

AREA STATEMENT		PROJECT DETAIL		
Authority	Firozabad Shikhabad Development Authority	Prior Use	Residential	
Authority Class	Category D	Prior Sub-Use	Group Housing	
Authority/Class	Development Authority (DA)	Development Plan	Master Plan	
Case/Track	Regular	Land Use Zone	Residential Use Zone	
Project Type	Group Development	Land Sub-Use Zone	Residential Zone	
Nature of Development	NEW	Layout Type	NA	
Development Area	Undeveloped Area			
Sub-Development Area	Other Town Area			
Special Project	NA			
Site Address	Gata No. 542, 543 Firozabad, Tehsil Tundla, Village Jaroli Kalan			
AREA DETAILS	Sq.Mts.			
1. Area of Plot As per record	3156.95			
Document Area	3156.95			
As per site condition	3156.95			
Area of Plot Considered	3156.95			
2. Deduction for				
a) Proposed roads	0.00			
b) Dry reservations	0.00			
Total (a + b)	0.00			
3. Net Area of plot (1 - 2) AREA OF PLOT	3156.95			
Prior Area For Coverage	3156.95			
Prior FAR Area (1.50)	7987.43			
Perm. FAR Area (2.50)	2619.87			
Total Perm. FAR area with Paid FAR (3.32)	10607.27			
Total Perm. FAR area (3.32)	10607.27			
6. Permissible Coverage Area (40.35%)	1277.98			
Proposed Coverage Area (35.35%)	1129.43			
Total Prop. Coverage Area (35.35%)	1129.43			
Balance coverage area (4.65%)	148.56			
Proposed Area at:				
Basement Floor	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Basement Floor	1359.78	0.00	0.00	0.00
SRF Floor	1192.91	0.00	0.00	0.00
Ground Floor	1299.60	0.00	1142.43	0.00
First Floor	1299.60	0.00	1142.43	0.00
Second Floor	1299.60	0.00	1142.43	0.00
Third Floor	1299.60	0.00	1142.43	0.00
Fourth Floor	1299.60	0.00	1142.43	0.00
Fifth Floor	1299.60	0.00	1142.43	0.00
Sixth Floor	1299.60	0.00	1142.43	0.00
Terrace Floor	47.78	0.00	0.00	0.00
Total Area:	11697.63	0.00	7996.99	0.00
Total FAR Area			7996.99	
Accessory Use Area Added in Builtup Area				
Total Builtup Area:			11699.85	
Proposed FAR consumed			2.50	
C. Tenement Statement				
4. Tenement Proposed At:				
G.F.	6.00			
1st Floor	26.00			
2nd Floor	26.00			
3rd Floor	26.00			
4th Floor	26.00			
5. Total Tenements (3 + 4)	82			
E. Parking Statement				
1. Parking Space Required as per Regulations:			307.50	
2. Proposed Parking Space:			302.50	

COLOR INDEX

ABUTTING ROAD	Red
PROPOSED CONSTRUCTION	Green
COMMON PLOT	Blue
ROAD ALIGNMENT (ROAD WIDENING AREA)	Yellow
FUTURE T.P. SCHEME DEDUCTION AREA	Orange
EXISTING (To be retained)	Light Blue
EXISTING (To be demolished)	Dark Blue

Buildingwise Floor FSI Details

Floor Name	Building Name	Total	Total Proposed Built Up Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Total Paid FAR Area (Sq.Mt.)
Basement Floor	DREAM TOWN (MUKESH K JAIN)	1359.78	0.00	0.00	0.00
SRF Floor	DREAM TOWN (MUKESH K JAIN)	1192.91	0.00	0.00	0.00
Ground Floor	DREAM TOWN (MUKESH K JAIN)	1299.60	1142.43	1142.43	0.00
First Floor	DREAM TOWN (MUKESH K JAIN)	1299.60	1142.43	1142.43	0.00
Second Floor	DREAM TOWN (MUKESH K JAIN)	1299.60	1142.43	1142.43	0.00
Third Floor	DREAM TOWN (MUKESH K JAIN)	1299.60	1142.43	1142.43	0.00
Fourth Floor	DREAM TOWN (MUKESH K JAIN)	1299.60	1142.43	1142.43	0.00
Fifth Floor	DREAM TOWN (MUKESH K JAIN)	1299.60	1142.43	1142.43	0.00
Sixth Floor	DREAM TOWN (MUKESH K JAIN)	1299.60	1142.43	1142.43	0.00
Terrace Floor	DREAM TOWN (MUKESH K JAIN)	47.78	0.00	0.00	0.00
Total		7996.99	7996.99	7996.99	9.99

Additional Permissible FAR

Area covered under	Proposed Area	Total Proposed Area
Non-FAR CHECK	17.63	
3' WALKWAY	20.55	
Fire Escape Staircase	4.81	47.78
Lift Machine Room	4.81	

Parking Check (Table 7d)

Vehicle Type	Reqd.	Prop.
	No.	Area
Equivalent Car	-	102
Space	-	1402.50
Tablet Car	60	825.00
Visitor's Car	6	82.50
Parking	6	82.50
Other Parking	-	1235.56
Total	-	307.50

OWNERS NAME AND SIGNATURE
 DREAM TOWN, ajaym@791@gmail.com, 9219569102

ARCHANG'S NAME AND SIGNATURE
 VINOD KUMAR SHARMA
 CA/9518544
 RE ENGINEER

Unitwise Table for Building (DREAM TOWN MUKESH JAIN)

Floor	Area	Volume	Weight	Height	Area	Volume	Weight	Height
Basement Floor	1359.78	1359.78	1359.78	1.50	1359.78	1359.78	1359.78	1.50
SRF Floor	1192.91	1192.91	1192.91	1.50	1192.91	1192.91	1192.91	1.50
Ground Floor	1299.60	1299.60	1299.60	1.50	1299.60	1299.60	1299.60	1.50
First Floor	1299.60	1299.60	1299.60	1.50	1299.60	1299.60	1299.60	1.50
Second Floor	1299.60	1299.60	1299.60	1.50	1299.60	1299.60	1299.60	1.50
Third Floor	1299.60	1299.60	1299.60	1.50	1299.60	1299.60	1299.60	1.50
Fourth Floor	1299.60	1299.60	1299.60	1.50	1299.60	1299.60	1299.60	1.50
Fifth Floor	1299.60	1299.60	1299.60	1.50	1299.60	1299.60	1299.60	1.50
Sixth Floor	1299.60	1299.60	1299.60	1.50	1299.60	1299.60	1299.60	1.50
Terrace Floor	47.78	47.78	47.78	1.50	47.78	47.78	47.78	1.50
Total	7996.99	7996.99	7996.99	1.50	7996.99	7996.99	7996.99	1.50

Staircase Checks (Table 7b)

Floor Name	Staircase Name	Flight Width	Top Width	Clear Height	Remarks
Basement Floor	Basement Stair	1.00	1.00	2.00	OK
SRF Floor	SRF Stair	1.00	1.00	2.00	OK
Ground Floor	Ground Stair	1.00	1.00	2.00	OK
First Floor	First Stair	1.00	1.00	2.00	OK
Second Floor	Second Stair	1.00	1.00	2.00	OK
Third Floor	Third Stair	1.00	1.00	2.00	OK
Fourth Floor	Fourth Stair	1.00	1.00	2.00	OK
Fifth Floor	Fifth Stair	1.00	1.00	2.00	OK
Sixth Floor	Sixth Stair	1.00	1.00	2.00	OK
Terrace Floor	Terrace Stair	1.00	1.00	2.00	OK

Battery Calculations Table

Floor Name	Area	Volume	Weight	Height
Basement Floor	1359.78	1359.78	1359.78	1.50
SRF Floor	1192.91	1192.91	1192.91	1.50
Ground Floor	1299.60	1299.60	1299.60	1.50
First Floor	1299.60	1299.60	1299.60	1.50
Second Floor	1299.60	1299.60	1299.60	1.50
Third Floor	1299.60	1299.60	1299.60	1.50
Fourth Floor	1299.60	1299.60	1299.60	1.50
Fifth Floor	1299.60	1299.60	1299.60	1.50
Sixth Floor	1299.60	1299.60	1299.60	1.50
Terrace Floor	47.78	47.78	47.78	1.50
Total	7996.99	7996.99	7996.99	1.50

FAR & Unit Details

Building Name	No. of Same Bldg	Gross Built Up Area (Sq.Mt.)	Deductions From Gross BUA/Area (Sq.Mt.)	Total Built Up Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	No. of Unit
DREAM TOWN (MUKESH K JAIN)	1	12075.62	137.99	11937.63	258.36	81.69
Total	1	12075.62	137.99	11937.63	258.36	81.69

Additional Coverage Area

Plot name	Area covered under	Proposed Area	Total Coverage Area	Permissible Coverage Area
PLOT	GUARD RM	2.23	2.23	50

Tree Details (Table 3h)

Plot	Name	No. of Trees
PLOT	Tree	69

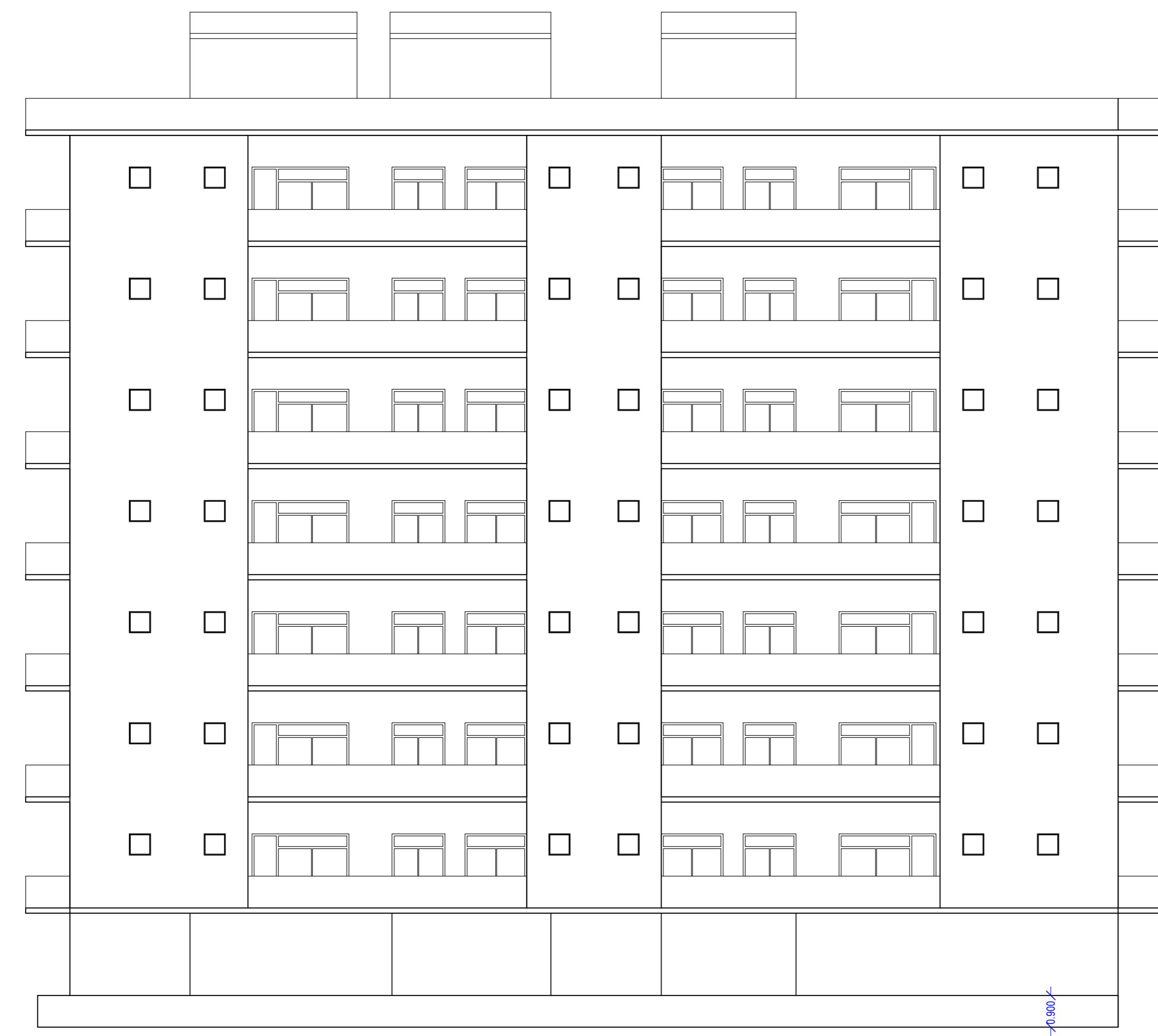
Required Parking (Table 7e)

Building Name	Type	Sub-Use	Area (Sq.Mt.)	Units	Car	Visitors Car
					Prop.	Reqd./Unit
DREAM TOWN (MUKESH K JAIN)	Residential	Group Housing	0 - 50	1	-	-
			50 - 100	1	1.00	-
			100 - 150	1	1.25	-
			> 150	1	2.00	-
			> 0	1	-	1.00
Total					60	102

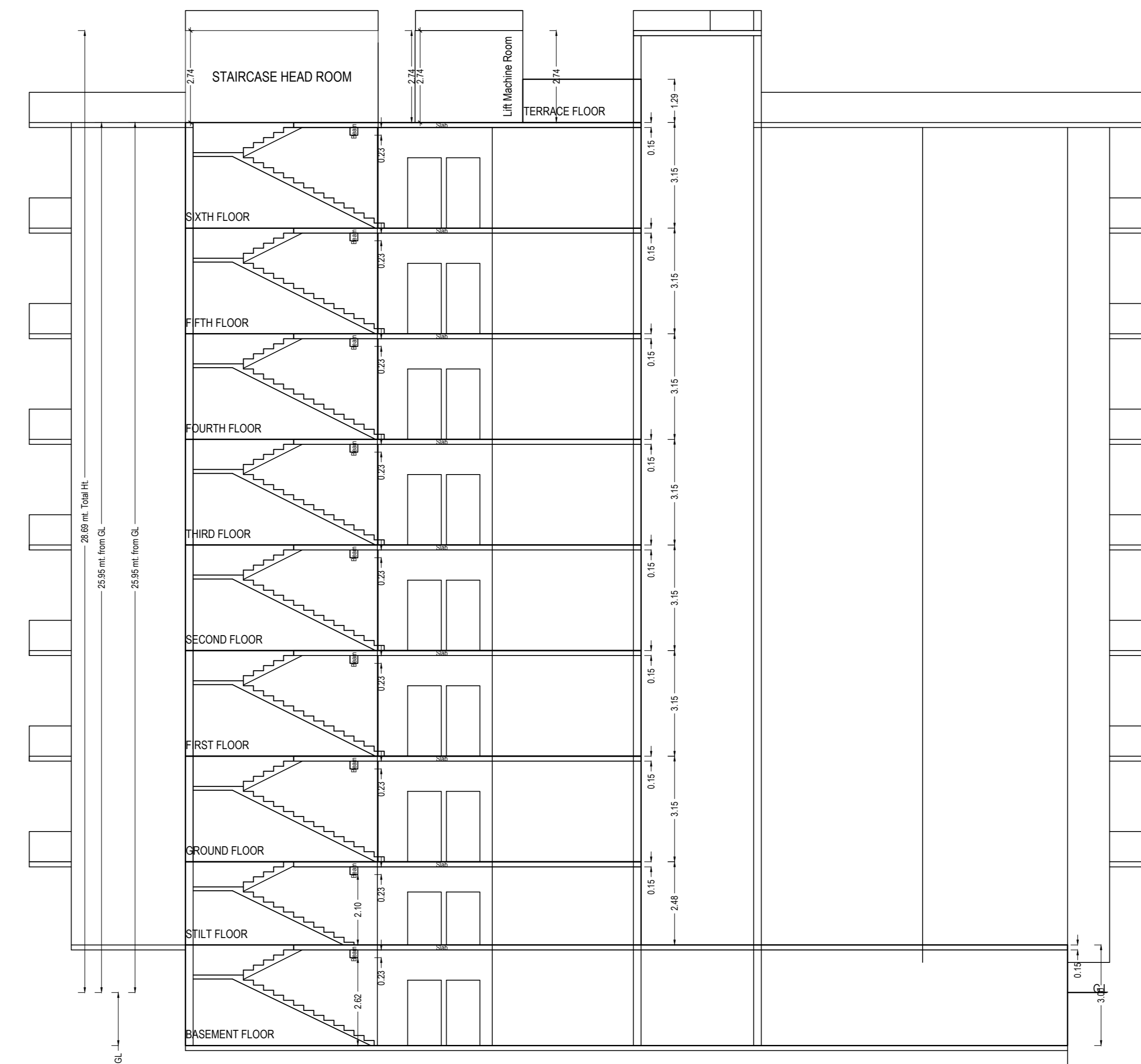
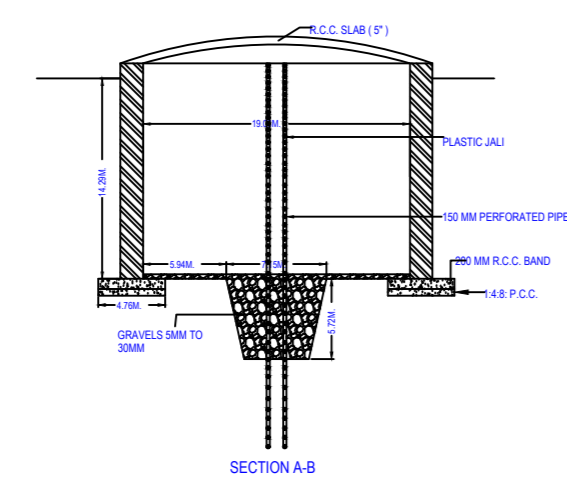
Building USE/SUBUSE Details

Building Name	Building Use	Building Sub-Use	Building Group	Building Type	Building Structure	No. of Residential Units	Floor Name	Floor Use	Floor Sub-Use	FAR Name	FAR Use	FAR Sub-Use	No. of Unit
DREAM TOWN (MUKESH K JAIN)	Residential	Group Housing	Highrise	42			BASEMENT FLOOR PLAN	Residential + Parking	Group Housing	-	-	-	
							STREET FLOOR PLAN	Residential + Parking	Group Housing	-	-	-	
							GROUND FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	
							FIRST FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	
							SECOND FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	
							THIRD FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	
							FOURTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	
							FIFTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	
							SIXTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	
							TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-	



Building Plan Application Number
 FSD/AB/24-25/0024
 Sanctioned On
 06 Jun 2024
 Valid Till
 15 Jul 2029
 Approved By
 Ghanhsyam Meena (Vice Chairman)
 Examined By
 RAKESH KUMAR TOMAR (Junior engineer)
 Rajendra Kumar (Secretary)
 Ghanhsyam Meena (Vice Chairman)



ELEVATION



SECTION

OWNER'S NAME AND SIGNATURE DREAM TOWN, ajaymitta8791@gmail.com, 921955102	
ARCHITECT'S NAME AND SIGNATURE VINOD KUMAR SHARMA CA/9518544	REGISTERED ARCHITECT RE ENGINEER <i>Vinod Kumar Sharma</i>
Firozabad Shikshabed Development Authority	
 	

Building Plan Application Number FSDA/BP/24-25/0024
Sanctioned On 06 Jun 2024
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Approved By Ghanshyam Meena (Vice Chairman)
Examined By RAKESH KUMAR TOMAR (Junior engineer) Rajendra Kumar (Secretary) Ghanshyam Meena (Vice Chairman)

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)

Total Plot Area: -	3194.96	Total FAR Area: -	7996.99
Total Coverage Area: -	1129.42	Total BUA Area: -	11699.86



BASEMENT FLOOR PLAN
(SCALE 1:100)



STILT FLOOR PLAN
(SCALE 1:100)

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Total Plot Area :-	3194.96	Total FAR Area :-	7996.99
Total Coverage Area :-	1129.42	Total BUA Area :-	11699.86

OWNER'S NAME AND SIGNATURE
DREAM TOWN, gajymta8791@gmail.com, 9219569102

ARCHITECT'S NAME AND SIGNATURE
VINOD KUMAR SHARMA
CA/95/18544

Vinod Kumar Sharma

REGISTERED ARCHITECT

Firozabad Shikhabad Development Authority



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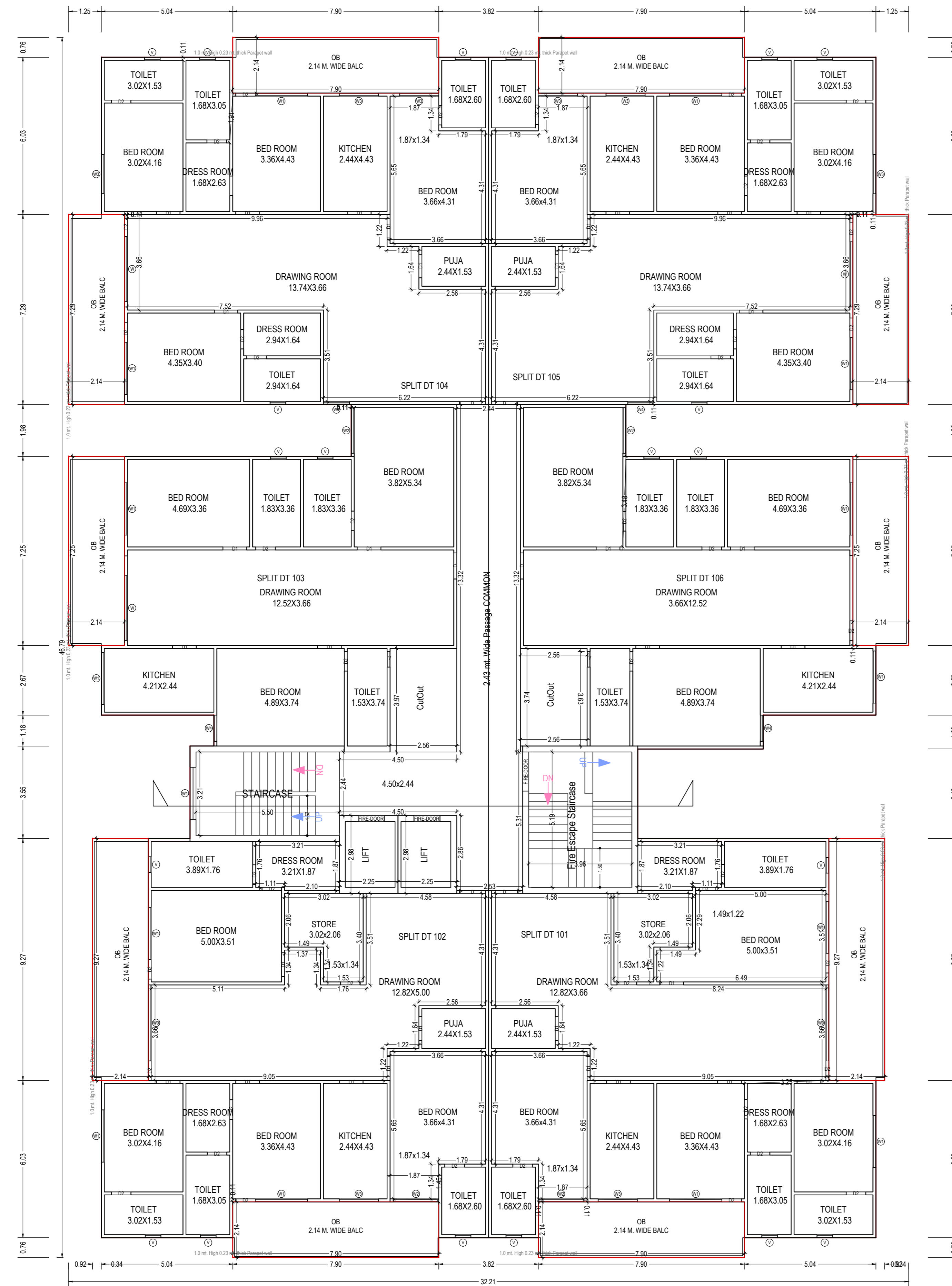
Ghanshyam Meena (Vice Chairman)

Examined By

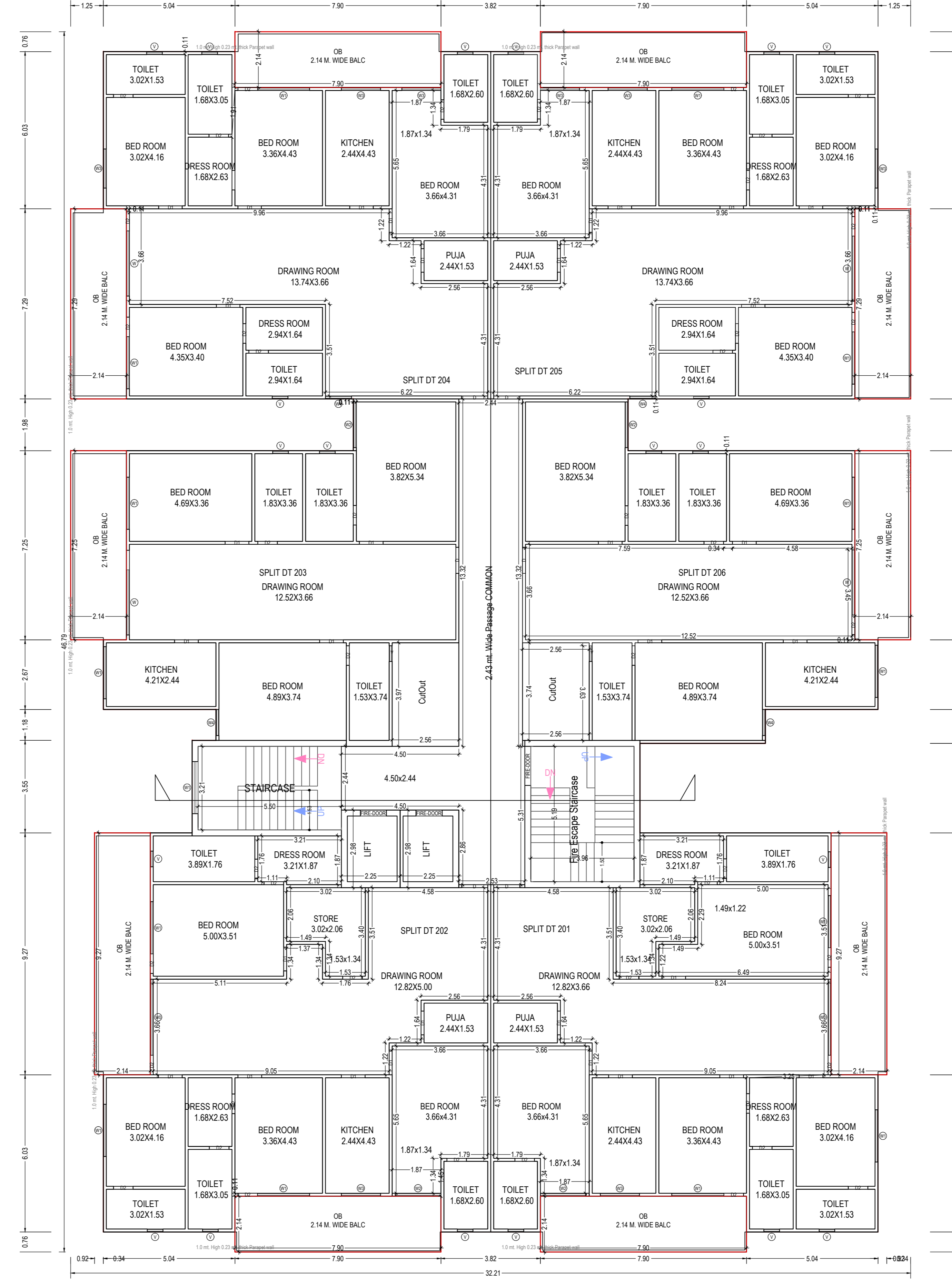
RAKESH KUMAR TOMAR (Junior engineer)

Rajendra Kumar (Secretary)

Ghanshyam Meena (Vice Chairman)



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



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

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Total Plot Area :-	3194.96	Total FAR Area :-	7996.99
Total Coverage Area :-	1129.42	Total BUA Area :-	11699.86

OWNER'S NAME AND SIGNATURE
DREAM TOWN, gajymita8791@gmail.com, 9219569102

ARCHITECT'S NAME AND SIGNATURE
VINOD KUMAR SHARMA
CA/95/18544

RE ENGINEER



Firozabad Shikhabad Development Authority

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FSDA/BP/24-25/0024

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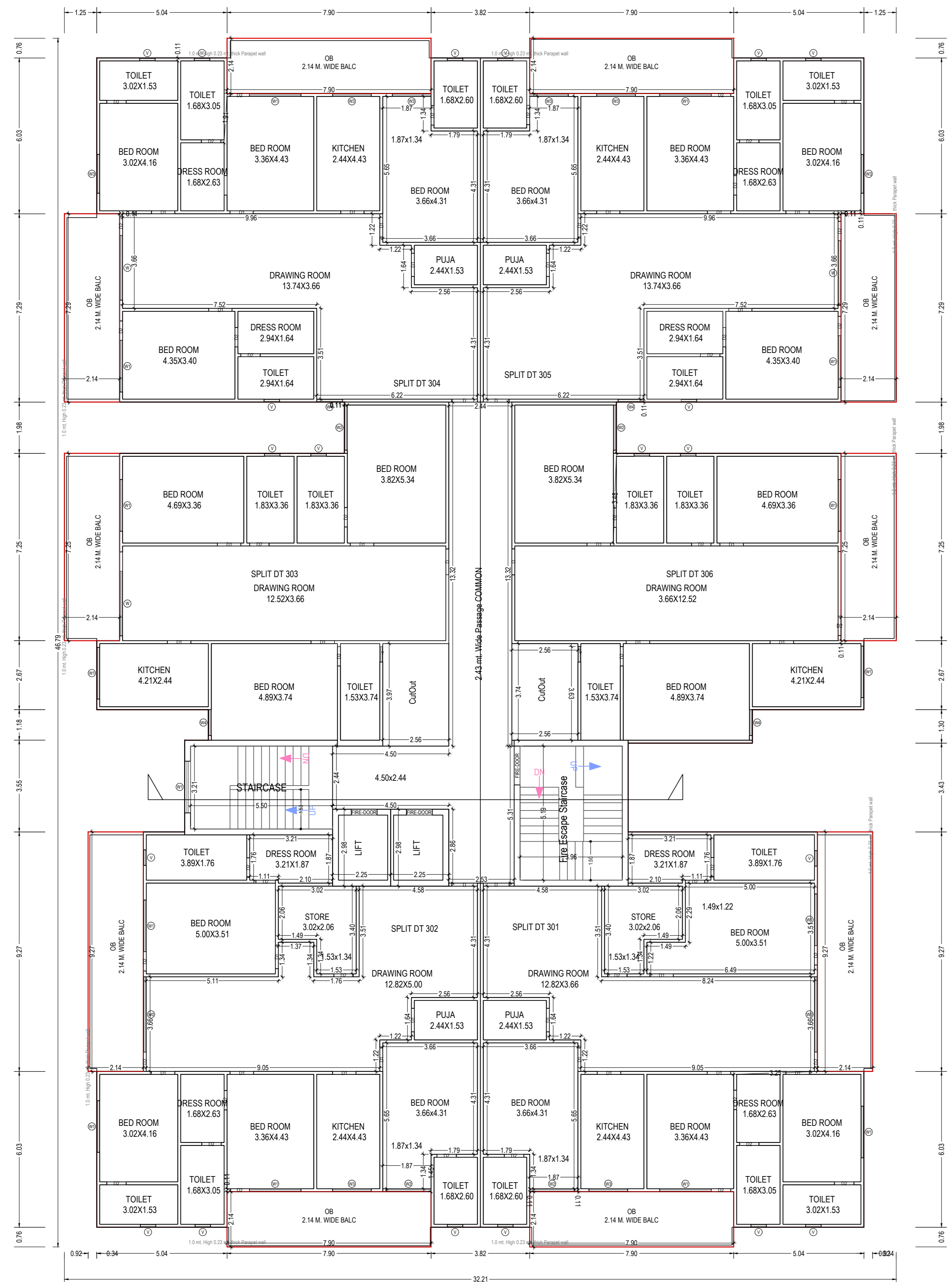
Ghanshyam Meena (Vice Chairman)

Examined By

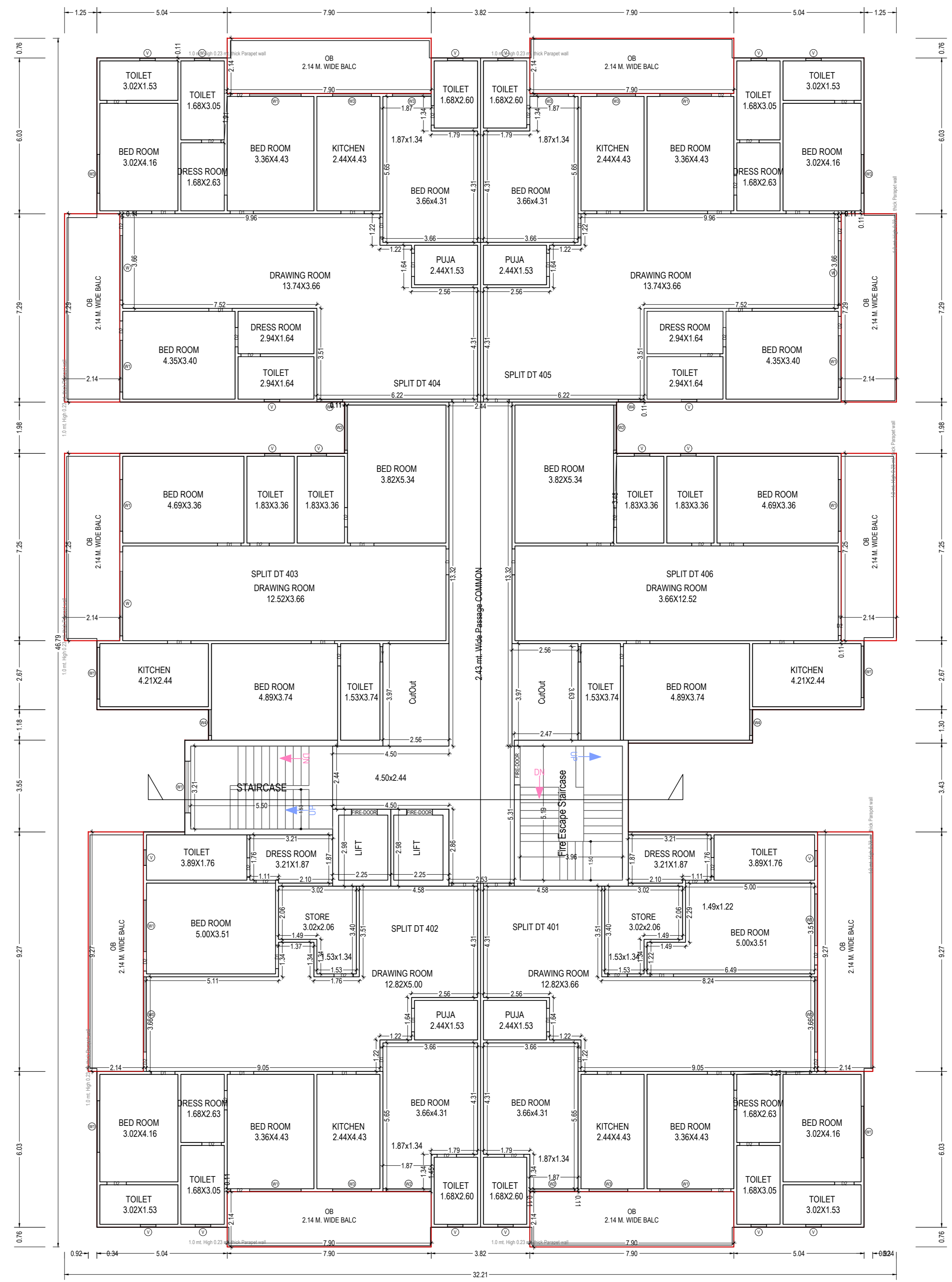
RAKESH KUMAR TOMAR (Junior engineer)

Rajendra Kumar (Secretary)

Ghanshyam Meena (Vice Chairman)



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



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

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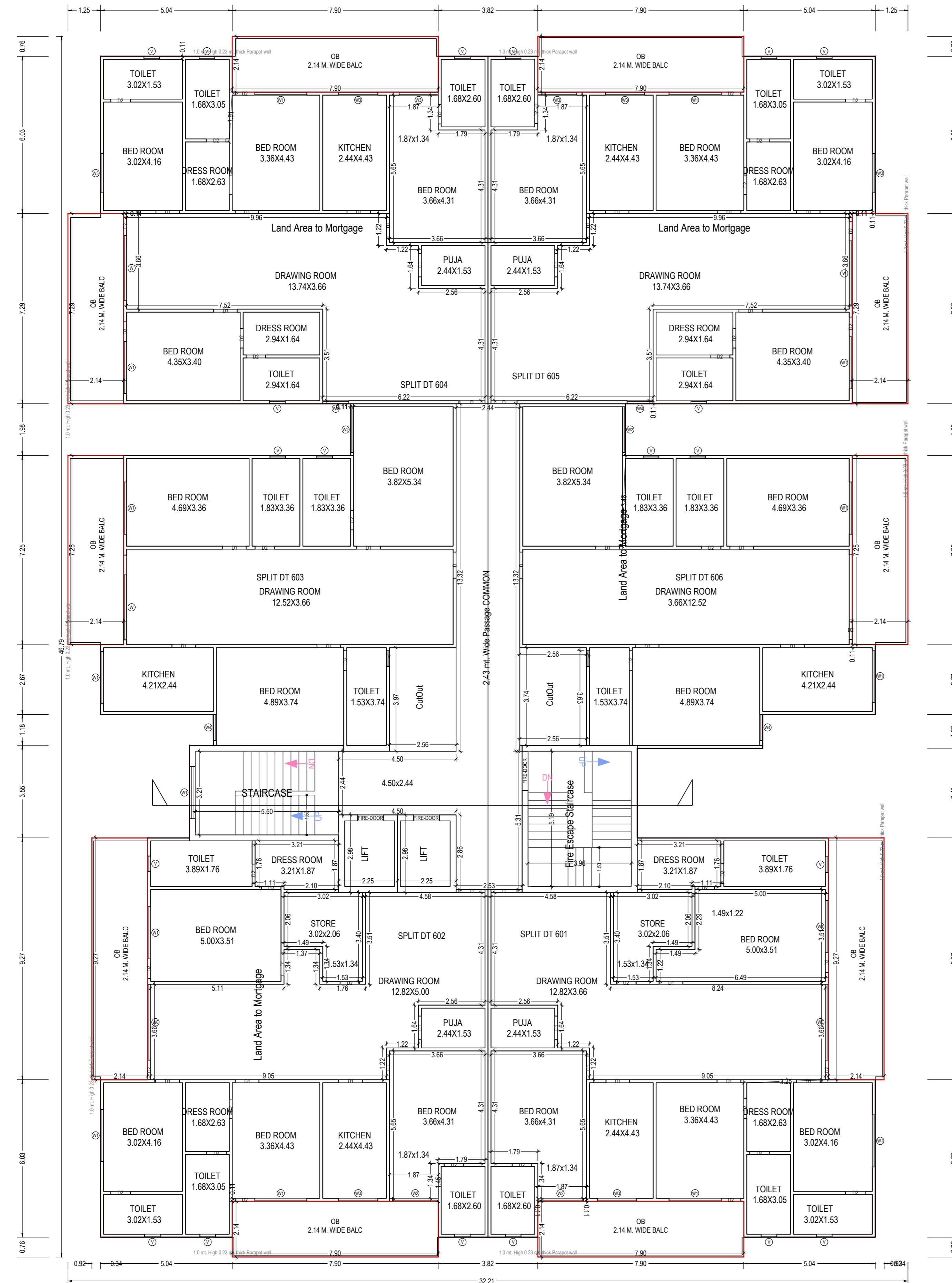
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Total Coverage Area :-	1129.42	Total BUA Area :-	11699.86

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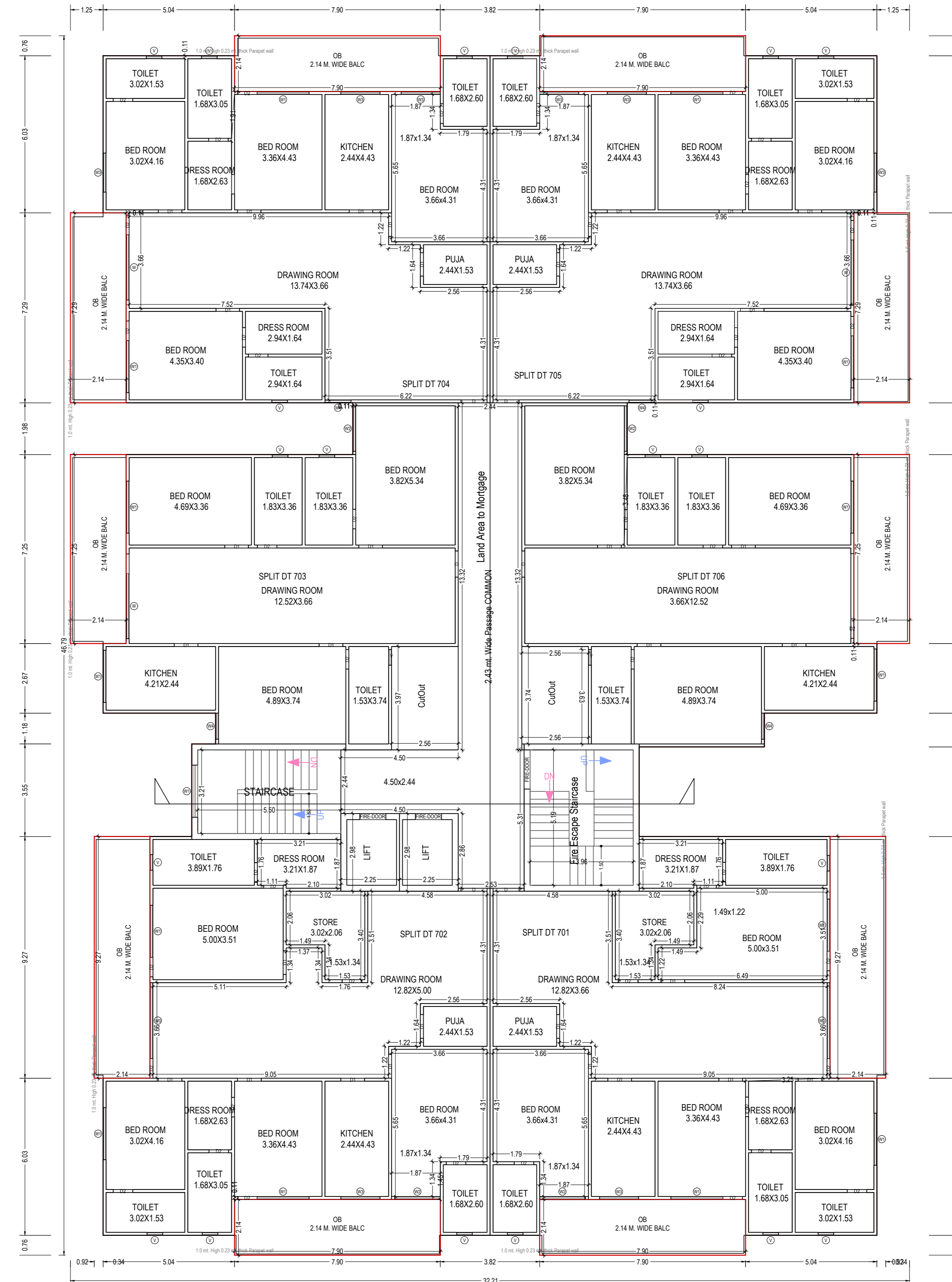
ARCHITECT'S NAME AND SIGNATURE
VINOD KUMAR SHARMA
CA/95/18544

RE ENGINEER
Firozabad Shikhabad Development Authority

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RAKESH KUMAR TOMAR (Junior engineer)
Rajendra Kumar (Secretary)
Ghanshyam Meena (Vice Chairman)



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



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

OWNER'S NAME AND SIGNATURE
DREAM TOWN, gajyinta8791@gmail.com, 9219559102

ARCHITECT'S NAME AND SIGNATURE
VINOD KUMAR SHARMA
CA/95/18544



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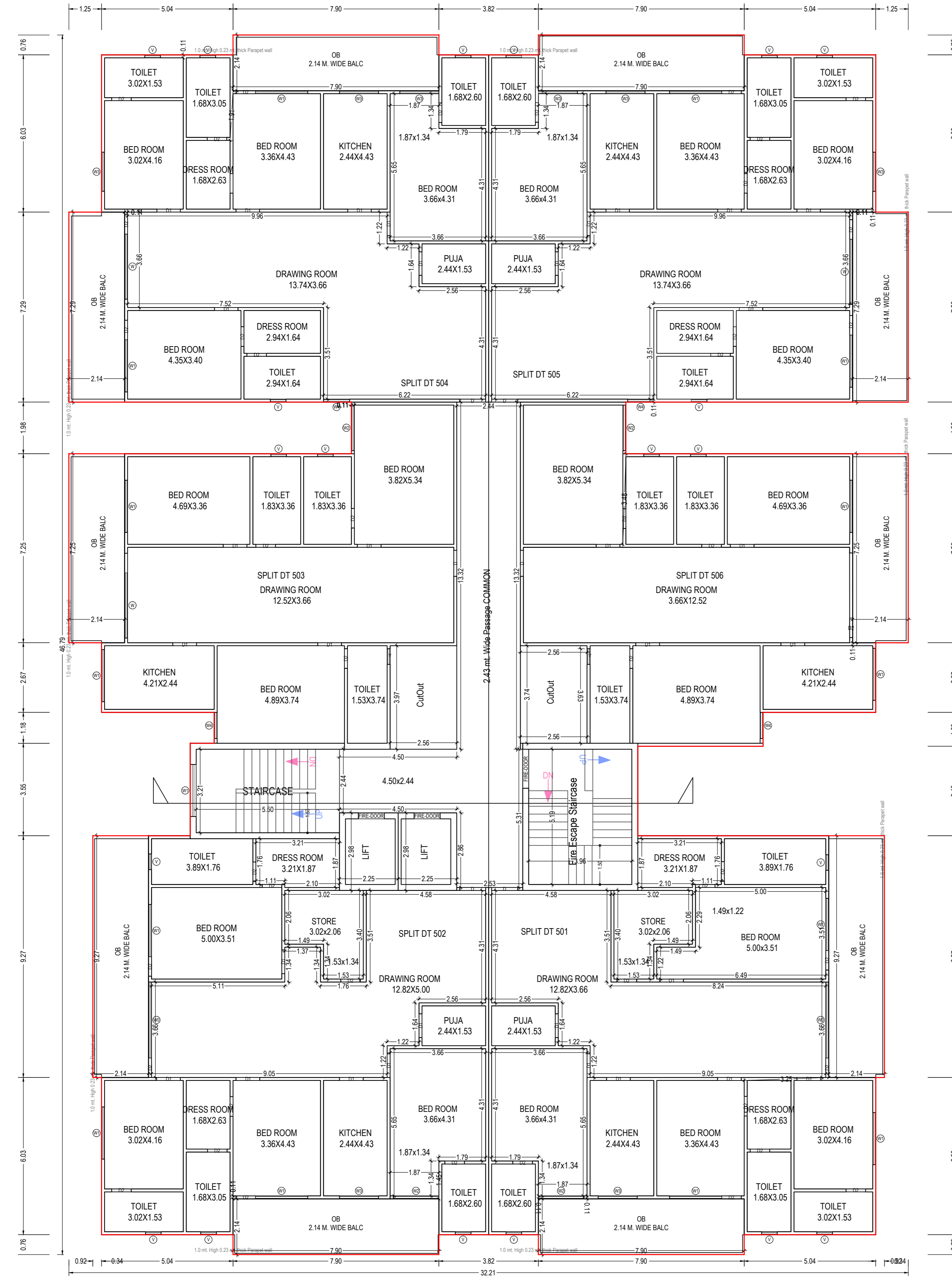
Approved By
Ghanshyam Meena (Vice Chairman)

Examined By
RAKESH KUMAR TOMAR (Junior engineer)

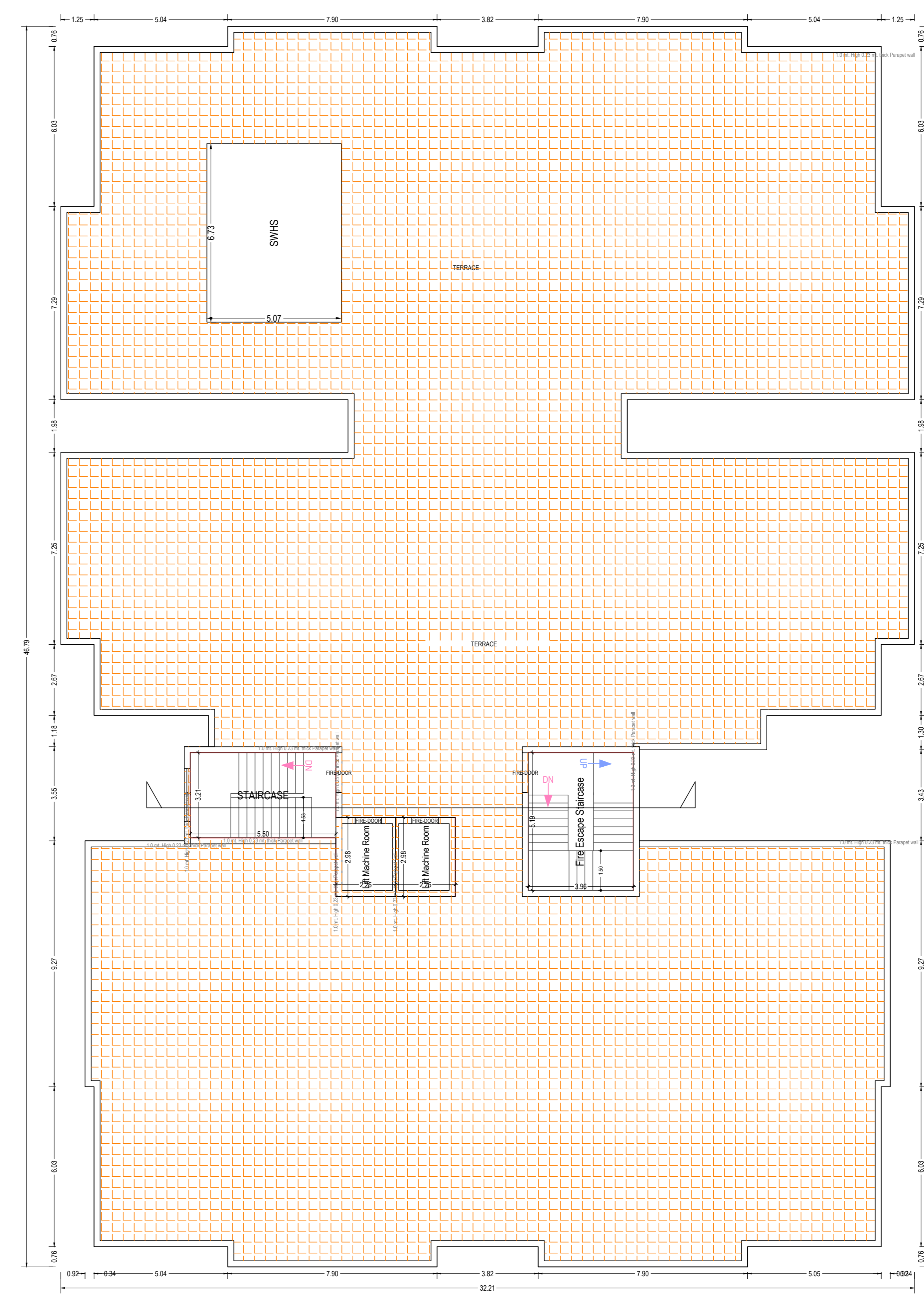
Rajendra Kumar (Secretary)

Ghanshyam Meena (Vice Chairman)

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



TERRACE FLOOR PLAN
(SCALE 1:100)

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Total Coverage Area: -	1129.42	Total BUA Area: -	11699.86

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ARCHITECT'S NAME AND SIGNATURE VINOD KUMAR SHARMA CA/95/18544	REGISTERED ARCHITECT
Firozabad Shikhabad Development Authority	
 	
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