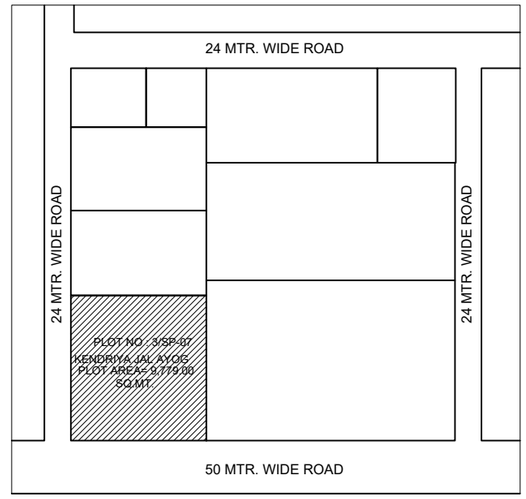
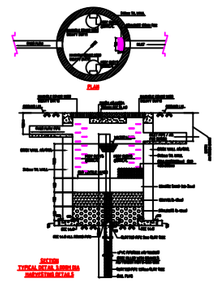
Project Title :GROUP HOUSING AT PLOT NO : 3/SP-07,SECTOR -03 ,SIDDHARTH VIHAR, GHAZIABAD

File No	UPAVP/BP/21-22/1377	Sheet	1
Submission Date	2022-03-17	Scale	1:100

SITE PLAN
(Scale - 1:500)



KEY PLAN



PERCOLATION WELL DETAILS

A	AREA STATEMENT	VERSION NO.: 1.0.76
		VERSION DATE: 04/02/2022
	PROJECT DETAIL :	
	Authority: Uttar Pradesh Housing Board & Development Board	Plot Use: Residential
	Authority Class: NA	Plot SubUse: Group Housing
	Authority Name: U.P. Awas Avam Vikas Parishad (UPAVP- UP Housing Board)	Development Plan: Sidharth Vihar Ghaziabad
	Case Track: Regular	Land Use Zone: Residential use Zone
	Project Type: Building Permission	Land SubUse Zone: Residential Zone
	Nature of Development: NEW	Layout Type: Approved Layout
	Development Area: Developed Area	
	SubDevelopment Area: City Area	
	Special Project: NA	
	Site Address: District Ghaziabad,Tehsil Ghaziabad,Village Muhiddinpur Dabara	
	AREA DETAILS :	Sq.Mts.
1	Area of Plot(As per record	
	Document Area	9779.00
	As per site condition	9779.04
	Area of Plot Considered	9779.00
2	Deduction for	
	(a)Proposed roads	0.00
	(b)Any reservations	0.00
	Total(a + b)	0.00
3	Net Area of plot.(1 - 2) AREA OF PLOT	9779.04
4	% Of Green and open space (Reqd.)	977.90
	% of Green and open space (Prop)	1416.09
	Green and open space	1416.09
	Balance area of Plot(1 - 4)	8362.95
	Plot Area For Coverage	9779.04
	Plot Area For FAR	9779.04
	Perm. FAR Area (1.50)	14668.56
	Incentive FAR against EWS and LIG	18408.34
	Total Perm. FAR area (5.26)	51485.24
5	Total Built up area permissible at:	
	Permissible Coverage area (40.00 %)	3911.62
	Proposed Coverage Area (21.68 %)	2120.54
	Total Prop. Coverage Area (21.68 %)	2120.54
	Balance coverage area (18.32 %)	1791.08

Proposed Area at:

	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Basement First Floor	7548.78	0.00	68.65	0.00
Basement Second Floor	7548.78	0.00	68.65	0.00
Basement Third Floor	7548.78	0.00	68.65	0.00
Stilt Floor	2040.50	0.00	226.39	0.00
First Floor	2066.66	0.00	902.00	0.00
Second Floor	1545.50	0.00	1250.43	0.00
Third Floor	1627.49	0.00	1332.73	0.00
Fourth Floor	1627.49	0.00	1332.73	0.00
Fifth Floor	1627.49	0.00	1332.73	0.00
Sixth Floor	1627.49	0.00	1332.73	0.00
Seventh Floor	1627.49	0.00	1332.73	0.00
Eighth Floor	1627.49	0.00	1332.73	0.00
Ninth Floor	1627.49	0.00	1332.73	0.00
Tenth Floor	1530.73	0.00	1272.37	0.00
Eleventh Floor	1530.73	0.00	1272.37	0.00
Twelfth Floor	1348.32	0.00	1089.97	0.00
Thirteenth Floor	1348.32	0.00	1089.97	0.00
Fourteenth Floor	1348.32	0.00	1089.97	0.00
Fifteenth Floor	1168.54	0.00	935.48	0.00
Sixteenth Floor	1168.54	0.00	935.48	0.00
Seventeenth Floor	1168.54	0.00	935.48	0.00
Eighteenth Floor	1041.57	0.00	789.85	0.00
Nineteenth Floor	1037.99	0.00	822.90	0.00
Twentieth Floor	1037.99	0.00	822.90	0.00
Twentyfirst Floor	1037.99	0.00	822.90	0.00
Twentysecond Floor	1037.99	0.00	822.90	0.00
Twentythird Floor	796.67	0.00	642.35	0.00
Twentyfourth Floor	796.67	0.00	642.35	0.00
Twentyfifth Floor	796.67	0.00	642.35	0.00
Twentysixth Floor	796.67	0.00	642.35	0.00
Twentysixth Floor	796.67	0.00	642.35	0.00
Twentyseventh Floor	800.46	0.00	609.96	0.00
Twentyeighth Floor	796.67	0.00	642.35	0.00
Twentyninth Floor	796.67	0.00	642.35	0.00
Thirtieth Floor	428.32	0.00	353.37	0.00
Thirtyfirst Floor	428.32	0.00	353.37	0.00
Thirtysecond Floor	428.32	0.00	353.37	0.00
Terrace Floor	84.36	0.00	0.00	0.00
Total Area:	62446.80	0.00	52140.59	0.00

Total FAR Area:	13732.20
Accessory/Use Area Added in BuiltUp Area:	10.66
Total BuiltUp Area:	62457.68
Proposed F.S.I. consumed:	1.40
C.Tenement Statement	
1.Tenement Proposed AE	
All Floors	276.00
3. Total Tenements (3 + 4)	276
2.Parking Statement	
Parking Space Required as per Regulations:	1695.25
2.Proposed Parking Space:	27714.27

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd.	Prop
PLOT	Tree	49	78

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.	
	No.	Reduced Reqd. Parking (Incase of Plot having RWAArea surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	440	6050.00
Total Car	123	-	1691.25	440	6050.00
TwoWheeler	2	-	4.00	27	81.00
Other Parking	-	-	-	-	21583.27
Total			1695.25		27714.27

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Housing Type	Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units
TOWER (1A1B1C1D)	Residential	Group Housing			-	Highrise	273	3

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 +STP	Group Housing	-	-	-
BASEMENT FIRST FLOOR PLAN	Residential + Parking +STP	Group Housing	-	-	-
STILT FLOOR PLAN	Community Facility + Parking	Day care centres	Residential FAR	Residential	EWS Housing
			Commercial	Commercial	Retail Shop
			Community Facility	Community Facility	Day care centres
FIRST FLOOR PLAN	Community Facility	Day care centres	Residential FAR	Residential	EWS Housing
			Community Facility	Community Facility	Day care centres
SECOND FLOOR PLAN	Residential	Row House	Residential FAR	Residential	EWS Housing
TYPICAL - 3, 4, 5, 6, 7, 8& 9 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	EWS Housing
TYPICAL - 10& 11 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	EWS Housing
TYPICAL - 12, 13& 14 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	EWS Housing
TYPICAL - 15, 16& 17 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	EWS Housing
EIGHTEENTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	EWS Housing
TYPICAL - 19, 20, 21& 22 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	EWS Housing
TYPICAL - 23, 24, 25& 26 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	EWS Housing
TWENTYSEVENTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	EWS Housing
TWENTYEIGHTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	EWS Housing
TWENTYNINETH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	EWS Housing
THIRTIETH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	EWS Housing
THIRTYFIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	EWS Housing
THIRTYSECOND FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	EWS Housing
TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-

Buildingwise Floor FAR Details

Floor Name	Building Name TOWER (1A1B1C1D)		Total
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement First Floor	7548.78	68.65	7548.78	68.65
Basement Second Floor	7548.78	68.65	7548.78	68.65
Basement Third Floor	7548.78	68.65	7548.78	68.65
Stilt Floor	2040.50	226.39	2040.50	226.39
First Floor	2066.66	902.00	2066.66	902.00
Second Floor	1545.50	1250.43	1545.50	1250.43
Third Floor	1627.49	1332.73	1627.49	1332.73
Fourth Floor	1627.49	1332.73	1627.49	1332.73
Fifth Floor	1627.49	1332.73	1627.49	1332.73
Sixth Floor	1627.49	1332.73	1627.49	1332.73
Seventh Floor	1627.49	1332.73	1627.49	1332.73
Eighth Floor	1627.49	1332.73	1627.49	1332.73
Ninth Floor	1627.49	1332.73	1627.49	1332.73
Tenth Floor	1530.73	1272.37	1530.73	1272.37
Eleventh Floor	1530.73	1272.37	1530.73	1272.37
Twelfth Floor	1348.32	1089.97	1348.32	1089.97
Thirteenth Floor	1348.32	1089.97	1348.32	1089.97
Fourteenth Floor	1348.32	1089.97	1348.32	1089.97
Fifteenth Floor	1168.54	935.48	1168.54	935.48
Sixteenth Floor	1168.54	935.48	1168.54	935.48
Seventeenth Floor	1168.54	935.48	1168.54	935.48
Eighteenth Floor	1041.57	789.85	1041.57	789.85
Nineteenth Floor	1037.99	822.90	1037.99	822.90
Twentieth Floor	1037.99	822.90	1037.99	822.90
Twentyfirst Floor	1037.99	822.90	1037.99	822.90
Twentysecond Floor	1037.99	822.90	1037.99	822.90
Twentythird Floor	796.67	642.35	796.67	642.35
Twentyfourth Floor	796.67	642.35	796.67	642.35
Twentyfifth Floor	796.67	642.35	796.67	642.35
Twentysixth Floor	796.67	642.35	796.67	642.35
Twentysixth Floor	796.67	642.35	796.67	642.35
Twentyseventh Floor	800.46	609.96	800.46	609.96
Twentyeighth Floor	796.67	642.35	796.67	642.35
Twentyninth Floor	796.67	642.35	796.67	642.35
Thirtieth Floor	428.32	353.37	428.32	353.37
Thirtyfirst Floor	428.32	353.37	428.32	353.37
Thirtysecond Floor	428.32	353.37	428.32	353.37
Terrace Floor	84.36	0.00	84.36	0.00
Total:	62446.80	52140.59	62446.80	52140.59

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			TwoWheeler		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
TOWER (1A1B1C1D)	Commercial	Retail Shop	> 0	100	121.68	1.00	2	-	-	-	-
	Community Facility	Day care centres	> 0	0	992.53	0.00	-	-	-	-	-
	Residential	Group Housing	0 - 50	1	2.00	-	-	-	1.00	2	-
			50 - 100	1	72.00	1.00	72	-	-	-	-
			100 - 150	1	39.00	1.25	49	-	-	-	-
			> 150	1	-	1.50	-	-	-	-	-
			> 0	1	-	-	-	-	-	-	-
	Total :		-	-	-	-	123	440	-	2	27

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (1A1B1C1D)	D3	0.63	2.10	09
TOWER (1A1B1C1D)	D3	0.75	2.10	797
TOWER (1A1B1C1D)	D2	0.75	2.10	111
TOWER (1A1B1C1D)	KD	0.90	2.10	97
TOWER (1A1B1C1D)	D2	0.90	2.10	617
TOWER (1A1B1C1D)	KD1	0.90	2.10	32
TOWER (1A1B1C1D)	LIFT DOOR	0.90	2.10	106
TOWER (1A1B1C1D)	LD	0.90	2.10	30
TOWER (1A1B1C1D)	D2	0.91	2.10	32
TOWER (1A1B1C1D)	GD	1.00	2.10	01
TOWER (1A1B1C1D)	D1	1.05	2.10	47
TOWER (1A1B1C1D)	D1	1.10	2.10	46
TOWER (1A1B1C1D)	D2	1.10	2.10	20
TOWER (1A1B1C1D)	D1	1.20	2.10	164
TOWER (1A1B1C1D)	ED1	1.25	2.10	01
TOWER (1A1B1C1D)	SD1	1.42	2.10	47
TOWER (1A1B1C1D)	SD1	1.43	2.10	47
TOWER (1A1B1C1D)	FIRE-DOOR	1.50	2.10	70
TOWER (1A1B1C1D)	D	1.50	2.10	15
TOWER (1A1B1C1D)	ENTRY	1.50	2.10	02
TOWER (1A1B1C1D)	D	1.79	2.10	02
TOWER (1A1B1C1D)	RS	2.55	2.10	01
TOWER (1A1B1C1D)	RS	3.00	2.10	07

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER (1A1B1C1D)	V1	0.60	1.00	607
TOWER (1A1B1C1D)	W4	0.60	1.20	89
TOWER (1A1B1C1D)	W3	0.68	2.40	04
TOWER (1A1B1C1D)	W1	0.80	1.20	34
TOWER (1A1B1C1D)	W3	0.90	1.20	125
TOWER (1A1B1C1D)	W4	0.90	1.20	69
TOWER (1A1B1C1D)	W1	0.90	1.20	160
TOWER (1A1B1C1D)	W4	0.90	2.40	23
TOWER (1A1B1C1D)	GW	0.99	2.40	02
TOWER (1A1B1C1D)	W4	1.00	1.20	05
TOWER (1A1B1C1D)	W3	1.13	1.20	01
TOWER (1A1B1C1D)	W5	1.20	1.20	12
TOWER (1A1B1C1D)	KW2	1.20	2.40	32
TOWER (1A1B1C1D)	KW	1.31	1.20	97
TOWER (1A1B1C1D)	SD1	1.33	2.40	32
TOWER (1A1B1C1D)	SD1	1.34	2.40	32
TOWER (1A1B1C1D)	KW	1.35	1.20	28
TOWER (1A1B1C1D)	ED1	1.43	2.70	02
TOWER (1A1B1C1D)	W4	1.45	2.40	46
TOWER (1A1B1C1D)	SD2	1.45	2.40	18
TOWER (1A1B1C1D)	W1	1.50	1.20	30
TOWER (1A1B1C1D)	SD2	1.50	2.40	123
TOWER (1A1B1C1D)	SD1	1.50	2.40	32
TOWER (1A1B1C1D)	SD4	1.50	2.40	10
TOWER (1A1B1C1D)	SD3	1.67	2.40	95
TOWER (1A1B1C1D)	SD1	1.80	2.40	199
TOWER (1A1B1C1D)	SD 01	1.80	2.40	92
TOWER (1A1B1C1D)	SD2	1.80	2.40	32
TOWER (1A1B1C1D)	EW2	2.08	1.20	02
TOWER (1A1B1C1D)	SD2	2.25	2.40	97
TOWER (1A1B1C1D)	W4	3.14	1.20	02
TOWER (1A1B1C1D)	CSW	3.27	1.20	02
TOWER (1A1B1C1D)	EW1	3.63	1.20	02
TOWER (1A1B1C1D)	CW1	4.34	1.20	02

Green and open space Area

Name	Prop. Area
GREEN	805.77
GREEN	610.32

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	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.)			Add Area In FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			Duct(Void, Duct, Chowk)	Double Height		Mumty	Lift	Lift Machine	Lift Lobby	Balcony	Accessory Use	Archi.Proj.(Canopy)	Refuge Area	Parking	Resi.	Commercial	Amenities	Lift Lobby		
TOWER (1A1B1C1D)	1	63810.62	1319.76	44.06	62446.80	2904.91	1564.32	38.39	245.06	2802.80	158.88	290.79	78.84	22811.95	30820.43	121.68	992.53	171.27	32140.59	276
Grand Total	1	63810.62	1319.76	44.06	62446.80	2904.91	1564.32	38.39	245.06	2802.80	158.88	290.79	78.84	22811.95	30820.43	121.68	992.53	171.27	32140.59	276

Total Plot Area: -	9779.04	Total FAR Area: -	13732.20
Total Coverage Area: -	2120.54	Total BUA Area: -	62457.68

OWNER'S NAME AND SIGNATURE

KENDRIYA JAL AYOG SAHKARI AVAS SAMITI
LTD.KENDRIYAJALAAYOG@GMAIL.COM,9289117918

ARCHEING'S NAME AND SIGNATURE	STRUCTURE ENGINEER
Dipanjan Mitra CA/2003/31084	Vintech 123456
	Uttar Pradesh Housing Board & Develop

Building Plan Application Number
UPAVP/BP/21-22/1377

Sanctioned On
18 May 2022

Valid Till
16 Jun 2027

Approved By
Ajay Chauhan (Housing Commissioner)

Examined By
PRASHANT VARDHAN (Executive engineer)

Karn Kumar (Architectural Assistant)

Prem Chandra Kumar Maurya (Assistant Architect Pl

Arvind Deo Arya (Architect planner)

Sanjeev Kashyap (Chief Architect Planner)

Arvind Deo Arya (Architect 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.