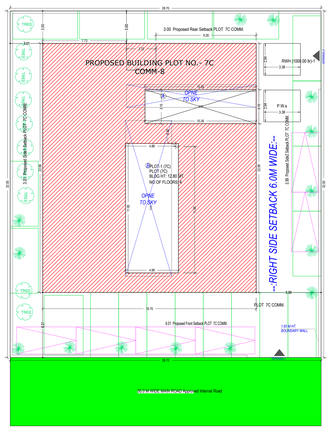
Project Title :PROPOSED PLAN FOR COMMERCIAL BUILDING ON PLOT NO:- 7C/COM-08 SIDDHARTH VIHAR YOJNA, GHAZIABAD. OWNER NAME:- SHALVIYA REALTORS PRIVATE LIMITED.

File No	UP/HP/BP21-22/0314
Download Date	2021-07-14
Sheet	1
Scale	1:100

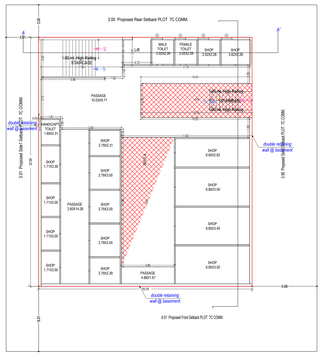
A	AREA STATEMENT	VERSION NO.: 1.0.68
		VERSION DATE: 29/07/2021
	PROJECT DETAIL :	
	Site Address: District:Ghaziabad,Tehsil:Ghaziabad,Village:NA	Plot Use: Commercial
	Authority: Uttar Pradesh Housing Board & Development Board	Plot SubUse: Retail Shop
	AuthorityClass: NA	Development Plan: Sidharth Vihar Ghaziabad
	AuthorityGrade: U.P. Awas Avam Vikas Parishad (UPAVP- UP Housing Board)	Land Use Zone: Commercial use Zone
	CaseTrack: Regular	Land SubUse Zone: Other Commercial
	Project Type: Building Permission	Layout Type: NA
	Nature of Development: NEW	
	Development Area: New Area	
	SubDevelopment Area: City 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	918.40
	As per site condition	918.40
	Area of Plot Considered	918.40
2.	Deduction for	
	(a)Proposed roads	0.00
	(b)Any reservations	0.00
	Total(a + b)	0.00
3.	Net Area of plot (1 - 2) AREA OF PLOT	918.40
4.	% of Green and open space (Reqd.)	0.00
	% of Green and open space (Prop)	0.00
	Balance area of Plot(1 - 4)	918.40
	Plot Area For Coverage	918.40
	Plot Area For FAR	918.40
	Perm. FAR Area (1.75)	1607.20
	Perm. Paid FAR Area (0.87)	799.01
5.	Total Perm. FAR area with Paid FAR (2.62)	2406.21
5.	Total Perm. FAR area (2.62)	2406.21
	Total Paid Proposed FAR Area	22.46
6.	Total Built up area permissible at:	
	Permissible Coverage area (50.00 %)	459.20
	Proposed Coverage Area (39.43 %)	362.12
	Total Prop. Coverage Area (39.43 %)	362.12
	Balance coverage area (10.57 %)	97.08
	Proposed Area at:	

-	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Basement Floor	362.12	0.00	356.09	0.00
Ground Floor	362.12	0.00	362.12	0.00
First Floor	362.12	0.00	356.25	0.00
Second Floor	362.12	0.00	356.26	0.00
Third Floor	204.56	0.00	198.94	0.00
Terrace Floor	16.53	0.00	16.53	0.00
Total Area:	1669.57	0.00	1629.66	0.00

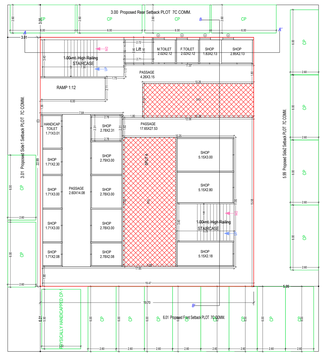
	Total FAR Area:	1629.66
	Total BuiltUp Area:	1669.57
	Proposed F.S.I. consumed:	1.77
G.	Tenement Statement:	
4.	Tenement Proposed At:	
	All Floors	1.00
5.	Total Tenements (3 + 4)	1
E.	Parking Statement:	
1.	Parking Space Required as per Regulations:	233.75
2.	Proposed Parking Space:	300.60



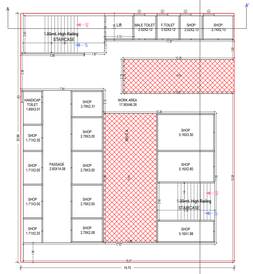
SITE PLAN
(Scale - 1:100)



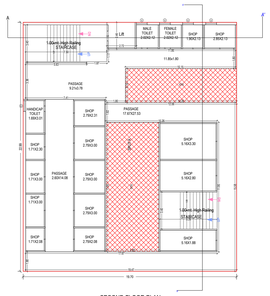
50.0 M WIDE MAIN ROAD Approved Internal Road
BASEMENT FLOOR PLAN
(Proposed)
(SCALE 1:100)



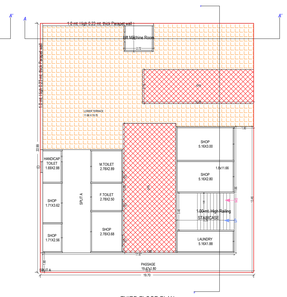
50.0 M WIDE MAIN ROAD Approved Internal Road
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



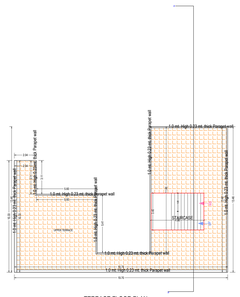
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



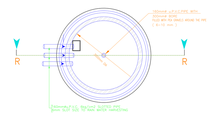
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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

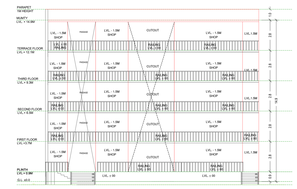


TERRACE FLOOR PLAN
(SCALE 1:100)



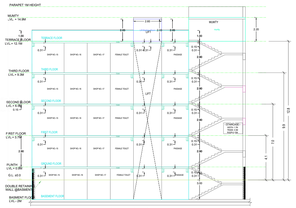
PLAN(N.T.S.)

RAIN WATER HARVESTING (RECHARGE SHAFT)
3000 mm DIA & 3000 mm (EFFECTIVE DEPTH)



FORNT ELEVATION

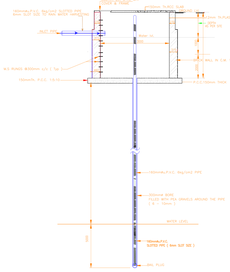
(Scale - 1:100)



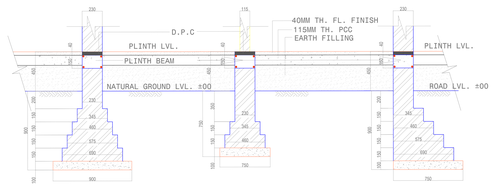
section Y-Y

(Scale - 1:100)

KEY PLAN (N.T.S.)



SECTION-R.R.



DRAWN BY:	CHECKED BY:	DWG NO. :
PRIYANKA	AR. ARPIT TYAGI	
ORIENTATION:	SCALE: 1:100	
	DATE: 18/06/2021	

DC ARCH CONSULTING SERVICES
ARCHITECTS,ENGINEERS, INTERIOR & DESIGNERS
Add:- Plot no.828, Third Floor, Sector - 2B, Near Uttranchal Plaza, Vasundhara, Ghaziabad (U.P)
Email :- dcarchconsultingservices@gmail.com
www.dcarchconsultingservices.co.in

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.
PLOT (7C)	Commercial	Retail Shop	> 0	100	1629.66	1.00	17	-
	Total :		-	-	-	-	17	18

UnitBUA Table for Building :PLOT (7C)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA(Area in Sq.mt.)		UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit
				Chowk	Lift		Wall	Stair Case		
BASEMENT FLOOR PLAN	SPLIT A	SHOP	420.52	58.40	6.03	356.09	25.03	25.50	305.56	01
	Total :		420.52	58.40	6.03	356.09	25.03	25.50	305.56	01
	Total per Floor:	Typical Floor = 1								
	Total :		420.52	58.40	6.03	356.09	25.03	25.50	305.56	01
GROUND FLOOR PLAN	SPLIT A	SHOP	413.84	58.40	0.00	355.44	18.00	43.34	294.10	00
	Total :		413.84	58.40	0.00	355.44	18.00	43.34	294.10	00
	Total per Floor:	Typical Floor = 1								
	Total :		413.84	58.40	0.00	355.44	18.00	43.34	294.10	00
FIRST FLOOR PLAN	SPLIT A	SHOP	420.50	58.40	5.87	356.23	19.71	43.39	293.13	00
	Total :		420.50	58.40	5.87	356.23	19.71	43.39	293.13	00
	Total per Floor:	Typical Floor = 1								
	Total :		420.50	58.40	5.87	356.23	19.71	43.39	293.13	00
SECOND FLOOR PLAN	SPLIT A	SHOP	420.52	58.40	5.85	356.27	20.32	43.39	292.56	00
	Total :		420.52	58.40	5.85	356.27	20.32	43.39	292.56	00
	Total per Floor:	Typical Floor = 1								
	Total :		420.52	58.40	5.85	356.27	20.32	43.39	292.56	00
THIRD FLOOR PLAN	SPLIT A	SHOP	118.71	0.00	0.00	118.71	4.37	17.89	96.45	00
	SPLIT A	SHOP	72.74	0.00	0.00	72.74	5.09	0.00	67.65	
	Total :		191.45	0.00	0.00	191.45	9.46	17.89	164.10	00
	Total per Floor:	Typical Floor = 1								
	Total :		191.45	0.00	0.00	191.45	9.46	17.89	164.10	00
-										
Total:	-	-	1866.83	233.59	17.75	1615.48	92.52	173.52	1349.45	01

Parking Check (Table 7b)

Vehicle Type	Reqd.				Prop.	
	No.	Reduced Reqd Parking (Incase of Plot having RW/Area surrendered FOC)	Area		No.	Area
Equivalent Car Space	-	-	-		18	280.80
Total Car	17	-	233.75		18	280.80
Total			233.75			280.80

Building :PLOT (7C)

Floor Name	Gross Builtup Area	Deductions From Gross BUA(Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)		Total FAR Area (Sq.mt.)	No. of Unit
		Ducts(Void, Duct, Chowk)			Murmty	Lift	Lift Machine	Commercial			
Basement Floor	452.82	90.70		362.12	0.00	6.03	0.00	356.09		356.09	01
Ground Floor	452.82	90.70		362.12	0.00	0.00	0.00	362.12		362.12	00
First Floor	452.82	90.70		362.12	0.00	5.87	0.00	356.25		356.25	00
Second Floor	452.82	90.70		362.12	0.00	5.85	0.00	356.26		356.26	00
Third Floor	295.26	90.70		204.56	0.00	0.00	5.62	198.94		198.94	00
Terrace Floor	16.53	0.00		16.53	0.00	0.00	0.00	0.00		0.00	00
Total:	2123.07	453.50		1669.57	16.53	17.75	5.62	1629.66		1629.66	01
Total Number of Same Buildings:	1										
Total:	2123.07	453.50		1669.57	16.53	17.75	5.62	1629.66		1629.66	01

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd.	Prop.
PLOT 7C COMM.	Tree	10	10

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (7C)	D	1.00	2.10	13
PLOT (7C)	S	1.83	2.10	01
PLOT (7C)	S	1.88	2.10	03
PLOT (7C)	S	1.90	2.10	01
PLOT (7C)	S	2.02	2.10	02
PLOT (7C)	S	2.08	2.10	05
PLOT (7C)	S	2.18	2.10	01
PLOT (7C)	S	2.20	2.10	01
PLOT (7C)	S	2.30	2.10	03
PLOT (7C)	S	2.31	2.10	04
PLOT (7C)	S	2.40	2.10	01
PLOT (7C)	S	2.50	2.10	01
PLOT (7C)	S	2.56	2.10	01
PLOT (7C)	S	2.62	2.10	02
PLOT (7C)	S	2.74	2.10	01
PLOT (7C)	S	2.80	2.10	04
PLOT (7C)	S	2.85	2.10	02
PLOT (7C)	S	2.89	2.10	01
PLOT (7C)	S	3.00	2.10	23
PLOT (7C)	S	3.30	2.10	02
PLOT (7C)	S	3.40	2.10	01
PLOT (7C)	S	3.45	2.10	01
PLOT (7C)	S	3.50	2.10	02
PLOT (7C)	S	3.62	2.10	01
PLOT (7C)	S	3.68	2.10	01

Building USE/SUBUSE 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
PLOT (7C)	Commercial	Retail Shop	-	Highrise		1	BASEMENT FLOOR PLAN	Commercial	Retail Shop	Commercial FAR	Commercial	Retail Shop
							GROUND FLOOR PLAN	Commercial + Parking	Retail Shop	Commercial FAR	Commercial	Retail Shop
							FIRST FLOOR PLAN	Commercial	Retail Shop	Commercial FAR	Commercial	Retail Shop
							SECOND FLOOR PLAN	Commercial	Retail Shop	Commercial FAR	Commercial	Retail Shop
							THIRD FLOOR PLAN	Commercial	Retail Shop	Commercial FAR	Commercial	Retail Shop
							TERRACE FLOOR PLAN	Commercial	Retail Shop	-	-	-

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
BASEMENT FLOOR PLAN	STAIRCASE	1.70	0.300	0.000
	STAIRCASE	1.70	0.300	0.000
GROUND FLOOR PLAN	STAIRCASE	1.67	0.300	0.132
	STAIRCASE	1.69	0.300	0.132
FIRST FLOOR PLAN	STAIRCASE	1.67	0.300	0.132
	STAIRCASE	1.69	0.300	0.132
SECOND FLOOR PLAN	STAIRCASE	1.69	0.300	0.132
	STAIRCASE	1.67	0.300	0.132
THIRD FLOOR PLAN	STAIRCASE	1.69	0.300	0.132
TERRACE FLOOR PLAN	STAIRCASE	1.69	0.300	0.000

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
PLOT (7C)	w	1.00	1.20	23
PLOT (7C)	w	1.12	1.20	01

Buildingwise Floor FAR Details

Floor Name	Building Name		Total		
	PLOT (7C)				
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	Total Paid FAR Area (Sq.mt.)
Basement Floor	362.12	356.09	362.12	356.09	0.00
Ground Floor	362.12	362.12	362.12	362.12	0.00
First Floor	362.12	356.25	362.12	356.25	0.00
Second Floor	362.12	356.26	362.12	356.26	0.00
Third Floor	204.56	198.94	204.56	198.94	22.46
Terrace Floor	16.53	0.00	16.53	0.00	0.00
Total:	1669.57	1629.66	1669.57	1629.66	22.46

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)

FAR & Tenement Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)			Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
			Ducts(Void, Duct, Chowk)		Murmty	Lift	Lift Machine	Commercial		
PLOT (7C)	1	2123.07	453.50	1669.57	16.53	17.75	5.62	1629.66	1629.66	01
Grand Total :	1	2123.07	453.50	1669.57	16.53	17.75	5.62	1629.66	1629.66	01

OWNER'S NAME AND SIGNATURE
SHALVIYA REALTORS PRIVATE LIMITED,shalviyarealtors@gmail.com,9873234477

ARCHITECT'S NAME AND SIGNATURE
AVP Sahil
CA/2015/81919

STRUCTURE ENGINEER
SYNGHAR RAJ
M-144808

Uttar Pradesh Housing Board & Development Board

Name - AJAY CHAUHAN
Designation - Housing Commissioner
UP HOUSING & URBAN DEVELOPMENT
Order - 24-Aug-2021 12:38:56 AM

Building Plan Application Number
UP/HP/BP21-22/0314
Download On
10 - Aug 2021
Valid Till
23 Aug 2026
Approved By
Ajay Chauhan (Housing Commissioner)
Executed By
Atul Kumar Singh (Executive engineer)
Karn Kumar (Architectural Assistant)
AMITA Srivastav (Assistant Architect Planner)
Arvind Dev Arya (Architect planner)
Kamlesh Prasad Tripathi (Chief Architect Planner)
Ajay Chauhan (Housing Commissioner)

Total Plot Area :	918.40	Total FAR Area :	1629.66
Total Coverage Area :	362.12	Total BUA Area :	1669.57

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.

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