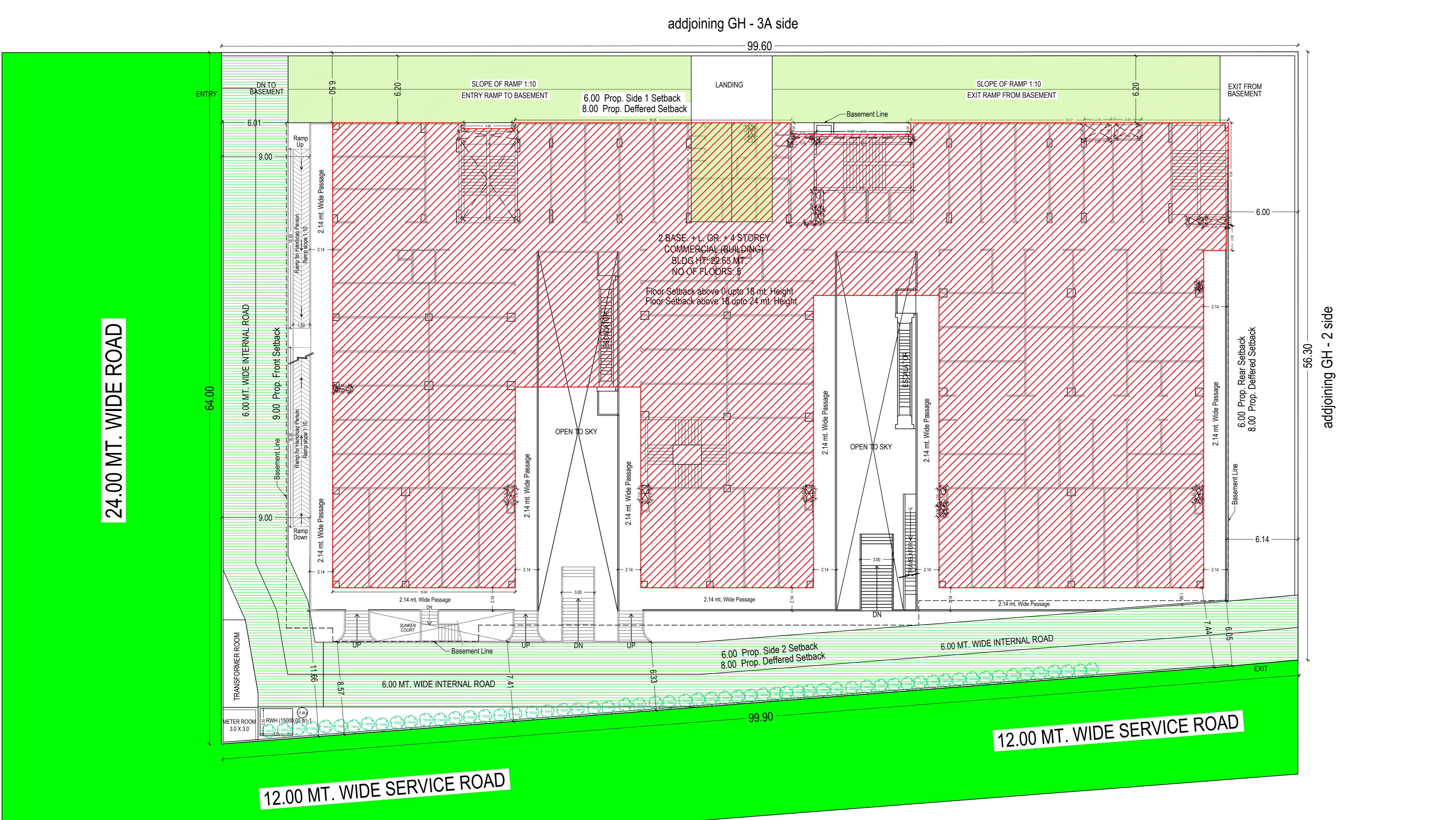


Floor Name	Building Name	Total
	COMMERCIAL (BUILDING)	
Lower Basement	Proposed Built Up Area (Sq.m.)	Proposed FAR Area (Sq.m.)
Upper Basement	3529.96	0.00
Lower Ground	3081.63	2978.97
First Floor	2742.86	2621.30
Second Floor	2288.16	2167.44
Third Floor	1738.79	1524.69
Terrace Floor	72.80	0.00
Total:	19842.40	12081.38



SITE PLAN
(Scale - 1:200)

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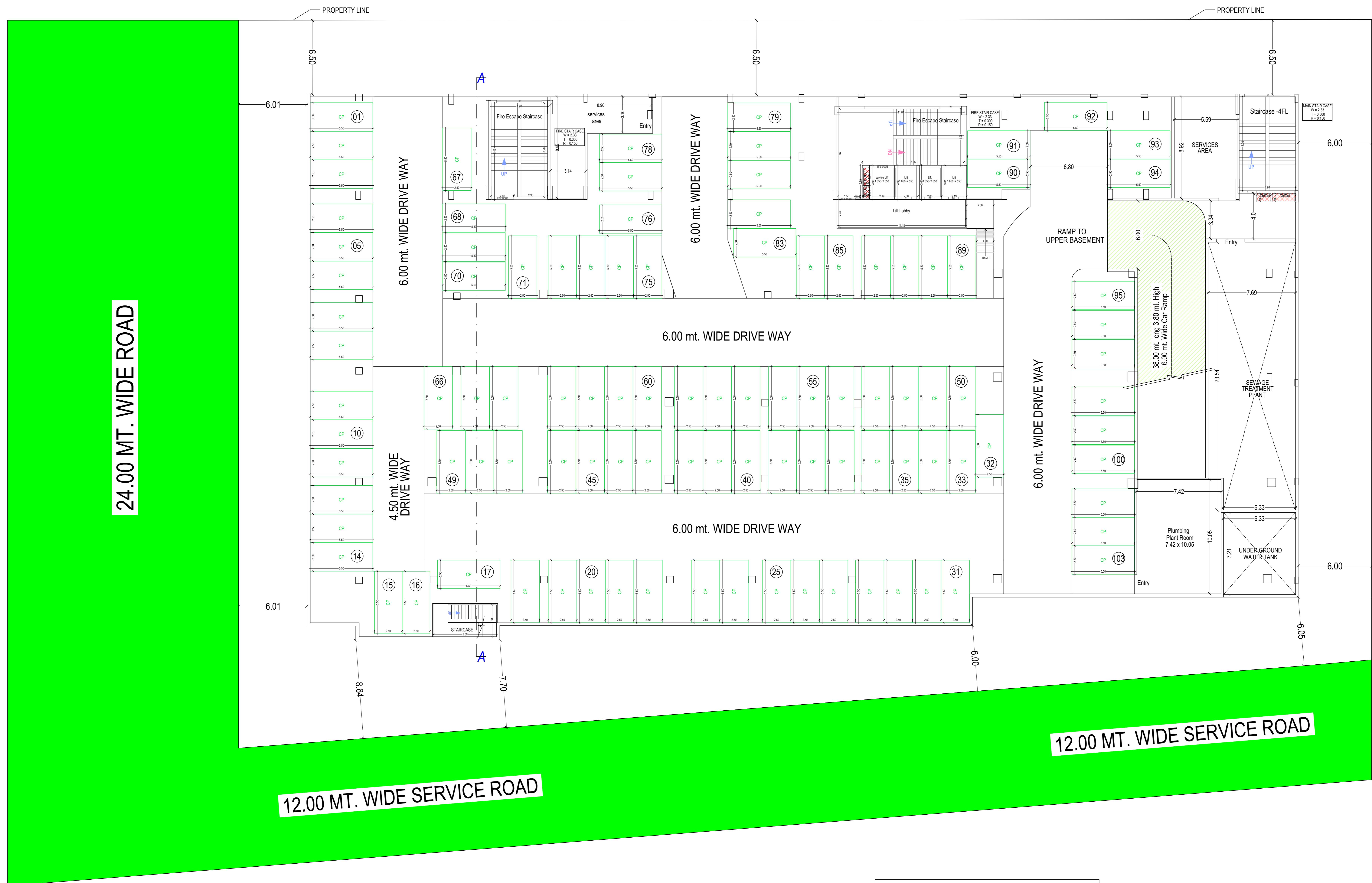
KEY PLAN

Building	No. of Same Bldg	Gross Built Up Area in Sq.m.	Deductions From Gross Built Up Area in Sq.m.	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)					Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)
					Duct/Void, Duct, Chawk	Tanks & Ramp area	Munty	Lift	Lift Lobby	Accessory Use	Parking
COMMERCIAL (BUILDING)	1	20886.19	110.47 933.32	19842.40 663.68 113.40 27.91 72.85	21.14	6862.03	12081.38	12081.38	0.00	12081.38	12081.38
Total:	1	20886.19	110.47 933.32	19842.40 663.68 113.40 27.91 72.85	21.14	6862.03	12081.38	12081.38	0.00	12081.38	12081.38

FAU & UNIT 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	-	-	-
							LOWER GROUND FLOOR PLAN	Commercial + Parking	Commercial Building	-	-	-
							GROUND FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
							FIRST FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
							SECOND FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
							THIRD FLOOR PLAN	Commercial + SERVICE AREA 2.18 X 9.76	Commercial Building	Commercial FAR	Commercial	Commercial Building
							TERRACE FLOOR PLAN	Commercial	Commercial Building	-	-	-

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

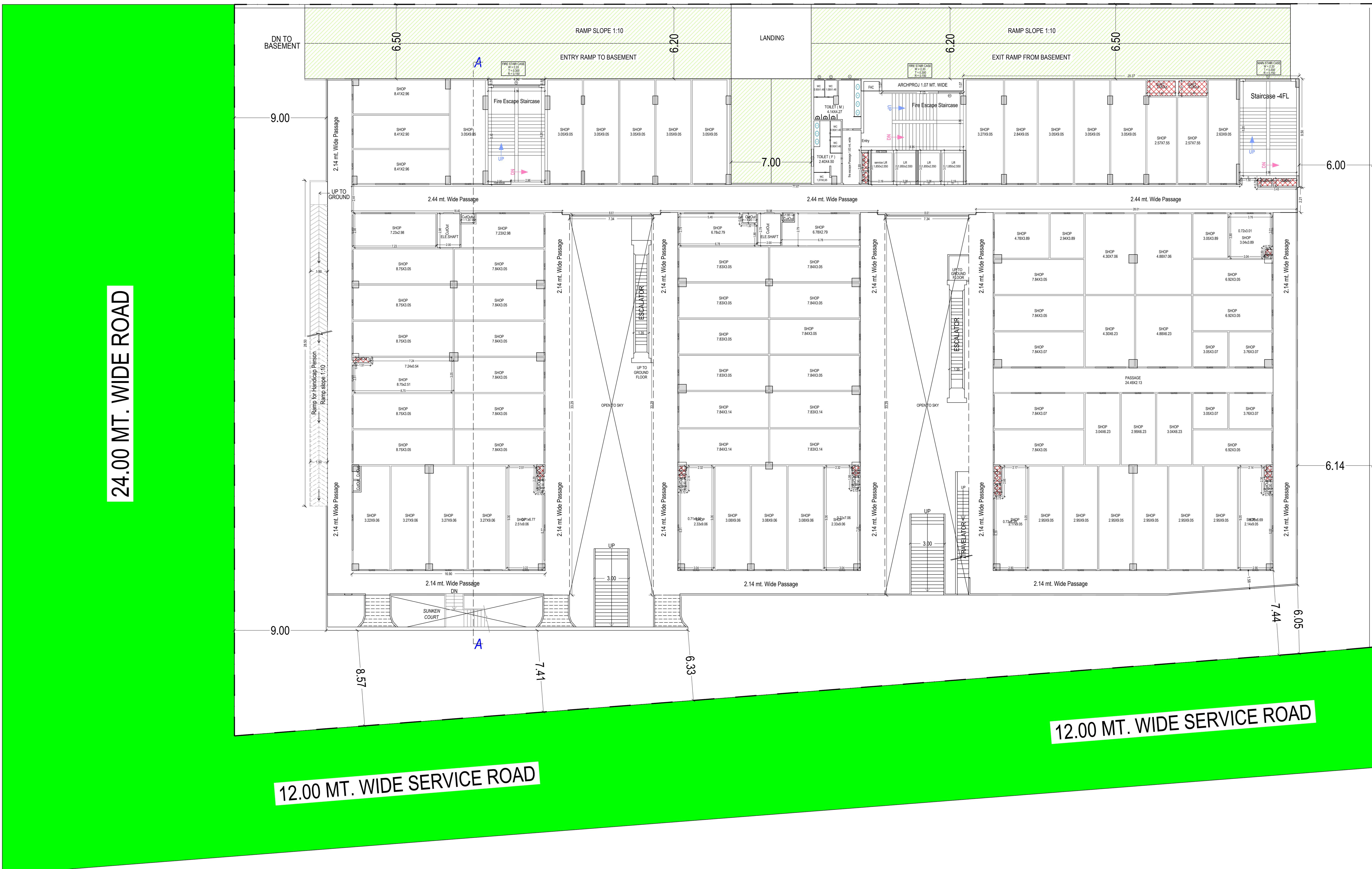
NORMAL PARKING = 103 nos.

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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Total Plot Area: - 5994.05	Total FAR Area: - 12081.38
Total Coverage Area: - 2981.98	Total BUA Area: - 19874.61

ISO_A0_(841.00_x_1189.00_MM)

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LOWER GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)
LEVEL -2.850

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SO_A0_ (841.00 x 1189.00 MM)

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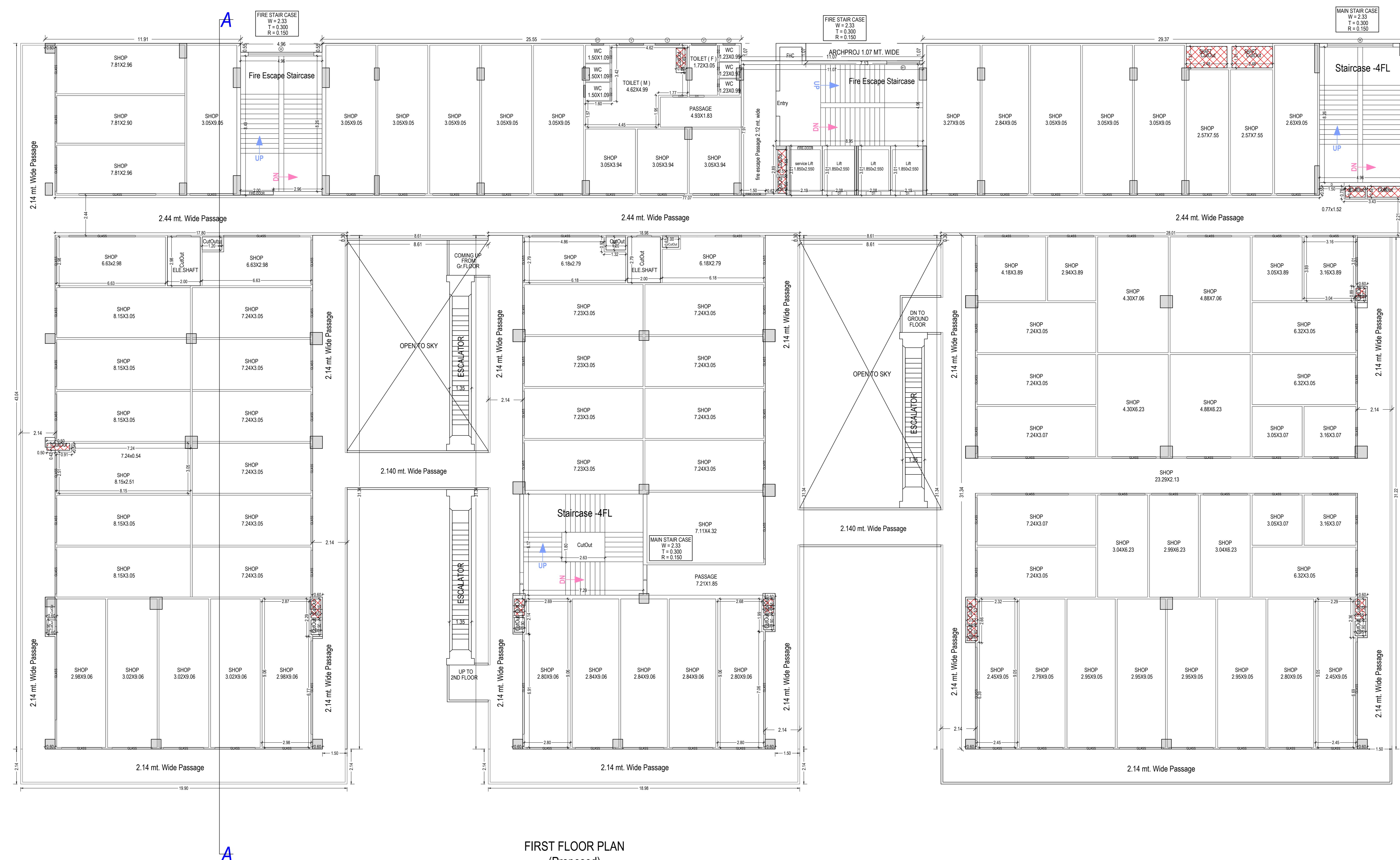
Total Plot Area: - 5994.05 Total FAR Area: - 12081.38

Total Coverage Area: - 2981.98 Total BUA Area: - 19874.61

OWNER'S NAME AND SIGNATURE	DEEPAK GAMBHIR, THROUGH - M/s. OXY HEIGHTZ INFRA LLP IN CONSORTIUM, Mr. - PARVEEN KUMAR GUPTA (authorised signatory) oxyheightz@gmail.com, 9311537633	
ARCHENG'S NAME AND SIGN	ANUJ AGARWAL, CA9619503	
RE. ENGINEER	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)





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

LEVEL +6.150

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)	MECH VENT	4.00	1.50	12	
COMMERCIAL (BUILDING)	V4	4.00	1.80	28	
COMMERCIAL (BUILDING)	W7	7.56	1.80	03	
COMMERCIAL (BUILDING)	W	8.00	1.50	03	

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Total Coverage Area: - 2981.98 Total BUA Area: - 19874.61

DESCRIPTION	NAME	LENGTH	HEIGHT	NOS
COMMERCIAL (BUILDING)	D2	0.75	2.10	34
COMMERCIAL (BUILDING)	D1	0.90	2.10	25
COMMERCIAL (BUILDING)	ENTRY	0.90	2.10	15
COMMERCIAL (BUILDING)	D1	0.90	2.50	12
COMMERCIAL (BUILDING)	D3	1.00	2.10	04
COMMERCIAL (BUILDING)	D3	1.00	2.50	03
COMMERCIAL (BUILDING)	D	1.20	2.50	06
COMMERCIAL (BUILDING)	D	1.39	2.50	01
COMMERCIAL (BUILDING)	FIRE-DOOR	1.50	2.10	04
COMMERCIAL (BUILDING)	D	1.50	2.50	08
COMMERCIAL (BUILDING)	D	1.65	2.50	02
COMMERCIAL (BUILDING)	FIRE-DOOR	2.00	2.10	03
COMMERCIAL (BUILDING)	GLASS	2.10	2.50	03
COMMERCIAL (BUILDING)	GLASS	2.25	2.50	02
COMMERCIAL (BUILDING)	GLASS	2.40	2.50	09
COMMERCIAL (BUILDING)	GLASS	2.46	2.50	09
COMMERCIAL (BUILDING)	GLASS	2.55	2.50	02
COMMERCIAL (BUILDING)	GLASS	2.64	2.50	02
COMMERCIAL (BUILDING)	GLASS	2.66	2.50	01
COMMERCIAL (BUILDING)	GLASS	2.70	2.50	246
COMMERCIAL (BUILDING)	GLASS	2.74	2.50	01
COMMERCIAL (BUILDING)	GLASS	2.77	2.50	01
COMMERCIAL (BUILDING)	GLASS	3.88	2.50	01
COMMERCIAL (BUILDING)	GLASS	4.06	2.50	01
COMMERCIAL (BUILDING)	GLASS	4.10	2.50	01
COMMERCIAL (BUILDING)	GLASS	4.70	2.50	16
COMMERCIAL (BUILDING)	GLASS	5.70	2.50	18

Floor	Name	UnitBUA Type	Deductions From Gross UnitBUA Area in Sq.m.				Carpet Area	No. of Unit
			Void	Lit	Door	Window	External Wall	Accessory
LOWER GROUND FLOOR PLAN	LG	OTHER	2757.76	37.47	18.90	2701.30	0.00	2.99 13.89 0.00 2684.51 01
	Total		2757.76	37.47	18.90	2701.30	0.00	2.99 13.89 0.00 2684.51 01
	Total per Floor		2757.76	37.47	18.90	2694.01	44.83	2.99 16.72 0.00 2684.51 01
GROUND FLOOR PLAN	G	OTHER	2755.12	42.21	18.90	2694.01	44.83	2.99 16.72 0.00 2684.51 01
	Total		2755.12	42.21	18.90	2694.01	44.83	2.99 16.72 0.00 2684.51 01
	Total per Floor		2755.12	42.21	18.90	2694.01	44.83	2.99 16.72 0.00 2684.51 01
FIRST FLOOR PLAN	F	OTHER	2755.12	42.21	18.90	2694.01	44.83	2.99 16.72 0.00 2684.51 01
	Total		2755.12	42.21	18.90	2694.01	44.83	2.99 16.72 0.00 2684.51 01
	Total per Floor		2755.12	42.21	18.90	2694.01	44.83	2.99 16.72 0.00 2684.51 01
SECOND FLOOR PLAN	S	OTHER	2653.16	57.31	18.90	2260.95	1.15	17.08 30.23 0.00 2212.49 01
	Total		2653.16	57.31	18.90	2260.95	1.15	17.08 30.23 0.00 2212.49 01
	Total per Floor		2653.16	57.31	18.90	2260.95	1.15	17.08 30.23 0.00 2212.49 01
THIRD FLOOR PLAN	T	OTHER	1752.38	13.58	37.23	1701.57	2.52	12.37 22.01 21.14 1643.53 01
	Total		1752.38	13.58	37.23	1701.57	2.52	12.37 22.01 21.14 1643.53 01
	Total per Floor		1752.38	13.58	37.23	1701.57	2.52	12.37 22.01 21.14 1643.53 01
	Total		-	-	-	1276.82	70.40	1182 1194.59 18.10 35.44 82.86 21.14 1178.07 05

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 9311537933

ARCHENG'S NAME AND SIGNATURE
ANJU AGARWAL
CA9619503

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)

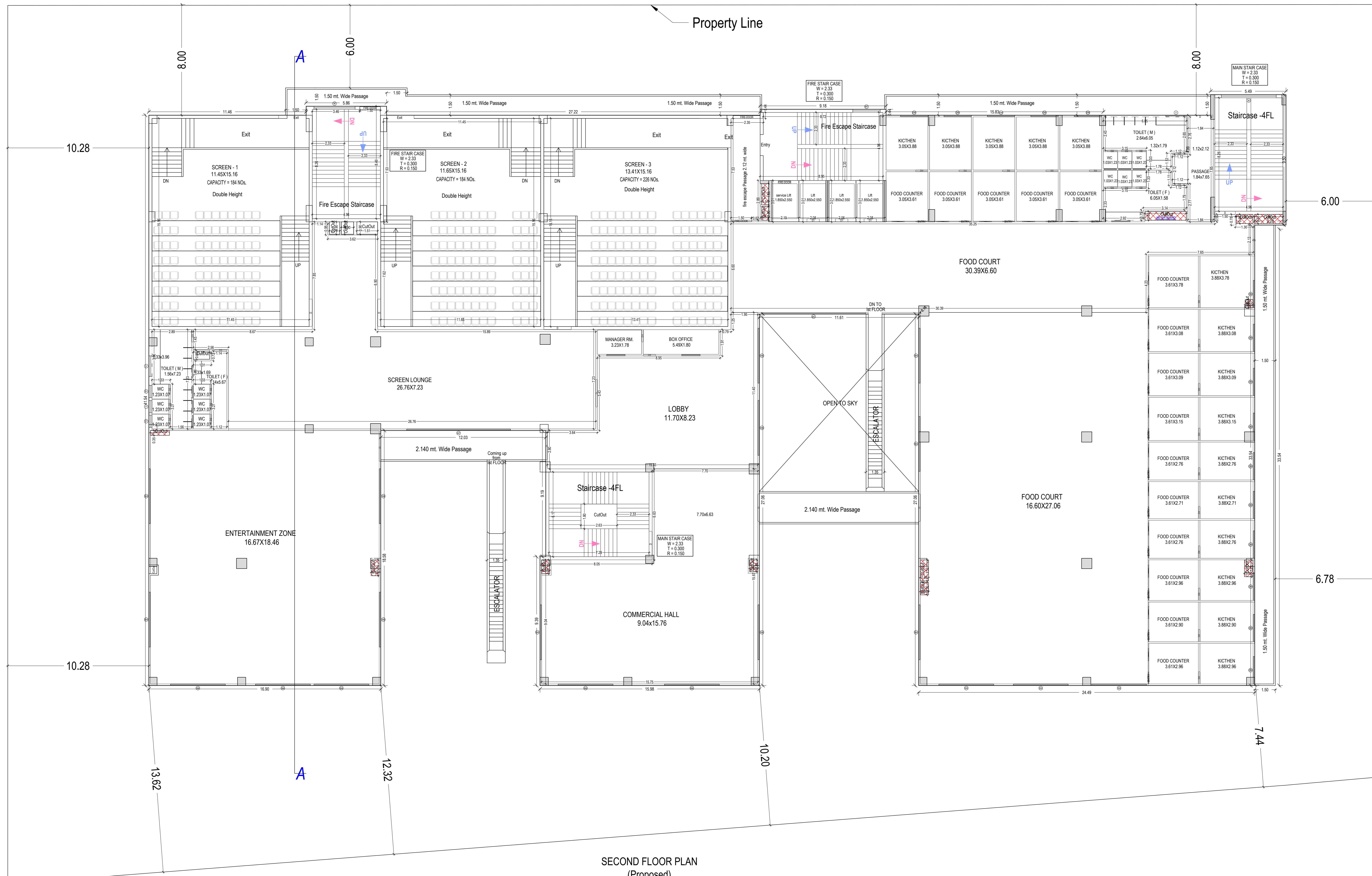
Rajeev Ratan Shah (Town Planner/ Executive engineer)

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

Rajeev Ratan Shah (Town Planner/ Executive engineer)

Sanjay Mehrotra (Assistant Engineer)

Staircase Checks (Table 8a-1)					
Floor Name	Staircase Name	Flight Width	Tread Width	Riser Height	Rating Ht.
LOWER BASEMENT FLOOR PLAN	Fire Escape Staircase	2.33	0.300	0.00	1.00
	Staircase - 2FL	2.33	0.300	0.00	1.00
	Staircase - 4FL	2.33	0.300	0.00	1.00
UPPER GROUND FLOOR PLAN	Fire Escape Staircase	2.33	0.300	0.00	1.00
	Staircase - 4FL	2.33	0.300	0.00	1.00
	STAIRCASE	1.50	0.300	0.00	1.00
FIRST FLOOR PLAN	Fire Escape Staircase	2.33	0.300	0.00	1.00
	Staircase - 4FL	2.33	0.300	0.00	1.00
	STAIRCASE	1.50	0.300	0.00	1.00
SECOND FLOOR PLAN	Fire Escape Staircase	2.33	0.300	0.00	1.00
	Staircase - 4FL	2.04	0.300	0.07	1.00
	STAIRCASE	1.50	0.300	0.09	1.00
TERrace FLOOR PLAN	Fire Escape Staircase	2.33	0.300	0.00	1.00
	Staircase - 4FL	2.33	0.300	0.00	1.00
	STAIRCASE	2.15	0.300	0.07	1.00



SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)
LEVEL +10.650

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SO A0 (841.00 x 1189.00 MM)

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

ware/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 'I'

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

ARCH/ENG'S NAME AND SIGNATURE		JRE ENGINEER
ANUJ AGARWAL		
CA/SC/10502		

Building Plan Application Number

GDA/BP/22-23/0323

Sanctioned On

04 May 2023

Valid Till
15 May 2028

15 May 2028

Approved By

Examined By

Bhagwan Das Maurya (Junior engineer)

Scilab/MATLAB (Chap. 10)

Sanjay Mehrotra (Assistant Engineer)

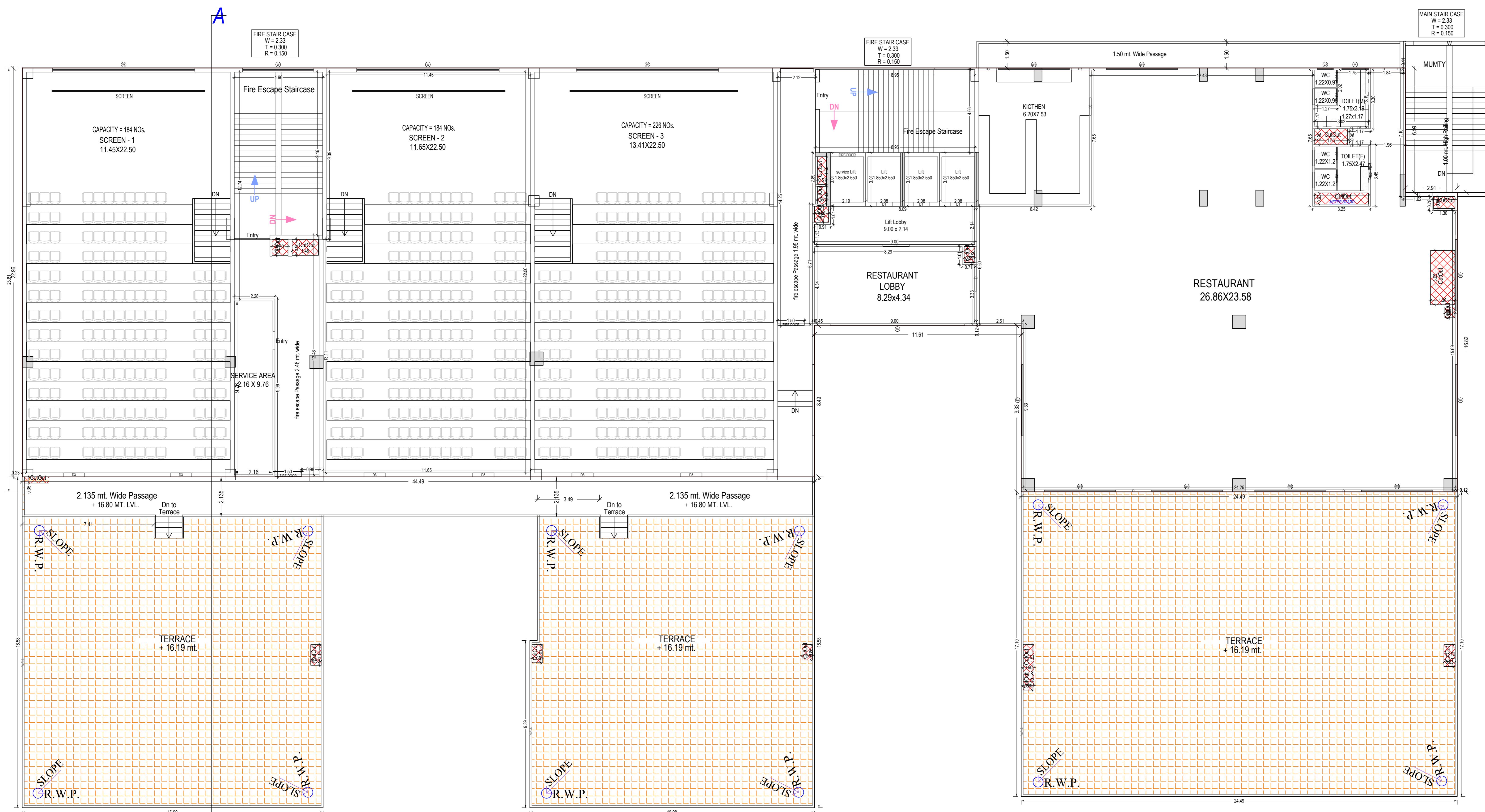
Rajeev Ratan Shah (Town Planner/ Executive engineer)

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Chandra Prakash Tripathi (Chief Architect and Town Planner)

Rajeev Ratan Shah (Town Planner/ Executive engineer)

Saniay Mehrotra (Assistant Engineer)



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

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Total Coverage Area: - 2981.98 Total BUA Area: - 19874.61

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ARCH/ENG'S NAME AND SIGNATURE	<i>Rajputa</i>	JRE ENGINEER
ANUJ AGARWAL		
CA/96/19503		

	<p>Ghaziabad Development Authority</p> 
---	--

Building Plan Application Number
GDA/BP/22-23/0323
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Examined By

Bhagwan Das Maurya (Junior engineer)

Sanjay Mehrotra (Assistant Engineer)

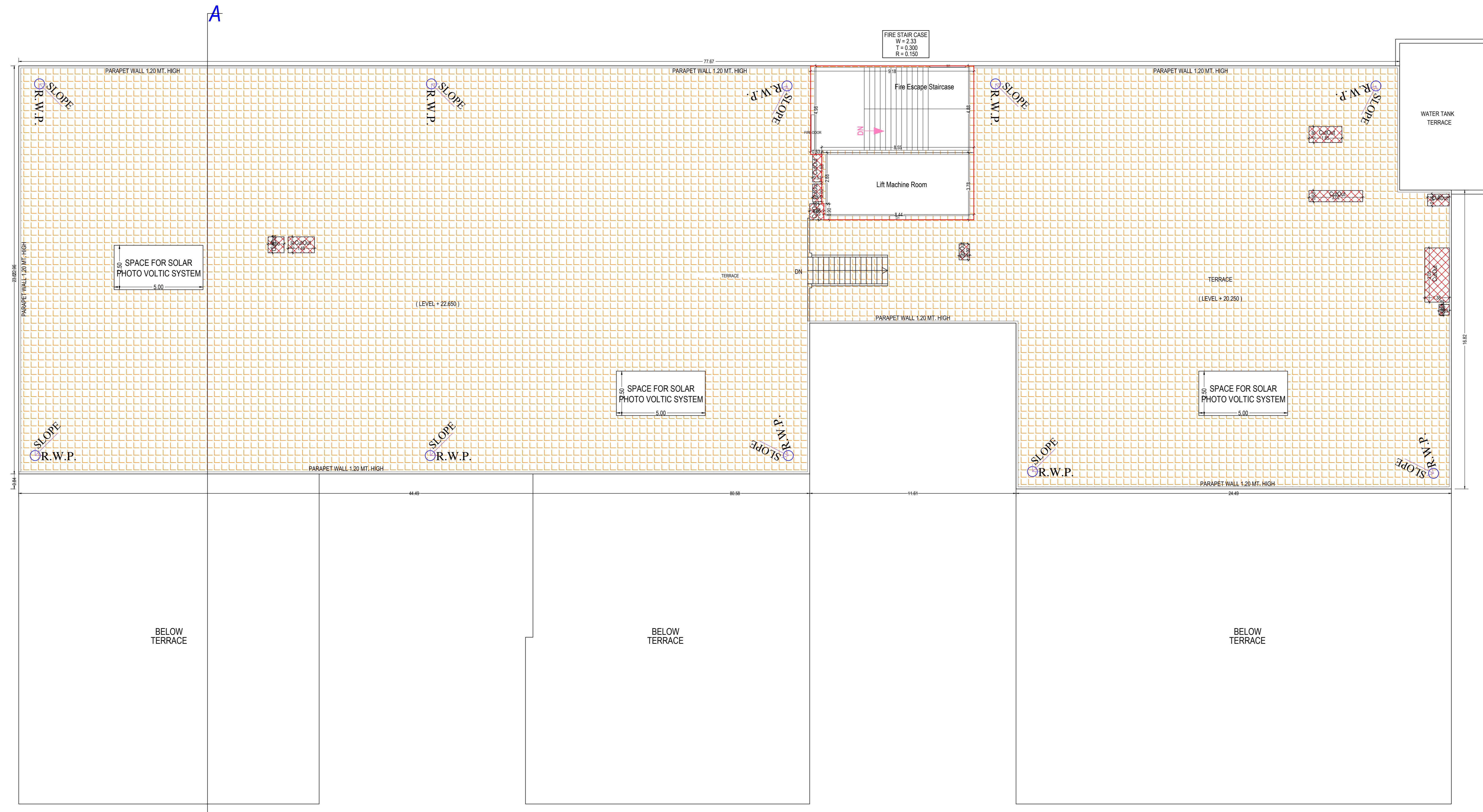
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Chandra Prakash Tripathi (Chief Architect and Town Planner)

Chandra Prakash Tripathi (Chief Architect and Town Planner)

Rajeev Ratan Shah (Town Planner/ Executive engineer)

Sanjay Mehrotra (Assistant Engineer)



A

 TERRACE FLOOR PLAN
 (SCALE 1:100)
 LEVEL +22.650 & 20.250

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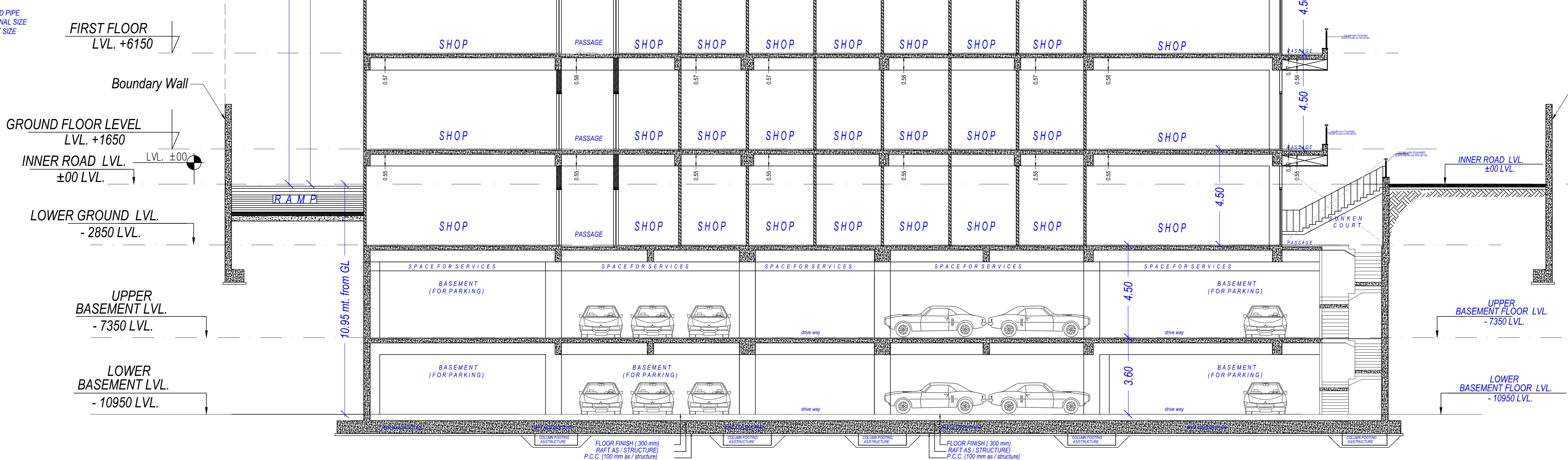
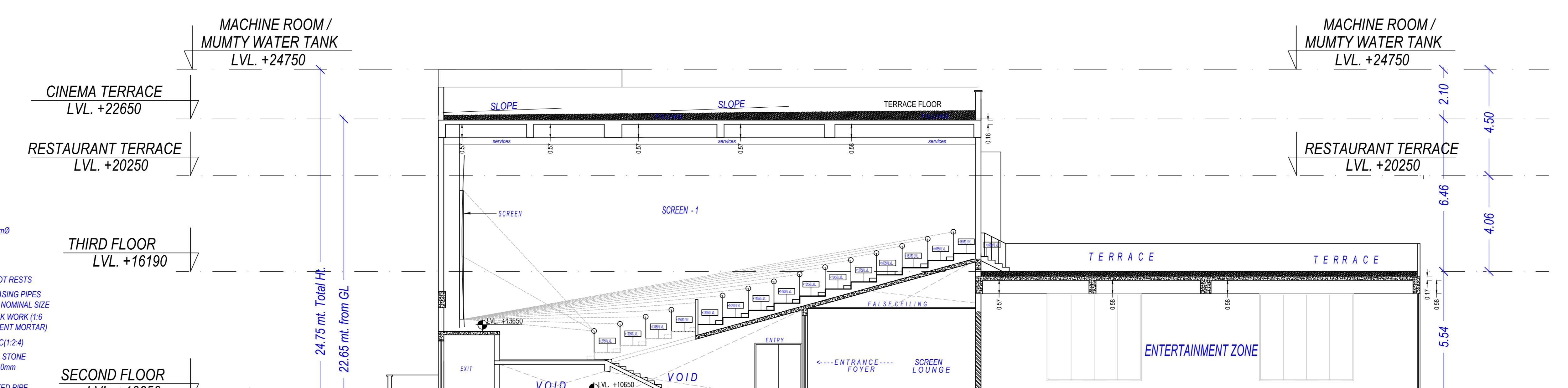
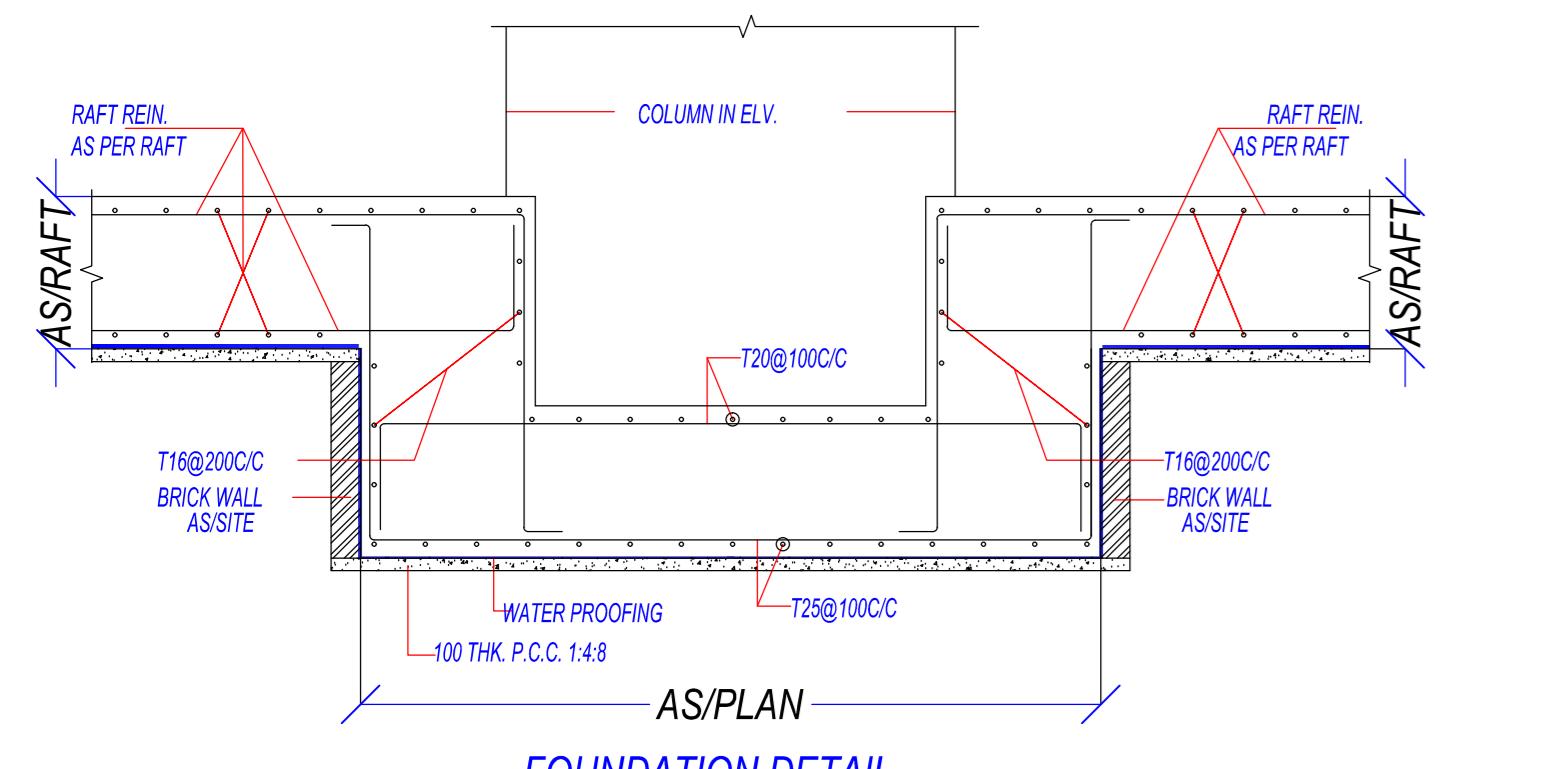
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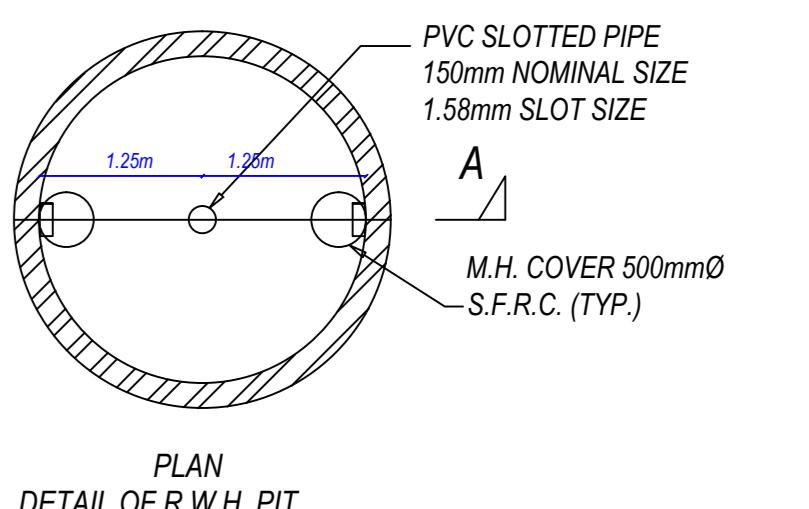
OWNER'S NAME AND SIGNATURE	
DEEPAK GAMBHIR , THROUGH - M/s. - OXY HEIGHTZ INFRA LLP IN CONSORTIUM, Mr. - PARVEEN KUMAR GUPTA (authorised signatory) oxyheightz@gmail.com,9311537933	
ARCHENG'S NAME AND SIGNATURE	JRE ENGINEER
ANUJ AGARWAL CA9619503	
Ghazabadi Development Authority	
Building Plan Application Number	GDA/BP/22-23/0323
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	Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S
	Rajeev Ratan Shah (Town Planner/ Executive engineer)
	Sanjay Mehrotra (Assistant Engineer)



FRONT ELEVATION



TYPICAL SECTION AT - AA



OWNER'S NAME AND SIGNATURE	
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Ghazabud Development Authority	
 	
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Sanjay Mehrotra (Assistant Engineer)	
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Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S)	
Rajeev Ratan Shah (Town Planner/Executive engineer)	
Sanjay Mehrotra (Assistant Engineer)	

REQUIRED PARKING DETAIL	
1. PARKING NORMS @ 1.25 E.C.S. REQUIRED PER 100 SQ.MT. AREA	
SO PROPOSED COMMERCIAL F.A.R. AREA =	
= COMMERCIAL F.A.R. - CINEMA AREA	
= 12,084.73 - 1298.00	
= 10,786.73 sq.mt.	
COMMERCIAL PARKING REQUIRED	
= 10,786.73 X 1.25 / 100 = 134.83 (say - 135 e.c.s.) --A	
2. TOTAL NO. OF SEATS AT CINEMA = 594 seats	
TOTAL E.C.S. REQUIRED @ 1 E.C.S / 10 SEATS	
= 594 / 10 = 59.40 (say - 60 e.c.s.) --B	
TOTAL PARKING REQUIRED (A + B) = 195 E.C.S.	

PROVIDED PARKING DETAIL	
1. UPPER BASEMENT NORMAL PARKING = 81 nos. MECHANICAL PARKING = 12 nos. (2 Tier 6 x 2) = 12	93 ECS
2. LOWER BASEMENT	103 ECS
TOTAL	196 ECS

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SO_A0_(841.00 x 1189.00 MM)

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Total Plot Area: - 5994.05 Total FAR Area: - 12081.38
Total Coverage Area: - 2981.98 Total BUA Area: - 19874.61
Sanjay Mehrotra (Assistant Engineer)