

SITE PLAN

(Scale - 1:200)



KEY PLAN

A	AREA STATEMENT	VERSION NO: 1.0.02	Sheet	1
	Submission Date	2022-06-15	Scale	1:100
PROJECT DETAIL:				
Authority: Ghaziabad Development Authority		Plot Use: Commercial		
Authority Class: Category A		Plot Sub Use: Commercial Building		
Authority Grade: Development Authority (DA)		Development Plan: KOYAL ENCLAVE COLONY		
Case Track: Regular		Land Use Zone: Commercial use Zone		
Project Type: Building Permission		Land Sub Use Zone: Other Commercial		
Nature of Development: NEW		Layout Type: NA		
Development Area: Undeveloped Area				
Sub Development 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		5994.08		
Document Area		5994.05		
As per site condition		5994.05		
Area of Plot Considered		5994.05		
2. Deduction for		32.24		
(a) Proposed roads		0.00		
(b) Any reservations		0.00		
Totals (a + b)		0.00		
3. Net Area of plot (1 - 2) AREA OF PLOT		5994.05		
Plot Area For Coverage		5994.05		
Plot Area For FAR		5994.05		
Perm. FAR Area (1.75)		10489.59		
Perm. Paid FAR Area (0.87)		5214.83		
5. Total Perm. FAR area with Paid FAR (2.62)		15704.41		
Total Perm. FAR area (2.62)		15704.41		
Total Paid Proposed FAR Area		1595.14		
6. Total Built up area permissible at:				
Permissible Coverage area (50.00 %)		2997.02		
Proposed Coverage Area (49.75 %)		2981.98		
Total Prop. Coverage Area (49.75 %)		2981.98		
Balance coverage area (0.25 %)		15.04		
Proposed Area at:				
-	Lower Basement	Proposed Built up	Existing Built up	Proposed F.S.I
	Floor	3529.96	0.00	0.00
-	Upper Basement	Floor	3529.96	0.00
	Floor	3529.96	0.00	0.00
-	Lower Ground Floor	Floor	2856.24	2788.68
	Floor	2856.24	2788.68	0.00
-	Ground Floor	Floor	3081.63	2978.97
	Floor	2742.86	0.00	0.00
-	First Floor	Floor	2742.86	0.00
	Floor	2288.16	0.00	0.00
-	Second Floor	Floor	2167.74	0.00
	Floor	1738.79	0.00	0.00
-	Third Floor	Floor	72.80	0.00
	Floor	72.80	0.00	0.00
-	Terrace Floor	Floor	19842.40	12081.38
	Floor	19842.40	12081.38	0.00
Total Area		3.35		
Accessory Use Area considered towards computation of FAR:		12084.73		
Total FAR Area:		32.24		
Accessory Use Area Added in Built Up Area:		19874.61		
Total Built Up Area:		2.02		
Proposed F.S.I. consumed:				
C. Tenement Statement				
4. Tenement Proposed At:				
G.F.				
All Floors				
5. Total Tenements (3 + 4)				
E. Parking Statement				
1. Parking Space Required as per Regulations:		2681.25		
2. Proposed Parking Space:		6958.28		

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)	

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Lower Basement Floor	3529.96	0.00	3529.96	0.00
Upper Basement Floor	3529.96	0.00	3529.96	0.00
Lower Ground Floor	2856.24	2788.68	2856.24	2788.68
Ground Floor	3081.63	2978.97	3081.63	2978.97
First Floor	2742.86	2621.50	2742.86	2621.50
Second Floor	2288.16	2167.74	2288.16	2167.74
Third Floor	1738.79	1524.69	1738.79	1524.69
Terrace Floor	72.80	0.00	72.80	0.00
Total:	19842.40	12081.38	19842.40	12081.38

Building Conditions Checks

No	Condition
1	For COMMERCIAL (BUILDING) 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.

OWNER'S NAME AND SIGNATURE

DEEPAK GAMBHIR, THROUGH - M/s. OXY HEIGHTZ INFRA LLP IN CONSORTIUM, Mr. - PARVEEN KUMAR GUPTA (authorised signatory)
oxyheightz@gmail.com 5011537833

ARCHENG'S NAME AND SIGNATURE

ANUJ AGARWAL
CA/9619503

Ghaziabad Development Authority



Building Plan Application Number

GDA/BP/22-23/0323

Sanctioned On

04 May 2023

Valid Till

15 May 2028

Approved By

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

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 S

Rajeev Ratan Shah (Town Planner/ Executive engineer)

Sanjay Mehrotra (Assistant Engineer)

FAR & Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built Up Area (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	Tanks & Ramp area		Murthy	Lift	Lift Machine	Lift Lobby	Accessory Use	Parking			
COMMERCIAL (BUILDING)	1	20886.19	110.47	933.32	19842.40	663.68	113.40	27.91	72.86	21.14	6862.03	12081.38	12081.38	00
Grand Total:	1	20886.19	110.47	933.32	19842.40	663.68	113.40	27.91	72.86	21.14	6862.03	12081.38	12081.38	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	FAR Name	FAR Use	FAR SubUse
COMMERCIAL (BUILDING)	Commercial	Commercial Building		Highrise	5		LOWER BASEMENT FLOOR PLAN	Commercial + Parking	Commercial Building	-	-	-
							UPPER BASEMENT FLOOR PLAN	Commercial + Parking	Commercial Building	-	-	-
							LOWER GROUND FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
							GROUND FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
							GROUND FLOOR PLAN - FIRST FLOOR	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
							SECOND FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
							THIRD FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
							THIRD FLOOR PLAN - SERVICE AREA 2.16 X 9.76	Commercial + SERVICE AREA	Commercial Building	Commercial FAR	Commercial	Commercial Building
							TERRACE FLOOR PLAN	Commercial	Commercial Building	-	-	-

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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Total Plot Area: - 5994.05

Total FAR Area: - 12081.38

Total Coverage Area: - 2981.98

Total BUA Area: - 19874.61



LOWER BASEMENT FLOOR PLAN
(SCALE 1:100)
LEVEL -10.950

NORMAL PARKING = 103 nos.

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IN CONSORTIUM, Mr. - PARVEEN KUMAR GUPTA (authorised signatory)
oxyhtsteel@gmail.com 9311537833

ARCH/ENG'S NAME AND SIGN
ANUJ AGARWAL
CA/96/19503

URE ENGINEER

Ghaziabad Development Authority



Building Plan Application Number
GDA/BP/22-230323

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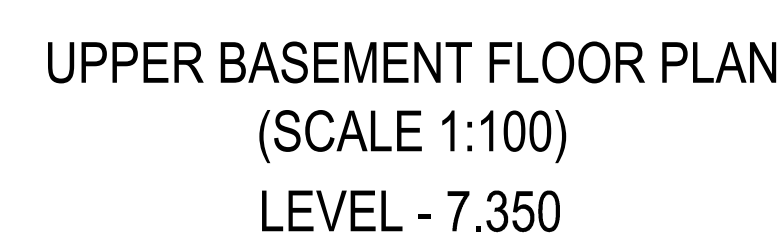
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12.00 MT. WIDE SERVICE ROAD

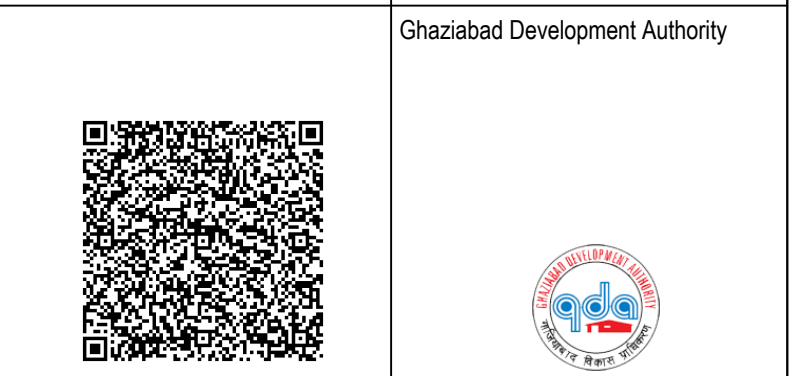
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ARCHITECT'S NAME AND SIGNA	 JRE ENGINEER
ANUL AGARWAL CA/96/19503	
	Ghaziabad Development Authority
	
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LOWER GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)
LEVEL -2.850

OWNER'S NAME AND SIGNATURE
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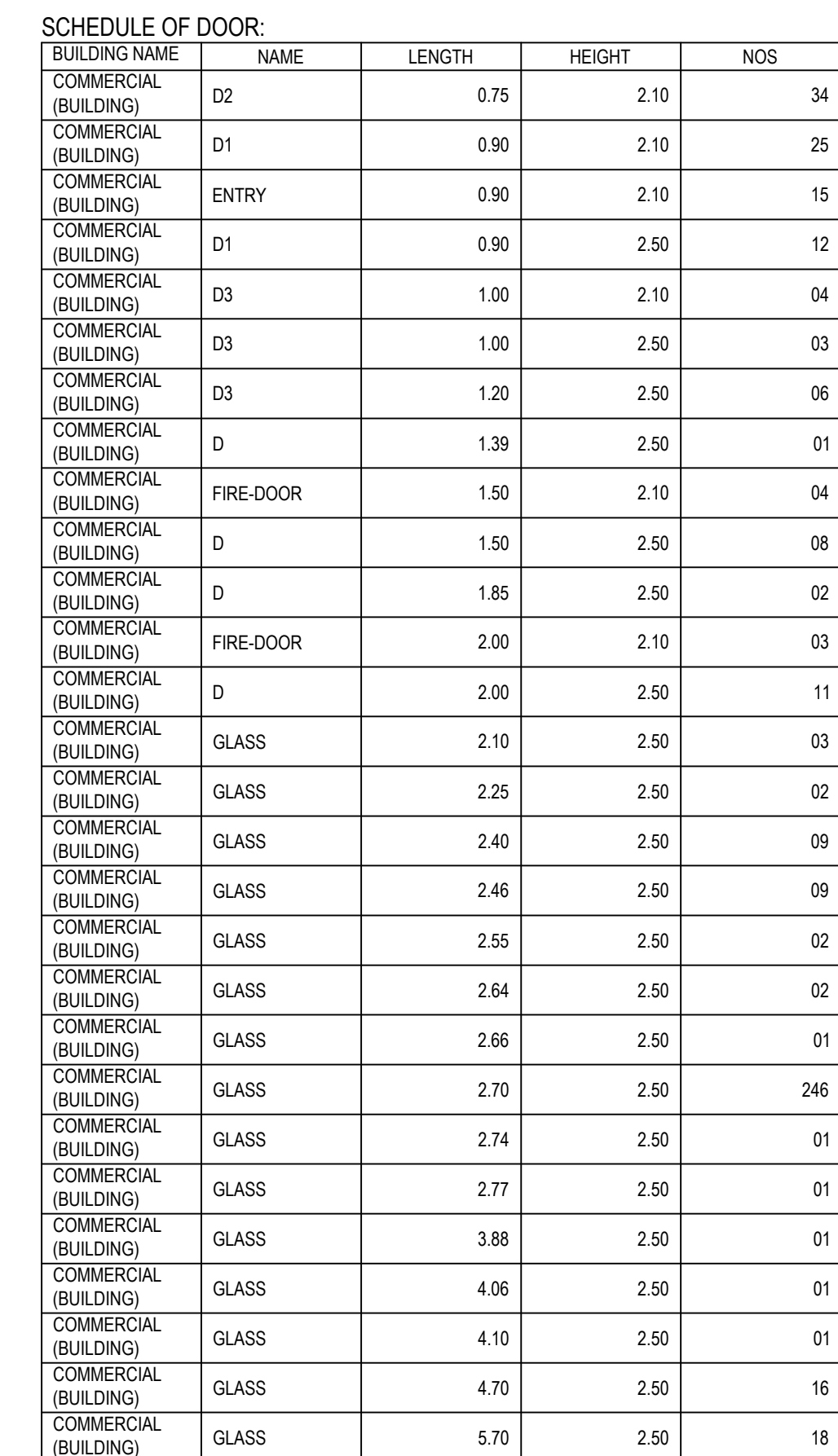
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Unit/Area Table for Building: COMMERCIAL (BUILDING)												
Floor	Name	Unit/Brk Area	Gross Unit/Brk Area (Sq. Ft.)	Deductions From Unit/Brk Area (Sq. Ft.)		Deductions (Area in Sq. Ft.)			Carpet Area	No. of Unit		
				Vertical	LR	Door	Window	Accessory/Use				
LOWER GROUND FLOOR PLAN	LG	OTHER	2757.76	37.47	18.90	2701.39	0.00	2.99	13.89	0.00	2884.51	
			2757.76	37.47	18.90	2701.39	0.00	2.99	13.89	0.00	2884.51	
	Total per Floor:	Typical Floor # 1	2757.76	37.47	18.90	2701.39	0.00	2.99	13.89	0.00	2884.51	
GROUND FLOOR PLAN	G	OTHER	2755.12	42.21	18.90	2694.01	14.43	2.99	16.72	0.00	2659.97	
			2755.12	42.21	18.90	2694.01	14.43	2.99	16.72	0.00	2659.97	
	Total per Floor:	Typical Floor # 1	2755.12	42.21	18.90	2694.01	14.43	2.99	16.72	0.00	2659.97	
FIRST FLOOR PLAN	F	OTHER	2638.40	34.83	18.90	2584.67	0.00	0.00	0.00	0.00	2584.67	
			2638.40	34.83	18.90	2584.67	0.00	0.00	0.00	0.00	2584.67	
	Total per Floor:	Typical Floor # 1	2638.40	34.83	18.90	2584.67	0.00	0.00	0.00	0.00	2584.67	
SECOND FLOOR PLAN	S	OTHER	2863.16	57.31	18.90	2260.95	1.15	17.08	30.23	0.00	2212.49	
			2863.16	57.31	18.90	2260.95	1.15	17.08	30.23	0.00	2212.49	
	Total per Floor:	Typical Floor # 1	2863.16	57.31	18.90	2260.95	1.15	17.08	30.23	0.00	2212.49	
THIRD FLOOR PLAN	T	OTHER	1752.38	13.58	37.23	1701.57	2.52	12.37	22.01	21.14	1543.53	
			1752.38	13.58	37.23	1701.57	2.52	12.37	22.01	21.14	1543.53	
	Total per Floor:	Typical Floor # 1	1752.38	13.58	37.23	1701.57	2.52	12.37	22.01	21.14	1543.53	
Total:		-	12758.82	701.40	112.82	11942.59	25.46	33.44	82.86	21.14	11785.07	

Staircase Counts (Table 8a-1)						
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Rating Ht	
LOWER BASEMENT FLOOR PLAN	Fin Escapce	2.33	0.300	0.000	1.00	
	Fin Escapce	2.33	0.300	0.000	1.00	
	Staircase-4FL	2.33	0.300	0.000	1.00	
	StAIRCase-1	1.50	0.300	0.000	1.00	
	StAIRCase-2	2.33	0.300	0.000	1.00	
UPPER BASEMENT FLOOR PLAN	Fin Escapce	2.33	0.300	0.000	1.00	
	Staircase-4FL	2.33	0.300	0.000	1.00	
	StAIRCase-1	1.50	0.300	0.000	1.00	
	StAIRCase-2	2.33	0.300	0.000	1.00	
	StAIRCase-3	2.33	0.300	0.000	1.00	
LOWER GROUND FLOOR PLAN	Fin Escapce	2.33	0.300	0.150	1.00	
	StAIRCase-1	2.33	0.300	0.150	1.00	
	Fin Escapce	2.33	0.300	0.150	1.00	
	StAIRCase-2	2.33	0.300	0.150	1.00	
	StAIRCase-4FL	2.33	0.300	0.075	1.00	
GROUND FLOOR PLAN	Fin Escapce	2.33	0.300	0.150	1.00	
	StAIRCase-1	2.33	0.300	0.150	1.00	
	Fin Escapce	2.33	0.300	0.150	1.00	
	StAIRCase-2	2.33	0.300	0.150	1.00	
	StAIRCase-4FL	2.33	0.300	0.075	1.00	
FIRST FLOOR PLAN	StAIRCase-4FL	2.15	0.300	0.075	1.00	
	Fin Escapce	2.33	0.300	0.150	1.00	
	StAIRCase-1	2.33	0.300	0.150	1.00	
	Fin Escapce	2.33	0.300	0.150	1.00	
	StAIRCase-4FL	2.33	0.300	0.075	1.00	
SECOND FLOOR PLAN	StAIRCase-4FL	2.04	0.300	0.075	1.00	
	Fin Escapce	2.33	0.300	0.075	1.00	
	StAIRCase-1	2.04	0.300	0.075	1.00	
	StAIRCase-2	2.33	0.300	0.092	1.00	
	StAIRCase-4FL	2.04	0.300	0.087	1.00	
THIRD FLOOR PLAN	Fin Escapce	2.33	0.300	0.185	1.00	
	StAIRCase-1	2.33	0.300	0.185	1.00	
	Fin Escapce	2.33	0.300	0.185	1.00	
	StAIRCase-2	2.19	0.280	0.190	1.00	
	Fin Escapce	2.33	0.300	0.179	1.00	
TERRACE FLOOR PLAN	Fin Escapce	2.33	0.300	0.000	1.00	
	StAIRCase-1	2.33	0.300	0.000	1.00	

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
COMMERCIAL (BUILDING)	MECH VENT	0.75	1.00	12
COMMERCIAL (BUILDING)	V1	0.75	1.00	06
COMMERCIAL (BUILDING)	MECH VENT	0.90	1.00	26
COMMERCIAL (BUILDING)	V1	0.90	1.00	03
COMMERCIAL (BUILDING)	V2	0.90	1.00	01
COMMERCIAL (BUILDING)	MECH VENT	1.35	1.00	03
COMMERCIAL (BUILDING)	V	1.50	1.00	12
COMMERCIAL (BUILDING)	W1	2.00	1.50	07
COMMERCIAL (BUILDING)	DW	2.00	2.50	15
COMMERCIAL (BUILDING)	W	3.00	1.50	01
COMMERCIAL (BUILDING)	W	4.00	1.50	12
COMMERCIAL (BUILDING)	W4	4.00	1.80	28
COMMERCIAL (BUILDING)	W7	7.56	1.80	03
COMMERCIAL (BUILDING)	W	8.00	1.50	03

Total Plot Area: - 5994.05	Total FAR Area: - 12081.38
Total Coverage Area: - 2981.98	Total BUA Area: - 19874.61

OWNER'S NAME AND SIGNATURE
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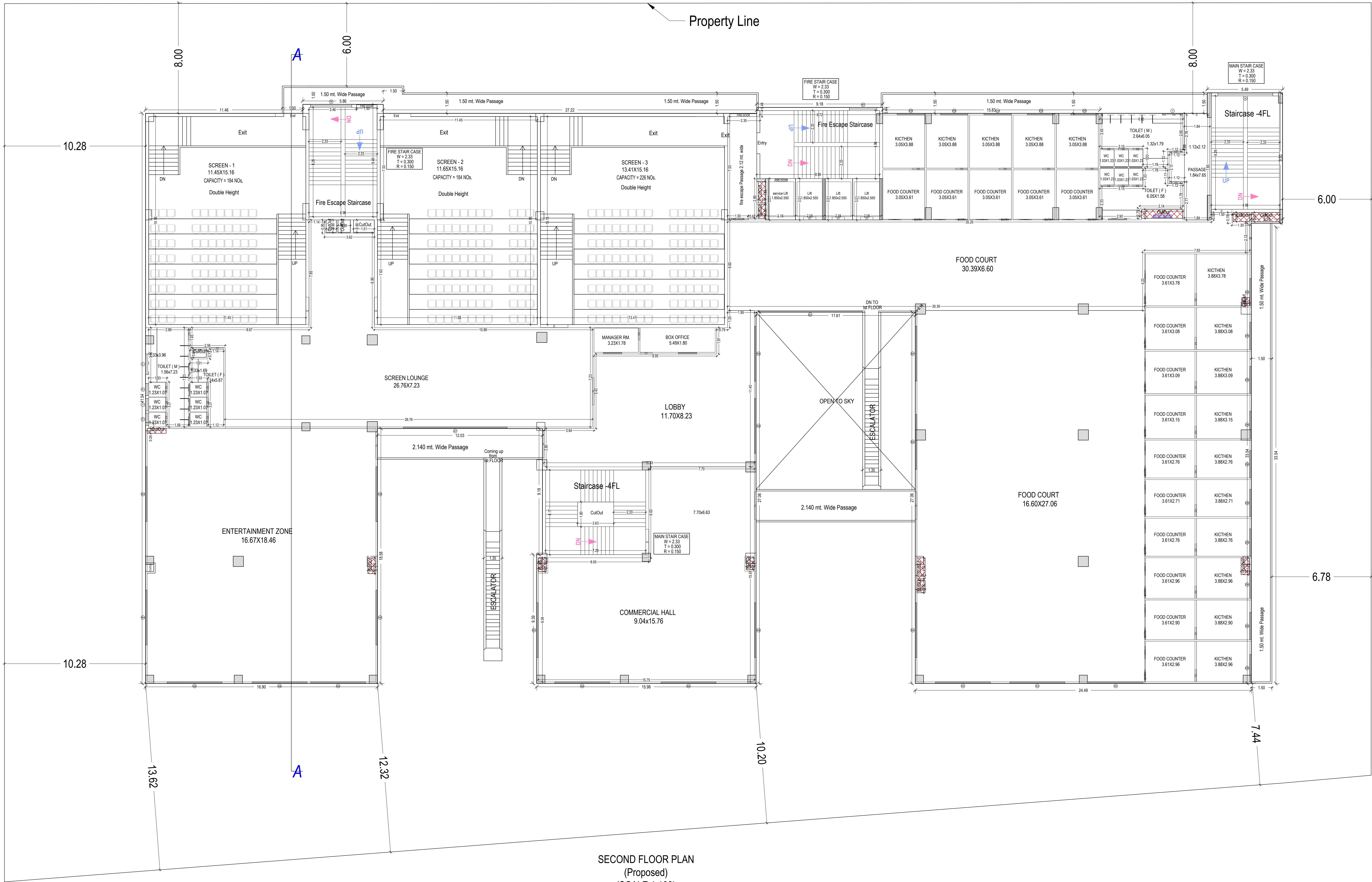
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SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)
LEVEL +10.650

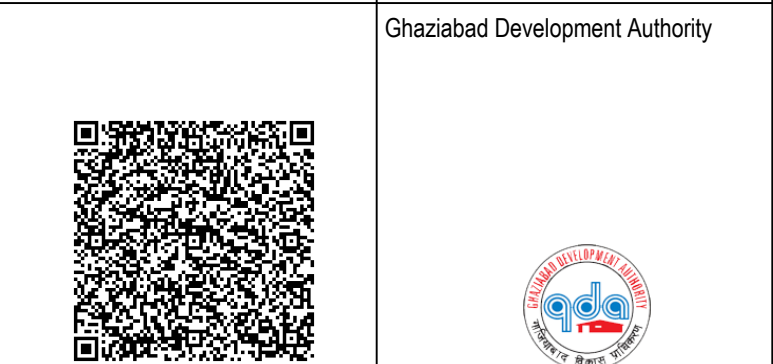
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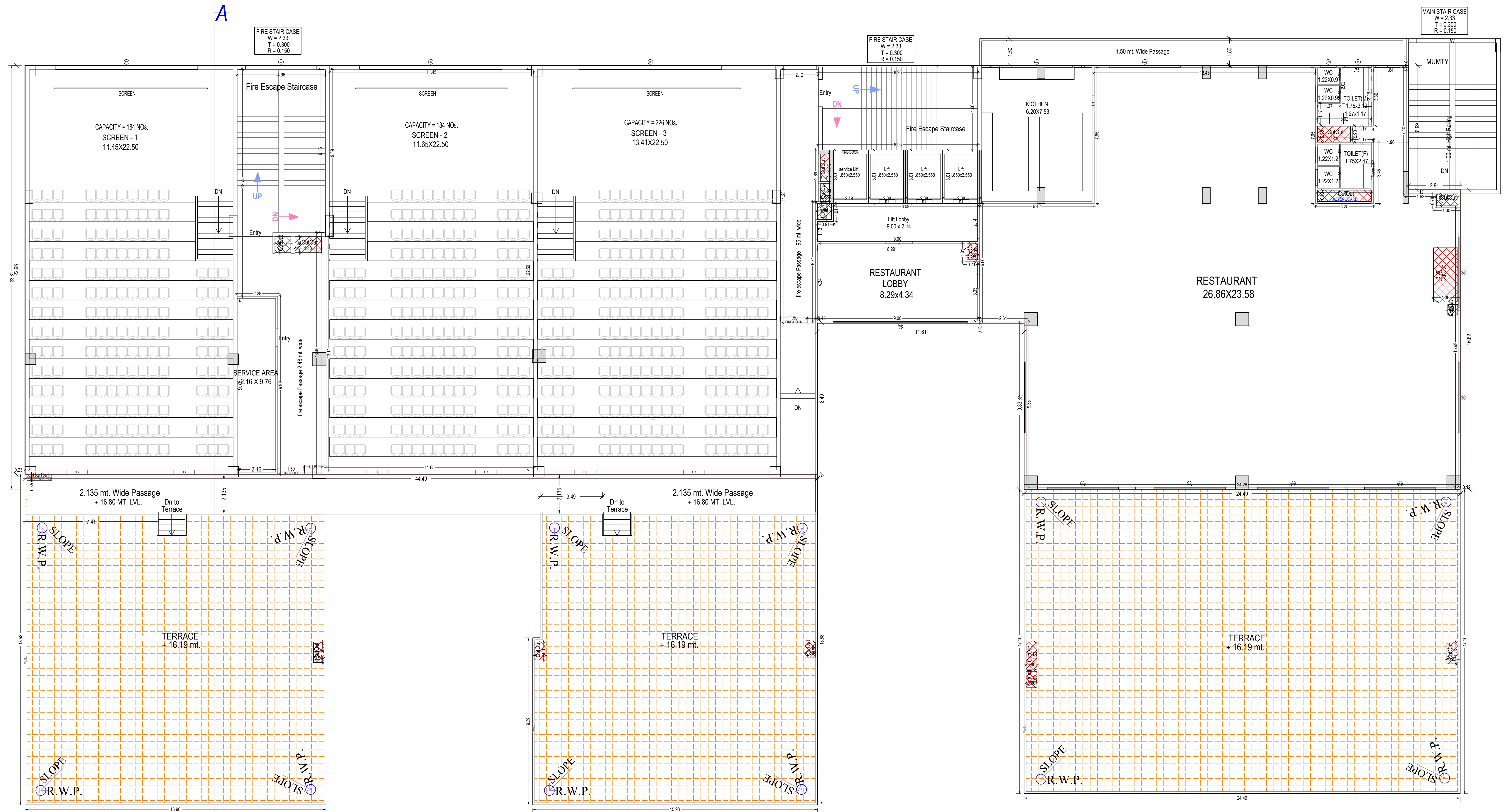
JRE ENGINEER



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THIRD FLOOR PLAN
(Proposed)
(SCALE 1:100)
LEVEL +16.190

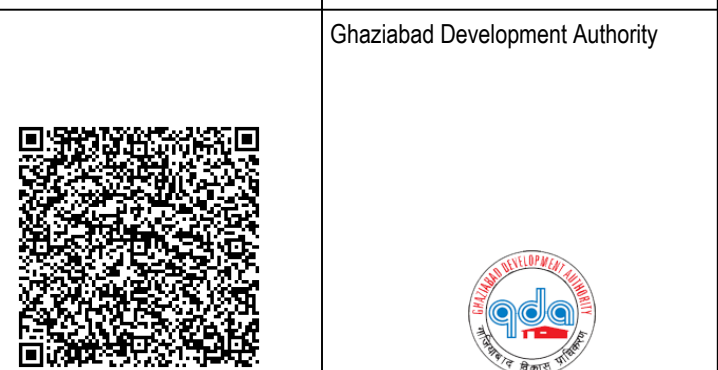
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