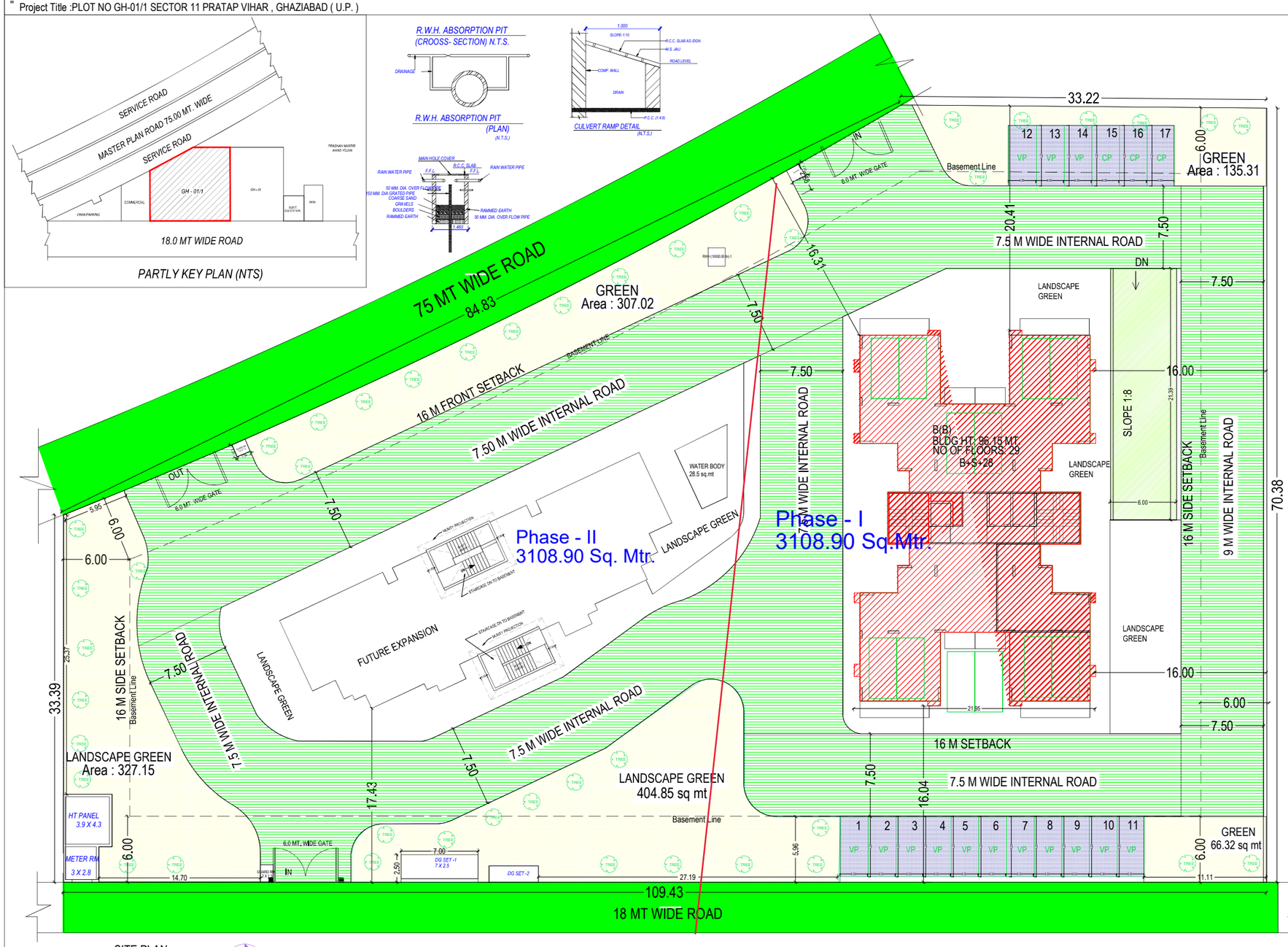
" Project Title :PLOT NO GH-01/1 SECTOR 11 PRATAP VIHAR , GHAZIABAD (U.P.)

File No	GDA/BP/22-23/0198	Sheet	1 / 7
Submission Date	2023-05-09	Scale	1:100

PARTLY KEY PLAN (NTS)

CULVERT RAMP DETAIL
(N.T.S.)



SITE PLAN
(Scale - 1:1000)

A	AREA STATEMENT	VERSION NO.: 1.0.84
		VERSION DATE: 30/03/2023
	PROJECT DETAIL :	
	Authority: Ghaziabad Development Authority	Plot Use: Residential
	AuthorityCasa: Category A	Plot SubUse: Group Housing
	AuthorityGrade: Development Authority (DA)	Development Plan: PRATAP VIHAR ZONE 4
	CaseTrack: Regular	Land Use Zone: Residential use Zone
	Project Type: Group Development	Land SubUse Zone: Residential Zone
	Nature of Development: NEW	Layout Type: NA
	Development Area: Undeveloped Area	
	SubDevelopment Area: Other Town 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	6217.80
	As per site condition	6217.80
	Area of Plot Considered	6217.80
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	6217.80
	Plot Area For Coverage	6217.80
	Plot Area For FAR	6217.80
	Perm. FAR Area (1.50)	9326.70
	Perm. 5% Green Building FAR on 1.50 FAR	466.33
	Perm.Paid FAR Area (0.75)	4663.35
	Total Perm. FAR area	14456.38
	Total Built up area permissible at:	
	Permissible Coverage area (40.00 %)	2487.12
	Proposed Coverage Area (9.03 %)	562.05
	Total Prop. Coverage Area (9.03 %)	562.05
	Balance coverage area (30.97 %)	1925.07

Proposed Area at:

		Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
	Basement First Floor	4270.31	0.00	0.00	0.00
	Basement Second Floor	4282.74	0.00	0.00	0.00
	Stilt Floor	534.24	0.00	56.81	0.00
	First Floor	653.09	0.00	488.63	0.00
	Second Floor	653.09	0.00	488.63	0.00
	Third Floor	653.09	0.00	488.63	0.00
	Fourth Floor	653.09	0.00	488.63	0.00
	Fifth Floor	653.09	0.00	488.63	0.00
	Sixth Floor	653.09	0.00	488.63	0.00
	Seventh Floor	653.09	0.00	488.63	0.00
	Eighth Floor	653.09	0.00	488.63	0.00
	Ninth Floor	653.09	0.00	488.63	0.00
	Tenth Floor	653.09	0.00	488.63	0.00
	Eleventh Floor	653.09	0.00	488.63	0.00
	Twelfth Floor	653.09	0.00	488.63	0.00
	Thirteenth Floor	653.09	0.00	488.63	0.00
	Fourteenth Floor	653.09	0.00	488.63	0.00
	Fifteenth Floor	653.09	0.00	488.63	0.00
	Sixteenth Floor	653.09	0.00	488.63	0.00
	Seventeenth Floor	653.09	0.00	488.63	0.00
	Eighteenth Floor	669.18	0.00	488.63	0.00
	Nineteenth Floor	653.09	0.00	488.63	0.00
	Twentieth Floor	653.09	0.00	488.63	0.00
	Twentyfirst Floor	653.09	0.00	488.63	0.00
	Twentysecond Floor	653.09	0.00	488.63	0.00
	Twentythird Floor	653.09	0.00	488.63	0.00
	Twentyfourth Floor	653.09	0.00	488.63	0.00
	Twentyfifth Floor	653.09	0.00	488.63	0.00
	Twentysixth Floor	653.09	0.00	488.63	0.00
	Twentyseventh Floor	669.18	0.00	488.63	0.00
	Twentyeighth Floor	653.09	0.00	488.63	0.00
	Terrace Floor	52.27	0.00	0.00	0.00
	Total Area:	27458.26	0.00	13738.45	0.00
	Total FAR Area:			13738.45	
	AccessoryUse Area Added in BuiltUp Area:			1.63	
	Total BuiltUp Area:			27459.89	
	Proposed F.S.I. consumed:			2.21	
C.	Tenement Statement				
4.	Tenement Proposed At:				
	All Floors				
5.	Total Tenements			112	
E.	Parking Statement				
1.	Parking Space Required as per Regulations:			2145.00	
2.	Proposed Parking Space:			8485.90	

COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
ROAD ALIGNMENT (ROAD WIDENING AREA)
FUTURE TP,SCHEME DEDUCTION AREA
EXISTING (To be retained)
EXISTING (To be demolished)

Green and open space Area

Name	Prop. Area
GREEN 307.02 sq mt	307.02
GREEN 327.15 sq mt	327.15
GREEN 404.85 sq mt	404.85
GREEN 66.32 sq mt	66.32
GREEN 135.31 sq mt	135.31

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT	Tree	32	42

Buildingwise Floor FAR Details

Floor Name	Building Name B		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement First Floor	4270.31	0.00	4270.31	0.00
Basement Second Floor	4282.74	0.00	4282.74	0.00
Stilt Floor	534.24	56.81	534.24	56.81
First Floor	653.09	488.63	653.09	488.63
Second Floor	653.09	488.63	653.09	488.63
Third Floor	653.09	488.63	653.09	488.63
Fourth Floor	653.09	488.63	653.09	488.63
Fifth Floor	653.09	488.63	653.09	488.63
Sixth Floor	653.09	488.63	653.09	488.63
Seventh Floor	653.09	488.63	653.09	488.63
Eighth Floor	653.09	488.63	653.09	488.63
Ninth Floor	653.09	488.63	653.09	488.63
Tenth Floor	653.09	488.63	653.09	488.63
Eleventh Floor	653.09	488.63	653.09	488.63
Twelfth Floor	653.09	488.63	653.09	488.63
Thirteenth Floor	653.09	488.63	653.09	488.63
Fourteenth Floor	653.09	488.63	653.09	488.63
Fifteenth Floor	653.09	488.63	653.09	488.63
Sixteenth Floor	653.09	488.63	653.09	488.63
Seventeenth Floor	653.09	488.63	653.09	488.63
Eighteenth Floor	669.18	488.63	669.18	488.63
Nineteenth Floor	653.09	488.63	653.09	488.63
Twentieth Floor	653.09	488.63	653.09	488.63
Twentyfirst Floor	653.09	488.63	653.09	488.63
Twentysecond Floor	653.09	488.63	653.09	488.63
Twentythird Floor	653.09	488.63	653.09	488.63
Twentyfourth Floor	653.09	488.63	653.09	488.63
Twentyfifth Floor	653.09	488.63	653.09	488.63
Twentysixth Floor	653.09	488.63	653.09	488.63
Twentyseventh Floor	669.18	488.63	669.18	488.63
Twentyeighth Floor	653.09	488.63	653.09	488.63
Terrace Floor	52.27	0.00	52.27	0.00
Total:	27458.26	13738.45	27458.26	13738.45

OWNER'S NAME AND SIGNATURE

ISHAAN INFRAESTATES INDIA PVT LTD.theelementgzb@gmail.com,9953350019

ARCH/ENG'S NAME AND SIGNATURE

VIPIN KUMAR

CA/2001/30128

Signatu re valid

Ghaziabad Development Authority

Signatu re valid

Building Plan Application Number

GDA/BP/22-23/0198

Sanctioned On

17 Jun 2023

Valid Till

04 Jul 2028

Approved By

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

Examined By

Bhagwan Das Maurya (Junior engineer)

Dhananjay Singh (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)

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

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			Visitors Car		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
B (BUILDING)	Community Facility	Public Purpuse Building	> 0	100	56.81	2.00	2	-	-	-	-
	Residential	Group Housing	0 - 50	1	-	-	-	-	-	-	-
			50 - 100	1	-	1.00	-	-	-	-	-
			100 - 150	1	112.00	1.25	140	-	-	-	-
			> 150	1	-	1.50		-	-	-	-
			> 0	1	-	-	-	-	1.00	-	-
	Total :		-	-	-	-	142	249	-	14	14

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.	
	No.	Reduced Reqd Parking (Incase of Plot having RW/Area surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	249	3423.75
Two Stack.Car	-	-	-		
Total Car	142	-	1952.50	249	3423.75
Visitor's Car Parking	14	-	192.50	14	192.50
Two Stack Parking	-	-	-		
Other Parking	-	-	-	-	4869.65
Total			2145.00		8485.90

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building User Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units
B (B)	Residential	Group Housing		-	Highrise	112	1

Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
BASEMENT SECOND FLOOR PLAN	Residential + Parking	Group Housing	-	-	-
BASEMENT FIRST FLOOR PLAN	Residential + Parking	Group Housing	-	-	-
STILT FLOOR PLAN	Community Facility + Parking	Public Purpuse Building	Community Facility	Community Facility	Public Purpuse Building
TYPICAL - 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, 22, 23, 24, 25, 26, 28 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TYPICAL - 18, 27 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-

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.)		Total FAR Area (Sq.mt.)	No. of Unit
			Duct(Void, Duct, Chowk)			Mumty	Lift	Lift Machine	Lift Lobby	Balcony	Archi.Proj.(Canopy)	Ramp	Refuge Area	Covered Area	Parking	Resi.	Amenities		
B (BUILDING)	1	27572.66		114.31	27458.26	669.18	459.20	11.03	279.74	3327.60	168.28	487.43	32.16	6.01	8485.90	13681.64	56.81	13738.45	112
Grand Total :	1	27572.66		114.31	27458.26	669.18	459.20	11.03	279.74	3327.60	168.28	487.43	32.16	6.01	8485.90	13681.64	56.81	13738.45	112

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.

Total Plot Area: - 6217.80 | Total FAR Area: - 13738.45

Total Coverage Area: - 562.05 | Total BUA Area: - 27458.26

ISO_A0_(841.00_x_1189.00_MM)

The correctness and accuracy of Proposal Information and drawing is a responsibility of PO/Owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.