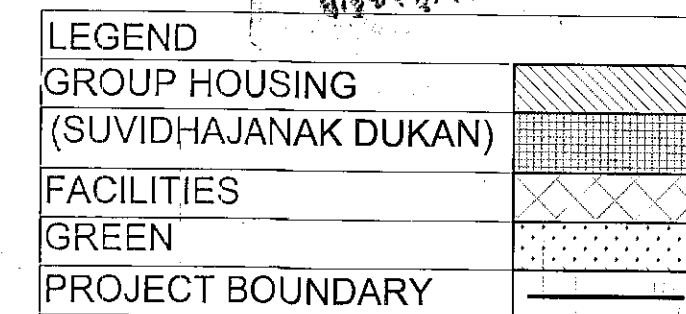


DWELLING UNIT CALCULATIONS										
	Tower A	Tower B	Tower C	Tower D	Tower E	Tower F	Tower G	Tower H	Tower J	Total
STILT	0	0	0	0	0	0	0	0	0	0
1st	11	11	13	14	11	13	13	11	14	111
2nd	11	11	13	14	11	13	13	11	14	111
3rd	11	11	13	14	11	13	13	11	14	111
4th	11	11	13	14	11	13	13	11	14	111
5th	11	11	13	14	11	13	13	11	14	111
6th	11	11	13	14	11	13	13	11	14	111
7th	11	11	13	14	11	13	13	11	14	111
8th	11	11	13	14	11	13	13	11	14	111
9th	11	11	13	14	11	13	13	11	14	111
10th	11	11	13	14	11	13	13	11	14	111
11th	11	11	13	14	11	13	13	11	14	111
12th	11	11	13	14	11	13	13	11	14	111
13th				0		12	5			17
Total	132	132	156	168	132	168	161	132	168	1349

8	Proposed Ground coverage for Housing : 35.84%		11382.38
9	Permissible Dwelling units 500 PER HECTARE =(31756/10000)X500= 1587	बिना किसी बाधा के 1587	1587
	Proposed Units	प्रस्तावित इकाइयों की संख्या	1587
10	Proposed NON F.A.R		12323.26
11	Parking Details बस स्टैंड, कार, मोपेड, बाइक को व्यवस्थित किया जाए = 100 Car Parking Provided प्रस्तावित 100 कारों के लिए स्थान		582 E.C.S
	Non-Far Car Parking Provided		582 E.C.S
12	Total no of trees required @ 50 trees per Hactare of plot area = 20X217.56.35/10000= 435.73 प्रस्तावित 435.73 पेड़ों की आवश्यकता है	प्रस्तावित 435.73 पेड़ों की आवश्यकता है	58
13	Proposed green area = 5% of per.far = 5% of 79390.88 = 3969.544	को स्थिति में माना 4764.60	3969.54
	proposed 5% of additional far =	स्वतंत्र, विस्तृत समझी जाये	3445.50
15	Total Proposed Builtup area (FAR + Non FAR +5% additional far)		79380.73
	(A) : Total proposed FAR Area :-		3445.50
	(B) : Total proposed 5% additional far: -		12323.26
	(C) : Total proposed area of NON F.A.R. :-		12323.26
	Total of (A+B+C) :-	पर्यावरण को दृष्टि में रखकर 12323.26	12323.26

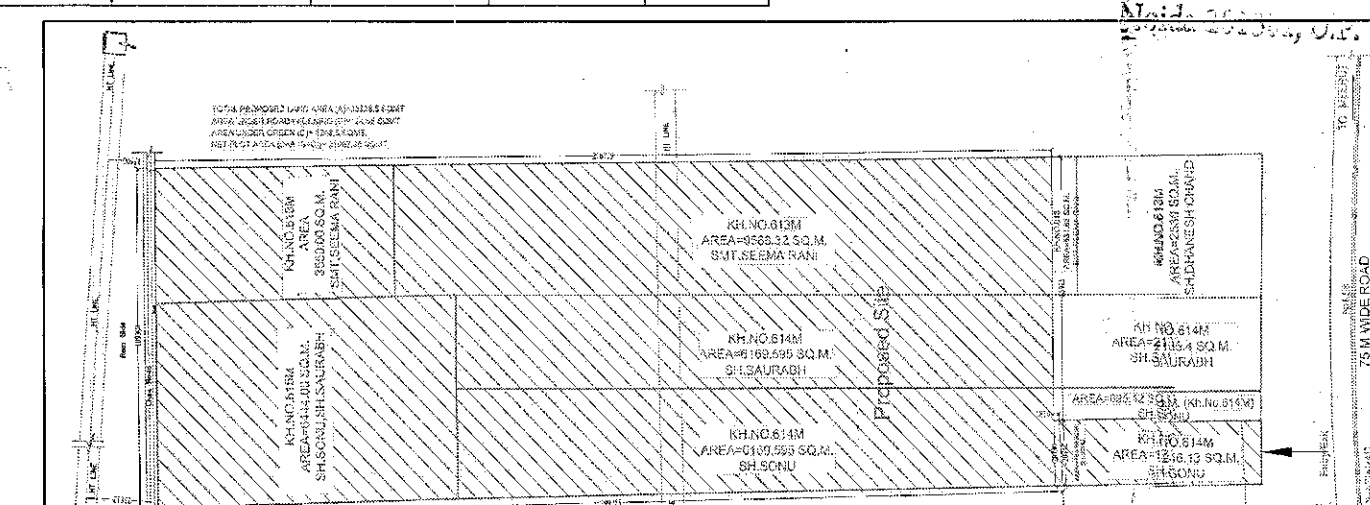




5% ADDITIONAL FAR (S.Q.M)												
	Tower A	Tower B	Tower C	Tower D	Tower E	Tower F	Tower G	Tower H	Tower J	COMMUNITY	Total	
STILT	11.06	14.5	12.18	13.16	13.58	14.05	14.05	13.58	13.16	210	329.72	
1st	16.14	18.86	16.14	26.34	25.71	26.99	26.99	25.71	26.34		209.22	
2nd	16.14	18.86	16.14	26.34	25.71	26.99	26.99	25.71	26.34		209.22	
3rd	16.14	18.86	16.14	26.34	25.71	26.99	26.99	25.71	26.34		209.22	
4th	16.14	18.86	16.14	26.34	25.71	26.99	26.99	25.71	26.34		209.22	
5th	16.14	18.86	16.14	26.34	25.71	26.99	26.99	25.71	26.34		209.22	
6th	16.14	18.86	16.14	26.34	25.71	26.99	26.99	25.71	26.34		209.22	
7th	16.14	18.86	16.14	26.34	25.71	26.99	26.99	25.71	26.34		209.22	
8th	16.14	18.86	16.14	26.34	25.71	26.99	26.99	25.71	26.34		209.22	
9th	16.14	18.86	16.14	26.34	25.71	26.99	26.99	25.71	26.34		209.22	
10th	16.14	18.86	16.14	26.34	25.71	26.99	26.99	25.71	26.34		209.22	
11th	16.14	18.86	16.14	26.34	25.71	26.99	26.99	25.71	26.34		209.22	
12th	16.14	18.86	16.14	26.34	25.71	26.99	26.99	25.71	26.34		209.22	
13th					26.12	20.15					46.27	
MUMTY/L.M.R	63.68	61.15	63.68	64.24	56.94	64	64	56.94	64.24		558.87	
Total	268.82	301.97	269.54	393.48	379.04	428.05	422.08	379.04	393.48	210	3445.50	

1. IDC LAND AREA @ 2% = 6668 SMT. Mortgage in favour of GDA. The first right would be of GDA.
PERFORMANCE GUARANTEE LAND AREA @ 15% = 5001 SMT. Mortgage in favour of GDA. The first right would be of GDA.

2. सरकार/वेकमार्ग नाला, गणेशगाम सी ब्रामि पर कोई निर्माण/विकास कार्य अनुमति नहीं होगा।

SUBMISSION DRAWING FOR LANDCRAFT METRO HOMES AFFORDABLE GROUP HOUSING SCHEME AT KHASRA NOS. - 613M, 614M, 615M VILLAGE BASANTPUR TEHSIL MODINAGAR, GAZIABAD, UTTAR PRADESH DEVELOPER M/S RS LANDCRAFT LLP

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SUBMISSION DRAWING FOR LANDSCAPE METRO HOMES AFFORDABLE GROUP HOUSING SCHEME AT KHASRA NOS. - 613M, 614M, 615M VILLAGE BASANTPUR TEHSIL MODINAGAR, GAZIABAD UTTAR PRADESH		
DEVELOPER MIS RS LANDSCAPE LLP Palmrest Corporate Tower-308D 3rd floor plot no. 13 Karkardopoda Community carrier Delhi-110032		
OWNERS		
SH. SONU <i>[Signature]</i>	SH. SAURABH <i>[Signature]</i>	SMT. SEEMA RANI <i>[Signature]</i>
Ar. Rachit Sharma 195, RAM VIHAR, DELHI-92, PHONE-011-42518322		
DRAWING TITLE	DRAWING NO.	
SITE PLAN	1	
	SCALE 1:500	
ARCH. SEAL & SIG.	DEVELOPER SIG.	
 Rachit Sharma B.Arch., MUDP COA NO.-CA/2002/30415		For RS LANDSCAPE LI  Auth. Sig

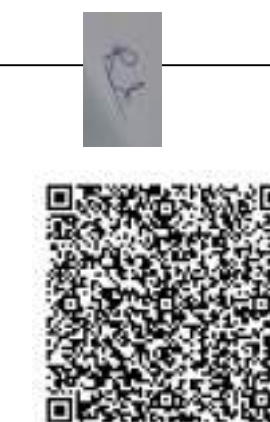
[illegible]

OWNER'S NAME AND SIGNATURE
RS LANDCRAFT LLP,lmhmetrohomes@gmail.com,8650355278

ARCH/ENG'S NAME AND SIGNATURE	[Redacted Signature]	ENGINEER
Rachit Sharma		
CA2002/30415		

E ENGINEER

Ghaziabad Development Authority



Building Plan Application Number

GDA/BP/20-21/0943

Sanctioned On	
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28 Aug 2021

Valid Till
07 Sep 2026

Approved By

Asheesh Shivpuri (Chief Architect and Town Planner)

Examined By
Ram Manohar (Junior engineer)

Dhananjay Singh (Junior engineer)

Rajeev Ratan Shah (Town Planner/ Executive engineer)

Asheesh Shivpuri (Chief Architect and Town Planner)

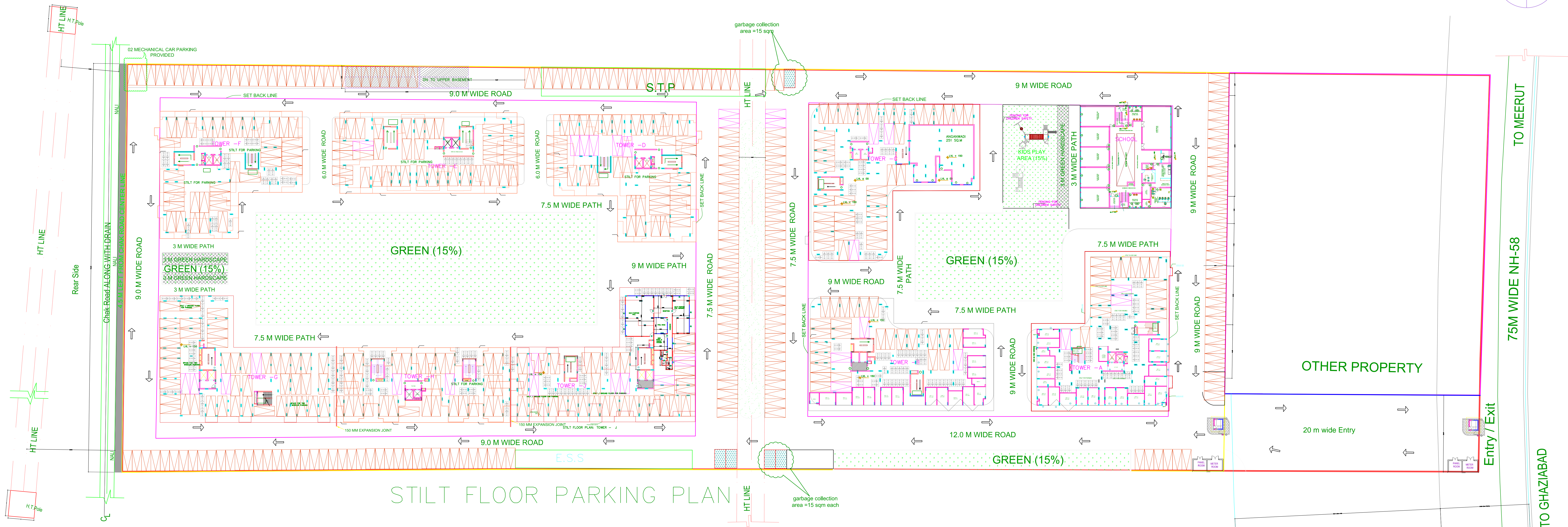
Brijesh kumar (Secretary)

Asheesh Shivpuri (Chief Architect and Town Planner)

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: -	31756.35	Total FAR Area: -	30132.18
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Total Coverage Area: - 4136.83	Total BUA Area: - 45080.35
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STILT FLOOR PARKING PLAN

TOWER - D & F STILT FLOOR AREA FOR PARKING				
S. NO.	SIZE	NOS.	AREA	
1	21.005 x 6.560	1	137.79	
2	1.500 x 2.150	1	3.23	
3	21.605 x 1.130	1	24.41	
4	21.045 x 14.025	1	295.16	
5	21.045 x 3.580	1	75.34	
6	21.600 x 3.245	1	70.09	
7	21.005 x 5.515	1	115.84	
8	17.010 x 21.120	1	357.26	
TOTAL-X			1092.62	
DEDUCTION -(Y)				
A	5.290 x 7.390	1	39.09	
B	5.330 x 3.760	1	20.04	
C	3.760 x 4.430	1	16.66	
TOTAL -(Y)			75.79	
TOTAL STILT AREA FOR PARKING = (X-Y)			1016.83	

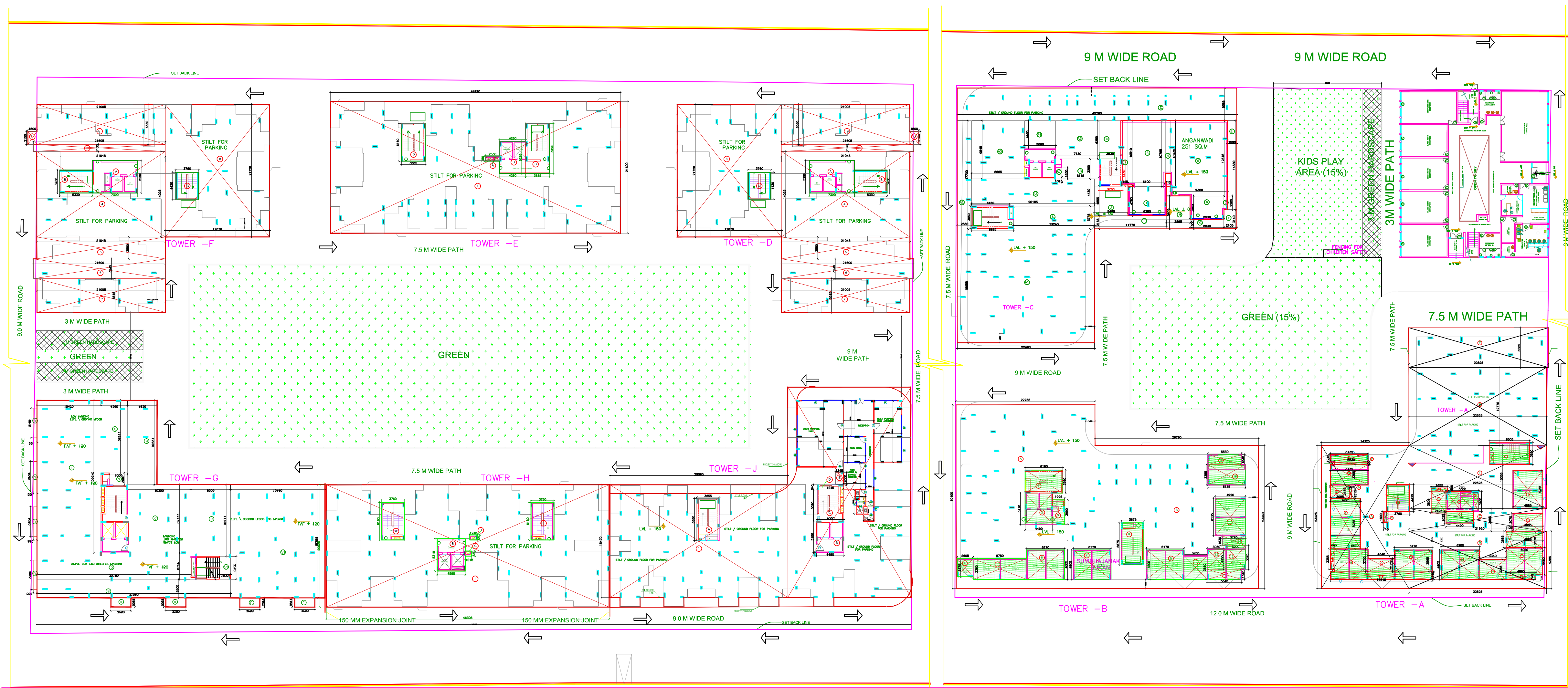
TOWER - E STILT FLOOR AREA FOR PARKING				
S. NO.	SIZE	NOS.	AREA	
1	47.420 x 21.600	1	1024.27	
TOTAL-X			1024.27	
DEDUCTION -(Y)				
A	2.330 x 0.750	1	1.75	
B	4.230 x 5.265	1	22.43	
C	3.885 x 8.190	1	31.82	
D	3.885 x 6.160	1	23.93	
TOTAL -(Y)			79.93	
TOTAL STILT AREA FOR PARKING = (X-Y)			944.35	

TOWER - G STILT FLOOR AREA FOR PARKING				
S. NO.	SIZE	NOS.	AREA	
A1	15.440 x 18.535	1	286.18	
A2	1.830 x 3.760	1	6.88	
B	6.505 x 11.720	1	76.24	
C	10.355 x 11.170	1	115.67	
D	25.185 x 4.330	1	108.55	
E	31.680 x 3.055	1	96.81	
F	10.470 x 24.990	1	261.65	
G	4.860 x 11.890	1	57.84	
H	4.830 x 13.800	1	66.75	
I	0.550 x 4.845	4	10.66	
J	3.280 x 1.500	2	9.84	
J	3.280 x 1.485	2	9.74	
TOTAL STILT AREA			1100.80	

TOWER - H STILT FLOOR AREA FOR PARKING				
S. NO.	SIZE	NOS.	AREA	
1	46.305 x 20.025	1	927.26	
TOTAL-X			927.26	
DEDUCTION -(Y)				
A	3.760 x 6.150	1	23.12	
B	4.550 x 5.330	1	24.37	
C	1.015 x 0.930	1	0.96	
D	1.245 x 0.830	1	1.03	
E	3.760 x 6.160	1	23.16	
TOTAL -(Y)			72.59	
TOTAL STILT AREA FOR PARKING = (X-Y)			854.72	

TOWER - I STILT FLOOR AREA FOR PARKING				
S. NO.	SIZE	NOS.	AREA	
1	29.095 x 18.470	1	537.38	
2	20.200 x 34.475	1	696.40	
TOTAL-X			1233.78	
DEDUCTION -(Y)				
A	3.855 x 6.880	1	25.15	
B	5.180 x 4.490	1	23.26	
C	5.090 x 4.300	1	22.19	
D	0.840 x 4.245	1	3.57	
E	1.245 x 2.000	1	2.49	
TOTAL -(Y)			218.61	
TOTAL STILT AREA FOR PARKING = (X-Y)			998.52	

TOWER - J STILT FLOOR AREA FOR PARKING				
S. NO.	SIZE	NOS.	AREA	
1	29.095 x 18.470	1	537.38	
2	20.200 x 34.475	1	696.40	
TOTAL-X			1233.78	
DEDUCTION -(Y)				
A	3.855 x 6.880	1	25.15	
B	5.180 x 4.490	1	23.26	
C	5.090 x 4.300	1	22.19	
D	0.840 x 4.245	1	3.57	
E	1.245 x 2.000	1	2.49	
TOTAL -(Y)			218.61	
TOTAL STILT AREA FOR PARKING = (X-Y)			998.52	



ENVELOP PLAN OF STILT FLOOR

TOWER - A STILT FLOOR AREA FOR PARKING				
S. NO.	SIZE	NOS.	AREA	
1	34.32 x 11.425	1	392.36	
2	22.515 x 3.785	1	85.21	
3	11.700 x 1.485	1	17.36	
4	22.52 x 11.425	1	257.36	
5	22.515 x 11.700	1	263.36	
6	33.825 x 4.525	1	153.03	
TOTAL-X			1229.67	
DEDUCTION -(Y)				
1	9.435 x 1.245	1	7.63	
2	5.520 x 0.820	1	2.31	
3	9.375 x 3.985	1	37.36	
4	1.515 x 0.435	1	0.66	
5	2.385 x 2.152	1	5.14	
6	4.575 x 0.795	1	3.64	
7	9.435 x 3.355	1	31.46	
8	5.520 x 2.352	1	12.77	
9	30.84 x 1.745	1	53.82	
10	5.940 x 2.172	1	12.90	
11	5.975 x 2.565	1	15.33	
12	4.990 x 0.795	1	3.98	
13	5.225 x 0.810	1	4.23	
14	1.115 x 2.085	1	2.33	
15	4.865 x 2.575	1	12.52	
16	5.885 x 2.172	1	12.76	
17	5.885 x 3.785	1	22.08	
18	2.425 x 3.575	1	8.60	
19	2.555 x 0.625	1	1.60	
20	4.920 x 1.485	1	7.30	
21	5.940 x 3.285	1	19.51	
22	5.940 x 2.172	1	12.90	
23	1.740 x 0.435	1	0.76	
24	1.800 x 0.745	1	1.34	
TOTAL STILT AREA FOR PARKING = (X-Y)			929.31	

TOWER - B STILT FLOOR AREA FOR PARKING				
S. NO.	SIZE	NOS.	AREA	
A	22.755 x 30.100	1	684.98	
B	26.760 x 23.440	1	627.25	
TOTAL-X			1312.23	
DEDUCTION -(Y)				
1	6.360 x 3.760	1	23.10	
2	4.490 x 5.110	1	22.94	
3	1.995 x 3.990	1	7.96	
4	2.605 x 2.770	1	7.24	
5	6.780 x 1.380	1	29.68	
6	6.170 x 4.805	1	29.65	
7	6.170 x 4.805	1	29.65	
8	3.675 x 6.875	1	25.27	
9	6.170 x 4.805	1	29.65	
10	3.780 x 1.850	1	14.67	
11	5.945 x 1.040	1	6.26	
12	3.050 x 3.755	1	10.23	
13	3.200 x 3.875	1	12.40	
14	3.795 x 1.630	1	6.19	
15	6.135 x 4.920	1	30.18	
16	6.135 x 3.355	1	20.38	
17	5.530 x 1.040	1	5.67	
TOTAL -(Y)			318.26	
TOTAL STILT AREA FOR PARKING = (X-Y)			993.92	

TOWER - C STILT FLOOR AREA FOR PARKING				
S. NO.	SIZE	NOS.	AREA	
A1	22.540 x 19.655	1	443.99	
A2	1.940 x 11.072	1	21.49	
A3	9.365 x 9.765	1	91.41	
A4	1.090 x 2.280	1	2.48	
A5	1.130 x 6.785	1	7.67	
A6	20.805 x 4.430	1	92.17	
A7	1.015 x 1.830	1	1.86	
B	6.115 x 3.060	1	19.23	
C	3.330 x 6.280	1	20.91	
D	15.750 x 5.335	1	83.80	
E	1.500 x 11.045	1	16.57	
F	2.155 x 3.140	1	6.77	
G	5.935 x 1.500	1	8.90	
H	1.950 x 5.425	1	10.63	
I	11.770 x 2.145	1	25.25	
J	1.985 x 2.800	1	5.56	
K	13.262 x 3.775	1	50.07	
TOTAL AREA (A1) =			1149.16	

TOWER - D STILT FLOOR AREA FOR PARKING				
S. NO.	SIZE	NOS.	AREA	
1	34.32 x 11.425	1	392.36	
2	22.515 x 3.785	1	85.21	
3	11.700 x 1.485	1	17.36	
4	22.52 x 11.425	1	257.36	
5	22.515 x 11.700	1	263.36	
6	33.825 x 4.525	1	153.03	
TOTAL-X			1229.67	
DEDUCTION -(Y)				
1	9.435 x 1.245	1	7.63	
2	5.520 x 0.820	1	2.31	
3	9.375 x 3.985	1	37.36	
4	1.515 x 0.435	1	0.66	
5	2.385 x 2.152	1	5.14	
6	4.575 x 0.795	1	3.64	
7	9.435 x 3.355	1	31.46	
8	5.520 x 2.352	1	12.77	
9	30.84 x 1.745	1	53.82	
10	5.940 x 2.172	1	12.90	
11	5.975 x 2.565	1	15.33	
12	4.990 x 0.795	1	3.98	
13	5.225 x 0.810	1	4.23	
14	1.115 x 2.085	1	2.33	
15	4.865 x 2.575	1	12.52	
16	5.885 x 2.172	1	12.76	
17	5.885 x 3.785	1	22.08	
18	2.425 x 3.575	1	8.60	
19	2.555 x 0.625	1	1.60	
20	4.920 x 1.485	1	7.30	
21	5.940 x 3.285	1	19.51	
22	5.940 x 2.172	1	12.90	
23	1.740 x 0.435	1	0.76	
24	1.800 x 0.745	1	1.34	
TOTAL STILT AREA FOR PARKING = (X-Y)			929.31	

OWNERS NAME AND SIGNATURE
RS LANDCRAFT LLP,rslandcraft@gmail.com,8550355278

ARCHITECTS NAME AND SIGNATURE

Rachit Sharma
CA2002/30415

Ghaziabad Development Authority



Building Plan Application Number

GDA/BP/20-21/0943

Sanctioned On

28 Aug 2021

Valid Till

07 Sep 2026

Approved By

Asheesh Shivpuri (Chief Architect and Town Planner)

Examined By

Ram Manohar (Junior engineer)

Dhananjay Singh (Junior engineer)

Rajesh Ratan Shah (Town Planner/ Executive engineer)

Asheesh Shivpuri (Chief Architect and Town Planner)

Brishesh Kumar (Secretary)

Asheesh Shivpuri (Chief Architect and Town Planner)

Total Plot Area :- 31756.35

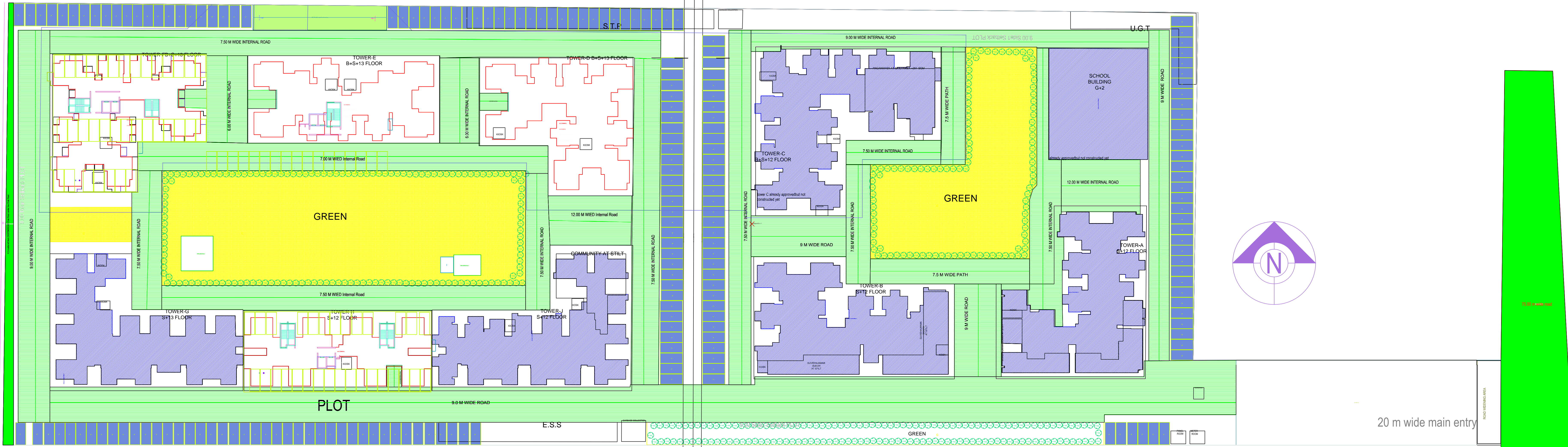
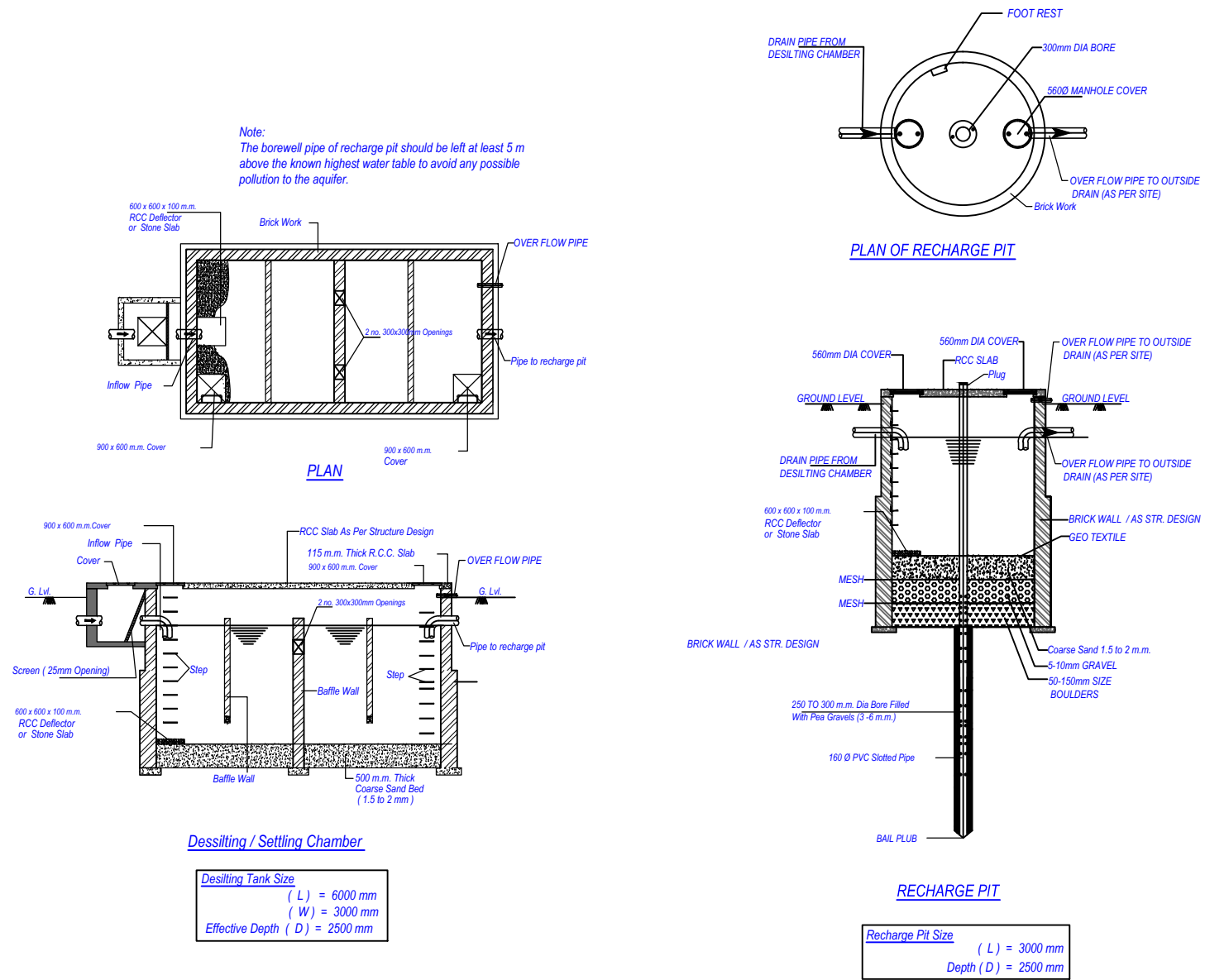
Total Coverage Area :- 4136.83

Total FAR Area :- 30132.18

Total BUA Area :- 45080.35

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_A200_84100_x_118800_MM

Project title: Kharsa No. 613M,614M,615M Village Basantpur Saitli Muradnagar Tehsil Modinagar
GhaziabadSITE PLAN
(Scale - 1:500)

Required Parking (Table 7a)								
Building Name	Type	Subsite	Area (Sq. ft.)	Units		Car		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.
A3 (TOWER E)	Residential	Affordable Housing	> 0	1	104.00	1.00	104	-
			> 0	1	96.00	1.00	96	-
			> 0	1	117.00	1.00	117	-
			> 0	1	117.00	1.00	117	-
Total :			-	-	-	434	531	

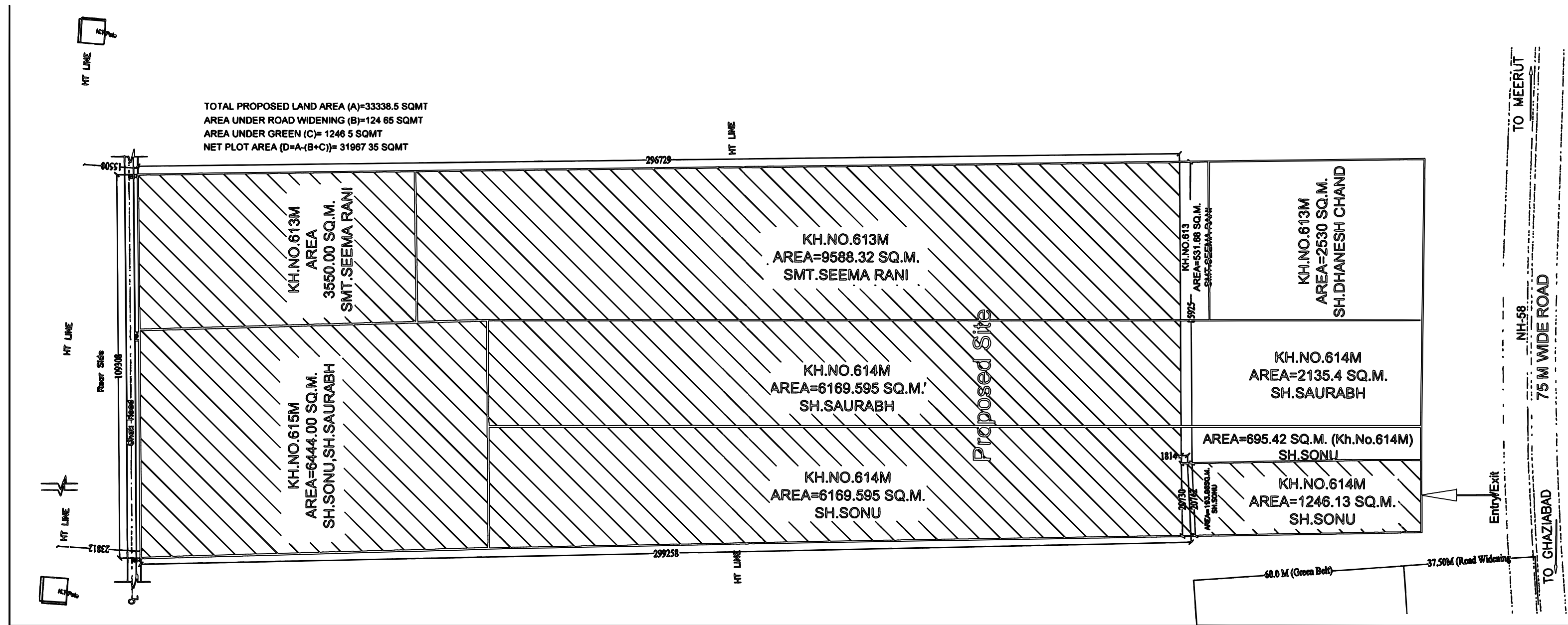
Parking Check (Table 7b)				
Vehicle Type	No.	Area	No.	Area
Equivalent Car Space	-	-	-	-
Total Car	434	5425.00	531	7301.25
Other Parking	-	-	-	1269.35
Total	-	-	-	2000.63

Tree Details (Table 3h)				
Plot	Name	Reqd	Prop	No. of Trees
PLOT	Tree	319	410	

Building USE/SUBUSE Details									
Building Name	Building Use	Building SubUse	Building Group	Building Type	Building Structure	No. of Residential Units	Floor Name	Floor Use	Floor SubUse
A3 (TOWER E)	Residential	Affordable Housing	-	Highrise	104	-	STILT FLOOR TYPICAL	Residential + Parking	Affordable Housing
							1-13 FLOOR PLAN	Residential	Affordable Housing
							TERRACE FLOOR PLAN	Residential	Affordable Housing
							BASEMENT FLOOR PLAN	Residential	Affordable Housing
A4 (TOWER H)	Residential	Affordable Housing	-	Highrise	96	-	STILT FLOOR TYPICAL	Residential + Parking	Affordable Housing
							1-13 FLOOR PLAN	Residential	Affordable Housing
							TERRACE FLOOR PLAN	Residential	Affordable Housing
							BASEMENT FLOOR PLAN	Residential	Affordable Housing
A2 (TOWER G)	Residential	Affordable Housing	-	Highrise	117	-	STILT FLOOR TYPICAL	Residential + Parking	Affordable Housing
							1-13 FLOOR PLAN	Residential	Affordable Housing
							TERRACE FLOOR PLAN	Residential	Affordable Housing
							BASEMENT FLOOR PLAN	Residential	Affordable Housing
A1 (TOWER F)	Residential	Affordable Housing	-	Highrise	117	-	STILT FLOOR TYPICAL	Residential + Parking	Affordable Housing
							1-13 FLOOR PLAN	Residential	Affordable Housing
							TERRACE FLOOR PLAN	Residential	Affordable Housing
							BASEMENT FLOOR PLAN	Residential	Affordable Housing

Existing Building Details									
Name	Use	SubUse	Structure	Height	Floor No	FAR Area	BUA Area		
ExStructure 10 BE RETAINED-8	Educational	Nursery	Highrise	11.10	3	1734.45	1903.39		
ExStructure 10 BE RETAINED-10	Residential	Affordable Housing	Highrise	39.15	13	8729.28	10579.71		
ExStructure 10 BE RETAINED-11	Residential	Affordable Housing	Highrise	39.15	13	9395.23	11019.63		
ExStructure 10 BE RETAINED-12	Residential	Affordable Housing	Highrise	39.15	13	9382.48	10875.84		
ExStructure 10 BE RETAINED-13	Residential	Affordable Housing	Highrise	39.15	13	10905.09	12629.27		
ExStructure 10 BE RETAINED-14	Residential	Affordable Housing	Highrise	42.15	14	8608.81	9551.33		

BUILDING FLOOR FAR DETAILS																		
FLOOR NAME	A3(TOWER E)				A4(TOWER H)				A2(TOWER D)				A1(TOWER F)				TOTAL	
	PROPOSED BUILT UP	PROPOSED FAR AREA (SQMT)	PROPOSED BUILT UP	PROPOSED FAR AREA (SQMT)	PROPOSED BUILT UP	PROPOSED FAR AREA (SQMT)	PROPOSED BUILT UP	PROPOSED FAR AREA (SQMT)	PROPOSED BUILT UP	PROPOSED FAR AREA (SQMT)	PROPOSED BUILT UP	PROPOSED FAR AREA (SQMT)	PROPOSED BUILT UP	PROPOSED FAR AREA (SQMT)	PROPOSED BUILT UP	PROPOSED FAR AREA (SQMT)		
BASEMENT FLOOR																		
STILT FLOOR	1024.27	46.54	925.36	37.34	1093.6	44.76	1093.6	44.76	8910.51	0	8910.51	0	8910.51	0	8910.51	0		
FIRST FLOOR	600.46	564.8	546.02	506.98	670.84	635.87	670.84	635.87	670.84	635.87	670.84	635.87	670.84	635.87	2488.16	2343.52		
SECOND FLOOR	600.46	564.8	546.02	506.98	670.84	635.87	670.84	635.87	670.84	635.87	670.84	635.87	670.84	635.87	2488.16	2343.52		
THIRD FLOOR	600.46	564.8	546.02	506.98	670.84	635.87	670.84	635.87	670.84	635.87	670.84	635.87	670.84	635.87	2488.16	2343.52		
FOURTH FLOOR	600.46	564.8	546.02	506.98	670.84	635.87	670.84	635.87	670.84	635.87	670.84	635.87	670.84	635.87	2488.16	2343.52		
FIFTH FLOOR	600.46	564.8	546.02	506.98	670.84	635.87	670.84	635.87	670.84	635.87	670.84	635.87	670.84	635.87	2488.16	2343.52		
SIXTH FLOOR	600.46	564.8	546.02	506.98	670.84	635.87	670.84	635.87	670.84	635.87	670.84	635.87	670.84	635.87	2488.16	2343.52		
SEVENTH FLOOR	600.46	564.8	546.02	506.98	670.84	635.87	670.84	635.87	670.84	635.87	670.84	635.87	670.84	635.87	2488.16	2343.52		
EIGHTH FLOOR	600.46	564.8	546.02	506.98	670.84	635.87	670.84	635.87	670.84	635.87	670.84	635.87	670.84	635.87	2488.16	2343.52		
NINTH FLOOR	600.46	564.8	546.02	506.98	670.84	635.87	670.84	635.87	670.84	635.87	670.84	635.87	670.84	635.87	2488.16	2343.52		
TENTH FLOOR	600.46	564.8	546.02	506.98	670.84	635.87	670.84	635.87	670.84	635.87	670.84	635.87	670.84	635.87	2488.16	2343.52		
ELEVENTH FLOOR	600.46	564.8	546.02	506.98	670.84	635.87	670.84	635.87	670.84	635.87	670.84	635.87	670.84	635.87	2488.16	2343.52		
TWELFTH FLOOR	600.46	564.8	546.02	506.98	670.84	635.87	670.84	635.87	670.84	635.87	670.84	635.87	670.84	635.87	2488.16	2343.52		
THIRTEENTH FLOOR	600.46	564.8	0	0	670.84	635.87	670.84	635.87	670.84	635.87	670.84	635.87	1942.14	1836.54				
TERRACE FLOOR	60.47	0	60	0	56.24	0	56.24	0	56.24	0	56.24	0	232.95	0				
TOTAL AREA	8890.72	7388.94	7537.60	6121.1	9870.76	8311.07	18781.27	8311.07	45080.35	30132.18								

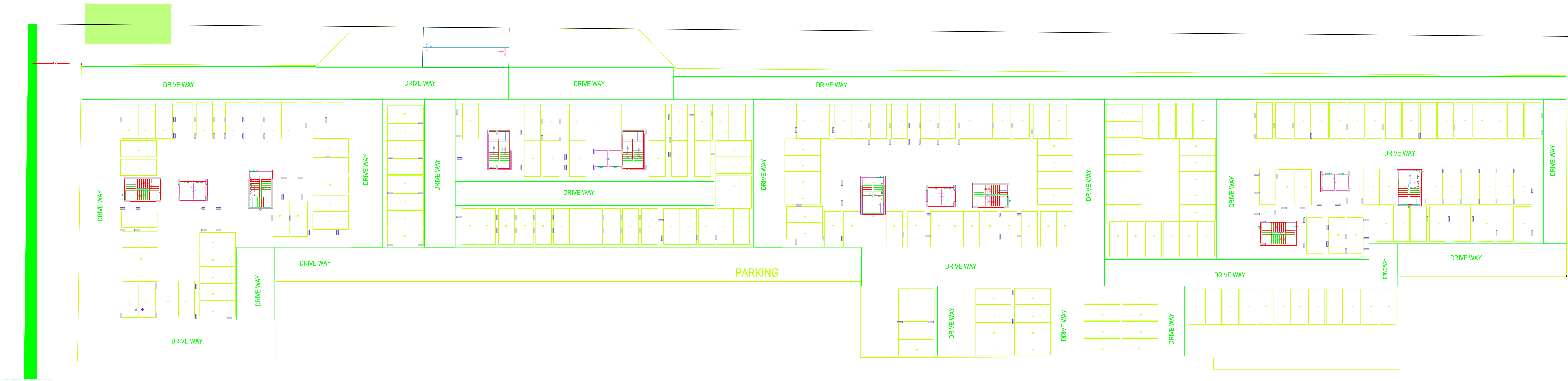
KHARSA PLAN
(N.T.S)

FAR & Tenement Details									
Building	No. of Same Bldg	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)
			Mummy	Lit	Lit Machine	Parking	Res.		
A3 (TOWER E)	1	8890.72	323.00	133.01	8.95	641.08	7388.94	7388.94	104
A4 (TOWER H)	1	7537.60	301.69	116.32	8.83	864.47	6121.10	6121.10	96
A2 (TOWER G)	1	9870.76	292.42	133.00	9.50	736.22	8311.07	8311.07	117
A1 (TOWER F)	1	18781.27	466.85	171.00	9.50	9543.04	8311.07	8311.07	117
Grand Total	4	45080.35	1373.96	553.33	36.89	11784.79	30132.18	30132.18	434

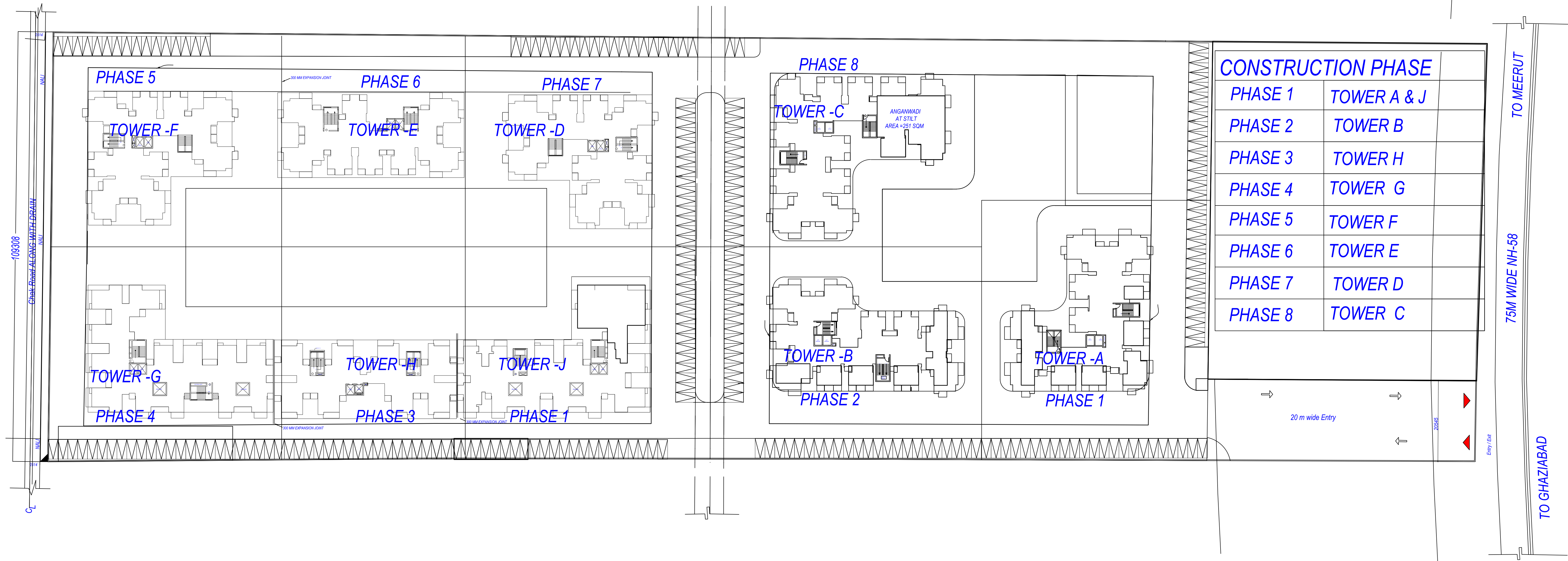
EXISTING BUILDING DETAILS									
NAME	USE	SUBUSE	STRUCTURE	HEIGHT	FLOORING	FAR AREA	NO. OF FAR	% TOTAL	
EXISTING STRUCTURE TO BE RETAINED-8 SCHOOL	EDUCATIONAL	NURSERY SCHOOL	HIGHRISE	11.10	3	1734.45	1903.39	0	1840.66
EXISTING STRUCTURE TO BE RETAINED-10 TOWER-A	RESIDENTIAL	AFFORDABLE HOUSING	HIGHRISE	39.15	13	8729.28	10579.71	293.46	3096.65
EXISTING STRUCTURE TO BE RETAINED-11 TOWER-B	RESIDENTIAL	AFFORDABLE HOUSING	HIGHRISE	39.15	13	9372.25	11222.43	303.97	3096.65
EXISTING STRUCTURE TO BE RETAINED-12 TOWER-C	RESIDENTIAL	AFFORDABLE HOUSING	HIGHRISE	39.15	13	9308.24	12233.46	299.73	3096.65
EXISTING STRUCTURE TO BE RETAINED-13 TOWER-D	RESIDENTIAL	AFFORDABLE HOUSING	HIGHRISE	39.15	13	10954.09	14544.44	299.54	12729.27
EXISTING STRUCTURE TO BE RETAINED-14 TOWER-E	RESIDENTIAL	AFFORDABLE HOUSING	HIGHRISE	42.15	14	8608.81	1405.82	420.00	30796.71
EXISTING STRUCTURE ANANDANAND	EDUCATIONAL	AFFORDABLE HOUSING	HIGHRISE	1	1	251	0	0	251
EXISTING STRUCTURE SIDDHANTAN DUKAN	COMMERCIAL	AFFORDABLE HOUSING	HIGHRISE	1	1	105.22	0	0	105.22
EXISTING STRUCTURE KIKK	COMMERCIAL	AFFORDABLE HOUSING	HIGHRISE	1	1	105	0	0	105
EXISTING STRUCTURE SSG GUARD ROOM	COMMERCIAL	AFFORDABLE HOUSING	HIGHRISE	1	1	0	0	0	0
EXISTING STRUCTURE GARBAGE COLLECTION	COMMERCIAL	AFFORDABLE HOUSING	HIGHRISE	1	1	0	0	0	0
EXISTING STRUCTURE COMMUNITY	COMMERCIAL	AFFORDABLE HOUSING	HIGHRISE	1	1	0	0	0	218.61
									3084.88

Total Plot Area :-	31756.35	Total FAR Area :-	30132.18
Total Coverage Area :-	4136.83	Total BUA Area :-	45080.35

File No		GDA/SP/20-21/043	Sheet	1
Submission Date		2021-08-10	Scale	1:100
Version No.		1.0.06	VERSION DATE: 26/07/2021	
AREA STATEMENT				
PROJECT DETAIL				
Authority: Ghaziabad Development Authority	Plot Use: Residential			
Authority Class: Category A	Plot SubUse: Affordable Housing			
Authority Grade: Development Authority (DA)	Development Plan: Master Plan			
Consent: Regular	Land Use Zone: Residential Use Zone			
Project Type: Building Permission	Land SubUse Zone: Residential Zone			
Nature of Development: ADDITION OR EXTENSION	Layout Type: NA			
SubDevelopment Area: New Area				
SubDevelopment Area: Village Area				
Special Project: NA				
Site Address: District: Ghaziabad, Tehsil: Modinagar, Village: NA				
AREA DETAILS	Sq.Mts			
1. Area of Plot As per record				
Document Area		3330.85		
As per site condition		3330.85		
Area of Plot Considered		3330.85		
2. Deduction for				
(a) Proposed roads				
Road Widening Area		0.00		
Existing Road Area		0.00		
Drainage Reservations		126.54		
Reservation Area		211.00		
Total (a + b)		1582.14		
3. Net Area of plot (1 - 2) AREA OF PLOT		1748.71		
% of Green and open space (Prop)		13.13		
% of Green and open space (Prop)		13.13		
Road Widening Area		0.00		
Existing Road Area		0.00		
Reservation Area		1582.14		
Green and open space		476.44		
Balance area of Plot (1 - 4)		2699.18		
Plot Area For Coverage		2699.18		
Plot Area For FAR		2699.18		
Perm. FAR Area (2.50)		6747.99		
Total Perm. FAR Area (2.50)		7930.86		
6. Total Built up area permissible at				
Permissible Coverage area (50.00 %)		15818.18		
Proposed Coverage area (13.13 %)		4136.83		
Existing Building Coverage area (23.34%)		7413.68		
Total Prop. Coverage Area (36.37 %)		11550.50		
Balance coverage area (13.63 %)		4327.66		
Proposed Area at:				
Basement Floor	8910.51	Existing Built up	Proposed F S I	Existing F S I
Stilt Floor	4136.83	0.00	0.00	0.00
First Floor	2488.16	0.00	2343.52	0.00
Second Floor	2488.16	0.00	2343.52	0.00
Third Floor	2488.16	0.00	2343.52	0.00
Fourth Floor	2488.16	0.00	2343.52	0.00
Fifth Floor	2488.16	0.00	2343.52	0.00
Sixth Floor	2488.16	0.00	2343.52	0.00
Seventh Floor	2488.16	0.00	2343.52	0.00
Eighth Floor	2488.16	0.00	2343.52	0.00
Ninth Floor	2488.16	0.00	2343.52	0.00
Tenth Floor	2488.16	0.00	2343.52	0.00
Eleventh Floor	2488.16	0.00	2343.52	0.00
Twelfth Floor	2488.16	0.00	2343.52	0.00
Thirteenth Floor	1942.14	0.00	18.34	0.00
Total FAR Areas	2328.85	0.00	0.00	0.00
Total Areas	45030.35	0.00	70132.18	0.00
Existing Building FAR Areas		49032.52		
Total FAR Areas		79124.70		
Built up area:		45030.35		
Existing Building Built Areas		48688.86		
Total Built Area:		103713.57		
Proposed F S I consumed:		2.42		
C Tenement Statement				
C Tenement Proposed Area:	Alt Floors	434.00		
C Tenement Proposed Area:	2nd Floor	434.00		
C Tenement Proposed Area:	2nd Tenements (3 + 4)	434.00		
D Parking Statement				
D Parking Statement	D Parking Space Reserved as per Regulations:	3962.00		
D Proposed Parking Space:		2000.00		



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



KEY PLAN

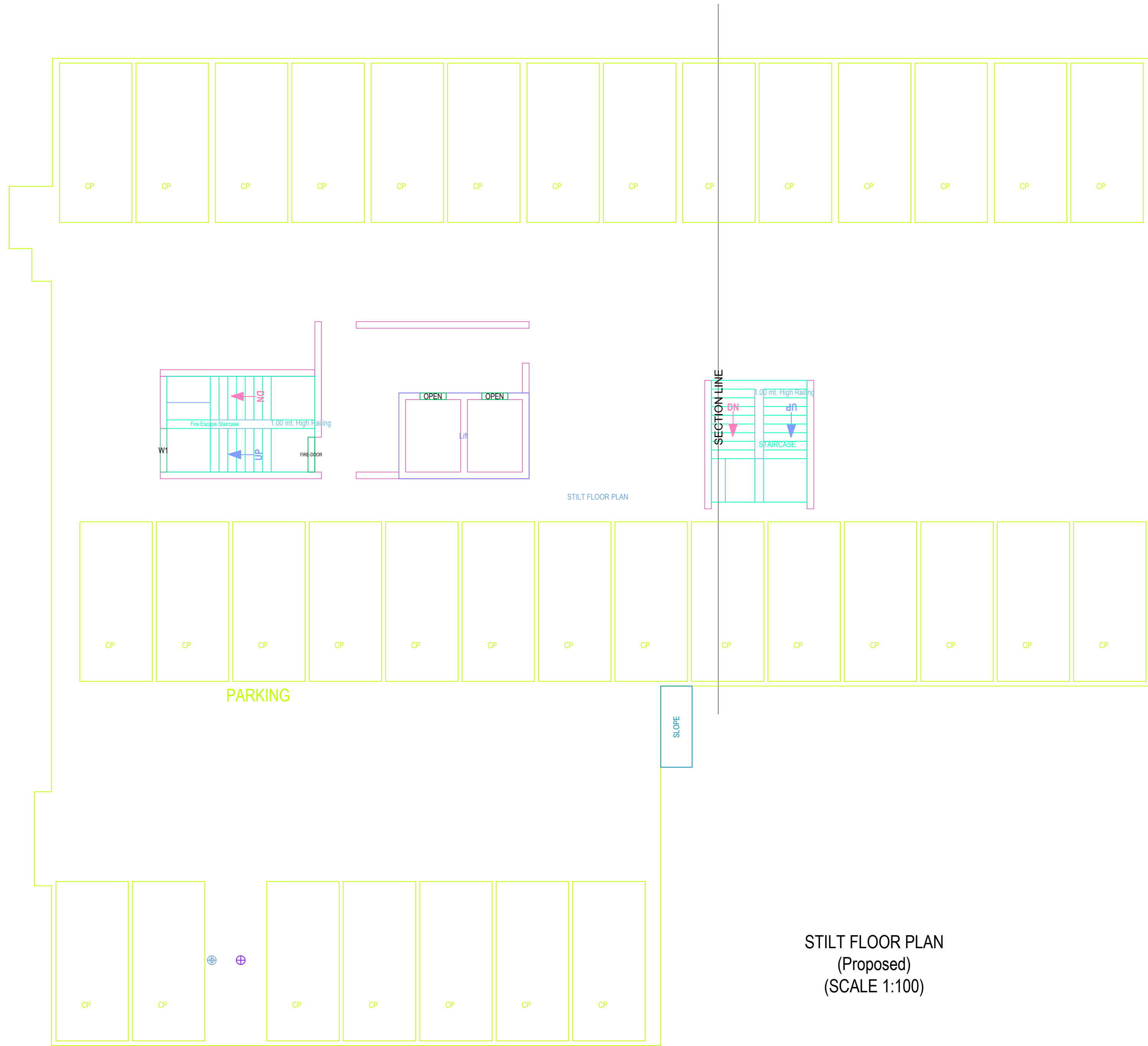
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

Total Plot Area: -	31756.35	Total FAR Area: -	30132.18
Total Coverage Area: -	4136.83	Total BUA Area: -	45080.35

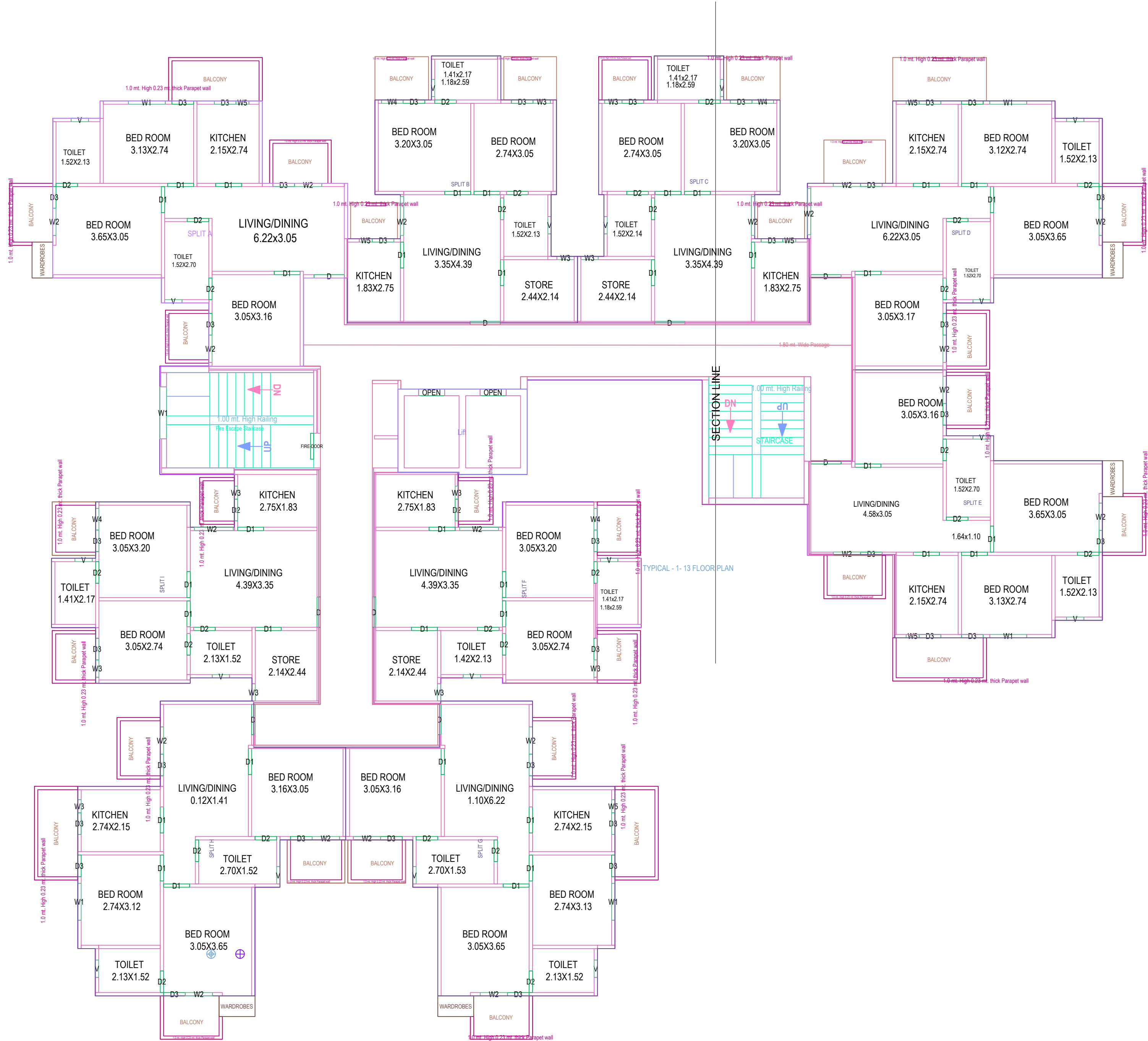
OWNER'S NAME AND SIGNATURE RS LANDCRAFT LLP,rslandcrafter@gmail.com,8550355278	
ARCHITECT'S NAME AND SIGNATURE Rachit Sharma CA2002/30415	ENGINEER [Redacted Signature]
	Ghaziabad Development Authority 
Building Plan Application Number GDA/BP/20-21/0943	
Sanctioned On 28 Aug 2021	
Valid Till 07 Sep 2026	
Approved By Asheesh Shivpuri (Chief Architect and Town Planner)	
Examined By Ram Manohar (Junior engineer)	
Dhananjay Singh (Junior engineer)	
Rajeev Ratan Shah (Town Planner/ Executive engineer)	
Asheesh Shivpuri (Chief Architect and Town Planner)	
Brijesh kumar (Secretary)	
Asheesh Shivpuri (Chief Architect and Town Planner)	

Project title: Khasra No. 613M,614M,615M Village Basantpur Saitti Muradnagar Tehsil Modinagar Ghaziabad

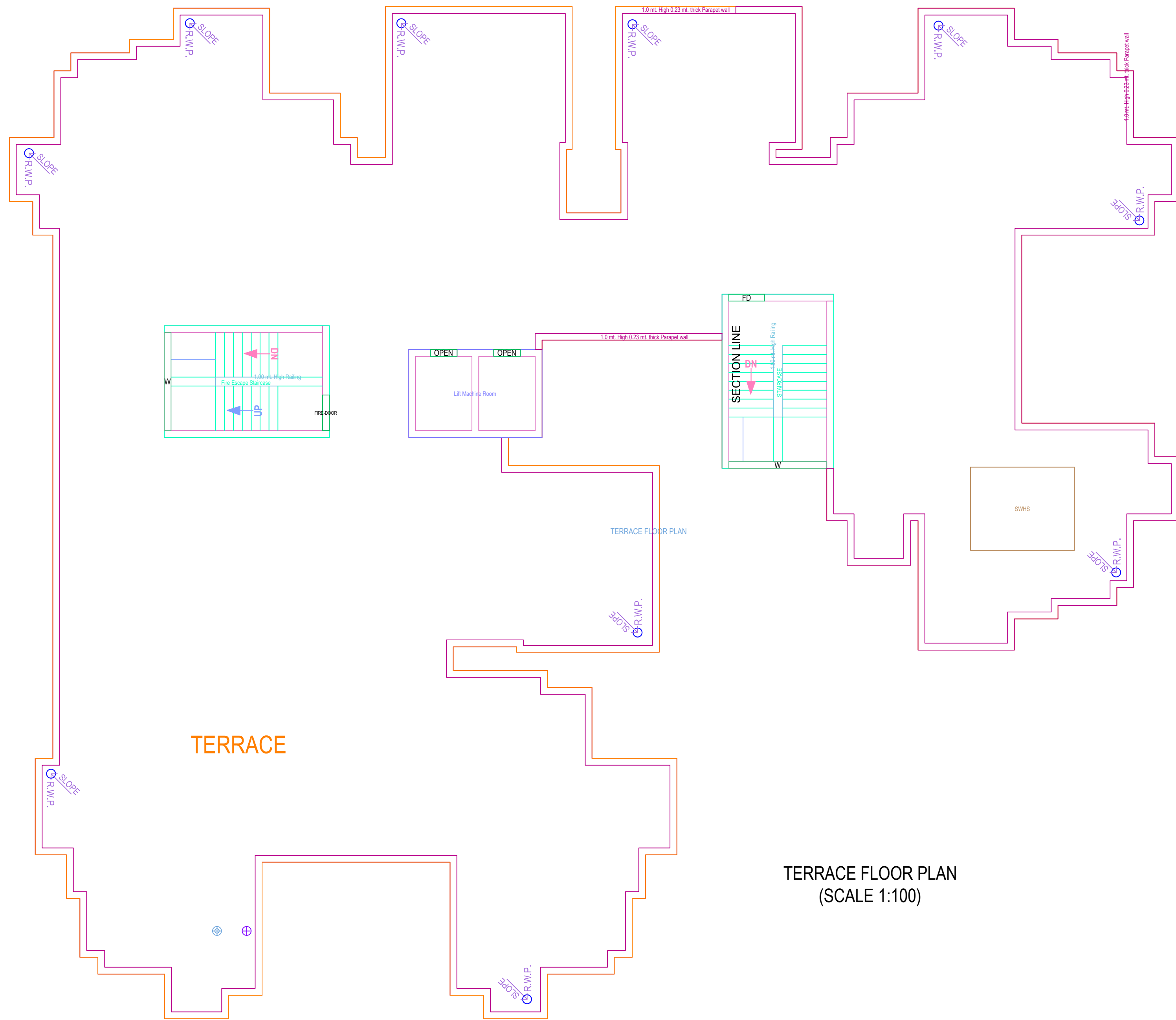
No	GDA/BP/20-21/0943	Sheet	9
Submission Date	2021-08-10	Scale	1:100



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



TYPICAL - 1-13 FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)

UnitBUA Table for Building :A2 (TOWER D)									
Floor	Name	UnitBUA Type	Gross UnitBUA Area	UnitBUA Area	Deductions (Area in Sq.mt.)		Carpet Area	No. of Unit	
					Stair	Battery			
TYPICAL - 13 FLOOR PLAN	SPLIT A	FLAT	78.54	78.54	4.52	13.96	60.06		
	SPLIT B	LIG UNIT	62.40	62.40	4.06	7.47	50.87		
	SPLIT C	LIG UNIT	62.95	62.95	4.17	7.47	50.91		
	SPLIT D	LIG UNIT	79.15	79.15	4.79	14.29	60.07		
	SPLIT E	LIG UNIT	75.28	75.28	4.49	10.94	59.85		09
	SPLIT F	LIG UNIT	62.44	62.44	4.02	7.47	50.95		
	SPLIT G	LIG UNIT	78.97	78.97	4.94	14.20	59.83		
	SPLIT H	LIG UNIT	78.84	78.84	4.61	14.20	60.03		
	SPLIT I	LIG UNIT	62.77	62.77	4.45	7.47	50.86		
		Total		640.94	640.94	40.05	97.47	503.42	
Total per Floor Typical Floor = 13									
	Total		8332.22	8332.22	520.65	1267.11	6544.46		117
	Total							6544.46	117

Building :A2 (TOWER D)									
Floor Name	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit	
		Mummy	Lift	Lift Machine	Parking	Resi.			
Stilt Floor	1033.60	30.69	9.50	0.00	1016.83		44.16	0.00	00
First Floor	670.84	16.83	9.50	9.50	0.00	0.00	635.87	635.87	09
Second Floor	670.84	16.83	9.50	0.00	0.00	0.00	635.87	635.87	09
Third Floor	670.84	16.83	9.50	0.00	0.00	0.00	635.87	635.87	09
Fourth Floor	670.84	16.83	9.50	0.00	0.00	0.00	635.87	635.87	09
Fifth Floor	670.84	16.83	9.50	0.00	0.00	0.00	635.87	635.87	09
Sixth Floor	670.84	16.83	9.50	0.00	0.00	0.00	635.87	635.87	09
Seventh Floor	670.84	16.83	9.50	0.00	0.00	0.00	635.87	635.87	09
Eighth Floor	670.84	16.83	9.50	0.00	0.00	0.00	635.87	635.87	09
Ninth Floor	670.84	16.83	9.50	0.00	0.00	0.00	635.87	635.87	09
Tenth Floor	670.84	16.83	9.50	0.00	0.00	0.00	635.87	635.87	09
Eleventh Floor	670.84	16.83	9.50	0.00	0.00	0.00	635.87	635.87	09
Twelfth Floor	670.84	16.83	9.50	0.00	0.00	0.00	635.87	635.87	09
Thirteenth Floor	670.84	16.83	9.50	0.00	0.00	0.00	635.87	635.87	09
Terrace Floor	96.24	42.94	0.00	9.50	0.00	0.00	0.00	0.00	00
Total	9870.76	292.42	133.00	9.50	1016.83		8311.07	8311.07	117
Total Number of Same Building	1								
Total	9870.76	292.42	133.00	9.50	1016.83		8311.07	8311.07	117

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A2 (TOWER D)	D2	0.75	2.10	377
A2 (TOWER D)	D3	0.75	2.35	455
A2 (TOWER D)	D1	0.90	2.10	468
A2 (TOWER D)	D	1.05	2.55	117

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A2 (TOWER D)	V	0.60	1.00	234
A2 (TOWER D)	V3	0.60	1.50	78
A2 (TOWER D)	W4	0.75	1.50	13
A2 (TOWER D)	W2	0.95	1.50	130
A2 (TOWER D)	W5	1.20	1.50	78
A2 (TOWER D)	V3	1.20	1.50	39
A2 (TOWER D)	W1	1.28	1.50	65
A2 (TOWER D)	W2	1.35	1.50	52
A2 (TOWER D)	W3	1.35	1.50	26
A2 (TOWER D)	W1	1.50	1.20	01
A2 (TOWER D)	W4	1.50	1.50	39
A2 (TOWER D)	W2	1.50	1.50	13
A2 (TOWER D)	W2	1.69	1.50	39
A2 (TOWER D)	W2	1.70	1.50	26
A2 (TOWER D)	W1	1.80	1.50	13
A2 (TOWER D)	W	3.30	1.20	02

Balcony Calculations Table			
FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1-13 FLOOR PLAN	1.50 X 1.86 X 4 X 13	144.56	1308.58
	1.50 X 3.24 X 5 X 13	316.55	
	1.50 X 2.14 X 5 X 13	208.00	
	1.50 X 1.83 X 4 X 13	142.48	
	1.20 X 1.83 X 4 X 13	101.40	
	1.50 X 2.05 X 1 X 13	40.04	
	1.50 X 1.95 X 1 X 13	36.09	
	1.50 X 2.15 X 5 X 13	264.10	
	1.50 X 1.84 X 1 X 13	35.62	
	1.50 X 2.00 X 2 X 13	77.74	
Total	-	-	1308.58

Staircase Checks (Table 8a-1)			
Floor Name	Stair Case Name	Flight Width	Riser Height
STILT FLOOR PLAN	Fire Escape Staircase	1.50	0.300
STILT FLOOR PLAN	STAIRCASE	1.50	0.300
TYPICAL - 1-13 FLOOR PLAN	Fire Escape Staircase	1.50	0.300
TYPICAL - 1-13 FLOOR PLAN	STAIRCASE	1.50	0.300
TERRACE FLOOR PLAN	Fire Escape Staircase	1.50	0.300
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.300

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: -	31756.35	Total FAR Area: -	30132.18
Total Coverage Area: -	4136.83	Total BUA Area: -	45080.35

OWNER'S NAME AND SIGNATURE RS LANDCRAFT LLP,Innmetrohomes@gmail.com,8550355278	
ARCHITECT'S NAME AND SIGNATURE Rachit Sharma CA2002/30415	ENGINEER [Signature]
[QR Code]	Ghaziabad Development Authority
Building Plan Application Number GDA/BP/20-21/0943 Sanctioned On 28 Aug 2021 Valid Till 07 Sep 2026 Approved By Ashesh Shivpuri (Chief Architect and Town Planner) Examined By Ram Manohar (Junior engineer) Dhananjay Singh (Junior engineer) Rajesh Ratan Shah (Town Planner/ Executive engineer) Ashesh Shivpuri (Chief Architect and Town Planner) Brijesh kumar (Secretary)	
Ashesh Shivpuri (Chief Architect and Town Planner)	

... ..



Architectural floor plan of a multi-story building, likely a school or institutional structure. The plan shows a grid of rooms, corridors, and stairwells. Key areas include classrooms, a library, a gymnasium, and administrative offices. The drawing is detailed with dimensions, room numbers, and labels for various spaces.

SECTION

Rachit Sharma
E.Arch., MUDP
COA No.-CA/2002/30415

Dean Asner, 1000 1st
 St., 1st Fl., 1000 1st St.,
 Commercial Ave., 1000 1st St.,
 LA-201304, U.S.

