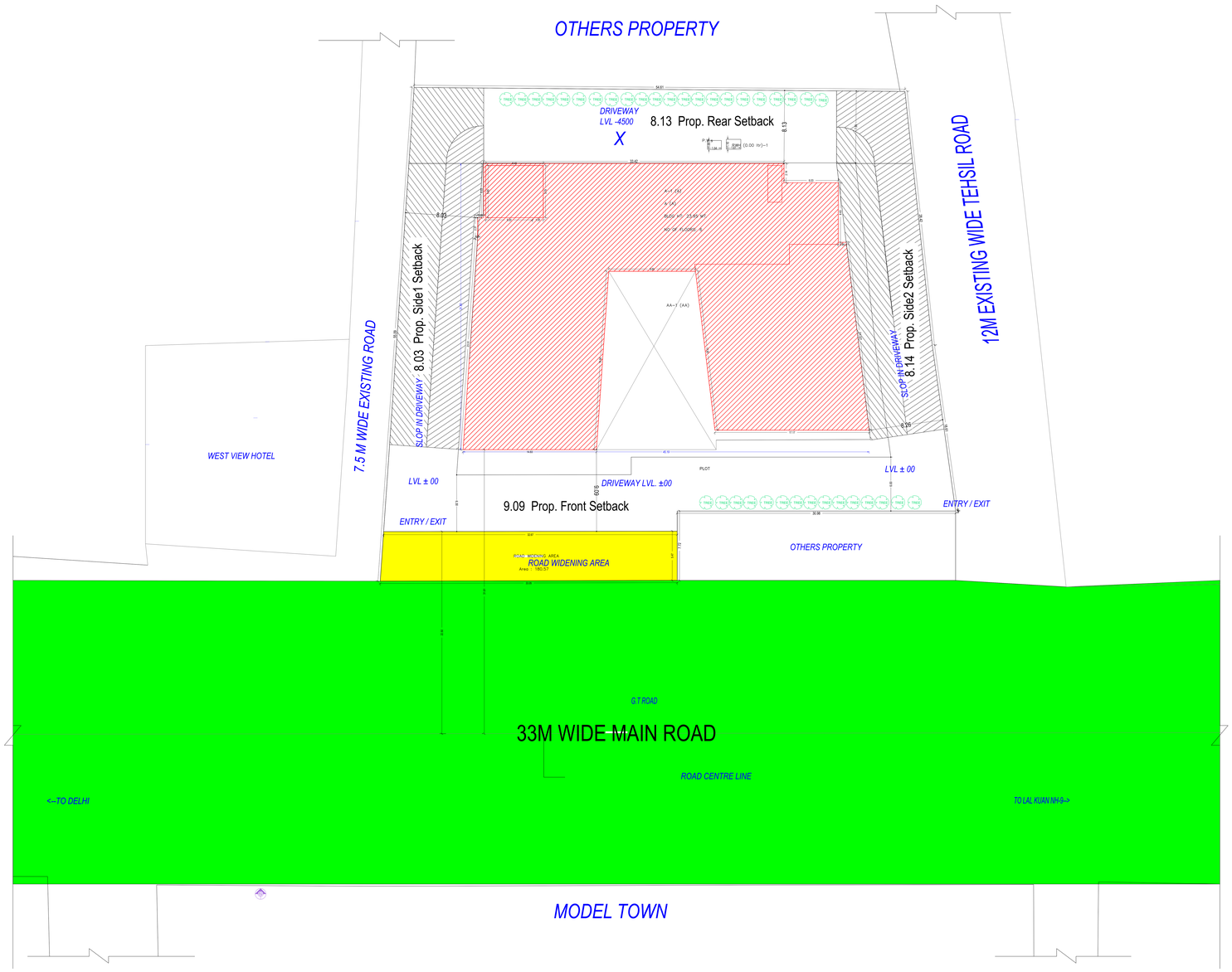
Project Title :SUBMISSION DRAWINGS FOR PROPOSED COMMERCIAL CUM CINEMA (NAVRANG SQUARE) AT KHASRA NO. 1106 AND 1112, VILLAGE KELA, G.T ROAD , , GHAZIABAD.



SITE PLAN
(Scale - 1:100)

AREA STATEMENT	VERSION NO.: 1.0.76	
	VERSION DATE: 27/06/2022	
PROJECT	PLOT/SUBDIVISION NO.: 1106 AND 1112	
Application Type:	Commercial Building	Project Type: Building Permit
Nature of Development:	New	Structure Type: Single Structure
Authority/Under Development Authority:	(GA)	Development Plan: Master Plan
Zone:	Ghaziabad	Use Zone: Commercial Use Zone
Project Type: Building Permission		Land Status: Lease Other Commercial
Nature of Development: NEW		Land Type: NA
Development Area: Existing Building Area(Construction Area)		
Site		
Site(Development Area: Metro City Area		
Site Area:		
Site Address		
District:Ghaziabad Tehsil:Ghaziabad Village:Kela		
Gross Site Area	14,765	
Area of Plot As per record		
Disputed Area		3119.80
Area of Road Widening		180.57
Area of the Greenbelt		2436.30
Deductions for		
Net Plot Area		18127
Road Widening Area		180.57
Utility easement		0.00
Net Area		17946.43
Total Area (1A+1C+1D+1E)-(1B+1F)-(1G)"		2436.30
Plot Area For Coverage		2436.30
Plot Area For FAR		2436.30
Total Floor Area		4859.00
Total Floors (FAR area-1.75)		4850.00
Ground Coverage (Less than 33 %)	Total Built up area permissible at	1218.15
Proposed Coverage Area (36.30 %)		1218.15
Total Prop. Coverage Area (34.34 %)		1029.00
Balance coverage area (2.16 %)		124.85

	Proposed Area at				
	Proposed Built up	Existing Built up	Proposed F.A.T.	Existing F.A.T.
Basement Third Floor	1030.96	0.00	0.00	0.00
Basement Second Floor	1030.96	0.00	0.00	0.00
Basement First Floor	1030.96	0.00	0.00	0.00
Lower Ground Floor	1030.96	0.00	1030.96	0.00
Upper Ground Floor	1030.96	0.00	1030.96	0.00
First Floor	1030.96	0.00	1030.96	0.00
Second Floor	1030.96	0.00	1030.96	0.00
Third Floor	1030.96	0.00	1030.96	0.00
Fourth Floor	258.15	0.00	258.15	0.00
Terrace Floor	258.15	0.00	258.15	0.00
Total Area	8823.57	0.00	4859.00	0.00
Total FAR Area			4859.00	
Proposed F.A.T. unlimited				
Transfered Statement				
Transfered Proposed F.A.T.				
G.C.	0.00			
Left Floors	4.00			
Total No. of Floors (1 + 4)	5			
Height of Building				
Parking Space Required as per Regulations				229.14
Proposed Parking Space				410.00

Color Notes

COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
ROAD ALIGNMENT (ROAD WIDENING AREA)
ROAD WIDENING AREA TO BE DEDUCTION AREA
EXISTING (To be retained)
EXISTING (To be demolished)

Building Conditions Checks

Sr.	Condition
1	As A (G) Issued at the time of submitting of Stilt parking provided in the Building. For stilt parking at the time of completion the owner shall produce technical data with certificate from a Civil Engineer for structural stability. Or of fire equipment as per company specifications and the height of stilt parking shall not exceed more than 1m. Or of fire equipment as per company specifications.

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.		
	No.	Reduced Reqd. Area In Sqmts. Per ECS Without Automated VGC	Area	No.	Area	
Equivalent Car Space	-	-	-	48	830.85	
Two Wheeler Car	-	-	-	10	37.25	
Total Car	43	-	830.85	118	868.00	
Two Wheeler	-	-	-	10	250.00	
Other Than Parking	-	-	-	-	-	
Total	-	-	830.85	-	1118.00	
Total			830.85		4851.00	

Buildingwise Floor FAR Details

Floor Name	Building Name A (A)			Total	
	Proposed Built Up Area (Sq.Mts.)	Proposed FAR Area (Sq.Ft.)	Total Proposed Built Up Area (Sq.Mts.)	Total FAR Area (Sq.Ft.)	
Basement Third Floor	1030.96	0.00	1030.96	0.00	
Basement Second Floor	1030.96	0.00	1030.96	0.00	
Basement First Floor	1030.96	0.00	1030.96	0.00	
Lower Ground Floor	1030.96	1013.00	1030.96	1013.00	
Upper Ground Floor	1030.96	1013.00	1030.96	1013.00	
First Floor	1030.96	1013.00	1030.96	1013.00	
Second Floor	1030.96	1013.00	1030.96	1013.00	
Third Floor	1030.96	1013.00	1030.96	1013.00	
Fourth Floor	258.15	190.45	258.15	190.45	
Terrace Floor	258.15	0.00	258.15	0.00	
Total	8823.57	4859.00	8823.57	4859.00	

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.Mt.)	Units Reqd./ Prop.		Car		
				Reqd.	Prop.	Reqd.Unit	Reqd.	Prop.
A (A)	Commercial	Shopping center	> 0	100	4859.00	1.25	61	-
	Total			-	-	-	61	118

FAR & Unit Details

Building Name	No. of Same Bldg	Gross Plot Area (Sq.Mt.)	Deductions From Gross BUA(Area in Sq.Mt.)							Total Net Plot Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)						Proposed FAR Area (Sq.Mt.)		Total Built Up Area (Sq.Mt.)	No. of Units
			SubUnit Deb (Deb)	Stairs	Lift	Lift Mach.	Ramp	Parking Ent.	Parking			Basement	Parking	Mumty	Utility	LIG	Residential	Commercial			
A (A)	1	14,765.00	0.00	1013.00	0.00	0.00	0.00	0.00	0.00	13,752	4859.00	0.00	0.00	0.00	0.00	0.00	0.00	4859.00	4859.00	4859.00	36
Total :	-	14,765.00	0.00	1013.00	0.00	0.00	0.00	0.00	0.00	13,752	4859.00	0.00	0.00	0.00	0.00	0.00	0.00	4859.00	4859.00	4859.00	36

Tree Details (Table 3h)

Sr.	Name	Tree Of Trees	
		Reqd.	Prop.
1	10.5*7	29	37

Building USE/SUBUSE Details

Building Type	Building Use	Building SubUse	Building Group	Building Type	Building Structure	No Of Non-Residential Units	Floor Name	Floor Use	Floor Height	FAR Room	FAR Service	FAR SubUse
A (A)	Commercial	Shopping center		Highrise	E		BASEMENT THIRD FLOOR PLAN	Commercial = Parking	3.00	-	-	-
							BASEMENT SECOND FLOOR PLAN	Commercial = Parking +SPACE FOR SERVICES +SPACE FOR SERVICES AND LIG TAMEG	3.00	-	-	-
							BASEMENT FIRST FLOOR PLAN	Commercial = Parking +SPACE FOR SERVICES +SPACE FOR SERVICES	3.00	-	-	-
							LOWER GROUND FLOOR PLAN	Commercial	3.00	Shopping center	Commercial	Commercial Shopping center
							UPPER GROUND FLOOR PLAN	Commercial	3.00	Shopping center	Commercial	Commercial Shopping center
							FIRST FLOOR PLAN	Commercial	3.00	Shopping center	Commercial	Commercial Shopping center
							SECOND FLOOR PLAN	Commercial	3.00	Shopping center	Commercial	Commercial Shopping center
							THIRD FLOOR PLAN	Commercial	3.00	Shopping center	Commercial	Commercial Shopping center
							FOURTH FLOOR PLAN	Commercial	3.00	Shopping center	Commercial	Commercial Shopping center
							TERRACE FLOOR PLAN	Commercial	-	Shopping center	-	-

Staircase Checks (Table 5a-1)

Stair Case Name	Tread Width	Tread Depth	Riser Height	Flights Nb
BASEMENT THIRD FLOOR PLAN	2.00	0.000	0.000	1.00
BASEMENT SECOND FLOOR PLAN	2.00	0.000	0.000	1.00
BASEMENT FIRST FLOOR PLAN	2.00	0.000	0.000	1.00
LOWER GROUND FLOOR PLAN	2.00	0.000	0.000	1.00
UPPER GROUND FLOOR PLAN	2.00	0.294	0.000	1.00
FIRST FLOOR PLAN	2.00	0.294	0.150	1.00
SECOND FLOOR PLAN	2.00	0.294	0.150	1.00
THIRD FLOOR PLAN	2.00	0.294	0.150	1.00
FOURTH FLOOR PLAN	2.00	0.294	0.150	1.00
TERRACE FLOOR PLAN	2.00	0.000	0.000	1.00

Building Name A (A)

Floor Name	Gross Area	Deductions From Gross BUA(Area in Sq.mt.)							Total Net Area	Deductions (Area in Sq.mt.)							Proposed - FAR Area (Sq.mt.)			Total built up Area	No. of Units
		SubUnit Deb (Deb)	Stairs	Mumty	Lift	Lift Mach.	Ramp	Parking Ent.	Parking	Basement	Parking	Mumty	Utility	LIG	Residential	Commercial					
Basement Third Floor	1030.96	-	0.00	1030.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
Basement Second Floor	1030.96	-	0.00	1030.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
Basement First Floor	1030.96	-	0.00	1030.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
Lower Ground Floor	1030.96	-	0.00	1030.96	37.10	11.88	0.00	7.07	0.00	0.00	12103.00	1013.00	0.00	0.00	0.00	0.00	0.00	1013.00	1013.00	1013.00	0
Upper Ground Floor	1030.96	-	0.00	1030.96	37.10	11.88	0.00	7.07	0.00	0.00	12103.00	1013.00	0.00	0.00	0.00	0.00	0.00	1013.00	1013.00	1013.00	0
First Floor	1030.96	-	0.00	1030.96	37.10	11.88	0.00	7.07	0.00	0.00	12103.00	1013.00	0.00	0.00	0.00	0.00	0.00	1013.00	1013.00	1013.00	0
Second Floor	1030.96	-	0.00	1030.96	37.10	11.88	0.00	7.07	0.00	0.00	12103.00	1013.00	0.00	0.00	0.00	0.00	0.00	1013.00	1013.00	1013.00	0
Third Floor	1030.96	-	0.00	1030.96	37.10	11.88	0.00	7.07	0.00	0.00	12103.00	1013.00	0.00	0.00	0.00	0.00	0.00	1013.00	1013.00	1013.00	0
Fourth Floor	258.15	-	0.00	258.15	4.42	4.42	0.00	0.00	0.00	0.00	0.00	190.45	0.00	0.00	0.00	0.00	0.00	190.45	190.45	190.45	0
Terrace Floor	258.15	-	0.00	258.15	4.42	4.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
Total :	8826.12	1.55	0.00	8823.57	186.62	59.40	0.00	35.35	0.00	0.00	60515.00	5066.00	0.00	0.00	0.00	0.00	0.00	5066.00	5066.00	5066.00	0
Total Number of Same Buildings :	1																				
Total :	8826.12	1.55	0.00	8823.57	186.62	59.40	0.00	35.35	0.00	0.00	60515.00	5066.00	0.00	0.00	0.00	0.00	0.00	5066.00	5066.00	5066.00	0

SCHEDULE OF DOOR

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D	1.00	2.10	36
A (A)	D	1.05	2.10	34
A (A)	D	1.08	2.10	21
A (A)	D	1.10	2.10	21
A (A)	D	1.20	2.10	36
A (A)	D	1.35	2.10	21
A (A)	D	1.50	2.10	21
A (A)	D1	1.75	2.10	21
A (A)	D	1.85	2.10	21
A (A)	D	1.90	2.10	21
A (A)	D	2.00	2.10	21
A (A)	D	1.98	2.10	21
A (A)	D	2.00	2.10	21
A (A)	D1	2.27	2.10	21
A (A)	D	2.00	2.10	21
A (A)	D1	2.13	2.10	21
A (A)	D	2.10	2.10	21
A (A)	D1	2.15	2.10	21
A (A)	D1	2.20	2.10	21
A (A)	D1	2.25	2.10	21
A (A)	D1	2.30	2.10	21
A (A)	D1	2.40	2.10	21
A (A)	D1	2.45	2.10	21
A (A)	D1	2.50	2.10	21
A (A)	D1	2.60	2.10	21
A (A)	D1	2.65	2.10	21
A (A)	D1	2.70	2.10	21
A (A)	D1	2.80	2.10	21
A (A)	D1	2.90	2.10	21
A (A)	D1	3.00	2.10	21
A (A)	D1	3.05	2.10	21
A (A)	D1	3.10	2.10	21
A (A)	D1