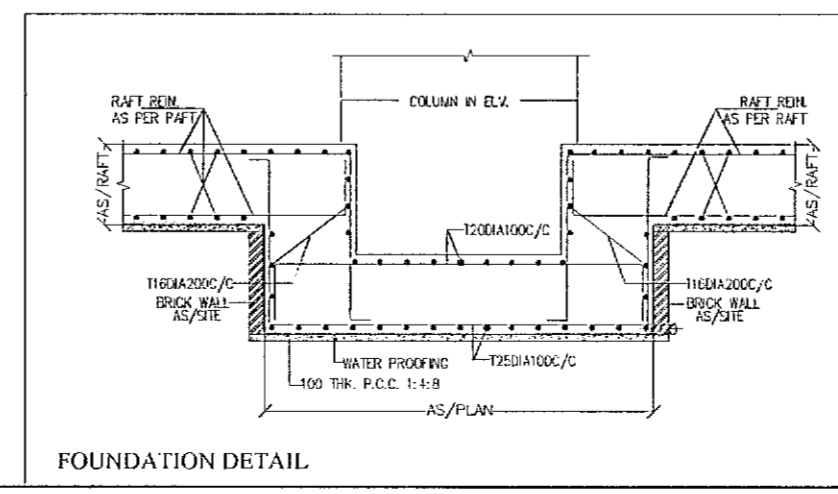
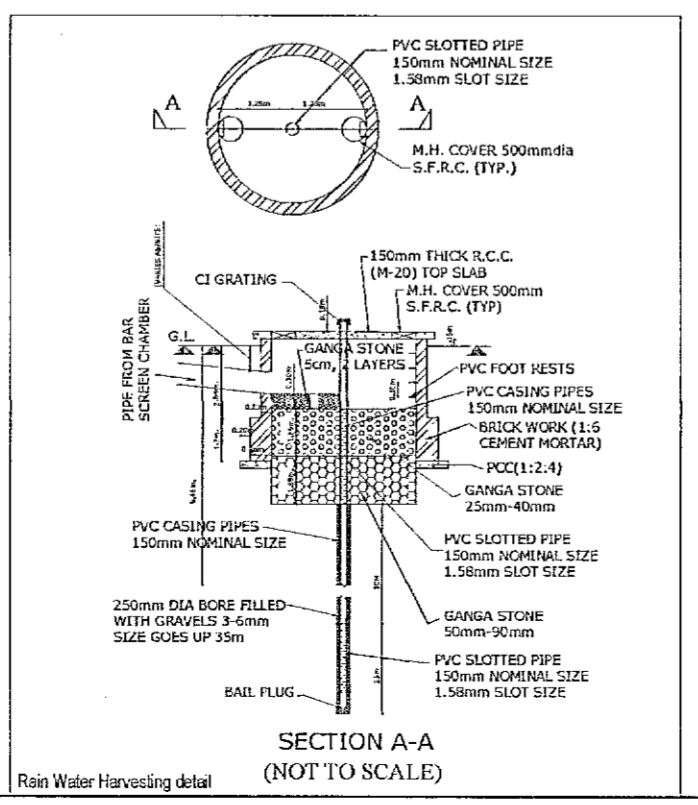


AREA STATEMENT		
S.NO	PARTICULARS	SQ.MT.
1.	TOTAL PLOT AREA	5,557.88
2.	PERMISSIBLE GROUND COVERAGE 50% OF = 5,557.88 X 50 /100 = 2,778.94 sq.mt	2,778.94
3.	PROPOSED GROUND COVERAGE (44.78%)	2,489.31
4.	PROPOSED BASEMENT AREA	4,776.49
5.	PERMISSIBLE F.A.R AREA @1.75 5,557.88 x 1.75 = 9,726.29 sq.mt.	9,726.29
6.	PROPOSED F.A.R. AREA (1.749)	9,723.64
a.	LOWER GROUND FLOOR	2,408.32
b.	GROUND FLOOR	2,428.78
c.	FIRST FLOOR	2,090.10
d.	SECOND FLOOR	2,084.80
e.	THIRD FLOOR	77.00
f.	FOURTH FLOOR	634.64
	TOTAL F.A.R. AREA	9,723.64

BUILT - UP AREA DETAIL (F.A.R. + NON F.A.R. AREA)		
1.	BASEMENT PLAN	4,776.49
2.	LOWER GROUND FLOOR	2,487.25
3.	GROUND FLOOR	2,489.31
4.	FIRST FLOOR	2,187.10
5.	SECOND FLOOR	2,178.86
6.	THIRD FLOOR	658.58
7.	FOURTH FLOOR	663.76
8.	TERRACE FLOOR	143.22
	TOTAL BUILT - UP AREA	15,584.57 sq.mt.

SITE PLAN



Prateek Realtors India Pvt. Ltd.
Authorized Signatory

REQUIRED PARKING DETAIL	
TOTAL COMMERCIAL F.A.R.	= 9723.64 sq.mt.
DEDUCT CINEMA AREA	= 704.85 sq.mt.
Net commercial f.a.r.	= 9723.64 - 704.85 = 9,018.79 sq.mt.
Commercial f.a.r. area parking required @1.25 e.c.s. per 100 sq.mt. f.a.r.	= 9,018.79 x 1.25/100 = 112.73 ----(a)
Total cinema seats is = 436 nos.	
Cinema parking required @10 seats for 1 E.C.S.	= 436 /10 = 43.60 ----(b)
Total required parking (a + b) = 156.33 (say - 156 e.c.s.)	

PARKING PROVIDED DETAIL		
1	BASEMENT	161
	Normal parking (N01 TO 09) = 09no.	
	Mechanical parking (2 tier M1 to M76) 76 x 2 = 152 nos.	

PROJECT:
SUBMISSION DRAWINGS FOR THE PROPOSED PRATEEK GRAND CITY MALL AT PLOT NO. - CP - 01 PART OF PLOT NO. - 4/BS-01 & BS/05 PRATEEK GRAND CITY, SIDDARTH VIHAR NH - 24, GHAZIABAD (U.P.)

OWNER:
M/s. - PRATEEK REALTORS INDIA PRIVATE LIMITED

DRAWING TITLE:
SITE PLAN WITH AREA DETAIL

architects, engineers, landscape & interior designers
ANUJ AGARWAL ARCHITECTS
A-244 KAUSHAMBHI GHAZIABAD (U.P.)
Ph: +91 120 6454184, 6454182
e-mail: arch_anuj@prateekindia.com

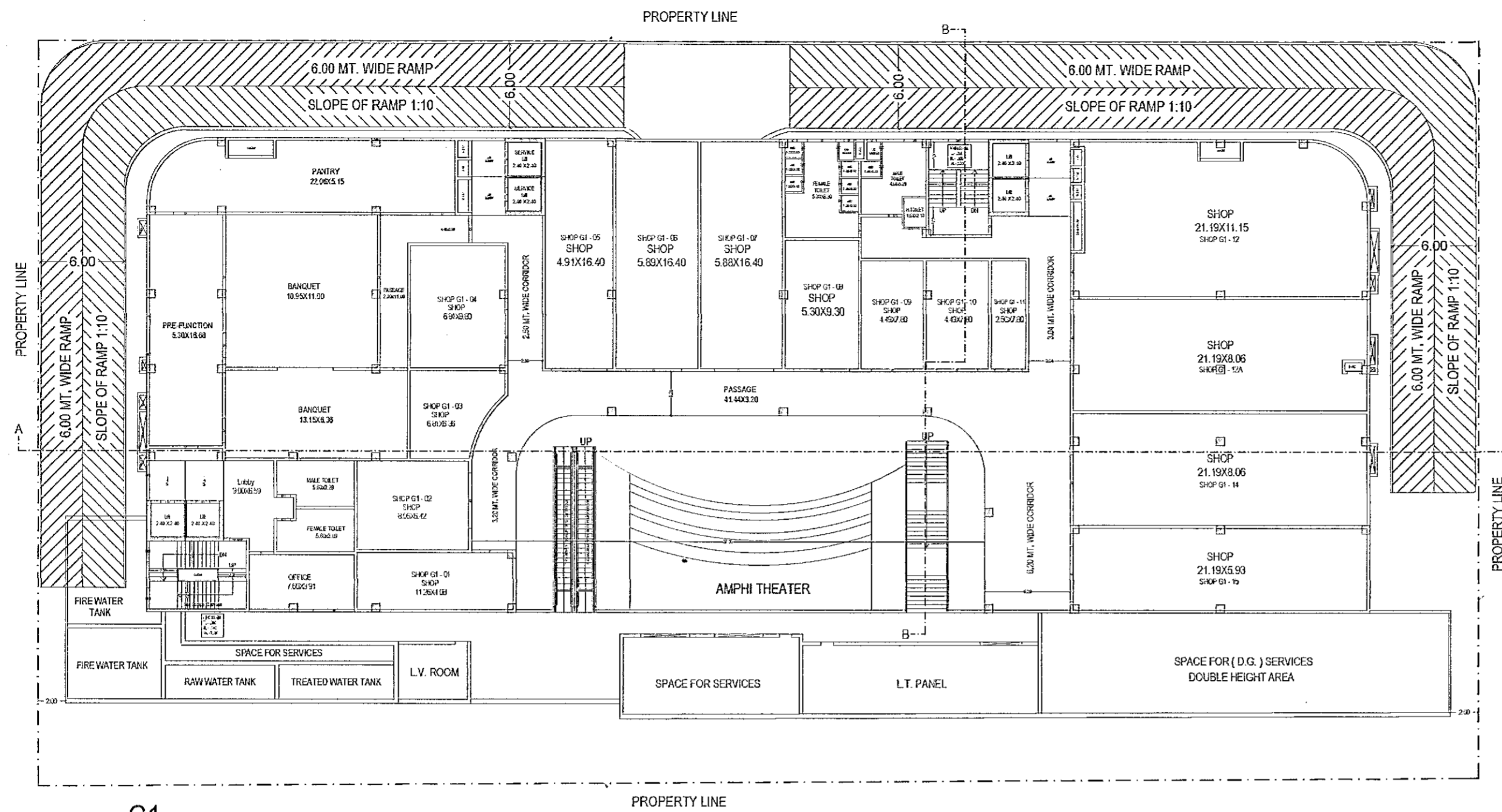
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DESIGN BY: CHECKED BY: DRG. No. SD-01

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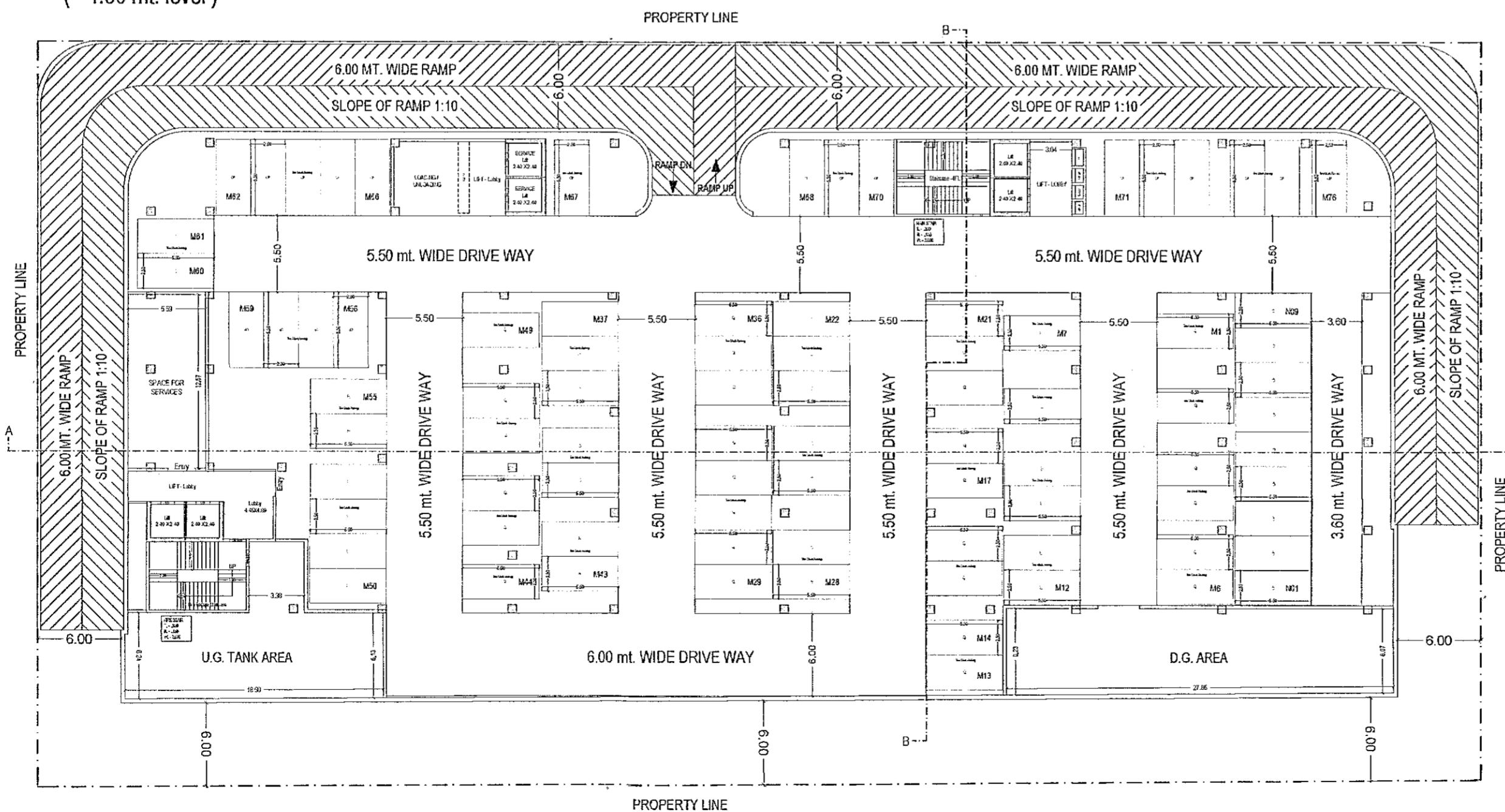
ANUJ Aggarwal
AGARWAL
RWA
Digitally signed by ANUJ AGARWAL Date: 2025.12.01 13:40:55 +05'30'

Note - : BUILDING WILL BE MECHANICALLY VENTILATED

Signature valid



G1
LOWER GROUND FLOOR PLAN
(- 4.30 mt. level)



BASEMENT FLOOR PLAN
(- 8.80 mt. level)

Prateek Realtors India Pvt. Ltd.
[Signature]
Authorized Signatory

PROJECT:
SUBMISSION DRAWINGS FOR THE PROPOSED PRATEEK GRAND CITY MALL AT PLOT NO. CP-01 PART OF PLOT NO. - 4/BS-01 & BS/05 PRATEEK GRAND CITY, SIDDARTH VIHAR NH - 24, CHAZIABAD (U.P.)

OWNER:
M/s. - PRATEEK REALTORS INDIA PRIVATE LIMITED

DRAWING TITLE:
LOWER GROUND & BASEMENT PLAN

ANUJ AGARWAL ARCHITECTS
architects, engineers, landscape & interior designers
ANUJ AGARWAL ARCHITECTS
A-244 KAUSHANBI GHAZIABAD (U.P.)
Ph: +91 120 6454184, 6454182
e-mail: arch_anujagarwal@gmail.com

SCALE	DESIGN BY	CHECKED BY	DATE	ERIG. NO.
	A. CHAWHAN			SD-02

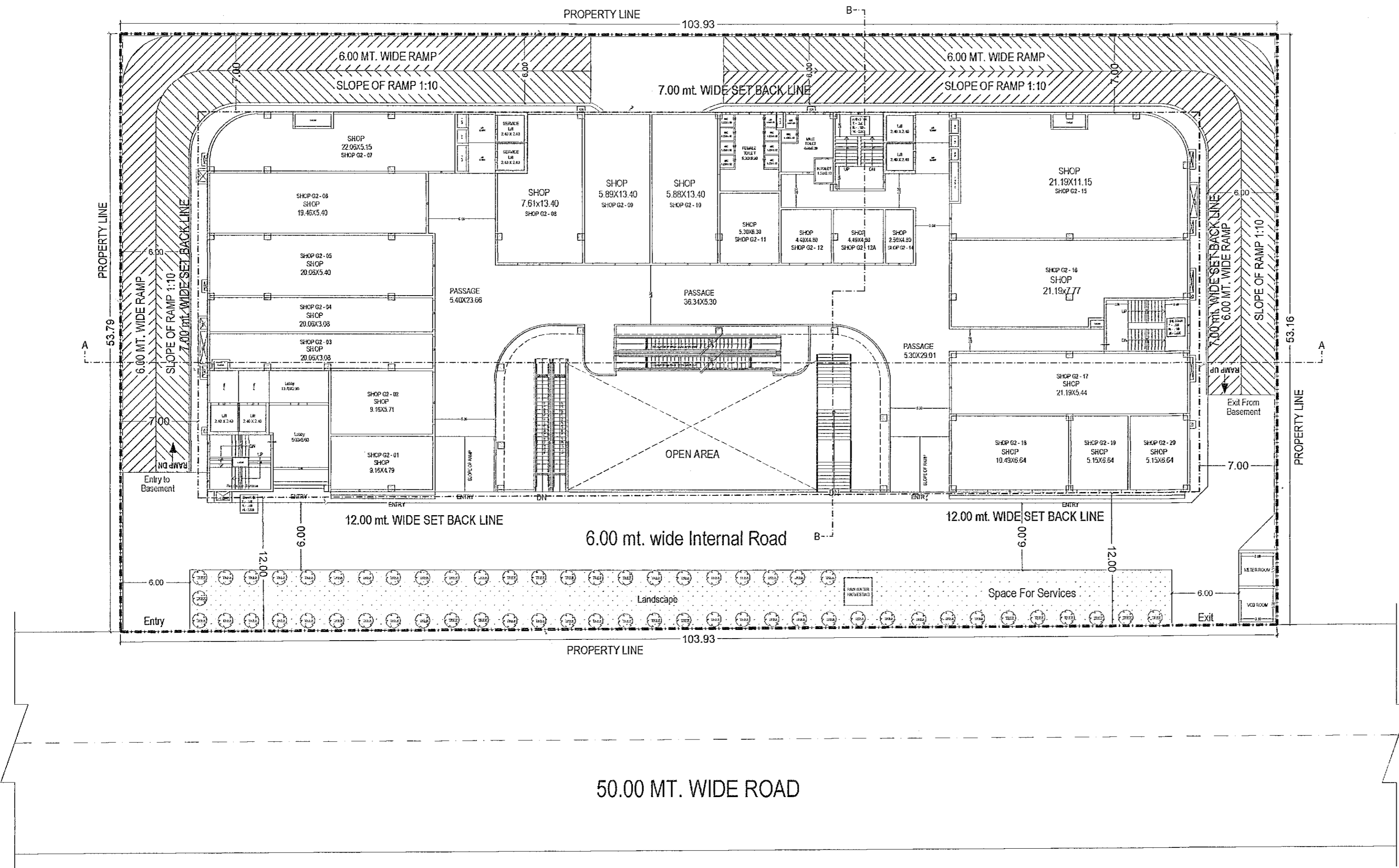
OWNER'S SIGN: *[Signature]*
ARCHITECT'S SIGN: *[Signature]*

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Digitally signed by ANUJ AGARWAL Date: 2025.12.01 18:40:55 +05'30'

Signature valid

Note - : BUILDING WILL BE MECHANICALLY VENTILATED



G2
GROUND FLOOR PLAN
(+ 1.20 mt. level)

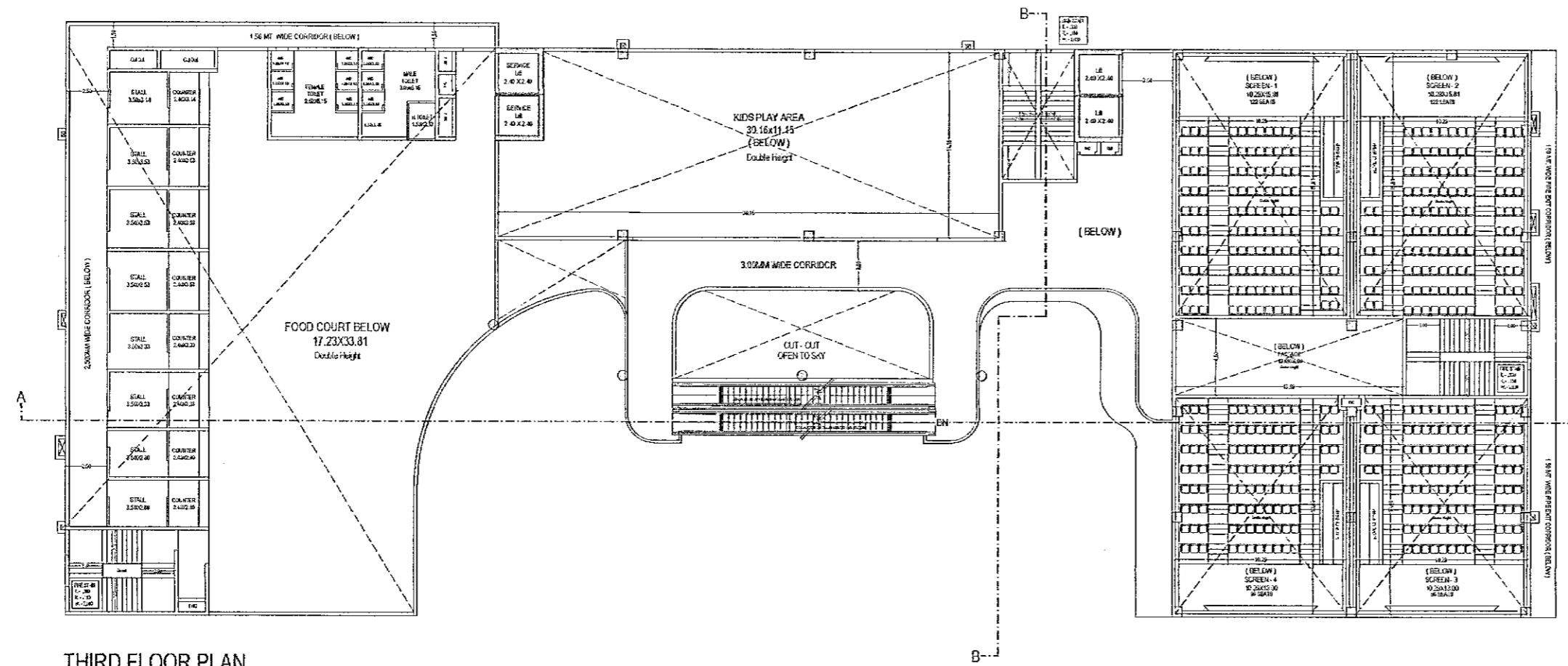


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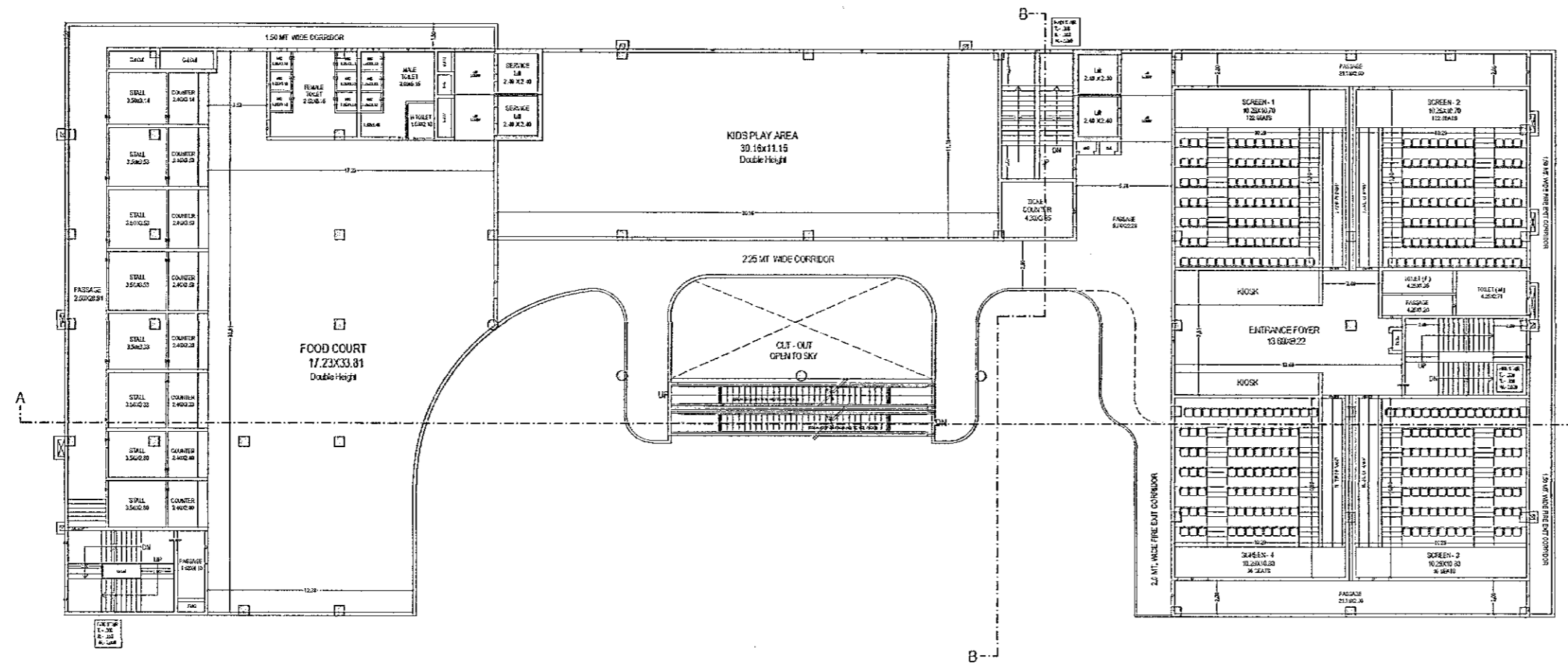
Prateek Realtors India Pvt. Ltd.
[Signature]
Authorized Signatory

PROJECT		
SUBMISSION DRAWINGS FOR THE PROPOSED PRATEEK GRAND CITY MALL AT PLOT NO. CP - 01 PART OF PLOT NO. - 4/BS-01 & BS/05 PRATEEK GRAND CITY, SIDDARTH VIHAR NH - 24, GHAZIABAD (U.P.)		
OWNER		
M/S. - PRATEEK REALTORS INDIA PRIVATE LIMITED		
DRAWING TITLE		
GROUND FLOOR PLAN		
architects, engineers, landscape & interior designers ANUJ AGARWAL ARCHITECTS A-244 KAUSHANBI GHABABAD (U.P.) Ph: 91 729 645184, 6454182 e-mail: arca_anujagarwal@gmail.com		
SCALE	DEALT BY	DATE
	A. CHAUHAN	
DESIGN BY	CHECKED BY	DRG. NO.
		SD- 03
OWNER'S SIGN		ARCHITECT'S SIGN
<i>[Signature]</i>		
ANUJ AGA RWA L		
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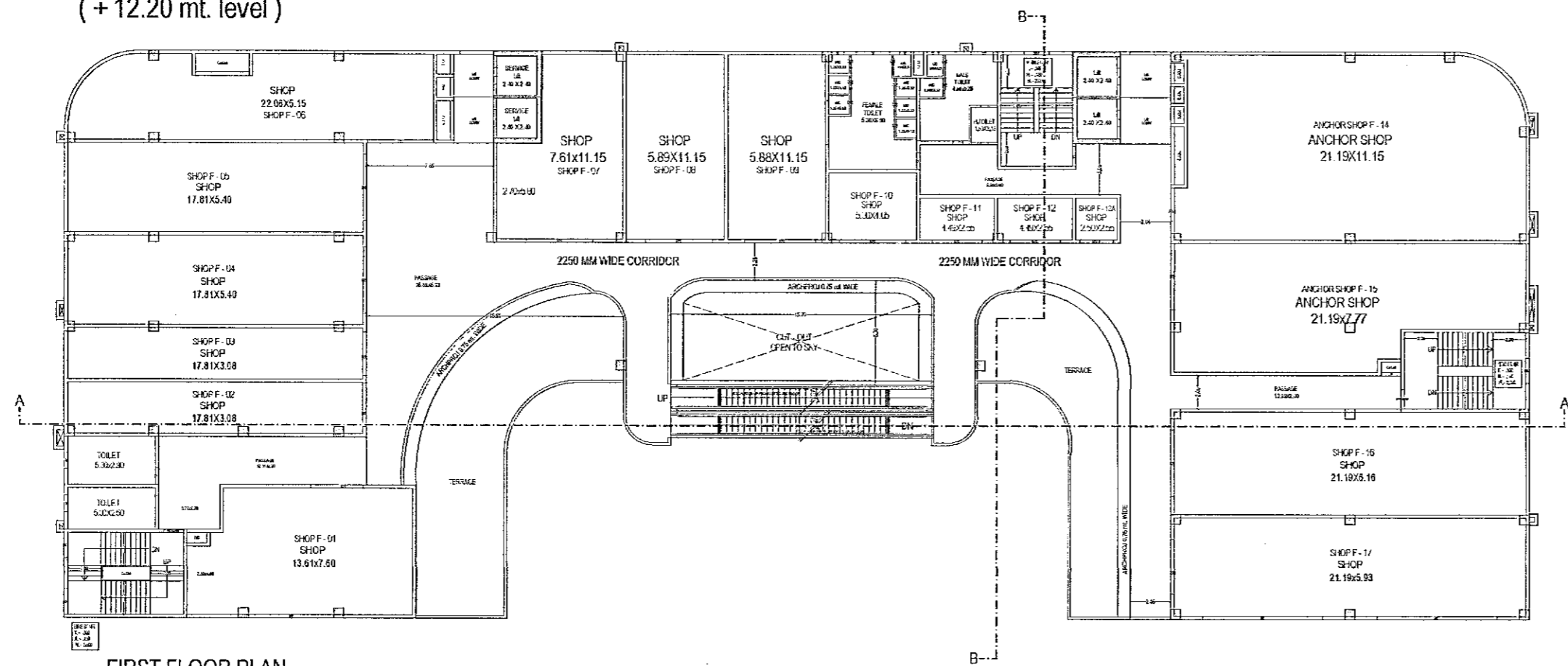
Signature valid



THIRD FLOOR PLAN
(+ 17.20 mt. level)



SECOND FLOOR PLAN
(+ 12.20 mt. level)



FIRST FLOOR PLAN
(+ 6.70 mt. level)

Prateek Realtors India Pvt. Ltd.

Authorized Signature

PROJECT:
SUBMISSION DRAWINGS FOR THE PROPOSED PRATEEK GRAND CITY MALL AT PLOT NO. - CP - 01 PART OF PLOT NO. - 4/85-01 & 85/05 PRATEEK GRAND CITY, SIDDARTH VIHAR NH - 24, GHAZIABAD (U.P.)

OWNER:
M/s. - PRATEEK REALTORS INDIA PRIVATE LIMITED

DRAWING TITLE:
1st to 3rd FLOOR PLANS

ANUJ AGARWAL ARCHITECTS
architects, engineers, landscape & interior designers
ANUJ AGARWAL ARCHITECTS
A-244 KAUSHAMBI GHAZIABAD (U.P.)
Ph:+91 170 6454184, 6454182
e-mail: arch_anujagarwal@gmail.com

SCALE	DEALT BY A. CHAKRAN	DATE
DESIGN BY	CHECKED BY	DRG. NO. SD- 04

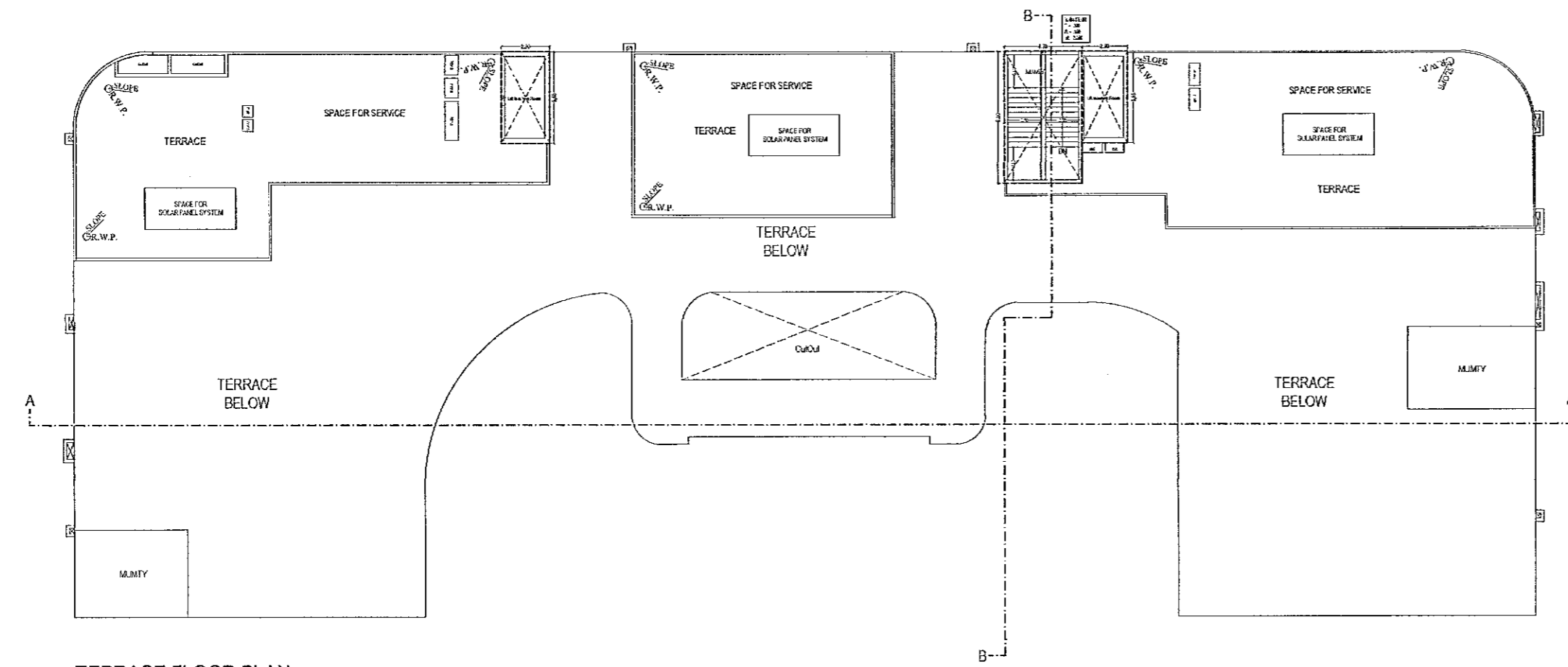
OWNER'S SIGN	ARCHITECTS SIGN
<i>[Signature]</i>	<i>[Signature]</i>

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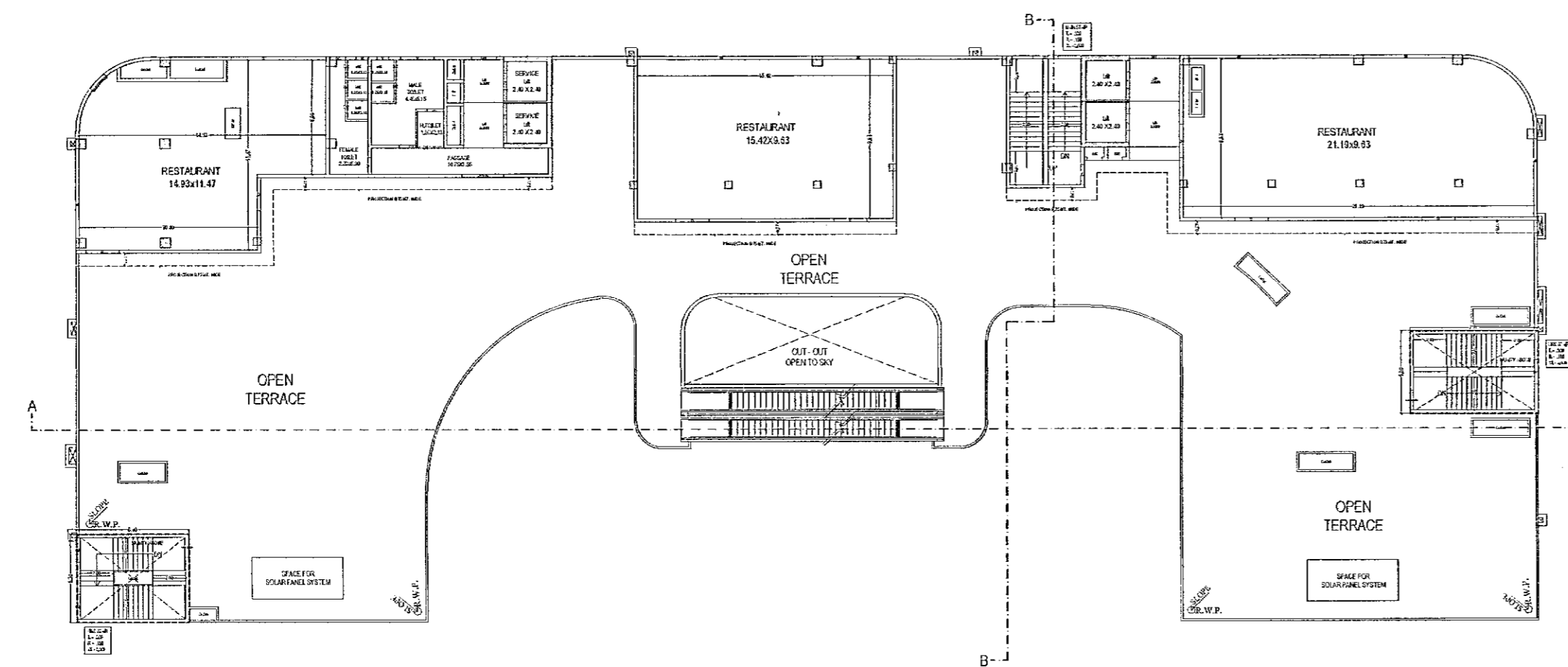
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ANUJ AGARWAL
Date: 2025.12.01
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Note - : BUILDING WILL BE MECHANICALLY VENTILATED

Signature valid





TERRACE FLOOR PLAN
(+ 26.95 mt. level)



FOURTH FLOOR PLAN
(+ 22.20 mt. level)

Prateek Realtors India Pvt. Ltd.
[Signature]
Authorized Signatory

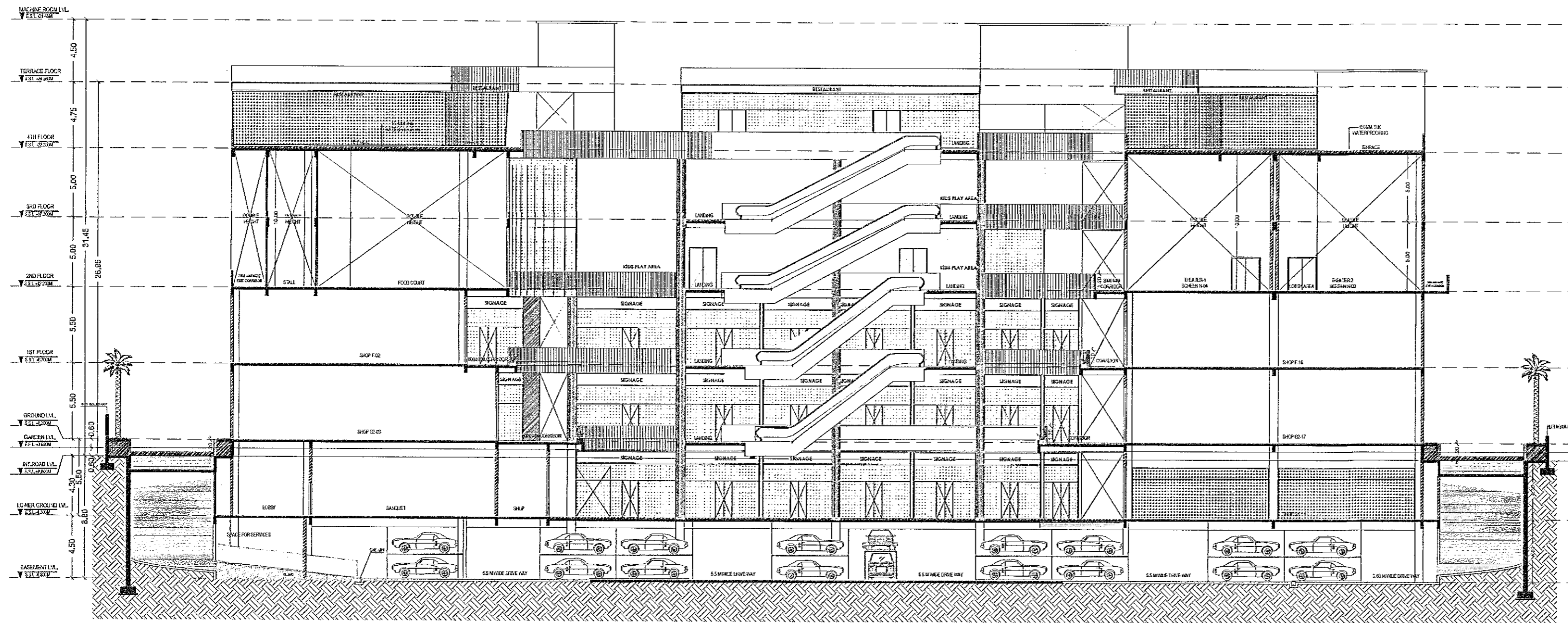
PROJECT:		
SUBMISSION DRAWINGS FOR THE PROPOSED PRATEEK GRAND CITY MALL AT PLOT NO. CP-01 PART OF PLOT NO. - 4/BS-01 & BS/05 PRAITEEK GRAND CITY, SIDDARTH VIHAR NH - 24, CHAZIABAD (U.P.)		
OWNER:		
M/s. - PRAITEEK REALTORS INDIA PRIVATE LIMITED		
DRAWING TITLE:		
4th FLOOR & TERRACE PLAN		
 architects, engineers, landscape & interior designers ANUJ AGARWAL ARCHITECTS A-244 KALSHAMBI CHAUDHARI (U.P.) Ph:+91 120 5454184, 6454182 e-mail: arch_anujagarwal@gmail.com		
SCALE:	DEALT BY:	DATE:
DESIGN BY:	CHECKED BY:	DRG. NO. SD- 05
OWNER'S SIGN:	ARCHITECT'S SIGN:	
<i>[Signature]</i>		

Note - : BUILDING WILL BE MECHANICALLY VENTILATED

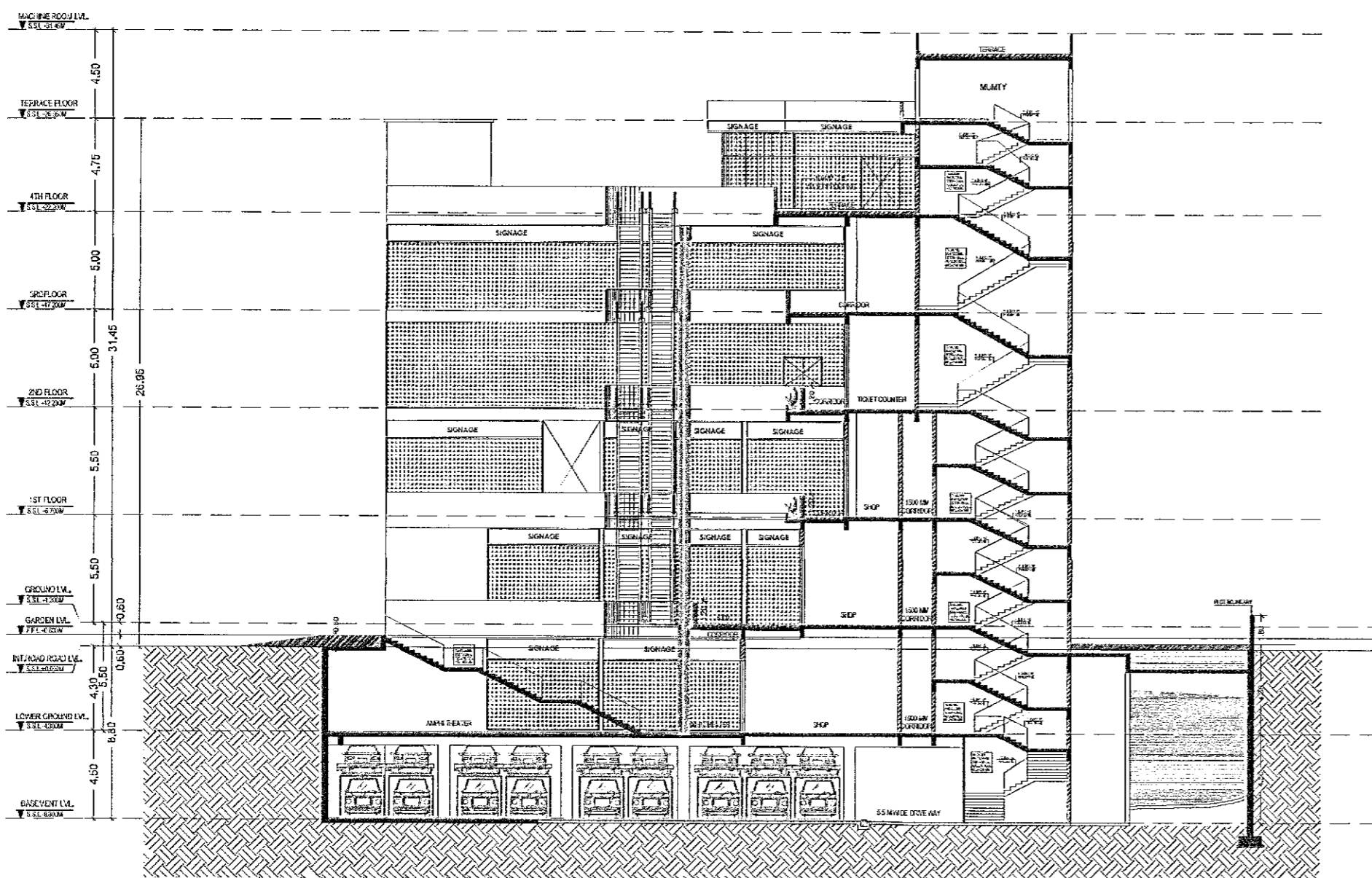
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Digitally signed by ANUJ AGARWAL Date: 2025.12.01 18:40:55 +05'30'

Signature valid



SECTION - AA



SECTION - BB

Prateek Realtors India Pvt. Ltd.

[Signature]
Authorized Signatory

PROJECT:
SUBMISSION DRAWINGS FOR THE PROPOSED PRATEEK GRAND CITY MALL AT PLOT NO. CP - 01 PART OF PLOT NO. - 4/BS-01 & BS/05 PRATEEK GRAND CITY, SIDDARTH VIHAR NH - 24, GHAZIABAD (U.P.)

OWNER:
M/s. - PRATEEK REALTORS INDIA PRIVATE LIMITED

DRAWING TITLE:
SECTIONS - A & B

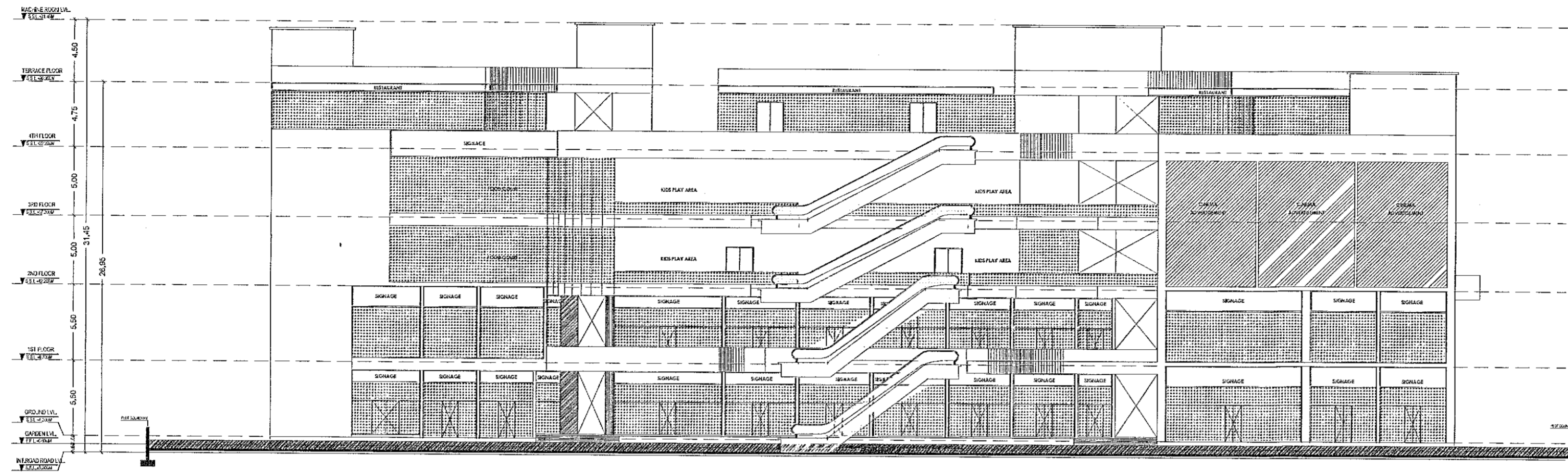
[Logo]
architects, engineers, landscape & interior designers
ANUJ AGARWAL ARCHITECTS
A-244 KAUSHAMBI GHAZIABAD (U.P.)
Ph: +91 120 6454184, 6454182
e-mail: crch_anujagarwal@gmail.com

SCALE	DEALT BY	DATE
DESIGN BY	CHECKED BY	DRG. NO.
		SD-06

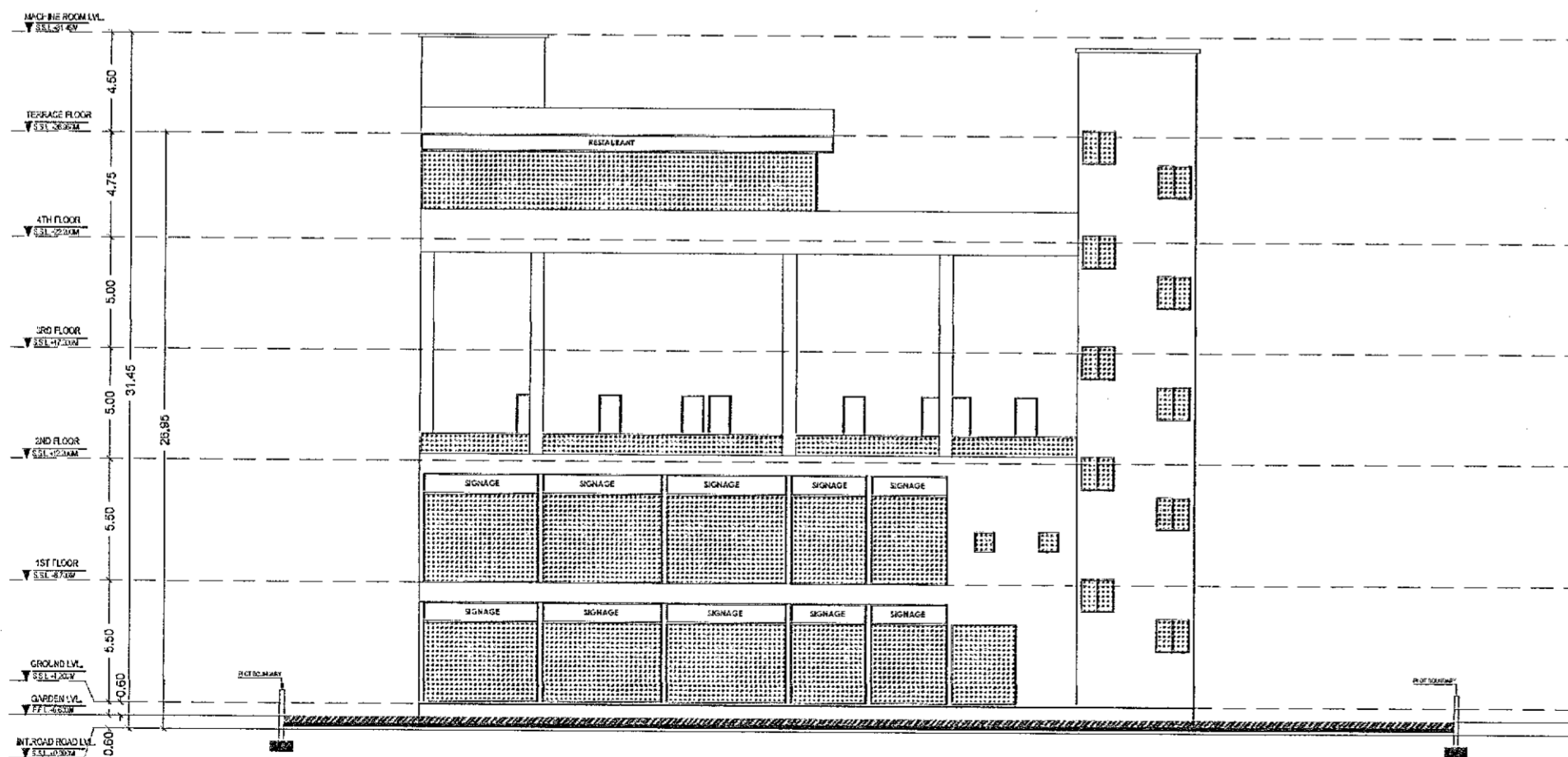
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Date: 2025.12.01 18:40:55 +05'30'

Signature valid



FRONT ELEVATION



SIDE - 1 ELEVATION

Prateek Realtors India Pvt. Ltd.

Authorized Signatory

PROJECT:
SUBMISSION DRAWINGS FOR THE PROPOSED PRAITEEK GRAND CITY MALL AT PLOT NO. - CP - 01 PART OF PLOT NO. - 4/85-01 & 85/05 PRAITEEK GRAND CITY, SIDDARTH VIHAR NH - 24, GHAZIABAD (U.P.)



OWNER:
M/s. - PRAITEEK REALTORS INDIA PRIVATE LIMITED

DRAWING TITLE:
ELEVATIONS


architects, engineers, landscape & interior designers
ANUJ AGARWAL ARCHITECTS
A-244 KAUSHAMBI CHAZIABAD (U.P.)
Ph: +91 120 6454184, 6454182
e-mail: arch_anujagarwal@Gmail.com

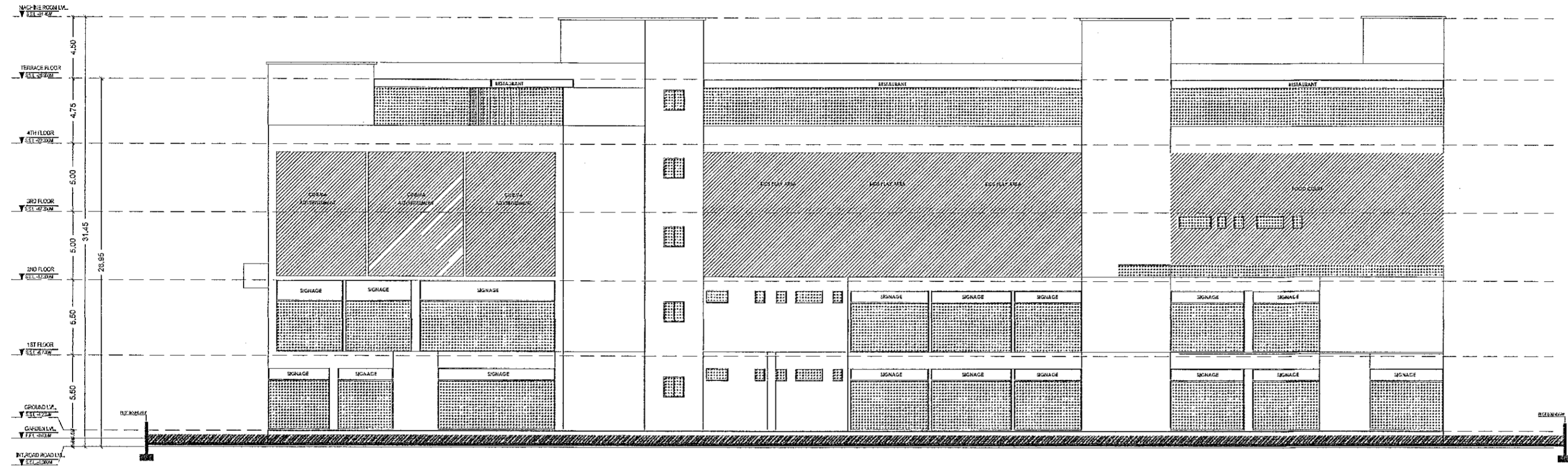
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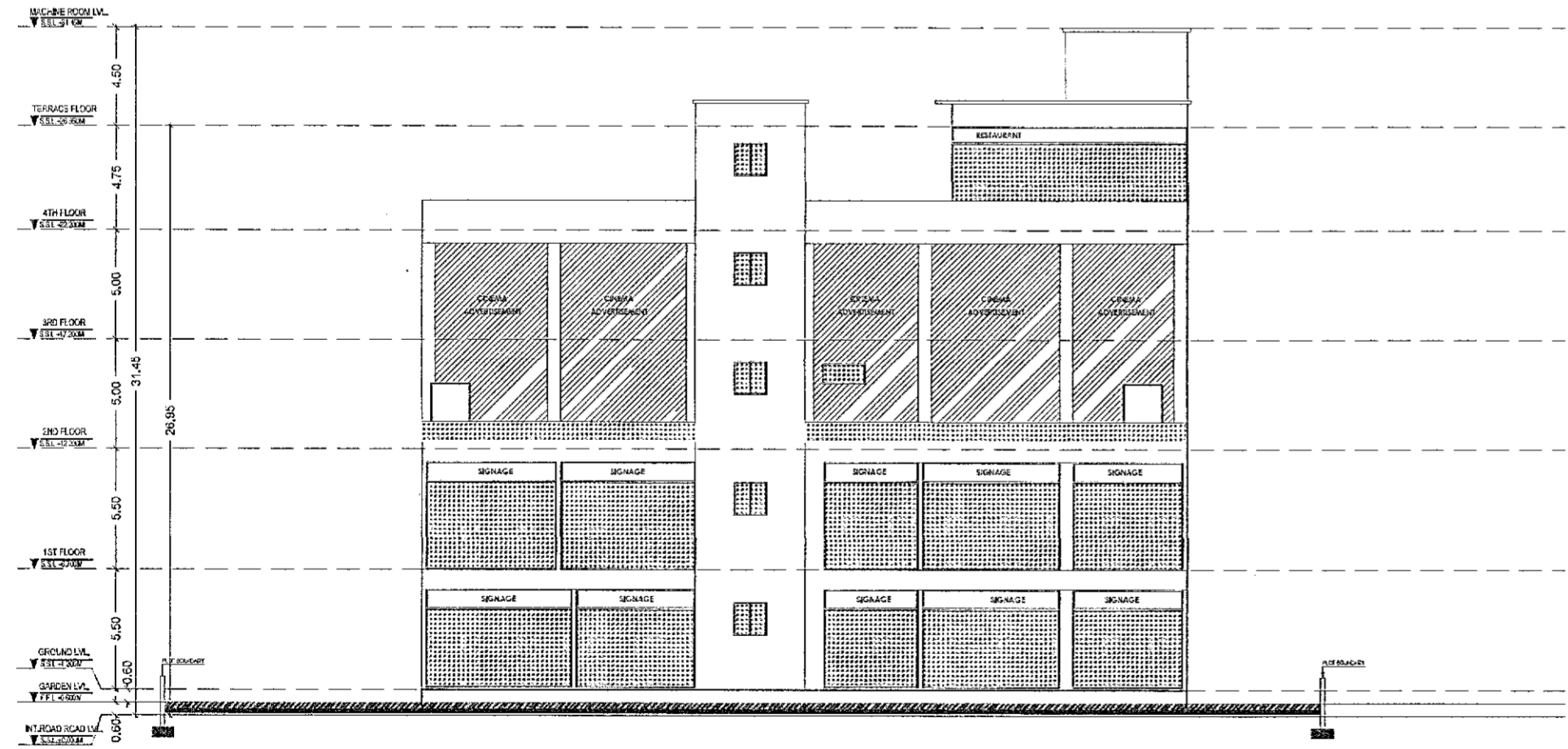



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Signature valid



BACK ELEVATION




SIDE - 2 ELEVATION

Prateek Realtors India Pvt. Ltd.

 Authorized Signatory

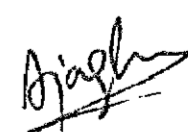
PROJECT:
 SUBMISSION DRAWINGS FOR THE PROPOSED PRATEEK GRAND CITY MALL AT PLOT NO. CP - 01 PART OF PLOT NO. - 4/BS-01 & BS/05 PRATEEK GRAND CITY, SIDDARTH VIHAR NH - 24, GHAZIABAD (U.P.)


OWNER:
 M/s. - PRATEEK REALTORS INDIA PRIVATE LIMITED

DRAWING TITLE:
 ELEVATIONS


 architects, engineers, landscape & interior designers
 ANUJ AGARWAL ARCHITECTS
 A-244 KAUSHAMBI CHAZABAD (U.P.)
 Ph: +91 120 6454184, 6454182
 e-mail: arch_anujagarwal@gmail.com

SCALE	DEALT BY A CHADIAN	DATE
DESIGN BY	CHECKED BY	DRS. NO. SD-08

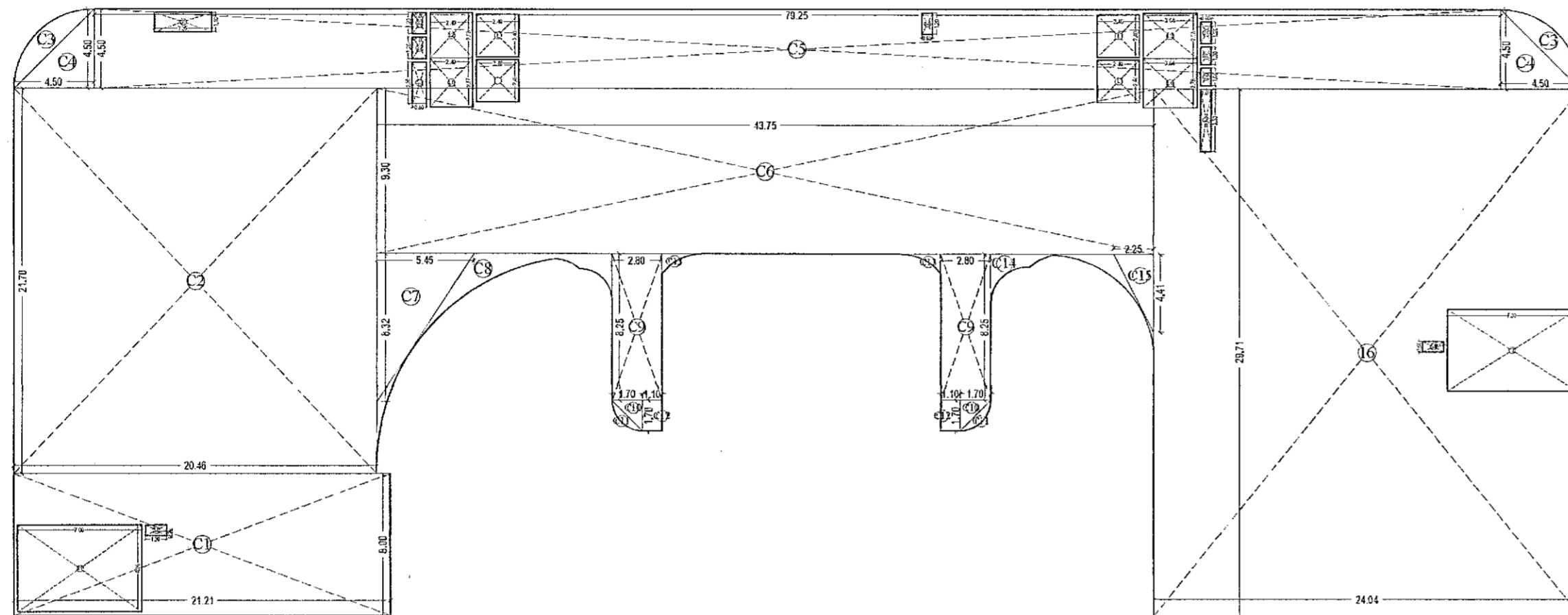
OWNER'S SIGN: 

ARCHITECT'S SIGN: 

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 ANUJ AGARWAL
 Date: 2025.12.01 18:40:55 +05'30'

Signature valid

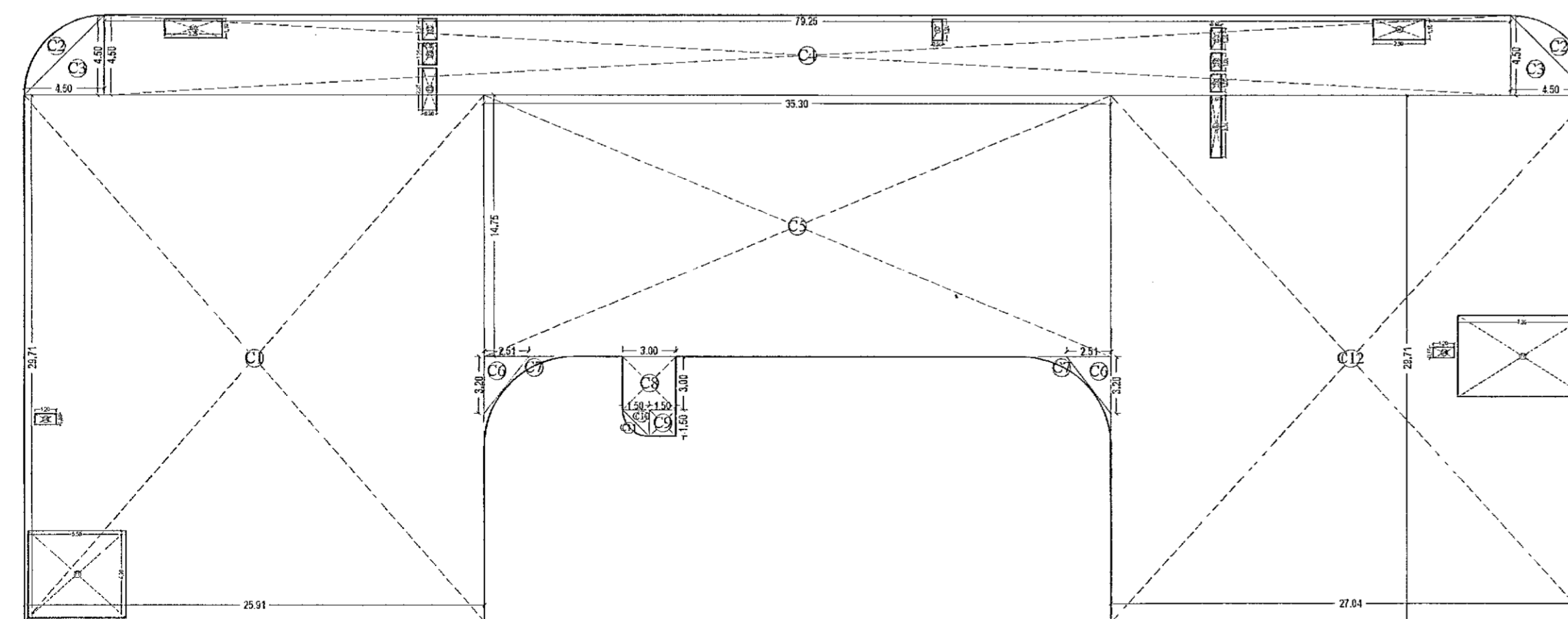


FIRST FLOOR AREA

1ST FLOOR AREA (COMMERCIAL AREA DETAIL)		
S. NO.	DIMENSIONS	AREA(sq.mt.)
C1.	21.21 X 8.00	169.68
C2.	20.46 X 21.70	443.98
C3.	as per calc. X 2	11.56
C4.	4.50 X 4.50 / 2 x 2	20.25
C5.	79.25 X 4.50	356.62
C6.	43.75 X 9.30	406.87
C7.	5.45 X 8.32 / 2	22.67
C8.	as per calc.	11.29
C9.	2.80 X 8.25 X 2	46.20
C10.	1.70 X 1.70 / 2 X 2	2.89
C11.	as per calc. X 2	1.66
C12.	1.10 X 1.70 X 2	3.74
C13.	as per calc.	1.46
C14.	as per calc.	5.64
C15.	2.25 X 4.41 / 2	4.96
C16.	24.04 X 29.71	714.22
TOTAL AREA		2,223.89

DEDUCT AREA DETAIL		
S. NO.	DIMENSIONS	AREA(sq.mt.)
S1	3.25 X 1.10	3.57
S2	0.80 X 1.20 X 2	1.92
S3	0.80 X 2.35	1.88
S4	0.60 X 1.20 X 4	2.88
S5	0.60 X 1.00 X 2	1.20
S6	0.60 X 3.50	2.10
F1	7.00 X 4.90	34.30
F2	7.30 X 4.60	33.58
L	2.40 X 2.40 X 4	23.04
L1	2.40 X 2.77	6.64
L2	2.40 X 2.58	6.19
L3	3.04 X 2.58	7.84
L4	3.04 X 2.78	8.45
TOTAL		133.59 sq.mt.

NET FLOOR AREA - DEDUCT AREA
= 2,223.89 - 133.59
= 2,090.10 sq.mt.



GROUND FLOOR AREA

GROUND FLOOR AREA (COMMERCIAL AREA DETAIL)		
S. NO.	DIMENSIONS	AREA(sq.mt.)
C1.	25.91 X 29.71	769.78
C2.	as per calc. X 2	11.56
C3.	4.50 X 4.50 / 2 x 2	20.25
C4.	79.25 X 4.50	356.62
C5.	35.30 X 14.75	520.67
C6.	2.51 X 3.20 / 2 X 2	8.03
C7.	as per calc. X 2	2.92
C8.	3.00 X 3.00	9.00
C9.	1.50 X 1.50	2.25
C10.	1.50 X 1.50 / 2	1.12
C11.	as per calc.	0.64
C12.	27.04 X 29.71	803.35
TOTAL AREA		2,506.19

DEDUCT AREA DETAIL		
S. NO.	DIMENSIONS	AREA(sq.mt.)
S1	3.25 X 1.10	3.57
S2	0.80 X 1.20 X 2	1.92
S3	0.80 X 2.35	1.88
S4	0.60 X 1.20 X 4	2.88
S5	0.60 X 1.00 X 2	1.20
S6	0.60 X 3.50	2.10
S7	2.90 X 1.15	3.33
F1	5.50 X 4.90	28.95
F2	7.30 X 4.60	33.58
TOTAL		77.41 sq.mt.

NET FLOOR AREA - DEDUCT AREA
= 2,506.19 - 77.41
= 2,428.78 sq.mt.

Prateek Realtors India Pvt. Ltd.

[Signature]
Authorized Signatory

TOTAL GROUND COVERAGE AREA =
NET F.A.R. AREA + FIRE STAIR AREA (F1 & F2)
= 2,428.78 + 60.53
= 2,489.31 sq.mt.

PROJECT:
SUBMISSION DRAWINGS FOR THE PROPOSED PRATEEK GRAND CITY MALL AT PLOT NO. - CP - 01 PART OF PLOT NO. - 4/BS-01 & BS/05 PRATEEK GRAND CITY, SIDDARTH VIHAR NH - 24, GHAZIABAD (U.P.)

OWNER:
M/s. - PRATEEK REALTORS INDIA PRIVATE LIMITED

DRAWING TITLE:
GROUND & 1st FLOOR AREA

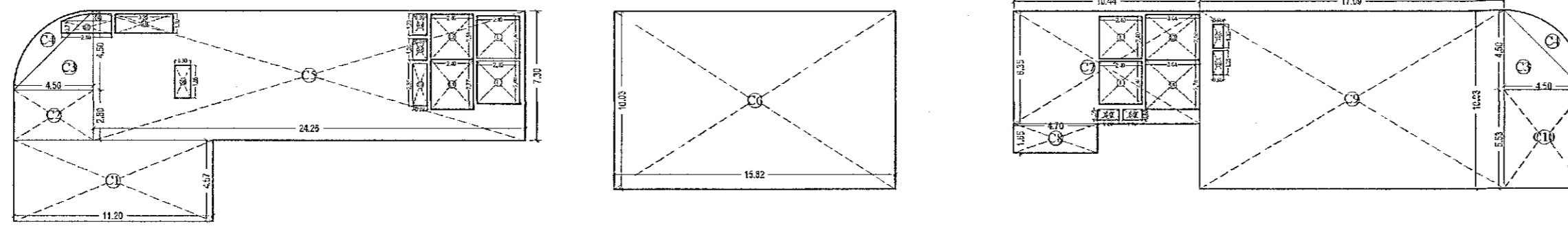
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architects, engineers, landscape & interior designers
ANUJ AGARWAL ARCHITECTS
A-244 KAUSHAMBI GHAZIABAD (U.P.)
Ph: +91 120 6454184, 6454182
e-mail: anuj_agarwal@rediffmail.com

SCALE: _____ DATE: _____
DESIGN BY: _____ CHECKED BY: _____ ERG. No: SD-10

OWNER'S SIGN: _____ ARCHITECT'S SIGN: _____
[Signature] *[Stamp]*

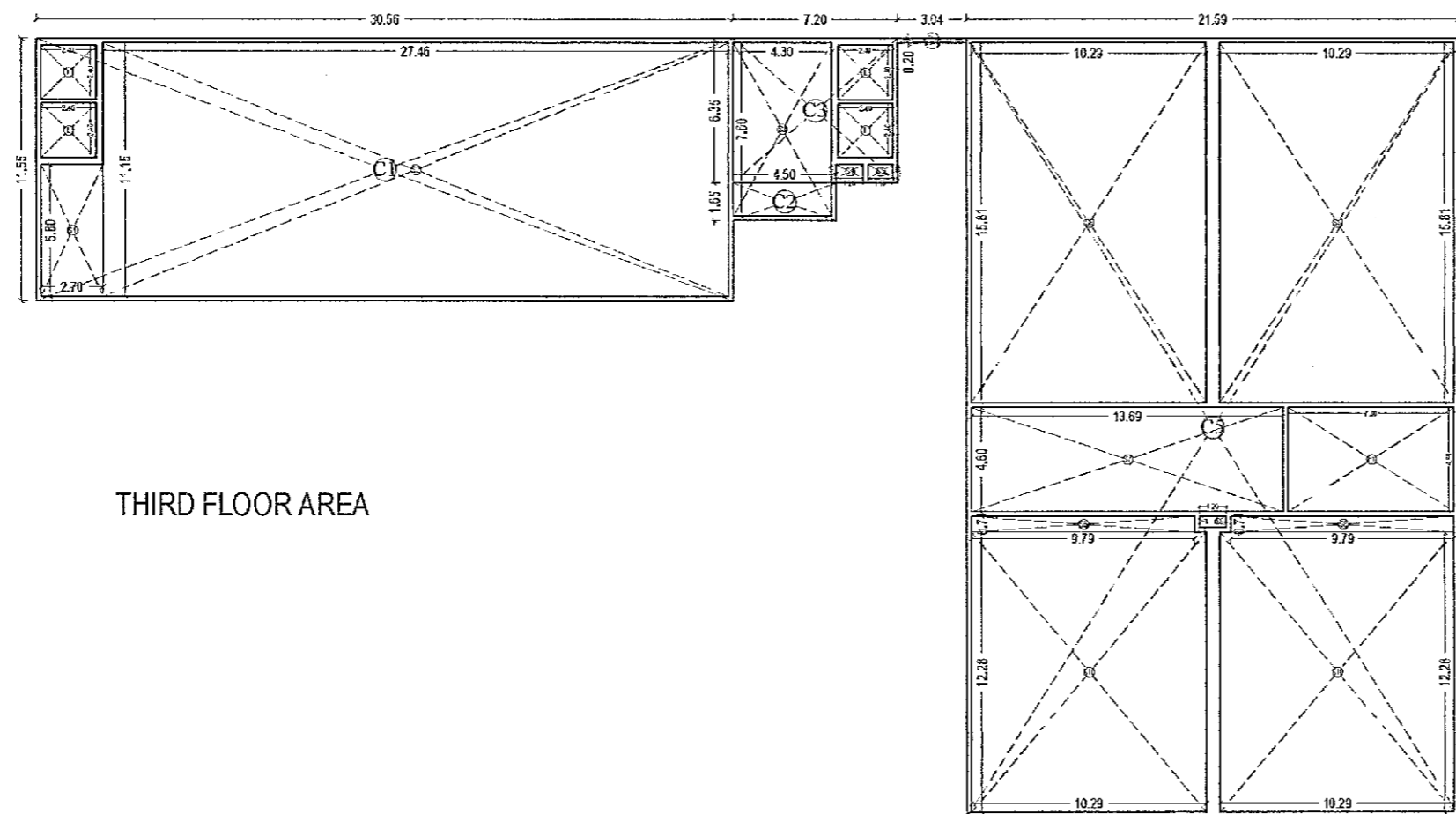
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Digitally signed by ANUJ AGARWAL Date: 2025.12.01 18:40:55 +05'30'

Signature valid



FOURTH FLOOR PLAN

4TH FLOOR AREA (COMMERCIAL AREA DETAIL)		
S. NO.	DIMENSIONS	AREA(sq.mt.)
C1.	11.20 X 4.57	51.18
C2.	4.50 X 2.80	12.60
C3.	4.50 X 4.50 / 2 X 2	20.25
C4.	as per calc. X 2	11.56
C5.	24.26 X 7.30	177.09
C6.	15.82 X 10.03	158.67
C7.	10.44 X 6.35	66.29
C8.	4.70 X 1.65	7.75
C9.	17.09 X 10.03	171.41
C10.	4.50 X 5.53	24.88
TOTAL AREA		701.68



THIRD FLOOR AREA

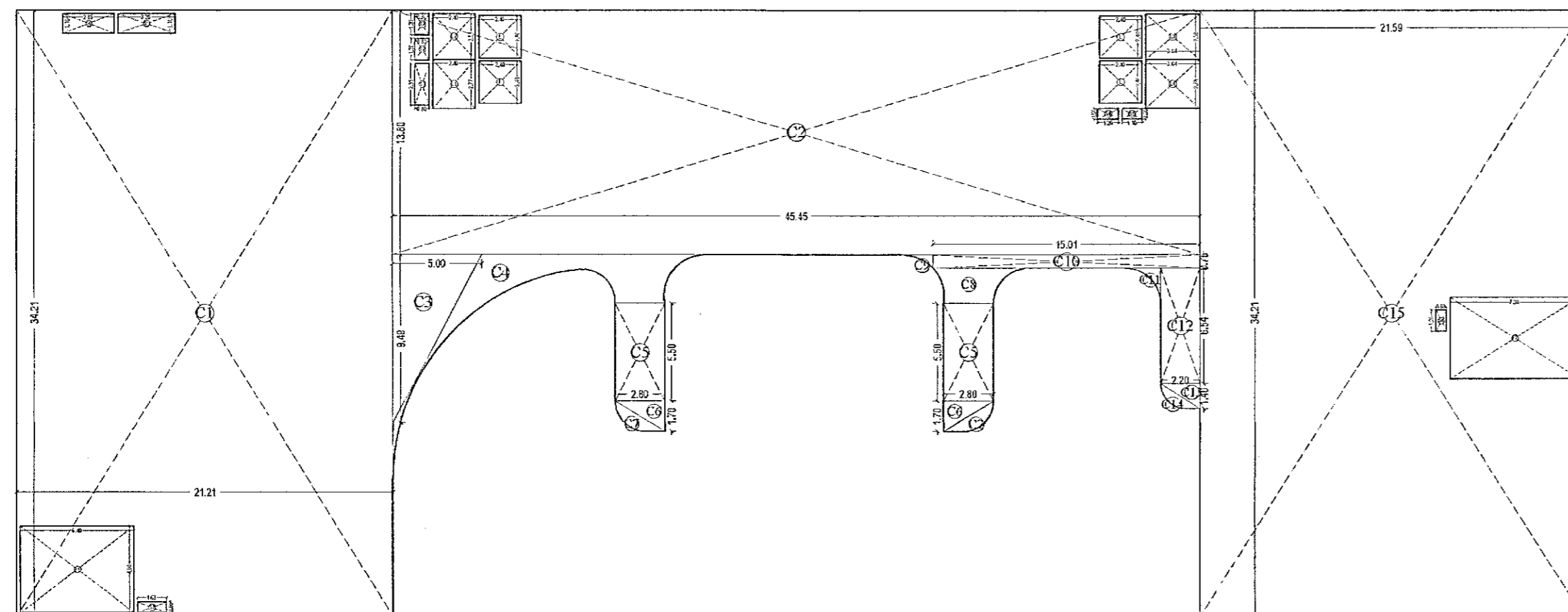
DEDUCT AREA DETAIL		
S. NO.	DIMENSIONS	AREA(sq.mt.)
S1	3.25 X 1.10	3.57
S2	0.80 X 1.20 X 2	1.92
S3	0.80 X 2.35	1.88
S4	1.20 X 0.60	0.72
S5	1.10 X 0.60	0.66
S6	0.90 X 1.85	1.66
S7	2.80 X 0.71	1.98
S8	as per calc.	0.87
S9	0.60 X 1.35 X 2	1.62
L	2.40 X 2.40 X 4	23.04
L1	2.40 X 2.77	6.64
L2	2.40 X 2.58	6.19
L3	3.04 X 2.58	7.84
L4	3.04 X 2.78	8.45
TOTAL		67.04 sq.mt.

NET FLOOR AREA - DEDUCT AREA
= 701.68 - 67.04
= 634.64 sq.mt.

3RD FLOOR AREA (COMMERCIAL AREA DETAIL)		
S. NO.	DIMENSIONS	AREA(sq.mt.)
C1.	30.56 X 11.55	352.96
C2.	4.50 X 1.65	7.42
C3.	7.20 X 6.35	45.72
C4.	3.04 X 0.20	0.60
C5.	21.59 X 34.20	738.37
TOTAL AREA		1,145.07

DEDUCT AREA DETAIL		
S. NO.	DIMENSIONS	AREA(sq.mt.)
S1	2.70 X 5.80	15.66
S2	27.46 X 11.15	306.17
S3	4.30 X 7.60	32.68
S4	1.20 X 0.60	0.72
S5	1.10 X 0.60	0.66
S6	10.29 X 15.81 X 2	325.36
S7	13.69 X 4.60	62.97
S8	9.79 X 0.71 X 2	13.90
S9	1.20 X 0.51	0.61
S10	10.29 X 12.28 X 2	252.72
F1	7.30 X 4.60	33.58
L	2.40 X 2.40 X 4	23.04
TOTAL		1,068.07 sq.mt.

NET FLOOR AREA - DEDUCT AREA
= 1,145.07 - 1,068.07
= 77.00 sq.mt.



SECOND FLOOR AREA

2ND FLOOR AREA (COMMERCIAL AREA DETAIL)		
S. NO.	DIMENSIONS	AREA(sq.mt.)
C1.	21.21 X 34.21	725.59
C2.	45.45 X 13.80	627.21
C3.	5.00 X 9.49 / 2	23.72
C4.	as per calc.	25.11
C5.	2.80 X 5.50 X 2	30.80
C6.	2.80 X 1.70 / 2 X 2	4.76
C7.	as per calc. X 2	3.52
C8.	as per calc.	6.68
C9.	as per calc.	0.39
C10.	15.01 X 0.75	11.25
C11.	as per calc.	0.86
C12.	2.20 X 6.54	14.38
C13.	2.20 X 1.40 / 2	1.54
C14.	as per calc.	1.11
C15.	21.59 X 34.21	738.59
TOTAL AREA		2,215.51

DEDUCT AREA DETAIL		
S. NO.	DIMENSIONS	AREA(sq.mt.)
S1	3.25 X 1.10	3.57
S2	0.80 X 1.20 X 2	1.92
S3	0.80 X 2.35	1.88
S4	0.60 X 1.20 X 2	1.44
S5	0.60 X 1.10	0.66
S6	2.89 X 1.10	3.17
S7	1.63 X 0.60	0.97
F1	6.40 X 4.90	31.36
F2	7.30 X 4.60	33.58
L	2.40 X 2.40 X 4	23.04
L1	2.40 X 2.77	6.64
L2	2.40 X 2.58	6.19
L3	3.04 X 2.58	7.84
L4	3.04 X 2.78	8.45
TOTAL		130.71 sq.mt.

NET FLOOR AREA - DEDUCT AREA
= 2,215.51 - 130.71
= 2,084.80 sq.mt.

Prateek Realtors India Pvt. Ltd.

(Signature)
Authorized Signatory

PROJECT:
SUBMISSION DRAWINGS FOR THE PROPOSED PRATEEK GRAND CITY MALL AT PLOT NO. CP-01 PART OF PLOT NO. - 4/BS-01 & BS/05 PRATEEK GRAND CITY, SIDDARTH VIHAR NH - 24, CHAZIABAD (U.P.)

OWNER:
M/s. - PRATEEK REALTORS INDIA PRIVATE LIMITED

DRAWING TITLE:
2nd to 4th FLOOR AREA

(Logo)
architects, engineers, landscape & interior designers
ANUJ AGARWAL ARCHITECTS
A-244 KAUSHAMBI GHAZIABAD (U.P.)
Ph:+91 120 5454184, 6454182
e-mail: creh_anujagarwal@gmail.com

SCALE	DATE
DESIGN BY	CHECKED BY
DATE	DATE
DRG. NO.	SD- 11

OWNER'S SIGN	ARCHITECT'S SIGN
<i>(Signature)</i>	<i>(Signature)</i>

ANUJ
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Digitally signed by ANUJ AGARWAL Date: 2025.12.01 18:40:55 +05'30'