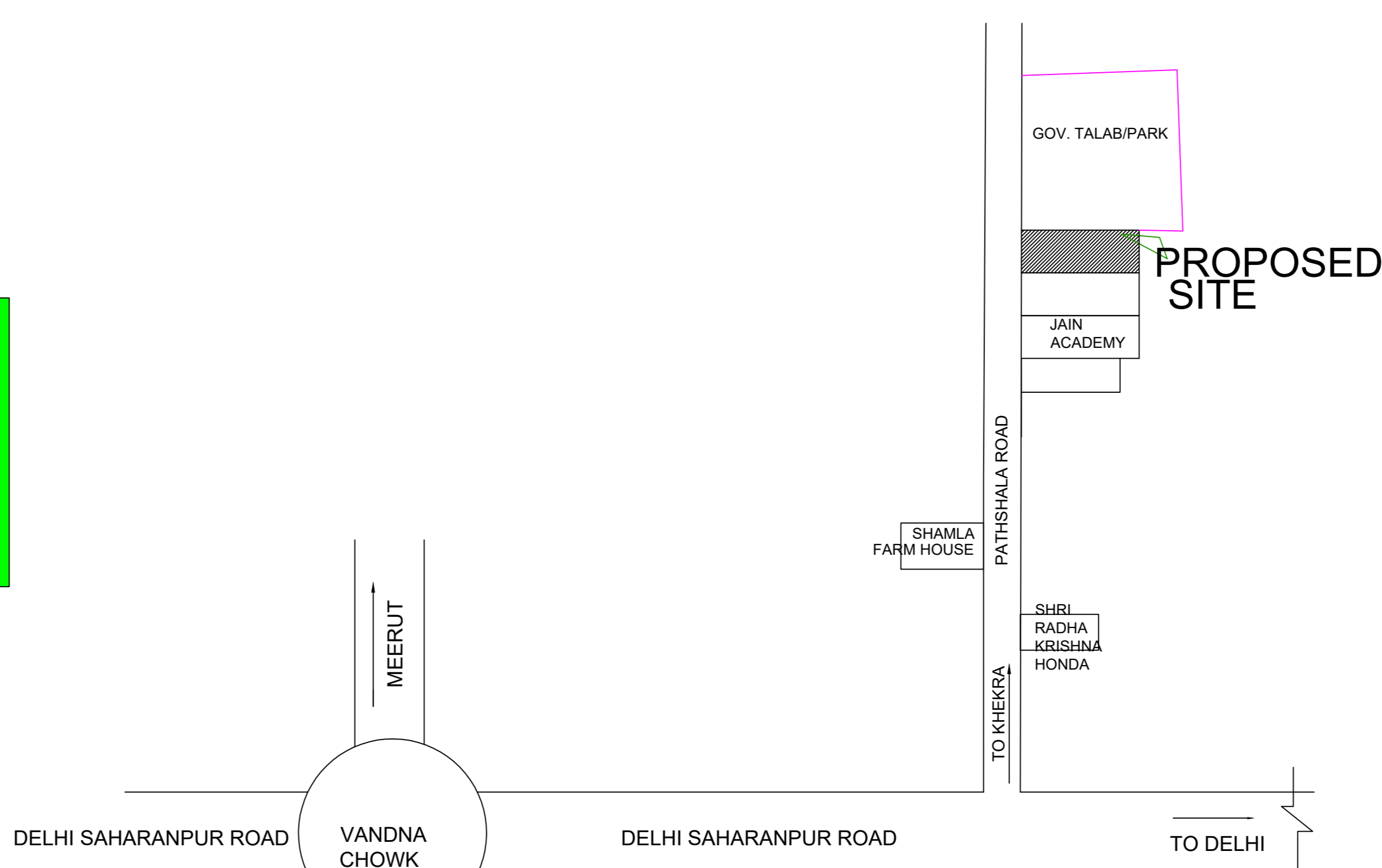


SECTION



KEY PLAN

UnB/BUA Table for Building AJEET (A)

Floor	Name	UnB/BUA Type	Net UnB/BUA Area (Sq.m)	Gross UnB/BUA Area (Sq.m)	Deductions From Gross UnB/BUA Area (Sq.m)	UnB/BUA Area (Sq.m)	Deductions (Area in Sq.m)	Carpet Area (Sq.m)	No. of Units		
LOWER GROUND FLOOR PLAN	JB	OTHER	688.56	688.56	43.64	17.28	627.64	3.15	17.94	606.55	01
		Total	688.56	688.56	43.64	17.28	627.64	3.15	17.94	606.55	01
UPPER GROUND FLOOR PLAN	JA	OTHER	688.56	688.56	43.64	17.28	627.64	3.15	17.94	606.55	01
		Total	688.56	688.56	43.64	17.28	627.64	3.15	17.94	606.55	01
FIRST FLOOR PLAN	a	OTHER	688.56	688.56	43.64	17.28	627.64	0.92	16.61	610.11	01
		Total	688.56	688.56	43.64	17.28	627.64	0.92	16.61	610.11	01
SECOND FLOOR PLAN	e	OTHER	688.56	688.56	43.64	17.28	627.64	0.92	16.61	610.11	01
		Total	688.56	688.56	43.64	17.28	627.64	0.92	16.61	610.11	01
MEZZANINE @ SECOND FLOOR PLAN	CFAR-565	OTHER	240.77	240.77	13.30	14.08	213.39	0.00	10.28	203.11	01
		Total	240.77	240.77	13.30	14.08	213.39	0.00	10.28	203.11	01
TERRACE FLOOR PLAN	J	OTHER	81.27	81.27	0.00	0.00	81.27	0.46	7.24	73.57	01
		Total	81.27	81.27	0.00	0.00	81.27	0.46	7.24	73.57	01
Total			3076.28	3076.28	187.86	69.92	2818.50	7.67	87.53	2723.29	06

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AJEET (A)	W1	1.34	1.60	08
AJEET (A)	V	1.39	1.00	02
AJEET (A)	W1	1.59	1.40	21
AJEET (A)	W	1.71	1.60	01
AJEET (A)	W	1.80	1.20	03
AJEET (A)	W	2.00	1.60	07
AJEET (A)	W2	3.48	1.20	01
AJEET (A)	W2	5.00	1.20	04

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
AJEET (A)	D	1.20	2.10	01
AJEET (A)	D	1.38	2.10	04
AJEET (A)	D2	1.90	2.10	01
AJEET (A)	D	1.90	2.10	02
AJEET (A)	FIRE DOOR	1.50	2.10	01
AJEET (A)	FIRE DOOR	1.89	2.10	04
AJEET (A)	D5	1.93	2.10	01
AJEET (A)	D2	2.00	2.10	05
AJEET (A)	FIRE DOOR	2.00	2.10	04
AJEET (A)	D1	2.03	2.10	04
AJEET (A)	D5	2.00	2.10	01
AJEET (A)	D	2.00	2.10	01
AJEET (A)	RS	2.08	2.10	03
AJEET (A)	RS	2.34	2.10	02
AJEET (A)	RS	2.49	2.10	03
AJEET (A)	RS	2.50	2.10	21
AJEET (A)	RS	2.68	2.10	03
AJEET (A)	RS	2.60	2.10	34
AJEET (A)	RS	2.62	2.10	03
AJEET (A)	RS	2.75	2.10	04
AJEET (A)	RS	2.87	2.10	04
AJEET (A)	RS	2.88	2.10	03
AJEET (A)	RS	3.00	2.10	04
AJEET (A)	RS	3.11	2.10	01
AJEET (A)	RS	4.67	2.10	06

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
BASEMENT SECOND FLOOR PLAN	STAIRCASE	1.50	0.300	0.000	1.00
BASEMENT FIRST FLOOR PLAN	STAIRCASE	1.50	0.300	0.000	1.00
LOWER GROUND FLOOR PLAN	STAIRCASE	2.00	0.300	0.150	1.00
UPPER GROUND FLOOR PLAN	STAIRCASE	1.50	0.300	0.150	1.00
FIRST FLOOR PLAN	STAIRCASE	1.50	0.300	0.150	1.00
SECOND FLOOR PLAN	STAIRCASE	2.00	0.300	0.150	1.00
MEZZANINE @ SECOND FLOOR PLAN	STAIRCASE	1.50	0.300	0.138	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.300	0.000	1.00

Buildingwise Floor FAR Details

Floor Name	Building Name	Total	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Total Paid FAR Area (Sq.m)
Basement First Floor	AJEET (A)	688.56	0.00	688.56	0.00
	Total	688.56	0.00	688.56	0.00
Basement Second Floor	AJEET (A)	688.56	0.00	688.56	0.00
	Total	688.56	0.00	688.56	0.00
Lower Ground Floor	AJEET (A)	669.15	633.92	669.15	633.92
	Total	669.15	633.92	669.15	633.92
Upper Ground Floor	AJEET (A)	669.15	637.92	669.15	637.92
	Total	669.15	637.92	669.15	637.92
First Floor	AJEET (A)	669.15	633.92	669.15	633.92
	Total	669.15	633.92	669.15	633.92
Mezzanine @ Second Floor	AJEET (A)	227.47	195.43	227.47	195.43
	Total	227.47	195.43	227.47	195.43
Terrace Floor	AJEET (A)	124.58	81.27	124.58	81.27
	Total	124.58	81.27	124.58	81.27
Total	AJEET (A)	4405.77	2817.37	4405.77	2817.37

FAR & Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.m)	Deductions From Gross BUA/Area in Sq.m	Total Built Up Area (Sq.m)	Deductions (Area in Sq.m)	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	No. of Unit
AJEET (A)	1	4540.35	187.86	4405.77	167.29	2817.36	2817.37	06
Grand Total:	1	4540.35	187.86	4405.77	167.29	2817.36	2817.37	06

Buildingwise FAR Details

Floor Name	Building Name	Total	Proposed FAR Area (Sq.m)	Total FAR Area (Sq.m)	Total Paid FAR Area (Sq.m)
Basement First Floor	AJEET (A)	688.56	0.00	688.56	0.00
	Total	688.56	0.00	688.56	0.00
Basement Second Floor	AJEET (A)	688.56	0.00	688.56	0.00
	Total	688.56	0.00	688.56	0.00
Lower Ground Floor	AJEET (A)	669.15	633.92	669.15	633.92
	Total	669.15	633.92	669.15	633.92
Upper Ground Floor	AJEET (A)	669.15	637.92	669.15	637.92
	Total	669.15	637.92	669.15	637.92
First Floor	AJEET (A)	669.15	633.92	669.15	633.92
	Total	669.15	633.92	669.15	633.92
Mezzanine @ Second Floor	AJEET (A)	227.47	195.43	227.47	195.43
	Total	227.47	195.43	227.47	195.43
Terrace Floor	AJEET (A)	124.58	81.27	124.58	81.27
	Total	124.58	81.27	124.58	81.27
Total	AJEET (A)	4405.77	2817.37	4405.77	2817.37

AREA STATEMENT

PROJECT DETAILS:

Authority: Baghat Barak Khasra Development Authority
 Plot Use: Commercial
 Authority Class: Category D
 Plot Sub Use: Shopping center
 Authority Grade: Development Authority (DA)
 Development Plan: Other
 Case/Task: Regular
 Land Use Zone: NA
 Project Type: Building Permission
 Land Sub Use Zone: NA
 Nature of Development: NEW
 Layout Type: NA
 Development Area: Existing Built-Up Area/Constructed Area
 Sub-Development Area: Other Town Area
 Special Project: NA
 Site Address: District Baghat, Tehsil Khasra, Village Khasra Rural
 AREA DETAILS:
 Sq.Mts.

1. Area of Plot As per record: 1581.00
 As per site condition: 1580.93
 Area of Plot Considered: 1580.93

2. Deduction for:
 (a) Proposed roads: 0.00
 (b) Any reservations: 0.00
 (c) Total: 0.00

3. Net Area of plot (1 - 2) AREA OF PLOT: 1580.93
 Plot Area For Coverage: 1580.93
 Plot Area For FAR: 1580.93
 Perm. FAR Area (1.50): 2371.40
 Perm. Paid FAR Area (0.30): 474.27
 5. Total Perm. FAR area with Paid FAR (1.80): 2845.67
 Total Paid Proposed FAR area: 4405.90

6. Total Built up area permissible at:
 Permissible Coverage area (60.00 %): 948.56
 Proposed Coverage Area (41.19 %): 651.20
 Total Prop. Coverage Area (41.19 %): 651.20
 Balance coverage area (18.81 %): 297.36

Proposed Area at:

Floor	Proposed Built up	Ending Built up	Proposed F.S.I	Existing F.S.I
Basement First Floor	688.56	0.00	0.00	0.00
Basement Second Floor	688.56	0.00	0.00	0.00
Lower Ground Floor	669.15	0.00	633.92	0.00
Upper Ground Floor	669.15	0.00	637.92	0.00
First Floor	669.15	0.00	634.91	0.00
Second Floor	669.15	0.00	634.91	0.00
Mezzanine @ Second Floor	227.47	0.00	195.43	0.00
Terrace Floor	124.58	0.00	81.27	0.00
Total Area	4405.77	0.00	2817.37	0.00

Total FAR Area: 2817.36
 Total Built up Area: 4405.76
 Proposed F.S.I. consumed: 1.78

C. Tenement Statement
 A. Tenement Proposed At:
 G.F.: 2.00
 All Floors: 4.00
 5. Total Tenements (3 + 4): 6
 E. Parking Statement
 1. Parking Space Required as per Regulations: 398.75
 2. Proposed Parking Space: 1464.44

COLOR INDEX

FLY BOUNDARY: BUTTING ROAD (Red)
 PROPOSED CONSTRUCTION (Green)
 COMMON PLOT (Yellow)
 ROAD ALIGNMENT (ROAD WIDENING AREA) (Blue)
 FUTURE T.P. SCHEME DEDUCTION AREA (Orange)
 EXISTING (To be retained) (Grey)
 EXISTING (To be demolished) (Black)

Required Parking (Table 7a)

Building Name	Type	Sub Use	Area (Sq.m)	Parking space reqd. for every	Units	Prop.	Recd./Unit	Car	Prop.
AJEET (A)	Commercial	Shopping center	> 0	> 0	100	2817.36	1.00	29	-
Total:								29	44

Tree Details (Table 3h)

PLOT	Name	No. Of Trees
PLOT	Tree	16
	Prop.	20

Building Conditions Checks

1. For AJEET (A) Increase of Mechanical parking of Stack parking provided in the Building. For stack parking at the time of completion the owner shall produce technical data with respect to height. The height shall not exceed more than 5% of that required as per company specifications and the height of stack parking shall not exceed more than 5% of that required as per company specifications.

Parking Check (Table 7b)

Vehicle Type	No.	Reqd. Parking space (sq.m)	Prop.	Area
Equivalent Car Space	-	-	22	302.50
Two Stack Car	-	-	22	302.50
Three Stack Car	29	-	398.75	44
Two Stack Parking	-	-	5	395.11
Other Parking	-	-	-	366.75
Total			398.75	671.75

OWNER'S NAME AND SIGNATURE
 GOPI PICTURES PVT LTD DIRECTOR MR. MUKESH KUMAR
 GUPTA S/O CHOTTEY LAL GUPTA, Ajeet@merstate.com, 9718756666

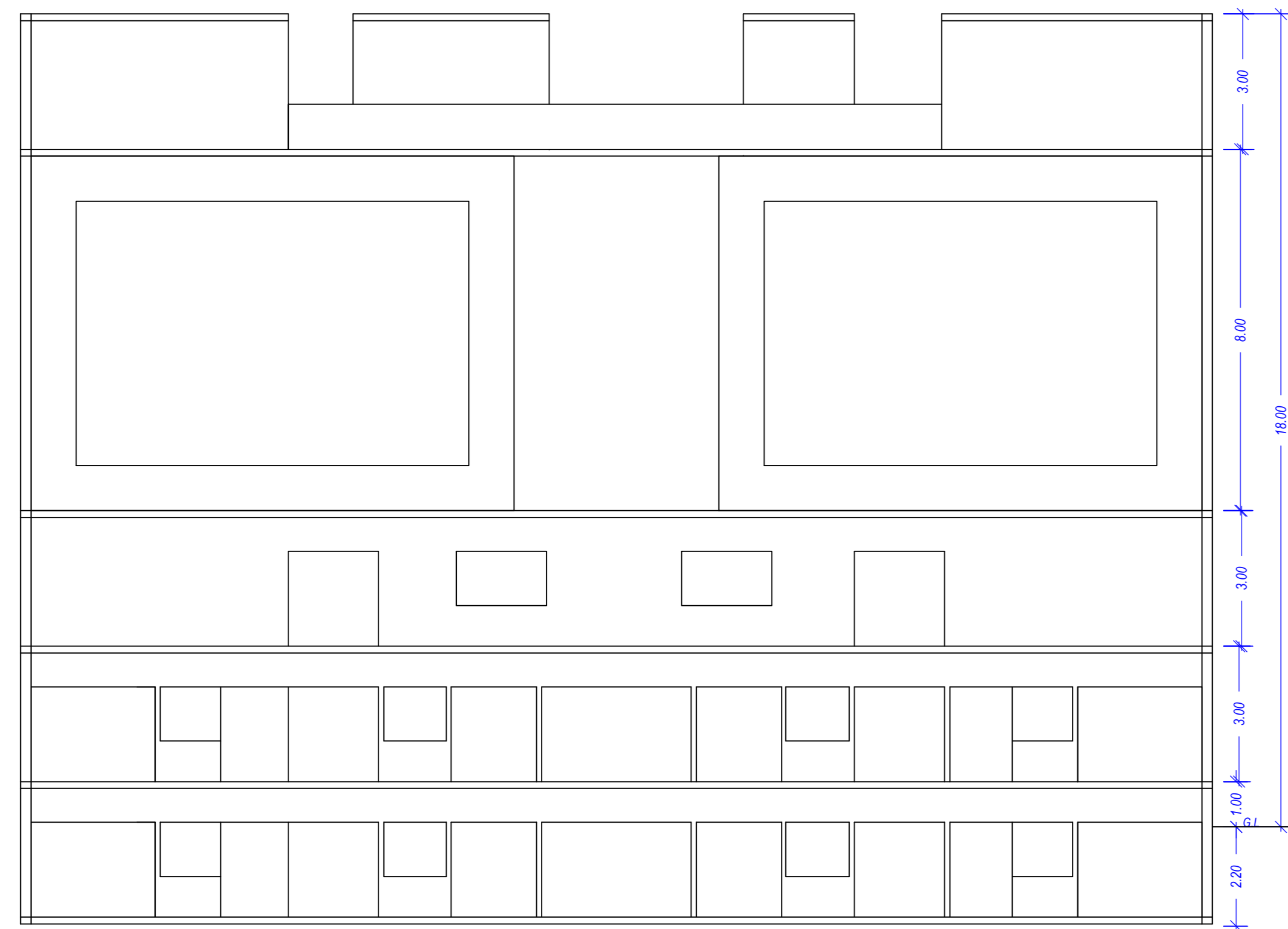
ARCHVENS NAME AND SIGNATURE
 shivani devi
 CA/1463442

Baghat Barak Khasra Development Authority

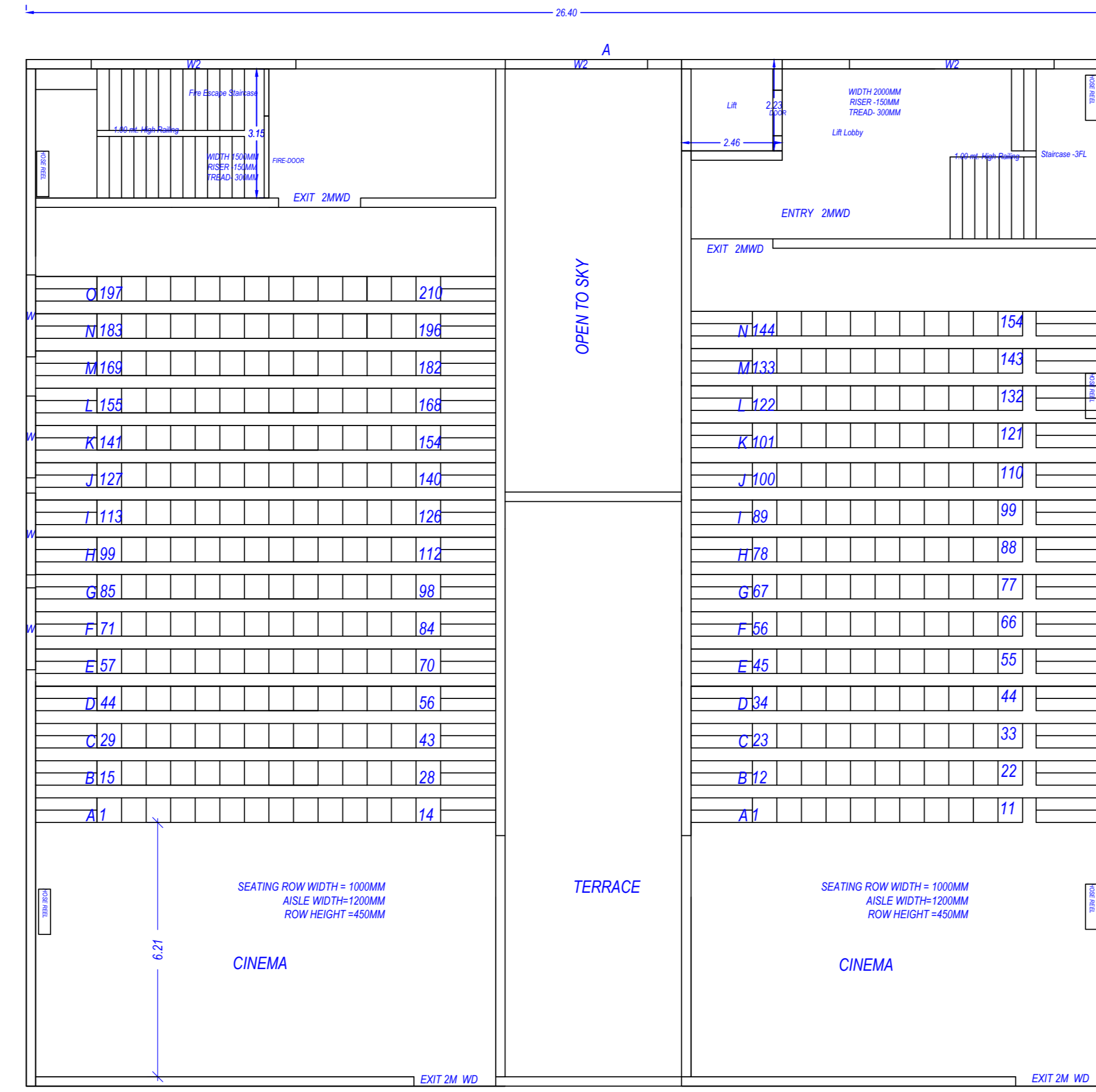
Building Plan Application Number
 BBKDA/BB/23-24-0026

Sanctioned On:
 07 Feb 2024
 13 Feb 2024
 Approved By: PANKAJ VERMA (Secretary)
 Examined By: Rishi Kumar Sharma (Junior engineer)
 NEERAJ KUMAR GUPTA (Assistant Engineer)
 PANKAJ VERMA (Secretary)

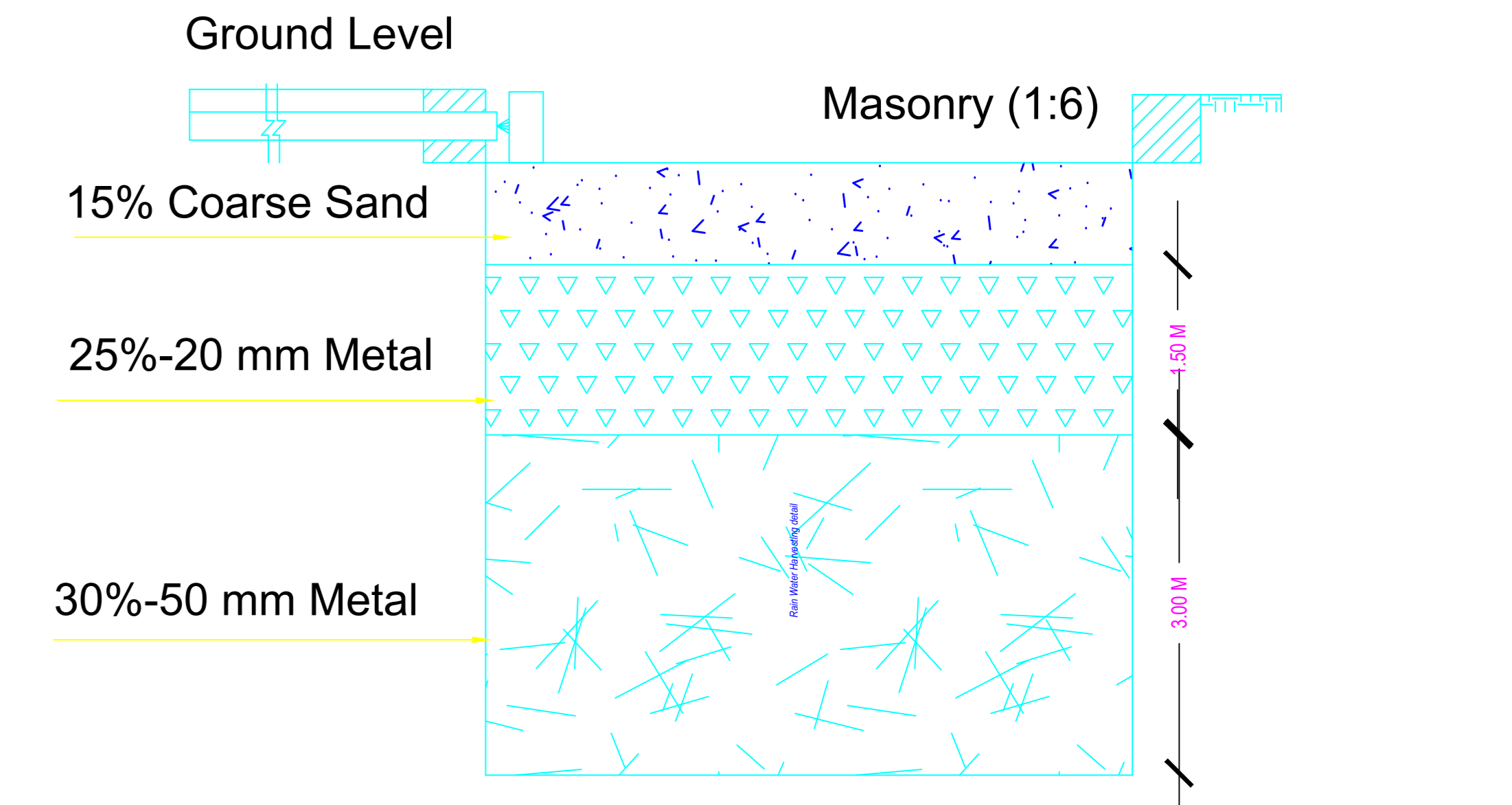
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
 2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.



ELEVATION



MAZZININE FLOOR SECOND FLOOR

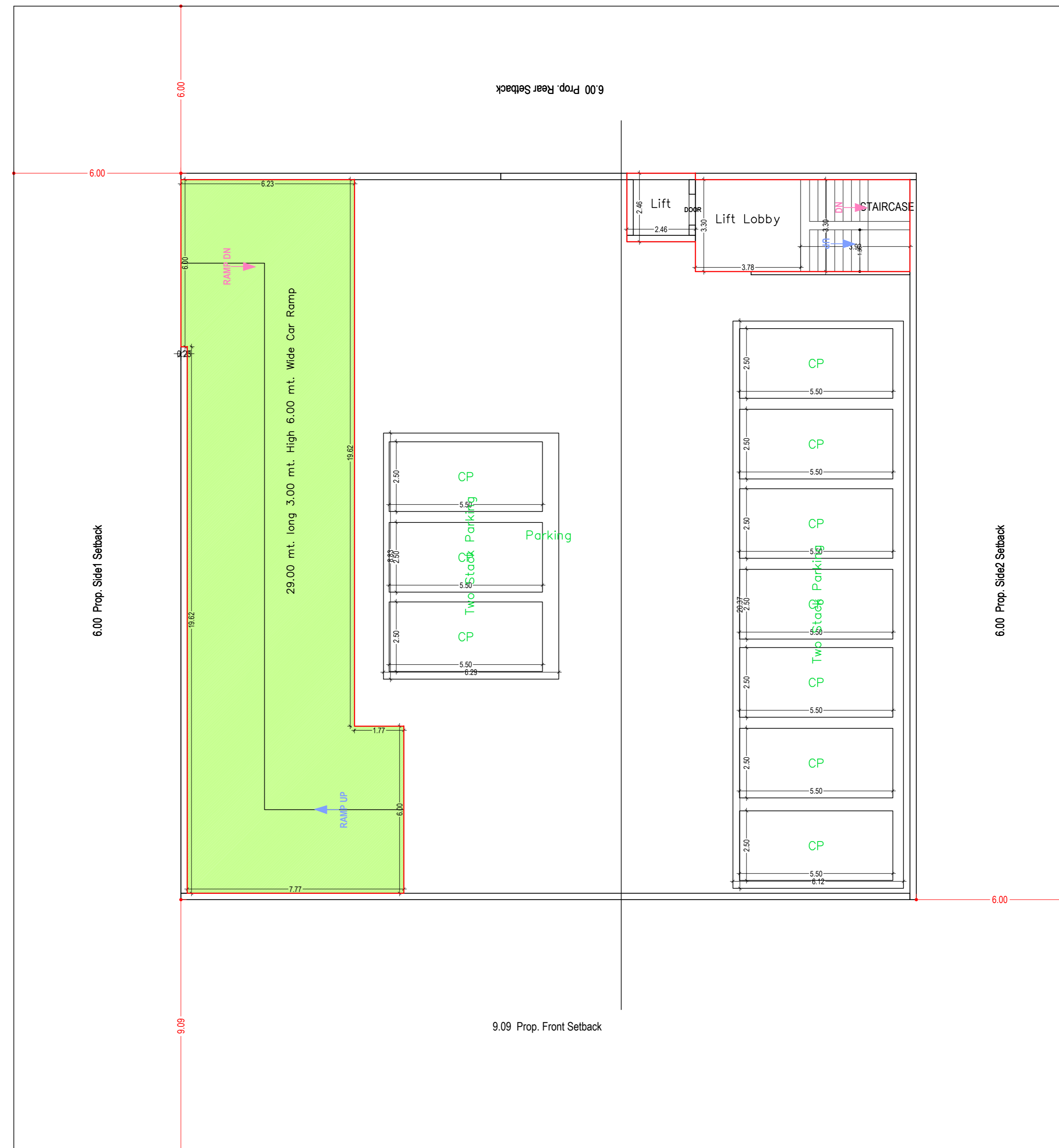


SECTION-XX'
 RAIN WATER HARVESTING STRUCTURE

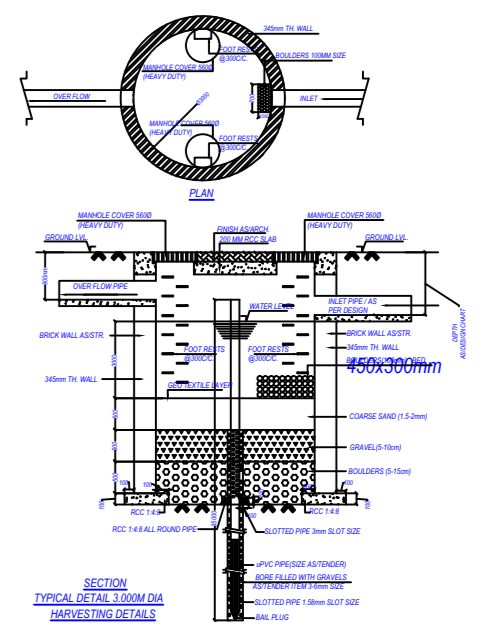
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BASEMENT SECOND FLOOR PLAN
 (SCALE 1:100)



BASEMENT FIRST FLOOR PLAN
 (SCALE 1:100)



OWNER'S NAME AND SIGNATURE
 GOPI PICTURES PVT LTD DIRECTOR MR. MIKESH KUMAR
 GUPTA S/O CHOTTEY LAL GUPTA, Ajeet@iemestate.com,
 9718756666

ARCHITECT'S NAME AND SIGNATURE
 shivani devi
 CA/1463442



Building Plan Application Number
 BBKDA/BP/23-24/0026

Sanctioned On
 07 Feb 2024

Valid Till
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Approved By
 PANKAJ VERMA (Secretary)

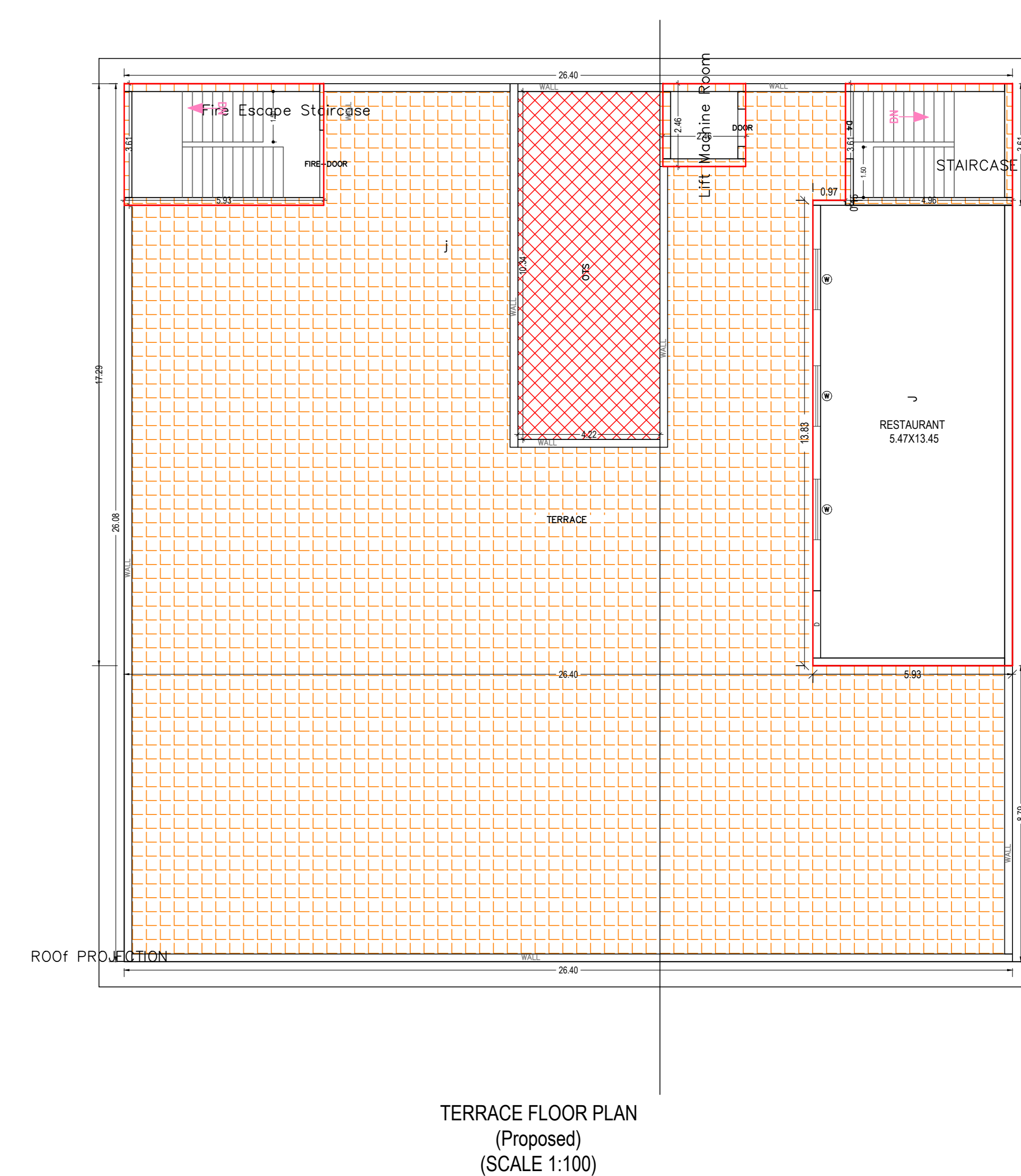
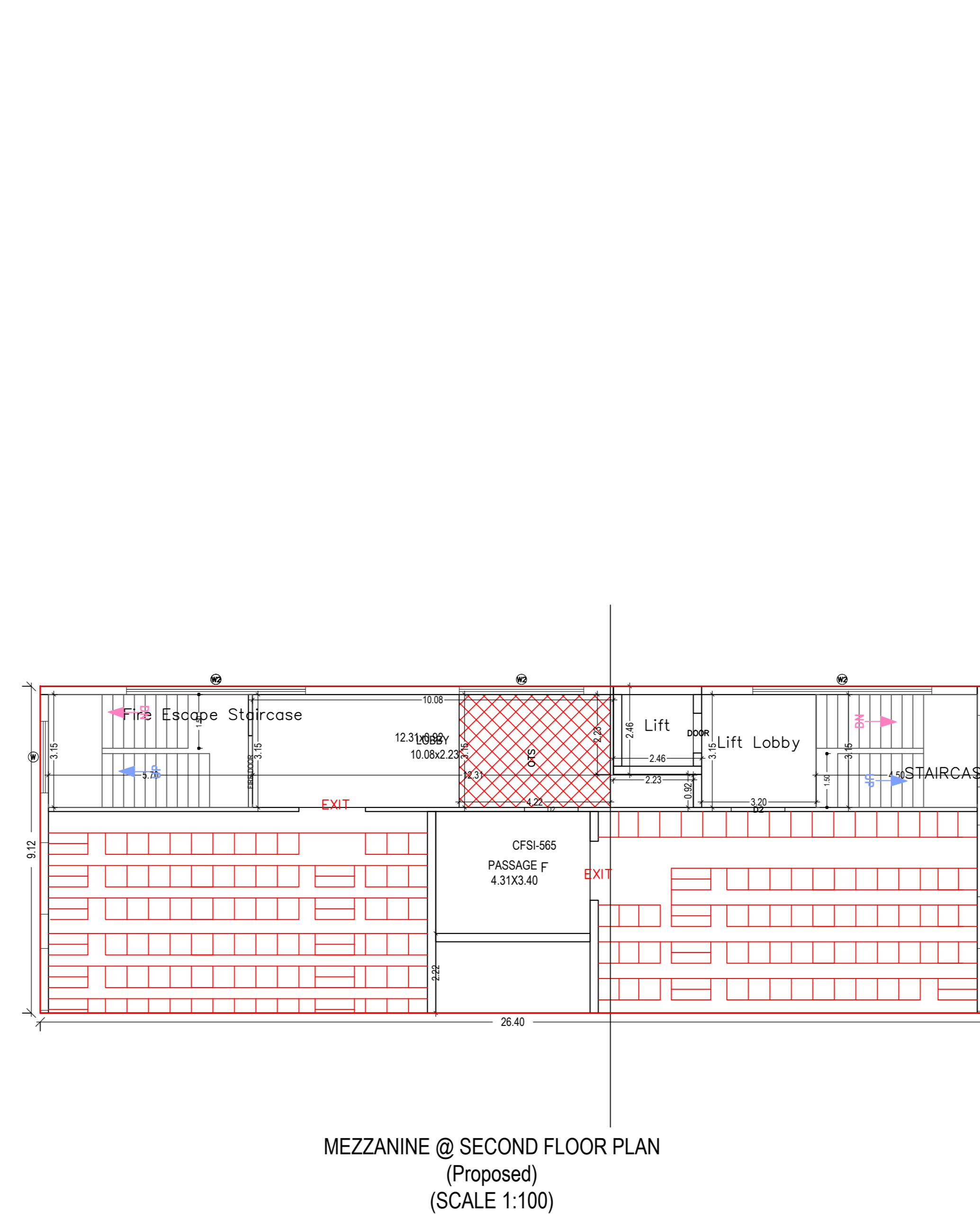
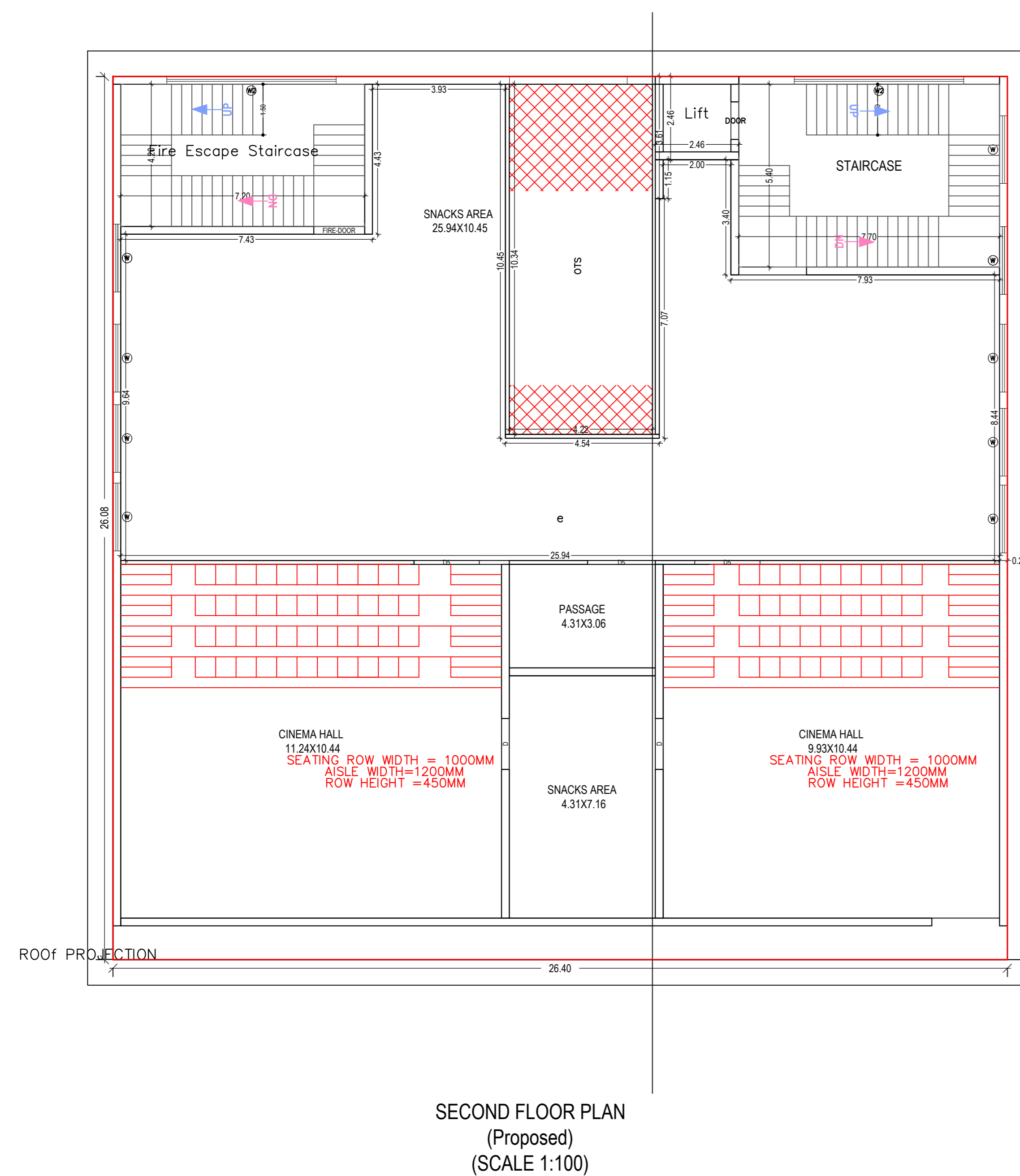
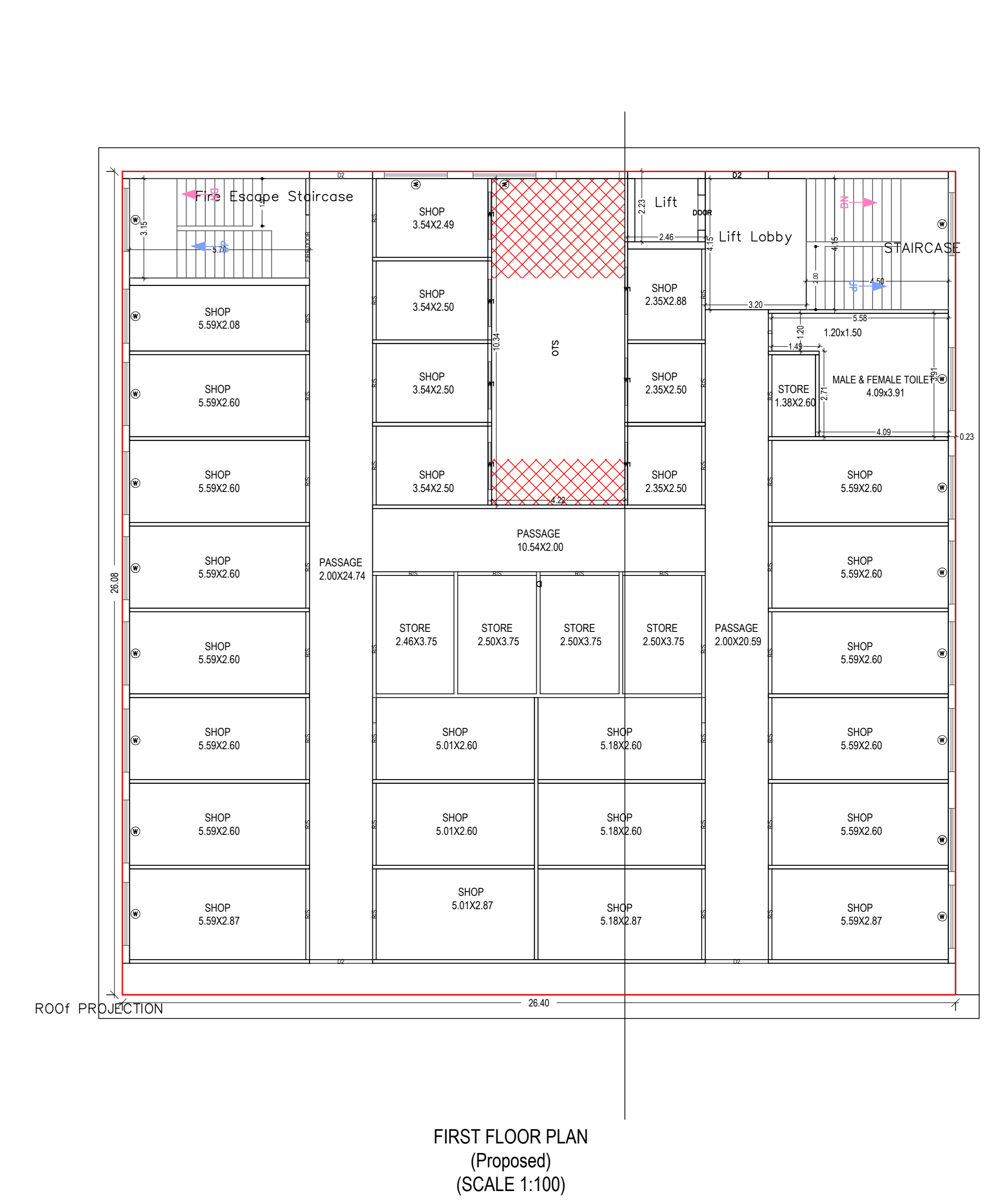
Examined By
 Rishi Kumar Sharma (Junior engineer)

NEERAJ KUMAR GUPTA (Assistant Engineer)

PANKAJ VERMA (Secretary)

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.

Total Plot Area: -	1580.93	Total FAR Area: -	2817.36
Total Coverage Area: -	670.60	Total BUA Area: -	4178.29



OWNER'S NAME AND SIGNATURE
 GOPI PICTURES PVT LTD DIRECTOR MR. MUKESH KUMAR GUPTA S/O CHOTTEY LAL GUPTA, Ajeet@iemstate.com, 9718756666

ARCHITECT'S NAME AND SIGNATURE
 shivani devi CA/1463442

Baghpat Bazar Khehra Development Authority

Building Plan Application Number
 BBKDA/SP/23-24/0026

Sanctioned On
 07 Feb 2024

Valid Till
 13 Feb 2029

Approved By
 PANKAJ VERMA (Secretary)

Examined By
 Rishi Kumar Sharma (Junior engineer)
 NEERAJ KUMAR GUPTA (Assistant Engineer)
 PANKAJ VERMA (Secretary)

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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