		File No GDA/BP/22-23/0828	Sheet 1
Submission Date 2022-10-12		Version No. 1.0.81 Version Date: 12/09/2022	Scale 1:100
AREA STATEMENT			
PROJECT DETAILS			
Authority: Ghazabad Development Authority		Plot Use: Commercial	
Authority Class: Category A-		Plot SubUse: Shopping center	
Authority Grade: Development Authority (DA)		Development Plan: Wave city sec 02	
Case/Tenure: Regular		Land Use Zone: Commercial Use Zone	
Project Type: Building Permission		Land SubUse Zone: Other Commercial	
Nature of Development: NEW		Layout Type: NA	
Development Area: New Area			
SubDevelopment Area: Metro City Area			
Special Project: NA			
Site Address: District:Ghaziabad, Tehsil:Ghaziabad,Village:NA			
AREA DETAILS		Sq.Mts.	
1. Area of Plot As per record		7860.01	
Document Area		7860.00	
As per site condition		7860.00	
Area of Plot Considered		7860.00	
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		7860.00	
Green and open space			
Plot Area For Coverage		7860.00	
Per Area For FAR		7860.00	
Perm. FAR Area (2.50)		19648.88	
Total Perm. FAR area (2.50)		19648.88	
6. Permissible Coverage area (50.00 %)		3930	
Proposed Coverage Area (48.80 %)		3835.42	
Total Prop. Coverage Area (48.80 %)		3835.42	
Balance coverage area (1.20 %)		94.58	
Proposed Area at:			
Proposed Built up		Existing Built up	Proposed F.S.I
Basement First Floor		4303.41	0.00
Basement Second Floor		5509.48	0.00
Upper Ground Floor		3883.52	0.00
First Floor		3880.00	0.00
Second Floor		3016.06	0.00
Third Floor		813.05	0.00
Terrace Floor		0.00	0.00
Total Area		21415.52	0.00
Accessory/Use Area considered towards computation of FAR			9.54
Total FAR Area			15349.26
Accessory/Use Area Added in BuiltUp Area			35.54
Total BuiltUp Area			21475.80
Proposed F.S.I. consumed			1.95
Tenement Statement			
4. Tenement Proposed At:			
G.F.			1.00
All Floors			4.00
5. Total Tenements (3 + 4)			5
6. Parking Statement			
7. Proposed Parking Space			10339.72

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)	

Building Conditions Checks	
No.	Condition
1.	For A (A) Increase of Mechanical parking of Stack parking provided in the Building. For stack parking at the time of completion the owner shall produce technical data with respect to height. The height shall not exceed more than 5% of that required as per company specifications and the height of stack parking shall not exceed more than 5% of that required as per company specifications.

FAR & Unit Details		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	
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Duct/Void, Duct, Chok	Mummy	Lift	Lift Machine	Lift Lobby	Covered Area	Parking	Commercial	Stair						
A (A)	1	22151.34		735.82	21415.52	268.26	69.60	8.83	111.85	14.38	5465.12			15312.42	27.31	15339.72	05
Grand Total	1	22151.34		735.82	21415.52	268.26	69.60	8.83	111.85	14.38	5465.12			15312.42	27.31	15339.72	05

Tree Details (Table 3h)			
Plot	Name	Nos Of Trees	
		Reqd	Prop
Plot	Tree	79	79

UnitBUA Table for Building 'A (A)											
Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt.				UnitBUA Area	Deductions (Area in Sq.mt.)		No. of Unit
BASEMENT FIRST FLOOR PLAN	LG.F	OTHER	5006.96	76.25	700.08	186.03	41.88	26.34	3976.38	3.59	2.05
		Total	5006.96	76.25	700.08	186.03	41.88	26.34	3976.38	3.59	2.05
		Typical Floor = 1									
UPPER GROUND FLOOR PLAN	UG.F	OTHER	3886.31	76.25	0.00	0.00	41.92	33.39	3734.75	5.39	2.61
		Total	3886.31	76.25	0.00	0.00	41.92	33.39	3734.75	5.39	2.61
		Typical Floor = 1									
FIRST FLOOR PLAN	F.F	OTHER	3887.17	0.00	0.00	0.00	41.63	33.64	3811.90	3.18	2.70
		Total	3887.17	0.00	0.00	0.00	41.63	33.64	3811.90	3.18	2.70
		Typical Floor = 1									
SECOND FLOOR PLAN	S.F	OTHER	3023.25	0.00	0.00	0.00	41.75	33.66	2947.84	32.46	2.39
		Total	3023.25	0.00	0.00	0.00	41.75	33.66	2947.84	32.46	2.39
		Typical Floor = 1									
THIRD FLOOR PLAN	T.F	OTHER	672.64	0.00	0.00	0.00	42.66	6.92	623.06	2.53	1.29
		Total	672.64	0.00	0.00	0.00	42.66	6.92	623.06	2.53	1.29
		Typical Floor = 1									
Total	-	-	16476.33	152.50	700.08	186.03	209.85	133.95	15093.93	47.14	11.02

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	MECH VENT	1.80	1.00	05

Building :A (A)																			
Floor Name	Gross Builtup Area	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, Chok							Mummy	Lift	Lift Machine	Lift Lobby	Covered Area	Parking					
Basement Second Floor	5509.48	0.00	0.00	0.00	0.00	0.00	0.00	5509.48	0.00	0.00	0.00	0.00	0.00	5465.12	0.00	0.00	00		
Basement First Floor	5006.96	0.00	0.00	0.00	0.00	0.00	0.00	703.55	4303.41	48.72	19.72	0.00	22.16	0.00	0.00	0.00	01		
Upper Ground Floor	3900.69	0.00	0.00	0.00	0.00	0.00	0.00	7.17	3893.52	54.89	0.00	0.00	22.16	14.38	0.00	0.00	01		
First Floor	3887.17	0.00	0.00	0.00	0.00	0.00	0.00	7.17	3880.00	54.88	19.47	0.00	22.16	0.00	0.00	0.00	01		
Second Floor	3023.25	0.00	0.00	0.00	0.00	0.00	0.00	7.19	3016.06	54.88	19.58	0.00	22.16	0.00	0.00	0.00	01		
Third Floor	820.25	0.00	0.00	0.00	0.00	0.00	0.00	7.20	813.05	54.89	10.82	8.83	23.01	0.00	0.00	0.00	01		
Terrace Floor	3.54	0.00	0.00	0.00	0.00	0.00	0.00	3.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00		
Total	22151.35	0.00	0.00	0.00	0.00	0.00	0.00	735.82	21415.53	268.26	69.60	8.83	111.65	14.38	5465.12	15312.42	27.31	15339.73	05
Total Number of Same Buildings	1	0.00	0.00	0.00	0.00	0.00	0.00												
Total	22151.35	0.00	0.00	0.00	0.00	0.00	0.00	735.82	21415.53	268.26	69.60	8.83	111.65	14.38	5465.12	15312.42	27.31	15339.73	05

Staircase Checks (Table 3a-1)						
Floor Name	Staircase Name	Flight Width	Tread Width	Riser Height	Railing Ht.	
BASEMENT FIRST FLOOR PLAN	STAIRCASE	1.50	0.300	0.000	1.00	
	Fire Escape	1.50	0.300	0.000	1.00	
	Staircase-3FL	1.50	0.300	0.133	1.00	
UPPER GROUND FLOOR PLAN	STAIRCASE	1.50	0.300	0.176	1.00	
	Fire Escape	1.50	0.300	0.143	1.00	
	Staircase-3FL	1.50	0.300	0.188	1.00	
FIRST FLOOR PLAN	STAIRCASE	1.50	0.300	0.147	1.00	
	Fire Escape	1.50	0.300	0.157	1.00	
	Staircase	1.50	0.300	0.147	1.00	
SECOND FLOOR PLAN	STAIRCASE	1.50	0.300	0.169	1.00	
	Fire Escape	1.50	0.300	0.140	1.00	
	Staircase	1.50	0.300	0.150	1.00	
THIRD FLOOR PLAN	STAIRCASE	1.50	0.300	0.162	1.00	
	Fire Escape	1.50	0.300	0.171	1.00	
	Staircase	1.50	0.300	0.150	1.00	
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.300	0.185	1.00	
	Fire Escape	1.50	0.300	0.141	1.00	
	Staircase	1.50	0.300	0.141	1.00	

Building USE/SUBUSE Details									
Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse
A (A)	Commercial	Shopping center		Highrise	5		BASEMENT SECOND FLOOR PLAN	Commercial - Parking	Shopping center
							UPPER GROUND FLOOR PLAN	Commercial	Shopping center
							FIRST FLOOR PLAN	Commercial	Shopping center
							SECOND FLOOR PLAN	Commercial	Shopping center
							THIRD FLOOR PLAN	Commercial	Shopping center
							TERRACE FLOOR PLAN	Commercial	Shopping center

Buildingwise Floor FAR Details			
Floor Name	Building Name	Total	
	Proposed Built Up Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement First Floor	4303.41	4212.81	4303.41
Basement Second Floor	5509.48	0.00	5509.48
Upper Ground Floor	3883.52	3816.47	3883.52
First Floor	3880.00	3783.49	3880.00
Second Floor	3016.06	2919.42	3016.06
Third Floor	813.05	607.53	813.05
Terrace Floor	0.00	0.00	0.00
Total	21415.52	15339.72	21415.52

Total Plot Area: -	7860.00	Total FAR Area: -	15349.26
Total Coverage Area: -	3835.42	Total BUA Area: -	21475.86

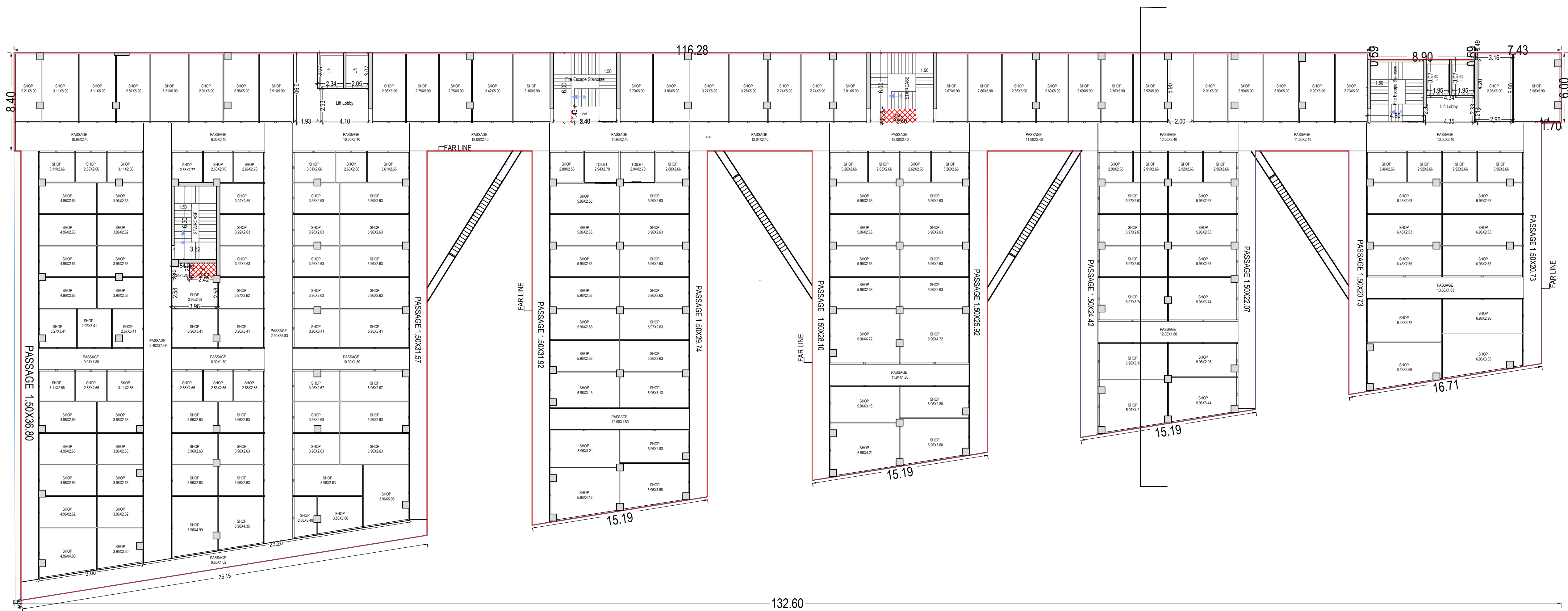
OWNER'S NAME AND SIGNATURE	
KAMROOP PROMOTERS LLP abhinav.jsh4@gmail.com,9810105534	
ARCHITECT'S NAME AND SIGNATURE	
KAILASH CHANDER AGGARWAL CA/1886/10069	RE ENGINEER RD/CHAUDHARY F-1230502
Ghaziabad Development Authority	
Building Plan Application Number GDA/BP/22-23/0828	
Sanctioned On 27 Oct 2022	
Valid Till 27 Oct 2027	
Approved By Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional)	
Examined By Bhagwan Das Maurya (Junior engineer)	
Sanjay Mehrotra (Assistant Engineer)	
Rajeev Ratan Shah (Town Planner/ Executive engineer)	
Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional)	
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Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional)	

Rajeev Ratan Shah (Town Planner/ Executive engineer)

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



UPPER GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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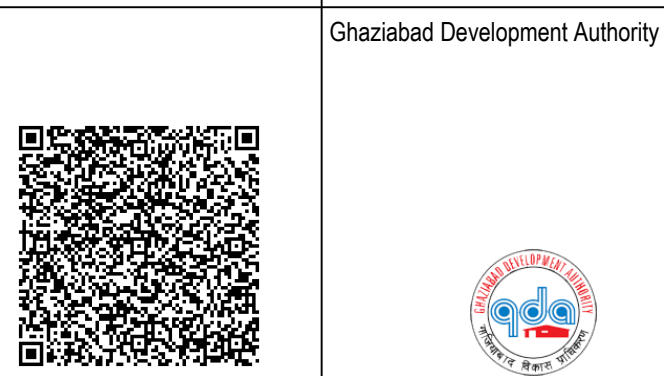
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Total Plot Area: -	7860.00	Total FAR Area: -	15349.26
Total Coverage Area: -	3835.42	Total BUA Area: -	21475.06

OWNER'S NAME AND SIGNATURE
KAMROOP PROMOTERS
LLP.abhinav.jsh@gmail.com.9810105534

ARCHITECT'S NAME AND SIGNATURE
KAILASH CHANDER
AGGARWAL
CA/1986/10069

REGISTERED ENGINEER
RDCHAUDHARY
F-1230502



Building Plan Application Number
GDA/BP/22-230828

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Examined By
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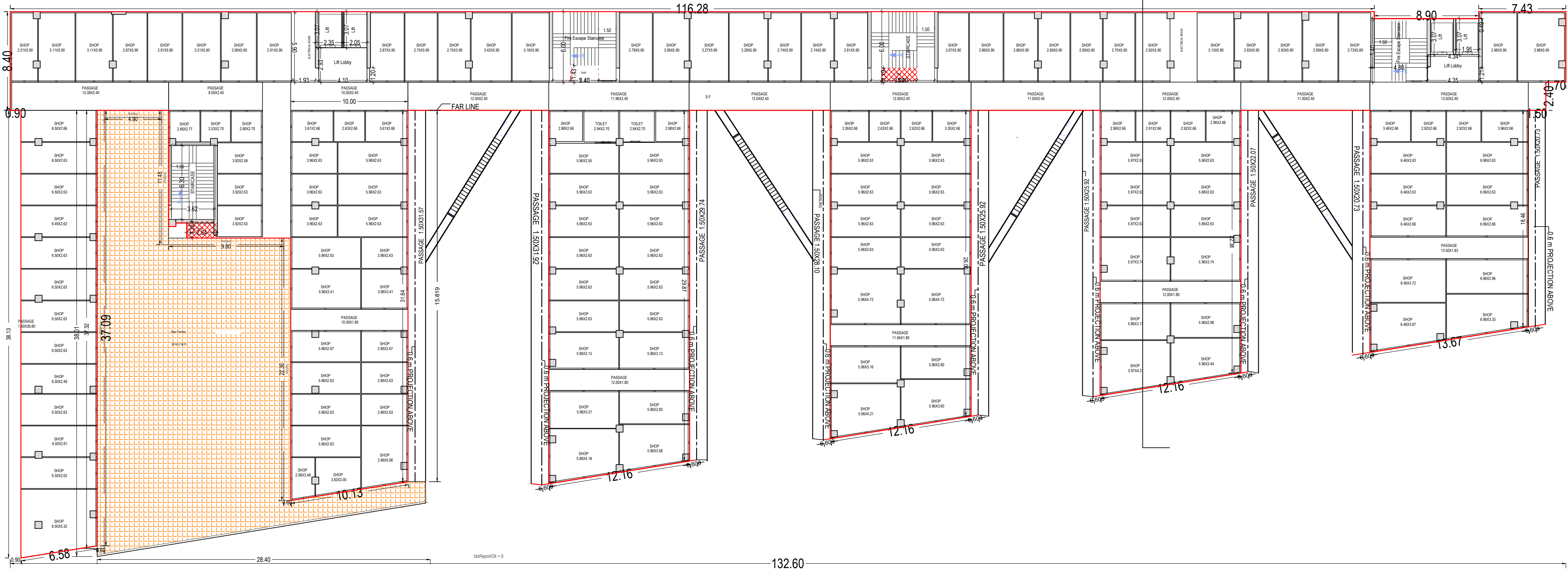
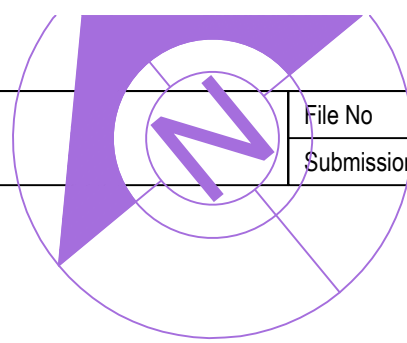
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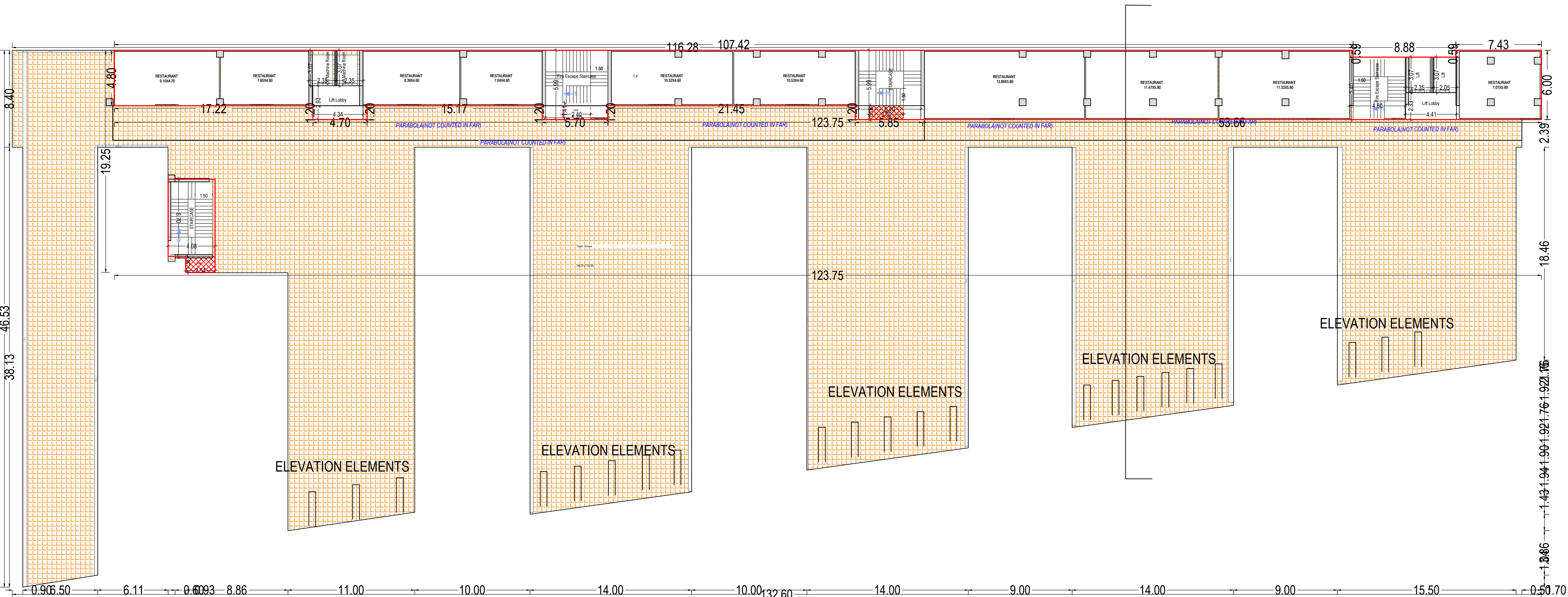
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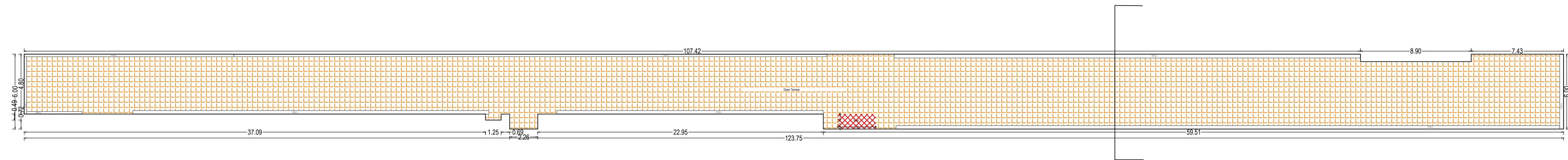
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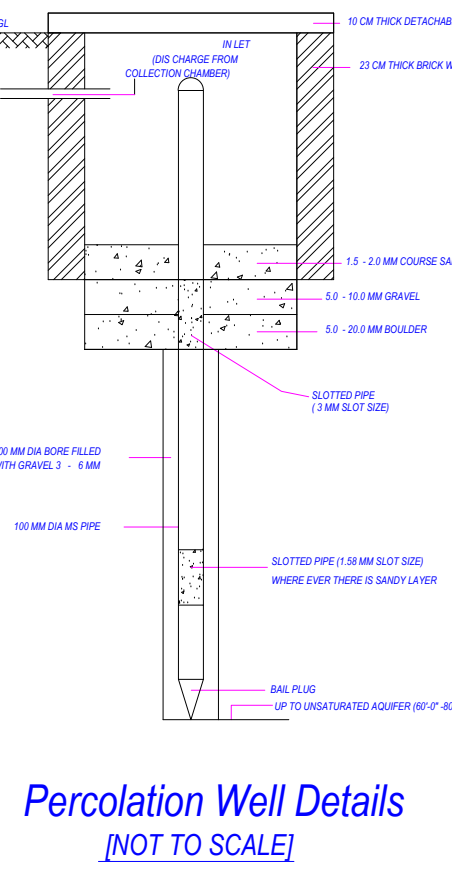
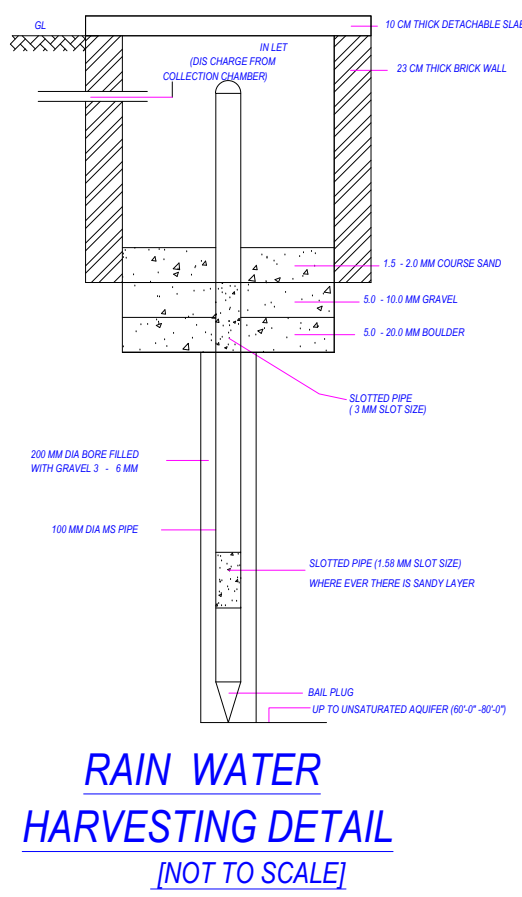
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



THIRD FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



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CA/1986/10069

RE ENGINEER

RDCHAUDHARY
F-1230502

Ghaziabad Development Authority



Building Plan Application Number
GDA/BP/22-230828

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Examined By

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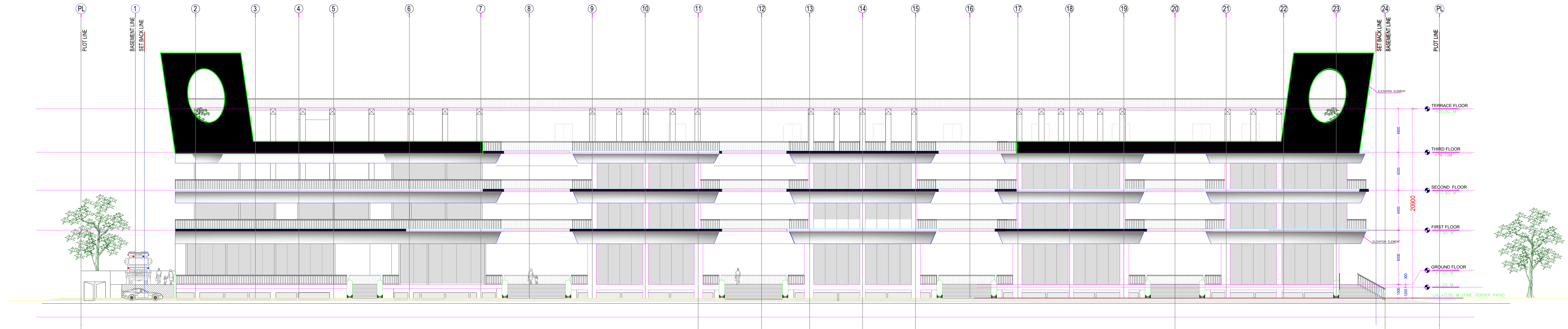
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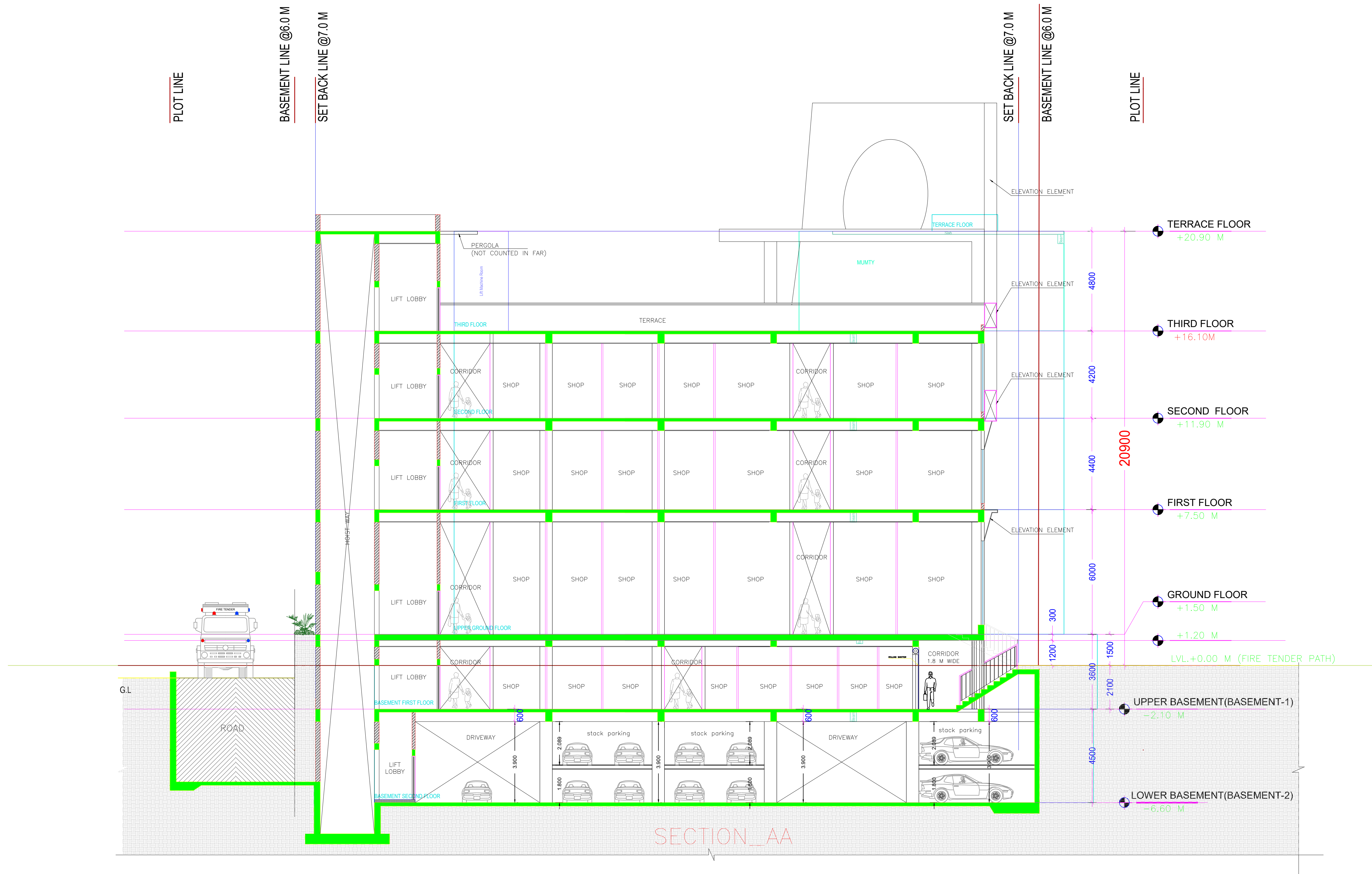
Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional)

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



FRONT ELEVATION



SECTION_AA

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ISO_A0_(841.00_x_1189.00_MM)

Total Plot Area: -	7880.00	Total FAR Area: -	15349.26
Total Coverage Area: -	3835.42	Total BUA Area: -	21475.06

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CIVIL 1986/10069

RE ENGINEER

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