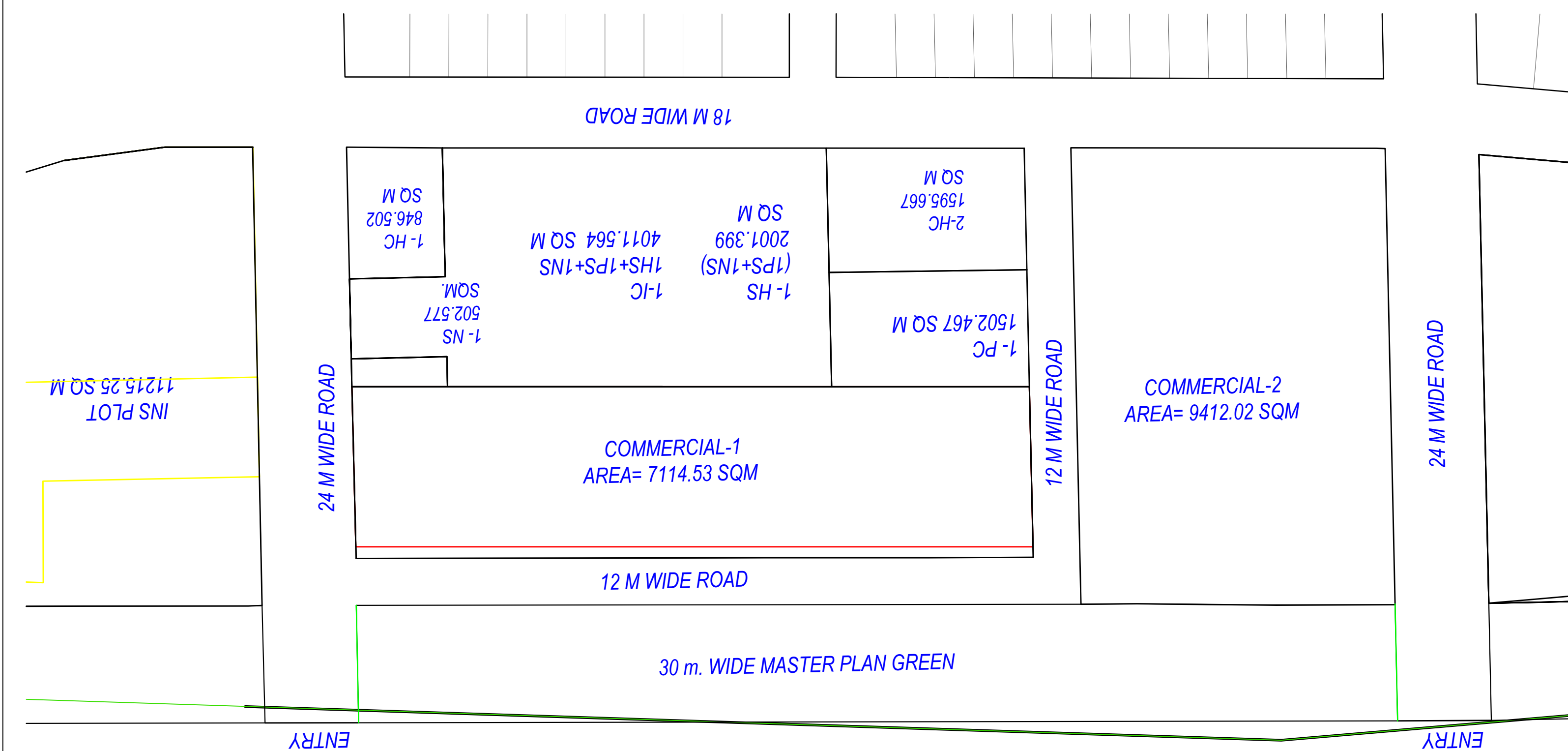


Site plan for a proposed building on a 771,990 sqm lot. The plan shows a large red hatched building footprint with a central white area labeled "Building Max Setback". The building is surrounded by setbacks: 6M WIDE DRIVE WAY on the top and bottom, 6M WIDE SETBACK on the left, and 6M WIDE REAR SETBACK on the right. A green area is on the far left, and a ramp is on the far right. The lot is bounded by 12.00 M. WIDE MAIN ROAD on the left and right. The plan includes various setbacks and dimensions, such as 6.00 Prop. Side1 Setback and 13.78 Prop. Rear Setback.



KEY PLAN

Building	No. of Same Bldg	4
A (COMM)	1	1
Grand Total :	1	1

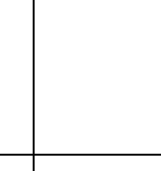
Aisles	Gross Floor Area (Sq.ft.)	Deductions From Gross BUA/Area in Sq.ft.)	Total Built Up Area (Sq.ft.)		Deductions (Area in Sq.ft.)					Proposed FAR Area (Sq.ft.)		Add Area (Sq.ft.)	Total FAR Area	No. of Unit
			Duct/Void/Chok	Duct/Void/Chok	Munty	Lift Machine	Lift Lobby	Ramp	Parking	Commercial	Lift Lobby			
19469.02			852.48	18616.54	501.83	152.43	40.41	180.00	368.27	3463.88	13641.42	143.26	13789.06	04
19469.02			852.48	18616.54	501.83	152.43	40.41	180.00	368.27	3463.88	13641.42	143.26	13789.06	04

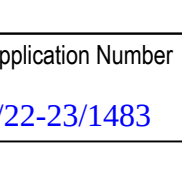
Staircase Checks (Table 8a-1)						
Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht	
BASEMENT FLOOR PLAN	Fire Escape	2.00	0.300	0.000	1.00	
	Staircase	2.00	0.300	0.000	1.00	
	Staircase	2.00	0.300	0.000	1.00	
	Fire Escape	2.00	0.300	0.000	1.00	
GROUND FLOOR PLAN	Staircase	2.00	0.300	0.000	1.00	
	Fire Escape	2.00	0.300	0.140	1.00	
	Staircase	2.00	0.300	0.117	1.00	
	Fire Escape	2.00	0.300	0.120	1.00	
FIRST FLOOR PLAN	Staircase	2.00	0.300	0.142	1.00	
	Staircase	2.00	0.300	0.133	1.00	
	Fire Escape	2.00	0.300	0.142	1.00	
	Staircase	2.00	0.300	0.142	1.00	
SECOND FLOOR PLAN	Fire Escape	2.00	0.300	0.142	1.00	
	Staircase	2.00	0.300	0.133	1.00	
	Staircase	2.00	0.300	0.142	1.00	
	Fire Escape	2.00	0.300	0.142	1.00	
THIRD FLOOR PLAN	Staircase	2.00	0.300	0.142	1.00	
	Staircase	2.00	0.300	0.133	1.00	
	Fire Escape	2.00	0.300	0.142	1.00	
	Staircase	2.00	0.300	0.142	1.00	
TERRACE FLOOR PLAN	Fire Escape	2.00	0.300	0.000	1.00	
	Staircase	2.00	0.300	0.000	1.00	
	Staircase	2.00	0.300	0.000	1.00	
	Fire Escape	2.00	0.300	0.000	1.00	

Building A (COMM)														
Floor Name	Gross Building Area	Deductions From Gross BUA/Area in Sq.ft	Total Built-Up Area (Sq. ft)	Deductions (Area in Sq.ft)						Proposed FAR Area (Sq.ft)	Add Area In FAR (Sq.ft)	Total FAR Area (Sq.ft)	No. of Unit	
				Duct/Void, Duct, Chawk)	Murty	Lit. Machine	Lit. Lobby	Ramp	Parking					Commercial
Basement Floor	4122.46	0.00	4122.46	108.77	38.11	0.00	30.00	368.27	3463.88		90.86	22.58	113.44	00
Ground Floor	3744.44	169.14	3575.30	73.76	0.00	0.00	30.00	0.00	0.00		3496.66	32.43	3439.10	01
First Floor	3734.04	170.76	3563.28	69.80	38.10	0.00	30.00	0.00	0.00		3381.30	22.04	3403.34	01
Second Floor	3734.04	170.76	3563.28	69.80	38.10	0.00	30.00	0.00	0.00		3381.30	22.04	3403.34	01
Third Floor	3734.04	170.76	3563.28	69.80	38.12	0.00	30.00	0.00	0.00		3381.29	22.04	3403.33	01
Terrace Floor	400.00	171.06	228.94	109.90	0.00	40.41	30.00	0.00	0.00		0.00	22.13	25.51	00
Total:	19469.00	852.48	18616.52	501.83	152.43	40.41	180.00	368.27	3463.88		13641.42	143.26	13789.05	04
Total Number of Same Buildings:	1													
Total:	19469.00	852.48	18616.52	501.83	152.43	40.41	180.00	368.27	3463.88		13641.42	143.26	13789.05	04

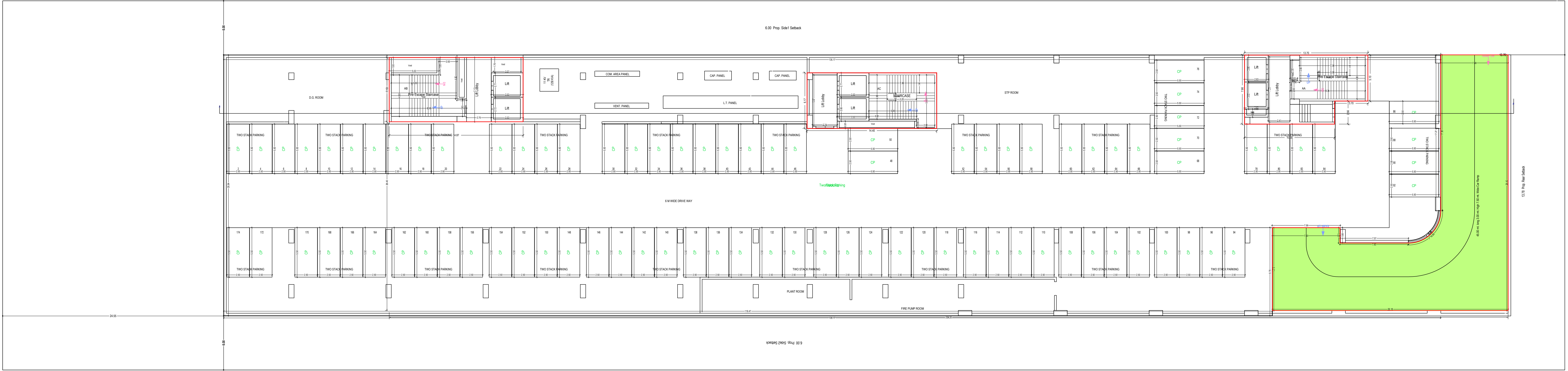
Units	Floor Name	Floor Use	Floor Sub-Use	FAR Name	FAR Use	FAR Sub-Use
BASEMENT FLOOR PLAN	Commercial + Parking	Shopping center	Commercial FAR	Commercial	Shopping center	
			Commercial FAR	Commercial	Shopping center	
			Commercial FAR	Commercial	Shopping center	
GROUND FLOOR PLAN	Commercial	Shopping center	Commercial FAR	Commercial	Shopping center	
			Commercial FAR	Commercial	Shopping center	
			Commercial FAR	Commercial	Shopping center	
FIRST FLOOR PLAN	Commercial	Shopping center	Commercial FAR	Commercial	Shopping center	
			Commercial FAR	Commercial	Shopping center	
			Commercial FAR	Commercial	Shopping center	
SECOND FLOOR PLAN	Commercial	Shopping center	Commercial FAR	Commercial	Shopping center	
			Commercial FAR	Commercial	Shopping center	
			Commercial FAR	Commercial	Shopping center	
THIRD FLOOR PLAN	Commercial	Shopping center	Commercial FAR	Commercial	Shopping center	
			Commercial FAR	Commercial	Shopping center	
			Commercial FAR	Commercial	Shopping center	
TERRACE FLOOR PLAN	Commercial	Shopping center	-	-	-	

UnitBIA Table for Building A (COMM)												
Floor	Area	Name	UnitBIA Type	Net UnitBIA Area	Gross UnitBIA Area	Deductions From Gross UnitBIA Area (in Sq. m.)			UnitBIA Area	Deductions (Area in Sq. m.) External Vertical	Carpet Area	No. Unit
						Lift	Shaft	Chowk				
BASEMENT FLOOR PLAN	A	OTHER	95.44	95.44	23.34	5.85	0.00	61.25	3.41	41.1	58.50	
	AB	OTHER	106.02	106.02	33.20	15.89	0.00	56.93	0.00	2.09	58.4	
	AC	OTHER	68.83	68.83	29.14	3.71	0.00	50.00	0.27	3.46	46.28	
	Total	290.31	290.31	90.68	31.45	0.00	168.18	0.61	7.95	159.62		
	Total per Floor	Typical Floor #1										
GROUND FLOOR PLAN	A	OTHER	3712.00	3712.00	100.55	59.07	146.68	3450.70	14.74	13.06	3377.90	
	Total	3712.00	3712.00	100.55	59.07	146.68	3450.70	14.74	13.06	3377.90		
	Total per Floor	Typical Floor #1										
	B	OTHER	3712.00	3712.00	90.14	24.38	146.68	3450.80	0.00	0.63	3450.17	
	Total	3712.00	3712.00	90.14	24.38	146.68	3450.80	0.00	0.63	3450.17		
FIRST FLOOR PLAN	A	OTHER	3712.00	3712.00	90.14	24.38	146.68	3450.80	0.46	0.63	3450.17	
	Total	3712.00	3712.00	90.14	24.38	146.68	3450.80	0.46	0.63	3450.17		
	Total per Floor	Typical Floor #1										
	B	OTHER	3712.00	3712.00	90.14	24.38	146.68	3450.80	0.46	0.63	3450.17	
	Total	3712.00	3712.00	90.14	24.38	146.68	3450.80	0.46	0.63	3450.17		
SECOND FLOOR PLAN	A	OTHER	3712.00	3712.00	90.14	24.38	146.68	3450.80	0.46	0.63	3450.17	
	Total	3712.00	3712.00	90.14	24.38	146.68	3450.80	0.46	0.63	3450.17		
	Total per Floor	Typical Floor #1										
	B	OTHER	3712.00	3712.00	90.14	24.38	146.68	3450.80	0.46	0.63	3450.17	
	Total	3712.00	3712.00	90.14	24.38	146.68	3450.80	0.46	0.63	3450.17		
THIRD FLOOR PLAN	A	OTHER	3712.00	3712.00	90.14	24.38	146.68	3450.80	0.46	0.63	3450.17	
	Total	3712.00	3712.00	90.14	24.38	146.68	3450.80	0.46	0.63	3450.17		
	Total per Floor	Typical Floor #1										
	B	OTHER	3712.00	3712.00	90.14	24.38	146.68	3450.80	0.46	0.63	3450.17	
	Total	3712.00	3712.00	90.14	24.38	146.68	3450.80	0.46	0.63	3450.17		
Total	15138.31	15138.31	586.71	451.66	163.67	13926.27	16.28	22.90	13887.10			

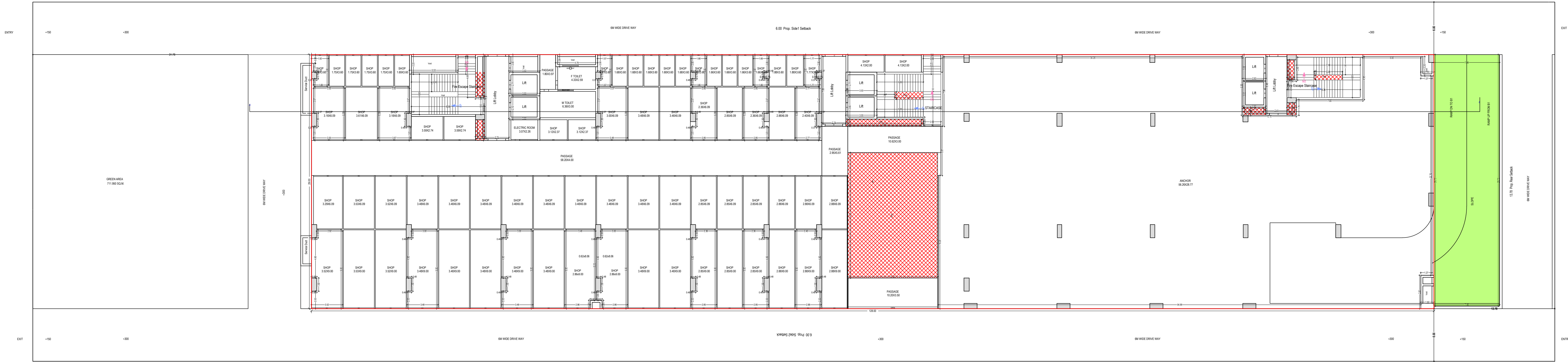
Building-wise Floor FAR Details					AMIT KUMAR CA/5822706	MAGSUDENAZAR AM/0897100
Floor Name	Building Name A (COMD)	Total	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)	 Chhabised Development Authority	
Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)					
Basement Floor	4122.46	113.44	4122.46	113.44		
Ground Floor	3275.30	3439.10	3275.30	3439.10		
First Floor	3563.28	3403.34	3563.28	3403.34		
Second Floor	3563.28	3403.34	3563.28	3403.34		
Third Floor	3563.18	3403.33	3563.18	3403.33		
Verandah Floor	228.94	26.51	228.94	26.51		
Total	1816.54	13789.08	1816.54	13789.08		

SCHEDULE OF DOOR:					 Chhabised Development Authority	
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS		
A (COMD)	D	1.50	2.10	12		
A (COMD)	RS	1.07	2.10	01		
A (COMD)	RS	1.66	2.10	03		
A (COMD)	RS	1.68	2.10	06		
A (COMD)	RS	1.75	2.10	04		
A (COMD)	RS	1.77	2.10	01		
A (COMD)	RS	1.89	2.10	02		
A (COMD)	RS	1.92	2.10	01		
A (COMD)	OPEN	10.20	2.10	01		
A (COMD)	D	2.00	2.10	13		
A (COMD)	RS	2.40	2.10	03		
A (COMD)	RS	2.77	2.10	07		
A (COMD)	RS	2.86	2.10	45		
A (COMD)	RS	2.88	2.10	02		
A (COMD)	RS	2.88	2.10	19		
A (COMD)	RS	2.90	2.10	03		
A (COMD)	OPEN	2.96	2.10	06		
A (COMD)	RS	3.00	2.10	03		
A (COMD)	RS	3.12	2.10	02		
A (COMD)	RS	3.26	2.10	01		
A (COMD)	RS	3.37	2.10	03		
A (COMD)	RS	3.48	2.10	12		
A (COMD)	RS	3.49	2.10	47		
A (COMD)	RS	3.49	2.10	32		
A (COMD)	RS	3.52	2.10	01		
A (COMD)	RS	3.53	2.10	04		
A (COMD)	RS	3.56	2.10	01		
A (COMD)	RS	3.58	2.10	03		
A (COMD)	RS	3.59	2.10	02		
A (COMD)	RS	3.60	2.10	03		
A (COMD)	RS	3.61	2.10	01		
A (COMD)	RS	3.64	2.10	03		
A (COMD)	RS	3.67	2.10	01		
A (COMD)	RS	3.78	2.10	03		
A (COMD)	RS	3.84	2.10	03		
A (COMD)	RS	4.10	2.10	02		
A (COMD)	RS	4.45	2.10	03		

The correctness and accuracy of Proposal Information and drawing is a responsibility of POB/owner. Accuracy of Security 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 security software.



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



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

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: -	7114.53	Total FAR Area: -	13789.06
Total Coverage Area: -	3473.11	Total BUA Area: -	18616.54

OWNERS NAME AND SIGNATURE
AGARWAL ASSOCIATES PROMOTERS
LIMITED.prahalad@agarwalesociatesgroup.com.9310502222

ARCHITECTS NAME AND SIGNATURE
AMIT KUMAR
CA/9822706

Ghaziabad Development Authority



Building Plan Application Number
GDA/BP/22-23/1483

Sanctioned On
09 Mar 2023

Valid Till
09 Mar 2028

Approved By

Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional)
Examined By
S K Srivastava (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)



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



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

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ARCHITECT'S NAME AND SIGNATURE AMIT KUMAR CA/9822706	STRUCTURE ENGINEER MAQSUDENAZAR AM089710/0
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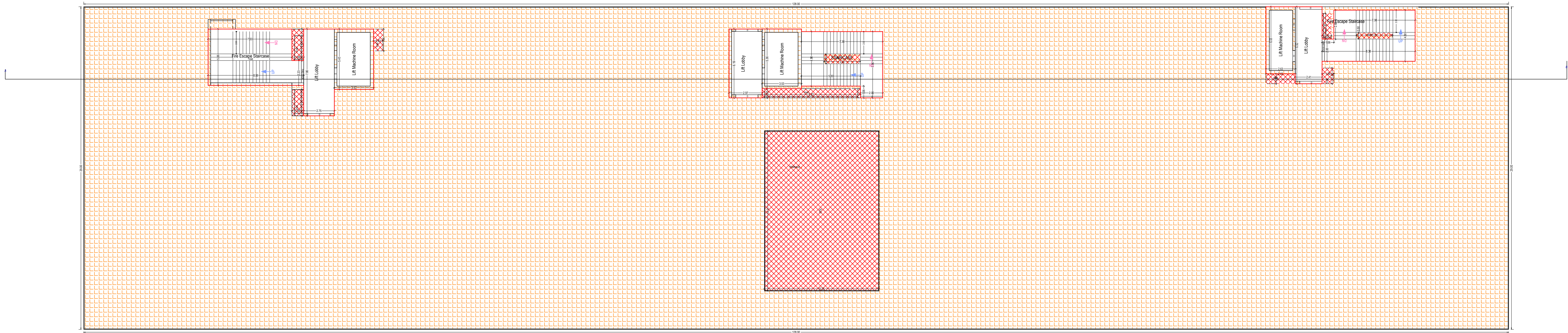
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Arvind Kumar (Town Planner/ Executive engineer)

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



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



TERRACE FLOOR PLAN
(SCALE 1:100)

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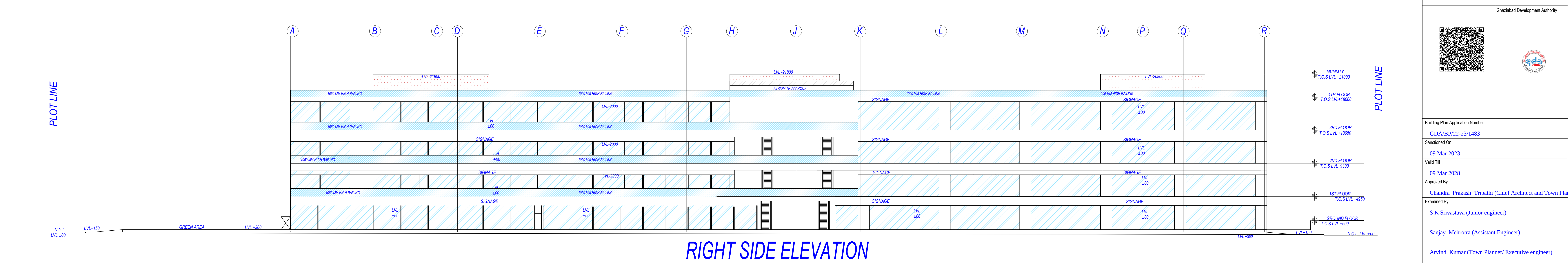
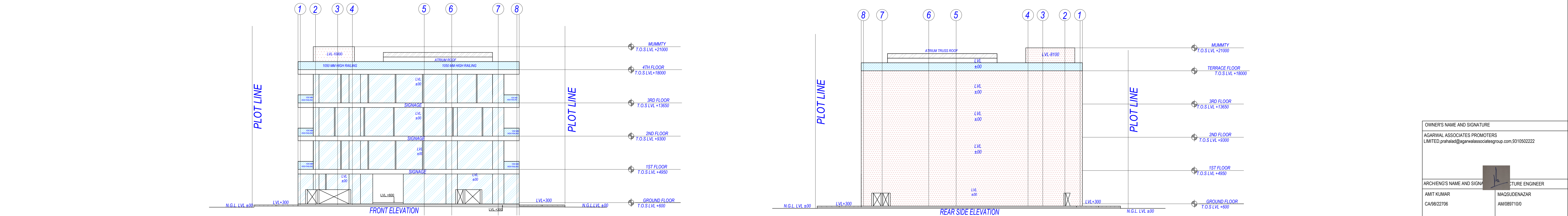
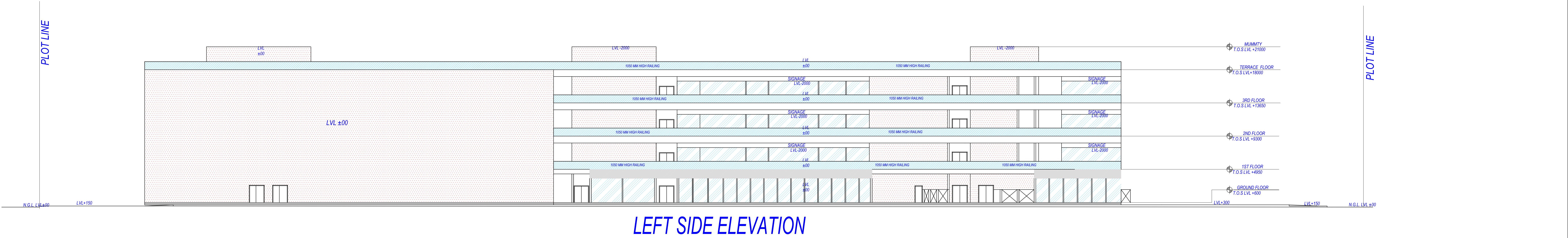
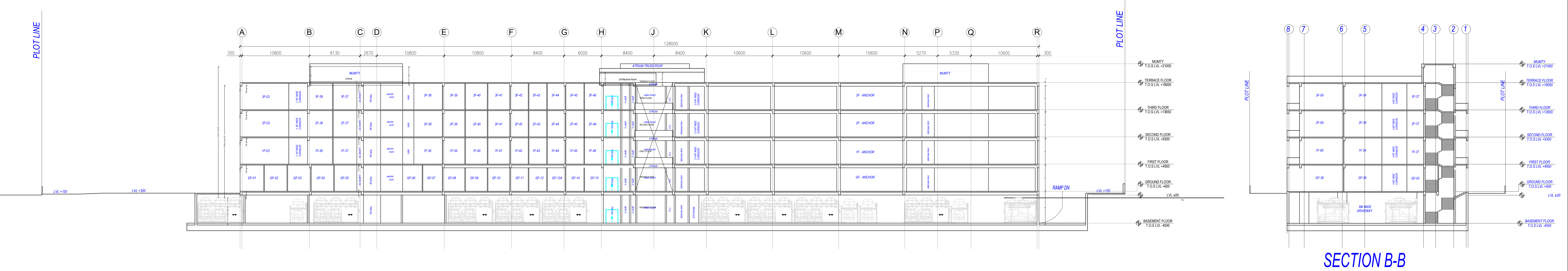
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Total Plot Area: -	7114.53	Total FAR Area: -	13789.06
Total Coverage Area: -	3473.11	Total BUA Area: -	18616.54

OWNER'S NAME AND SIGNATURE AGARWAL ASSOCIATES PROMOTERS LIMITED,prahhalad@agarwalessociatesgroup.com,9310502222	
ARCHITECT'S NAME AND SIGNATURE AMIT KUMAR CA/98222796	
STRUCTURE ENGINEER MAGSUDENAZAR AM/089710/0	
Ghaziabad Development Authority	
	
	

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Total Coverage Area: - 3473.11

Total FAR Area: - 13789.06
Total BUA Area: - 18616.54

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STRUCTURE ENGINEER
MAGSUDENAZAR
AM08971010

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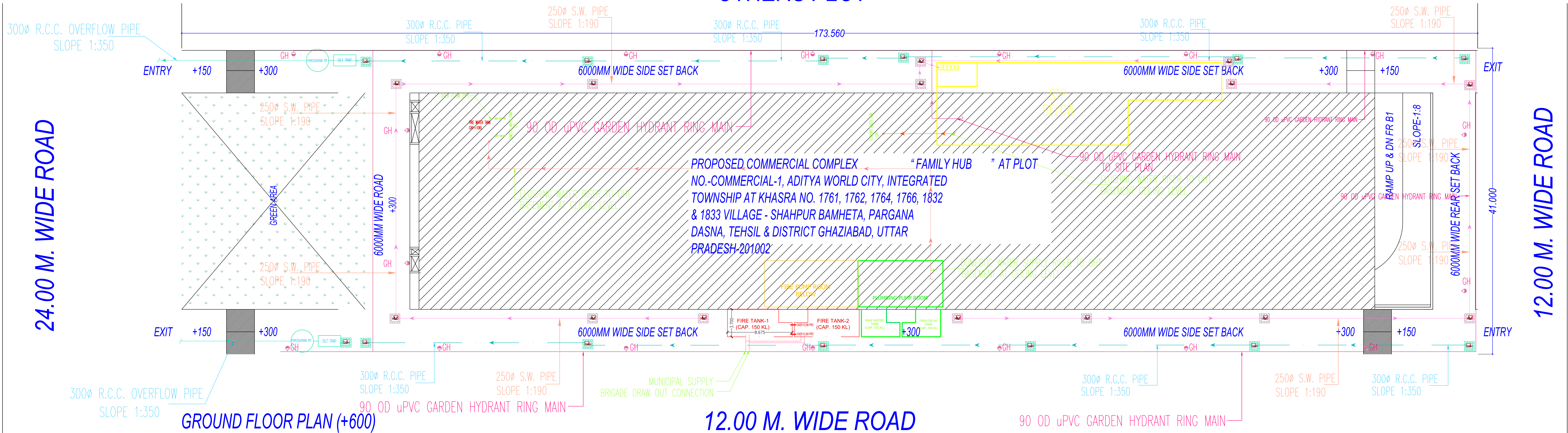
Arvind Kumar (Town Planner/ Executive engineer)

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Arvind Kumar (Town Planner/ Executive engineer)

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

OTHERS PLOT



30.00 M. WIDE MASTER PLAN GREEN BELT

LEGEND FOR PLUMBING

	DRAINAGE MANHOLE
	SEWERAGE MANHOLE
	SEWERAGE LINE
	DRAINAGE LINE
	DOMESTIC WATER SUPPLY
	FLUSHING WATER SUPPLY
	GARDEN HYDRANT

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