

	File No	GDA/BP/23-24/1187	Sheet	1 / 4
	Submission Date	2023-11-30	Scale	1:100
AREA STATEMENT		VERSION NO: 1.0.00 VERSION DATE: 23/11/2023		
PROJECT DETAIL:		Plot Use: Commercial		
Authority: Ghaziabad Development Authority		Plot SubUse: Shopping center		
Authority Class: Category A		Development Plan: Swarnjayantipuram ZONE3		
Authority Grade: Development Authority (DA)		Land Use Zone: Residential Use Zone		
Consent Type: Regular		Land SubUse Zone: Residential Zone		
Project Type: Building Permission		Layout Type: NA		
Nature of Development: NEW				
Development Area: New Area				
SubDevelopment Area: NA				
Special Project: NA				
Site Address: District Ghaziabad, Tehsil Ghaziabad, Village NA		So.Mts		
AREA DETAILS				
Area of Plot As per record		732.52		
Document Area		732.52		
As per site condition		732.52		
Area of Plot Considered		732.52		
Deduction for		0.00		
(a) Proposed roads		0.00		
(b) Any reservations		0.00		
Total(a + b)		0.00		
Net Area of plot (1 - 2) AREA OF PLOT		732.52		
Plot Area For Coverage		732.52		
Plot Area For FAR		732.52		
Perm. FAR Area (1.75)		1281.91		
Total Perm. FAR area (1.75)		1281.91		
Total Built up area permissible at				
Permissible Coverage area (50.00 %)		366.26		
Proposed Coverage Area (49.71 %)		364.17		
Total Prop. Coverage Area (49.71 %)		364.17		
Balance coverage area (0.29 %)		2.09		
		Proposed Area at:		
		Proposed Built up	Existing Built up	
Ground Floor		364.17	0.00	
First Floor		364.17	0.00	
Second Floor		364.17	0.00	
Terrace Floor		25.70	0.00	
Total Area		1118.21	0.00	
Total FAR Area			1082.85	
Total BuiltUp Area			1118.21	
Proposed F.S.I. consumed:			1.48	
Tenement Statement				
Tenement Proposed At:				
G.F.				
All Floors				
Total Tenements (3 + 4)				
Parking Statement				
Parking Space Required as per Regulations:				
Proposed Parking Space:				

Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			Mummy	Lit	Lit Machine			
A (B)	1	1118.21	21.17	9.66	4.53	1082.84	1082.85	03
Grand Total	1	1118.21	21.17	9.66	4.53	1082.84	1082.85	03

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Parking space reqd. for every	Units		Car	
					Prop.	Regd./Unit	Regd.	Prop.
A (B)	Commercial	Shopping center	-	> 0	100	1082.84	1.00	11
Total			-	-	-	-	-	14

Parking Check (Table 7b)

Vehicle Type	No.	Reduced Recpt. Parking (Increase of Plot having RW Areas surrendered FOC)	Area	No.	Prop.
Equivalent Car Space	-	-	-	14	192.50
Total Car	11	-	-	14	192.50
Total	-	-	-	151.25	192.50

Buildingwise Floor FAR Details

Floor Name	Building Name	Total	
		Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)
Ground Floor	A (B)	364.17	364.17
First Floor	A (B)	364.17	364.17
Second Floor	A (B)	364.17	364.17
Terrace Floor	A (B)	25.70	25.70
Total:	A (B)	1118.21	1082.85

Tree Details (Table 3h)

Plot	Name	Nos. Of Trees	
		Regd.	Prop.
PLOT- CS 6/2	Tree	8	8

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)	

OWNERS NAME AND SIGNATURE

ADVENT ASSOCIATES, astuasone@gmail.com, 7838878763

ARCHENG'S NAME AND SIGNATURE

AKASH DIXIT

CA201465304

Ghaziabad Development Authority

Building Plan Application Number

GDA/BP/23-24/1187

Sanctioned On

09 Dec 2023

Valid Till

08 Dec 2028

Approved By

Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional Engineer)

Shiv Shankar Srivastava (Junior engineer)

S K Srivastava (Assistant Engineer)

Shiv Shankar Srivastava (Junior engineer)

S K Srivastava (Assistant Engineer)

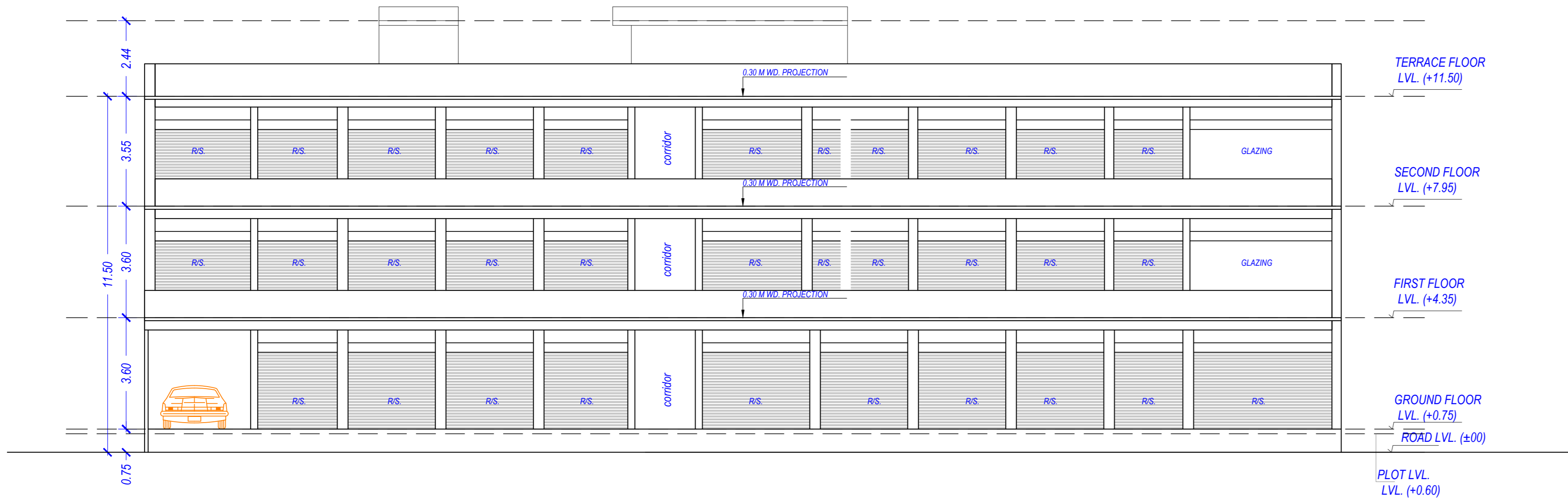
Arvind Kumar (Town Planner/ Executive engineer)

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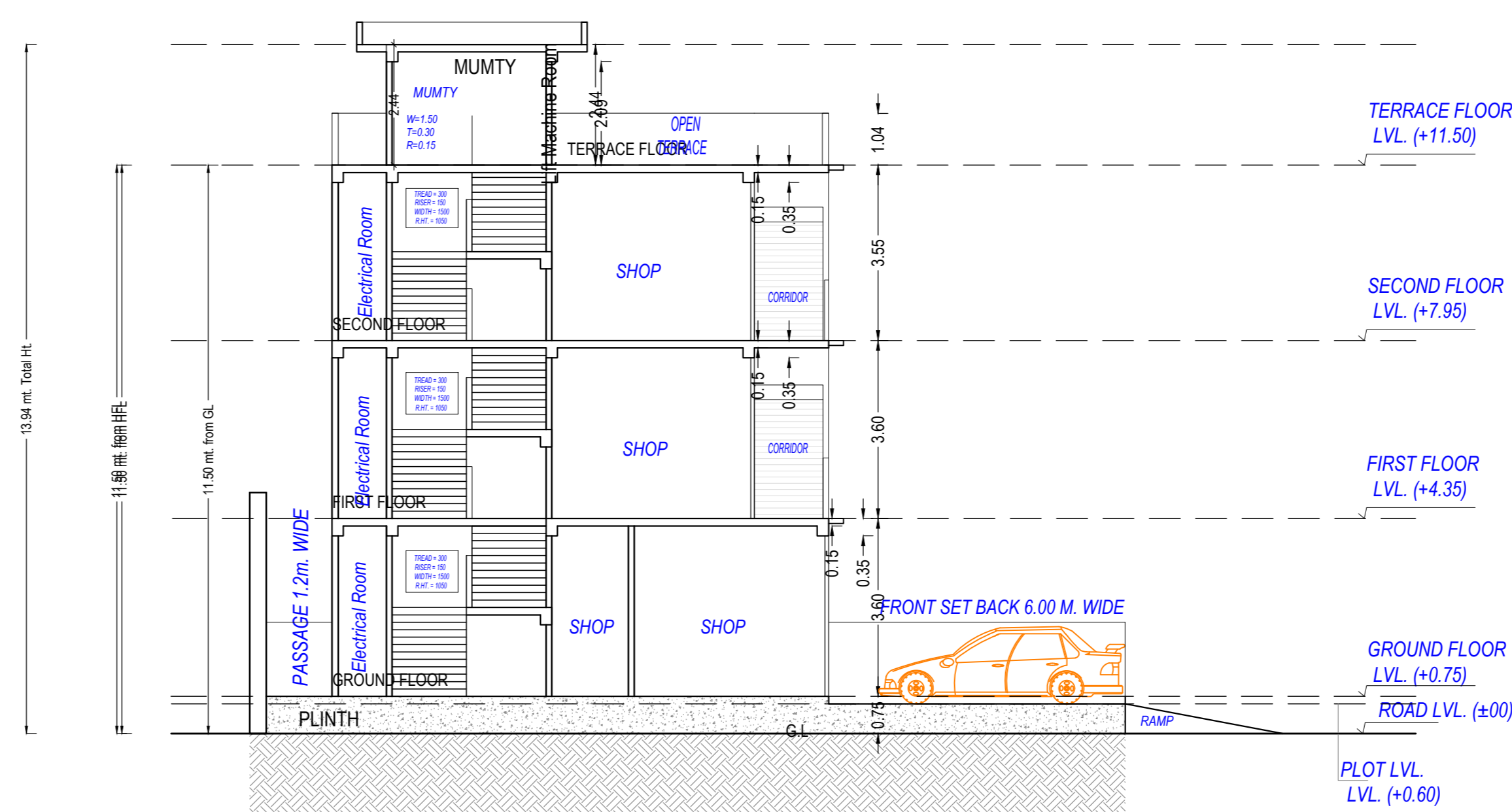
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

ISO_A0 (841.00 x 1189.00_MM)

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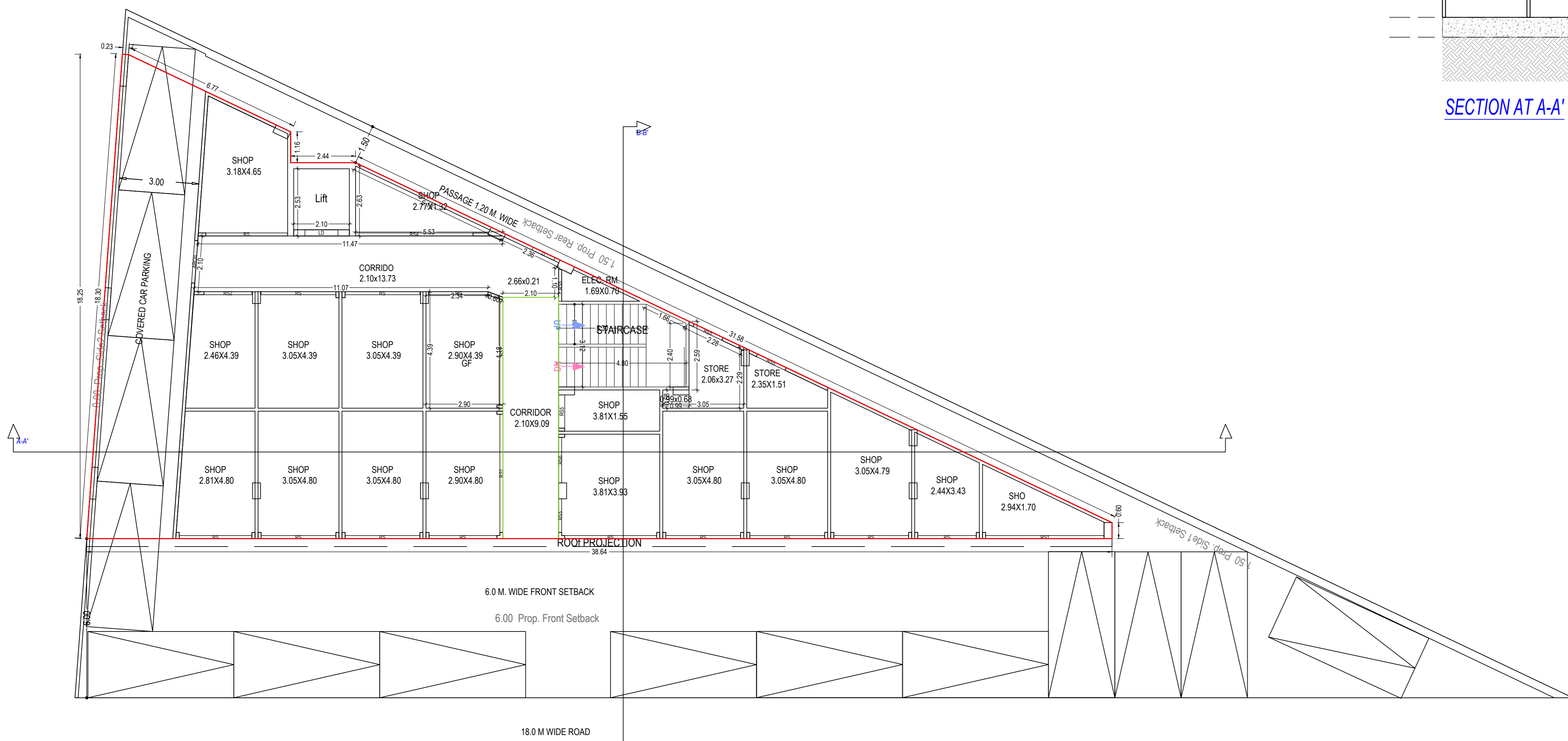
ELEVATION



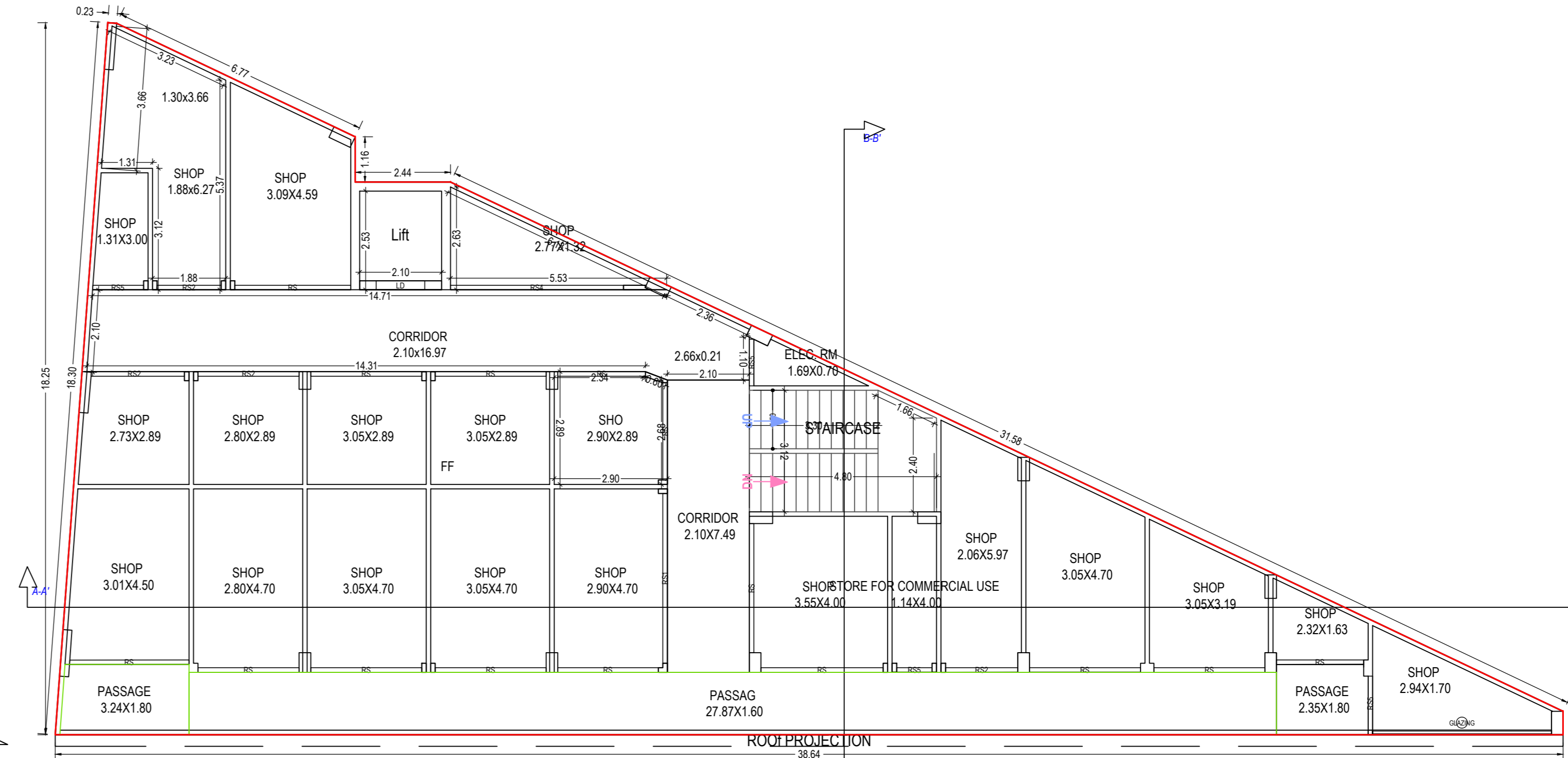
SECTION AT B-B'



SECTION AT A-A'



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



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

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Total Plot Area: -	732.52	Total FAR Area: -	1082.85
Total Coverage Area: -	364.17	Total BUA Area: -	1118.21

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ARCHITECT'S NAME AND SIGNATURE
AKASH DIXIT
CA201465304



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Examined By
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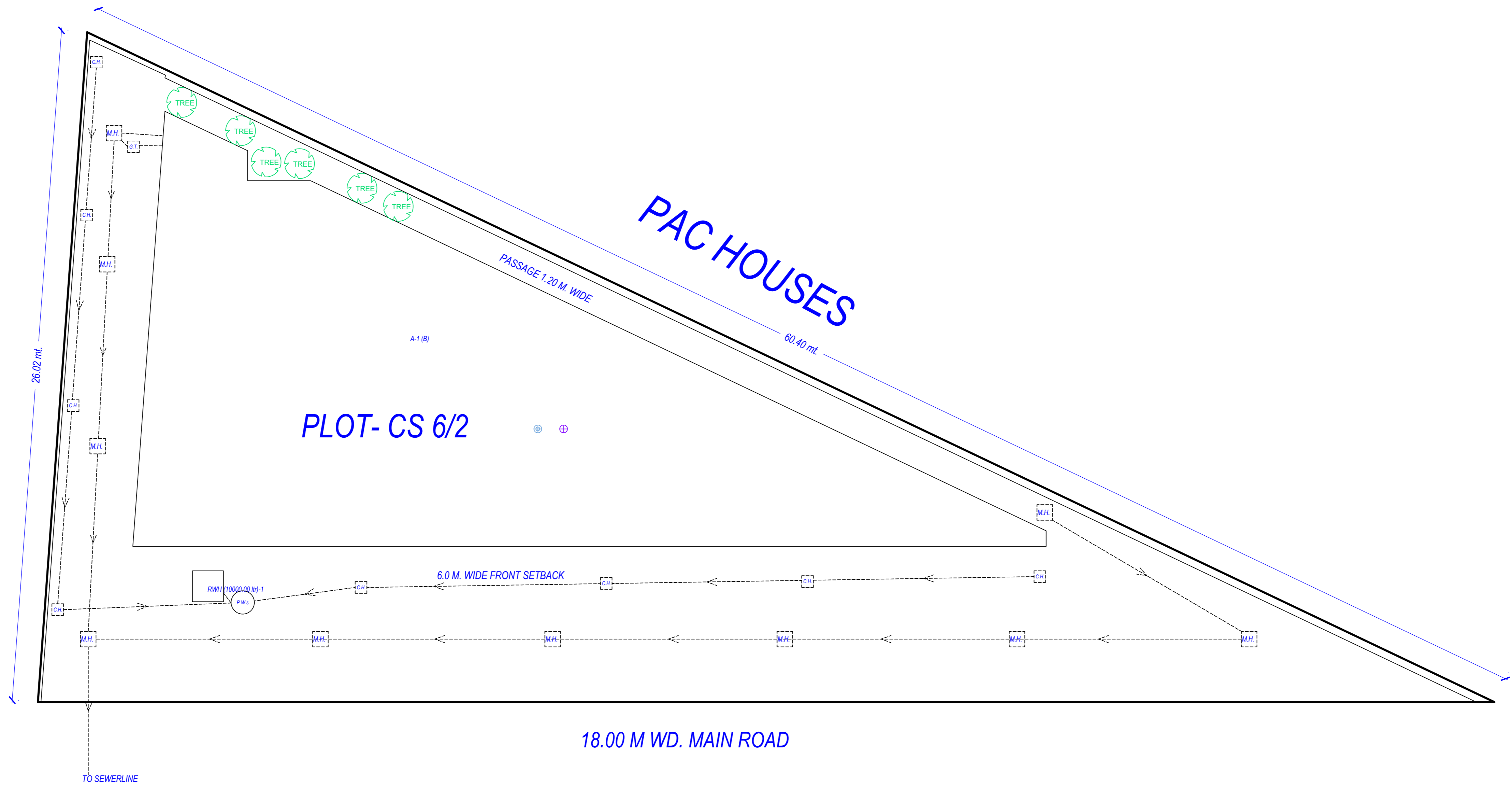
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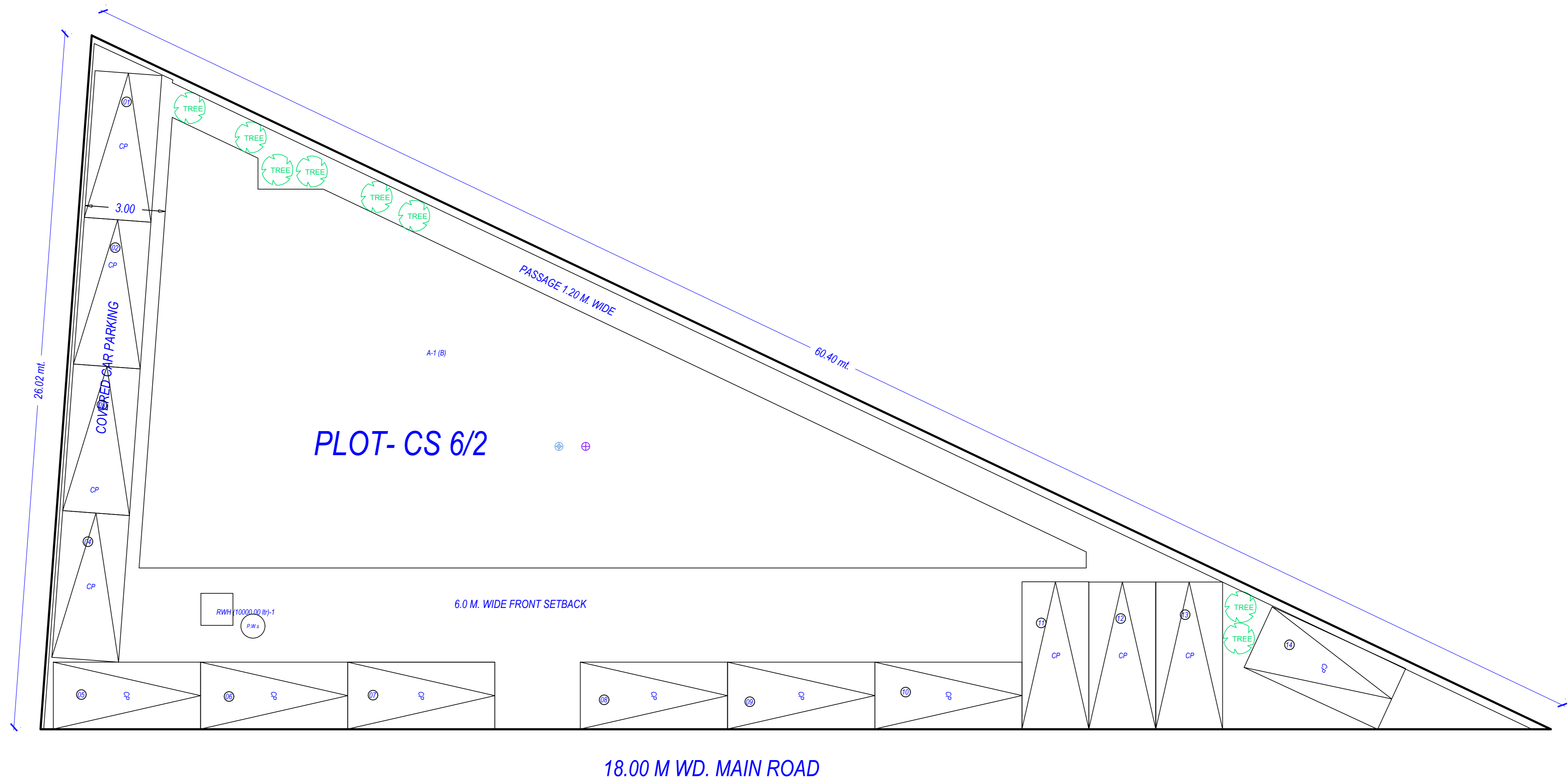
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SERVICE PLAN



PARKING PLAN

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