

	File No	GDA/BP/24-25/1078	Sheet	1 / 10
	Submission Date	2025-07-01	Scale	1:100
VERSION NO. : 1.0.98				
VERSION DATE: 05/06/2025				
PROJECT DETAIL :				
Authority: Ghaziabad Development Authority		Plot Use: Commercial		
Authority/Class: Category A		Plot SubUse: Hotel		
Authority/Grade: Development Authority (DA)		Development Plan: Zonal Development Plan		
Case/Track: Regular		Land Use Zone: Residential use Zone		
Project Type: Building Permission		Land SubUse Zone: Residential Zone		
Nature of Development: NEW		Layout Type: NA		
Development Area: Undeveloped Area				
SubDevelopment Area: Other Town Area				
Special Project: NA				
Site Address: District Ghaziabad, Tehsil Ghaziabad, Village NA				
AREA DETAILS :		Sq.Mts.		
1. Area of Plot As per record				
Document Area		4213.94		
As per site condition		4213.94		
Area of Plot Considered		4213.94		
2. Deduction for				
a) Proposed roads		0.00		
b) Utility reservations		0.00		
Totals a + b)		0.00		
3. Net Area of plot (1 - 2) AREA OF PLOT		4213.94		
Net Area For Coverage		4213.94		
Plot Area For FAR		4213.94		
Perm. FAR Area (2.50)		10534.85		
Total Perm. FAR area (2.50)		10534.85		
8. Total Built up area permissible at:				
Permissible Coverage area (46.80 %)		1972.14		
Proposed Coverage Area (38.34 %)		1624.12		
Total Prop. Coverage Area (38.34 %)		1624.12		
Balance coverage area (8.28 %)		348.02		
Proposed Area at:				
Proposed Built up		Existing Built up	Proposed FAR	Existing FAR
Basement Floor		2682.91	0.00	0.00
Ground Floor		1669.21	0.00	1618.29
First Floor		1554.81	0.00	1514.55
Second Floor		1549.75	0.00	1585.87
Third Floor		1549.75	0.00	817.30
Fifth Floor		1413.57	0.00	1356.48
Sixth Floor		1413.57	0.00	1303.20
Seventh Floor		1432.34	0.00	1356.48
Eighth Floor		1065.20	0.00	949.35
Terrace Floor		87.23	0.00	0.00
Service Floor		1412.68	0.00	0.00
Total Area		18131.02	0.00	10501.52
Total FAR Area				10501.52
Total Built Up Area				16131.02
Proposed FAR consumed:				2.49
C. Tenement Statement				
A. Tenement Proposed At:				
D.F.		2.00		
All Floors		108.00		
Total Tenements (3 + 4)		110		
E. Parking Statement				
1. Parking Space Required as per Regulations				1347.50
2. Proposed Parking Space:				4107.41

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)				

Buildingwise Floor FSI Details				
Floor Name	BUILDING Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Floor	2682.91	0.00	2682.91	0.00
Ground Floor	1669.21	1518.29	1669.21	1618.29
First Floor	1554.81	1514.55	1554.81	1514.55
Second Floor	1549.75	1585.87	1549.75	1585.87
Third Floor	1549.75	817.30	1549.75	817.30
Fifth Floor	1413.57	1356.48	1413.57	1356.48
Sixth Floor	1413.57	1303.20	1413.57	1303.20
Seventh Floor	1432.34	1356.48	1432.34	1356.48
Eighth Floor	1065.20	949.35	1065.20	949.35
Terrace Floor	87.23	0.00	87.23	0.00
Service Floor	1412.68	0.00	1412.68	0.00
Total	18131.02	10501.52	16131.02	10501.52

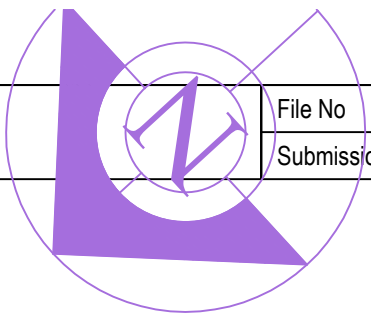
Building Conditions Checks		
No	Condition	
1	For HOTEL (BUILDING) In case of Mechanical parking of Stack parking provided in the Building For stack parking at the time of completion the owner shall produce technical data with respect to height. The height shall not exceed more than 5% of that required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

FARs Unit Details														
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA (Area in Sq.mt.)	Void	Ramp	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.mt.)
							Mummy	Ltr	Ltr	Double Height	Ramp	Refuge Area	Services	
HOTEL (BUILDING)	1	16501.90	81.23	289.43	16131.02	405.22	240.39	28.03	956.65	11.16	18.77	2615.86	1350.24	2106.96
Grand Total	1	16501.90	81.23	289.43	16131.02	405.22	240.39	28.03	956.65	11.16	18.77	2615.86	1350.24	2106.96
														8394.55
														10501.52
														110

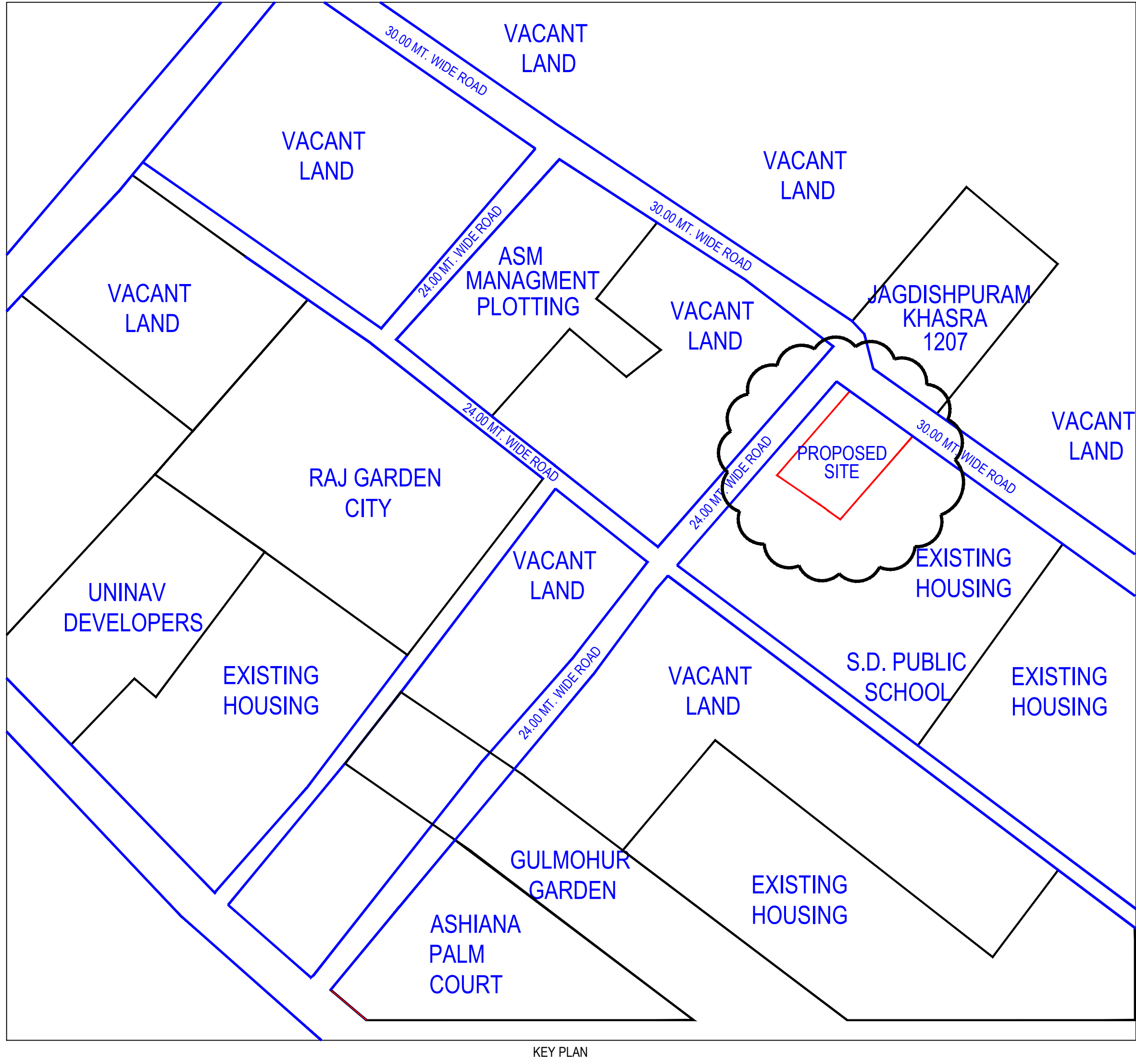
Parking Check (Table 7a)					
Vehicle Type	No.	Regd.		Prop.	
		Reduced Regd. Parking (Increase of Plot having 50% less surrendered FOC)	Area	No.	Area
Equivalent Car	-	-	-	68	935.00
Three Stack Car	-	-	-	40	550.00
Two Stack Car	-	-	-	50	687.50
Total Car	98	-	-	158	2172.50
Two Stack Parking	-	-	-	19	568.95
Three Stack Parking	-	-	-	10	352.00
Other Parking	-	-	-	-	682.98
Total	-	-	-	1347.50	2655.48

Required Parking (Table 7a)								
Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.
HOTEL (BUILDING)	Residential	Service Apartment	> 0	1	2.00	1.00	3	-
		Hotel	> 0	100	6287.60	1.50	95	-
	Total :		-	-	-	-	98	158

Building USE/SUBUSE Details									
Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units	Floor Name	FAR SubUse
HOTEL (BUILDING)	Commercial	Hotel	-	Highrise	2	108		BASEMENT FLOOR PLAN	Commercial + Parking
								GROUND FLOOR PLAN	Residential
								FIRST FLOOR PLAN	Residential
								SECOND FLOOR PLAN	Residential
								THIRD FLOOR PLAN	Residential
								SERVICE FLOOR PLAN	Commercial
								FIFTH FLOOR PLAN	Residential
								SIXTH FLOOR PLAN	Residential
								SEVENTH FLOOR PLAN	Residential
								EIGHTH FLOOR PLAN	Residential
								TERRACE FLOOR PLAN	Commercial
									Residential FAR
									Residential
									Service Apartment
									Commercial FAR
									Commercial
	Commercial Building								
	Hotel								
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BASEMENT FLOOR PLAN
(SCALE 1:100)



KEY PLAN

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OWNER'S NAME AND SIGNATURE
DBF INFRASTRUCTURE PVT LTD, devrbd@gmail.com, 7503572624

ARCHENG'S NAME AND SIGNATURE
ANUJ AGARWAL
CA/96/19503

INEER

Ghaziabad Development Authority



Building Plan Application Number
GDA/BP/24-25/1078

Sanctioned On

22 Jul 2025

Valid Till

27 Jul 2030

Approved By

Arvind Kumar (Chief Architect and Town Planner)

Examined By

Manoj kumar Gaur (Junior engineer)

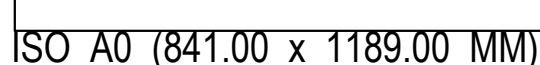
Deepthi Chauhan (Assistant Town Planner/Assistant Engineer)

Arvind Kumar (Town Planner/ Executive engineer)

Arvind Kumar (Chief Architect and Town Planner)

Rajesh Kumar Singh (Secretary)

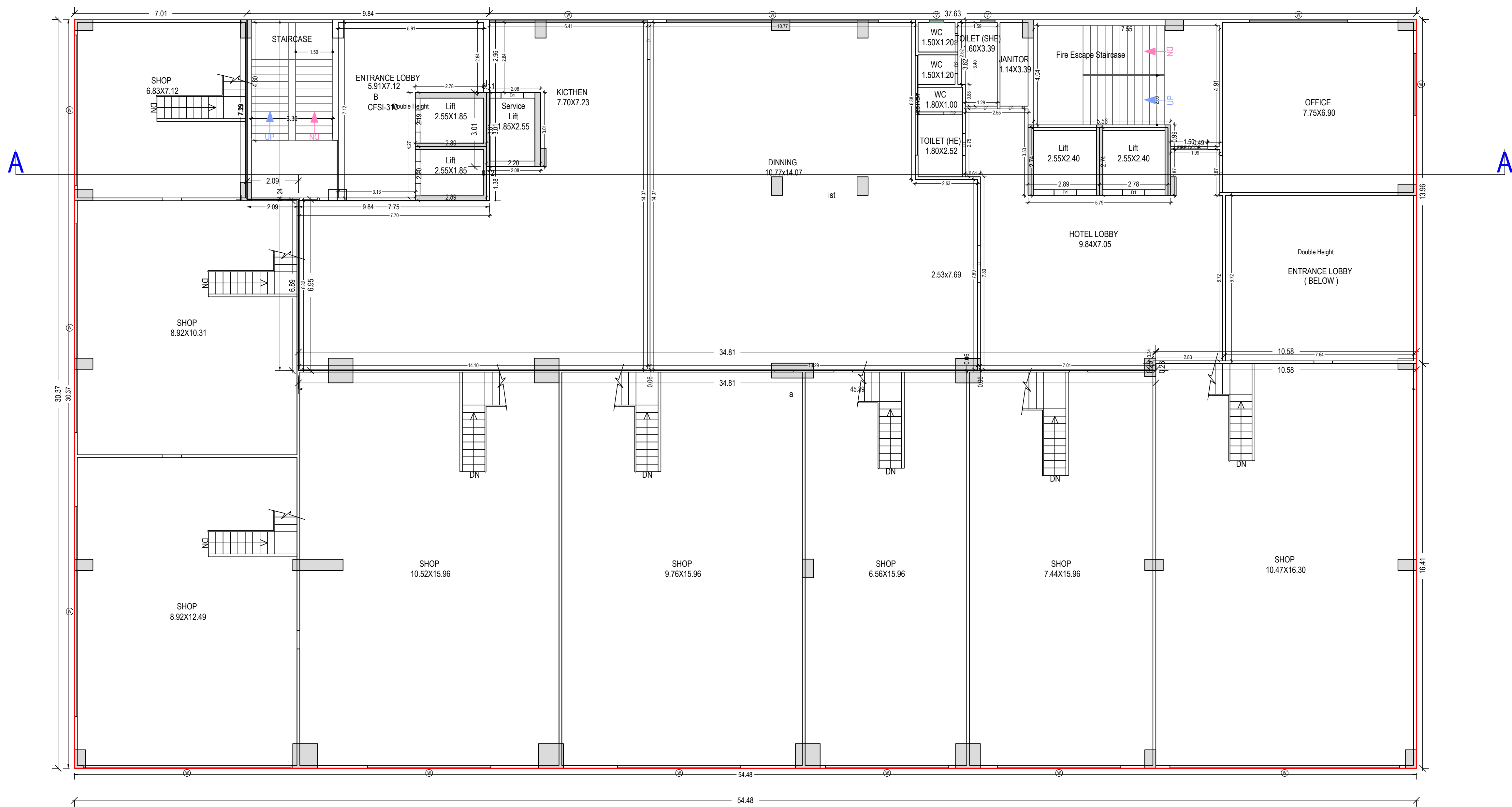
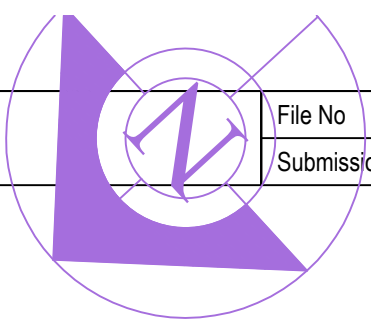
Atul Vats (Vice Chairman)



Total Plot Area: - 4213.94	Total FAR Area: - 10501.52
Total Coverage Area: - 1624.12	Total BUA Area: - 16131.02

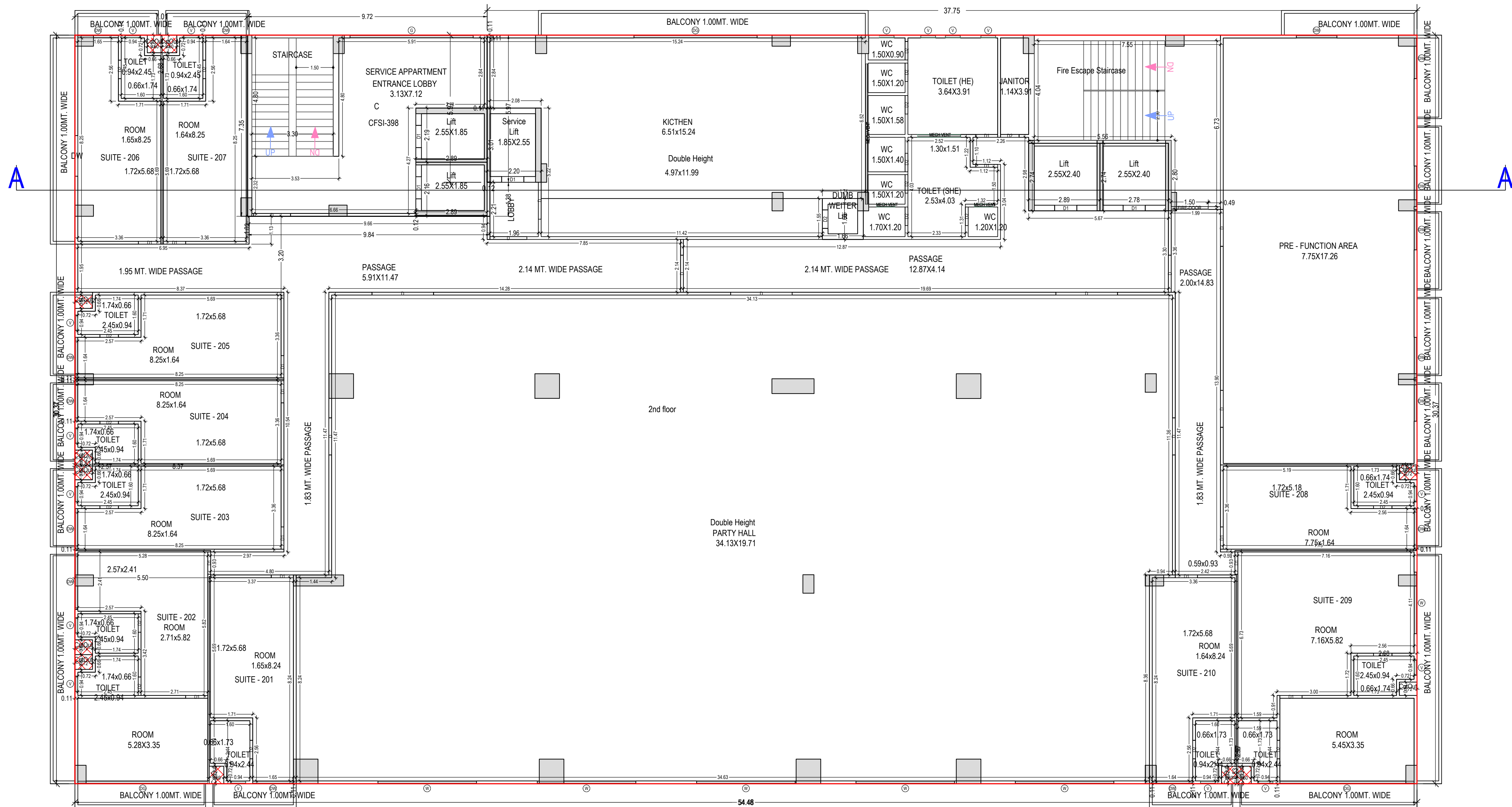
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OWNER'S NAME AND SIGNATURE	NEER
ANUJ AGARWAL CA/96/19503	
	Ghaziabad Development Authority
	
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Deepthi Chauhan (Assistant Town Planner/Assistant Engineer)	
Arvind Kumar (Town Planner/ Executive engineer)	
Arvind Kumar (Chief Architect and Town Planner)	
Rajesh Kumar Singh (Secretary)	
Anil Vats (Vice Chairman)	



(LEVEL + 4.87 MT.)

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



(LEVEL + 8.69 MT.)

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

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ISO_A0_(841.00_x_1189.00_MM)

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INEER

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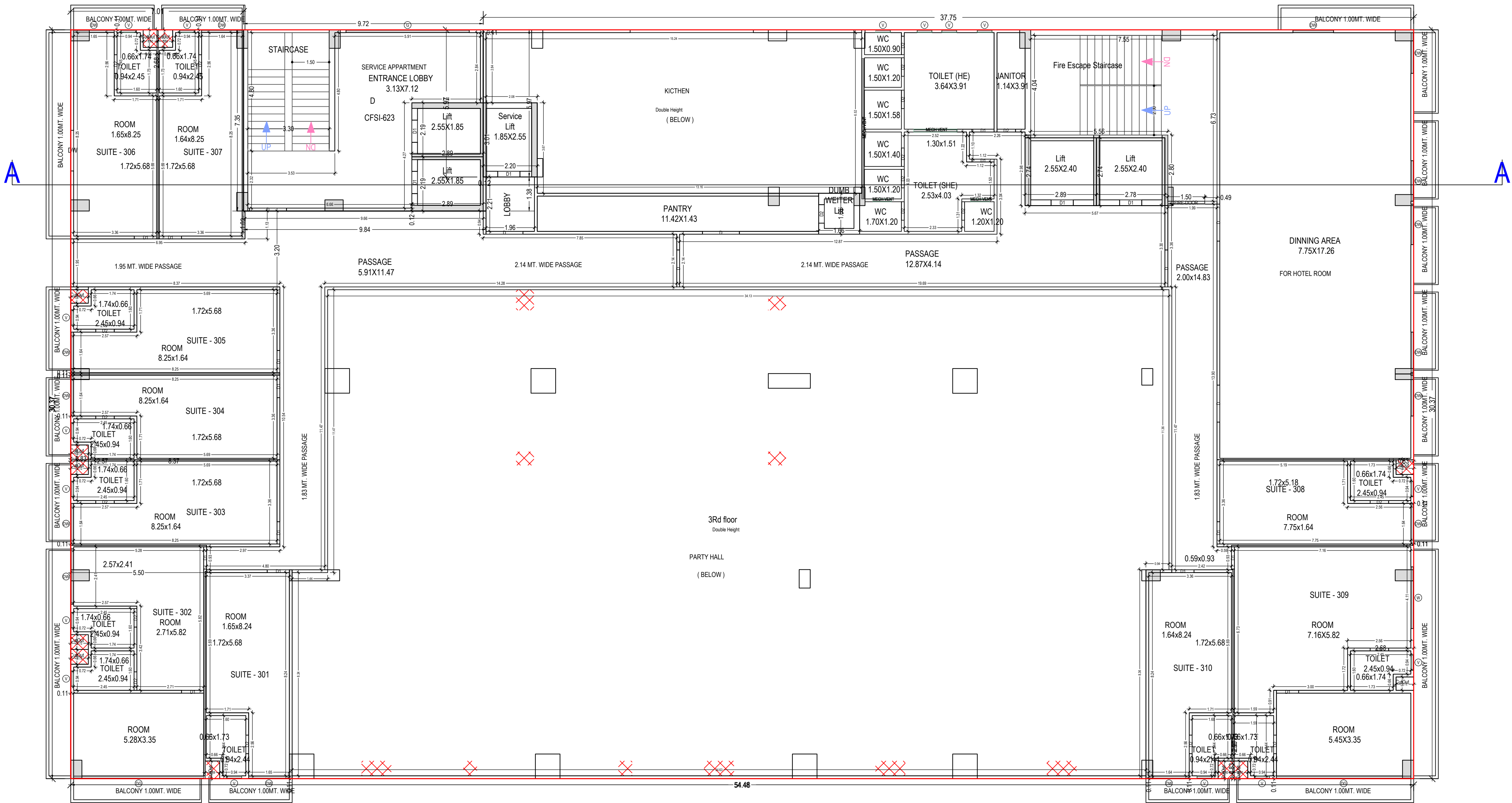
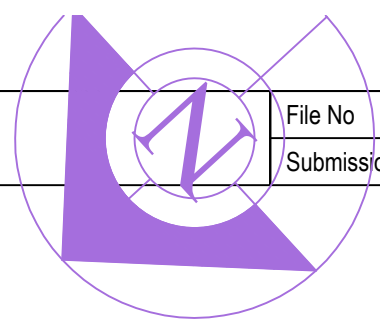
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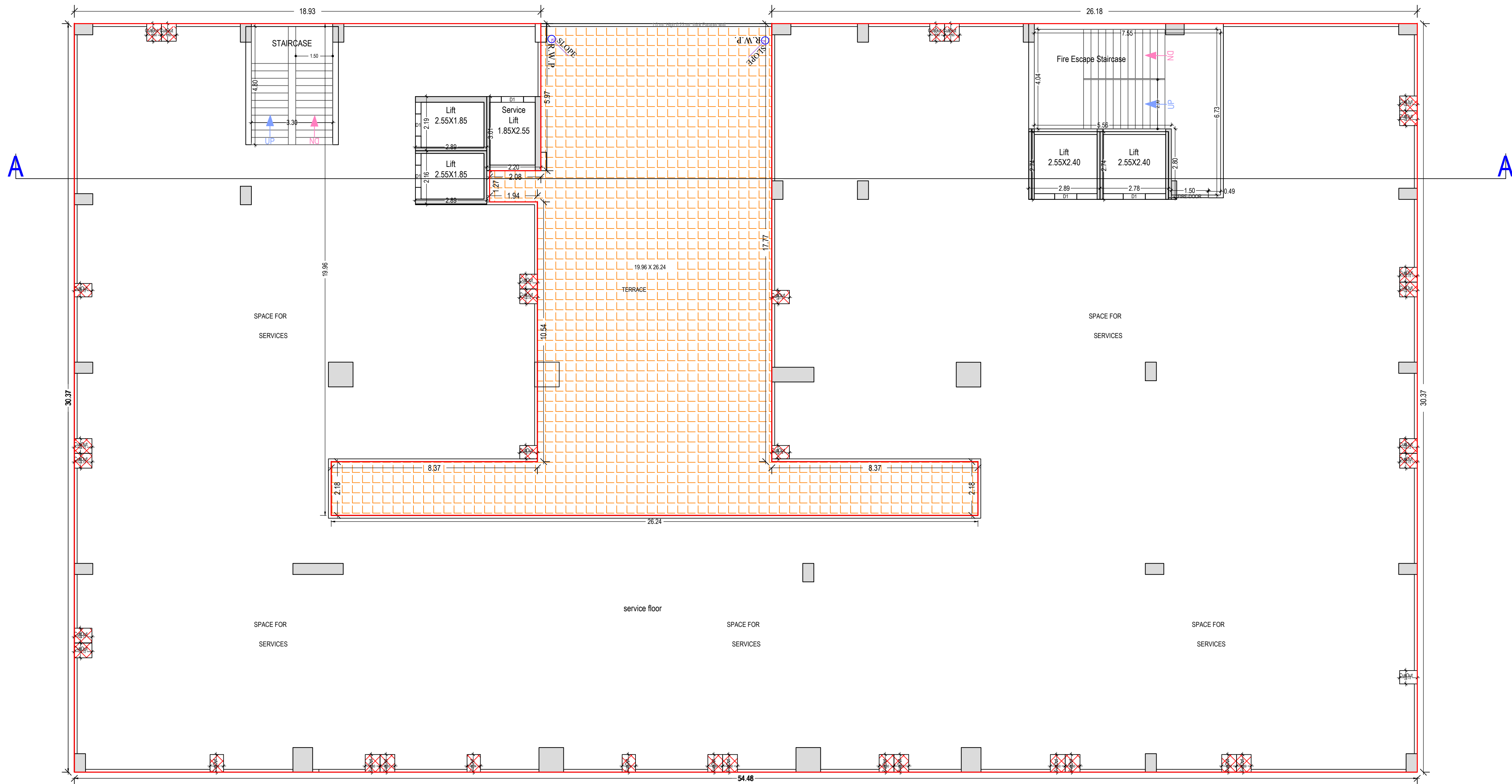
Rajesh Kumar Singh (Secretary)

Atul Vats (Vice Chairman)



(LEVEL + 11.79 MT.)

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



(LEVEL + 14.89 MT.)

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

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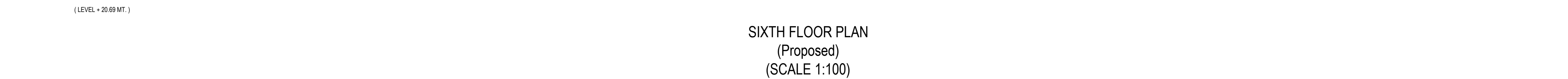
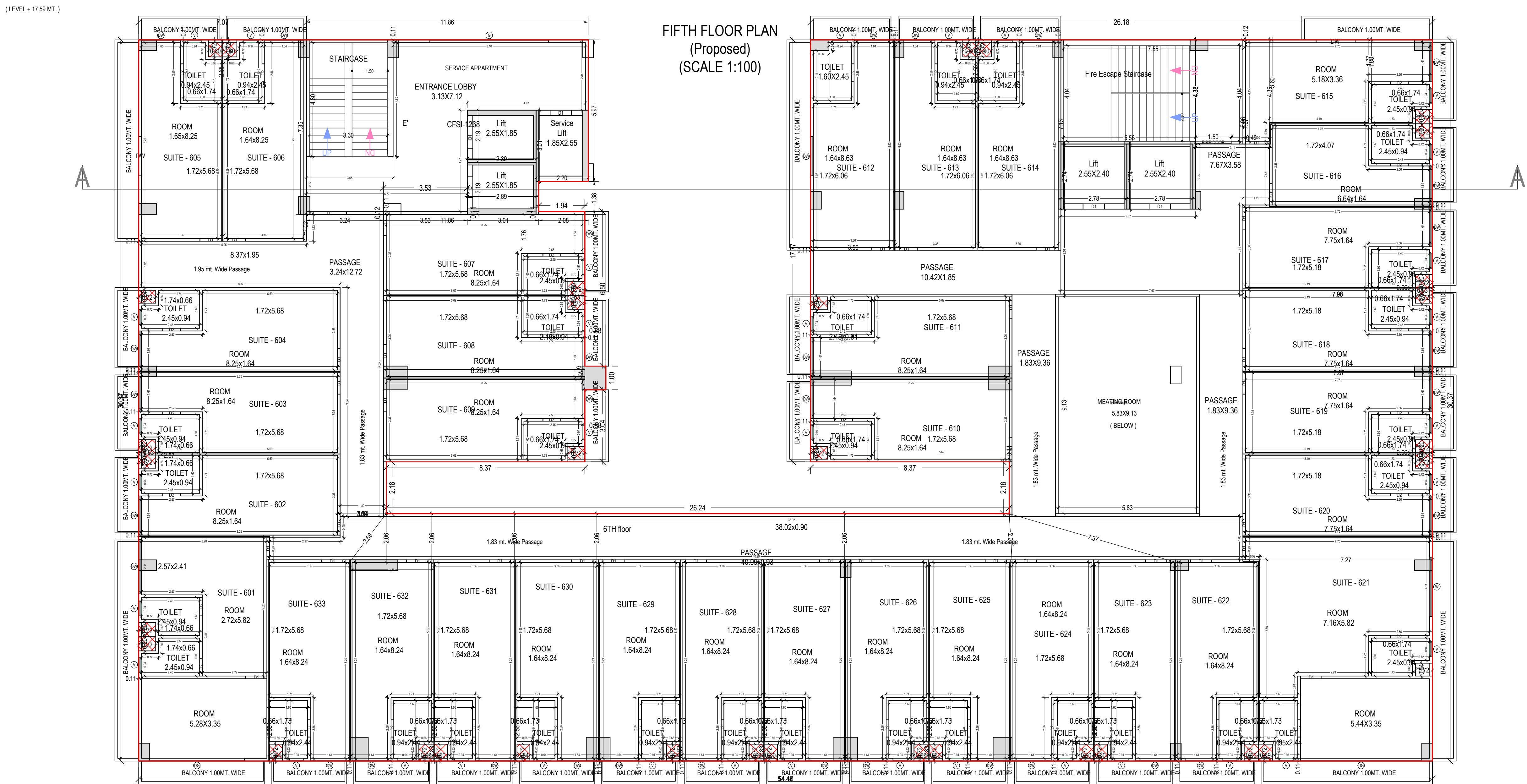
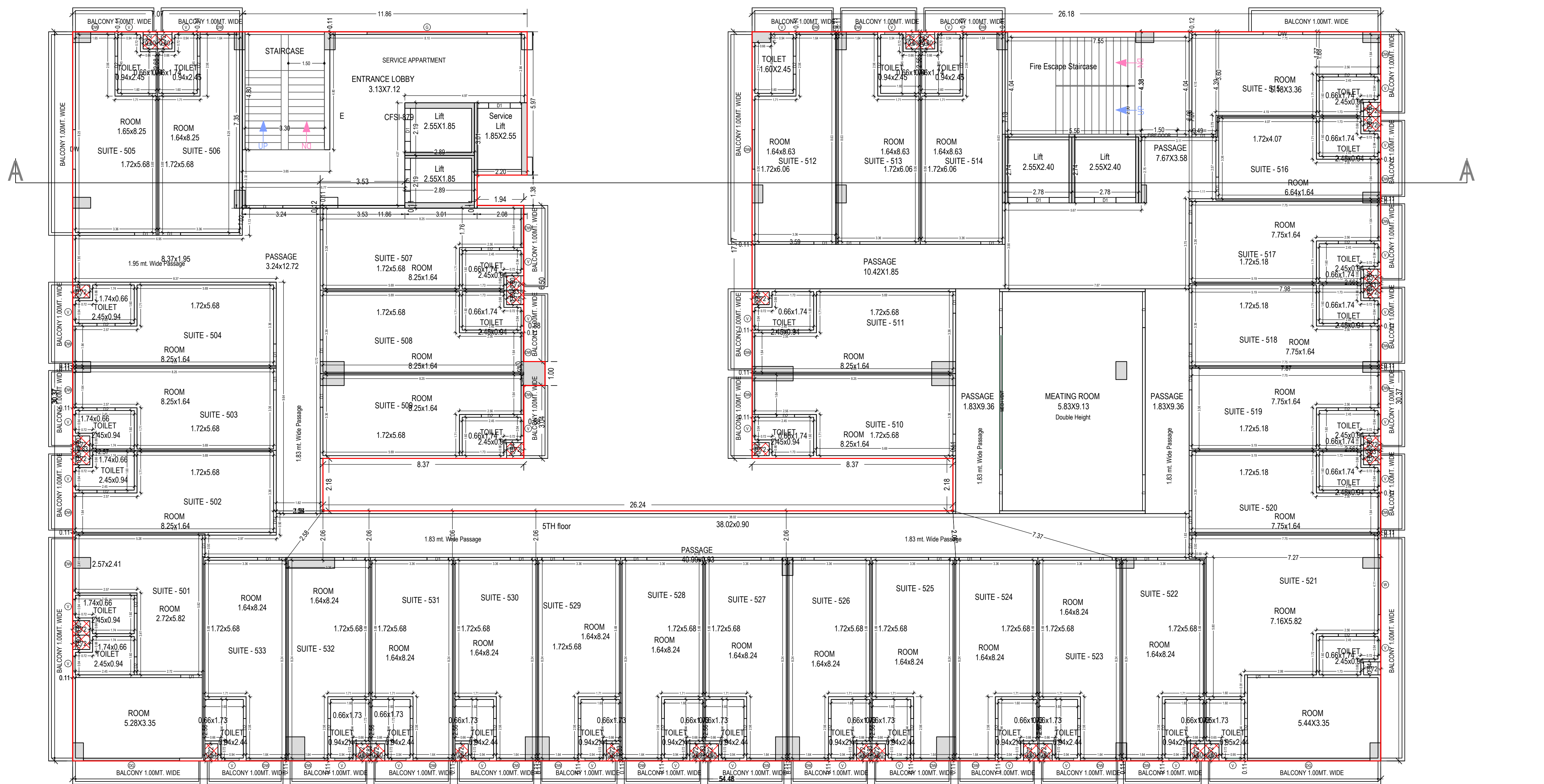
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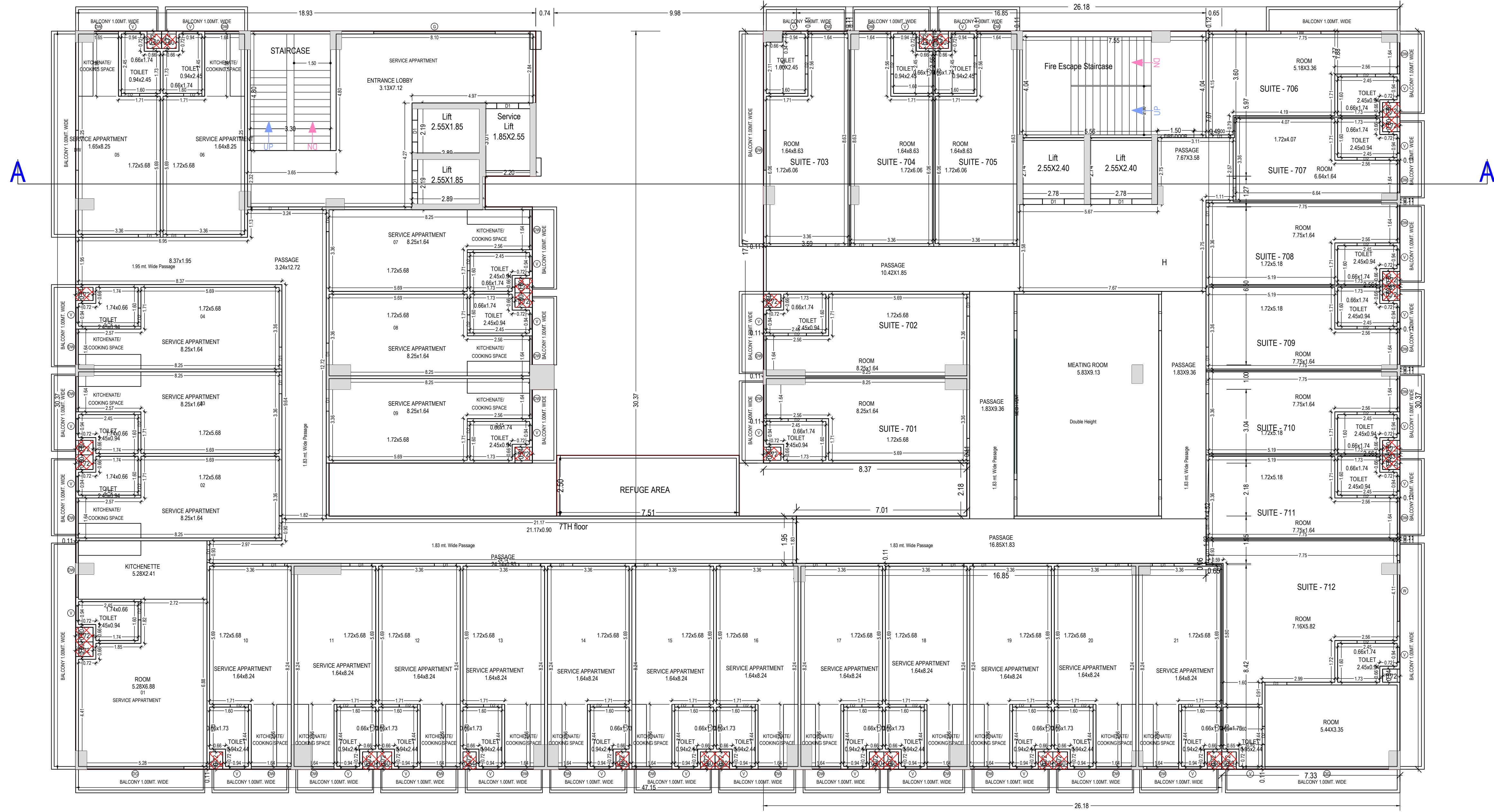
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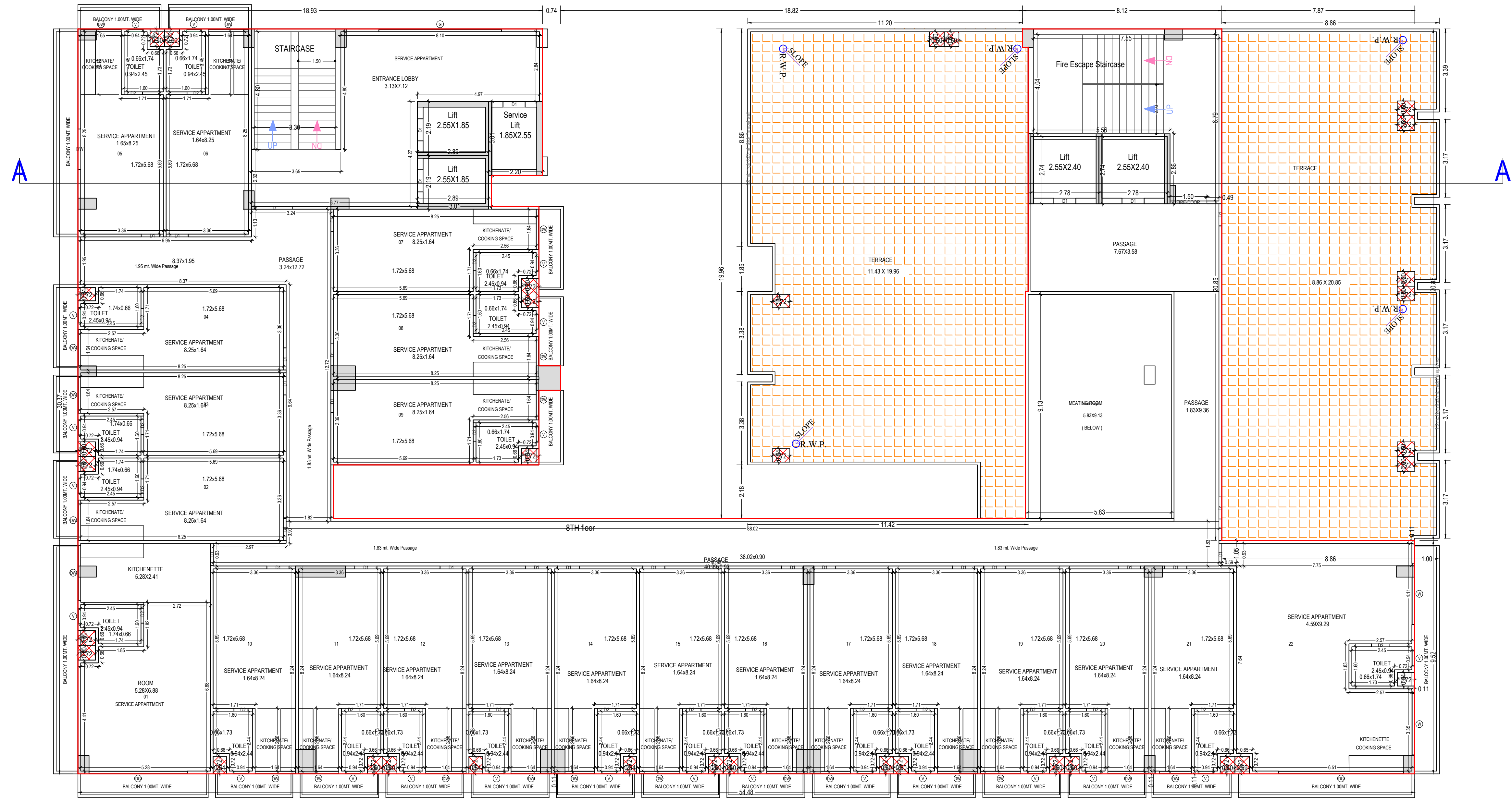
Rajesh Kumar Singh (Secretary)

Atul Vats (Vice Chairman)



(LEVEL = 20.79 MAT.)

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



(LEVEL = 20.80 MAT.)

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

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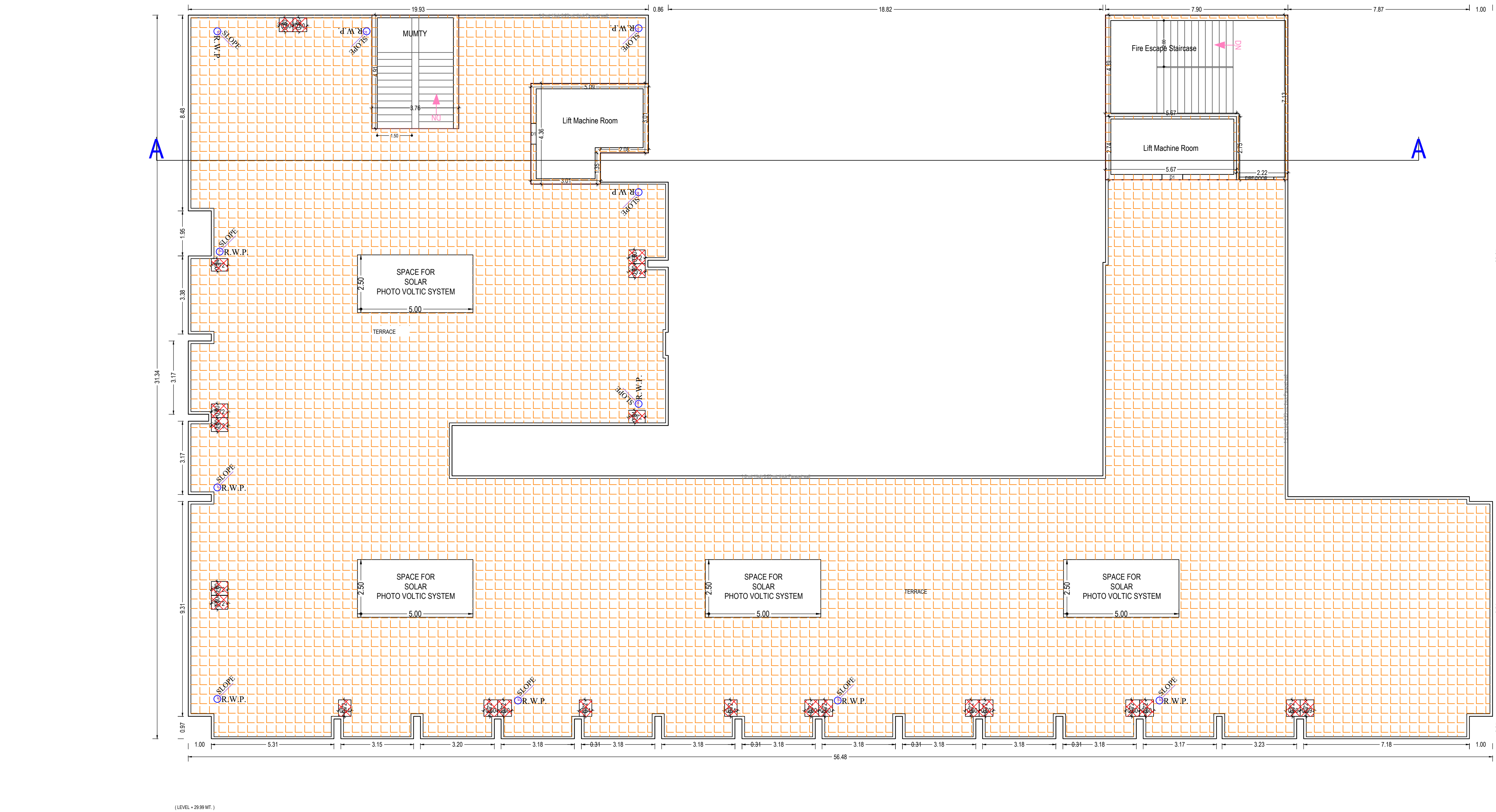
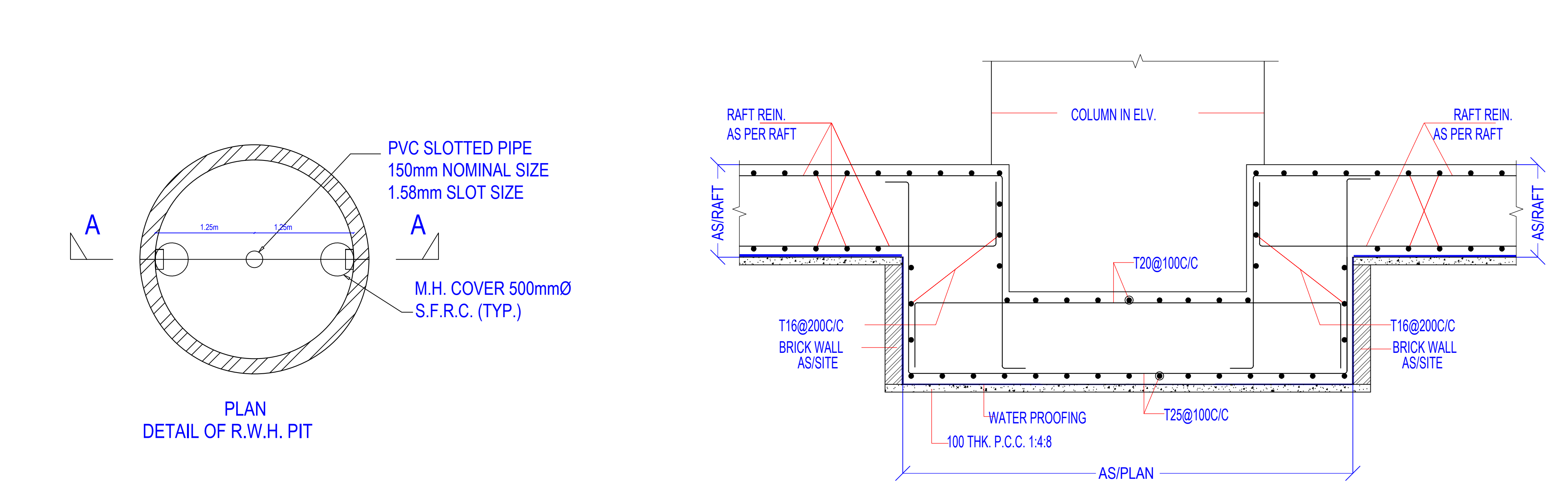
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TERRACE FLOOR PLAN
(SCALE 1:100)

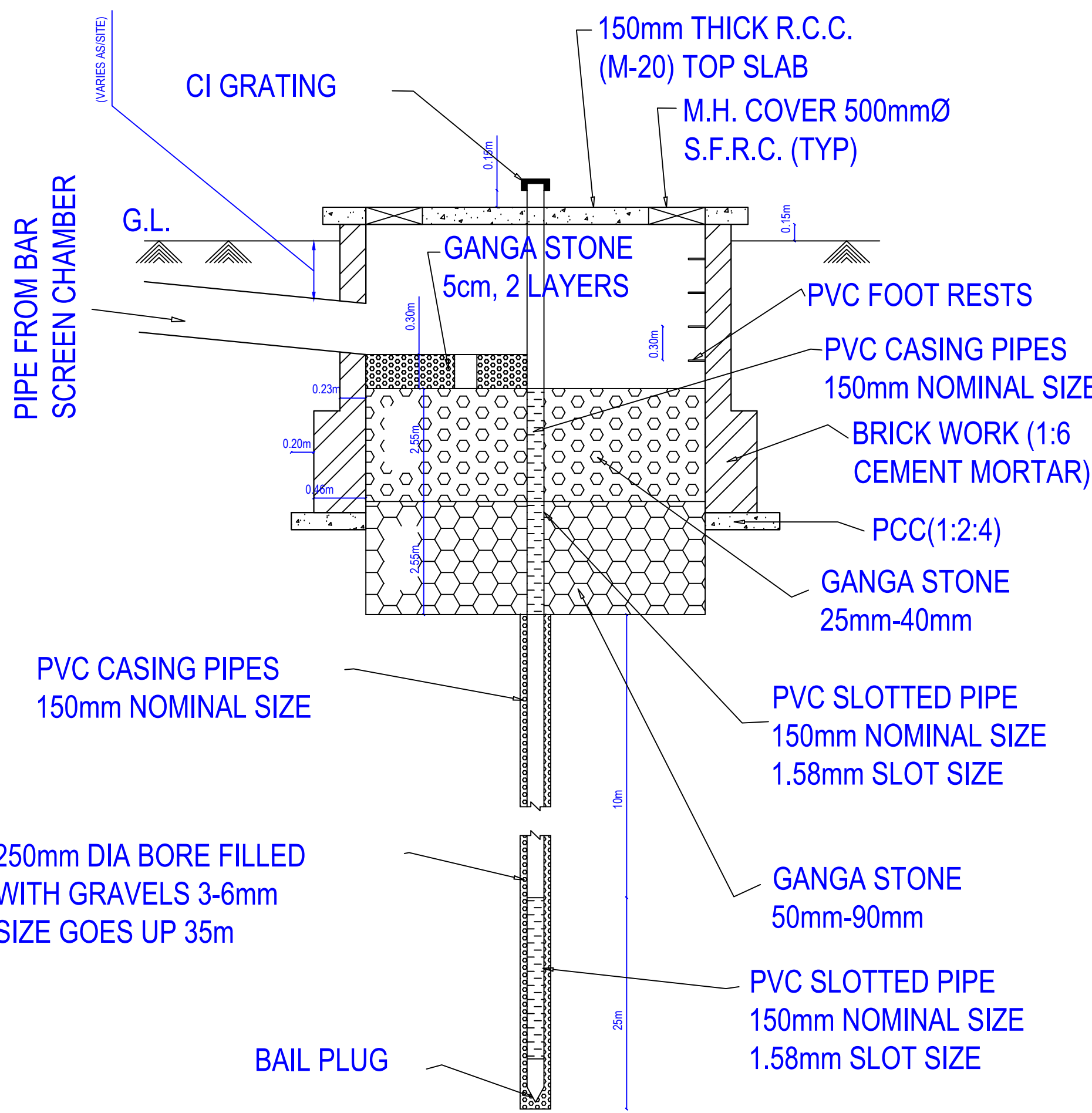
FOUNDATION DETAIL

SCHEDULE OF WINDOW/VENTILATION:									
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS					
HOTEL (BUILDING)	V	0.59	1.00	02					
HOTEL (BUILDING)	M	0.80	1.00	01					
HOTEL (BUILDING)	MECH VENT	0.75	1.00	04					
HOTEL (BUILDING)	DW	1.31	2.55	04					
HOTEL (BUILDING)	DW	1.48	2.55	08					
HOTEL (BUILDING)	MECH VENT	1.50	1.00	01					
HOTEL (BUILDING)	DW	1.84	2.55	124					
HOTEL (BUILDING)	DW	1.85	2.55	08					
HOTEL (BUILDING)	MECH VENT	1.75	1.00	02					
HOTEL (BUILDING)	DW	2.25	2.50	06					
HOTEL (BUILDING)	W	2.50	2.50	07					
HOTEL (BUILDING)	G	5.00	2.50	06					
HOTEL (BUILDING)	DW	5.00	2.50	01					
HOTEL (BUILDING)	W	3.48	2.55	04					
HOTEL (BUILDING)	DG	5.11	1.20	04					
HOTEL (BUILDING)	DG	5.28	1.20	02					
HOTEL (BUILDING)	DG	5.45	1.20	02					
HOTEL (BUILDING)	MECH VENT	5.58	1.00	02					
HOTEL (BUILDING)	MECH VENT	6.10	2.55	01					
HOTEL (BUILDING)	W	6.41	2.55	01					
HOTEL (BUILDING)	W	8.44	2.55	01					
HOTEL (BUILDING)	W	8.50	2.55	02					
HOTEL (BUILDING)	W	8.50	2.55	02					
HOTEL (BUILDING)	W	9.32	2.55	01					

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht
BASEMENT FLOOR PLAN	STAIRCASE	1.50	0.300	0.000	1.00
HOTEL (BUILDING)	Fire Escape Staircase	2.00	0.300	0.000	1.00
GROUND FLOOR PLAN	STAIRCASE	1.50	0.300	0.101	1.00
HOTEL (BUILDING)	Fire Escape Staircase	2.00	0.300	0.159	1.00
FIRST FLOOR PLAN	STAIRCASE	1.50	0.300	0.147	1.00
HOTEL (BUILDING)	Fire Escape Staircase	2.00	0.300	0.159	1.00
SECOND FLOOR PLAN	STAIRCASE	1.50	0.300	0.119	1.00
HOTEL (BUILDING)	Fire Escape Staircase	2.00	0.300	0.129	1.00
THIRD FLOOR PLAN	STAIRCASE	1.50	0.300	0.119	1.00
HOTEL (BUILDING)	Fire Escape Staircase	2.00	0.300	0.129	1.00
SERVICE FLOOR PLAN	STAIRCASE	1.50	0.300	0.104	1.00
HOTEL (BUILDING)	Fire Escape Staircase	2.00	0.300	0.113	1.00
FIFTH FLOOR PLAN	STAIRCASE	1.50	0.300	0.119	1.00
HOTEL (BUILDING)	Fire Escape Staircase	2.00	0.300	0.129	1.00
SIXTH FLOOR PLAN	STAIRCASE	1.50	0.300	0.119	1.00
HOTEL (BUILDING)	Fire Escape Staircase	2.00	0.300	0.129	1.00
SEVENTH FLOOR PLAN	STAIRCASE	1.50	0.300	0.119	1.00
HOTEL (BUILDING)	Fire Escape Staircase	2.00	0.300	0.129	1.00
EIGHTH FLOOR PLAN	STAIRCASE	1.50	0.300	0.119	1.00
HOTEL (BUILDING)	Fire Escape Staircase	2.00	0.300	0.129	1.00
TERRACE FLOOR PLAN	MUMTY	1.50	0.300	0.000	1.00
HOTEL (BUILDING)	Fire Escape Staircase	2.00	0.300	0.000	1.00

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
HOTEL (BUILDING)	D2	0.75	2.10	177
HOTEL (BUILDING)	D	0.75	2.10	07
HOTEL (BUILDING)	D1	0.90	2.10	200
HOTEL (BUILDING)	D	1.20	2.10	01
HOTEL (BUILDING)	D	1.50	2.10	36
HOTEL (BUILDING)	FIRE-DOOR	1.50	2.10	08
HOTEL (BUILDING)	DW	1.50	2.55	01
HOTEL (BUILDING)	D	1.50	2.10	01
HOTEL (BUILDING)	D	2.50	2.10	03
HOTEL (BUILDING)	RS	5.00	2.55	07
HOTEL (BUILDING)	RS	8.28	2.55	01
HOTEL (BUILDING)	RS	9.32	2.55	01

SECTION A-A
(NOT TO SCALE)

UNISQA Table for Building HOTEL (BUILDING)									
Floor	Name	Unit	Unit Area	Unit Area	Unit Area	Unit Area	Unit Area	Unit Area	No. of Unit
BASEMENT FLOOR PLAN	as	SHOP	1112.76	1112.76	1.00	1112.76	1.00	1112.76	100.00
	CHS-201	CHS-201	1112.76	1112.76	1.00	1112.76	1.00	1112.76	100.00
FIRST FLOOR PLAN	as	SHOP	1112.76	1112.76	1.00	1112.76	1.00	1112.76	100.00
	CHS-201	CHS-201	1112.76	1112.76	1.00	1112.76	1.00	1112.76	100.00
SECOND FLOOR PLAN	as	SHOP	1112.76	1112.76	1.00	1112.76	1.00	1112.76	100.00
	CHS-201	CHS-201	1112.76	1112.76	1.00	1112.76	1.00	1112.76	100.00
THIRD FLOOR PLAN	as	SHOP	1112.76	1112.76	1.00	1112.76	1.00	1112.76	100.00
	CHS-201	CHS-201	1112.76	1112.76	1.00	1112.76	1.00	1112.76	100.00
FOURTH FLOOR PLAN	as	SHOP	1112.76	1112.76	1.00	1112.76	1.00	1112.76	100.00
	CHS-201	CHS-201	1112.76	1112.76	1.00	1112.76	1.00	1112.76	100.00
FIFTH FLOOR PLAN	as	SHOP	1112.76	1112.76	1.00	1112.76	1.00	1112.76	100.00
	CHS-201	CHS-201	1112.76	1112.76	1.00	1112.76	1.00	1112.76	100.00
SIXTH FLOOR PLAN	as	SHOP	1112.76	1112.76	1.00	1112.76	1.00	1112.76	100.00
	CHS-201	CHS-201	1112.76	1112.76	1.00	1112.76	1.00	1112.76	100.00
SEVENTH FLOOR PLAN	as	SHOP	1112.76	1112.76	1.00	1112.76	1.00	1112.76	100.00
	CHS-201	CHS-201	1112.76	1112.76	1.00	1112.76	1.00	1112.76	100.00
EIGHTH FLOOR PLAN	as	SHOP	1112.76	1112.76	1.00	1112.76	1.00	1112.76	100.00
	CHS-201	CHS-201	1112.76	1112.76	1.00	1112.76	1.00	1112.76	100.00
TERRACE FLOOR PLAN	as	SHOP	1112.76	1112.76	1.00	1112.76	1.00	1112.76	100.00
	CHS-201	CHS-201	1112.76	1112.76	1.00	1112.76	1.00	1112.76	100.00

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_A00 (841.00 x 1189.00 MM)

Total Plot Area: - 4213.94
Total Coverage Area: - 1624.12

Total FAR Area: - 10501.52
Total BUA Area: - 16131.02

Rajesh Kumar Singh (Secretary)

Arvind Kumar (Chief Architect and Town Planner)

Arvind Kumar (Town Planner/ Executive engineer)

Arvind Kumar (Chief Architect and Town Planner)

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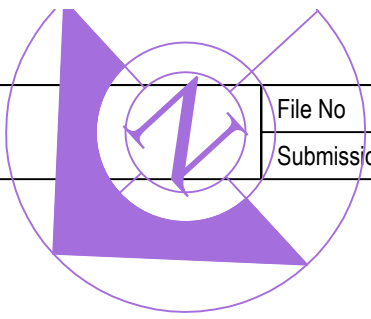
Arvind Kumar (Town Planner/ Executive engineer)

Arvind Kumar (Chief Architect and Town Planner)

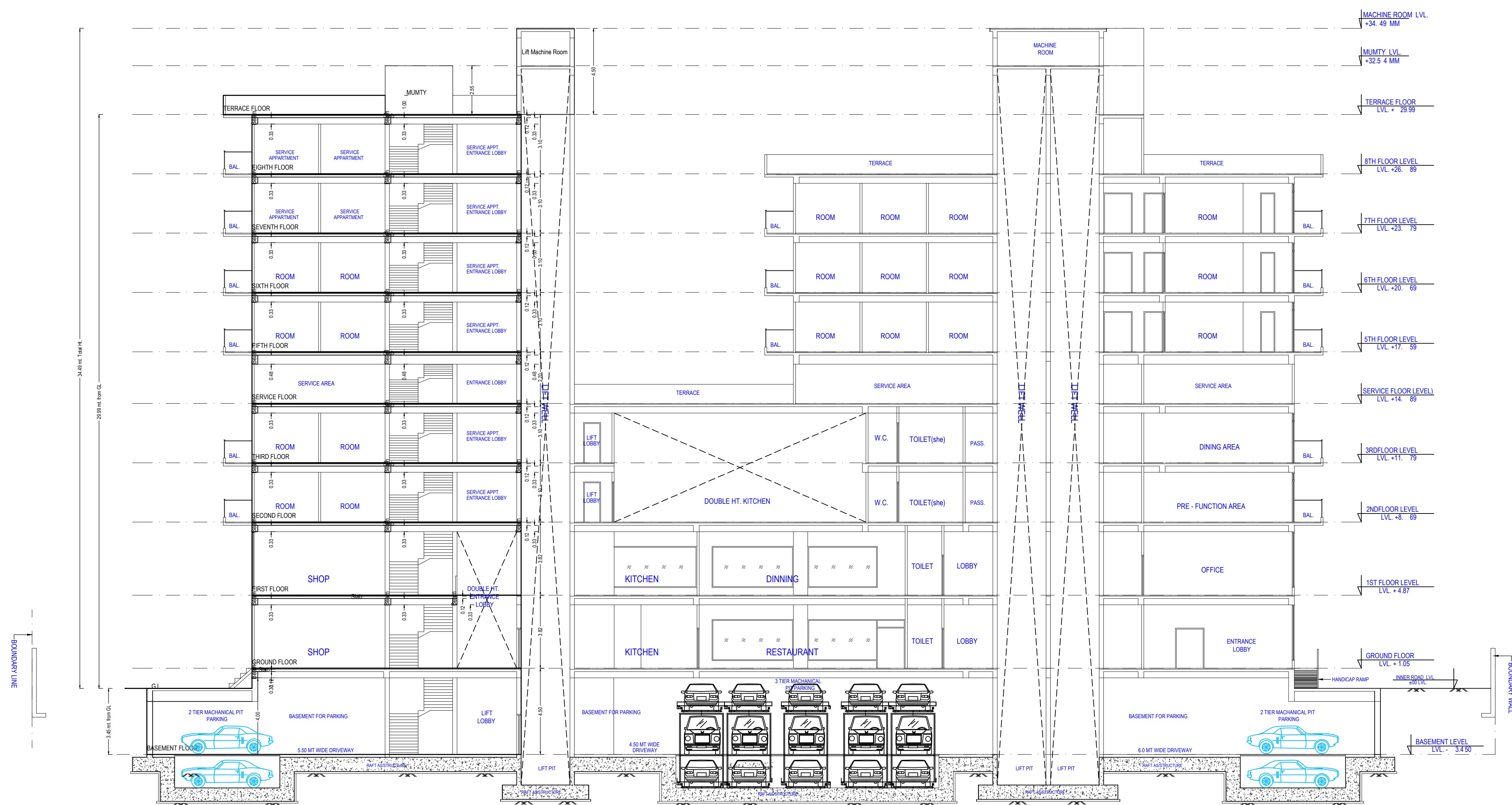
Rajesh Kumar Singh (Secretary)

Arvind Kumar (Chief Architect and Town Planner)

Arvind Kumar (



Elevation



Section - AA

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)

KAMEX

KAMEX

Kayhal

(SINCE 1936)

Technical Specification

-Pit Puzzle Type

DESCRIPTION		PIT TYPE PUZZLE PARKING(FULLY AUTOMATIC WITH MANUAL OVERRIDE)
PLATFORM LENGTH(mm)		4700 to 5400
PLATFORM WIDTH(mm)		2100 to 2500
LIFTING CAPACITY PER PLATFORM(Kg)		2000
ELECTRICAL REQUIREMENTS		2.2 kw
SPEED	LIFTING	23 sec
	SLIDING	15 Sec/shift
MOTOR	LIFTING	3 HP ON POWER PACK
	SLIDING	0.25 HP GEAR-BOX
OPEARTION	LIFTING	HYDRAULICALLY
	SLIDING	GEARED MOTOR (With Brake System)

14

3 TIER MACHANICAL PIT PARKING

KAMEX

KAMEX

Kayhal

(SINCE 1936)

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

10

2 TIER MACHANICAL PARKING

OWNER'S NAME AND SIGNATURE
DBF INFRASTRUCTURE PVT LTD, devdb@gmail.com, 7503572624

ARCHENG'S NAME AND SIGN
ANLU AGARWAL
CA/96/19503

Ghaziabad Development Authority



Building Plan Application Number

GDA/BP/24-25/1078

Sanctioned On

22 Jul 2025

Valid Till

27 Jul 2030

Approved By

Arvind Kumar (Chief Architect and Town Planner)

Examined By

Manoj kumar Gaur (Junior engineer)

Deepthi Chauhan (Assistant Town Planner/Assistant Engineer)

Arvind Kumar (Town Planner/ Executive engineer)

Arvind Kumar (Chief Architect and Town Planner)

Rajesh Kumar Singh (Secretary)

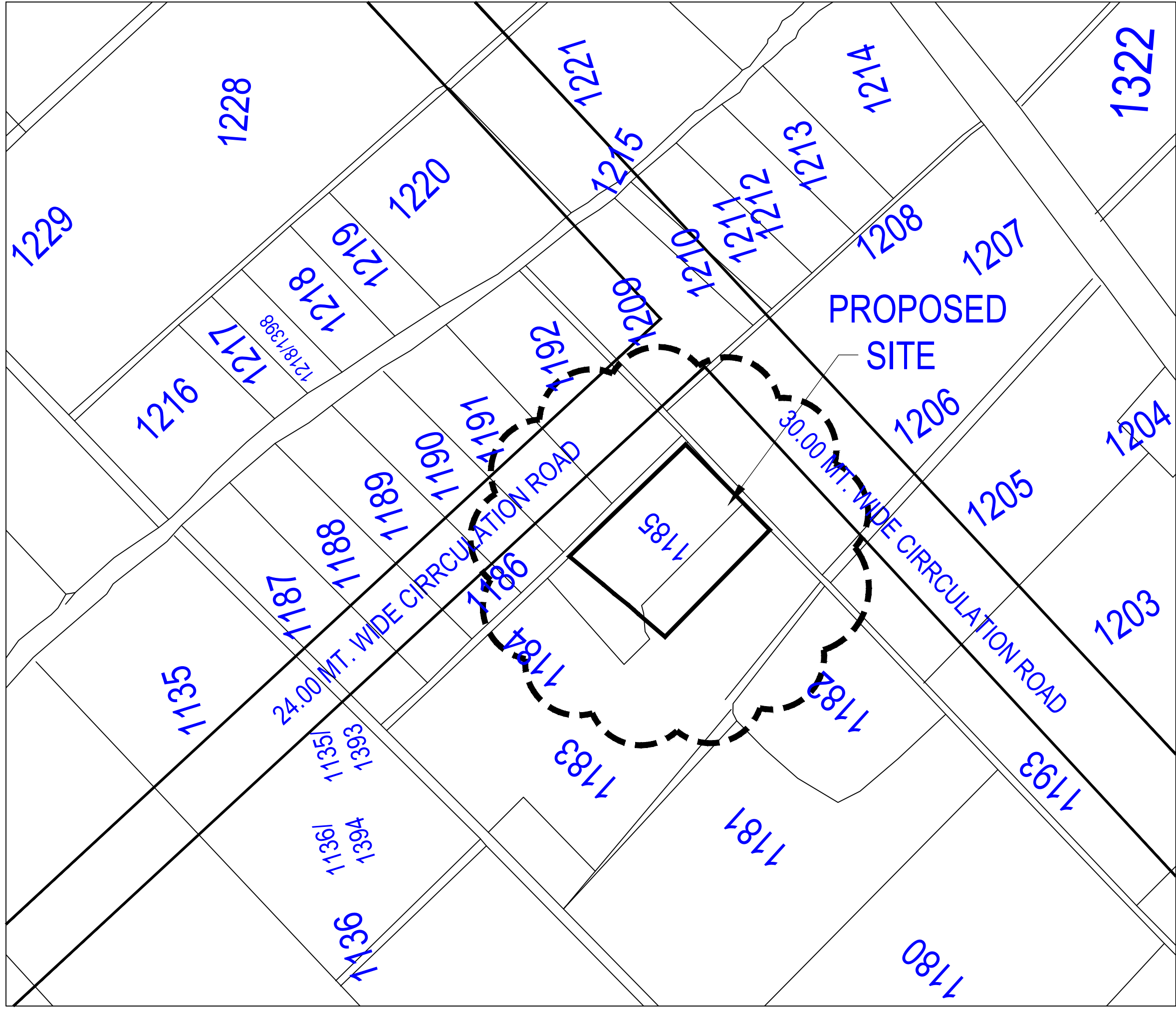
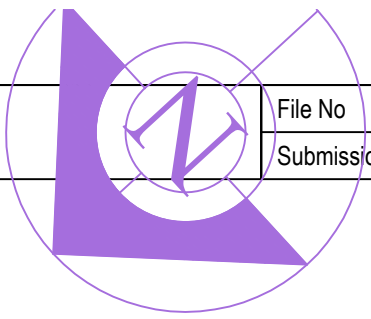
Atul Vats (Vice Chairman)

Total Plot Area: - 4213.94

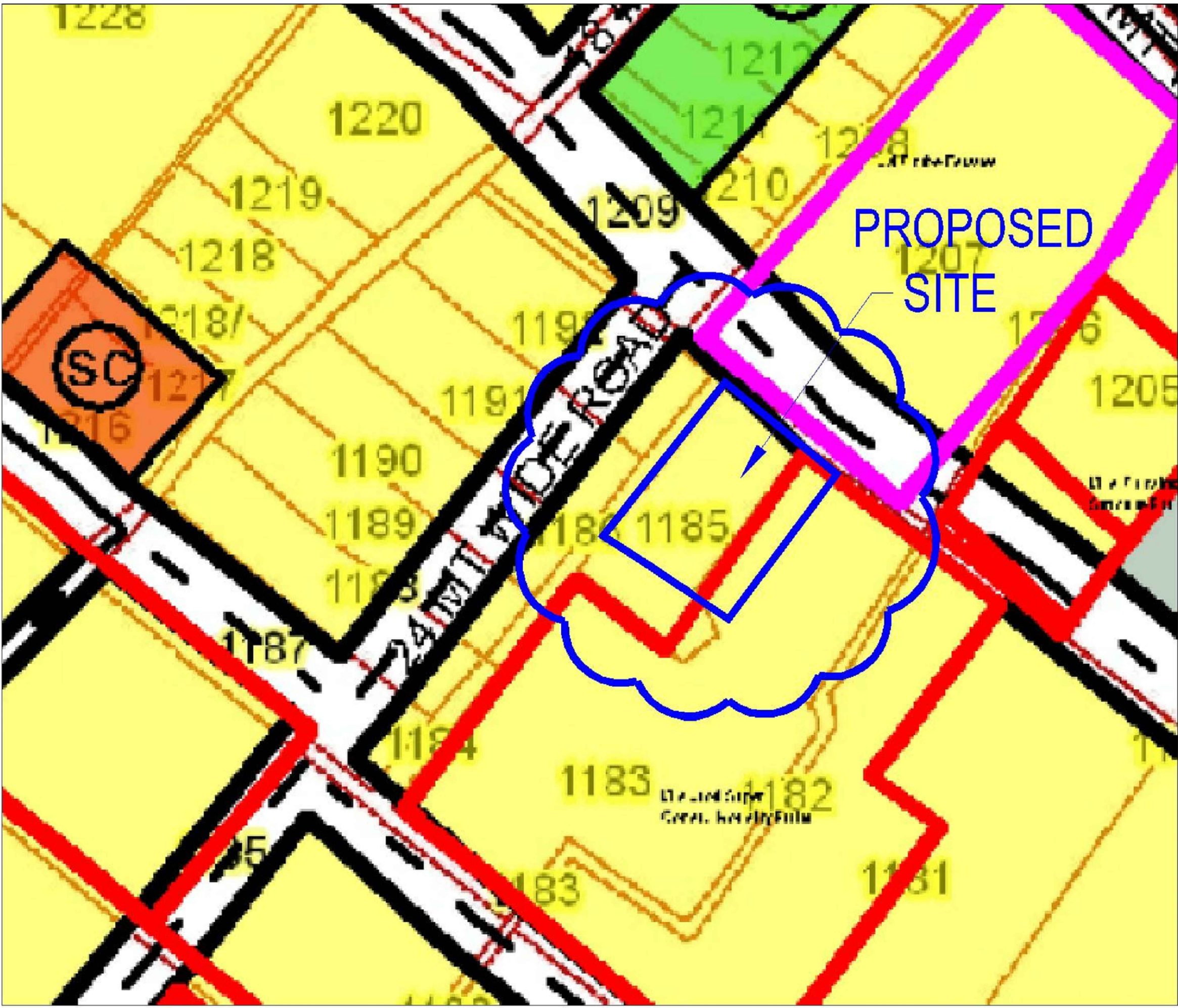
Total FAR Area: - 10501.52

Total Coverage Area: - 1624.12

Total BUA Area: - 16131.02



SITE SUPERIMPOSED
ON KHASRA PLAN



SITE SUPERIMPOSED
ON ZONAL PLAN

REQUIRED PARKING DETAIL

Parking Norms @ 1.50 E.C.S. Required per 100 sq.mt. F.A.R. Area
So Proposed F.A.R. Area is = 10,501.52 sq.mt.

10501.52

= 157.52 (say - 158 E.C.S.)

PROVIDED PARKING DETAIL

10501.52

Normal Parking = 03 e.c.s.

Total Parking Provided = 158 e.c.s.

PERMISSIBLE F.A.R. AREA DISTRIBUTION

Total Permissible F.A.R. AREA @2.50 =
= 4213.94 X 2.50 = 10,534.85 sq.mt.

a PERMISSIBLE F.A.R. FOR COMMERCIAL @ 20% OF 10,534.85
= 10,534.85 X 20/100 = 2,106.97 sq.mt.

b PERMISSIBLE F.A.R. FOR SERVICE APARTMENT @ 20% OF 10,534.85
= 10,534.85 X 20/100 = 2,106.97 sq.mt.

c PERMISSIBLE F.A.R. FOR HOTEL @ 60% OF 10,534.85
= 10,534.85 X 60/100 = 6,320.91 sq.mt.

PROPOSED F.A.R. AREA DISTRIBUTION DETAIL

s.no.	floors	Commercial F.A.R. (sq.mt.)	Hotel F.A.R. (sq.mt.)	Service appt. F.A.R. (sq.mt.)	Total F.A.R. (sq.mt.)	Total no. of Hotel room	Total no. of Service appt.
1.	Ground Floor	1,110.77	435.67	71.85	1,618.29	— —	— —
2.	1st Floor	996.18	486.11	32.26	1,514.55	— —	— —
3.	2nd Floor	— —	1,523.70	62.17	1,585.87	10 nos.	— —
4.	3rd Floor	— —	755.13	62.17	817.30	10 nos.	— —
5.	Service Floor	— —	— —	— —	— —	— —	— —
6.	5th Floor	— —	1,286.75	69.73	1,356.48	33 nos.	— —
7.	6th Floor	— —	1,233.47	69.73	1,303.20	33 nos.	— —
8.	7th Floor	— —	566.78	789.70	1,356.48	12 nos.	21 nos.
9.	8th Floor	— —	— —	949.35	949.35	— —	22 nos.
	Total	2,106.95	6,287.61	2,106.96	10,501.52	98 nos.	43 nos.

OWNERS NAME AND SIGNATURE
DBF INFRASTRUCTURE PVT LTD, devdb@gmail.com, 7503572624

ARCHITECTS NAME AND SIGNATURE
ANUJ AGARWAL
CA/96/19503

INEER

Ghaziabad Development Authority



Building Plan Application Number
GDA/BP/24-25/1078

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Atul Vats (Vice Chairman)