



Buildingwise Floor FAR Details								
Floor Name	Building Name							
	Proposed Built Up Area (Sq.mt.)	Existing Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Existing FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total Existing Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Plotted FAR Area (Sq.mt.)
Upper Basement Floor	131.067	3833.12	131.067	3839.68	131.067	3833.12	131.067	3839.68
Basement First Floor	0.00	7267.63	0.00	0.00	0.00	7267.63	0.00	0.00
Basement Second Floor	0.00	7156.98	0.00	0.00	0.00	7156.98	0.00	0.00
Ground Floor	0.00	3836.41	0.00	3748.61	0.00	3836.41	0.00	3748.61
First Floor	0.00	3644.65	0.00	3529.11	0.00	3644.65	0.00	3529.11
Second Floor	1790.07	1583.73	1730.78	1470.90	1583.73	1730.78	1470.90	0.00
Third Floor	2492.25	1211.32	2422.78	1101.40	2492.25	1211.32	2422.78	1101.40
Fourth Floor	875.64	0.00	561.24	0.00	875.64	0.00	561.24	0.00
Terrace Floor	84.64	0.00	0.00	0.00	84.64	0.00	0.00	0.00
Total	5173.667	28533.82	4868.867	13869.70	5173.667	28533.82	4868.867	13869.70

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	MECH VENT	LENGTH	HEIGHT	NOS
MULTIPLEX (BUILDING)	MECH VENT	0.60	1.00	08
MULTIPLEX (BUILDING)	MECH VENT	1.00	1.00	03
MULTIPLEX (BUILDING)	MECH VENT	1.20	1.00	02
MULTIPLEX (BUILDING)	MECH VENT	1.50	1.00	03
MULTIPLEX (BUILDING)	MECH VENT	1.50	1.00	01
MULTIPLEX (BUILDING)	MECH VENT	10.50	1.00	01
MULTIPLEX (BUILDING)	MECH VENT	2.00	1.00	03
MULTIPLEX (BUILDING)	MECH VENT	2.46	1.00	01
MULTIPLEX (BUILDING)	MECH VENT	2.50	1.50	11
MULTIPLEX (BUILDING)	MECH VENT	2.50	1.50	05
MULTIPLEX (BUILDING)	MECH VENT	2.75	1.00	01
MULTIPLEX (BUILDING)	MECH VENT	3.00	1.00	03
MULTIPLEX (BUILDING)	MECH VENT	3.00	1.80	02
MULTIPLEX (BUILDING)	MECH VENT	6.00	1.50	02

Staircase Checks (Table 8a-1)						
Floor Name	Staircase Name	Flight Width	Tread Width	Riser Height	Railing Ht.	
SECOND FLOOR PLAN	Staircase-4FL	2.00	0.300	0.077	1.00	
	Staircase-4FL	2.00	0.300	0.077	1.00	
THIRD FLOOR PLAN	Staircase-4FL	2.00	0.300	0.154	1.00	
	Staircase-4FL	2.00	0.300	0.154	1.00	
FOURTH FLOOR PLAN	Staircase-4FL	2.00	0.300	0.142	1.00	
	Staircase-4FL	2.00	0.300	0.142	1.00	
TERRACE FLOOR PLAN	Staircase-4FL	2.00	0.300	0.000	1.00	
	Staircase-4FL	2.00	0.300	0.000	1.00	

SITE PLAN

Building MULTIPLEX (BUILDING)													
Floor Name	Gross Builtup 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.)
		Duct/Void, Duct, Chowk	Double Height	Double Height	Double Height		Mummy	Lit	Machine	Accessory Use			
Basement Second Floor	7383.17	0.00	0.00	7156.98	7156.98	0.00	91.68	23.59	0.00	0.00	249.78	7018.12	0.00
Basement First Floor	7511.11	0.00	0.00	7267.63	7267.63	0.00	91.68	23.59	0.00	158.99	826.06	6969.78	0.00
Upper Basement Floor	3968.77	0.00	0.00	3964.18	3964.18	0.00	131.067	91.68	23.59	0.00	0.00	3839.68	0.00
Ground Floor	3836.41	0.00	0.00	3836.41	3836.41	0.00	92.09	0.00	0.00	0.00	0.00	3748.61	0.00
First Floor	3644.65	0.00	0.00	3644.65	3644.65	0.00	92.09	0.00	0.00	0.00	0.00	3529.11	0.00
Second Floor	3529.11	0.00	0.00	3529.11	3529.11	0.00	92.09	0.00	0.00	0.00	0.00	3395.94	0.00
Third Floor	3395.94	0.00	0.00	3395.94	3395.94	0.00	92.09	0.00	0.00	0.00	0.00	3263.85	0.00
Fourth Floor	3263.85	0.00	0.00	3263.85	3263.85	0.00	92.09	0.00	0.00	0.00	0.00	3131.76	0.00
Terrace Floor	84.64	0.00	0.00	84.64	84.64	0.00	92.09	0.00	0.00	0.00	0.00	84.64	0.00
Total	35105.39	90.45	487.38	33707.487	28533.82	0.00	91.68	23.59	0.00	176.35	1075.84	13869.70	0.00
Total	35105.39	90.45	487.38	33707.487	28533.82	0.00	91.68	23.59	0.00	176.35	1075.84	13869.70	0.00

FAR & Unit 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.)
			Duct/Void, Duct, Chowk	Double Height	Double Height	Double Height		Mummy	Lit	Machine	Accessory Use		
MULTIPLEX (BUILDING)	1	35105.39	90.45	487.38	33707.487	28533.82	0.00	91.68	23.59	0.00	176.35	1075.84	13869.70
Grand Total	1	35105.39	90.45	487.38	33707.487	28533.82	0.00	91.68	23.59	0.00	176.35	1075.84	13869.70

Building USE/SUBUSE Details													
Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Non-Residential Units	No Of Seats	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
MULTIPLEX (BUILDING)	Assembly	Multiplex	-	Highrise		37	3	BASEMENT SECOND FLOOR PLAN	Assembly + Parking	Multiplex	-	-	-
								BASEMENT FIRST FLOOR PLAN	Assembly + Parking + STORAGE TREATMENT PLANT	Multiplex	-	-	-
								UPPER BASEMENT FLOOR PLAN	Assembly	Multiplex	Commercial FAR Assembly	Commercial Assembly	Commercial Building Multiplex
								GROUND FLOOR PLAN	Commercial	Commercial Building	Commercial FAR Assembly	Commercial Assembly	Commercial Building Multiplex
											Commercial FAR Assembly	Commercial Assembly	Commercial Building Multiplex
											Commercial FAR Assembly	Commercial Assembly	Commercial Building Multiplex
								FIRST FLOOR PLAN	Commercial	Commercial Building	Commercial FAR Assembly	Commercial Assembly	Commercial Building Multiplex
											Commercial FAR Assembly	Commercial Assembly	Commercial Building Multiplex
											Commercial FAR Assembly	Commercial Assembly	Commercial Building Multiplex
								SECOND FLOOR PLAN	Assembly + AHU	Multiplex	Commercial FAR Assembly	Commercial Assembly	Commercial Building Multiplex
								THIRD FLOOR PLAN	Assembly	Multiplex	Commercial FAR Assembly	Commercial Assembly	Commercial Building Multiplex
											Commercial FAR Assembly	Commercial Assembly	Commercial Building Multiplex
FOURTH FLOOR PLAN	Assembly	Multiplex	Assembly	Assembly	Multiplex								
TERRACE FLOOR PLAN	Assembly	Multiplex	-	-	-								

Total Plotted Area :-	11417.90	Total FAR Area :-	18558.567
Total Coverage Area :-	3748.61	Total BUA Area :-	33707.487

		File No	GDA/BP/21-22/0878		Sheet	1 / 16
		Submission Date	2023-08-07		Scale	1:100
A. AREA STATEMENT			VERSION NO.: 1.0/87 VERSION DATE: 01/08/2023			
PROJECT DETAIL						
Authority: Ghazabad Development Authority			Plot Use: Assembly			
Authority/Class: Category A			Plot SubUse: Multiples			
Authority/Class: Development Authority (DA)			Development Plan: Other			
CaseTrack: Regular			Land Use Zone: NA			
Project Type: Building Permission			Land SubUse Zone: NA			
Nature of Development: ADDITION OR EXTENSION			Layout Type: NA			
Development Area: Undeveloped Area						
SubDevelopment Area: Other Town Area						
Special Project: NA						
Site Address: District Ghazabad, Tehsil Ghazabad, Village NA						
AREA DETAILS						
1. Area of Plot As per record			Sq. Mts.			
Document Area			12133.36			
As per site condition			715.46			
Area of Plot Conserved			11417.90			
2. Deduction for						
(a) Proposed roads			715.46			
Road Widening Area			3839.68			
(b) Any reservations			0.00			
Totals (a + b)			715.46			
3. Net Area of plot (1 - 2) AREA OF PLOT			11417.90			
Road Widening Area			715.46			
Green and open space			11417.90			
Plot Area For Coverage			3748.61			
Plot Area For FAR			11417.90			
Perm. FAR Area (1.20)			13701.48			
Perm. Paved FAR Area (80%)			6857.94			
5. Already compounded FAR area			1958.10			
Total perm. FAR area (1.91)			21911.32			
Total Paved Proposed FAR Area			1958.34			
6. Total Built up area permissible at:						
Permissible Coverage area (50.00 %)			5739.95			
Proposed Coverage Area (32.83 %)			3748.61			
Total Prop. Coverage Area (32.83 %)			3748.61			
Balance coverage area (17.17 %)			1958.34			
Proposed Area at:						
Proposed Built up						
Upper Basement Floor			131.067			
Basement First Floor			0.00			
Basement Second Floor			0.00			
Ground Floor			0.00			
First Floor			0.00			
Second Floor			0.00			
Third Floor			0.00			
Fourth Floor			0.00			
Terrace Floor			0.00			
Total Area			5173.667			
Total Builtup Area:			33707.487			
Proposed F.S.I. consumed			1.62			
7. Tenement Statement						
Tenement Proposed At:						
G.F.			4.00			
All Floors			33.00			
5. Total Tenements (3 + 4)			37			
8. Parking Statement						
1. Parking Space Required as per Regulations:			5682.502			
2. Proposed Parking Space:			19584.16			
Parking Check (Table 7b)						
Vehicle Type						
No.		Reduced Road Parking (Incase of Plot having Paved Area surrounded FOD)		Area		
No.		Prop.		Area		
Equivalent Car Space		-		-		407
Total Car		406		5682.50		407
Other Parking		-		-		19584.16
Total		-		5682.50		19584.16
Tree Details (Table 3h)						
Plot		Name		No. of Trees		Prop.
PLOT KHASRA/542		Tree		Prop.		58
				Green and open space Area		
				Flame		Prop. Area
				600.30 sq.mt. 10%		600.30
				GREEN AREA		
				541.40 sq.mt. 10%		541.49
				GREEN AREA		
Color Notes						
COLOR INDEX						
PLOT BOUNDARY						
ABUTTING ROAD						
PROPOSED CONSTRUCTION						
COMMON PLOT						
ROAD ALIGNMENT (ROAD WIDENING AREA)						
EXISTING T.P. SCHEME DEDUCTION AREA						
FUTURE (To be retained)						
EXISTING (To be demolished)						
OWNERS NAME AND SIGNATURE						
M R PROVIEW REALTECH PVT LTD ptswani12@gmail.com 9999937790						
ARCHENG'S NAME AND SIGNA						
ANJU AGARWAL						
CA/96/15053						
Agreement signed on 30/03/2023						
Valid till 30/03/2025						
Designation: Architect						
Ghazabad Development Authority						
FAR SubUse						
-						
Building Plan Application Number						
GDA/BP/21-22/0878						
Sanctioned On						
03 Sep 2023						
Valid Till						
02 Oct 2028						
Approved By						
Chandra Prakash Tripathi (Chief Architect and Town Planner)						
Examined By						
Bhugwan Das Maurya (Junior engineer)						
S K Srivastava (Assistant Engineer)						
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