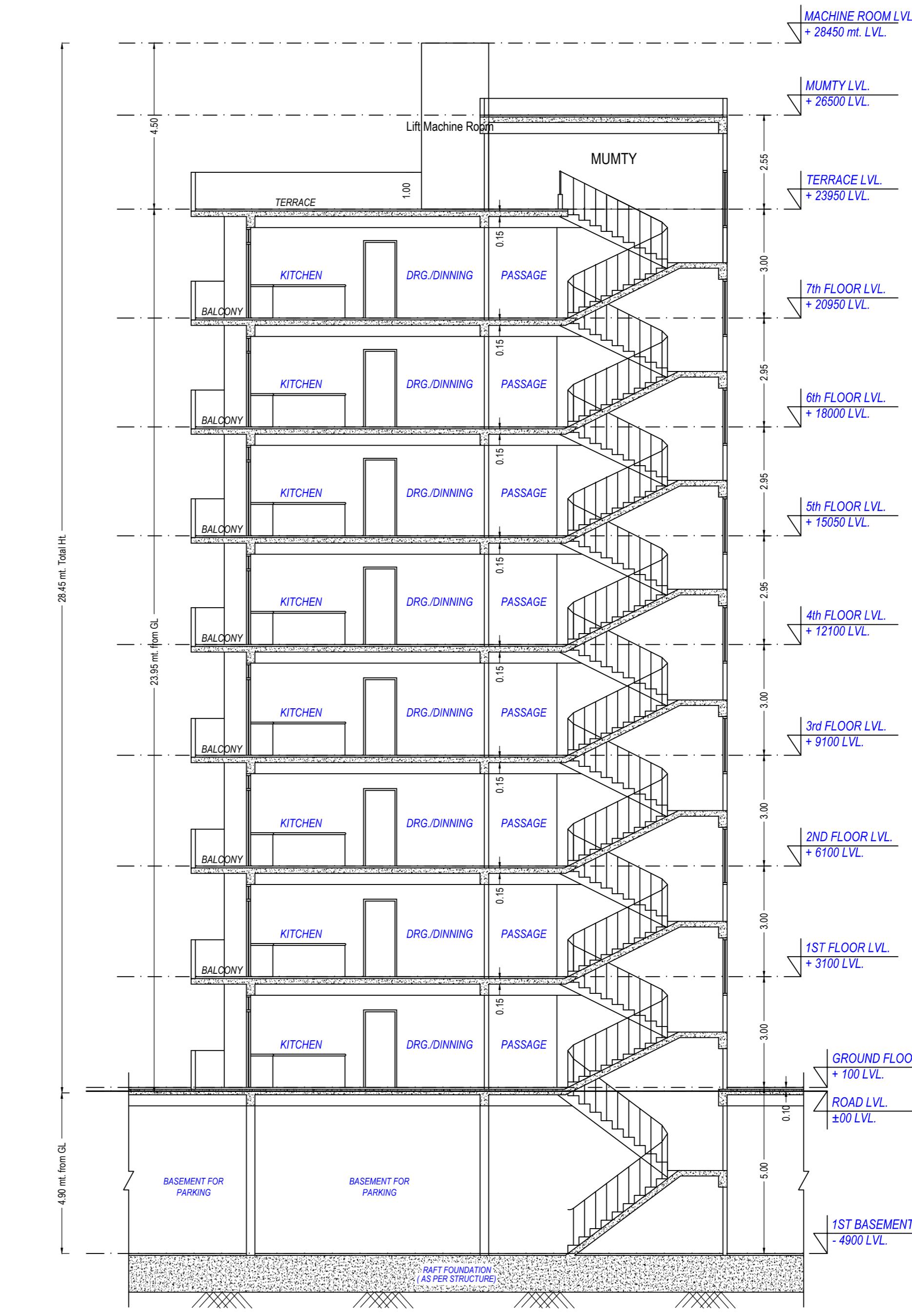
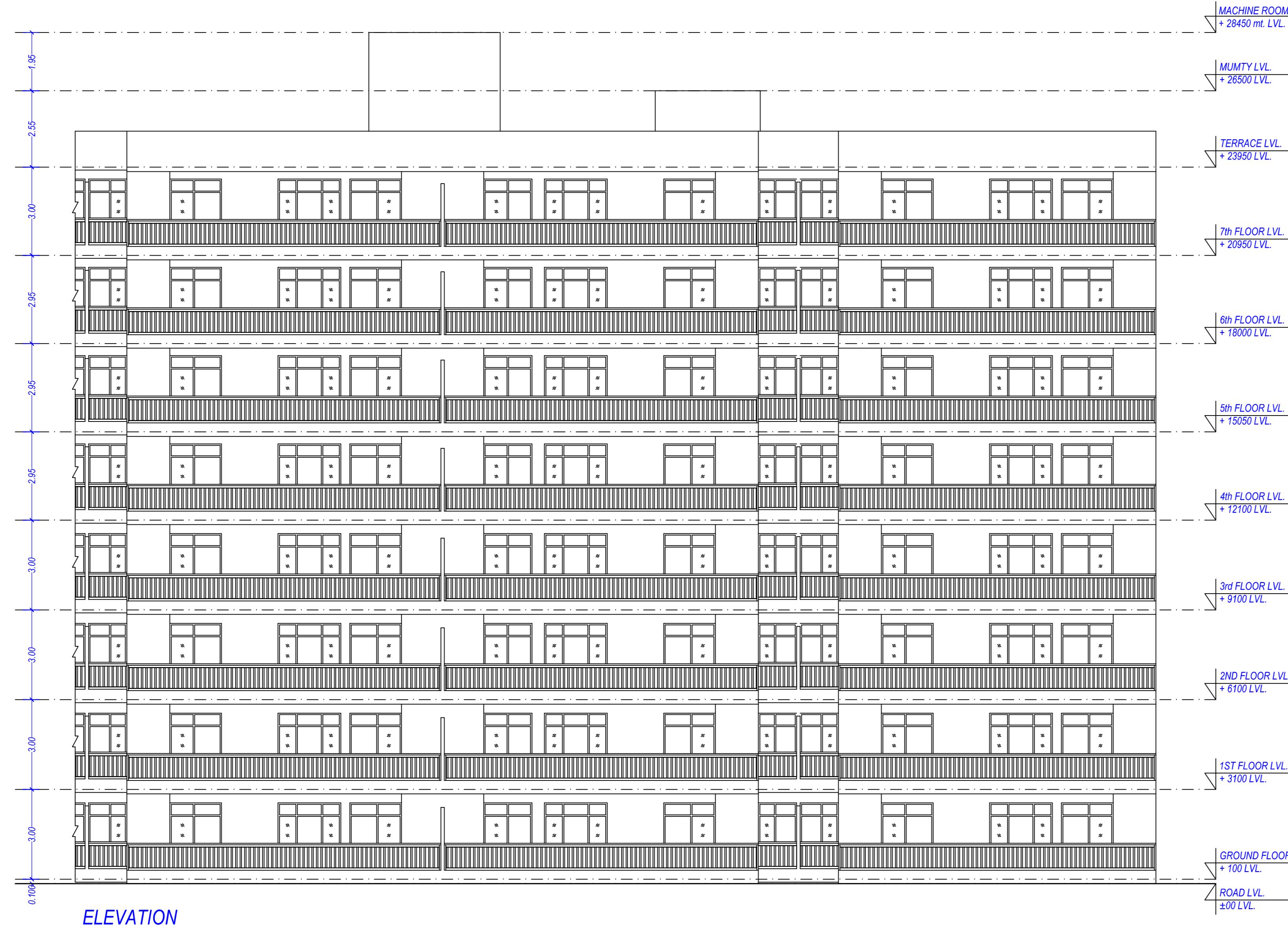
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PERCOLATING WELL
(NOT TO SCALE)

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