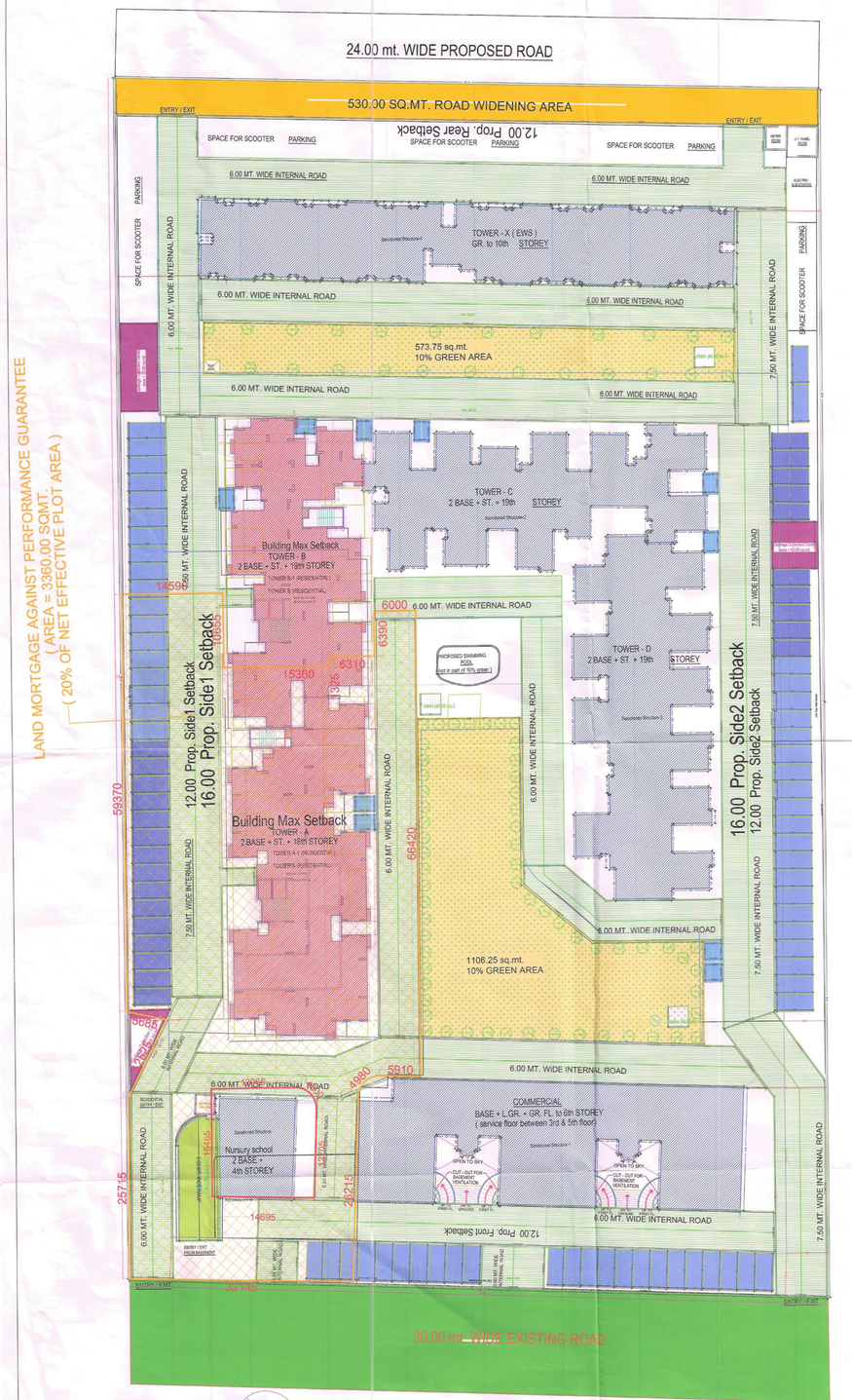
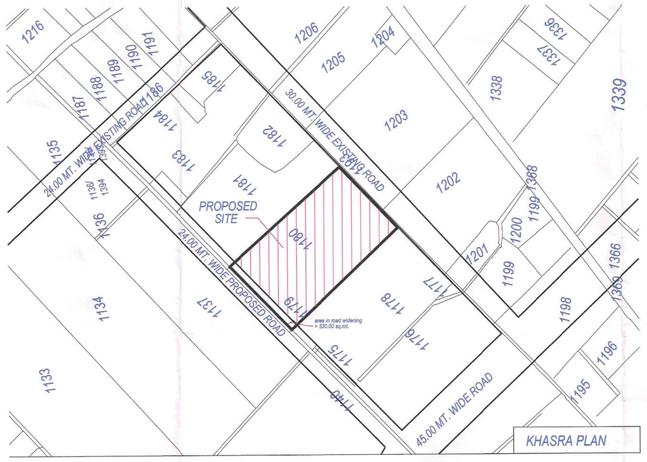
Project title : REVISED SUBMISSION DRAWINGS FOR THE AFFORDABLE HOUSING (PMAY) PROJECT - SOC BLOSSOM - AT KHASRA NO - 1179 & 1180 AT VILLAGE - NOOR NAGAR GHAZIABAD (U.P.) M/s. - SOC BUILDERS PVT. LTD. (THROUGH) -. Mr. - VIPUL GIRI

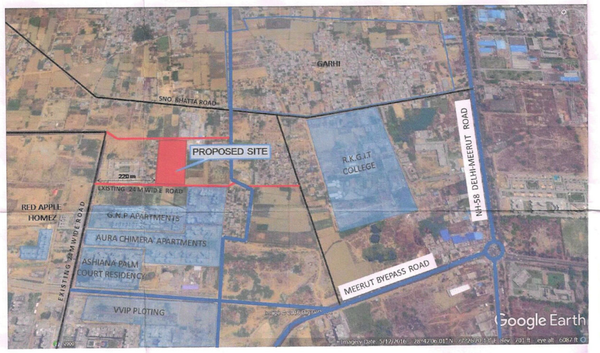
Submission Date 2022-07-11 | Scale 1:100



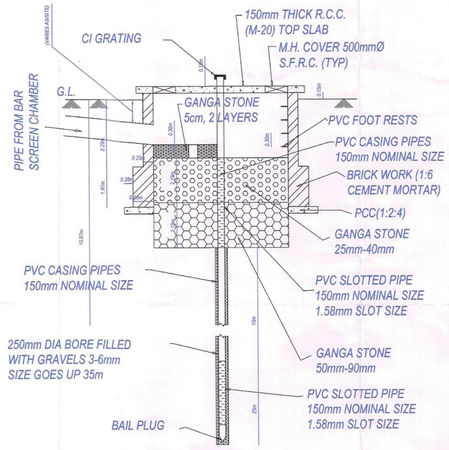
SITE PLAN



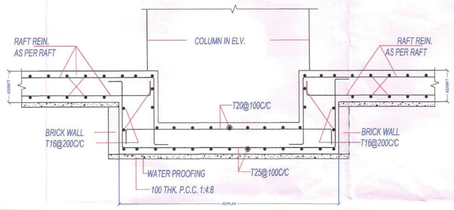
KHASRA PLAN



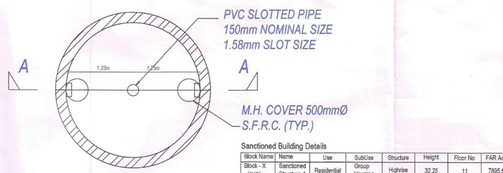
KEY PLAN / LOCATION PLAN



SECTION A-A
(NOT TO SCALE)



FOUNDATION DETAIL



PLAN
DETAIL OF R.W.H. PIT

PERCOLATING WELL
(NOT TO SCALE)

A.	AREA STATEMENT	VERSION NO.: 1.0.81 VERSION DATE: 07/08/2023	
	PROJECT DETAIL:		
	Authority: Ghaziabad Development Authority	Plot Use: Residential	
	Authority Class: Category A	Plot SubUse: Group Housing	
	Authority Grade: Development Authority (DA)	Development Plan: Master Plan	
	Case Track: Regular	Land Use Zone: Residential use Zone	
	Project Type: Group Development	Land SubUse Zone: Residential Zone	
	Nature of Development: ADDITION OR EXTENSION	Layout Type: NA	
	Development Area: Undeveloped Area		
	SubDevelopment Area: Other Town Area		
	Special Project: Residential Affordable Housing (RAH) under PMAY.		
	Site Address: District Ghaziabad, Tehsil Ghaziabad, Village NA		
	AREA DETAILS :	Sq.Mts.	
1.	Area of Plot As per record	-	
	Document Area		17330.00
	As per site condition		17330.00
	Area of Plot Considered		16800.00
2.	Deduction for		
	(a)Proposed roads		530.00
	Road Widening Area		530.00
	(b)Any reservations		0.00
	Total:(a + b)		530.00
3.	Net Area of plot (1 - 2) AREA OF PLOT		16800.00
	Plot Area For Coverage		16800.00
	Plot Area For FAR		16800.00
	Perm. FAR Area (2.50)		42000.00
	FAR Area against TDR (Basic)		16800.00
	Total Perm. FAR area (3.50)		58800.00
4.	Total Built up area permissible at:		
	Permissible Coverage area (50.00 %)		8400.00
	Proposed Coverage Area (10.35 %)		1739.85
	Sanctioned Building Coverage area (21.59 %)		3626.36
	Total Prop. Coverage Area (31.94 %)		5366.21
	Balance coverage area (18.06 %)		3033.79

-	Proposed Area at:			
	Proposed Built up	Sanctioned Built up	Proposed F.S.I	Existing F.S.I
Lower Basement Floor	2567.47	7011.70	0.00	0.00
Upper Basement Floor	2495.36	5671.92	0.00	0.00
Stilt Floor	1727.72	0.00	12.13	0.00
First Floor	1475.86	0.00	1257.86	0.00
Second Floor	1598.89	0.00	1264.48	0.00
Third Floor	1598.89	0.00	1264.48	0.00
Fourth Floor	1598.89	0.00	1264.48	0.00
Fifth Floor	1598.89	0.00	1264.48	0.00
Sixth Floor	1598.89	0.00	1264.48	0.00
Seventh Floor	1598.89	0.00	1264.48	0.00
Eighth Floor	1598.89	0.00	1264.48	0.00
Ninth Floor	1598.89	0.00	1264.48	0.00
Tenth Floor	1598.89	0.00	1264.48	0.00
Eleventh Floor	1598.89	0.00	1264.48	0.00
Twelfth Floor	1598.89	0.00	1264.48	0.00
Thirteenth Floor	1598.89	0.00	1264.48	0.00
Fourteenth Floor	1598.89	0.00	1264.48	0.00
Fifteenth Floor	1598.89	0.00	1264.48	0.00
Sixteenth Floor	1598.89	0.00	1264.48	0.00
Seventeenth Floor	733.60	0.00	574.04	0.00
Eighteenth Floor	733.60	0.00	574.04	0.00
Nineteenth Floor	220.48	0.00	162.45	0.00
Terrace Floor	89.12	0.00	0.00	0.00
Total Area:	34026.56	12683.62	21547.72	0.00
Sanctioned Building FAR Area:				36749.78
Total FAR Area:				58297.50
AccessoryUse Area Added in BuiltUp Area:				8.99
Built up area:				8.99
Sanctioned Building BUA Area:				42213.36
Total BuiltUp Area:				86932.53
Proposed F.S.I. consumed:				3.47
C. Tenement Sanctioned			613.00 nos.	
4. Tenement Proposed At:			189.00 nos.	
All Floors				
5. Total Tenements (3 + 4)			802.00 nos.	
E. Parking Statement				
1. Parking Space Required as per Regulations:				7558.75
2. Proposed Parking Space:				17482.75

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.	
	No.	Reduced Reqd Parking (Incase of Pot having ROW/Area surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	726	9982.50
Total Car Parking	477	-	6558.75	726	9982.50
Visitor's Car Parking	48	-	660.00	48	660.00
Two/Threewer	170	-	340.00	170	340.00
Other Parking	-	-	-	-	6500.25
Total			7558.75		17482.75

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)

Sanctioned Building Details

Block Name	Name	Use	SubUse	Structure	Height	Floor No	FAR Area	BUA Area	Units
Block - X (ews)	Sanctioned Structure-4	Residential	Group Housing	Highrise	32.25	11	7895.61	8201.31	252
Commercial / nursing home	Sanctioned Structure-1	Commercial	Commercial Building	Highrise	26.70	8	5132.96	6250.83	0.00
nursury school	Sanctioned Structure	Educational	Nursery	Lowrise Building	13.25	4	600.00	600.00	0.00
Block - C	Sanctioned Structure-2	Residential	Group Housing	Highrise	59.96	19	10707.60	11798.10	171
Block - D	Sanctioned Structure-3	Residential	Group Housing	Highrise	59.96	19	12413.61	13363.12	190
								Total	613

Building Conditions Checks

No	Condition
1	For TOWER A (RESIDENTIAL) Incase 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.

Green and open space Area

Name	Prop. Area
1106.25 sq.mt.10% GREEN AREA	1106.25
573.75 sq.mt.10% GREEN AREA	573.75

Key Plan

PARKING DETAIL UNIT AREA WISE (as per previous sanctioned)

NORMS :-
1 E.C.S REQUIRED FOR FLAT HAVING AREA 50 TO 100 Sq.mt.
1.25 E.C.S REQUIRED FOR FLAT HAVING AREA 100 TO 150 Sq.mt.
1.5 E.C.S REQUIRED FOR FLAT HAVING AREA 150 Sq.mt. TO ABOVE
2.00 sq.mt. AREA REQUIRED WHEN FLAT AREA BELOW 50.00 sq.mt.

G.	TOWER - C					
S.NO	UNIT TYPE	PLATE AREA	TOTAL NO OF UNIT	PARKING NORMS	TOTAL E.C.S
1	TYPE - 2	57.60	39	1.00	39
2	TYPE - 4	66.20	19	1.25	24
		TOTAL E.C.S			57

S.NO	UNIT TYPE	PLATE AREA	TOTAL NO OF UNIT	AREA REQUIRED
1	TYPE - 1	48.51	114	2.00 x 114 = 228 sq.mt.

G.	TOWER - D					
S.NO	UNIT TYPE	PLATE AREA	TOTAL NO OF UNIT	PARKING NORMS	TOTAL E.C.S
1	TYPE - 2	57.60	48	1.00	48
2	TYPE - 4	64.22	57	1.25	72
		TOTAL E.C.S			120

S.NO	UNIT TYPE	PLATE AREA	TOTAL NO OF UNIT	AREA REQUIRED
1	TYPE - 1	48.51	36	2.00 x 36 = 72.00 sq.mt.

6. COMMERCIAL AREA = 1.25 e.c.s. required per 100sq.mt.
= (5,633.00 / 1,000.00) * 1.25 = 6.125 (Reqd.)
= 8,165.00 / 1.25 (100) = 65.32 (Reqd. - 65 E.C.S)
7. NURSURY SCHOOL = 1.00 e.c.s. required per 100sq.mt.
= 600.00/100sq.mt.
= 600.00 / 100 (100 = 6.00 (reqd. - 6 E.C.S)
8. COMMUNITY FACILITIES = 0.5 e.c.s. required per 100sq.mt.
(328.80 = 3.28) = 328.07 sq.mt.
= 328.07 / 0.50 (100 = 6.56 (reqd. - 6 E.C.S)
1. BLOCK - X (E.W.S.) FLATS = 252nos.
2.00sq.mt. scooter parking area required for e.w.s. flats
= 2.00 x 252 = 504.00 sq.mt.
TOTAL E.C.S. REQUIRED = (a+b+c+d+e)
FOR NORMAL SCHEME (57 + 152 + 65 + 6 + 6) = 286 E.C.S.
SCOOTER PARKING AREA REQUIRED : =
(a + b) =
(228 + 74.00) = 304.00 sq.mt. (152 no. scooter required)

PARKING DETAIL UNIT AREA WISE (proposed towers)

G.	TOWER - A				
S.NO	UNIT TYPE	PLATE AREA	TOTAL NO OF UNIT	PARKING NORMS	TOTAL E.C.S
1	TYPE - 4	64.22	100	1.25	125
		TOTAL E.C.S			100

G.	TOWER - B				
S.NO	UNIT TYPE	PLATE AREA	TOTAL NO OF UNIT	PARKING NORMS	TOTAL E.C.S
1	TYPE-2	56.25	12	1.00	12
2	TYPE-3	66.20	10	1.25	13
		TOTAL E.C.S			25

S.NO	UNIT TYPE	PLATE AREA	TOTAL NO OF UNIT	AREA REQUIRED
3	TYPE - 1	48.51	18	2.00 x 18 = 36.00 sq.mt.

TOTAL E.C.S. REQUIRED = (TOWER - A & B)
FOR NORMAL SCHEME (a + b) =
(100 + 91) = 191 E.C.S.
SCOOTER PARKA AREA REQUIRED : =
36.00 sq.mt. (18 no. scooter required)

TOTAL PARKING REQUIREMENT DETAIL
(previous sanctioned + proposed)

1.	PREVIOUS SANCTIONED REQUIRED PARKING = 286 E.C.S.	
2.	PARKING REQUIRED AS PER REVISED PROPOSAL = 191 E.C.S. (TOWER - A & B)	
	TOTAL E.C.S. REQUIRED : = = 1 + 2 = 286 + 191 = 477 E.C.S.	477

TOTAL SCOOTER PARKING AREA REQUIRED : =
(previous sanctioned + revised proposal) =
(304 + 36.00) = 340.00 sq.mt. (170 no. scooter required)
VISITOR PARKING REQUIRED 10% OF PROPOSED PARKING = 477 X 10/100
47.70 (say) = 48 e.c.s.)
NOTE :- 10% visitor parking will be provided in open & stilt = 48 e.c.s.
visitor's parking is the extra part of 477 e.c.s.

PARKING PROVIDED

1.	OPEN PARKING		63
2.	STILT PARKING		72
	a. normal parking	72	
	total	72	
3.	UPPER BASEMENT PARKING		265
	a. normal parking	141	
	b. machanical parking 2 tier = 62 X 2 = 124e.c.s.	124	
4.	LOWER BASEMENT PARKING		326
	a. normal parking	172	
	b. machanical parking 2 tier = 77 X 2 = 154e.c.s.	154	
	TOTAL		726

TOTAL (E.C.S) PROVIDED = 726 NO. E.C.S

10% VISITORS PARKING PROVIDED
IN OPEN = 25e.c.s.
IN STILT = 23e.c.s.
TOTAL = 48e.c.s.

PROVIDED SCOOTER PARKING :

1.	SCOOTER PARKING IN STILT	48nos.
2.	SCOOTER PARKING IN UPPER BASEMENT	122nos.
	TOTAL SCOOTER PROVIDED	170nos.

E.W.S. PARKING REQUIRED & PROVIDED DETAIL
(as per previous sanctioned)
E.W.S. PARKING NORMS @ 2.00sq.mt. parking area required for 1 flat
so total proposed flat is = 252nos.
= 252 x 2.00 = 504.00sq.mt. area required
PROPOSED SCOOTER PARKING AREA PROVIDED FOR E.W.S. FLATS

s.no	particular	area in sq.mt
1.	P1	166.75
2.	P2	67.50
3.	P3	187.00
	TOTAL	421.25

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units
TOWER A (RESIDENTIAL)	Residential	Group Housing	-	Highrise	80	
TOWER B (RESIDENTIAL)	Residential	Group Housing	-	Highrise	109	

Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
LOWER BASEMENT FLOOR PLAN	Residential + Parking	Group Housing	-	-	-
UPPER BASEMENT FLOOR PLAN	Residential + Parking	Group Housing	-	-	-
STILT FLOOR PLAN	Residential + Parking	Group Housing	-	-	-
FIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TYPICAL - 2- TH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-
STILT FLOOR PLAN	Residential + Parking	Group Housing	-	-	-
FIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TYPICAL - 2- TH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
NINETEENTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT KHASRA 1179 1180	Tree	85	85

Block Name	Building Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)
Block - X (ews)	Sanctioned Structure-4	8201.31	7895.61
Commercial / nursing home	Sanctioned Structure-1	6250.83	5132.96
nursury school	Sanctioned Structure	600.00	600.00
Block - C	Sanctioned Structure-2	11798.10	10707.60
Block - D	Sanctioned Structure-3	13363.12	12413.61
	Total: -	40213.36	36749.78

FAR & Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) OTS	Void	Ramp	Total Built Up Area (Sq.mt.)	Sanctioned Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Lift	Lift Machine	Lift Lobby	Balcony	Archi Proj.(Canopy)	Ramp	Covered Area	Parking	Proposed FAR Area (Sq.mt.) Resi.	Total FAR Area (Sq.mt.)	No. of Unit
TOWER A (RESIDENTIAL)	1	34548.79	1116.31	255.10	694.43	32480.95	12683.62	19797.33	412.19	240.22	10.02	294.72	1860.98	237.28	433.30	10.39	17445.77	11051.74	11051.74	80
TOWER B (RESIDENTIAL)	1	14310.61	0.00	81.38	0.00	14229.23	0.00	14229.23	321.42	188.80	10.02	289.37	1989.41	130.68	9.00	1.74	582.16	10495.98	10495.98	109
Grand Total:	2	48857.40	1116.31	336.48	694.43	46710.18	12683.62	34026.56	733.61	429.02	20.04	584.09	3850.38	367.94	433.30	12.13	18027.93	21547.72	21547.72	189

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: - 16800.00

Total Coverage Area: - 5366.21

Total FAR Area: - 58297.50

Total BUA Area: - 86932.53

OWNER'S NAME AND SIGNATURE

S C C BUILDERS PVT LTD, VP@SCCGROUP.IN, 9650498718

ARCHENG'S NAME AND SIGNATURE

ANUJ AGARWAL
CA/96/19503

Signature Not Verified
Digitally signed by ANUJ AGARWAL
Date: 20.12.2023 12:42:16
Designation : Architect

STRUCTURE ENGINEER

Ghaziabad Development Authority

Signature Not Verified
Digitally signed by Ajay Kumar Singh
Date: 20.12.2023 12:42:16
Designation : Approving Authority

Building Plan Application Number
GDA/BP/21-22/1570

Sanctioned On
20 Dec 2023

Valid Till
19 Mar 2029

Approved By
Ajay Kumar Singh (Chief Architect and Town Planner)

Examined By
Bhagwan Das Maurya (Junior engineer)
S K Srivastava (Assistant Engineer)
Bhagwan Das Maurya (Junior engineer)
S K Srivastava (Assistant Engineer)
Arvind Kumar (Town Planner/ Executive engineer)
S K Srivastava (Assistant Engineer)