



SITE PLAN
(Scale - 1:1000)

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EWING AREA DETAIL

Name	Use	SubUse	Structure	Height	Floor No	FAR Area	BLA Area
Sanctioned Structure-14	Residential	Group Housing		0.00	S+5	23076.20	25506.30
Sanctioned Structure-12	Residential	Group Housing		0.00	S+5	15887.10	17881.20
Sanctioned Structure-13	Residential	Group Housing		0.00	S+5	11119.00	12542.80
Sanctioned Structure-9	Residential	Group Housing		0.00	S+5	19086.70	21457.60
Sanctioned Structure-8	Residential	Group Housing		0.00	S+5	19086.70	21457.60

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)	

Required Parking (Table 7a)

Building Name			Units		Car		
	Type	Sub/Use	Area (Sq.ft.)	Parking space reqd for every	Prop.	Reqd./Unit	Regd.
							Prop.
COMM (1)	Commercial	Retail Shop	> 0	100	830.08	1.25	12
			0 - 50	1	-	-	-
	Residential	Group Housing	50 - 100	1	384.00	1.60	384
			100 - 150	1	-	1.25	-
			> 150	1	-	1.50	-
			> 50	1	-	-	-
	Community Facility	Care Centre	> 0	100	1734.27	2.00	36
	Total		-	-	-	-	432
							605

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.	
	No.	Reduced Req'd (Incase of Plot having RV/Area surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	605	8318.75
Total Car	432	-	5940.00	605	8318.75
Other Parking	-	-	-	-	-
Total			5940.00		8318.75

AREA STATEMENT		VERSION NO. 1.0.76 VERSION DATE: 04/02/2022	
PROJECT DETAIL:			
Authority: Ghazalabad Development Authority		Plot Use: Residential	
Authority/Class: Category A		Plot SubUse: Group Housing	
Authority/Class: Development Authority (DA)		Development Plan: Ware city sec 35	
Case/Track: Regular		Land Use Zone: Residential Use Zone	
Project Type: Building Permission		Land SubUse Zone: Residential Use Zone	
Mutation of Development: ADDITION OR EXTENSION		Layout Type: Approved Layout	
SubDevelopment Area: Developed Area			
Special Project: NA			
Site Address: District Ghazalabad, Tehsil Ghazalabad, Village Danga Dabhal			
AREA DETAILS:		Sq. Mts.	
1. Area of Plot as per record		0.00	
Document Area		178727.29	
As per site condition		151855.95	
Area of Plot Considered		151855.95	
2. Deduction for			
a) Proposed roads		0.00	
b) Easly reservations		0.00	
Total (a) + b)		0.00	
3. Net Area of plot (1 - 2) AREA OF PLOT		151855.95	
a) % of Green and open space (Prop)		0.00	
b) % of Green and open space (Prop)		26692.50	
c) Green and open space		26692.50	
Plot Area For Coverage		151855.95	
Plot Area For FAR		151855.95	
Perm. FAR Area (2.50)		379639.86	
Total Built up area permissible at:			
Permissible Coverage area (40.00 %)		60743.98	
Proposed Coverage Area (35.59 %)		54820.38	
Existing Building Coverage Area (14.95 %)		16538.14	
Total Prop. Coverage Area (14.95 %)		26556.49	
Balance coverage area (22.51 %)		34175.89	
Proposed Area at:			
Existing Building FAR Area		88194.72	
Total FAR Area:		138627.09	
Accessory/Use Area Added in BuiltUp Area		2.64	
Built up area:			
Existing Building BUA Area		98843.45	
Total BuiltUp Area:		117510.13	
Proposed F.S.I. consumed		0.90	
4. Tenement Statement			
4.1. Tenement Proposed At:			
G.F.		2.00	
A/F Floors		365.00	
Total Tenements (3 + 4)		368.00	
Parking Statement			
Parking Spaces Required as per Regulations:		5417.50	
2. Proposed Parking Spaces:		2784.68	

Name	Prop. Area
GREEN	26692.50

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	894	985

Building Fire FAR Details						
Floor Name	Building Name				Total	
	COMM (1)	TOWER G.H (1)	CLUB BUILDING			
	Proposed FAR Area (Sq.ft)	Proposed FAR Area (Sq.ft)	Proposed FAR Area (Sq.ft)	Proposed FAR Area (Sq.ft)	Total Proposed Build Up Area (Sq.ft)	Total FAR Area (Sq.ft)
Basement	0.00	0.00	12117.65	0.00	0.00	12117.65
SRP Floor	0.00	0.00	10064.59	0.00	0.00	10064.59
First Floor	465.04	465.04	0.00	974.77	935.80	1439.81
Second Floor	465.04	465.04	965.75	957.19	1922.27	7801.43
Third Floor	0.00	0.00	965.75	957.19	1922.27	5612.99
Fourth Floor	0.00	0.00	965.62	957.19	0.00	1922.81
Fifth Floor	0.00	0.00	965.62	957.19	0.00	1922.81
Sixth Floor	0.00	0.00	965.62	957.19	0.00	1922.81
Seventh Floor	0.00	0.00	965.62	957.19	0.00	1922.81
Eighth Floor	0.00	0.00	965.62	957.19	0.00	1922.81
Ninth Floor	0.00	0.00	965.62	957.19	0.00	1922.81
Tenac Floor	0.00	0.00	249.36	0.00	0.00	303.94
Total	969.24	930.04	74142.60	4696.02	1537.73	76944.57
						47626.37

OWNER'S NAME AND SIGNATURE

uppal chadha hi tech developers pvt
ltd.puneet.kumar@waveinfratech.com,7838656758

ARCH/ENG'S NAME AND SIGNA

CA/2009/46122



Building Plan Application Number

Sanctioned On	
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Valid Till

Approved By _____

Examined By _____

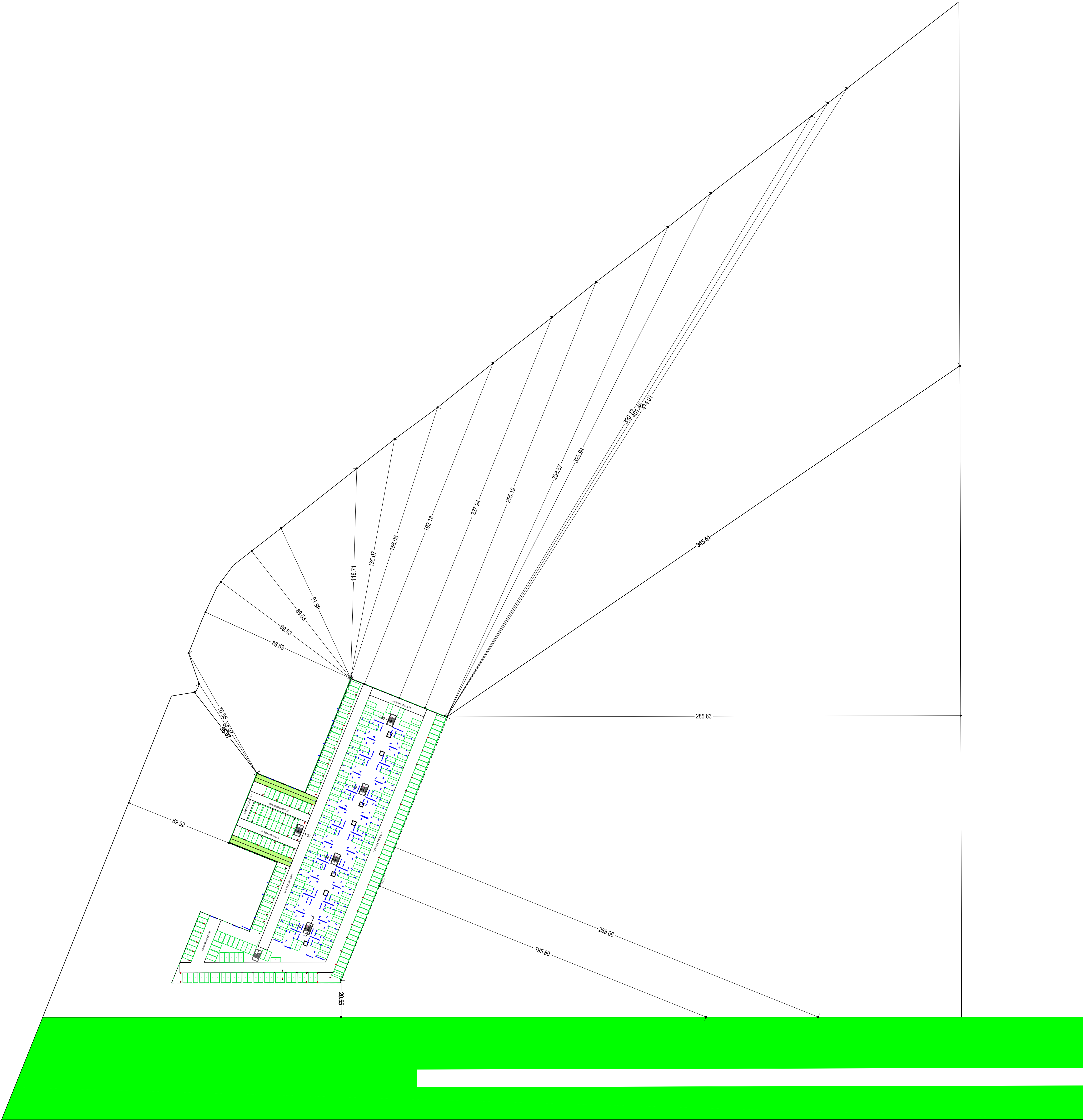
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Akanash, Shizumi (Chief Architect and Town Planner)

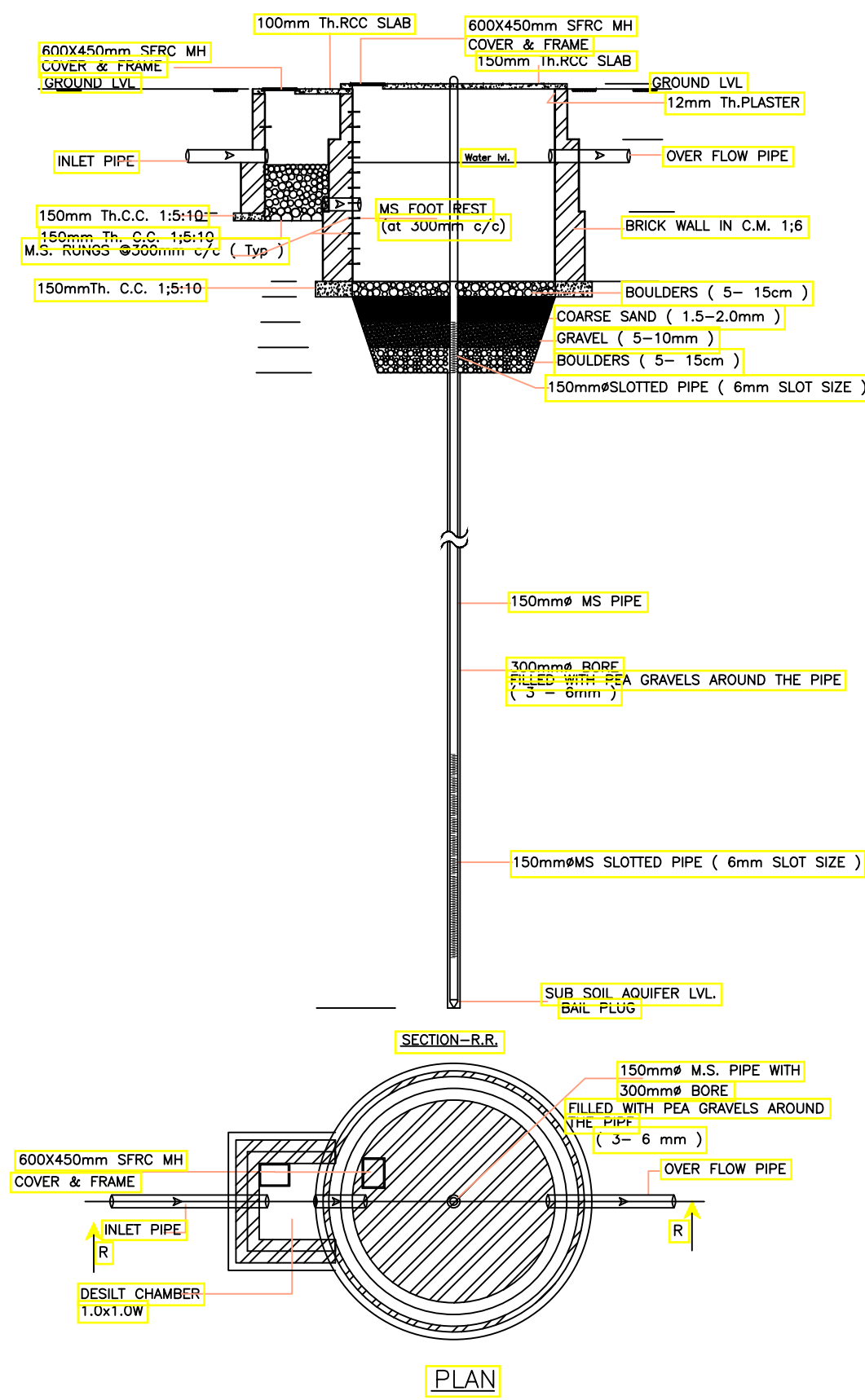
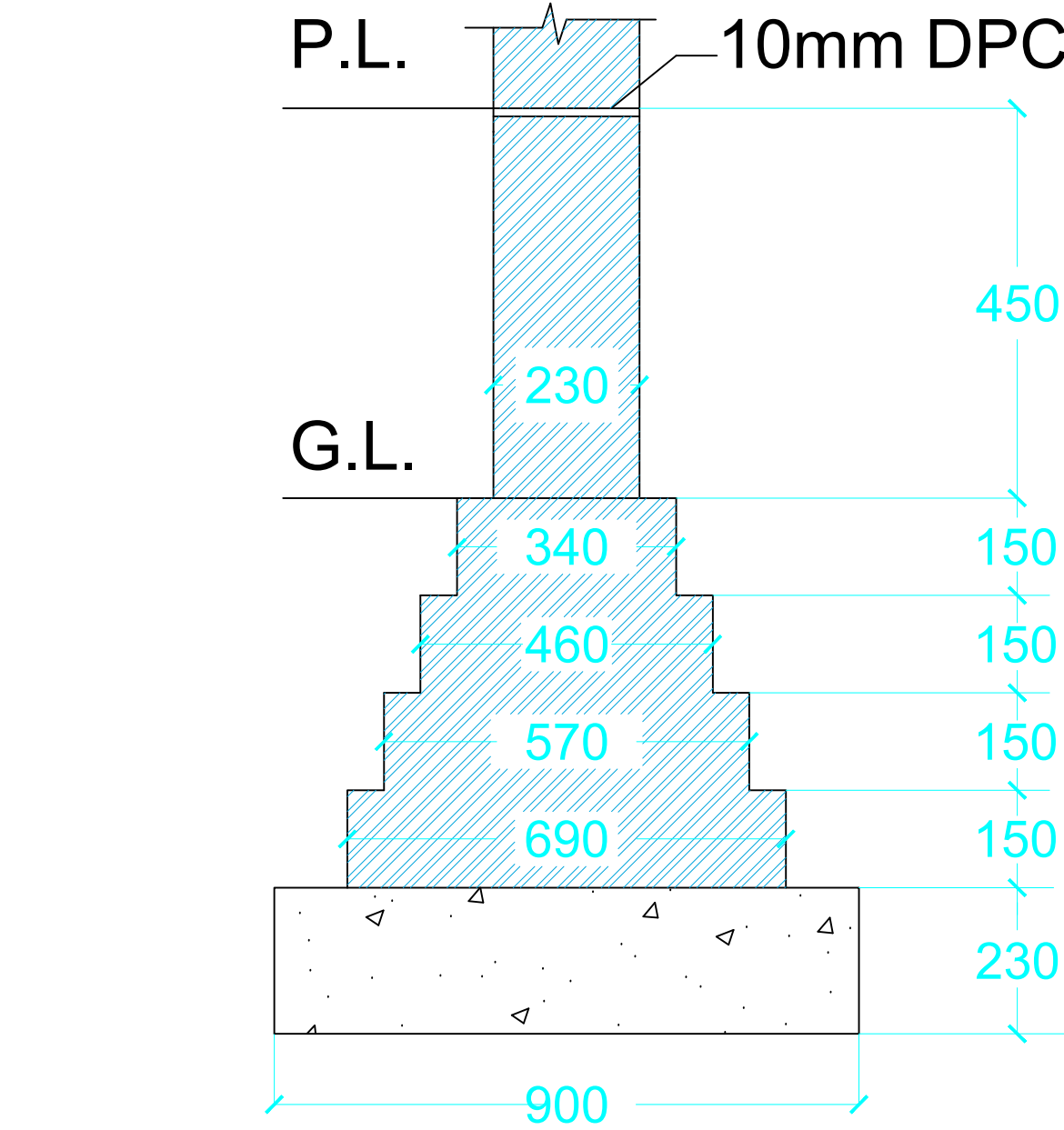
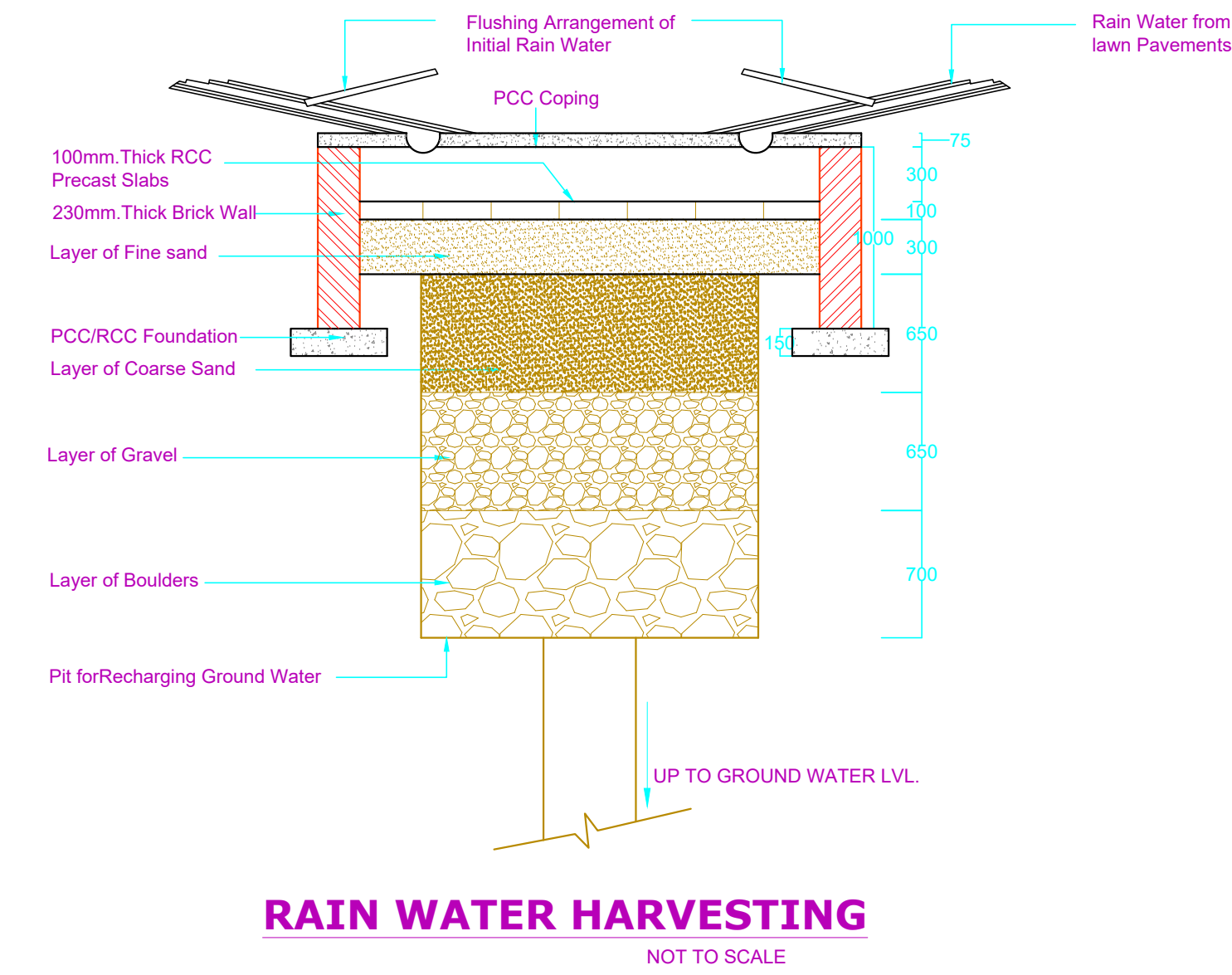
Brijesh kumar (Secretary)

Asheesh Shivpuri (Chief Architect and Town Planner)

FAR & Tenement Details																			
Bldg	No. of Same Bldg	Gross Built Up Area (Sq.Mt)	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.Mt)	Deductions (Area in Sq.mt.)							Proposed FAR Area (Sq.Mt.)		Total FAR Area (Sq.Mt.)	No. of Unit			
			Dut(Void, Dst, Chawk)		Munty	Lit Machine	Lib	Kitchen	Auxiliary Unit	Sq.ft.(Cr)Pcty	Coverd Area	Parking	Road	Commercial	Amenities				
COMM (I)	1	869.24		0.00	869.24	39.16	0.00	-0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	02		
TOWER F.C.H (I)	1	7516.09	1041.49	7413.60	1196.21	470.30	54.84	4239.84	2201.79	1286.95	31.67	13463.70	44962.02	0.00	0.00	44962.02	384		
CLUB (BUILDING)	1	1832.73		0.00	1832.73	91.23	3.61	3.61	0.00	0.00	0.00	1.67	0.00	0.00	0.00	1732.40	02		
Grand Total	3	77986.06	1041.49	76944.57	1206.40	473.91	58.45	4329.84	2201.79	1286.95	32.92	13463.70	44962.02	930.08	1732.40	47626.37	388		
Total Plot Area :-											178727.29			Total FAR Area :-			135822.09		
Total Coverd Area :-											26566.49			Total FAR Area :-			175793.00		



BASEMENT FLOOR PLAN
(SCALE 1:1000)



OWNERS NAME AND SIGNATURE	
uppal chadha hi tech developers pvt td.gunest.kumar@waveninfotech.com, 7838656758	
ARCHITECTS NAME AND SIGNATURE	STRUCTURE ENGINEER
Niraj Kumar Nanda CA2009/46122	
	Ghaziabad Development Authority

Building Plan Application Number	
Sanctioned On	
Valid Till	
Approved By	Ashwesh Shivpuri (Chief Architect and Town Planner)
Examined By	Ashwesh Sharma (Junior engineer)
	Dhananjay Singh (Junior engineer)
	Rajeev Ratan Shah (Town Planner/ Executive engineer)
	Ashwesh Shivpuri (Chief Architect and Town Planner)
	Brijesh kumar (Secretary)
	Ashwesh Shivpuri (Chief Architect and Town Planner)

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: -	178727.29	Total FAR Area: -	135822.09
Total Coverage Area: -	26566.49	Total BUA Area: -	175793.00