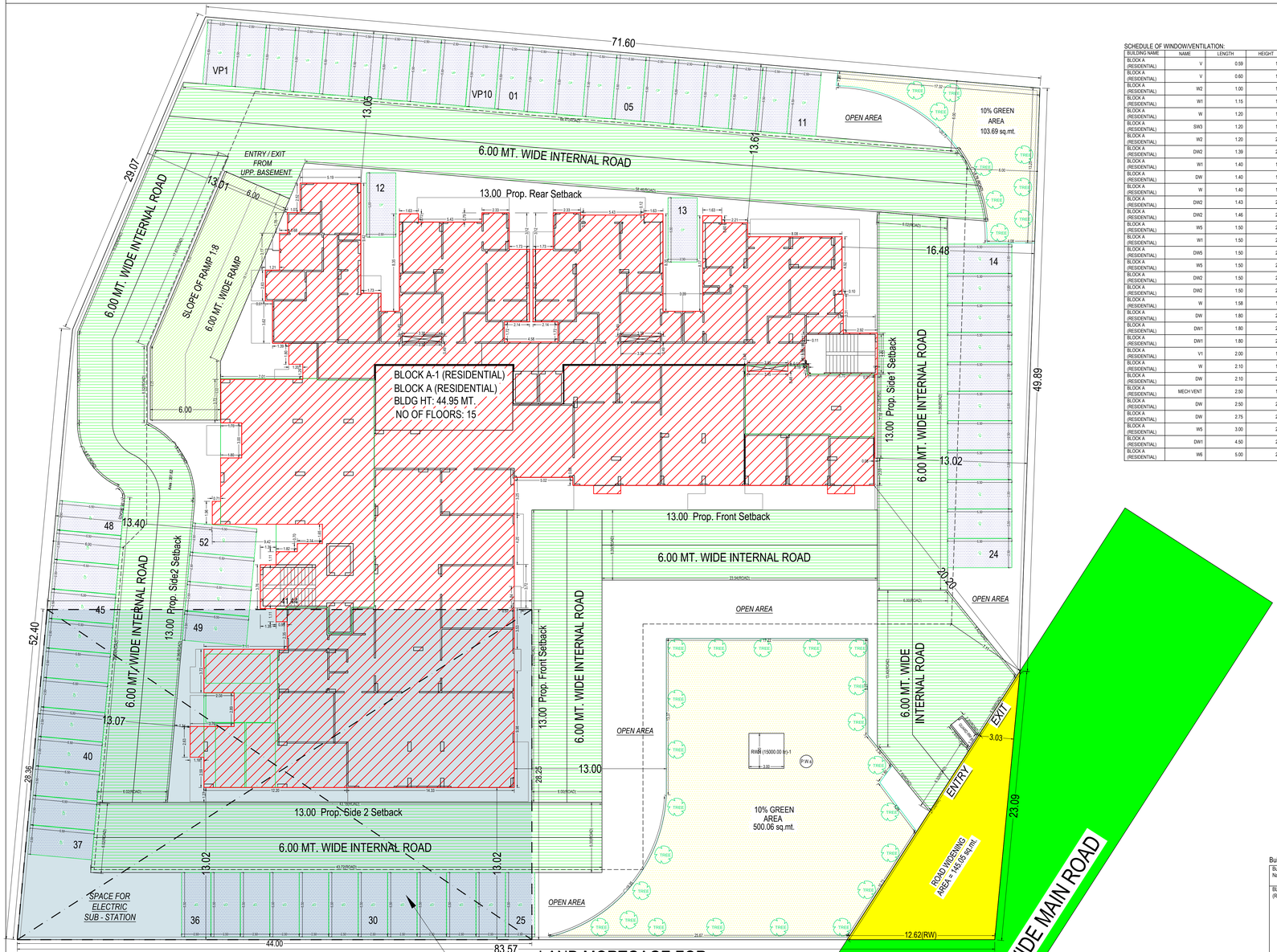
Project Title : SUBMISSION DRAWINGS FOR PROPOSED GROUP HOUSING PROJECT AT KHASRA NO. - 953 , VILLAGE NOOR NAGAR GHAZIABAD (U.P.) , OWNER : - M/s. - S.G. ESTATES PRIVATE LIMITED , Through - Mr. - GAURAV GUPTA

File No	GDA/BP/22-23/1392	Sheet	1 / 6
Submission Date	2023-01-31	Scale	1:100



SITE PLAN
(Scale - 1:100)

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	V	0.59	1.00	28
BLOCK A (RESIDENTIAL)	V	0.60	1.00	500
BLOCK A (RESIDENTIAL)	W2	1.00	1.65	14
BLOCK A (RESIDENTIAL)	W1	1.15	1.65	30
BLOCK A (RESIDENTIAL)	W	1.20	1.20	58
BLOCK A (RESIDENTIAL)	SW3	1.20	1.65	14
BLOCK A (RESIDENTIAL)	W2	1.20	2.10	14
BLOCK A (RESIDENTIAL)	DW2	1.39	2.55	15
BLOCK A (RESIDENTIAL)	W1	1.40	1.65	72
BLOCK A (RESIDENTIAL)	DW	1.40	1.65	14
BLOCK A (RESIDENTIAL)	W	1.40	1.65	01
BLOCK A (RESIDENTIAL)	DW2	1.43	2.55	14
BLOCK A (RESIDENTIAL)	DW2	1.46	2.55	14
BLOCK A (RESIDENTIAL)	W5	1.50	2.10	42
BLOCK A (RESIDENTIAL)	W1	1.50	2.10	28
BLOCK A (RESIDENTIAL)	DW5	1.50	2.50	14
BLOCK A (RESIDENTIAL)	W5	1.50	2.50	14
BLOCK A (RESIDENTIAL)	DW2	1.50	2.50	14
BLOCK A (RESIDENTIAL)	DW2	1.50	2.55	60
BLOCK A (RESIDENTIAL)	W	1.58	1.00	14
BLOCK A (RESIDENTIAL)	DW	1.80	2.50	42
BLOCK A (RESIDENTIAL)	DW1	1.80	2.50	28
BLOCK A (RESIDENTIAL)	DW1	1.80	2.55	102
BLOCK A (RESIDENTIAL)	V1	2.00	1.00	02
BLOCK A (RESIDENTIAL)	W	2.10	1.00	32
BLOCK A (RESIDENTIAL)	DW	2.10	2.55	14
BLOCK A (RESIDENTIAL)	MECH VENT	2.50	1.00	01
BLOCK A (RESIDENTIAL)	DW	2.50	2.55	87
BLOCK A (RESIDENTIAL)	DW	2.75	2.50	57
BLOCK A (RESIDENTIAL)	W5	3.00	2.10	16
BLOCK A (RESIDENTIAL)	DW1	4.50	2.55	01
BLOCK A (RESIDENTIAL)	W6	5.00	2.10	01

UnitBUA Table for Building :BLOCK A (RESIDENTIAL)

Floor	Name	UnitBUA Type	Net unit covd. Area	Additions for Gross UnitBUA(Area in Sq.mt.) Balcony area	Deductions From Gross UnitBUA(Area in Sq.mt.) Void	UnitBUA Area	Deductions (Area in Sq.mt.) Door	Window	External Wall	Carpet Area	No. of Unit
STILT/GR FLOOR PLAN	1	OTHER	716.17	0.00	0.00	665.81	0.00	0.00	9.33	656.48	
	shop	OTHER	47.68	0.00	0.00	46.64	0.00	0.00	1.97	44.67	
	TYPE-(05)	DWELLING UNIT	129.39	21.91	0.00	107.48	0.00	0.00	7.06	100.42	
	TYPE-(06)	DWELLING UNIT	134.33	19.28	0.00	115.05	0.00	0.00	8.03	107.02	06
	TYPE-(07)	DWELLING UNIT	133.27	19.27	0.00	114.00	0.00	0.00	7.75	106.25	
	TYPE-(09)	DWELLING UNIT	141.25	30.67	0.00	110.58	0.00	0.00	7.86	102.72	
	Total :		1302.09	91.13	0.00	1159.56	0.00	0.00	42.00	1117.56	06
	Total per Floor:	Typical Floor = 1									
	Total :		1302.09	91.13	0.00	1159.56	0.00	0.00	42.00	1117.56	06
FIRST FLOOR PLAN	TYPE-(101)	DWELLING UNIT	195.72	44.83	0.00	150.89	0.00	0.00	9.25	141.64	
	TYPE-(102)	DWELLING UNIT	195.57	41.60	0.00	153.97	0.00	0.00	9.56	144.41	
	TYPE-(103)	DWELLING UNIT	178.69	24.86	0.00	153.83	0.00	0.00	10.91	142.92	
	TYPE-(104)	DWELLING UNIT	173.99	13.48	0.00	160.51	0.00	0.00	11.58	148.93	
	TYPE-(105)	DWELLING UNIT	129.39	21.91	0.00	107.48	0.00	0.00	7.06	100.42	10
	TYPE-(106)	DWELLING UNIT	134.33	19.28	0.00	115.05	0.00	0.00	8.03	107.02	
	TYPE-(107)	DWELLING UNIT	133.27	19.27	0.00	114.00	0.00	0.00	7.75	106.25	
	TYPE-(108)	DWELLING UNIT	140.65	25.27	0.00	115.38	0.00	0.00	8.34	107.04	
	TYPE-(109)	DWELLING UNIT	141.25	30.67	0.00	110.58	0.00	0.00	7.86	102.72	
	TYPE-(110)	DWELLING UNIT	128.73	25.07	0.00	114.40	0.00	0.00	8.16	106.24	
	Total :		1562.33	266.24	0.00	1296.09	0.00	0.00	88.50	1207.59	10
	Total per Floor:	Typical Floor = 1									
	Total :		1562.33	266.24	0.00	1296.09	0.00	0.00	88.50	1207.59	10
TYPICAL - 2- 14 FLOOR PLAN	TYPE-(201)	DWELLING UNIT	195.72	44.83	0.00	150.89	0.00	0.00	9.25	141.64	
	TYPE-(202)	DWELLING UNIT	195.57	41.60	0.00	153.97	0.00	0.00	9.56	144.41	
	TYPE-(203)	DWELLING UNIT	178.69	24.86	0.00	153.83	0.00	0.00	10.91	142.92	
	TYPE-(204)	DWELLING UNIT	173.99	13.48	0.00	160.51	0.00	0.00	11.58	148.93	
	TYPE-(205)	DWELLING UNIT	129.39	21.91	0.00	107.48	0.00	0.00	7.06	100.42	10
	TYPE-(206)	DWELLING UNIT	134.33	19.28	0.00	115.05	0.00	0.00	8.03	107.02	
	TYPE-(207)	DWELLING UNIT	133.27	19.27	0.00	114.00	0.00	0.00	7.75	106.25	
	TYPE-(208)	DWELLING UNIT	140.65	25.27	0.00	115.38	0.00	0.00	8.34	107.04	
	TYPE-(209)	DWELLING UNIT	141.25	30.67	0.00	110.58	0.00	0.00	7.86	102.72	
	TYPE-(210)	DWELLING UNIT	128.73	25.07	0.00	114.40	0.00	0.00	8.16	106.24	
	Total :		1562.33	266.24	0.00	1296.09	0.00	0.00	88.50	1207.59	10
	Total per Floor:	Typical Floor = 13									
	Total :		20310.29	3461.12	0.00	16849.17	0.00	0.00	1150.50	15698.67	130
-											
Total:	-	-	23174.71	3818.49	0.00	19304.82	0.00	0.00	1281.00	18023.82	146

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units Parking space reqd for every	Units Prop.	Car Reqd./Unit	Car Reqd.	Car Prop.	Visitors Car Reqd./Unit	Visitors Car Reqd.	Visitors Car Prop.
BLOCK A (RESIDENTIAL)	Residential	Group Housing	0 - 50	1		-	-		-	-	-
			50 - 100	1	1.00	1.00	1	-	-	-	-
			100 - 150	1	115.00	1.25	144	-	-	-	-
			> 150	1	28.00	1.50	42	-	-	-	-
			> 0	1	-	-	-	-	1.00	-	-
	Community	public purpuse building	677.98	1	677.98	2.00	14	-	-	-	-
	Commercial	commercial building	47.68	1	47.68	1.25	1	-	-	-	-
	Total :		-	-	-	-	202	204	-	20	20

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Reduced Reqd. Parking (Incase of Plot having RW/Area surrendered FOC)	Reqd. Area	Prop. No.	Prop. Area
Equivalent Car Space	-	-	-	204	2805.00
Two Stack Car	-	-	-	-	-
	-	-	-	-	-
Total Car	202	-	2777.50	204	2805.00
Visitor's Car Parking	20	-	275.00	20	275.00
Two Stack Parking	-	-	-	-	-
Other area	-	-	-	-	4659.58
Total			3052.50		7739.58

FAR & Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.) Duct(Void, Duct, Chowk)	Double Height	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Lift	Lift Machine	Lift Lobby	Archi.Proj.(Canopy)	Ramp	Covered Area	Parking	Proposed FAR Area (Sq.mt.) Resi.	Commercial	Amenities	Total FAR Area (Sq.mt.)	No. of Unit
BLOCK A (RESIDENTIAL)	1	30938.47	189.88	64.80	30683.79	417.38	293.08	37.90	504.36	189.40	364.40	26.60	7739.58	20391.15	47.68	677.98	21116.81	144
Grand Total	1	30938.47	189.88	64.80	30683.79	417.38	293.08	37.90	504.36	189.40	364.40	26.60	7739.58	20391.15	47.68	677.98	21116.81	144

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
BLOCK A (RESIDENTIAL)	Residential	Group Housing	-	-	Highrise	144	2	LOWER BASEMENT FLOOR PLAN	Residential + Parking	Group Housing	-	-	-
								UPPER BASEMENT FLOOR PLAN	Residential + Parking	Group Housing	-	-	-
								STILT/GR. FLOOR PLAN	Residential + Parking	Group Housing	Residential FAR	Residential	Group Housing
											Commercial	Commercial	Commercial
											Community Facility	Community Facility	public purpuse building
								FIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TYPICAL - 2- 14 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
								TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
LOWER BASEMENT FLOOR PLAN	STAIRCASE	1.50	0.300	0.000	1.00
	Fire Escape Staircase	1.50	0.300	0.000	1.00
UPPER BASEMENT FLOOR PLAN	STAIRCASE	1.50	0.300	0.000	1.00
	Fire Escape Staircase	1.50	0.300	0.000	1.00
STILT/GR. FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.164	1.00
	Staircase -4FL	1.50	0.300	0.075	1.00
FIRST FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.132	1.00
	STAIRCASE	1.50	0.300	0.145	1.00
TYPICAL - 2- 14 FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.145	1.00
	STAIRCASE	1.50	0.300	0.145	1.00
TERRACE FLOOR PLAN	MUMTY	1.50	0.300	0.000	1.00
	Fire Escape Staircase	1.50	0.300	0.000	1.00

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	D2	0.75	2.10	666
BLOCK A (RESIDENTIAL)	FIRE-DOOR	0.75	2.10	14
BLOCK A (RESIDENTIAL)	D1	0.90	2.10	365
BLOCK A (RESIDENTIAL)	ENTRY	0.90	2.10	88
BLOCK A (RESIDENTIAL)	D1	0.90	2.50	168
BLOCK A (RESIDENTIAL)	D1	0.90	2.55	171
BLOCK A (RESIDENTIAL)	D	1.00	2.10	01
BLOCK A (RESIDENTIAL)	ENTRY	1.00	2.50	14
BLOCK A (RESIDENTIAL)	D	1.05	2.10	102
BLOCK A (RESIDENTIAL)	D	1.05	2.50	14
BLOCK A (RESIDENTIAL)	ENTRY	1.20	2.50	42
BLOCK A (RESIDENTIAL)	D6	1.50	2.10	10
BLOCK A (RESIDENTIAL)	RS	3.00	2.10	03

Tree Details (Table 3h)

Plot	Name	Nos Of Trees Reqd	Nos Of Trees Prop
PLOT	Tree	31	31

Buildingwise Floor FAR Details

Floor Name	Building Name BLOCK A (RESIDENTIAL) Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Lower Basement Floor	3933.92	0.00	3933.92	0.00
Upper Basement Floor	3933.92	0.00	3933.92	0.00
Stilt/GR. Floor	1675.04	1239.47	1675.04	1239.47
First Floor	1504.14	1419.81	1504.14	1419.81
Second Floor	1504.14	1419.81	1504.14	1419.81
Third Floor	1504.14	1419.81	1504.14	1419.81
Fourth Floor	1504.14	1419.81	1504.14	1419.81
Fifth Floor	1504.14	1419.81	1504.14	1419.81
Sixth Floor	1504.14	1419.81	1504.14	1419.81
Seventh Floor	1504.14	1419.81	1504.14	1419.81
Eighth Floor	1504.14	1419.81	1504.14	1419.81
Ninth Floor	1504.14	1419.81	1504.14	1419.81
Tenth Floor	1504.14	1419.81	1504.14	1419.81
Eleventh Floor	1504.14	1419.81	1504.14	1419.81
Twelfth Floor	1504.14	1419.81	1504.14	1419.81
Thirteenth Floor	1504.14	1419.81	1504.14	1419.81
Fourteenth Floor	1504.14	1419.81	1504.14	1419.81
Terrace Floor	82.95	0.00	82.95	0.00
Total:	30683.79	21116.81	30683.79	21116.81

Building :BLOCK A (RESIDENTIAL)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.) Duct(Void, Duct, Chowk)	Double Height	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Mumty	Lift	Lift Machine	Lift Lobby	Archi.Proj.(Canopy)	Ramp	Covered Area	Parking	Proposed FAR Area (Sq.mt.) Resi.	Commercial	Amenities	Total FAR Area (Sq.mt.)	No. of Unit
Lower Basement Floor	3933.92	0.00	0.00	3933.92	32.65	17.24	0.00	0.00	0.00	182.20	0.00	3701.83	0.00	0.00	0.00	0.00	00
Upper Basement Floor	3933.92	0.00	0.00	3933.92	32.65	17.24	0.00	0.00	0.00	182.20	0.00	3701.83	0.00	0.00	0.00	0.00	00
Stilt / GR. Floor	1743.12	3.28	64.80	1675.04	34.46	17.24	0.00	19.95	6.00	0.00	26.60	335.92	513.81	47.68	677.98	1239.47	04
First Floor	1516.58	12.44	0.00	1504.14	19.47	17.24	0.00	35.52	13.10	0.00	0.00	0.00	1419.81	0.00	0.00	1419.81	10
Second Floor	1516.58	12.44	0.00	1504.14	19.47	17.24	0.00	34.53	13.10	0.00	0.00	0.00	1419.81	0.00	0.00	1419.81	10
Third Floor	1516.58	12.44	0.00	1504.14	19.47	17.24	0.00	34.53	13.10	0.00	0.00	0.00	1419.81	0.00	0.00	1419.81	10
Fourth Floor	1516.58	12.44	0.00	1504.14	19.47	17.24	0.00	34.53	13.10	0.00	0.00	0.00	1419.81	0.00	0.00	1419.81	10
Fifth Floor	1516.58	12.44	0.00	1504.14	19.47	17.24	0.00	34.53	13.10	0.00	0.00	0.00	1419.81	0.00	0.00	1419.81	10
Sixth Floor	1516.58	12.44	0.00	1504.14	19.47	17.24	0.00	34.53	13.10	0.00	0.00	0.00	1419.81	0.00	0.00	1419.81	10
Seventh Floor	1516.58	12.44	0.00	1504.14	19.47	17.24	0.00	34.53	13.10	0.00	0.00	0.00	1419.81	0.00	0.00	1419.81	10
Eighth Floor	1516.58	12.44	0.00	1504.14	19.47	17.24	0.00	34.53	13.10	0.00	0.00	0.00	1419.81	0.00	0.00	1419.81	10
Ninth Floor	1516.58	12.44	0.00	1504.14	19.47	17.24	0.00	34.53	13.10	0.00	0.00	0.00	1419.81	0.00	0.00	1419.81	10
Tenth Floor	1516.58	12.44	0.00	1504.14	19.47	17.24	0.00	34.53	13.10	0.00	0.00	0.00	1419.81	0.00	0.00	1419.81	10
Eleventh Floor	1516.58	12.44	0.00	1504.14	19.47	17.24	0.00	34.53	13.10	0.00	0.00	0.00	1419.81	0.00	0.00	1419.81	10
Twelfth Floor	1516.58	12.44	0.00	1504.14	19.47	17.24	0.00	34.53	13.10	0.00	0.00	0.00	1419.81	0.00	0.00	1419.81	10
Thirteenth Floor	1516.58	12.44	0.00	1504.14	19.47	17.24	0.00	34.53	13.10	0.00	0.00	0.00	1419.81	0.00	0.00	1419.81	10
Fourteenth Floor	1516.58	12.44	0.00	1504.14	19.47	17.24	0.00	34.53	13.10	0.00	0.00	0.00	1419.81	0.00	0.00	1419.81	10
Terrace Floor	96.39	12.44	0.00	82.95	45.04	0.00	37.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	30938.45	189.88	64.80	30683.79	417.38	293.08	37.90	504.36	189.40	364.40	26.60	7739.58	20391.15	47.68	677.98	21116.81	144
Total Number of Same Buildings:	1																
Total:	30938.45	189.88	64.80	30683.79	417.38	293.08	37.90	504.36	189.40	364.40	26.60	7739.58	20391.15	47.68	677.98	21116.81	144

TOTAL PARKING NOS. PROVIDED

s.no.	particular	normal parking	visitor's parking
01	upp. basement	69	10
02	low. basement	79	———
03	stilt floor	04	———
04	open	52	10
	Total	204 nos.	20 nos.

Total Plot Area: - 6031.96	Total FAR Area: - 21116.81
Total Coverage Area: - 1706.61	Total BUA Area: - 30683.79

Green and open space Area

Name	Prop. Area
10% GREEN AREA 500.06 sq.mt.	500.06
10% GREEN AREA 103.69 sq.mt.	103.69

A.	AREA STATEMENT	VERSION NO.: 1.0.84 VERSION DATE: 30/03/2023
	PROJECT DETAIL :	
	Authority: Ghaziabad Development Authority	Plot Use: Residential
	Authority/Class: Category A	Plot SubUse: Group Housing
	AuthorityGrade: Development Authority (DA)	Development Plan: Zonal Development Plan
	CaseTrack: Regular	Land Use Zone: Residential use Zone
	Project Type: Building Permission	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	6177.00
	As per site condition	6177.00
	Area of Plot Considered	6031.96
2.	Deduction for	
	(a)Proposed roads	145.05
	Road Widening Area	145.05
	(b)Any reservations	0.00
	Total(a + b)	145.05
3.	Net Area of plot (1 - 2) AREA OF PLOT	6031.96
	Road Widening Area	145.05
	Green and open space	603.75
	Plot Area For Coverage	6031.96
	Plot Area For FAR	6031.96
	Perm. FAR Area (2.50)	15079.90
	Incentive FAR against EWS and LIG	1094.40
	Perm. Paid FAR Area (0.82)	4946.21
5.	Total Perm. FAR area with Paid FAR (3.32)	20026.11
	Total Perm. FAR area (3.50)	21120.57
	Total Paid Proposed FAR Area	
6.	Total Built up area permissible at:	
	Permissible Coverage area (40.00 %)	2412.78
	Proposed Coverage Area (28.29 %)	1706.61
	Total Prop. Coverage Area (28.29 %)	1706.61
	Balance coverage area (11.71 %)	706.17

	Proposed Area at: Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Lower Basement Floor	3933.92	0.00	0.00	0.00
Upper Basement Floor	3933.92	0.00	0.00	0.00
Stilt/GR. Floor	1675.04	0.00	1239.47	0.00
First Floor	1504.14	0.00	1419.81	0.00
Second Floor	1504.14	0.00	1419.81	0.00
Third Floor	1504.14	0.00	1419.81	0.00
Fourth Floor	1504.14	0.00	1419.81	0.00
Fifth Floor	1504.14	0.00	1419.81	0.00
Sixth Floor	1504.14	0.00	1419.81	0.00
Seventh Floor	1504.14	0.00	1419.81	0.00
Eighth Floor	1504.14	0.00	1419.81	0.00
Ninth Floor	1504.14	0.00	1419.81	0.00
Tenth Floor	1504.14	0.00	1419.81	0.00
Eleventh Floor	1504.14	0.00	1419.81	0.00
Twelfth Floor	1504.14	0.00	1419.81	0.00
Thirteenth Floor	1504.14	0.00	1419.81	0.00
Fourteenth Floor	1504.14	0.00	1419.81	0.00
Terrace Floor	82.95	0.00	0.00	0.00
Total:	30683.79	0.00	21116.81	0.00
Total FAR Area:				21116.81
Accessory/Use Area Added in BuiltUp Area:				3.18
Total BuiltUp Area:				30686.95
Proposed F.S.I. consumed:				3.50
C. Tenement Statement				
4. Tenement Proposed At:				
All Floors				
5. Total Tenements			144	
E. Parking Statement				
1. Parking Space Required as per Regulations:				3052.50
2. Proposed Parking Space:				7739.58

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)	

OWNER'S NAME AND SIGNATURE

SG ESTATES PVT LTD,info@sgestates.in,9899949325

ARCH/ENG'S NAME AND SIGNA

ANUJ AGARWAL

CA/96/19503

Digitally signed by Anuj Agarwal
Date: 23 Aug 2023 11:32:30
Designation : Architect

IE ENGINEER

Ghaziabad Development Authority

Building Plan Application Number

GDA/BP/22-23/1392

Sanctioned On

17 Jun 2023

Valid Till

22 Aug 2028

Approved By

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

Examined By

Bhagwan Das Maurya (Junior engineer)

Sanjay Mehrotra (Assistant Engineer)

Arvind Kumar (Town Planner/ Executive engineer)

Sanjay Mehrotra (Assistant Engineer)

Arvind Kumar (Town Planner/ Executive engineer)

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

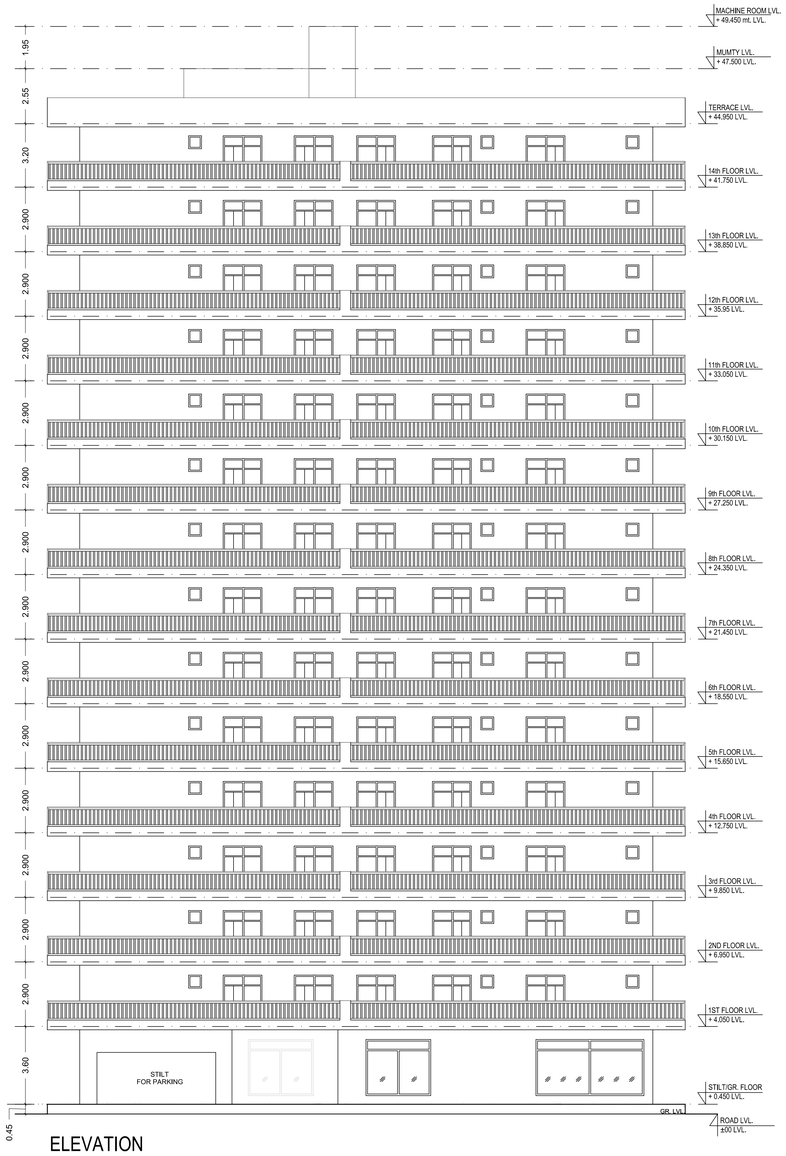
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

ISO_A0_(841.00_x_1189.00_MM)

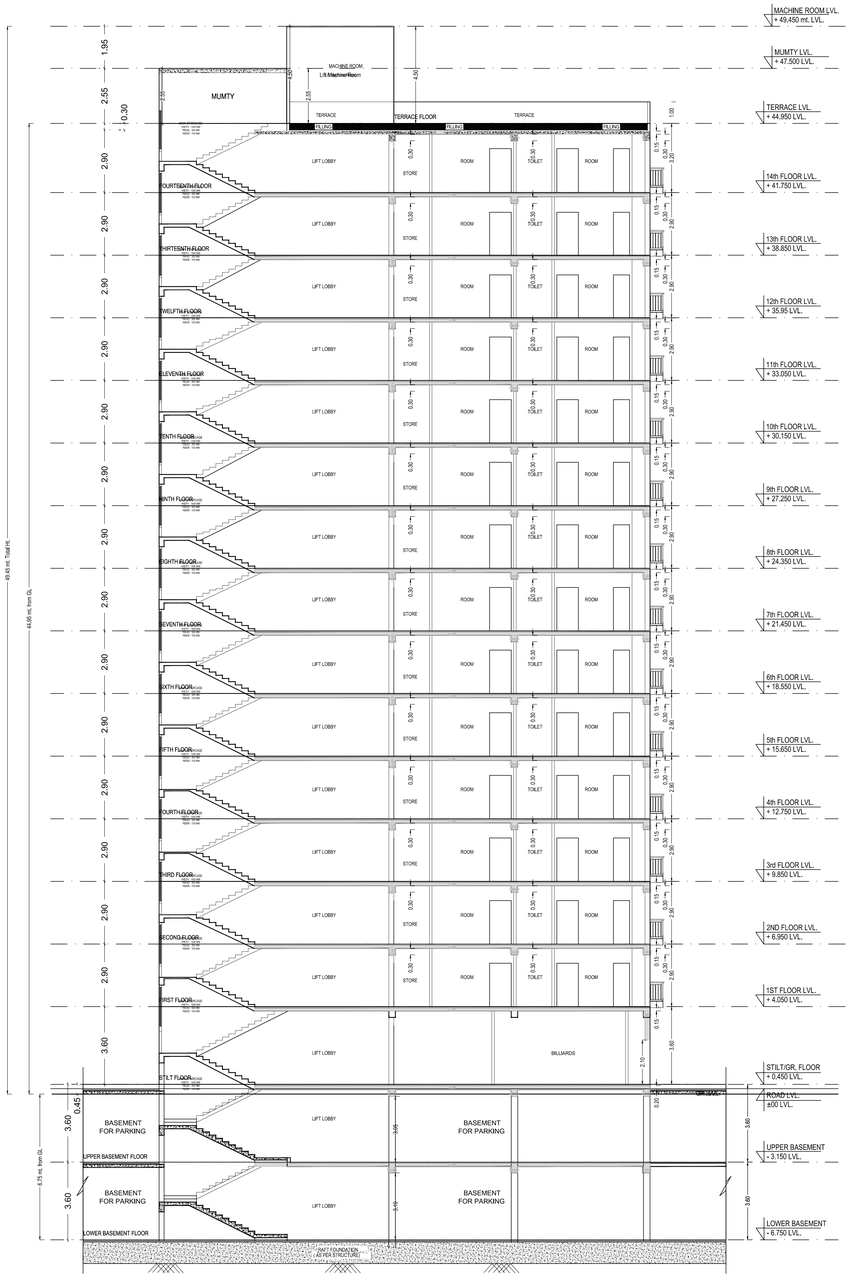
The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or 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.

Project Title : SUBMISSION DRAWINGS FOR PROPOSED GROUP HOUSING PROJECT AT KHASRA NO. - 953 , VILLAGE NOOR NAGAR GHAZIABAD (U.P.) , OWNER : - M/s. - S.G. ESTATES PRIVATE LIMITED , Through - Mr. - GAURAV GUPTA

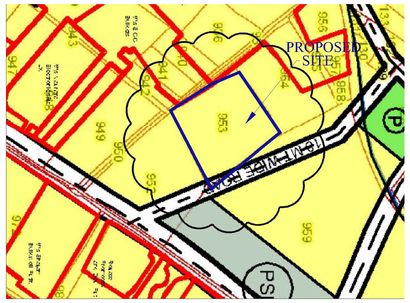
File No	GDA/BP/22-23/1392	Sheet	2 / 6
Submission Date	2023-01-31	Scale	1:100

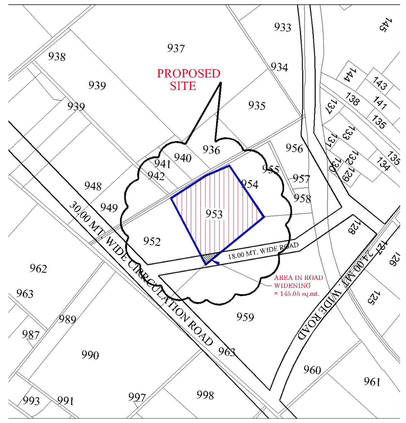


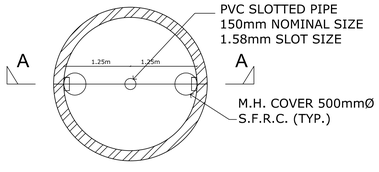
ELEVATION



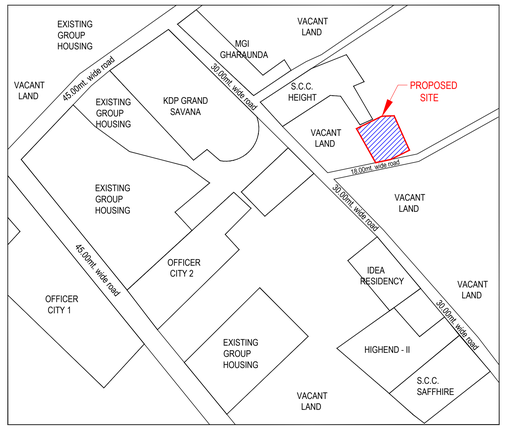
SECTION A-A'

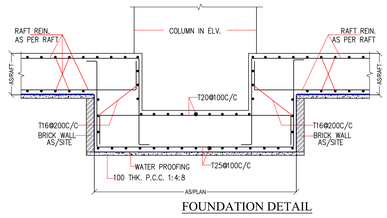




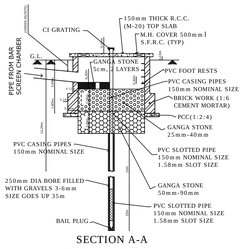


PLAN
DETAIL OF R.W.H. PIT

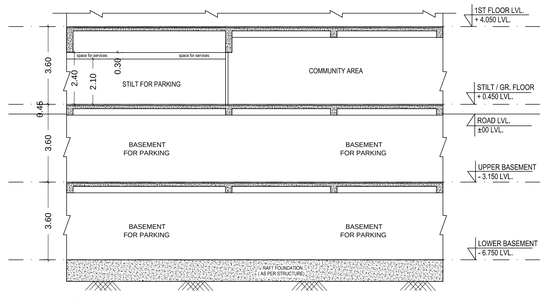




FOUNDATION DETAIL



SECTION A-A
(NOT TO SCALE)



TYPICAL HEIGHT SECTION
THROUGH STILT & GROUND

Total Plot Area: - 6031.96	Total FAR Area: - 21116.81
Total Coverage Area: - 1706.61	Total BUA Area: - 30683.79

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.

OWNER'S NAME AND SIGNATURE
SG ESTATES PVT LTD,info@sgestates.in,9899949325

ARCH/ENG'S NAME AND SIGN
ANUJ AGARWAL
CA/96/19503
Digitally signed by Anuj Agarwal
Date: 23 Aug 2023 13:32:30
Designation: Architect

RE ENGINEER

Ghaziabad Development Authority

Building Plan Application Number
GDA/BP/22-23/1392
Sanctioned On
17 Jun 2023
Valid Till
22 Aug 2028
Approved By
Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional Sc
Examined By
Bhagwan Das Maurya (Junior engineer)
Sanjay Mehrotra (Assistant Engineer)
Arvind Kumar (Town Planner/ Executive engineer)
Sanjay Mehrotra (Assistant Engineer)
Arvind Kumar (Town Planner/ Executive engineer)
Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional Sc

ISO_A0_(841.00_x_1189.00_MM)

The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/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.

File No	GDA/BP/22-23/1392	Sheet	3 / 6
Submission Date	2023-01-31	Scale	1:100

LOWER BASEMENT FLOOR PLAN
(SCALE 1:100)

LOWER BASEMENT PARKING
01 to 79 NOS. PARKING

UPPER BASEMENT FLOOR PLAN
(SCALE 1:100)

UPPER BASEMENT PARKING
01 to 69 NOS. PARKING
VP1 to VP10 NOS. VISITOR'S PARKING

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: -	6031.96	Total FAR Area: -	21116.81
Total Coverage Area: -	1706.61	Total BUA Area: -	30683.79

OWNER'S NAME AND SIGNATURE

SG ESTATES PVT LTD,info@sgestates.in,9899949325

ARCH/ENG'S NAME AND SIGN / RE ENGINEER

ANUJ AGARWAL

CA/96/19503
Digitally signed by Anuj Agarwal
Date: 23 Aug 2023 21:32:30
Designation: Architect

Ghaziabad Development Authority

Digitally signed by Chandra Prakash Tripathi
Date: 2023.08.24 10:37:32
Organization: Ghaziabad Development Authority
Designation: Chief Architect and Town Planner/Additional Secretary

Building Plan Application Number
GDA/BP/22-23/1392

Sanctioned On
17 Jun 2023

Valid Till
22 Aug 2028

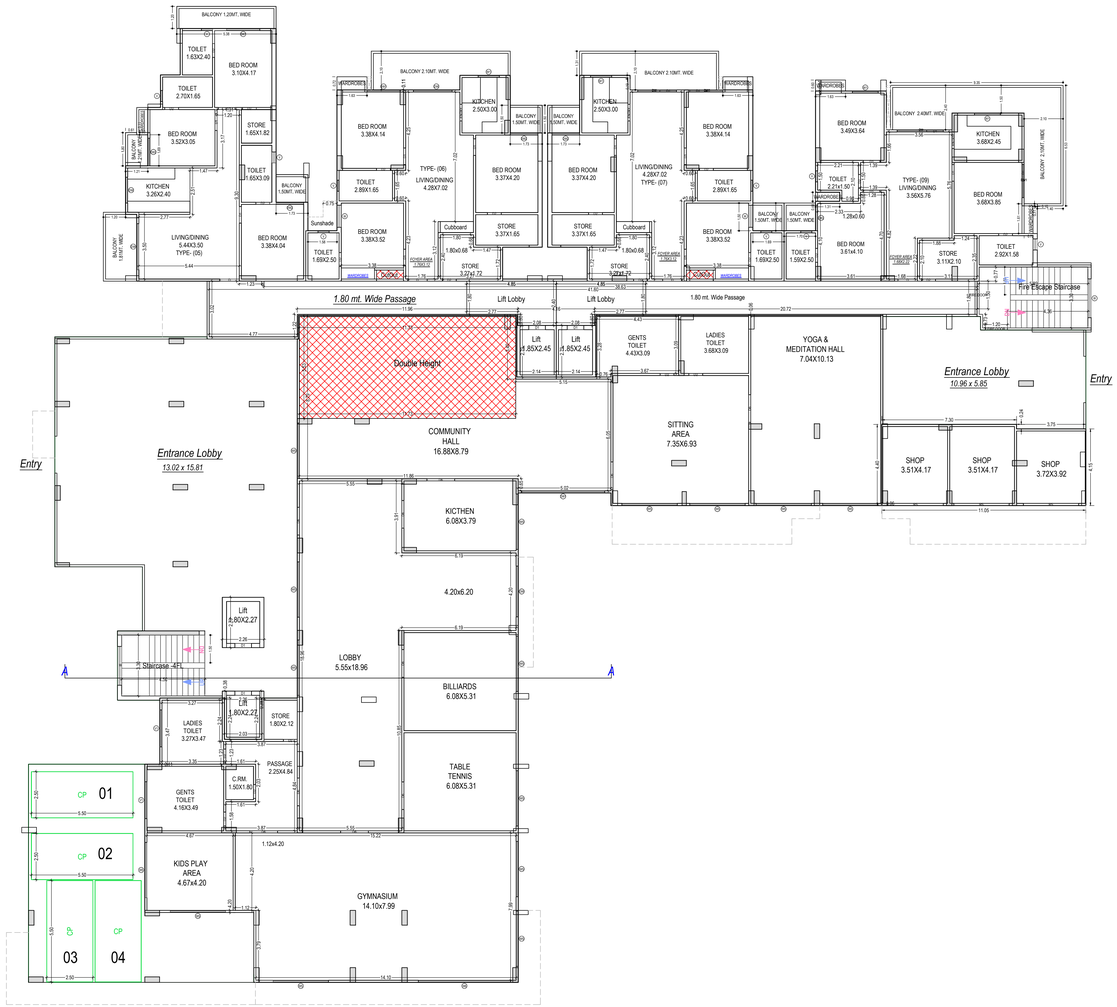
Approved By
Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S

Examined By
Bhagwan Das Maurya (Junior engineer)
Sanjay Mehrotra (Assistant Engineer)
Arvind Kumar (Town Planner/ Executive engineer)
Sanjay Mehrotra (Assistant Engineer)
Arvind Kumar (Town Planner/ Executive engineer)
Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S

ISO_A0_(841.00_x_1189.00_MM)
The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/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.

Project Title : SUBMISSION DRAWINGS FOR PROPOSED GROUP HOUSING PROJECT AT KHASRA NO. - 953 , VILLAGE NOOR NAGAR GHAZIABAD (U.P.) , OWNER : - M/s. - S.G. ESTATES PRIVATE LIMITED , Through - Mr. - GAURAV GUPTA

File No	GDA/BP/22-23/1392	Sheet	4 / 6
Submission Date	2023-01-31	Scale	1:100



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

STILT/GR. FLOOR PLAN
(Proposed)
(SCALE 1:100)

Total Plot Area: -	6031.96	Total FAR Area: -	21116.81
Total Coverage Area: -	1706.61	Total BUA Area: -	30683.79

OWNER'S NAME AND SIGNATURE

SG ESTATES PVT LTD,info@sgestates.in,9899949325

ARCH/ENG'S NAME AND SIGN.

RE ENGINEER

ANUJ AGARWAL

CA/96/19503

Digitally signed by Anuj Agarwal
Date: 23 Aug 2023 13:32:00
Designation: Architect

Ghaziabad Development Authority

Digitally signed by Chandra Prakash Tripathi
Date: 2023.08.23 17:14:18 +05:30
Organisation: Ghaziabad Development Authority
Organisation Unit: Town and Country Planning Department
Reason: Approved

Building Plan Application Number

GDA/BP/22-23/1392

Sanctioned On

17 Jun 2023

Valid Till

22 Aug 2028

Approved By

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

Examined By

Bhagwan Das Maurya (Junior engineer)

Sanjay Mehrotra (Assistant Engineer)

Arvind Kumar (Town Planner/ Executive engineer)

Sanjay Mehrotra (Assistant Engineer)

Arvind Kumar (Town Planner/ Executive engineer)

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

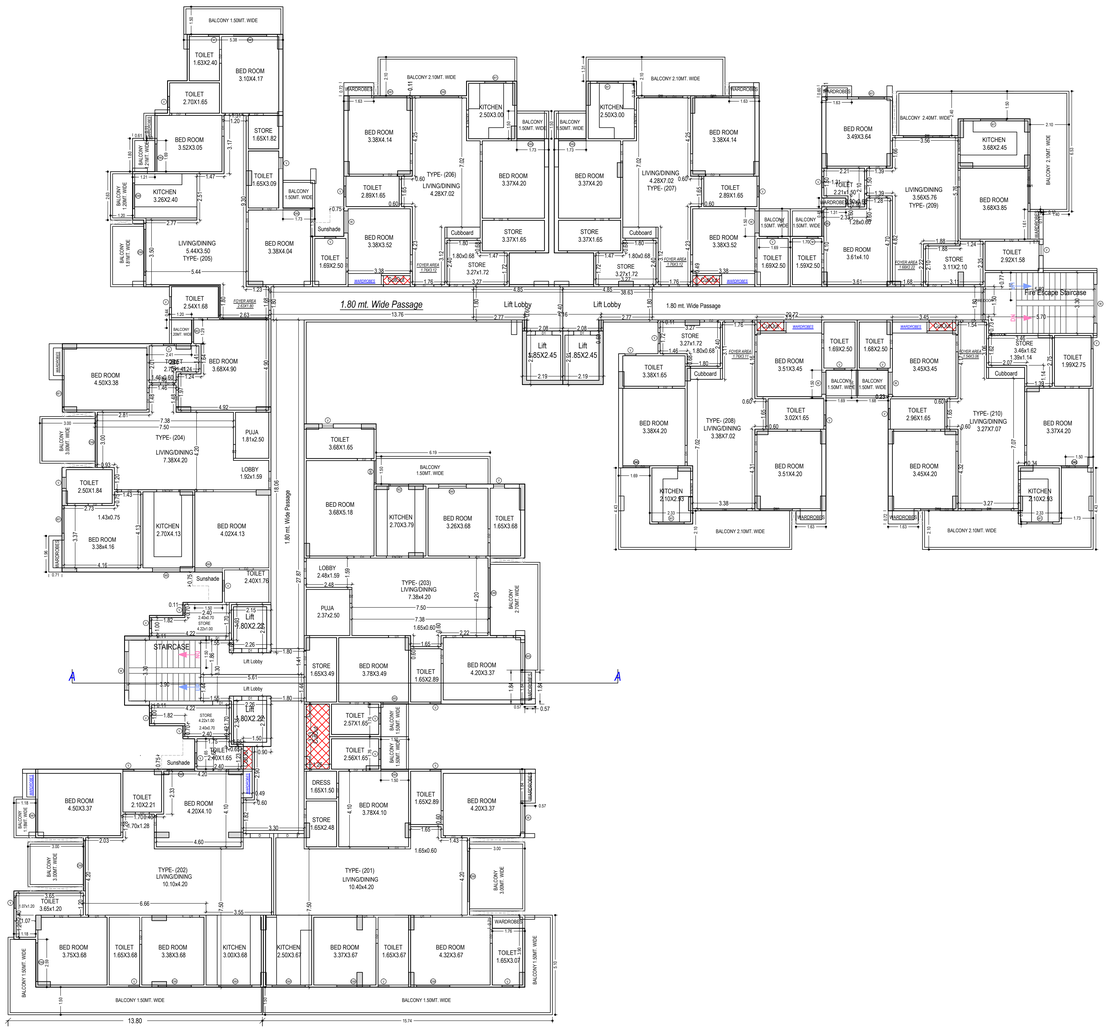
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

ISO_A0_(841.00_x_1189.00_MM)

The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/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.

Project Title : SUBMISSION DRAWINGS FOR PROPOSED GROUP HOUSING PROJECT AT KHASRA NO. - 953 , VILLAGE NOOR NAGAR GHAZIABAD (U.P.) , OWNER : - M/s. - S.G. ESTATES PRIVATE LIMITED , Through - Mr. - GAURAV GUPTA

File No	GDA/BP/22-23/1392	Sheet	5 / 6
Submission Date	2023-01-31	Scale	1:100



TYPICAL - 2- 13 FLOOR PLAN
(Proposed)
(SCALE 1:100)

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

Incentive FAR shown as

Incentive FAR used against lig & ews

s.no.	FLOORS	AREA (in sq.mt.)	UNITS
1.	14th floors	1093.80	08

Total Plot Area: -	6031.96	Total FAR Area: -	21116.81
Total Coverage Area: -	1706.61	Total BUA Area: -	30683.79

OWNER'S NAME AND SIGNATURE

SG ESTATES PVT LTD,info@sgestates.in,9899949325

ARCH/ENG'S NAME AND SIGNATURE ENGINEER

ANUJ AGARWAL

CA/96/19503

Digitally signed by Anuj Agarwal
Date: 17 Aug 2023 11:32:59
Designation : Architect

Ghaziabad Development Authority

Digitally signed by Chandra Prakash Tripathi
Date: 07 Sep 2023 12:14:38
Designation : Chief Architect and Town Planner/Additional Secretary
Ghaziabad Development Authority

Building Plan Application Number

GDA/BP/22-23/1392

Sanctioned On

17 Jun 2023

Valid Till

22 Aug 2028

Approved By

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

Examined By

Bhagwan Das Maurya (Junior engineer)

Sanjay Mehrotra (Assistant Engineer)

Arvind Kumar (Town Planner/ Executive engineer)

Sanjay Mehrotra (Assistant Engineer)

Arvind Kumar (Town Planner/ Executive engineer)

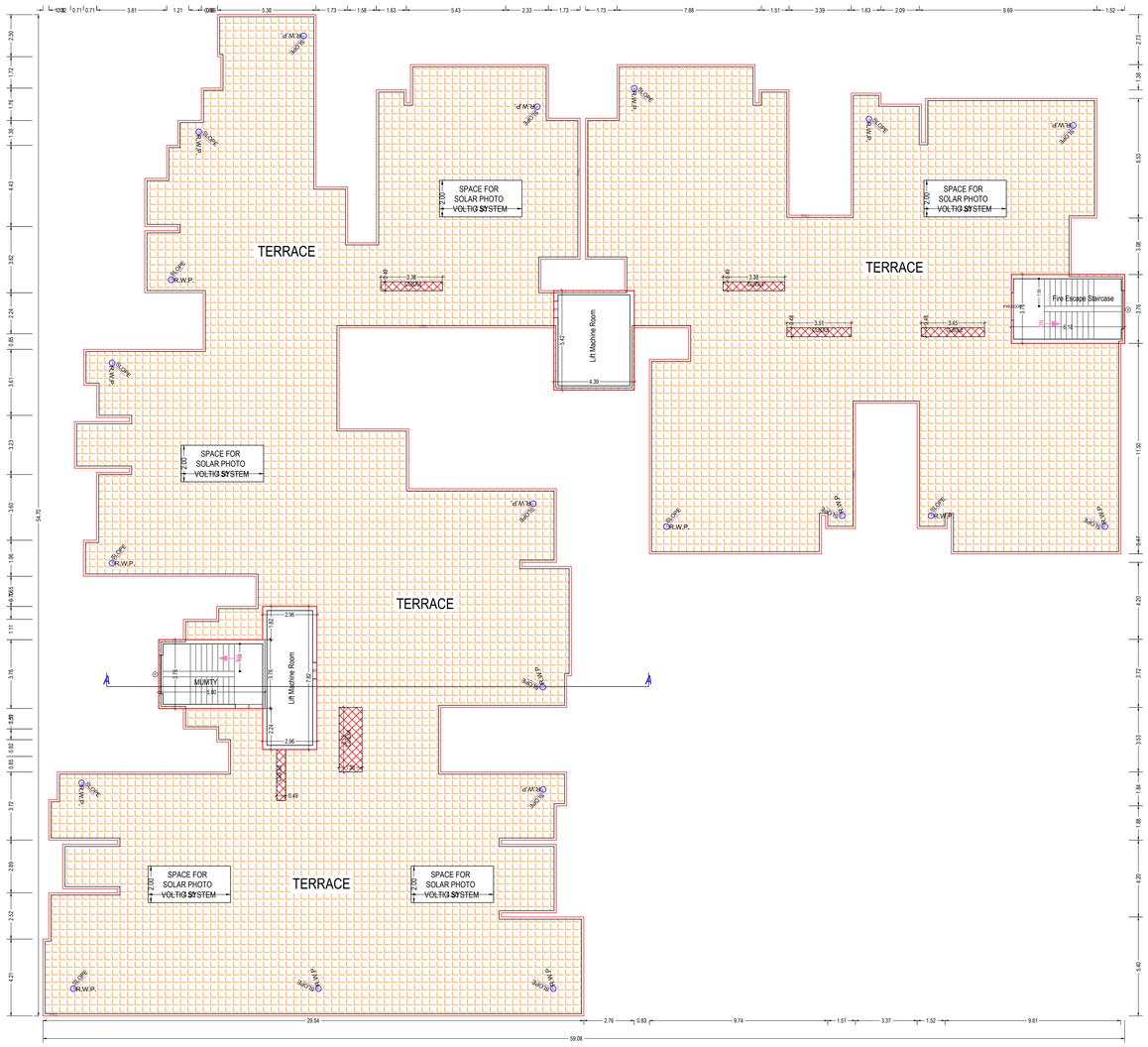
Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional Se

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.

ISO_A0_(841.00_x_1189.00_MM)

The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/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.

File No	GDA/BP/22-23/1392	Sheet	6 / 6
Submission Date	2023-01-31	Scale	1:100



TERRACE FLOOR PLAN
(SCALE 1:100)

OWNER'S NAME AND SIGNATURE
SG ESTATES PVT LTD,info@sgestates.in,9899949325
ARCH/ENG'S NAME AND SIG — URE ENGINEER
ANUJ AGARWAL CA/96/19503 Digitally signed by Anuj Agarwal Date: 23 Aug 2023 11:32:30 Designation: Architect
Ghaziabad Development Authority
Digitally signed by Controlling Authority Ghaziabad Date: 25 Aug 2023 17:22:14 Designation: Controlling Authority Organization: Ghaziabad Development Authority Town Planning Department Ghaziabad
Building Plan Application Number
Submitted On GDA/BP/22-23/1392
Valid Till 17 Jan 2023
Approved By 22 Aug 2028
Examined By Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional Sc
Bhagwan Das Maurya (Junior engineer)
Sanjay Mehrotra (Assistant Engineer)
Arvind Kumar (Town Planner/ Executive engineer)
Sanjay Mehrotra (Assistant Engineer)
Arvind Kumar (Town Planner/ Executive engineer)
Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional Sc

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: - 6031.96	Total FAR Area: - 21116.81
Total Coverage Area: - 1706.61	Total BUA Area: - 30683.79

ISO_A0_(841.00_x_1189.00_MM)

The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/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' colour are user provided and not verified or approved by authority/Reviewer.