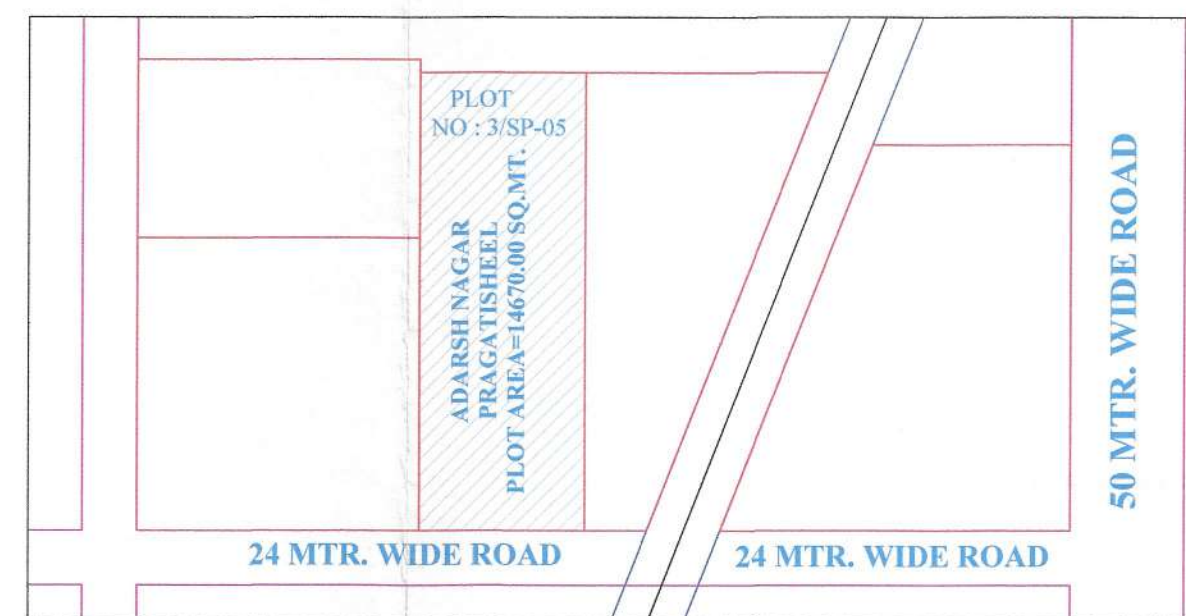
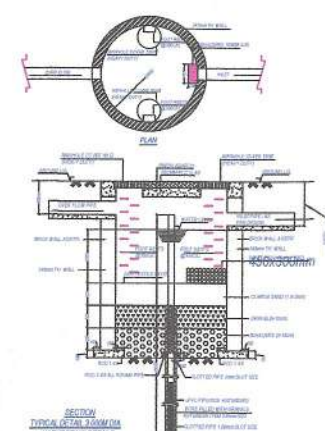




KEY PLAN

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	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
TOWER (EWS AND LIG)	Residential	EWS Housing	-	Highrise	78	0		GROUND FLOOR PLAN	Residential	EWS Housing	Residential FAR	Residential	EWS Housing
								FIRST FLOOR PLAN	Residential	EWS Housing	Residential FAR	Residential	EWS Housing
								TYPICAL - 2, 3, 4, 5, 6, 7 FLOOR PLAN	Residential	EWS Housing	Residential FAR	Residential	EWS Housing
								EIGHTH FLOOR PLAN	Residential	EWS Housing	Residential FAR	Residential	EWS Housing
								TERRACE FLOOR PLAN	Residential	EWS Housing	-	-	-
TOWER (C)	Residential	Group Housing	-	Highrise	116	0		SITLY FLOOR PLAN	Residential + Parking	Group Housing	-	-	-
								FIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								SECOND FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TYPICAL - 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TWENTYNINTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TOWER (A)	Residential	Group Housing	-	Highrise	36	0		BASEMENT THIRD FLOOR PLAN	Residential + Parking	Group Housing	-	-	-
								BASEMENT SECOND FLOOR PLAN	Residential + Parking	Group Housing	-	-	-
								BASEMENT FIRST FLOOR PLAN	Residential + Parking + STP +PUMP ROOM	Group Housing	-	-	-
								SITLY FLOOR PLAN	Residential + Parking	Group Housing	-	-	-
								FIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TOWER (B)	Residential	Group Housing	-	Highrise	112	0		TYPICAL - 2, 3, 4, 5, 6 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-
								SITLY FLOOR PLAN	Residential + Parking	Group Housing	-	-	-
								FIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TYPICAL - 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TOWER (D)	Residential	Group Housing	-	Highrise	120	0		TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-
								SITLY FLOOR PLAN	Residential + Parking	Group Housing	-	-	-
								FIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								SECOND FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TYPICAL - 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 & 30 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
CLUB HOUSE (COMMUNITY HALL)	Community Facility	Care Centre	-	Highrise	0	3		TERRACE FLOOR PLAN	Residential	Care Centre	-	-	-
								GROUND FLOOR PLAN	Community Facility	Care Centre	Community Facility	Community Facility	Care Centre
								FIRST FLOOR PLAN	Community Facility	Care Centre	Community Facility	Community Facility	Care Centre
								SECOND FLOOR PLAN	Community Facility	Care Centre	Community Facility	Community Facility	Care Centre
								TERRACE FLOOR PLAN	Community Facility	Care Centre	-	-	-
ABC (COMMERCIAL)	Commercial	Retail Shop	-	Lowrise Building	0	1		GROUND FLOOR PLAN	Commercial	Retail Shop	Commercial FAR	Commercial	Retail Shop
								TERRACE FLOOR PLAN	Commercial	Retail Shop	-	-	-

Submission Date		2022-10-08		Scale		1:100	
A		AREA STATEMENT		PROJECT DETAILS		VERSION NO. 1.100	
PROJECT ADDRESS:		District:Chhabat, Tehsil:Chhabab,Village/NA		Plot Use: Residential		VERSION DATE: 20/02/2022	
Authority: Urban Praction Housing Board & Development		Plot Subdiv: Group Housing					
Authority/Class: NA		Development Plan: Sidarth Vihar Chhabab					
Authority/Group: U. Pawan Arwa Pania Parbatad (Approved)		Land Use Zone: Residential zone					
Case/Track: Regular		Land Subdiv: Zone: Residential Zone					
Project Type: Building/Permitation		Layout Type: NA					
Nature of Development: NEW							
Total Development Area: New Area							
Subdevelopment Area: City Area							
Special Project: NA							
Site Address:							
District:Chhabat, Tehsil:Chhabab,Village/NA							
AREA DETAILS							
Area of Plot (Ac) as per record							
Document Area						146/10.00	
As per site condition						146/7.25	
Area of Plot Considered						146/7.25	
Deduction for:							
Unimproved roads						0.00	
Unimproved roads						0.00	
Total (a-b)						146/7.25	
Area of plot (1 - 2) AREA OF PLOT						146/7.25	
% of Green and open space (Area)						183.00	
% of Green and open space (Prop)						220.61	
Green and open space						537.81	
Balance area of Plot (1 - 3)						146/7.25	
Plot Area For Coverage						146/7.25	
Plot Area For Far						146/7.25	
Perm. FAR Area (1.25)						3668.13	
Total Perm. FAR Area (1.25)						183.00	
5. Total Perm. FAR area with P&F (4.75)						5502.19	
5% area of Green Building						163.14	
Incompleta FAR against L&S and L&S						272.62	
5. Total Perm. FAR area (4.12)						637.81	
Total Plot Proposed FAR Area						2557.01	
Total Built up area permissible at:						586.90	
Permissible Coverage area (40.00 %)						586.90	
Permissible Coverage Area (24.00 %)						362.92	
Total Plot Proposed Area (40.00 %)						362.92	
Balance Coverage area (15.00 %)						272.62	
Proposed Area at:							
Basement First Floor		1138.26		0.00		0.00	
Basement Second Floor		0.00		0.00		0.00	
Basement Third Floor		1138.26		0.00		0.00	
Ground Floor		1997.85		21.07		0.00	
First Floor		1333.53		1386.89		0.00	
Second Floor		3011.19		2695.65		0.00	
Third Floor		3025.94		2702.63		0.00	
Fourth Floor		3025.94		2657.01		0.00	
Fifth Floor		3025.94		2657.01		0.00	
Sixth Floor		3025.94		2657.01		0.00	
Seventh Floor		2413.19		2655.50		0.00	
Eighth Floor		2221.69		1628.77		0.00	
Ninth Floor		1788.47		1460.24		0.00	
Tenth Floor		1788.47		1460.24		0.00	
Eleventh Floor		1788.47		1460.24		0.00	
Twelfth Floor		1788.47		1460.24		0.00	
Thirteenth Floor		1788.47		1460.24		0.00	
Fourteenth Floor		1788.47		1460.24		0.00	
Fifteenth Floor		1788.47		1460.24		0.00	
Sixteenth Floor		1788.47		1460.24		0.00	
Seventeenth Floor		1788.47		1460.24		0.00	
Eighteenth Floor		1788.47		1460.24		0.00	
Nineteenth Floor		1788.47		1460.24		0.00	
Twentieth Floor		1788.47		1460.24		0.00	
Twentyfirst Floor		1788.47		1460.24		0.00	
Twentysecond Floor		1788.47		1460.24		0.00	
Twentythird Floor		1788.47		1460.24		0.00	
Twentyfourth Floor		1788.47		1460.24		0.00	
Twentyfifth Floor		1788.47		1460.24		0.00	
Twentysixth Floor		1788.47		1460.24		0.00	
Twentyseventh Floor		1788.47		1460.24		0.00	
Twentyeighth Floor		1788.47		1460.24		0.00	
Twentyninth Floor		1788.47		1460.24		0.00	
Thirtieth Floor		1214.34		101.91		0.00	
Terrance Floor		525.87		525.84		0.00	
Total Area:		9522.41		52288.64		0.00	
Annoyance/Use Area considered towards computation of FAR:						6.95	
Total FAR Area:						9523.36	
Annoyance/Use Area Added in Buildtly Area:						6953.80	
Total BuiltUp Area:						9523.36	
Proposed F.S.I consumed:						3.20	
C. Government Statement:							
D. Tenemented / Proposed F.S.I:							
G.F.				2.08			
All Floors				469			
F. Total Tenements (3 + 4)							
G. Parking Statement:							
Parking Space Required as per Regulations:						587.80	
Proposed Parking Space:						587.80	

OWNER'S NAME AND SIGNATURE
ADARSH NAGAR PRAGATISHEEL SAHKAR LTD,ARCHITECT@TANDTGROUP.IN,70114



ARCHENG'S NAME AND SIGNATURE	STRUCTURE ENGINEER
Dipenjan Mitra	RABI Akhtar
CA/2003/31084	1901395

11.06.2011	Uttar Pradesh Housing Board & Development Board
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Document certified by AJAY CHAUHAN
<commissioner@upaup.com>
Name : AJAY CHAUHAN
Designation : Housing Commissioner
Organization : UP HOUSING AND DEVELOPMENT
Date : 08-Sep-2021 15:24:45

00	Building Plan Application Number	
00	UPAVP/BP/20-21/0974	

00	Sanctioned On
00	28 Jul 2021
00	

Valid Till	07 Sep 2026
Approved By	

00	Ajay Chauhan (Housing Commissioner)
00	Examined By

PRASHANT VARDHAN (Executive engineer)

VIBHA SRIVASTAVA (Assistant Architect Planner)

Arvind Deo Arya (Architect planner)

Kamlesh Prasad Tripathi (Chief Architect Planner)

Ajay Chauhan (Housing Commissioner)

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)	

FAR & Tenement Details		Building Name, Address, No. of Floors, etc.	Gross Built Up Area (Sq.ft.)	Deductions From Gross BUA/Area in Sq.ft.	Total Built Up Area (Sq.ft.)	Deductions (Area in Sq.ft.)													Proposed FAR Area (Sq.ft.)	Add Area in FAR (Sq.ft.)	Add Area in Existing FAR (Sq.ft.)	Total FAR (Sq.ft.)	N/A			
Building	No. of Floors					Duct/Well/Cell, Chook, etc.	Masonry	L/R	L/R Machine	L/R Lorry	Bakery	Accessory Use	Covered Area	Parking	Ramp	Commercial	Amenities	Stair						Lobby	Covered Area	L/R
TOWER (EWS AND LG)	1	6727.69			548.51	5881.68	263.41	78.56		0.00	0.00	0.52	0.00	5371.95	0.00	0.00	0.00	0.52	0.00	5374.47						
TOWER (EWS)	2	10524.21	71.39	1178.82	231.27	359.60	25.33	112.20	1923.99	0.00	0.00	0.00	441.94	1419.54	0.00	0.00	47.45	0.00	0.00	1429.39						
TOWER (A)	1	3883.82	396.79	3847.25	25.11	280.21	27.64	148.18	434.04	289.51	5.16	3235.63	3088.12	0.00	0.00	47.45	242.70	1.51	242.70	151.00						
TOWER (B)	1	11702.92	1169.70	13933.22	684.27	385.28	65.40	146.45	1930.66	0.00	0.00	0.00	403.14	1346.14	0.00	0.00	47.45	0.00	0.00	1346.14						
TOWER (C)	1	10714.16		473.15	3531.01	754.31	412.92	27.84	115.94	0.00	0.00	15.91	483.08	1517.43	0.00	0.00	47.45	0.00	0.00	1583.79						
CLUB HOUSE (COMMUNITY HALL)	1	1952.22		10.56	941.68	74.49	12.94	9.25	9.69	0.00	0.00	0.00	0.00	800.45	0.00	810.45	24.83	0.00	0.00	835.28						
FBI (COMMERCIAL)	1	2113.37		0.00	2113.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2113.37	0.00	0.00	0.00	0.00	0.00	2113.37						
Grand Total	7	102136.09		3613.68	98522.41	2620.11	1570.41	145.82	622.88	8226.93	289.51	21.59	3365.15	16871.08	21.37	810.45	195.91	242.70	242.70	21.59	52268.44					

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

ISO A0 (841.00 x 1189.00 MM)

241.00	635.26	211.37	211.37
Total Plot Area: -	14667.25	Total FAR Area: -	16914.6

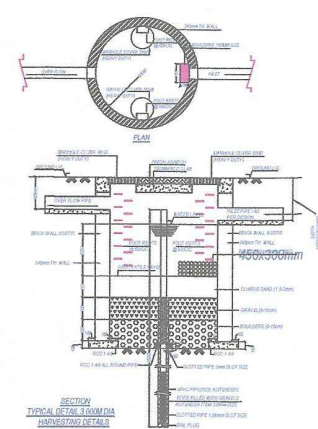
Total Coverage Area:	214.27	Total PUA Area:	22522.2
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Total FAR Area:	46914.6
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Total PWR Area:	46514.0
Total PUA Area:	22539.0

Total BUA Area: - 98522.3

The correctness and accuracy of Proposal Information and drawing is a responsibility of PORowner. Accuracy of Scouting Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. Soft (each Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'italics' and 'blue' color are user inputs, which are not verified and not generated by scrutiny software.



Vehicle Type	Reqt.			Prop.	
	No.	Reduced Reqt. Parking (Incase of Plot having RW/Area surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	642	8827.50
Total Car	496	-	5720.00	642	8827.50
TwoWheeler	78	-	156.00	0	0.00
Other Parking	-	-	-	-	34059.85
Total	-	-	5876.00	-	67887.35

[illegible]

PHASE - 1 AREA
4900 SQ. MT.

Color Notes	
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[illegible]

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.

[illegible]

OWNER'S NAME AND SIGNATURE
ADARSH NAGAR PRAGATISHEEL SAHKARI AWAS SAMITI LTD.Architect@TANDTGROUP.IN 7011491559

ARCHENG'S NAME AND SIGNATURE	STRUCTURE ENGINEER
Dipanjana Mitra	RABI Akhtar

Uttar Pradesh Housing Board & Development

Document certified by AJAY CHAUHAN
<commissioner@upaup.com>
Name : AJAY CHAUHAN
Designation : Housing Commissioner
Organization : UP HOUSING AND DEVELOPMENT
Date : 08-Sep-2021 15:28:43

0		
0	Building Plan Application Number	

UPAVP/BP/20-21/0974

0	Sanctioned On
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28 Jul 2021

Valid Till	07.06.2026
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07 Sep 2026
Approved By

Ajay Chauhan (Housing Commissioner)

0	Examined By
0	

PRASHANT VARDHAN (Executive engineer)

0	
6	Karn, Kumar (Architectural Assistant)

4	Rami Ramiah (Architectural Assistant)
5	

VIBHA SRIVASTAVA (Assistant Architect Planner)

4	Arvind Deo Arya (Architect planner)
11	

2	Kamlesh Prasad Tripathi (Chief Architect Planner)
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[illegible]

Ajay Chauhan (Housing Commissioner)

^a Color are user inputs, which are not verified and not generated by scrutiny software.