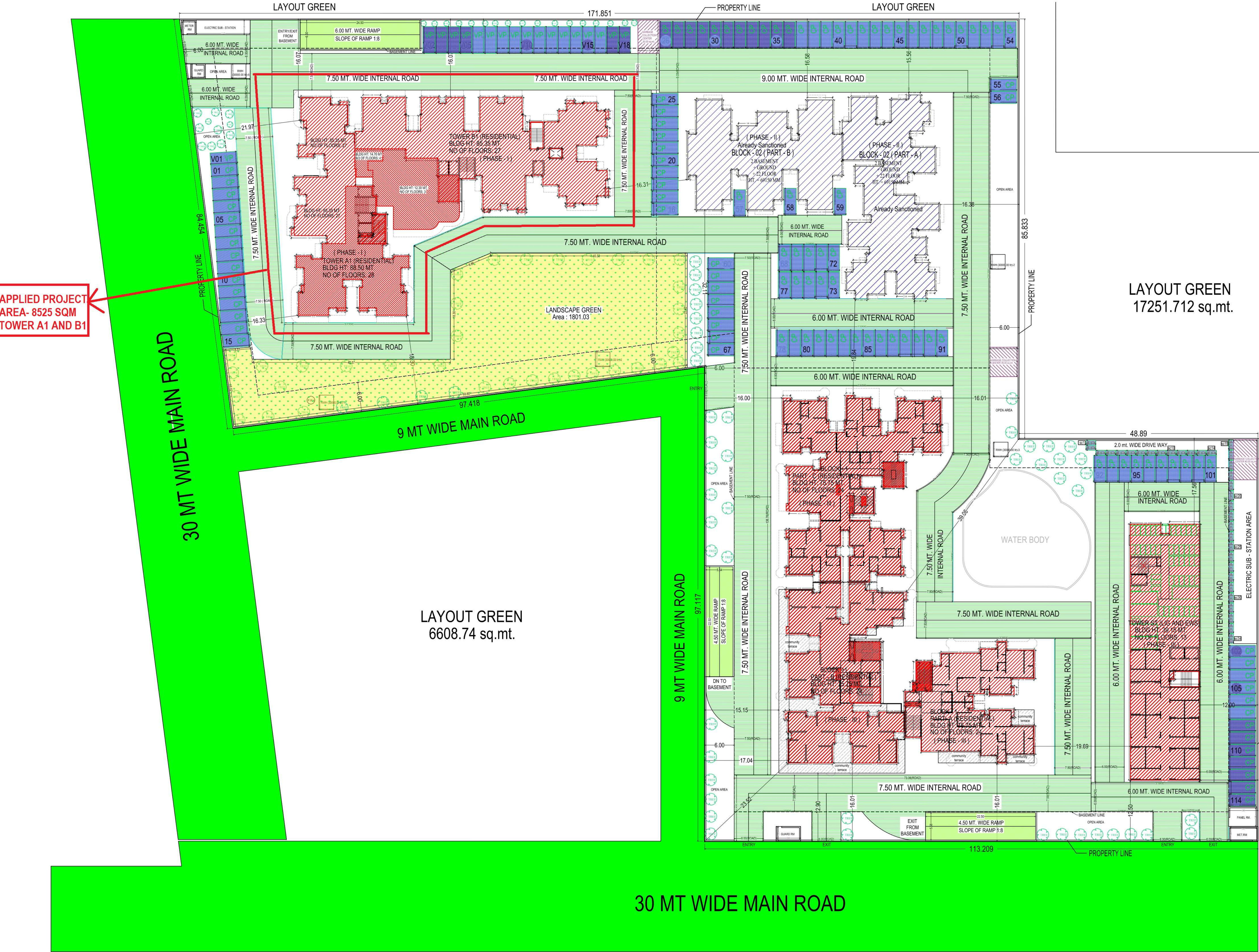




APPLIED PROJECT AREA- 8525 SQM TOWER A1 AND B1

LAYOUT GREEN
6608.74 sq.mt.

LAYOUT GREEN
17251.712 sq.mt.

SITE PLAN
(Scale - 1:300)

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.)	sanctioned Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Parking	Proposed FAR Area (Sq.mt.)		Community	Total FAR Area (Sq.mt.)	No. of Unit	No. of EWS	No. of LIG
			Cutout						Resi.	Commercial					
TOWER A1 (PHASE - I)	1	16913.31	148.22	16765.09	0.00	16765.09	426.58	14375.40	0.00	0.00	14375.40	104	0.00	0.00	
TOWER B1 (PHASE - I)	1	20033.83	120.97	19912.86	0.00	19912.86	687.81	17013.02	0.00	0.00	17013.02	156	0.00	0.00	
BLOCK 1 (PART - A) PHASE - III	1	47006.358	353.23	46653.128	7911.228	38741.90	35254.804	8952.96	0.00	209.85	9162.81	46	0.00	0.00	
BLOCK 1 (PART - B) PHASE - III	1	15152.44	304.48	14847.96	0.00	14847.96	0.00	12916.94	0.00	871.80	13788.74	109	0.00	0.00	
BLOCK 1 (PART - C) PHASE - III	1	16256.57	420.70	17835.87	0.00	17835.87	0.00	16748.79	0.00	0.00	16748.79	141	0.00	0.00	
TOWER ST (LIG AND EWS) PHASE - III	1	9558.39	30.42	9527.97	0.00	9527.97	363.68	0.00	323.55	0.00	323.55	0.00	64	84	84
Grand Total	6	126920.898		1378.02	125542.878	7911.228	117631.65	36732.874	70007.11	323.55	1603.79	71934.45	556	84	84
													Total = 724 units		

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.

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Tree Details (Table 3h)				
Plot	Name	Nos Of Trees		
		Regd	Prop	
PLOT NO GH 3 /4	Trees	114	114	

Already Sanctioned Building Details						
Name	Use	SubUse	Structure	Height	Floor No	FA Area
Already Sanctioned (BLOCK 2) PART - B (PHASE - II)	Residential	Group Housing	Highrise	69.15	23	10309.48
Already Sanctioned (BLOCK 2) PART - A (PHASE - II)	Residential	Group Housing	Highrise	69.15	23	10552.58
Total:						20862.06

Green and open space Area	
Name	Prop. Area
LANDSCAPE GREEN	1801.03

Building Name	Built Up Area (Sq. Mt.)	FAR Area (Sq. Mt.)	UNITS
Already Sanctioned (BLOCK 2) PART - B (PHASE - II)	10881.84	10309.48	114
Already Sanctioned (BLOCK 2) PART - A (PHASE - II)	11097.46	10552.58	160
Total:		21979.30	274

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE I.P. SCHEME DEDUCTION AREA	
EXISTING (To be retained)	

Total Plot Area :-	22790.00	Total FAR Area :-	92796.51
Total Coverage Area :-	5224.297	Total BUA Area :-	147597.178

		File No	GDA/BP/22-23/143	Sheet	1/23
		Submission Date	2022-11-28	Scale	1:100
VERSION NO: 1.0.1			VERSION DATE: 09/02/2023		
AREA STATEMENT					
PROJECT DETAIL :					
Authority: Ghaziabad Development Authority			Plot User: Residential		
Authority Class: Category A			Plot SubUse: Group Housing		
Authority Grade: Development Authority (DA)			Development Plan: Park Town Utility Estate		
CaseTrack: Regular			Land Use Zone: Residential use Zone		
Project Type: Building Permission			Land SubUse Zone: Residential Zone		
Nature of Development: NEW			Layout Type: NA		
SubDevelopment Area: Underdeveloped Area					
Special Project: NA					
Site Address: District Ghaziabad, Tehsil Ghaziabad, Village NA					
AREA DETAILS :			Sq.Mts.		
1.	Area of Plot As per record	-			
	Document Area	22790.00			
	As per site condition	22790.00			
	Area of Plot Considered	22790.00			
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	22790.00			
	Green and open space	1801.03			
	Plot Area For Coverage	22790.00			
	Plot Area For FAR	22790.00			
	Perm. FAR Area (2.50)	5697.50			
	Incentive FAR against EWS and LIG	8335.32			
	Perm. Paid FAR Area (1.25)	28487.50			
5.	Total Perm. FAR area with Paid FAR (3.75)	85462.50			
	Total Perm. FAR area (4.11)	93797.82			
	Total Paid Proposed FAR Area				
6.	Total Built up area permissible at:				
	Permissible Coverage area (40.00 %)	9116.00			
	Proposed Coverage Area (18.46 %)	4207.44			
	Sanctioned Building Coverage area (4.46 %)	1016.857			
	Total Prop. Coverage Area (22.92 %)	5224.297			
	Balance coverage area (17.08 %)	3891.703			
	Proposed Built up	sanctioned Built up	Proposed F.S.I	Existing F.S.I	
	Lower Basement Floor	14037.87	4205.474	0.00	
	Upper Basement Floor	14537.59	3705.754	0.00	
	Slit Floor	2074.86	0.00	456.87	
	Ground Floor	2132.58	0.00	2073.49	
	First Floor	3275.79	0.00	2332.57	
	Second Floor	4084.13	0.00	3103.84	
	Third Floor	3924.08	0.00	2934.58	
	Fourth Floor	3839.13	0.00	2870.84	
	Fifth Floor	3839.13	0.00	2870.84	
	Sixth Floor	3839.13	0.00	2870.84	
	Seventh Floor	3839.13	0.00	2870.84	
	Eighth Floor	3839.13	0.00	2870.84	
	Ninth Floor	3839.13	0.00	2870.84	
	Tenth Floor	3839.13	0.00	2870.84	
	Eleventh Floor	3839.13	0.00	2870.84	
	Twelfth Floor	3839.13	0.00	2870.84	
	Thirteenth Floor	3111.23	0.00	2870.84	
	Fourteenth Floor	3111.23	0.00	2870.84	
	Fifteenth Floor	3111.23	0.00	2870.84	
	Sixteenth Floor	3111.23	0.00	2870.84	
	Seventeenth Floor	3111.23	0.00	2870.84	
	Eighteenth Floor	3111.23	0.00	2870.84	
	Nineteenth Floor	3181.57	0.00	2634.28	
	Twentieth Floor	3111.23	0.00	2870.84	
	Twentyfirst Floor	3111.23	0.00	2870.84	
	Twentysecond Floor	3111.23	0.00	2870.84	
	Twentythird Floor	3111.23	0.00	2870.84	
	Twentyfourth Floor	1318.30	0.00	1191.08	
	Twentyfifth Floor	1318.30	0.00	1191.08	
	Twentysixth Floor	1318.30	0.00	1191.08	
	Twentyseventh Floor	340.56	0.00	280.02	
	Terrace Floor	419.25	0.00	0.00	
	Total Area:	117631.65	7911.228	71934.45	
	Sanctioned Building FAR Area:	20862.06			
	AccessoryUse Area considered towards computation of FAR:	0.00			
	Total FAR Area:	92796.51			
	AccessoryUse Area Added in BuiltUp Area:	75.00			
	Built up area:				
	Sanctioned Building BUA Area:	21979.30			
	Total BuiltUp Area:	147597.178			
	Proposed F.S.I. consumed:	4.07			
6.	Tenement Statement:				
4.	Tenement Proposed At:				
	G.F.				
	All Floors	556 + 84 LIG + 84 EWS			
5.	Total Tenements (3 + 4)	724 + 274 units already sanctioned			
E.	Parking Statement:				
1.	Parking Space Required as per Regulations:	11443.00			
2.	Proposed Parking Space:	49138.374			

OWNER'S NAME AND SIGNATURE
UTILITY ESTATES PRIVATE LIMITED
utilityestates1979@gmail.com, 8882695525

ARCHENG'S NAME AND SIGN
INEER

ANJU AGARWAL
CA/96/19503
Registered Architect
10/12/2012, 10/12/2012
Designation: Architect

Ghaziabad Development Authority



Building Plan Application Number

GDA/BP/22-23/1143

Sanctioned On

03 May 2023

Valid Till

09 May 2028

Approved By

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

Examined By

Bhagwan Das Maurya (Junior engineer)

Sanjay Melrotra (Assistant Engineer)

Rajeev Ratan Shah (Town Planner/ Executive engineer)

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

Rajeev Ratan Shah (Town Planner/ Executive engineer)

Sanjay Melrotra (Assistant Engineer)

