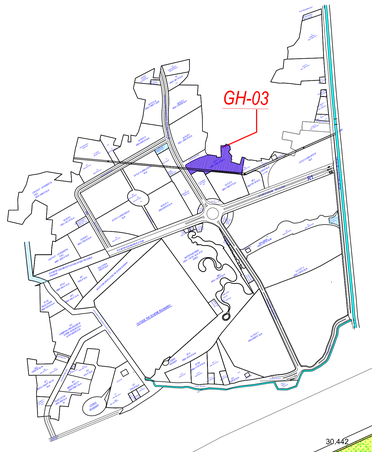
Project Title : REVISED SUBMISSION DRAWINGS FOR GROUP HOUSING PROJECT AT PLOT NO. - GH - 03 , CROSSINGS REPUBLIK , VILLAGE - DUNDAHERA GHAZIABAD (U.P.) , OWNER : M/s. - CROSSINGS INFRASTRUCTURE PVT. LTD. GLASS GATE , VILLAGE DUNDHAHERA , GHAZIABAD (U.P.)

File No	GDA/BP/22-23/1305	Sheet	1 / 26
Submission Date	2023-07-01	Scale	1:100

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
TOWER T1 FORTUNE (RESIDENTIAL)	Residential	Group Housing		Highrise	RCC	457	6
TOWER T2 ADVANTAGE (RESIDENTIAL)	Residential	Group Housing		Highrise	RCC	460	2
TOWER 3 LIG AND EWS (BUILDING)	Residential	Group Housing		Highrise	RCC	190	0

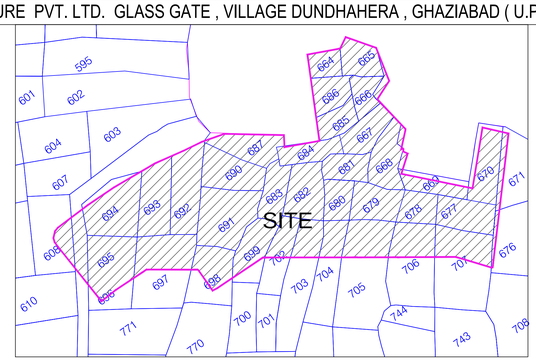
Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
BASEMENT THIRD FLOOR PLAN	Residential + Parking	Group Housing	-	-	-
BASEMENT SECOND FLOOR PLAN	Residential + Parking	Group Housing	-	-	-
BASEMENT FIRST FLOOR PLAN	Residential + Parking	Group Housing	-	-	-
STILT FLOOR PLAN	Community Facility + Parking	Day care centres	Residential FAR	Residential	Group Housing
			Commercial	Commercial	Retail Shop
			Commercial	Commercial	Retail Shop
			Commercial	Commercial	Retail Shop
			Commercial	Commercial	Retail Shop
			Commercial	Commercial	Retail Shop
			Community Facility	Community Facility	Day care centres
FIRST FLOOR PLAN	Community Facility	Day care centres	Residential FAR	Residential	Group Housing
			Community Facility	Community Facility	Day care centres
SECOND FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TYPICAL - 3, 11& 19 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TYPICAL - 4, 12& 19 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TYPICAL - 5, 13& 20 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TYPICAL - 6, 14& 17 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TYPICAL - 7& 14 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TYPICAL - 8& 15 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TYPICAL - 9& 16 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TWENTYFIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TWENTYSECOND FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TWENTYTHIRD FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TWENTYFOURTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TWENTYFIFTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TWENTYSIXTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TWENTYSEVENTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TWENTYEIGHTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TWENTYNINETH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
THIRTIETH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-
STILT FLOOR PLAN	Community Facility + Parking	Day care centres	Residential FAR	Residential	Group Housing
FIRST FLOOR PLAN	Community Facility	Day care centres	Residential FAR	Residential	Group Housing
			Community Facility	Community Facility	Day care centres
SECOND FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TYPICAL - 3, 11, 19& 25 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TYPICAL - 4, 12, 19& 26 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TYPICAL - 5, 13, 20& 27 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TYPICAL - 6, 15, 17& 24 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TYPICAL - 7, 14& 21 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TYPICAL - 8, 16& 22 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TYPICAL - 9, 18& 23 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TWENTYEIGHTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TWENTYNINETH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
THIRTIETH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-
GROUND FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	LIG Housing
TYPICAL - 1, 10 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	LIG Housing
TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-



KEY PLAN

PERMISSIBLE 5% FACILITY AREA = 19,065.51 X 3.75 X 5%	
= 71,495.66 X 5%	
= 3,574.78 sq.mt.	
EXISTING / PROPOSED 5% FACILITY AREA PROVIDED DETAIL	
TOWER - T1 (Fortune)	
ENTRANCE LOBBY AREA = 175.45 sq.mt.	805.162 sq.mt. (existing)
COMMUNITY AREA = 629.712 sq.mt.	
Ist to 21st Floors = 20.24 X 21	= 425.04 sq.mt. (existing)
22nd to 24th Floors = 9.39 X 3	= 28.17 sq.mt. (existing)
22nd to 24th Floors = 10.85 X 3	= 32.55 sq.mt. (proposed)
25th to 30th Floors = 20.24 X 6	= 121.44 sq.mt. (proposed)
mumty & machine room	= 189.65 sq.mt. (proposed)
TOTAL	= 1602.012 sq.mt.----A
TOWER - T2 (Advantage)	
ENTRANCE LOBBY AREA = 184.70 sq.mt.	549.761 sq.mt. (existing)
COMMUNITY AREA = 365.061 sq.mt.	
Ist & 2nd Floors = 20.80 X 2	= 41.60 sq.mt. (existing)
3rd to 30th Floors = 20.80 X 28	= 582.40 sq.mt. (proposed)
mumty & machine room	= 184.21 sq.mt. (proposed)
TOTAL	= 1357.971 sq.mt.----B
TOTAL 5% FACILITY AREA (A + B) = 2959.983 sq.mt.	

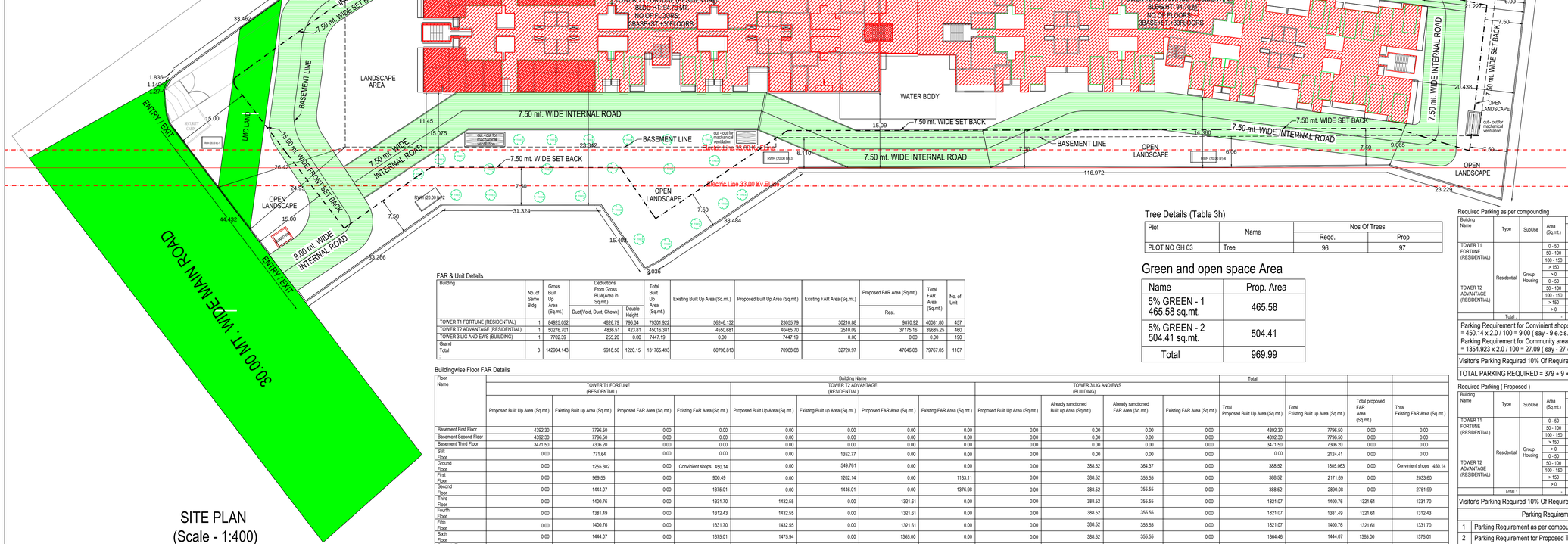
Note -: 5% facility area already count in total built up area



SITE SUPERIMPOSED ON KHASRA PLAN

A.	AREA STATEMENT	VERSION NO. : 1.0.84	
		VERSION DATE: 24/05/2023	
	PROJECT DETAIL :		
	Authority: Ghaziabad Development Authority	Plot Use: Residential	
	AuthorityClass: Category A	Plot SubUse: Group Housing	
	AuthorityGrade: Development Authority (DA)	Development Plan: Other	
	CaseTrack: Regular	Land Use Zone: Residential use Zone	
	Project Type: Building Permission	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: NA		
	Site Address: District:Ghaziabad,Tehsil:Ghaziabad,Village:NA		
	AREA DETAILS :	Sq.Mts.	
1.	Area of Plot As per record		
	Document Area		19355.51
	As per site condition		19355.51
	Area of Plot Considered		19065.51
2.	Deduction for		
	a)Proposed roads		290.00
	Existing Road Area		290.00
	b)Any reservations		0.00
	Total(a + b)		290.00
3.	Net Area of plot (1 - 2) AREA OF PLOT		19065.51
	Existing Road Area		290.00
	Green and open space		969.99
	Plot Area For Coverage		19065.51
	Plot Area For FAR		19065.51
	Perm. FAR Area (2.50)		47663.78
	Sanctioned Green Building FAR		3574.784
	Permissible Incentive FAR against EWS and LIG as per previous sanctioned		5744.65
	Perm. Paid FAR Area (1.25)		23831.89
5.	Total Perm. FAR area with Paid FAR (3.75)		71495.67
	Total Perm. FAR area		80815.10
6.	Total Built up area permissible at:		
	Permissible Coverage area (40.00 %)		7626.206
	Total Coverage Area (22.64 %)		4317.993
	Existing Coverage Area (20.61 %)		3929.473
	Balance coverage area (17.36 %)		3308.213

	Proposed Area at:			
	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Basement First Floor	4392.30	7796.50	0.00	0.00
Basement Second Floor	4392.30	7796.50	0.00	0.00
Basement Third Floor	3471.50	7306.20	0.00	0.00
Stilt Floor	0.00	2124.41	0.00	0.00
Ground Floor	388.52	1805.063	0.00	450.14
First Floor	388.52	2171.69	0.00	2033.60
Second Floor	388.52	2890.08	0.00	2751.99
Third Floor	1821.07	1400.76	1321.61	1331.70
Fourth Floor	1821.07	1381.49	1321.61	1312.43
Fifth Floor	1821.07	1400.76	1321.61	1331.70
Sixth Floor	1864.46	1444.07	1365.00	1375.01
Seventh Floor	1821.08	1400.76	1321.62	1331.70
Eighth Floor	1821.08	1381.49	1321.62	1312.43
Ninth Floor	1821.08	1400.76	1321.62	1331.70
Tenth Floor	1864.46	1444.07	1365.00	1375.01
Eleventh Floor	1821.07	1400.76	1321.61	1331.70
Twelfth Floor	1821.07	1381.49	1321.61	1312.43
Thirteenth Floor	1821.07	1400.76	1321.61	1331.70
Fourteenth Floor	1821.08	1400.76	1321.62	1331.70
Fifteenth Floor	1821.08	1381.49	1321.62	1312.43
Sixteenth Floor	1821.08	1400.76	1321.62	1331.70
Seventeenth Floor	1864.46	1444.07	1365.00	1375.01
Eighteenth Floor	1821.07	1400.76	1321.61	1331.70
Nineteenth Floor	1432.55	1381.49	1321.61	1312.43
Twentieth Floor	1432.55	1400.76	1321.61	1331.70
Twentyfirst Floor	1432.56	1400.76	1321.62	1331.70
Twentysecond Floor	2102.98	734.70	1947.95	698.37
Twentythird Floor	2102.98	746.59	1947.95	710.26
Twentyfourth Floor	2159.38	777.06	2004.34	740.43
Twentyfifth Floor	2864.26	0.00	2652.18	0.00
Twentysixth Floor	2864.26	0.00	2652.18	0.00
Twentyseventh Floor	2863.36	0.00	2651.28	0.00
Twentyeighth Floor	2862.47	0.00	2650.39	0.00
Twentyninenth Floor	2862.47	0.00	2650.39	0.00
Thirtieth Floor	2860.67	0.00	2648.59	0.00
Terrace Floor	439.17	0.00	0.00	0.00
Total Area:	70968.68	60796.813	47046.08	32720.97
Accessory/Use Area considered towards computation of FAR:				
Total FAR Area:				79767.05
Accessory/Use Area Added in BuiltUp Area:				63.57
Total BuiltUp Area:				131829.06
Proposed F.S.I. consumed:				4.18
C. Tenement Statement				
3. Tenement Existing At:				
All Floors (TOWER -T1 =342 , T2 = 28)	370			
4. Tenement Proposed At:	547			
G.F.				
EWS & LIG UNITS	190			
5. Total Tenements (3 + 4)	1107			
E. Parking Statement				
1. Parking Space Required as per Regulations:				15276.25
2. Proposed Parking Space:				34628.19



SITE PLAN
(Scale - 1:400)

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd.	Prop
PLOT NO GH 03	Tree	96	97

Green and open space Area

Name	Prop. Area
5% GREEN - 1 465.58 sq.mt.	465.58
5% GREEN - 2 504.41 sq.mt.	504.41
Total	969.99

FAR & Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	No. of Unit
			Duct(Void, Duct, Chowk)	Double Height						Resi.		
TOWER T1 FORTUNE (RESIDENTIAL)	1	84925.052	4826.79	796.34	79301.922	56246.132	23055.79	30210.88	9870.92	40081.80	40081.80	457
TOWER T2 ADVANTAGE (RESIDENTIAL)	1	50276.701	4836.51	423.81	45016.381	40465.70	2510.09	37175.16	39685.25		39685.25	460
TOWER 3 LIG AND EWS (BUILDING)	1	7702.39	255.20	0.00	7447.19	0.00	0.00	0.00	0.00		0.00	190
Grand Total	3	142904.143	9918.50	1220.15	131765.493	60796.813	70968.68	32720.97	47046.08	79767.05		1107

Buildingwise Floor FAR Details

Floor Name	Building Name															
	TOWER T1 FORTUNE (RESIDENTIAL)				TOWER T2 ADVANTAGE (RESIDENTIAL)				TOWER 3 LIG AND EWS (BUILDING)				Total			
	Proposed Built Up Area (Sq.mt.)	Existing Built up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Existing Built up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Already sanctioned Built up Area (Sq.mt.)	Already sanctioned FAR Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total Existing Built up Area (Sq.mt.)	Total proposed FAR Area (Sq.mt.)	Total Existing FAR Area (Sq.mt.)
Basement First Floor	4392.30	7796.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4392.30	7796.50	0.00	0.00
Basement Second Floor	4392.30	7796.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4392.30	7796.50	0.00	0.00
Basement Third Floor	3471.50	7306.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3471.50	7306.20	0.00	0.00
Stilt Floor	0.00	771.64	0.00	0.00	0.00	1352.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2124.41	0.00	0.00
Ground Floor	0.00	1255.302	0.00	Convinient shops 450.14	0.00	549.761	0.00	0.00	0.00	388.52	364.37	0.00	388.52	1805.063	0.00	Convinient shops 450.14
First Floor	0.00	969.55	0.00	900.49	0.00	1202.14	0.00	1133.11	0.00	388.52	355.55	0.00	388.52	2171.69	0.00	2033.60
Second Floor	0.00	1444.07	0.00	1375.01	0.00	1446.01	0.00	1376.98	0.00	388.52	355.55	0.00	388.52	2890.08	0.00	2751.99
Third Floor	0.00	1400.76	0.00	1331.70	1432.55	0.00	1321.61	0.00	0.00	388.52	355.55	0.00	1821.07	1400.76	1321.61	1331.70
Fourth Floor	0.00	1381.49	0.00	1312.43	1432.55	0.00	1321.61	0.00	0.00	388.52	355.55	0.00	1821.07	1381.49	1321.61	1312.43
Fifth Floor	0.00	1400.76	0.00	1331.70	1432.55	0.00	1321.61	0.00	0.00	388.52	355.55	0.00	1821.07	1400.76	1321.61	1331.70
Sixth Floor	0.00	1444.07	0.00	1375.01	1475.94	0.00	1365.00	0.00	0.00	388.52	355.55	0.00	1864.46	1444.07	1365.00	1375.01
Seventh Floor	0.00	1400.76	0.00	1331.70	1432.56	0.00	1321.62	0.00	0.00	388.52	355.55	0.00	1821.08	1400.76	1321.62	1331.70
Eighth Floor	0.00	1381.49	0.00	1312.43	1432.56	0.00	1321.62	0.00	0.00	388.52	355.55	0.00	1821.08	1381.49	1321.62	1312.43
Ninth Floor	0.00	1400.76	0.00	1331.70	1432.56	0.00	1321.62	0.00	0.00	388.52	355.55	0.00	1821.08	1400.76	1321.62	1331.70
Tenth Floor	0.00	1444.07	0.00	1375.01	1475.94	0.00	1365.00	0.00	0.00	388.52	355.55	0.00	1864.46	1444.07	1365.00	1375.01
Eleventh Floor	0.00	1400.76	0.00	1331.70	1432.55	0.00	1321.61	0.00	0.00	388.52	355.55	0.00	1821.07	1400.76	1321.61	1331.70
Twelfth Floor	0.00	1381.49	0.00	1312.43	1432.55	0.00	1321.61	0.00	0.00	388.52	355.55	0.00	1821.07	1381.49	1321.61	1312.43
Thirteenth Floor	0.00	1400.76	0.00	1331.70	1432.55	0.00	1321.61	0.00	0.00	388.52	355.55	0.00	1821.07	1400.76	1321.61	1331.70
Fourteenth Floor	0.00	1400.76	0.00	1331.70	1432.56	0.00	1321.62	0.00	0.00	388.52	355.55	0.00	1821.08	1400.76	1321.62	1331.70
Fifteenth Floor	0.00	1381.49	0.00	1312.43	1432.56	0.00	1321.62	0.00	0.00	388.52	355.55	0.00	1821.08	1381.49	1321.62	1312.43
Sixteenth Floor	0.00	1400.76	0.00	1331.70	1432.56	0.00	1321.62	0.00	0.00	388.52	355.55	0.00	1821.08	1400.76	1321.62	1331.70
Seventeenth Floor	0.00	1444.07	0.00	1375.01	1475.94	0.00	1365.00	0.00	0.00	388.52	355.55	0.00	1864.46	1444.07	1365.00	1375.01
Eighteenth Floor	0.00	1400.76	0.00	1331.70	1432.55	0.00	1321.61	0.00	0.00	388.52	355.55	0.00	1821.07	1400.76	1321.61	1331.70
Nineteenth Floor	0.00	1381.49	0.00	1312.43	1432.55	0.00	1321.61	0.00	0.00	0.00	0.00	0.00	1432.55	1381.49	1321.61	1312.43
Twentieth Floor	0.00	1400.76	0.00	1331.70	1432.55	0.00	1321.61	0.00	0.00	0.00	0.00	0.00	1432.55	1400.76	1321.61	1331.70
Twentyfirst Floor	0.00	1400.76	0.00	1331.70	1432.56	0.00	1321.62	0.00	0.00	0.00	0.00	0.00	1432.56	1400.76	1321.62	1331.70
Twentysecond Floor	670.42	734.70	626.33	698.37	1432.56	0.00	1321.62	0.00	0.00	0.00	0.00	0.00	2102.98	734.70	1947.95	698.37
Twentythird Floor	670.42	746.59	626.33	710.26	1432.56	0.00	1321.62	0.00	0.00	0.00	0.00	0.00	2102.98	746.59	1947.95	710.26
Twentyfourth Floor	683.44	777.06	639.34	740.43	1475.94	0.00	1365.00	0.00	0.00	0.00	0.00	0.00	2159.38	777.06	2004.34	740.43
Twentyfifth Floor	1431.71	0.00	1330.57	0.00	1432.55	0.00	1321.61	0.00	0.00	0.00	0.00	0.00	2864.26	0.00	2652.18	0.00
Twentysixth Floor	1431.71	0.00	1330.57	0.00	1432.55	0.00	1321.61	0.00	0.00	0.00	0.00	0.00	2864.26	0.00	2652.18	0.00
Twentyseventh Floor	1430.81	0.00	1329.67	0.00	1432.55	0.00	1321.61	0.00	0.00	0.00	0.00	0.00	2863.36	0.00	2651.28	0.00
Twentyeighth Floor	1430.81	0.00	1329.67	0.00	1431.66	0.00	1320.72	0.00	0.00	0.00	0.00	0.00	2862.47	0.00	2650.39	0.00
Twentyninenth Floor	1430.81	0.00	1329.67	0.00	1431.66	0.00	1320.72	0.00	0.00	0.00	0.00	0.00	2862.47	0.00	2650.39	0.00
Thirtieth Floor	1429.91	0.00	1328.77	0.00	1430.76	0.00	1319.82	0.00	0.00	0.00	0.00	0.00	2860.67	0.00	2648.59	0.00
Terrace Floor	189.65	0.00	0.00	0.00	184.21	0.00	0.00	0.00	65.31	0.00	0.00	0.00	439.17	0.00	0.00	0.00
Total:	23055.79	56246.132	9870.92	30210.88	40465.70	4550.681	37175.16	2510.09	0.00	7447.19	6764.27	0.00	70968.68	60796.813	47046.08	32720.97

Required Parking as per compounding

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.
TOWER T1 FORTUNE (RESIDENTIAL) TOWER T2 ADVANTAGE (RESIDENTIAL)	Residential	Group Housing	0 - 50	1	-	-	-
			50 - 100	1	312	1.00	312
			100 - 150	1	30	1.25	38
			> 150	1	-	-	-
			> 0	1	-	-	-
			0 - 50	1	-	-	-
			50 - 100	1	24	1.00	24
			100 - 150	1	4	1.25	05
			> 150	1	-	-	-
			> 0	1	-	-	-
	Total :				-	-	379

Parking Requirement for Convinient shops 2ecs Required per 100 sq.mt.
= 450.14 x 2.0 / 100 = 9.00 (say - 9 e.c.s.) ----- a (already compounded)
Parking Requirement for Community area 2ecs Required per 100 sq.mt.
= 1354.923 x 2.0 / 100 = 27.09 (say - 27 e.c.s.) ---- b (already compounded)

Visitor's Parking Required 10% Of Required e.c.s. = 379x10% = 37.90 (say-38 e.c.s.)

TOTAL PARKING REQUIRED = 379 + 9 + 27 = 415 ecs + 38 e.c.s.(visitor's)

Required Parking (Proposed)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car	
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.
TOWER T1 FORTUNE (RESIDENTIAL) TOWER T2 ADVANTAGE (RESIDENTIAL)	Residential	Group Housing	0 - 50	1	-	-	-
			50 - 100	1	93	1.00	93
			100 - 150	1	14	1.25	18
			> 150	1	8	1.50	12
			> 0	1	-	-	-
			0 - 50	1	-	-	-
			50 - 100	1	384	1.00	384
			100 - 150	1	40	1.25	50
			> 150	1	8	1.50	12
			> 0	1	-	-	-
	Total :				-	-	569

Visitor's Parking Required 10% Of Required e.c.s. = 569x10% = 56.90 (say-57 e.c.s.)

Parking Requirement Detail

1	Parking Requirement as per compounding	= 415 e.c.s. ----- A
2	Parking Requirement for Proposed Tower - T1 & T2 = 569 e.c.s. ----- B	
3	Visitor's parking Required (38 + 57)	= 95 e.c.s. ----- C
4	Parking Requirement for LIG FLATS 1 E.C.S REQUIRED FOR 3 LIG FLATS = 95 / 3 = 31.66 (say - 32 e.c.s.) ----- D	
5	Parking Requirement for EWS FLATS 2sq.mt. AREA REQUIRED = 95 X 2.0 = 190.00 sq.mt. area required	
	TOTAL E.C.S. REQUIRED = A + B + C + D = 415 + 569 + 95 + 32 = 1111 E.C.S.	
	Parking Area Provided for EWS FLATS = 195.00 sq.mt. In Ist Basement	

Parking Provided Detail

s.no.	particular	E.C.S.	AREA (sq.mt.)
1	Ist Basement Parking	516 e.c.s.	11333.14
	Normal Parking = 32 Machanical Parking 2 Tier = 484 242 x 2 = 484 e.c.s.		
2	2nd Basement Parking	280 e.c.s.	11333.14
3	3rd Basement Parking	281 e.c.s.	9922.04
4	Stilt Parking	33 e.c.s.	1854.87
5	Open Parking	08 e.c.s.	185.00
	Total Parking Provided	1118 e.c.s.	34628.19

Total Plot Area: -	19065.51	Total FAR Area: -	79767.05
Total Coverage Area: -	4317.993	Total BUA Area: -	131829.06

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)

OWNER'S NAME AND SIGNATURE

Crossings Infrastructure Pvt Ltd.BLD.BELIEFS@GMAIL.COM.8527996631

ARCH/ENG'S NAME AND SIGNA E ENGINEER

ANUJ AGARWAL

CA/96/19503

Ghaziabad Development Authority

Building Plan Application Number

GDA/BP/22-23/1305

Sanctioned On

21 Jul 2023

Valid Till

07 Aug 2028

Approved By

Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S

Examined By

S K Srivastava (Junior engineer)

Sanjay Mehrotra (Assistant Engineer)

Rajeev Ratan Shah (Town Planner/ Executive engineer)

Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S

Rajesh Kumar Singh (Secretary)

Rakesh Kumar Singh (Vice Chairman)

DETAIL INCENTIVE F.A.R. AREA USE AGAINST LIG & EWS

s.no.	Towers name	FLOORS	FAR Area	Units
1	TOWER - T1 (FORTUNE)	28th Floor	222.54	04
		29th Floor	1,329.67	14
		30th Floor	1,328.77	16
2	TOWER - T2 (ADVANTAGE)	28th Floor	222.54	04
		29th Floor	1,320.72	14
		30th Floor	1,319.82	16
		Total	5,744.06	68 units

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.

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