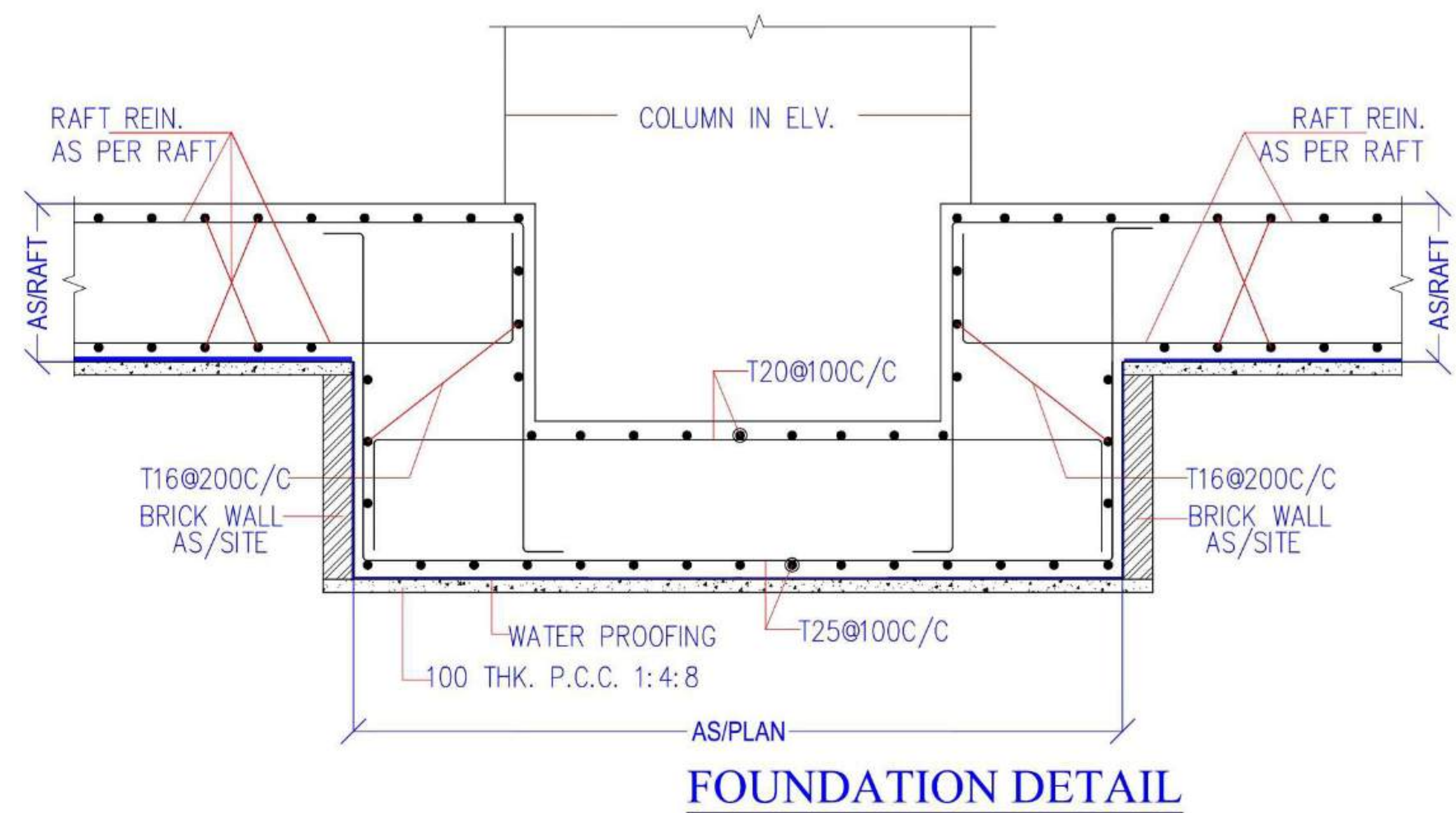
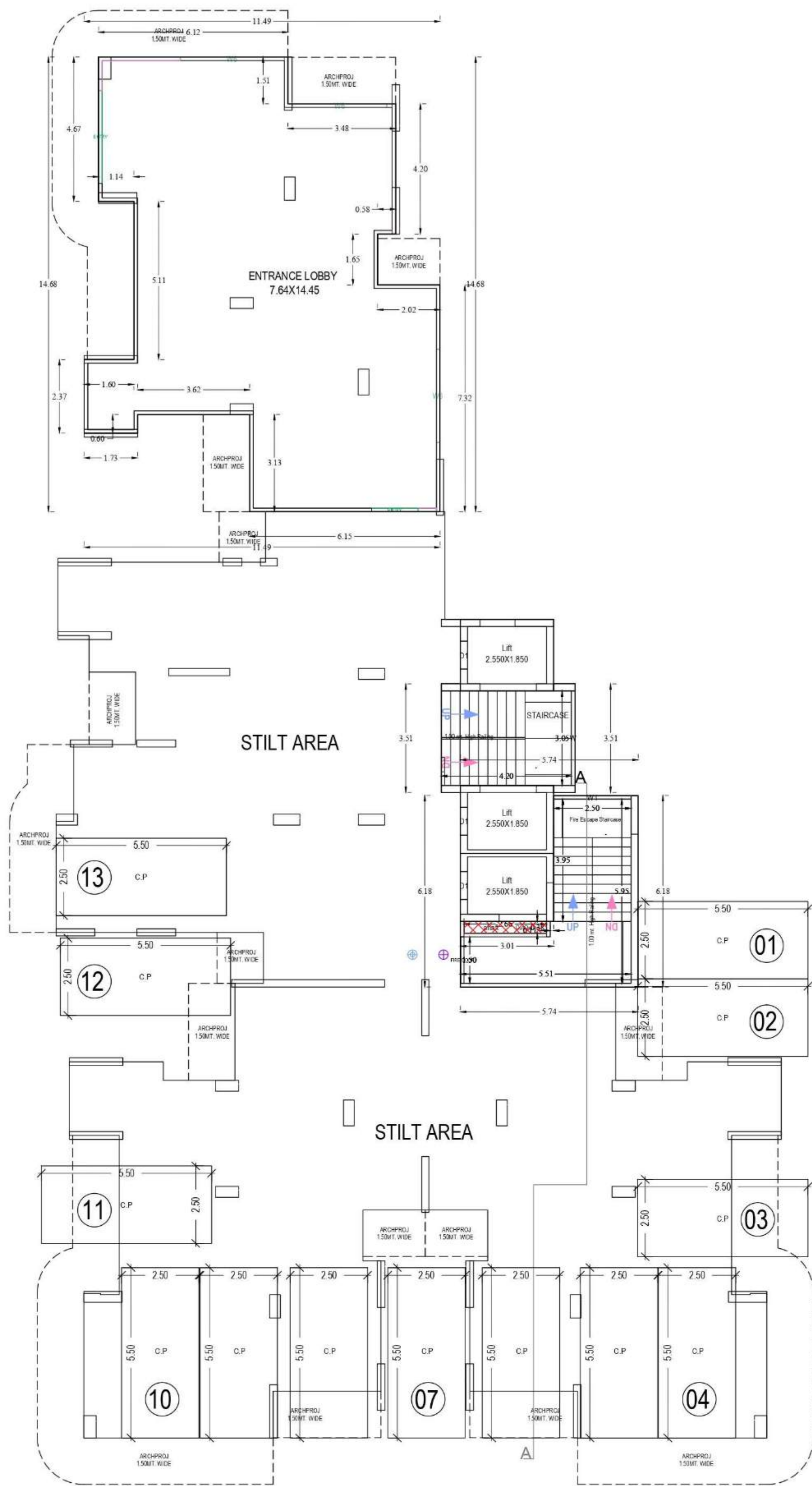


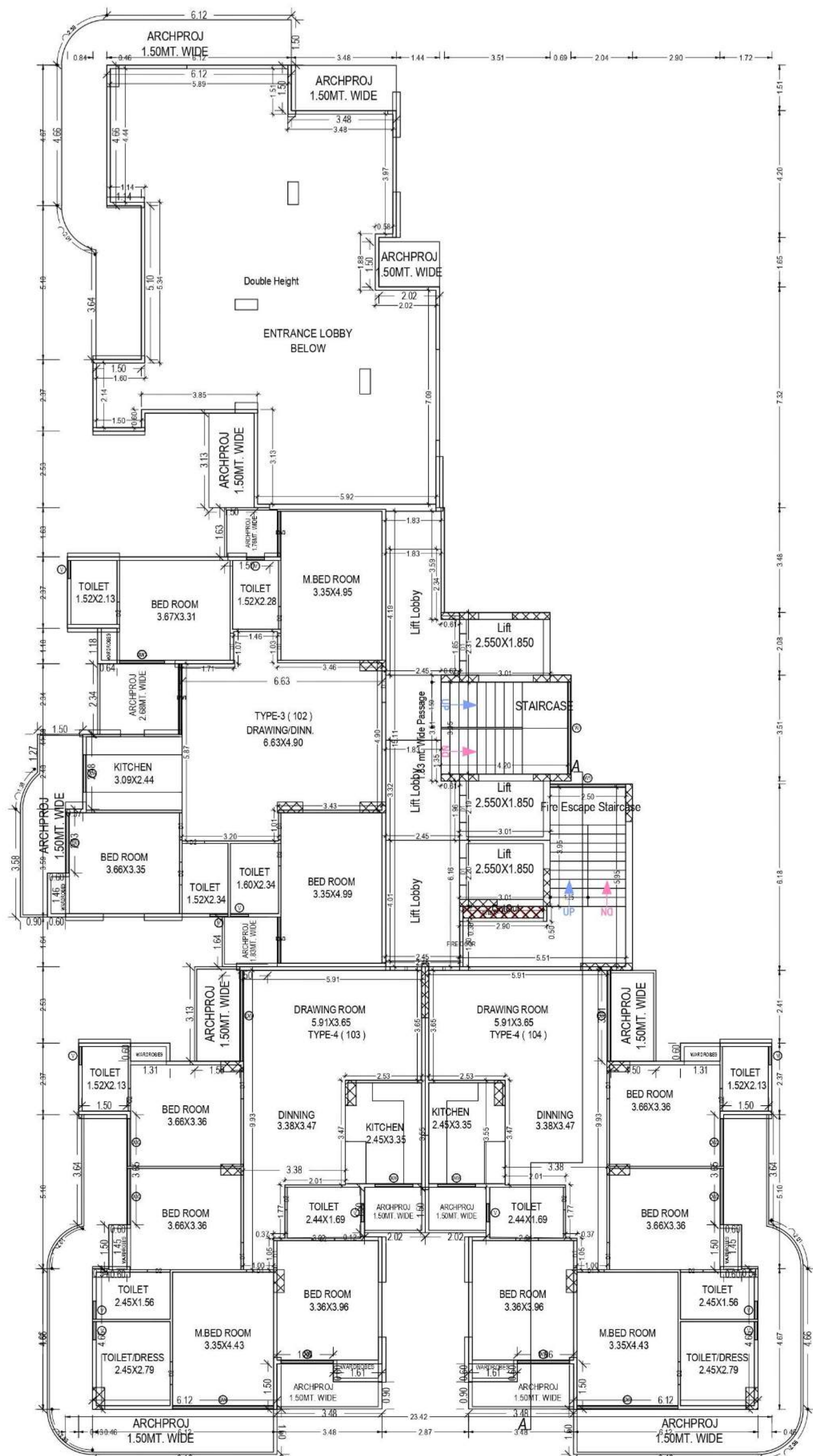


FOUNDATION DETAIL

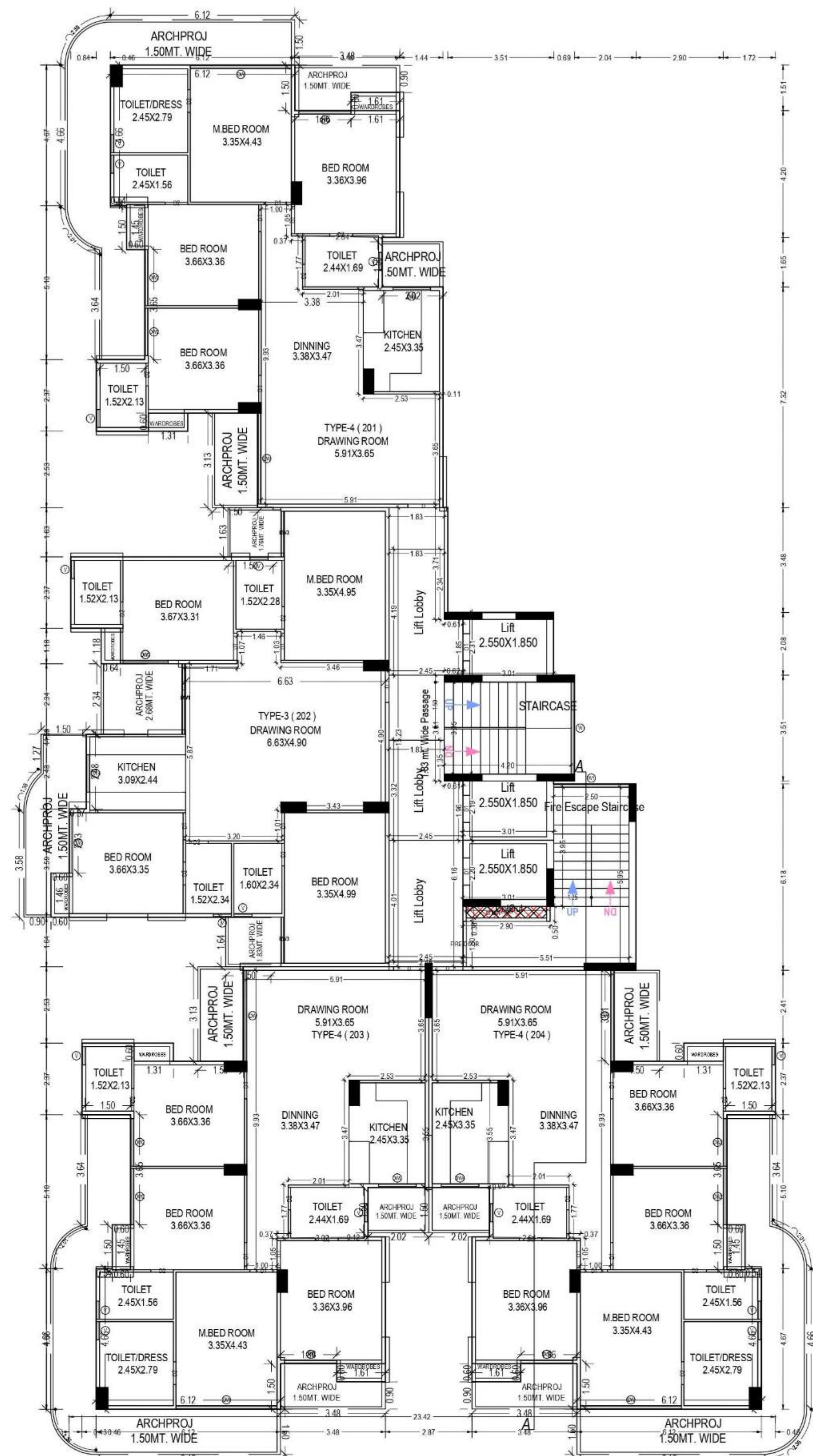
Chair: Peter Shek (Town Planner/ Eng)



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



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



TYPICAL - 2- 18 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.

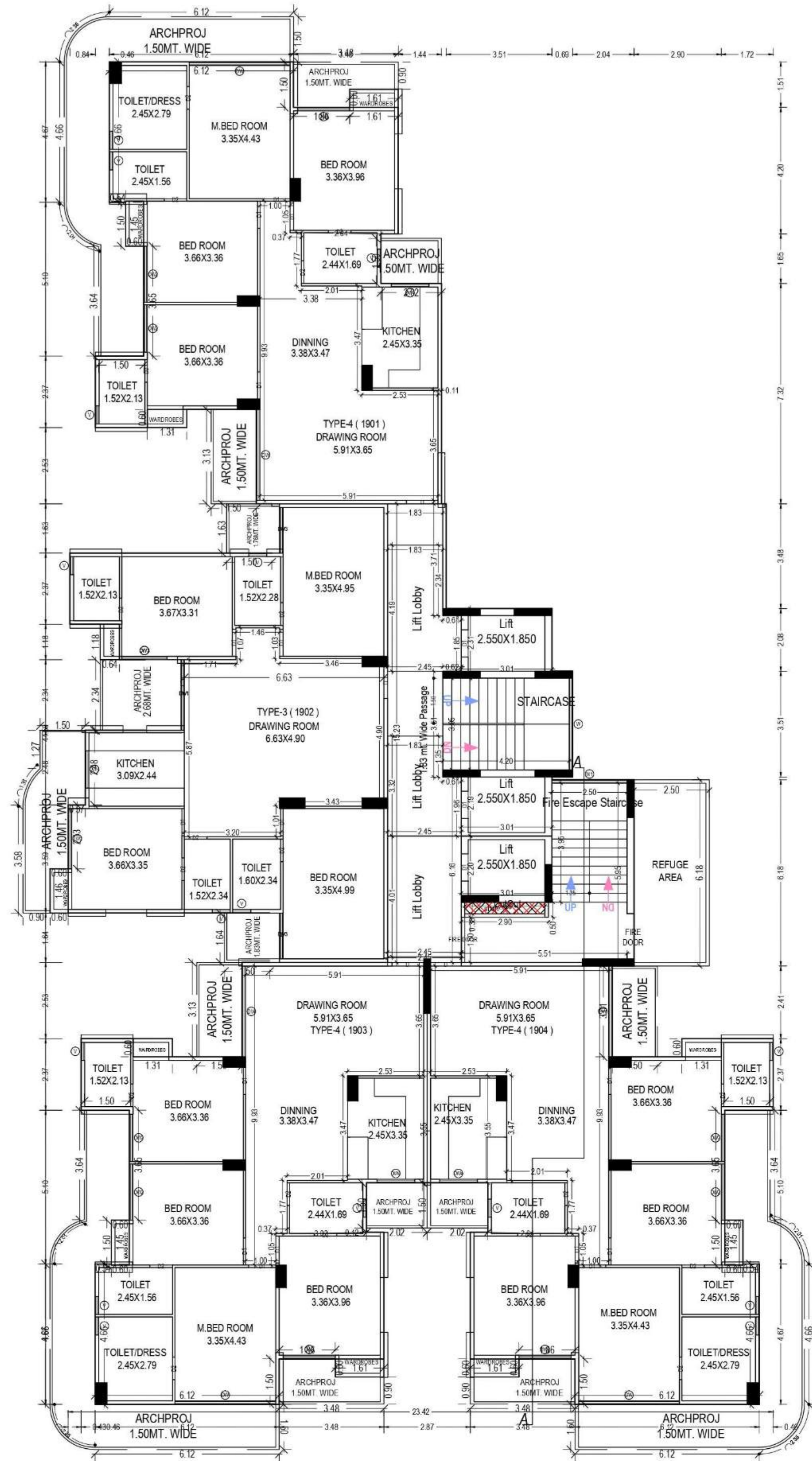
Total Plot Area :-	22790.00	Total FAR Area :-	92796.51
Total Coverage Area :-	5224.297	Total BUA Area :-	147597.178

OWNER'S NAME AND SIGNATURE
UTILITY ESTATES PRIVATE LIMITED
utilityestates1979@gmail.com, 8882695525

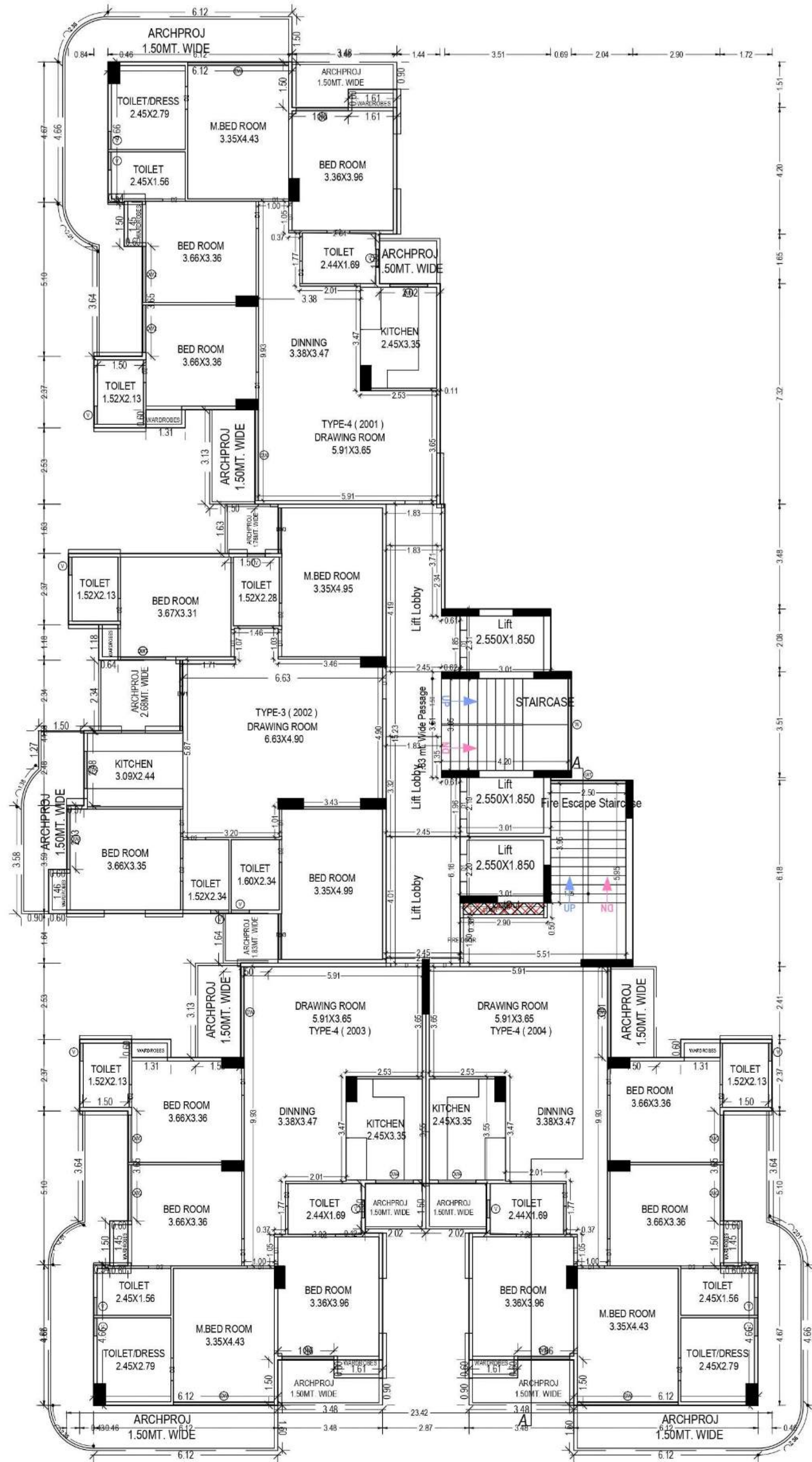
ARCHITECT'S NAME AND SIGN
ANUJ AGARWAL
CA/6/19502
Registered Architect by AIA
Exp. 30 May 2023
10.10.2020
Designation: Architect



Building Plan Application Number
GDA/BP/22-23/1143
Sanctioned On
03 May 2023
Valid Till
09 May 2028
Approved By
Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S
Examined By
Bhagwan Das Maurya (Junior engineer)
Sanjay Mehrotra (Assistant Engineer)
Rajeev Ratan Shah (Town Planner/ Executive engineer)
Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S
Rajeev Ratan Shah (Town Planner/ Executive engineer)
Sanjay Mehrotra (Assistant Engineer)



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



TYPICAL - 20- 26 FLOOR PLAN
(Proposed)
(SCALE 1:100)

OWNER'S NAME AND SIGNATURE
UTILITY ESTATES PRIVATE LIMITED
utilityestates1979@gmail.com, 8882695525

ARCHITECT'S NAME AND SIGNATURE
ANU AGARWAL
CA/96/19503
Registered by Anu
Date: 30 May 2023
Designation: Architect

ENGINEER

Ghaziabad Development Authority



Building Plan Application Number
GDA/BP/22-23/1143

Sanctioned On
03 May 2023

Valid Till
09 May 2028

Approved By
Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S

Examined By
Bhagwan Das Munya (Junior engineer)

Sanjay Mehrotra (Assistant Engineer)

Rajeev Ratan Shah (Town Planner/ Executive engineer)

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

Rajeev Ratan Shah (Town Planner/ Executive engineer)

Sanjay Mehrotra (Assistant Engineer)

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)

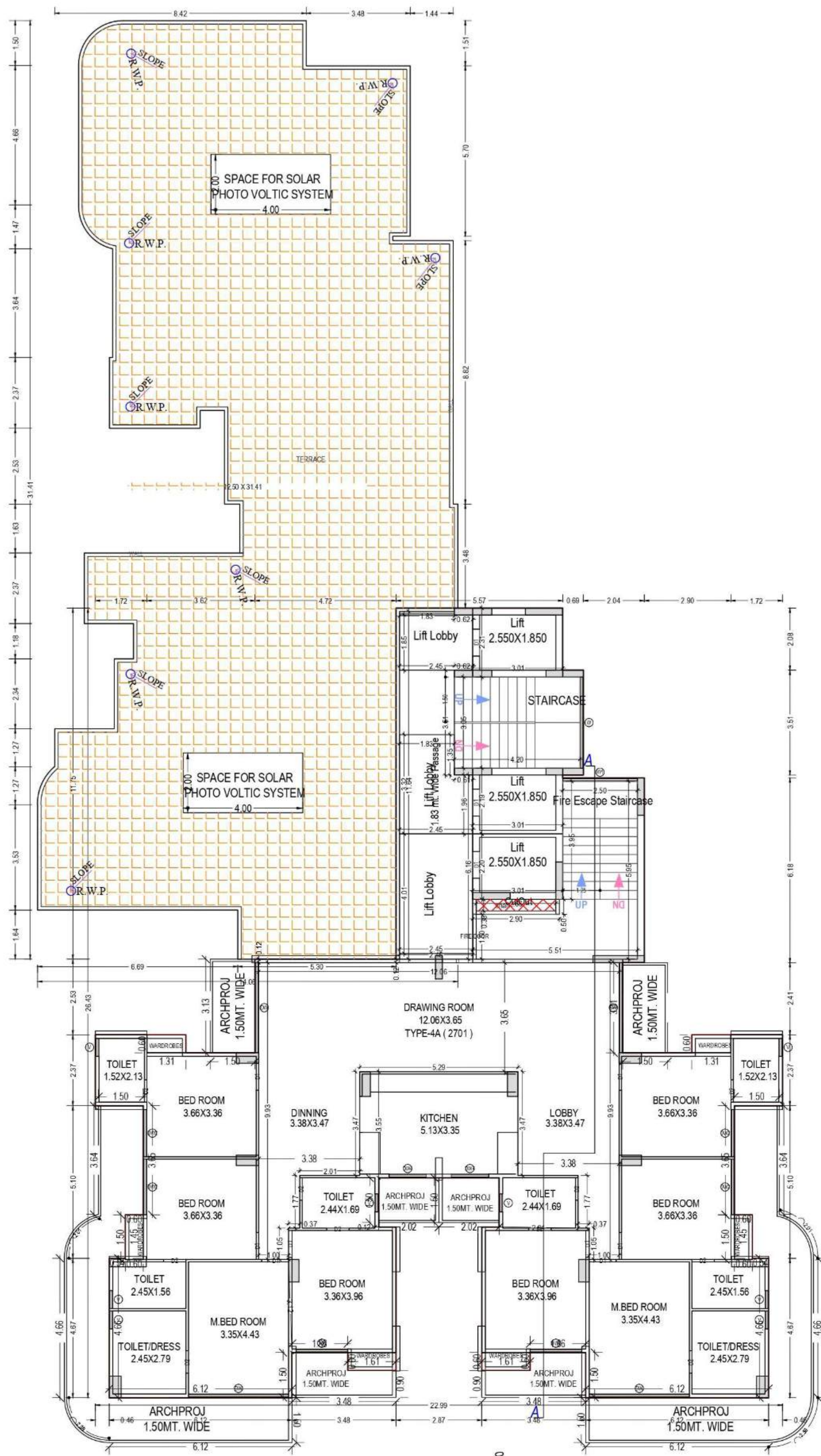
Total Plot Area: - 22790.00

Total FAR Area: - 92796.51

Total Coverage Area: - 5224.297

Total BUA Area: - 147597.178

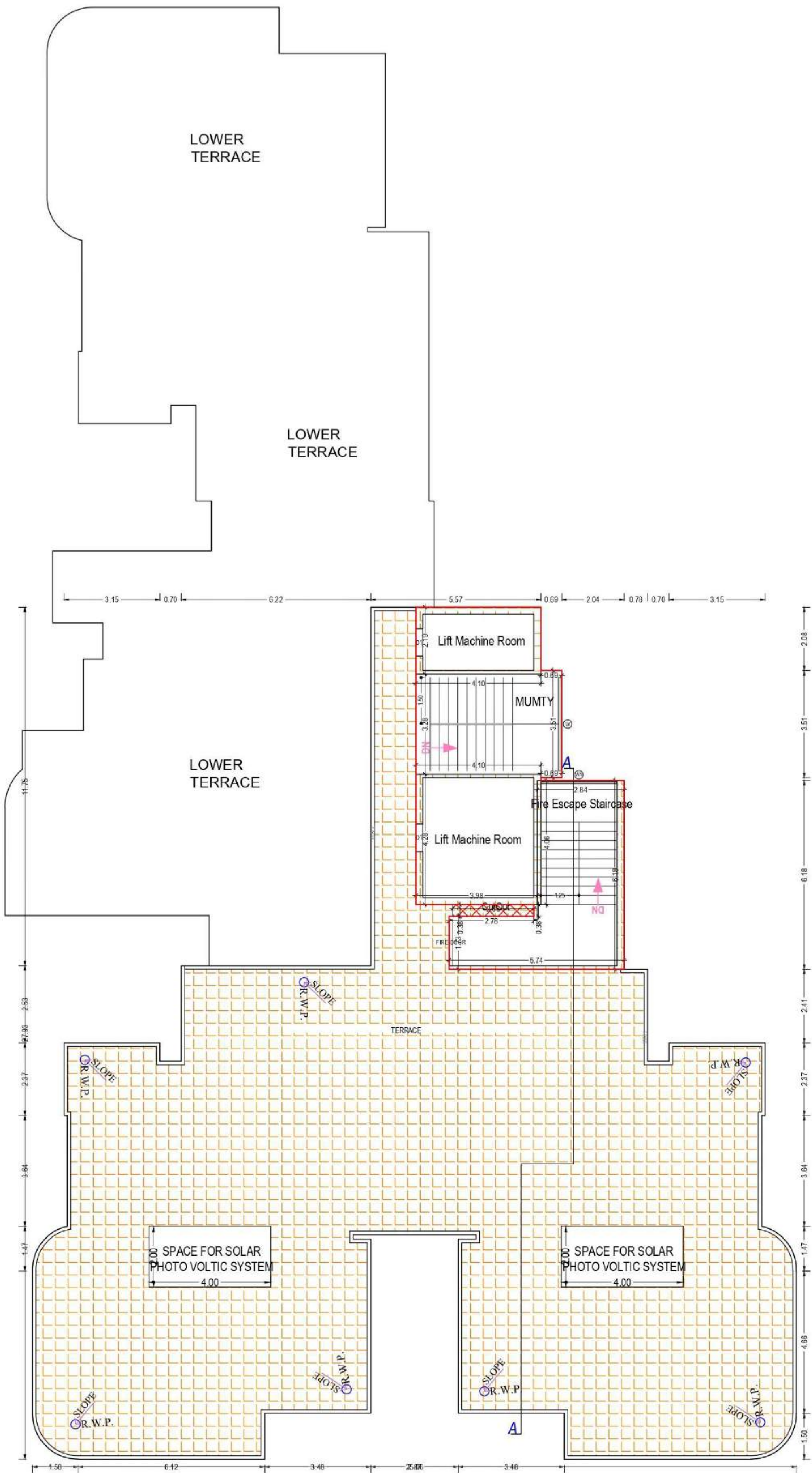
The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data. 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'italics' and Blue color are user inputs, which are not verified and not generated by scrutiny software.



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

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
STILT FLOOR PLAN	STAIRCASE	1.50	0.300	0.150	1.00
STILT FLOOR PLAN	Fire Escape Staircase	1.25	0.300	0.158	1.00
FIRST FLOOR PLAN	STAIRCASE	1.50	0.300	0.150	1.00
FIRST FLOOR PLAN	Fire Escape Staircase	1.25	0.300	0.158	1.00
TYPICAL - 2-26 FLOOR PLAN	STAIRCASE	1.50	0.300	0.150	1.00
TYPICAL - 2-26 FLOOR PLAN	Fire Escape Staircase	1.25	0.300	0.158	1.00
TWENTYSEVENTH FLOOR PLAN	STAIRCASE	1.50	0.300	0.150	1.00
TWENTYSEVENTH FLOOR PLAN	Fire Escape Staircase	1.25	0.300	0.158	1.00
TERRACE FLOOR PLAN	MUMTY	1.50	0.300	0.000	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.25	0.300	0.000	1.00



TERRACE FLOOR PLAN
(SCALE 1:100)

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER AT (RESIDENTIAL)	D2	0.75	2.10	603
TOWER AT (RESIDENTIAL)	D1	0.90	2.10	501
TOWER AT (RESIDENTIAL)	D	1.02	2.10	27
TOWER AT (RESIDENTIAL)	D	1.05	2.10	77
TOWER AT (RESIDENTIAL)	ENTRY	1.20	2.10	104
TOWER AT (RESIDENTIAL)	ENTRY	1.50	2.10	01
TOWER AT (RESIDENTIAL)	ENTRY	3.00	2.10	01

UnitBUA Table for Building :TOWER A1 (RESIDENTIAL) PHASE - I

Floor	Name	UnitBUA Type	Net UnitBUA Area	Additions for Gross UnitBUA/Area in Sq.mt. Area/Ftg	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.) Door Window External Wall	Carpet Area	No. of Unit	
STILT FLOOR PLAN	Entrance Lobby	OTHER	125.89	0.00	125.89	125.89	0.52 1.06	4.90	119.39	00
	Total per Floor		125.89	0.00	125.89	125.89	0.52 1.06	4.90	119.39	00
		Total: Typical Floor = 1	125.89	0.00	125.89	125.89	0.52 1.06	4.90	119.39	00
FIRST FLOOR PLAN	TYPE 3 (102)	DWELLING UNIT	129.75	1.63	131.38	131.38	0.00 0.81	4.78	125.79	
	TYPE 4 (103)	DWELLING UNIT	125.86	2.65	128.51	128.51	0.00 1.82	4.37	122.32	03
	TYPE 4 (104)	DWELLING UNIT	125.86	2.65	128.51	128.51	0.00 1.82	4.38	122.31	
	Total per Floor		381.47	6.93	388.40	388.40	0.00 4.45	13.53	370.42	03
		Total: Typical Floor = 1	381.47	6.93	388.40	388.40	0.00 4.45	13.53	370.42	03
TYPICAL 2-26 FLOOR PLAN	TYPE 3 (202)	DWELLING UNIT	129.75	1.63	131.38	131.38	0.00 0.81	5.01	125.79	
	TYPE 4 (203)	DWELLING UNIT	125.86	2.65	128.51	128.51	0.00 1.82	4.37	122.32	04
	TYPE 4 (204)	DWELLING UNIT	125.86	2.65	128.51	128.51	0.00 1.82	4.37	122.32	
	Total per Floor		381.47	6.93	388.40	388.40	0.00 4.45	13.53	370.42	03
		Total: Typical Floor = 25	381.47	6.93	388.40	388.40	0.00 4.45	13.53	370.42	03
TWENTYSEVENTH FLOOR PLAN	TYPE 4A (2701)	DWELLING UNIT	251.73	5.30	257.03	257.03	0.00 3.64	7.13	246.26	01
	Total per Floor		251.73	5.30	257.03	257.03	0.00 3.64	7.13	246.26	01
		Total: Typical Floor = 1	251.73	5.30	257.03	257.03	0.00 3.64	7.13	246.26	01
Total	-	-	13448.09	251.88	13699.97	13699.97	0.52 166.07	478.91	13054.57	104

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER AT (RESIDENTIAL)	V	0.80	1.00	420
TOWER AT (RESIDENTIAL)	DW4	1.24	2.55	26
TOWER AT (RESIDENTIAL)	DW4	1.25	2.55	79
TOWER AT (RESIDENTIAL)	DW5	1.50	2.55	26
TOWER AT (RESIDENTIAL)	DW5	1.52	2.55	52
TOWER AT (RESIDENTIAL)	DW2	1.58	2.55	79
TOWER AT (RESIDENTIAL)	DW2	1.73	2.55	79
TOWER AT (RESIDENTIAL)	DW2	1.87	2.55	79
TOWER AT (RESIDENTIAL)	DW1	2.01	2.55	26
TOWER AT (RESIDENTIAL)	DW1	2.34	2.55	26
TOWER AT (RESIDENTIAL)	W1	2.50	2.55	29
TOWER AT (RESIDENTIAL)	DW	3.01	2.55	79
TOWER AT (RESIDENTIAL)	W5	3.01	2.55	01
TOWER AT (RESIDENTIAL)	W5	3.04	2.55	01
TOWER AT (RESIDENTIAL)	W	3.05	2.55	29
TOWER AT (RESIDENTIAL)	DW	3.35	2.55	79
TOWER AT (RESIDENTIAL)	W5	3.35	2.55	01

Building :TOWER A1 (RESIDENTIAL) PHASE - I

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		
		Cutout				Mumty	Lift	Lift Machine	Double Height	Archi.Proj.(Canopy)	Covered Area	Parking	Resi.			
Stilt Floor	607.14		1.03	606.11	32.28	14.15	0.00	0.00	0.00	0.00	0.00	426.58	133.12	133.12	00	
First Floor	726.52		120.41	606.11	19.45	14.15	0.00		119.39		6.94	0.00	0.00	537.01	537.01	03
Second Floor	607.14		1.03	606.11	19.45	14.15	0.00	0.00	0.00	9.59	0.00	0.00		537.01	537.01	04
Third Floor	607.14		1.03	606.11	19.45	14.15	0.00	0.00	0.00	9.59	0.00	0.00		537.01	537.01	04
Fourth Floor	607.14		1.03	606.11	19.45	14.15	0.00		0.00	9.59	0.00	0.00		537.01	537.01	04
Fifth Floor	607.14		1.03	606.11	19.45	14.15	0.00	0.00	0.00	9.59	0.00	0.00		537.01	537.01	04
Sixth Floor	607.14		1.03	606.11	19.45	14.15	0.00	0.00	0.00	9.59	0.00	0.00		537.01	537.01	04
Seventh Floor	607.14		1.03	606.11	19.45	14.15	0.00	0.00	0.00	9.59	0.00	0.00		537.01	537.01	04
Eighth Floor	607.14		1.03	606.11	19.45	14.15	0.00	0.00	0.00	9.59	0.00	0.00		537.01	537.01	04
Ninth Floor	607.14		1.03	606.11	19.45	14.15	0.00	0.00	0.00	9.59	0.00	0.00		537.01	537.01	04
Tenth Floor	607.14		1.03	606.11	19.45	14.15	0.00	0.00	0.00	9.59	0.00	0.00		537.01	537.01	04
Eleventh Floor	607.14		1.03	606.11	19.45	14.15	0.00	0.00	0.00	9.59	0.00	0.00		537.01	537.01	04
Twelfth Floor	607.14		1.03	606.11	19.45	14.15	0.00	0.00	0.00	9.59	0.00	0.00		537.01	537.01	04
Thirteenth Floor	607.14		1.03	606.11	19.45	14.15	0.00	0.00	0.00	9.59	0.00	0.00		537.01	537.01	04
Fourteenth Floor	607.14		1.03	606.11	19.45	14.15	0.00	0.00	0.00	9.59	0.00	0.00		537.01	537.01	04
Fifteenth Floor	607.14		1.03	606.11	19.45	14.15	0.00	0.00	0.00	9.59	0.00	0.00		537.01	537.01	04
Sixteenth Floor	607.14		1.03	606.11	19.45	14.15	0.00	0.00	0.00	9.59	0.00	0.00		537.01	537.01	04
Seventeenth Floor	607.14		1.03	606.11	19.45	14.15	0.00	0.00	0.00	9.59	0.00	0.00		537.01	537.01	04
Eighteenth Floor	607.14		1.03	606.11	19.45	14.15	0.00	0.00	0.00	9.59	0.00	0.00		537.01	537.01	04
Nineteenth Floor	607.14		1.03	606.11	19.45	14.15	0.00	0.00	0.00	9.59	0.00	0.00		537.01	537.01	04
Twentieth Floor	607.14		1.03	606.11	19.45	14.15	0.00	0.00	0.00	9.59	0.00	0.00		537.01	537.01	04
Twentyfirst Floor	607.14		1.03	606.11	19.45	14.15	0.00	0.00	0.00	9.59	0.00	0.00		537.01	537.01	04
Twentysecond Floor	607.14		1.03	606.11	19.45	14.15	0.00	0.00	0.00	9.59	0.00	0.00		537.01	537.01	04
Twentythird Floor	607.14		1.03	606.11	19.45	14.15	0.00	0.00	0.00	9.59	0.00	0.00		537.01	537.01	04
Twentyfourth Floor	607.14		1.03	606.11	19.45	14.15	0.00	0.00	0.00	9.59	0.00	0.00		537.01	537.01	04
Twentyfifth Floor	607.14		1.03	606.11	19.45	14.15	0.00	0.00	0.00	9.59	0.00	0.00		537.01	537.01	04
Twentysixth Floor	607.14		1.03	606.11	19.45	14.15	0.00	0.00	0.00	9.59	0.00	0.00		537.01	537.01	04
Twentyseventh Floor	341.59		0.00	340.56	19.45	14.15	0.00	0.00	0.00	5.30	0.00	0.00		280.02	280.02	01
Terrace Floor	59.56		0.00	59.56	38.52	0.00	21.03	0.00	0.00	0.00	0.00	0.00		0.00	0.00	00
Total:	16913.31		148.22	16765.09	595.93	398.20	21.03		119.39	251.99	0.00	426.58		14375.40	14375.40	104
Total Number of Same Buildings:	1															
Total:	16913.31		148.22	16765.09	595.93	398.20	21.03		119.39	251.99	0.00	426.58		14375.40	14375.40	104

Total Plot Area :- 22790.00
Total FAR Area :- 92796.51
Total Coverage Area :- 5224.297
Total BUA Area :- 147597.178

OWNER'S NAME AND SIGNATURE
UTILITY ESTATES PRIVATE LIMITED
utilityestates1979@gmail.com, 8882695525

ARCHENG'S NAME AND SIGNATURE
ANUJ AGARWAL
CARE/19303
Registered by Arch.
Date: 09 May 2023
Designation: Architect

Ghaziabad Development Authority



Building Plan Application Number
GDA/BP/22-23/1143

Sanctioned On
03 May 2023

Valid Till
09 May 2028

Approved By
Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S

Examined By
Bhagwan Das Munya (Junior engineer)

Sanjay Mehrotra (Assistant Engineer)

Rajeev Ratan Shah (Town Planner/ Executive engineer)

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

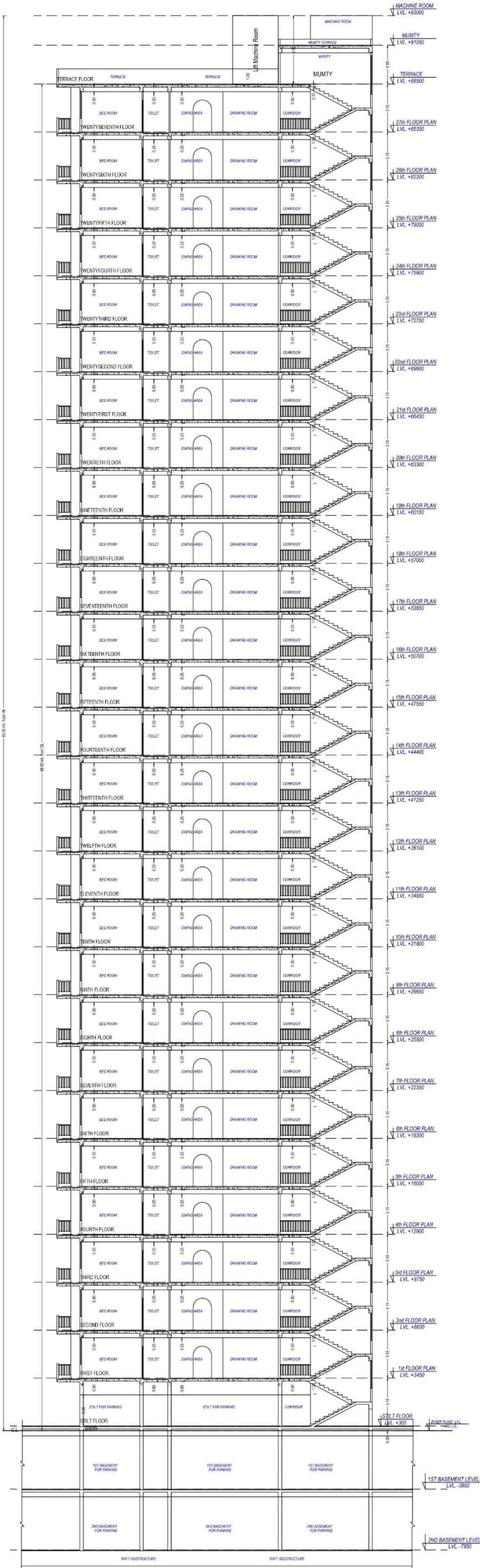
Rajeev Ratan Shah (Town Planner/ Executive engineer)

Sanjay Mehrotra (Assistant Engineer)

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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The correctness and accuracy of Proposal Information and drawing is a responsibility of P/Owner. Accuracy of Scrutiny 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 scrutiny software.



SECTION - AA



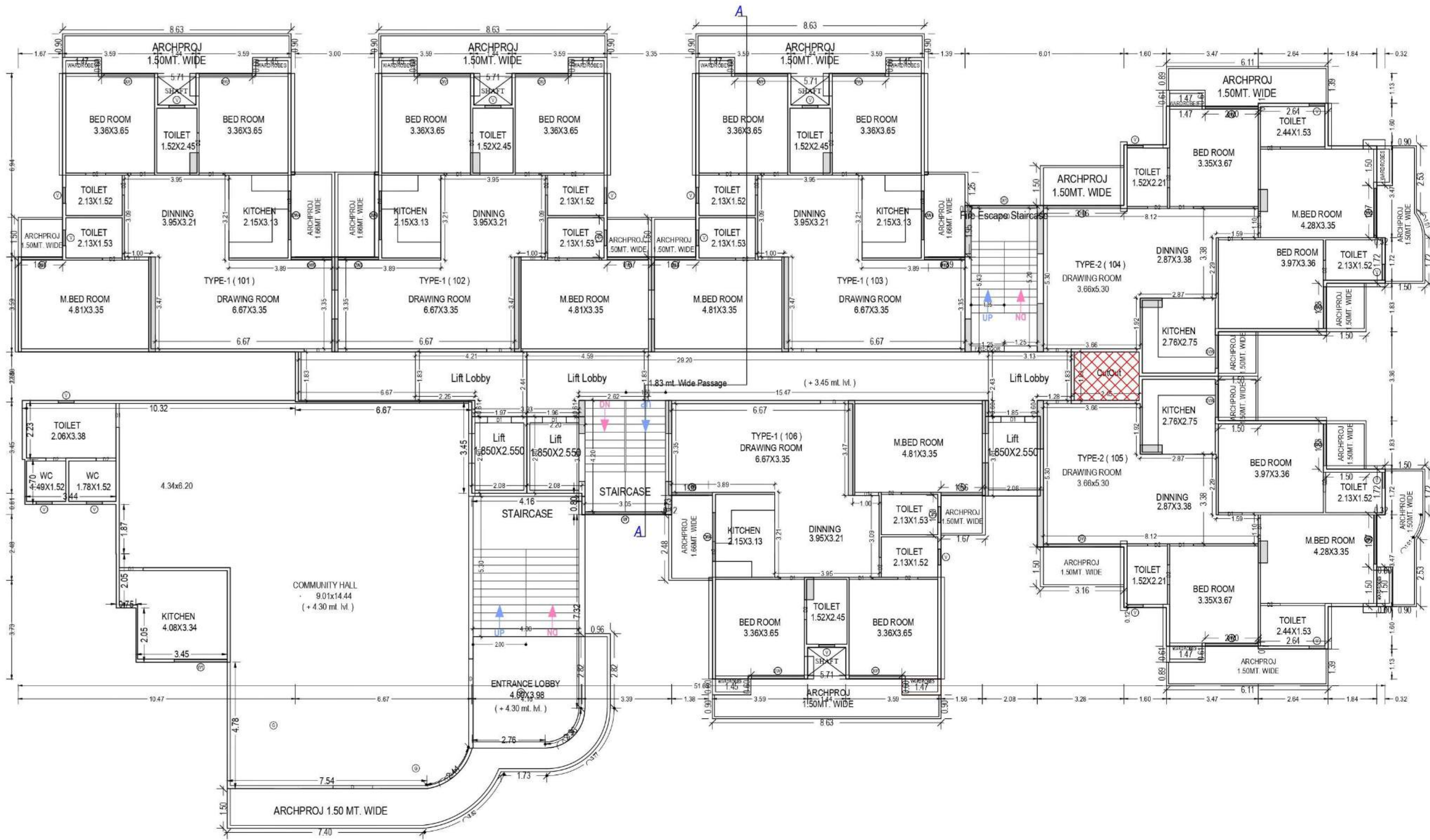
ELEVATION

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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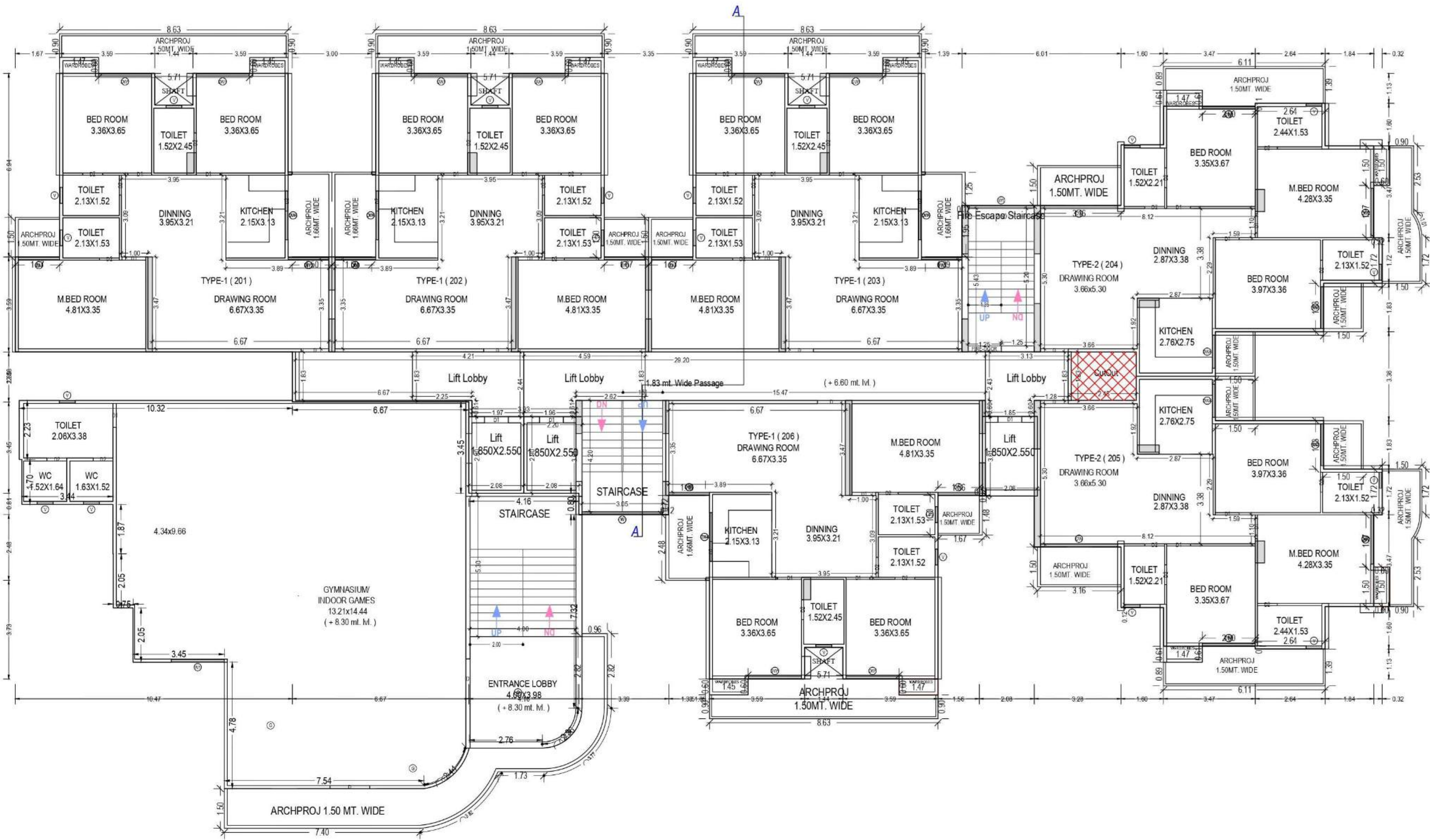
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Total Plot Area: -	22790.00	Total FAR Area: -	92796.51
Total Coverage Area: -	5224.297	Total BUA Area: -	147597.178

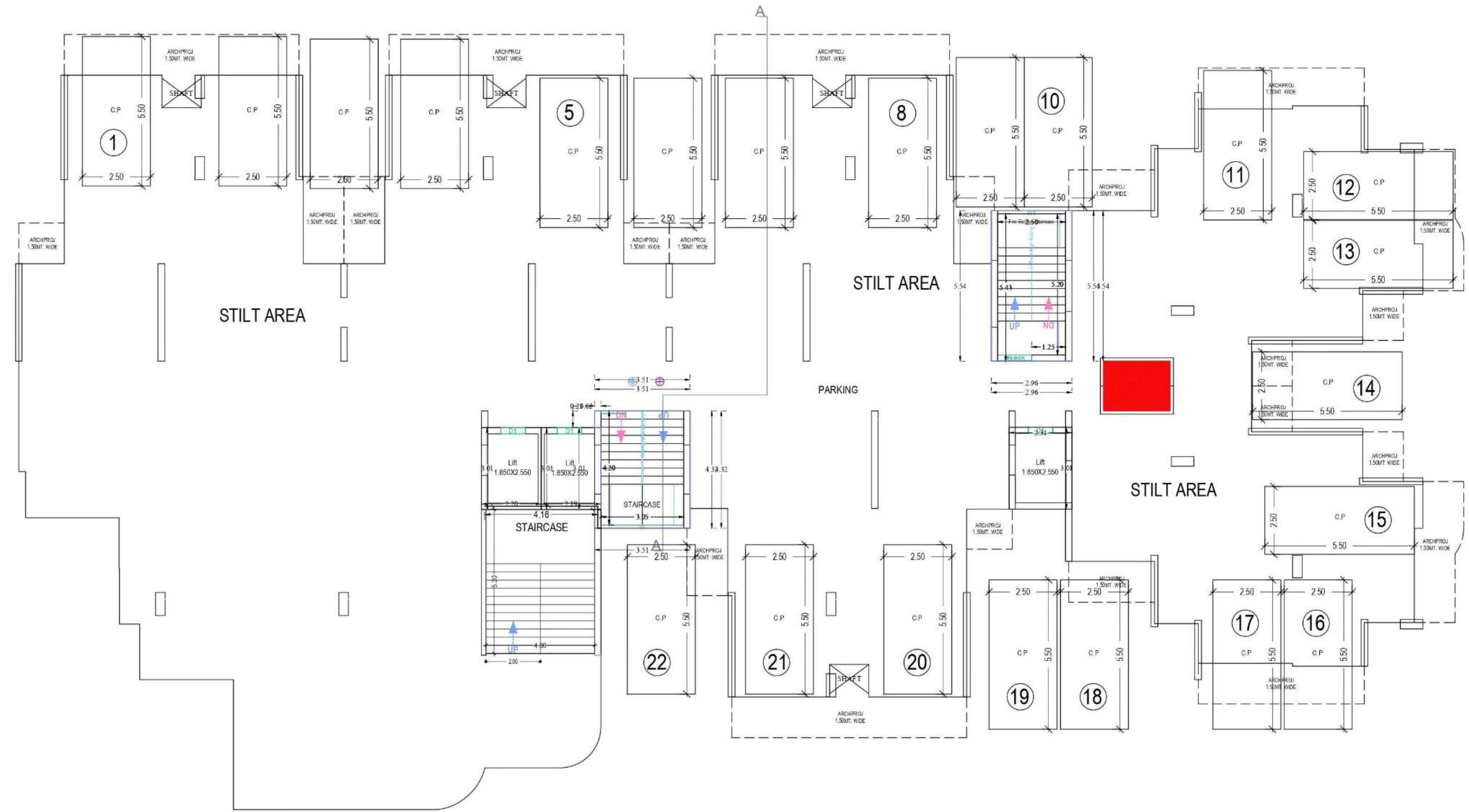
OWNER'S NAME AND SIGNATURE UTILITY ESTATES PRIVATE LIMITED utilityestates1979@gmail.com, 8882695525	
ARCHITECT'S NAME AND SIG ANJU AGARWAL CAREER Designation: Architect	
NGINEER	
Ghaziabad Development Authority	
Building Plan Application Number GDA/BP/22-23/1143	
Sanctioned On 03 May 2023	
Valid Till 09 May 2028	
Approved By Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S	
Examined By Bhagwan Das Matruya (Junior engineer)	
Sanjay Mehrotra (Assistant Engineer)	
Rajeev Ratan Shah (Town Planner/ Executive engineer)	
Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S	
Rajeev Ratan Shah (Town Planner/ Executive engineer)	
Sanjay Mehrotra (Assistant Engineer)	



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



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



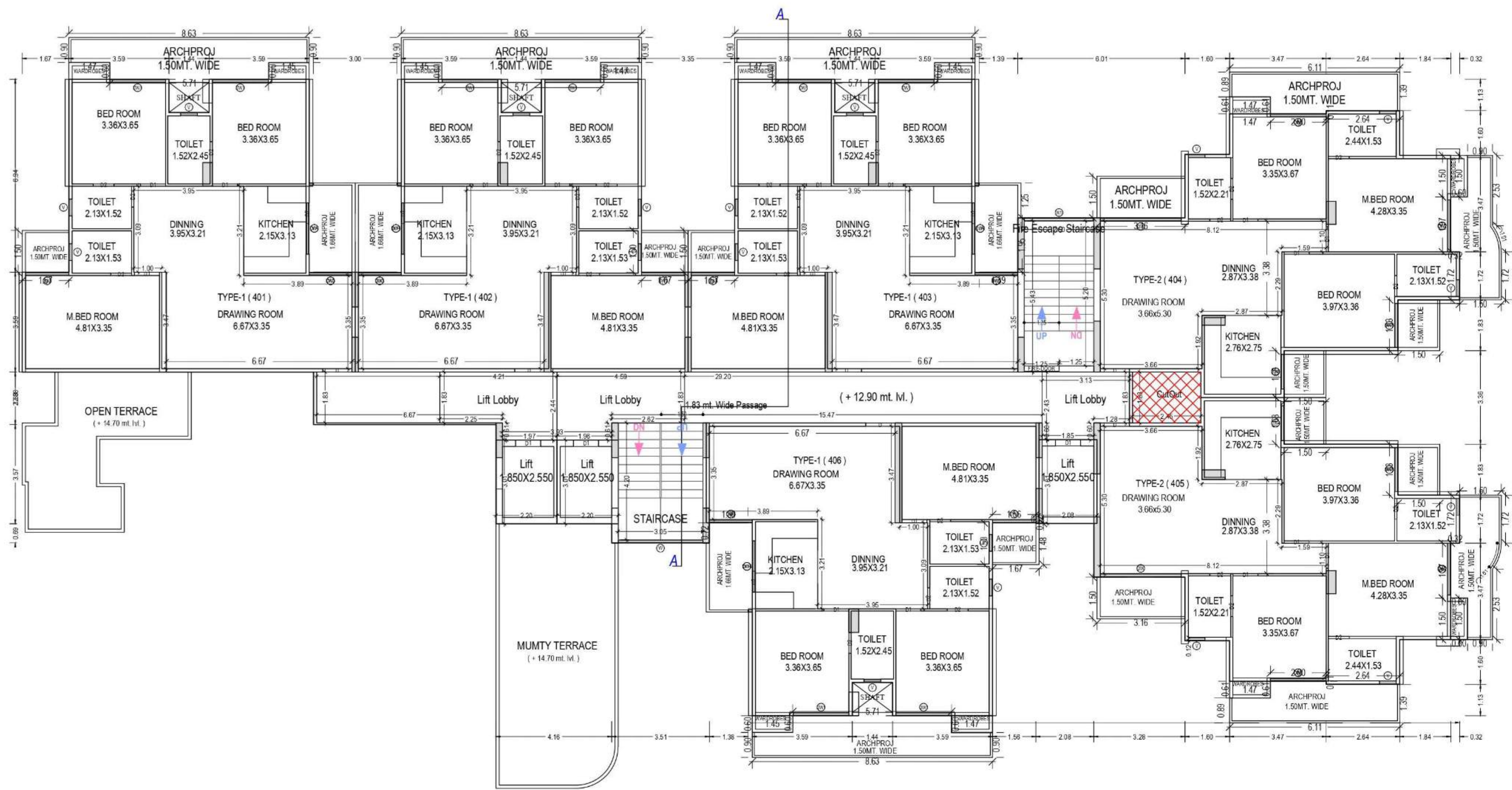
STILT FLOOR PLAN
(SCALE 1:100)

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.

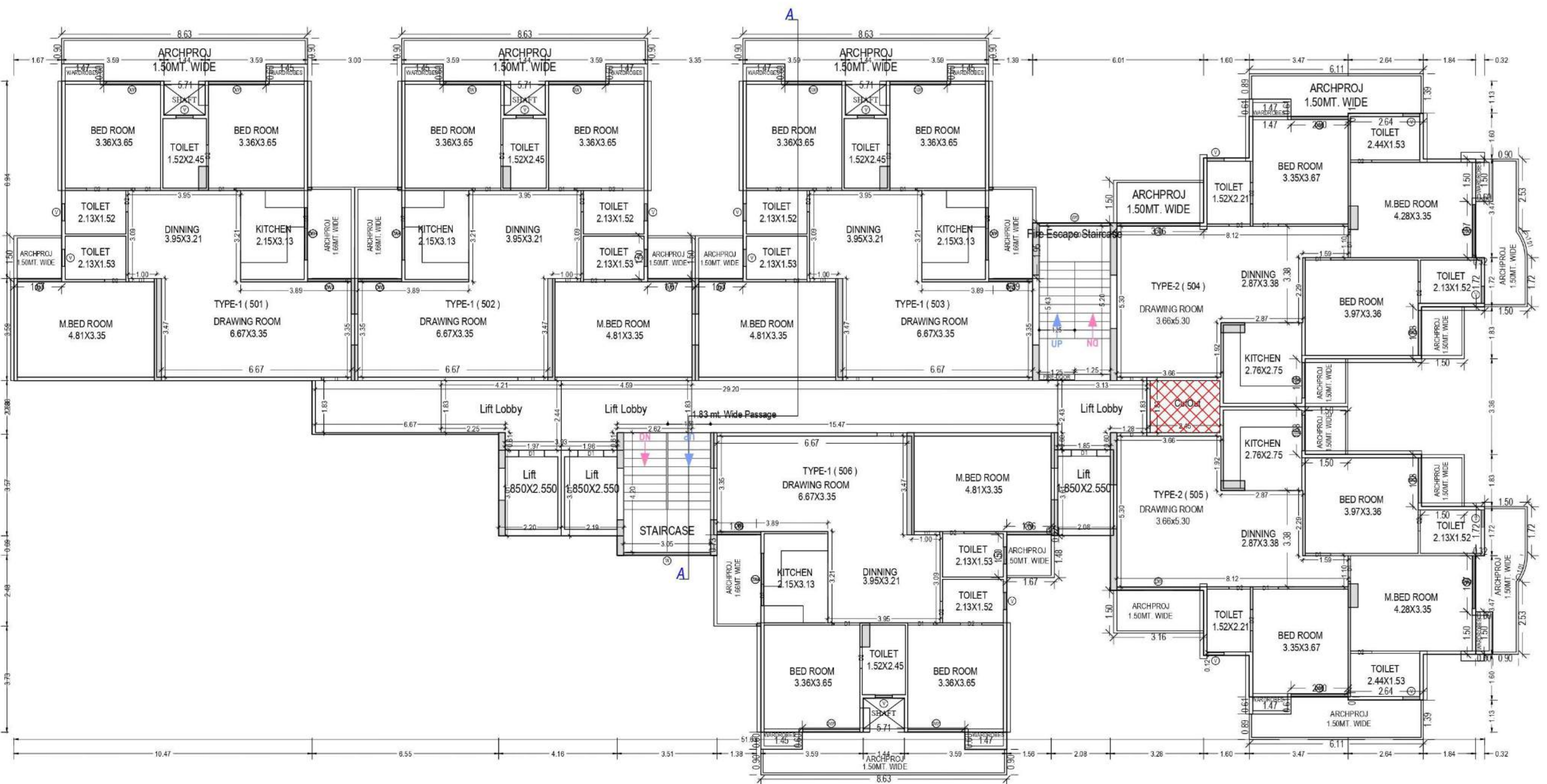
ISO_A0_(B41.00_x_1189.00_MM)

OWNER'S NAME AND SIGNATURE UTILITY ESTATES PRIVATE LIMITED utilityestates1979@gmail.com, 8882695525	
ARCHITECT'S NAME AND SIGN ANU AGARWAL CA/6/1/5503 Registered by Aty Date: 30 May 2023 Designation: Architect	JINEER
Ghaziabad Development Authority	
Building Plan Application Number GDA/BP/22-23/1143 Sanctioned On 03 May 2023 Valid Till 09 May 2028	
Approved By Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S Examined By Bhagwan Das Maurya (Junior engineer) Sanjay Mehrotra (Assistant Engineer) Rajeev Ratan Shah (Town Planner/ Executive engineer) Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S Rajeev Ratan Shah (Town Planner/ Executive engineer) Sanjay Mehrotra (Assistant Engineer)	

Total Plot Area :-	22790.00	Total FAR Area :-	92796.51
Total Coverage Area :-	5224.297	Total BUA Area :-	147597.178



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

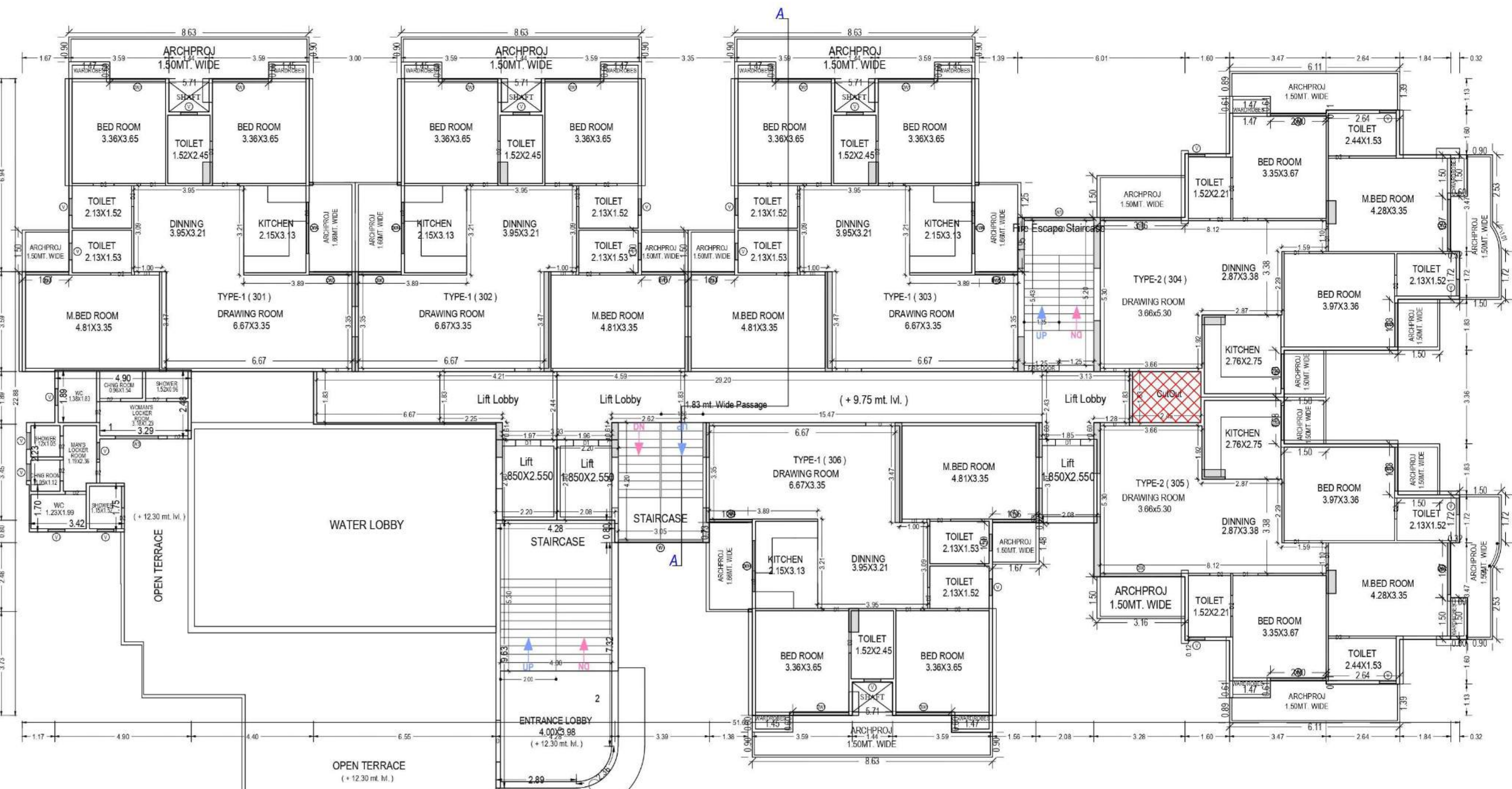


TYPICAL - 5- 18 FLOOR PLAN
(Proposed)
(SCALE 1:100)

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B1 (RESIDENTIAL)	V	0.60	1.00	489
	DW4	1.25	2.55	52
TOWER B1 (RESIDENTIAL)	DW3	1.54	2.55	104
	W3	1.54	2.55	01
TOWER B1 (RESIDENTIAL)	DW3	1.56	2.55	104
	DW3	1.58	2.55	52
TOWER B1 (RESIDENTIAL)	DW4	1.84	2.55	104
	DW2	1.87	2.55	52
TOWER B1 (RESIDENTIAL)	DW1	2.00	2.55	260
	W1	2.00	2.55	02
TOWER B1 (RESIDENTIAL)	G	2.05	1.20	02
	W1	2.50	2.55	28
TOWER B1 (RESIDENTIAL)	G	2.73	1.20	03
	DW	2.92	2.55	52
TOWER B1 (RESIDENTIAL)	W	3.05	2.55	28
	G	4.78	1.20	02

Staircase Checks (Table 8a-1)				
Floor Name	Staircase Name	Flight Width	Tread Width	Riser Height
FIRST FLOOR PLAN	STAIRCASE	1.50	0.300	0.150
	STAIRCASE	1.25	0.300	0.158
SECOND FLOOR PLAN	STAIRCASE	1.50	0.300	0.150
	STAIRCASE	1.25	0.300	0.158
THIRD FLOOR PLAN	STAIRCASE	1.50	0.300	0.150
	STAIRCASE	1.25	0.300	0.158
FOURTH FLOOR PLAN	STAIRCASE	1.50	0.300	0.150
	STAIRCASE	1.25	0.300	0.158
TYPICAL - 5- 18 FLOOR PLAN	STAIRCASE	1.50	0.300	0.150
	STAIRCASE	1.25	0.300	0.158
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.300	0.150
	STAIRCASE	1.25	0.300	0.158

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
TOWER B1 (RESIDENTIAL)	D2	0.75	2.10	728
	D1	0.90	2.10	946
TOWER B1 (RESIDENTIAL)	D1	1.05	2.10	156
	ENTRY	1.20	2.10	156



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

ELEVATION SIDE

Building: TOWER B1 (RESIDENTIAL) PHASE - I

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.)	community FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
Slit Floor	737.86	4.49	733.38	26.09	14.15	0.00	0.00	0.00	5.33	687.81	0.00	0.00	0.00	06
First Floor	965.67	4.48	961.19	13.28	14.15	0.00	0.00	0.00	5.33	0.00	0.00	0.00	886.87	06
Second Floor	965.67	4.48	961.19	13.28	14.15	0.00	0.00	0.00	5.33	0.00	0.00	0.00	886.87	06
Third Floor	801.62	4.48	797.14	13.28	14.15	0.00	0.00	0.00	5.33	0.00	0.00	0.00	717.81	06
Fourth Floor	716.67	4.48	712.19	13.28	14.15	0.00	0.00	0.00	5.33	0.00	0.00	0.00	654.07	06
Fifth Floor	716.67	4.48	712.19	13.28	14.15	0.00	0.00	0.00	5.33	0.00	0.00	0.00	654.07	06
Sixth Floor	716.67	4.48	712.19	13.28	14.15	0.00	0.00	0.00	5.33	0.00	0.00	0.00	654.07	06
Seventh Floor	716.67	4.48	712.19	13.28	14.15	0.00	0.00	0.00	5.33	0.00	0.00	0.00	654.07	06
Eighth Floor	716.67	4.48	712.19	13.28	14.15	0.00	0.00	0.00	5.33	0.00	0.00	0.00	654.07	06
Ninth Floor	716.67	4.48	712.19	13.28	14.15	0.00	0.00	0.00	5.33	0.00	0.00	0.00	654.07	06
Tenth Floor	716.67	4.48	712.19	13.28	14.15	0.00	0.00	0.00	5.33	0.00	0.00	0.00	654.07	06
Eleventh Floor	716.67	4.48	712.19	13.28	14.15	0.00	0.00	0.00	5.33	0.00	0.00	0.00	654.07	06
Twelfth Floor	716.67	4.48	712.19	13.28	14.15	0.00	0.00	0.00	5.33	0.00	0.00	0.00	654.07	06
Thirteenth Floor	716.67	4.48	712.19	13.28	14.15	0.00	0.00	0.00	5.33	0.00	0.00	0.00	654.07	06
Fourteenth Floor	716.67	4.48	712.19	13.28	14.15	0.00	0.00	0.00	5.33	0.00	0.00	0.00	654.07	06
Fifteenth Floor	716.67	4.48	712.19	13.28	14.15	0.00	0.00	0.00	5.33	0.00	0.00	0.00	654.07	06
Sixteenth Floor	716.67	4.48	712.19	13.28	14.15	0.00	0.00	0.00	5.33	0.00	0.00	0.00	654.07	06
Seventeenth Floor	716.67	4.48	712.19	13.28	14.15	0.00	0.00	0.00	5.33	0.00	0.00	0.00	654.07	06
Eighteenth Floor	716.67	4.48	712.19	13.28	14.15	0.00	0.00	0.00	5.33	0.00	0.00	0.00	654.07	06
Nineteenth Floor	716.67	4.48	712.19	13.28	14.15	0.00	0.00	0.00	5.33	0.00	0.00	0.00	654.07	06
Twentieth Floor	716.67	4.48	712.19	13.28	14.15	0.00	0.00	0.00	5.33	0.00	0.00	0.00	654.07	06
Twentyfirst Floor	716.67	4.48	712.19	13.28	14.15	0.00	0.00	0.00	5.33	0.00	0.00	0.00	654.07	06
Twentysecond Floor	716.67	4.48	712.19	13.28	14.15	0.00	0.00	0.00	5.33	0.00	0.00	0.00	654.07	06
Twentythird Floor	716.67	4.48	712.19	13.28	14.15	0.00	0.00	0.00	5.33	0.00	0.00	0.00	654.07	06
Twentyfourth Floor	716.67	4.48	712.19	13.28	14.15	0.00	0.00	0.00	5.33	0.00	0.00	0.00	654.07	06
Twentyfifth Floor	716.67	4.48	712.19	13.28	14.15	0.00	0.00	0.00	5.33	0.00	0.00	0.00	654.07	06
Twentysixth Floor	716.67	4.48	712.19	13.28	14.15	0.00	0.00	0.00	5.33	0.00	0.00	0.00	654.07	06
Terrace Floor	79.59	0.00	79.59	36.83	0.00	24.68	0.00	18.08	0.00	0.00	0.00	0.00	0.00	00
Total	20033.83	120.97	19912.86	408.20	382.05	24.68	138.58	18.08	5.33	687.81	17013.02	522.14	17535.16	156
Total Number of Same Buildings:	1													
Total	20033.83	120.97	19912.86	408.20	382.05	24.68	138.58	18.08	5.33	687.81	17013.02	522.14	17535.16	156

Total Plot Area :-	22790.00	Total FAR Area :-	92796.51
Total Coverage Area :-	5224.297	Total BUA Area :-	147597.178

OWNERS NAME AND SIGNATURE
UTILITY ESTATES PRIVATE LIMITED
utilityestates1979@gmail.com, 8882695525

ARCHITECT'S NAME AND SIGN
ANU AGARWAL



Building Plan Application Number
GDA/BP/22-23/143

Sanctioned On
03 May 2023

Valid Till
09 May 2028

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

Examined By
Bhagwan Das Maurya (Junior engineer)

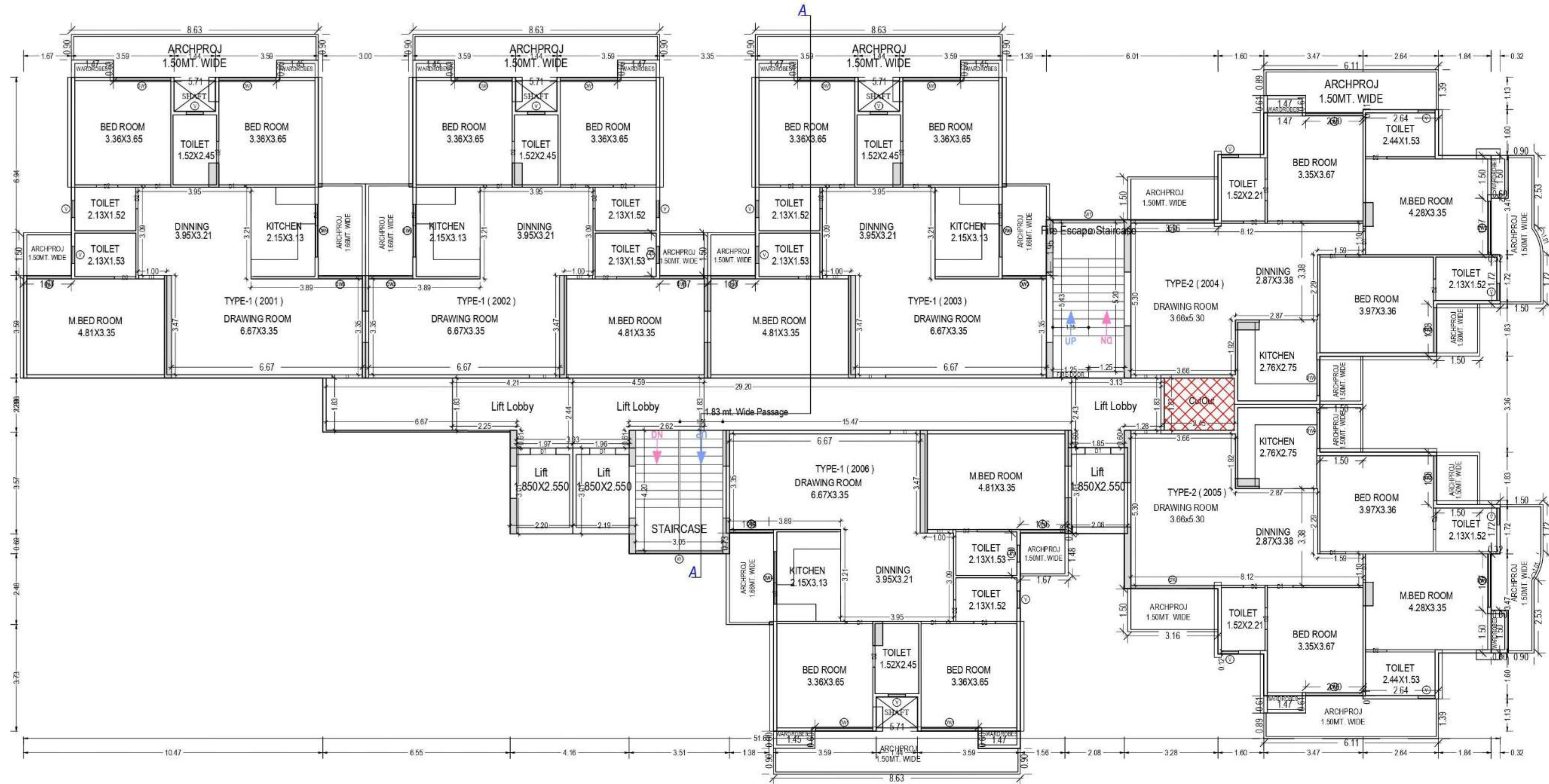
Sanjay Mehrotra (Assistant Engineer)

Rajeev Ratan Shah (Town Planner/ Executive engineer)

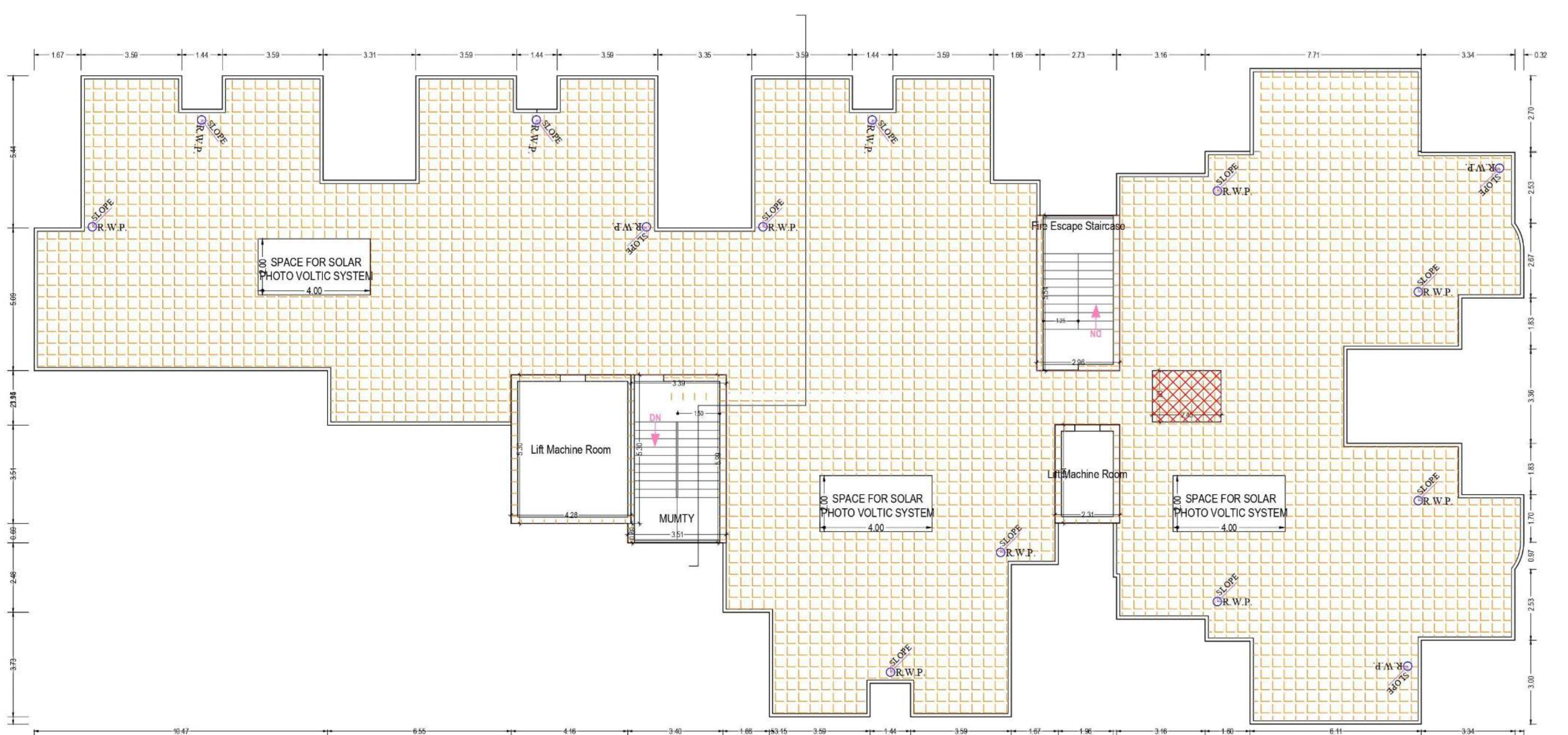
Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S)

Rajeev Ratan Shah (Town Planner/ Executive engineer)

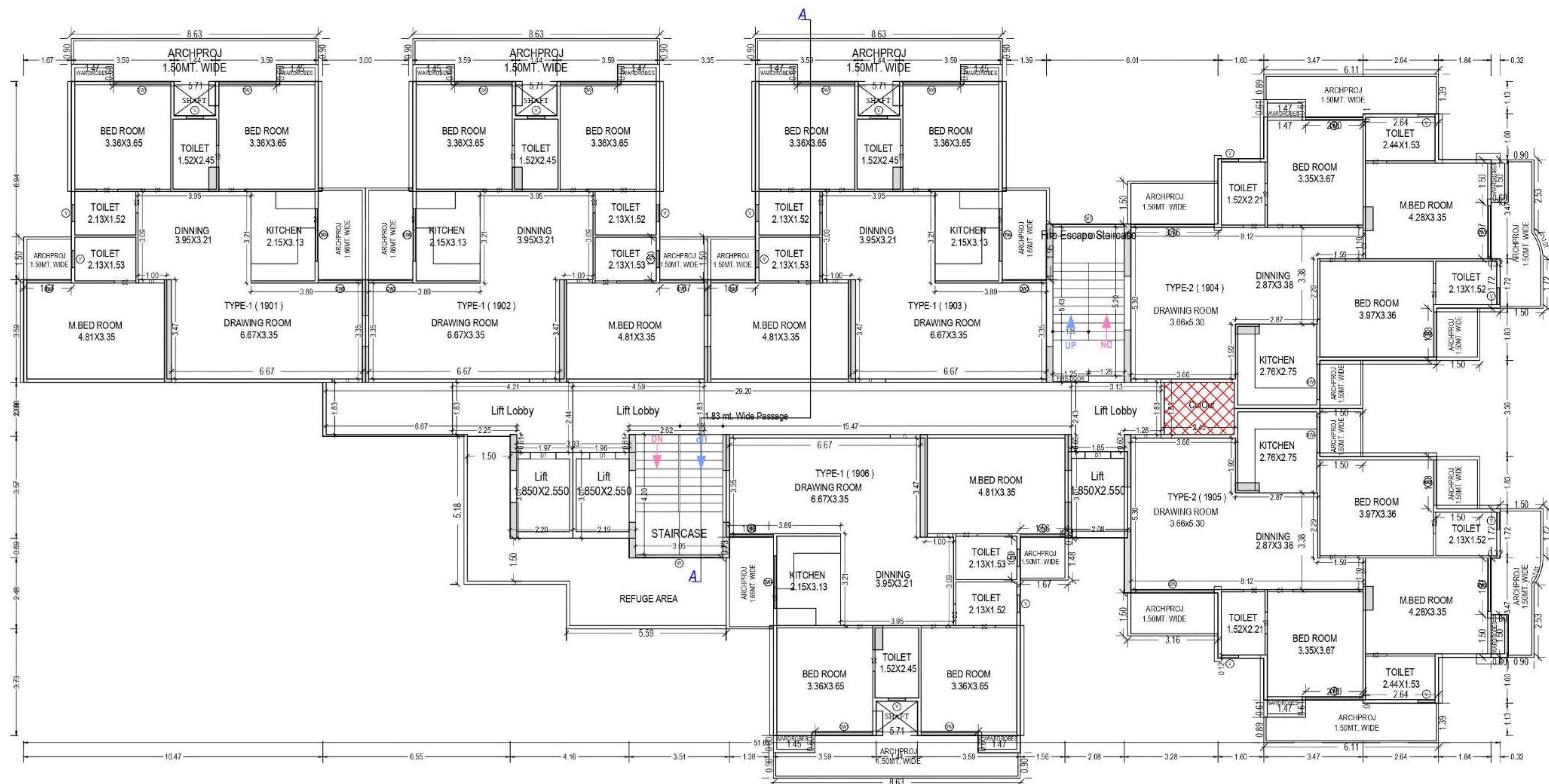
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.



TYPICAL - 20- 26 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

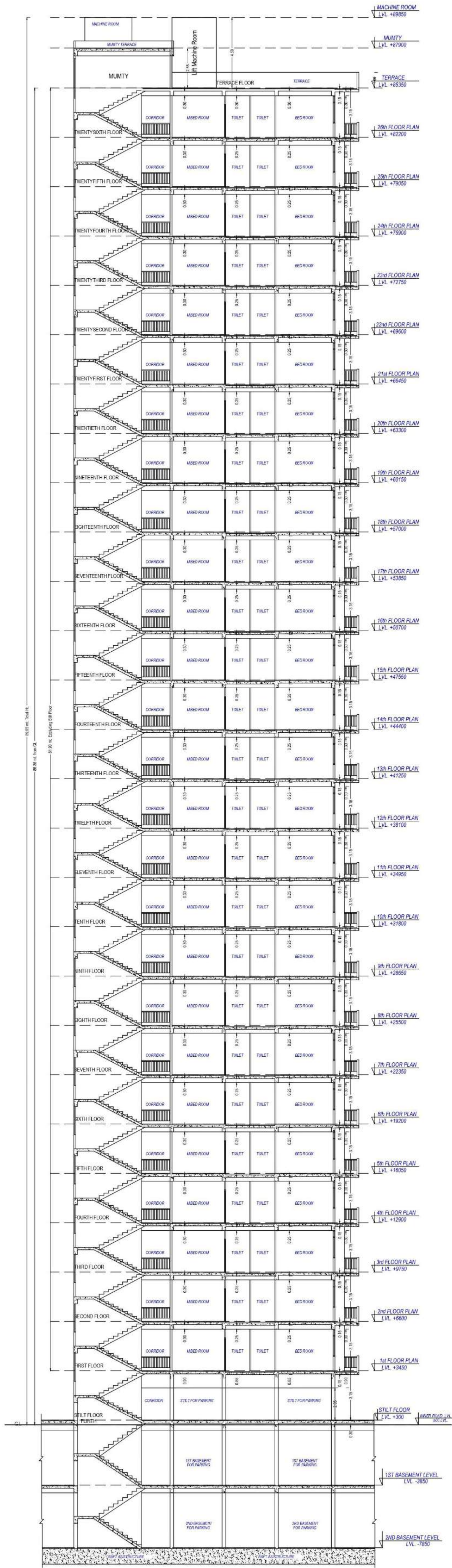


NINETEENTH FLOOR PLAN
(Proposed)
(SCALE 1:100)

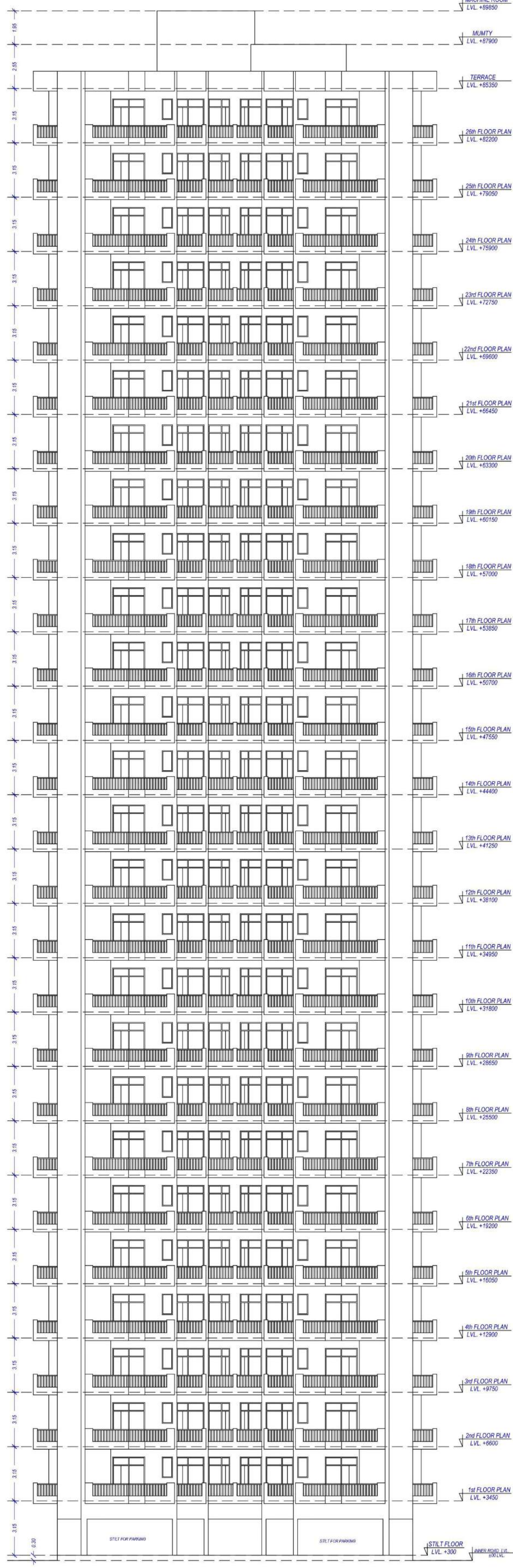
Note - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

OWNER'S NAME AND SIGNATURE UTILITY ESTATES PRIVATE LIMITED utilityestates1979@gmail.com, 8882695525	
ARCHENG'S NAME AND SIGN ANU AGARWAL CARE 19503 Registered Architect Date: 09 May 2023 Designation: Architect	ENGINEER
Ghaziabad Development Authority	
Building Plan Application Number GDA/BP/22-23/143 Sanctioned On 03 May 2023 Valid Till 09 May 2028 Approved By Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S Examined By Bhagwan Das Matruya (Junior engineer) Sanjay Mehrotra (Assistant Engineer) Rajeev Ratan Shah (Town Planner/ Executive engineer) Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S Rajeev Ratan Shah (Town Planner/ Executive engineer) Sanjay Mehrotra (Assistant Engineer)	

Total Plot Area: -	22790.00	Total FAR Area: -	92796.51
Total Coverage Area: -	5224.297	Total BUA Area: -	147597.178



SECTION - AA



ELEVATION

UnitBUA Table for Building :TOWER B1 (RESIDENTIAL) PHASE - I										
Floor	Name	UnitBUA Type	Net UnitBUA Area	Additional for Green Area/Prq	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.m)	Carpet Area	No. of Unit	
FIRST FLOOR PLAN	TYPE-1 (101)	DWELLING UNIT	101.61	0.00	101.61	101.61	1.05	96.66	06	
	TYPE-1 (102)	DWELLING UNIT	101.61	0.00	101.61	101.61	1.05	96.66		
	TYPE-1 (103)	DWELLING UNIT	102.02	0.00	102.02	102.02	1.05	96.66		
	TYPE-1 (104)	DWELLING UNIT	101.61	1.76	103.37	103.37	1.05	96.66		
	TYPE-2 (105)	DWELLING UNIT	97.29	1.78	99.07	99.07	0.00	95.07		
	TYPE-2 (106)	DWELLING UNIT	96.94	1.78	98.72	98.72	1.35	94.19		
	Total		601.08	5.32	606.40	606.40	5.55	562.19		
	Total per Floor	Typical Floor = 1								
	TYPE-1 (101)	DWELLING UNIT	101.61	0.00	101.61	101.61	1.05	96.66		
	TYPE-1 (102)	DWELLING UNIT	101.61	0.00	101.61	101.61	1.05	96.66		
SECOND FLOOR PLAN	TYPE-1 (201)	DWELLING UNIT	101.61	0.00	101.61	101.61	1.05	96.66	06	
	TYPE-1 (202)	DWELLING UNIT	101.61	0.00	101.61	101.61	1.05	96.66		
	TYPE-1 (203)	DWELLING UNIT	102.02	0.00	102.02	102.02	1.05	96.66		
	TYPE-1 (204)	DWELLING UNIT	101.61	1.76	103.37	103.37	1.05	96.66		
	TYPE-2 (205)	DWELLING UNIT	97.29	1.78	99.07	99.07	0.00	95.07		
	TYPE-2 (206)	DWELLING UNIT	96.94	1.78	98.72	98.72	1.35	94.19		
	Total		601.08	5.32	606.40	606.40	5.55	562.19		
	Total per Floor	Typical Floor = 1								
	TYPE-1 (301)	DWELLING UNIT	101.61	0.00	101.61	101.61	1.05	96.66		
	TYPE-1 (302)	DWELLING UNIT	101.61	0.00	101.61	101.61	1.05	96.66		
THIRD FLOOR PLAN	TYPE-1 (301)	DWELLING UNIT	101.61	0.00	101.61	101.61	1.05	96.66	06	
	TYPE-1 (302)	DWELLING UNIT	101.61	0.00	101.61	101.61	1.05	96.66		
	TYPE-1 (303)	DWELLING UNIT	102.02	0.00	102.02	102.02	1.05	96.66		
	TYPE-1 (304)	DWELLING UNIT	101.61	1.76	103.37	103.37	1.05	96.66		
	TYPE-2 (305)	DWELLING UNIT	97.29	1.78	99.07	99.07	0.00	95.07		
	TYPE-2 (306)	DWELLING UNIT	96.94	1.78	98.72	98.72	1.35	94.19		
	Total		601.08	5.32	606.40	606.40	5.55	562.19		
	Total per Floor	Typical Floor = 1								
	TYPE-1 (401)	DWELLING UNIT	101.61	0.00	101.61	101.61	1.05	96.66		
	TYPE-1 (402)	DWELLING UNIT	101.61	0.00	101.61	101.61	1.05	96.66		
FOURTH FLOOR PLAN	TYPE-1 (401)	DWELLING UNIT	101.61	0.00	101.61	101.61	1.05	96.66	06	
	TYPE-1 (402)	DWELLING UNIT	101.61	0.00	101.61	101.61	1.05	96.66		
	TYPE-1 (403)	DWELLING UNIT	102.02	0.00	102.02	102.02	1.05	96.66		
	TYPE-1 (404)	DWELLING UNIT	101.61	1.76	103.37	103.37	1.05	96.66		
	TYPE-2 (405)	DWELLING UNIT	97.29	1.78	99.07	99.07	0.00	95.07		
	TYPE-2 (406)	DWELLING UNIT	96.94	1.78	98.72	98.72	1.35	94.19		
	Total		601.08	5.32	606.40	606.40	5.55	562.19		
	Total per Floor	Typical Floor = 1								
	TYPE-1 (501)	DWELLING UNIT	101.61	0.00	101.61	101.61	1.05	96.66		
	TYPE-1 (502)	DWELLING UNIT	101.61	0.00	101.61	101.61	1.05	96.66		
TYPICAL 5-75 FLOOR PLAN	TYPE-1 (501)	DWELLING UNIT	101.61	0.00	101.61	101.61	1.05	96.66	06	
	TYPE-1 (502)	DWELLING UNIT	101.61	0.00	101.61	101.61	1.05	96.66		
	TYPE-1 (503)	DWELLING UNIT	102.02	0.00	102.02	102.02	1.05	96.66		
	TYPE-1 (504)	DWELLING UNIT	101.61	1.76	103.37	103.37	1.05	96.66		
	TYPE-2 (505)	DWELLING UNIT	97.29	1.78	99.07	99.07	0.00	95.07		
	TYPE-2 (506)	DWELLING UNIT	96.94	1.78	98.72	98.72	1.35	94.19		
	Total		601.08	5.32	606.40	606.40	5.55	562.19		
	Total per Floor	Typical Floor = 22								
	TYPE-1 (601)	DWELLING UNIT	101.61	0.00	101.61	101.61	1.05	96.66		
	TYPE-1 (602)	DWELLING UNIT	101.61	0.00	101.61	101.61	1.05	96.66		
Total	-	-	13223.76	5.32	13340.80	13340.80	122.10	12808.18	132	

OWNERS NAME AND SIGNATURE
UTILITY ESTATES PRIVATE LIMITED
utilityestates1979@gmail.com, 8882695525

ARCHITECT'S NAME AND SIG

ANU AGARWAL

CASE/15503

Registered by Archt.

Valid till 31 May 2023

102-46

Designation: Architect

ENGINEER

Ghaziabad Development Authority

Building Plan Application Number

GDA/BP/22-23/1143

Sanctioned On

03 May 2023

Valid Till

09 May 2028

Approved By

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

Examined By

Bhagwan Das Maurya (Junior engineer)

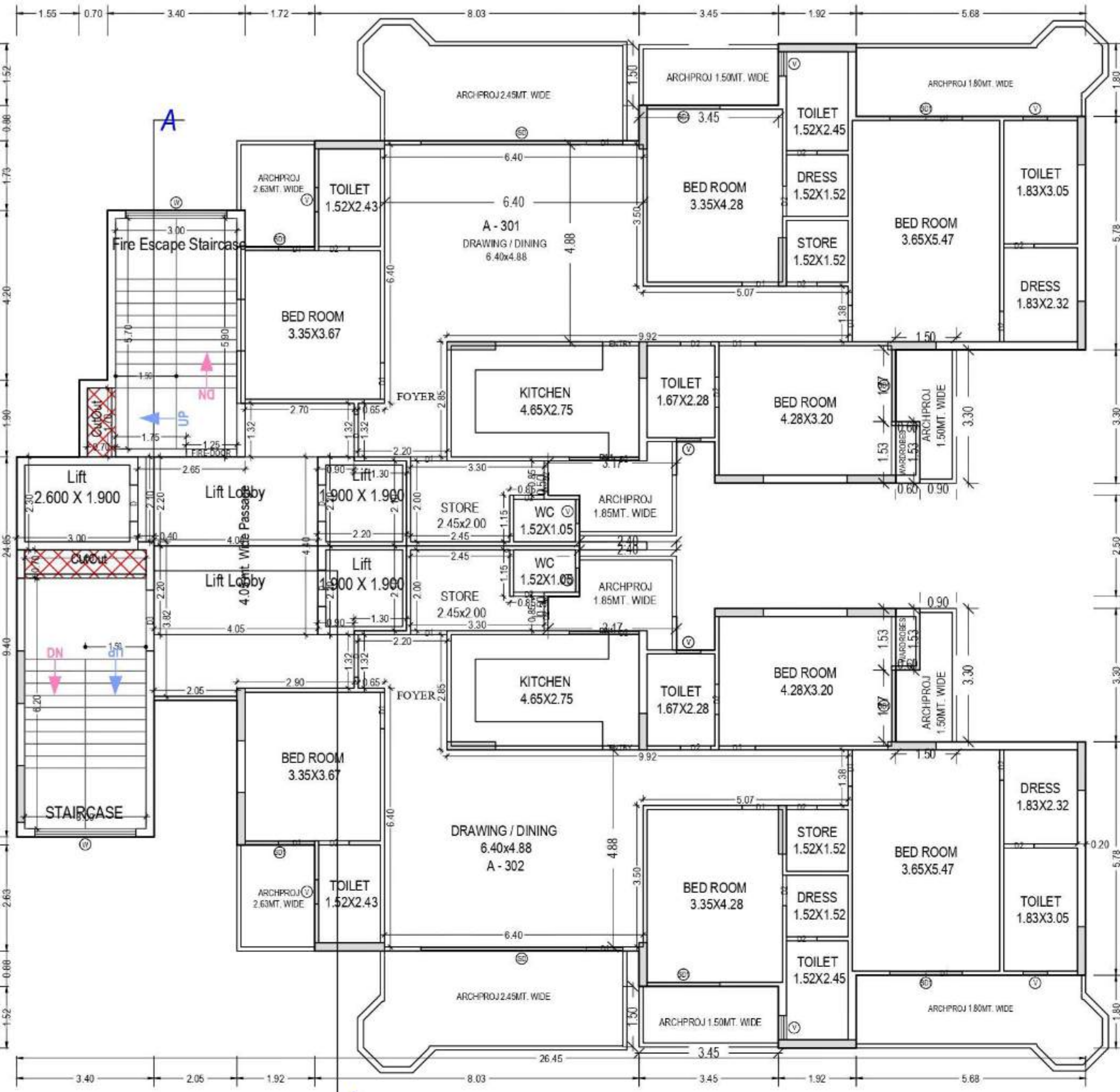
Sanjay Mehrotra (Assistant Engineer)

Rajeev Ratan Shah (Town Planner/ Executive engineer)

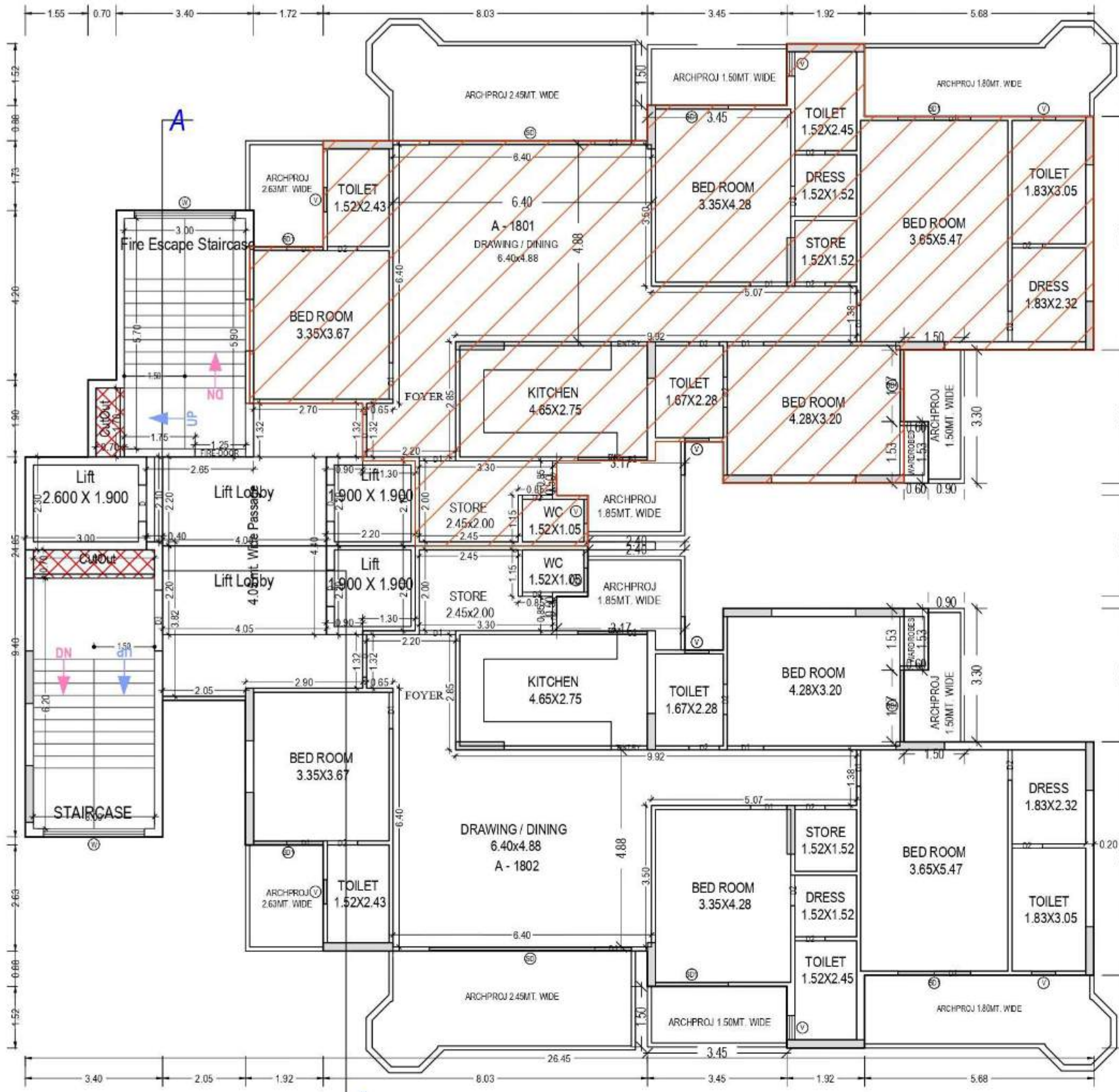
Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S

Rajeev Ratan Shah (Town Planner/ Executive engineer)

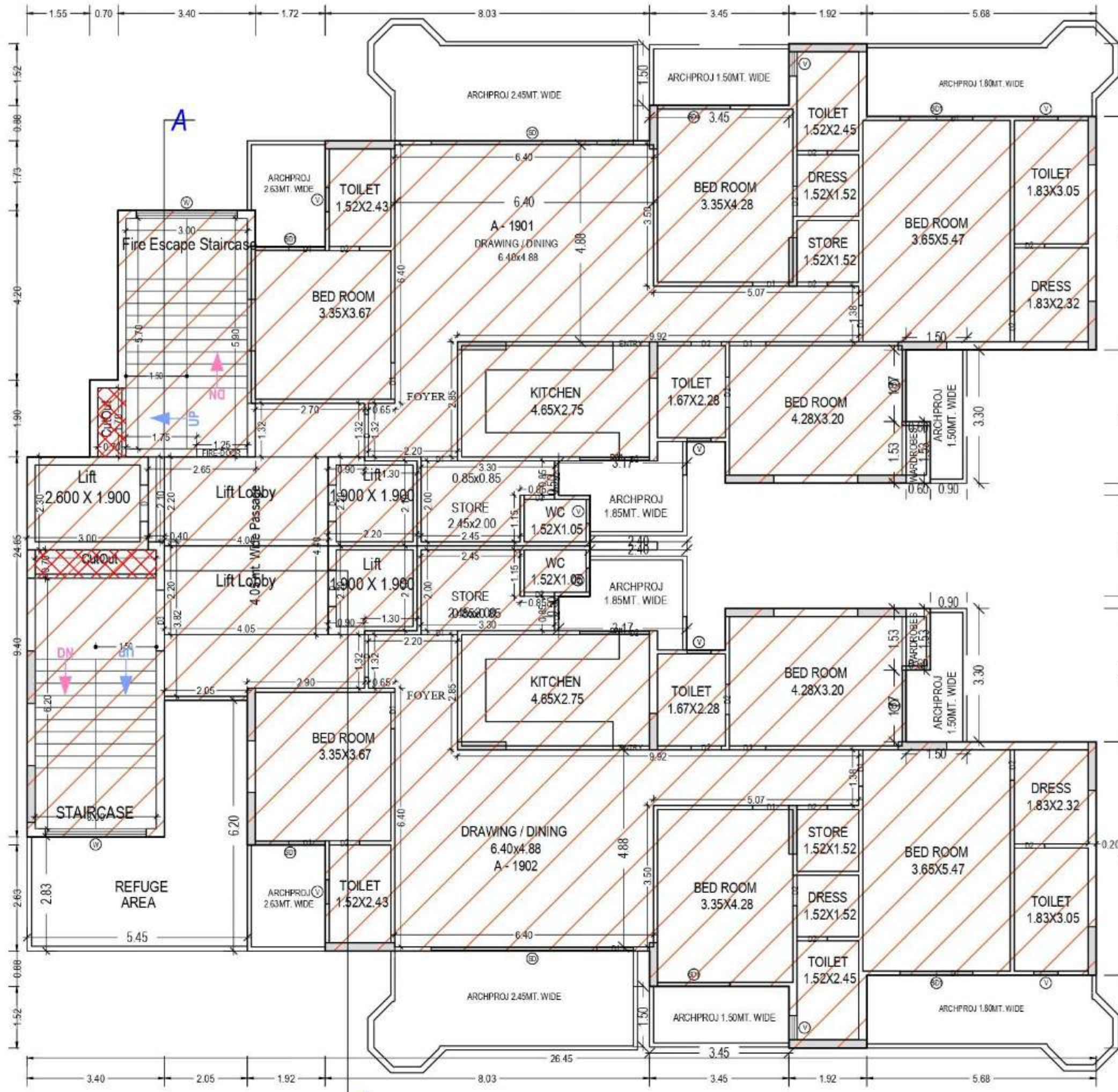
Sanjay Mehrotra (Assistant Engineer)



TYPICAL - 3- 17 FLOOR PLAN
(Proposed)
(SCALE 1:100)



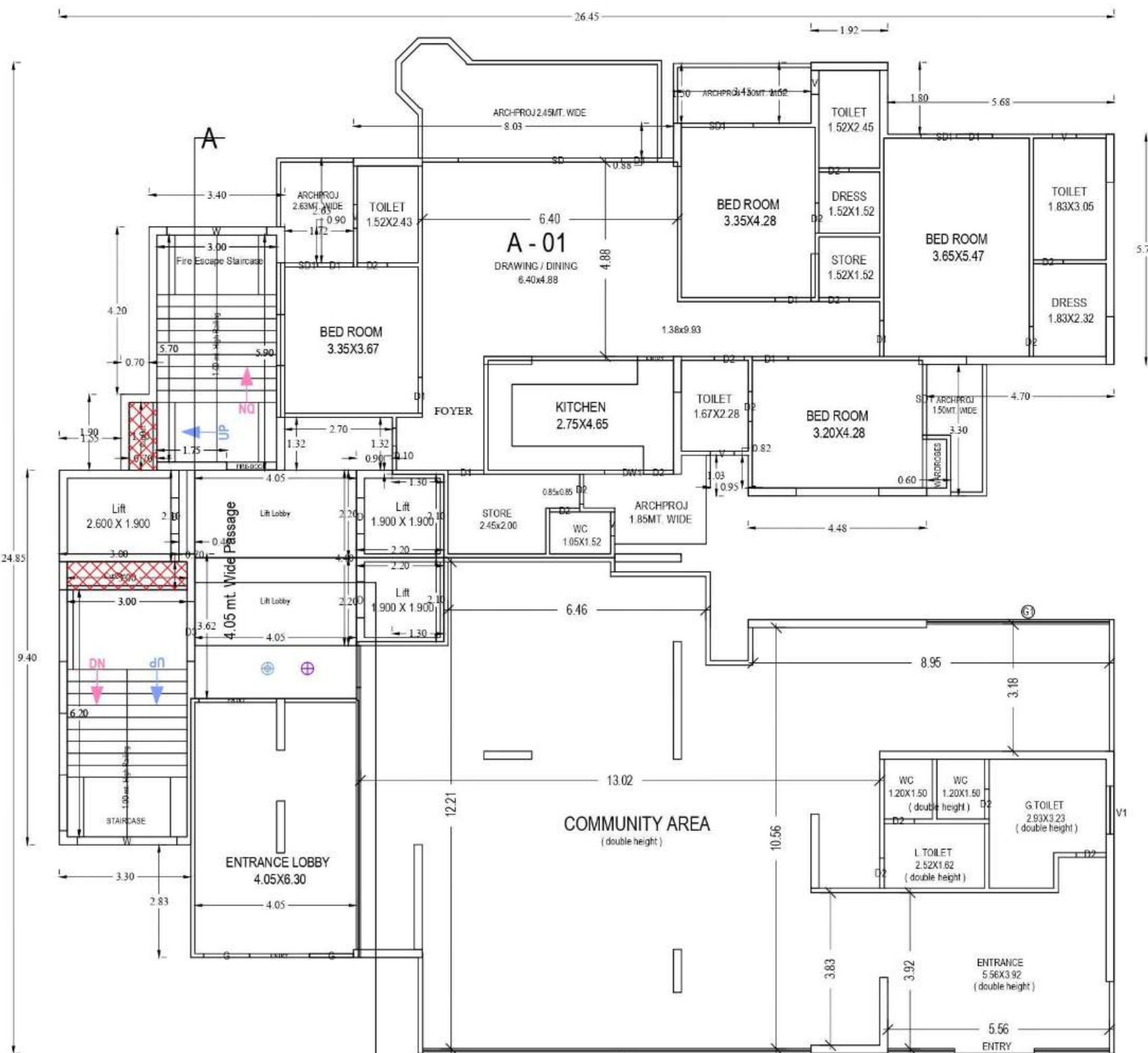
EIGHTEENTH FLOOR PLAN
(Proposed)
(SCALE 1:100)



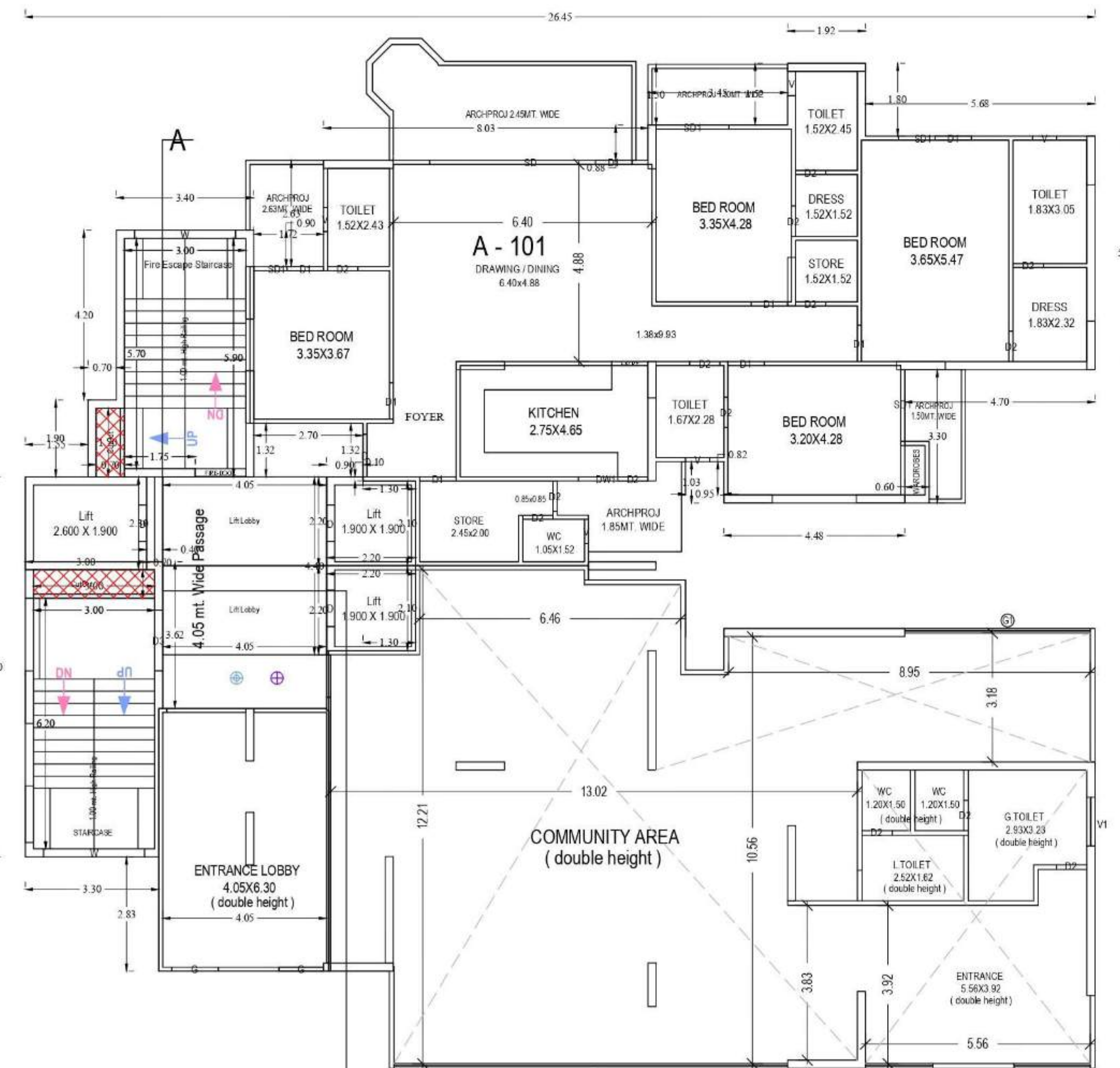
NINETEENTH FLOOR PLAN
(Proposed)
(SCALE 1:100)



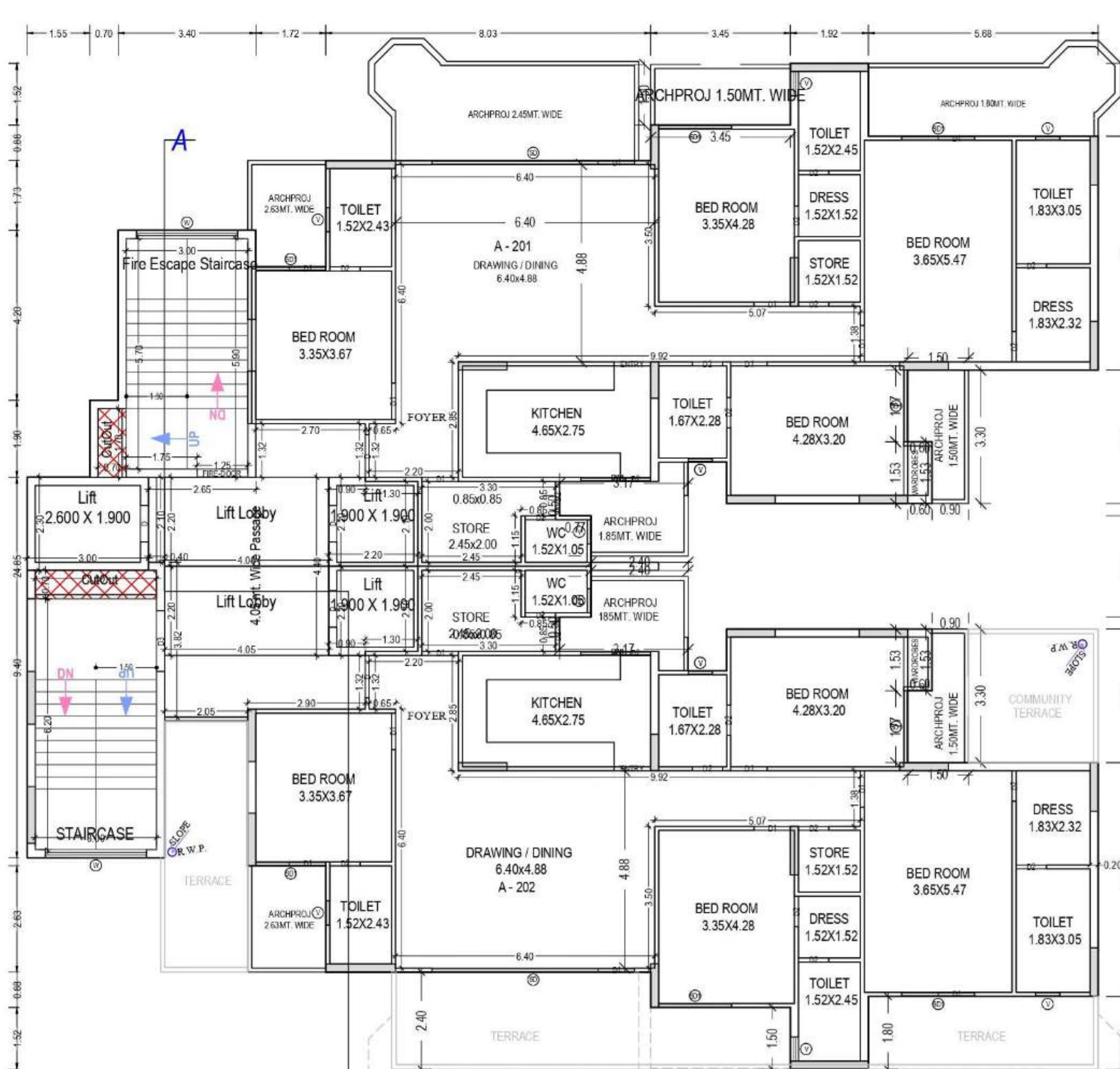
INCENTIVE F.A.R. USE AGAINST LIG & EWS



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



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



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

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
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ISO_A0_(B41.00_x_1189.00_MM)

OWNER'S NAME AND SIGNATURE UTILITY ESTATES PRIVATE LIMITED utilityestates1979@gmail.com, 8882695525	
ARCHITECT'S NAME AND SIGNATURE ANUJ AGARWAL CARE: 19503 Registered by AEC Date: 02 May 2023 10:22 AM Designation: Architect	INER
Ghaziabad Development Authority	
Building Plan Application Number GDA/BP/22-23/1143 Sanctioned On 03 May 2023 Valid Till 09 May 2028 Approved By Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S Examined By Bhagwan Das Maurya (Junior engineer) Sanjay Mehrotra (Assistant Engineer) Rajeev Ratan Shah (Town Planner/ Executive engineer) Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S Rajeev Ratan Shah (Town Planner/ Executive engineer) Sanjay Mehrotra (Assistant Engineer)	

Total Plot Area :-	22790.00	Total FAR Area :-	92796.51
Total Coverage Area :-	5224.297	Total BUA Area :-	147597.178

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