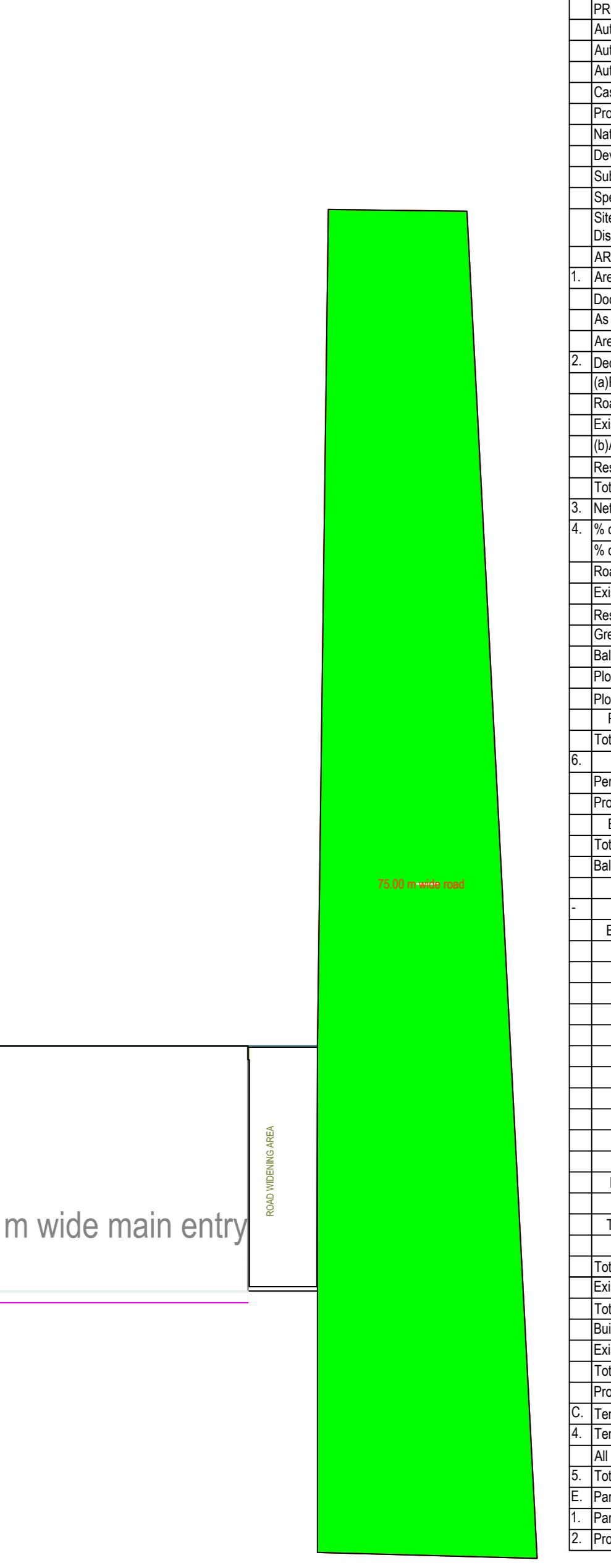
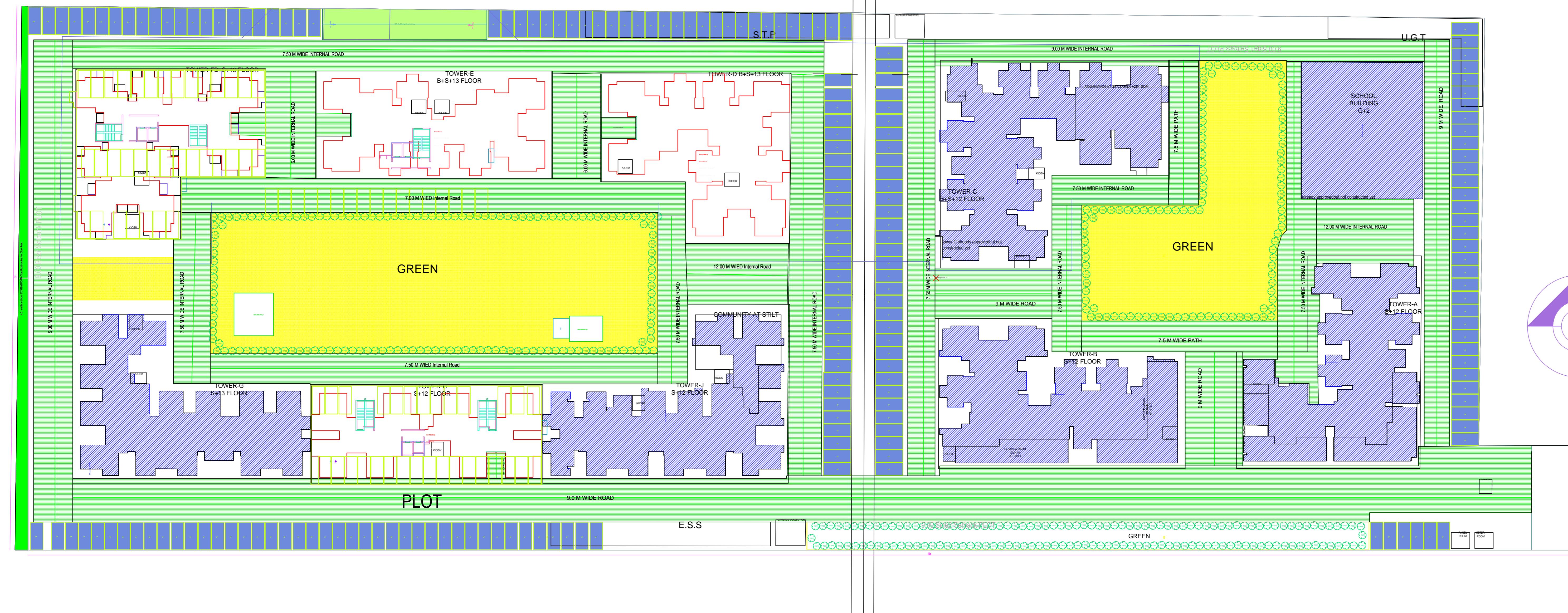
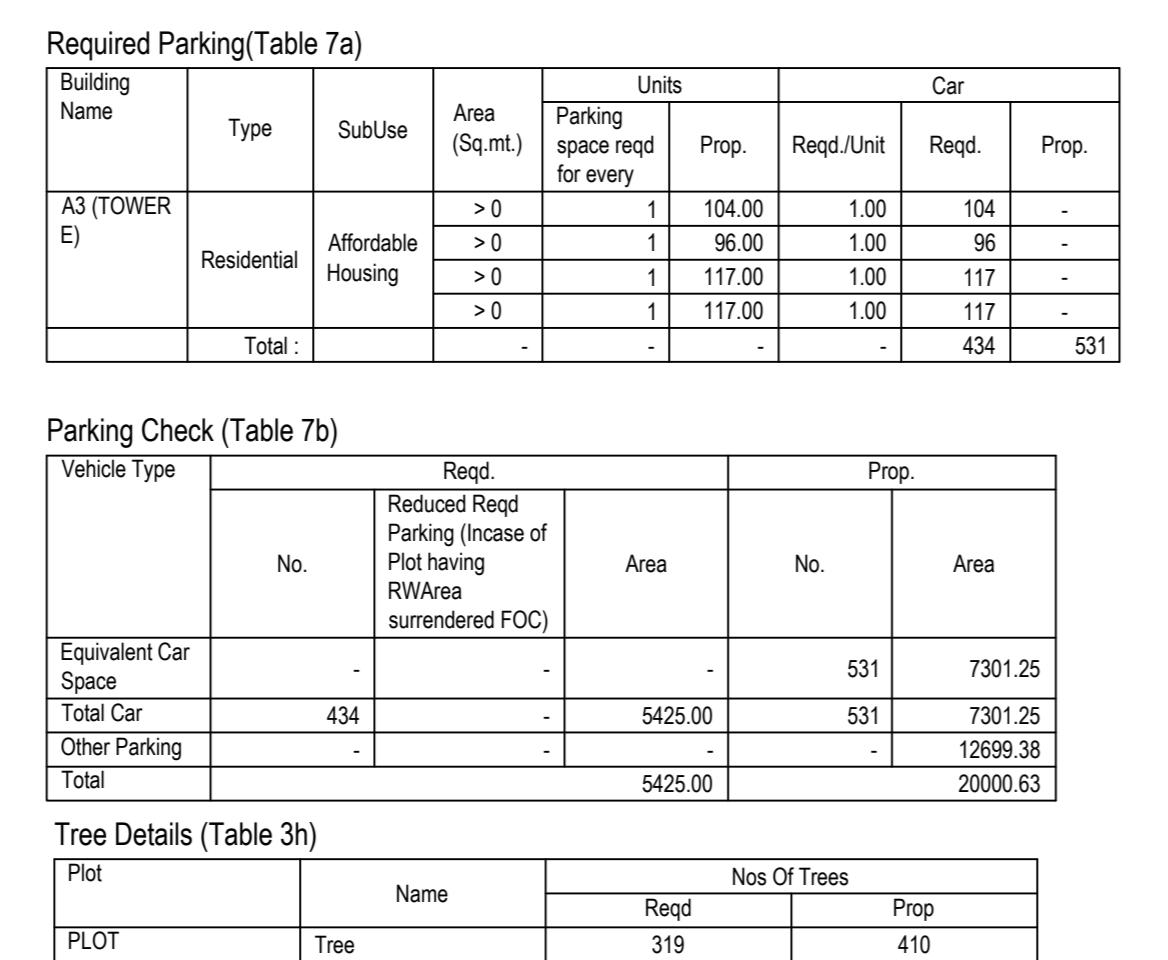


File No	GDA/BP/20-21/0943	Sheet	1	
Submission Date	2021-08-10	Version Date	29/07/2021	
AREA STATEMENT				
Authority: Ghazabud Development Authority Plot Use: Residential				
Authority Class: Category A Plot Subuse: Affordable Housing				
Authority Grade: Development Authority (DA) Development Plan: Master Plan				
Case Track: Regular Land Use Zone: Residential use zone				
Proposed Use: Residential Land Subuse Zone: Residential Zone				
Nature of Development: ADDITION OR EXTENSION				
Development Area: New Area				
SubDevelopment Area: Village Area				
Special Project: NA				
District: Ghazabud, Tehsil: Modinagar, Village: NA				
AREA DETAILS				
Area of Plot As per record	Sq.Mts.			
Area of Plot As per record	-			
Area of Plot As per record	33338.50			
Area of Plot As per record	33338.50			
Area of Plot Considered	33338.50			
2. Deduction for				
(a)Proposed roads	0.00			
(b)Proposed open space	124.65			
(c)Existing Roads	0.00			
(d)Any reservations	1245.50			
Reservation Area	211.00			
Total + b	1582.15			
3. Total area of plot (1-2) AREA OF PLOT	31793.88			
4. % of Green and open space (Prop.)	3185.00			
Road Widening Area	7474.40			
Existing Road Area	124.65			
Reservation Area	0.00			
Proposed open space	1245.50			
Balance area of Plot(1-4)	26991.95			
Plot Area For Coverage	31793.88			
Plot Area For Area	31793.88			
Perm. FAR Area (2.50)	7359.88			
Total Perm. FAR area (2.50)	7359.88			
6. Total built up area permissible				
Permissible Coverage area (50.00 %)	15895.18			
Proposed Coverage Area (13.03 %)	4156.83			
Existing Building Coverage (23.34 %)	7474.40			
Remaining Coverage (5.37 %)	1153.22			
Balance coverage area (13.63 %)	4327.68			
Proposed Area at:				
- Basement floor	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Stair Floor	8910.50	0.00	0.00	0.00
First Floor	4488.16	0.00	2345.52	0.00
Second Floor	2488.16	0.00	2345.52	0.00
Third Floor	2488.16	0.00	2345.52	0.00
Fifth Floor	2488.16	0.00	2345.52	0.00
Sixth Floor	2488.16	0.00	2345.52	0.00
Seventh Floor	2488.16	0.00	2345.52	0.00
Eighth Floor	2488.16	0.00	2345.52	0.00
Ninth Floor	2488.16	0.00	2345.52	0.00
Tenth Floor	2488.16	0.00	2345.52	0.00
Eleventh Floor	2488.16	0.00	2345.52	0.00
Twelfth Floor	2488.16	0.00	2345.52	0.00
Thirteenth Floor	1942.14	0.00	1836.54	0.00
Terrace Floor	232.95	0.00	0.00	0.00
Total Built up	45080.35	0.00	30132.18	0.00
Existing Building FAR Area	49095.32			
Total FAR Area:	79157.80			
Built up area	45080.35			
Existing Building BUA Area	58048.88			
Remaining Area	10317.23			
Proposed F.S.I consumed:	2.49			
C. Tennenment Statement				
4. Tennenment Proposed At:				
4. All Floors				434.00
4. Residential Components (3 + 4)				434
4. Parking Space Required as per regulations:				3962.50
2. Proposed Parking Space:				2000.63

COLOR INDEX	
PLOT BOUNDARY	
BUILDED UP	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
EXISTING T.P SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	



SITE PLAN (Scale - 1:500)



Tree Details (Table 3h)

Plot	Name	Reqd	Prop
PLOT	Tree	319	410

Vehicle type	No.	Reqd	Reduced Reqd	Prop.
Equipped Car	-	-	-	531
Total Car	434	5425.00	531	7301.25
Other Parking	-	-	-	12699.38
Total		5425.00		20000.63

Existing Building Details

Name	Use	Subuse	Structure	Height	Floor No	FAR Area	BUA Area
ExStructure TO BE RETAINED-8	Educational	Nursery	Highrise	11.10	3	1734.45	1903.39
ExStructure TO BE RETAINED-9	Residential	Affordable Housing	Highrise	39.15	13	8729.26	10579.71
ExStructure TO BE RETAINED-10	Residential	Affordable Housing	Highrise	39.15	13	9395.23	11019.63
ExStructure TO BE RETAINED-11	Residential	Affordable Housing	Highrise	39.15	13	9382.48	10875.84
ExStructure TO BE RETAINED-12	Residential	Affordable Housing	Highrise	39.15	13	10905.09	12629.27
ExStructure TO BE RETAINED-13	Residential	Affordable Housing	Highrise	42.15	14	8908.81	9551.33
ExStructure TO BE RETAINED-14	Residential	Affordable Housing	Highrise	-	-	-	-

TERRACE FLOOR PLAN

RESIDENTIAL FLOOR PLAN

AFFORDABLE FLOOR PLAN

COMMERCIAL FLOOR PLAN

INDUSTRIAL FLOOR PLAN

AGRICULTURAL FLOOR PLAN

RECREATIONAL FLOOR PLAN

SPECIAL FLOOR PLAN

OTHER FLOOR PLAN

RESIDENTIAL FLOOR PLAN

AFFORDABLE FLOOR PLAN

COMMERCIAL FLOOR PLAN

INDUSTRIAL FLOOR PLAN

AGRICULTURAL FLOOR PLAN

RECREATIONAL FLOOR PLAN

SPECIAL FLOOR PLAN

OTHER FLOOR PLAN

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INDUSTRIAL FLOOR PLAN

AGRICULTURAL FLOOR PLAN

RECREATIONAL FLOOR PLAN

SPECIAL FLOOR PLAN

OTHER FLOOR PLAN

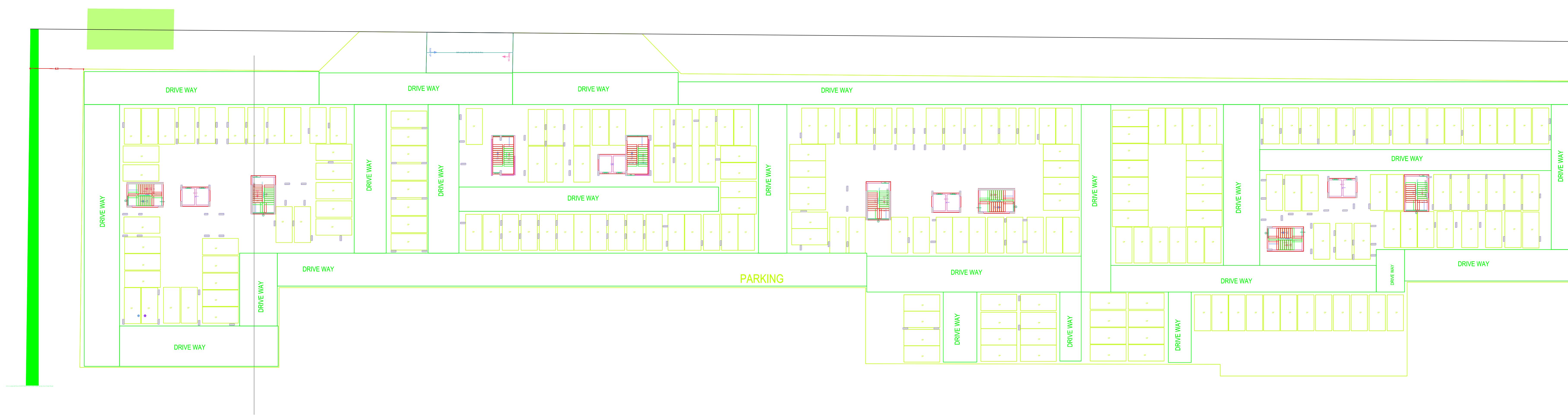
RESIDENTIAL FLOOR PLAN

AFFORDABLE FLOOR PLAN

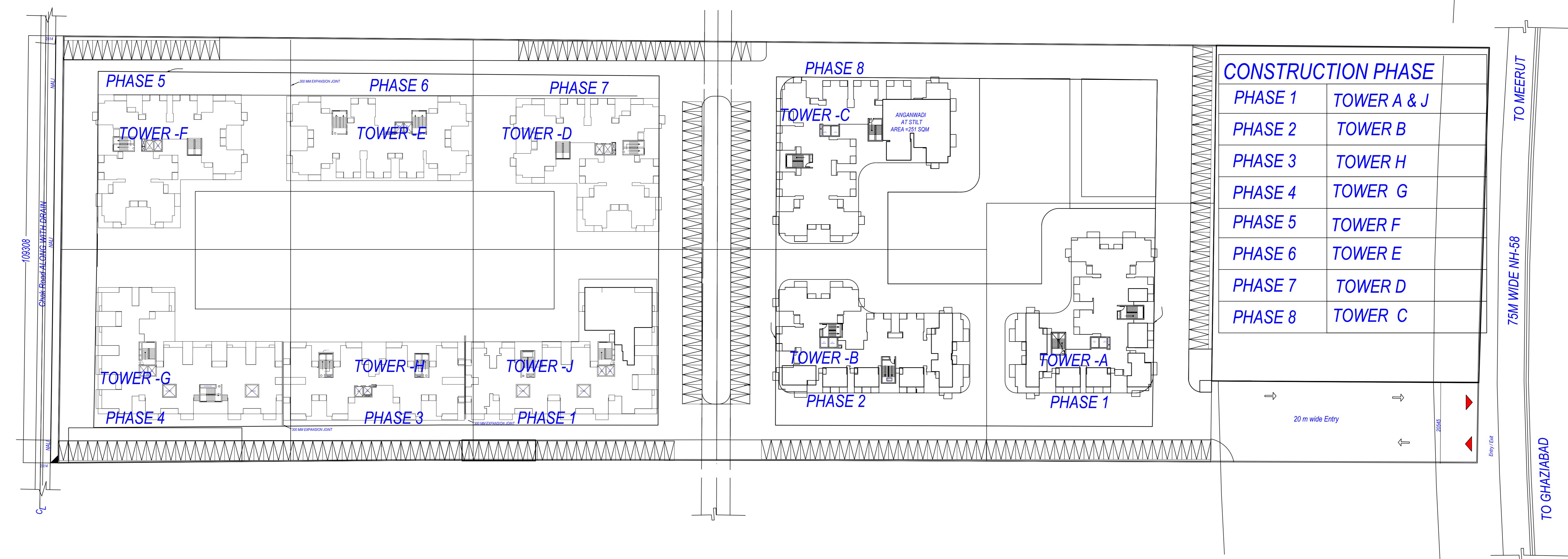
COMMERCIAL FLOOR PLAN

INDUSTRIAL FLOOR PLAN

AGRICULTURAL FLOOR PLAN

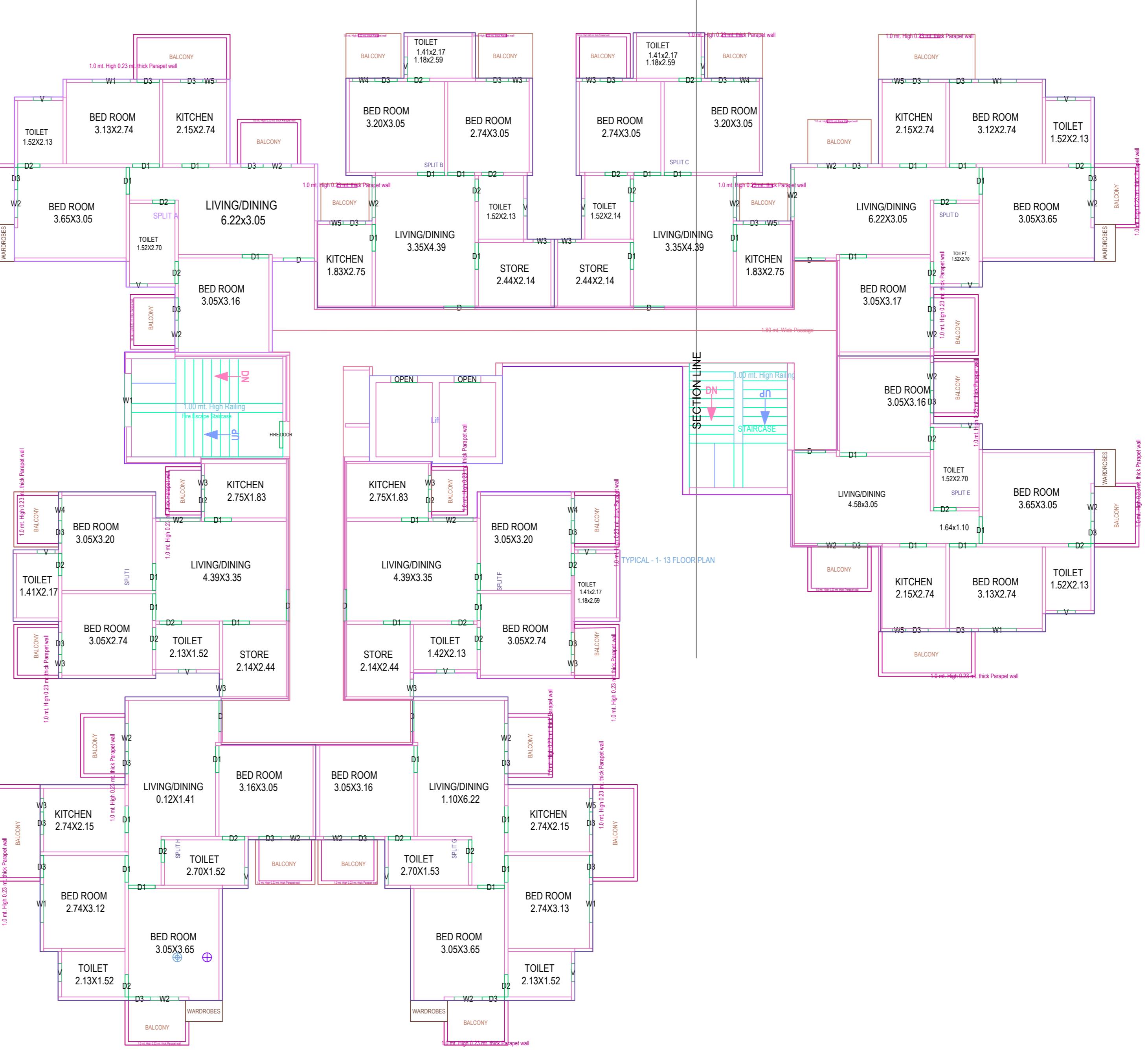
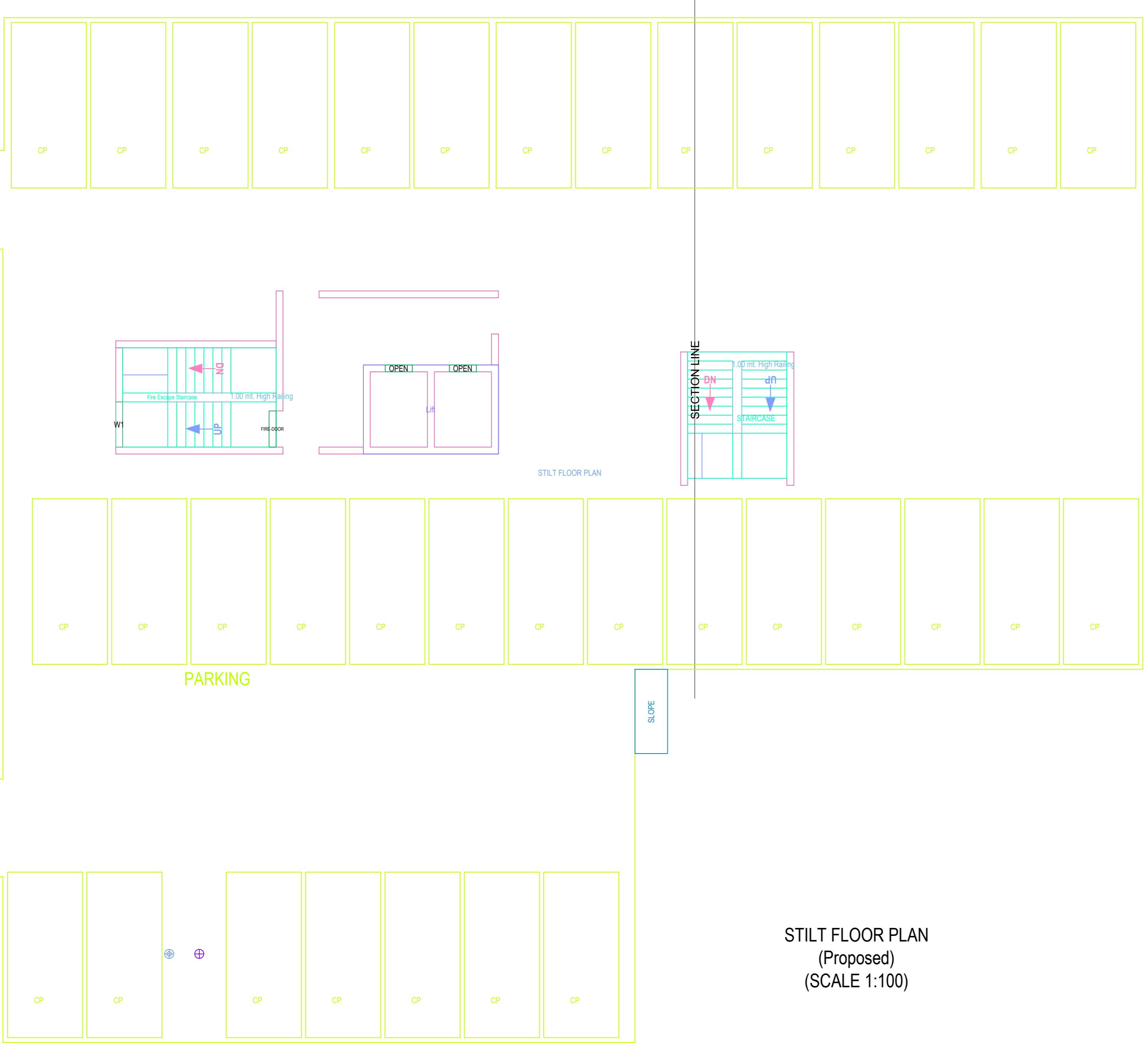


BASEMENT FLOOR PLAN
(Proposed)
(SCALE 1:100)



KEY PLAN

OWNER'S NAME AND SIGNATURE	RS LANDCRAFT LLP,Imhmetrohomes@gmail.com,865035278
ARCHENG'S NAME AND SIGNATURE	PROJECT ENGINEER
Rachit Sharma	CA202/30415
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)	
Rajeev Ratan Shah (Town Planner/ Executive engineer)	
Asheesh Shivpuri (Chief Architect and Town Planner)	
Brijesh Kumar (Secretary)	
Asheesh Shivpuri (Chief Architect and Town Planner)	



Floor	Name	Unit/BUA Type	Gross BUA Area	Unit/BUA Area	Deductions (Area in Sq.m.)	Carpet Area	No. of Unit
1	SPLIT A	FLAT	78.54	78.54	4.52	13.96	60.06
2	SPLIT B	LIG. UNIT	62.42	62.42	4.02	7.47	50.91
3	SPLIT C	LIG. UNIT	62.45	62.45	4.17	7.47	50.91
4	SPLIT D	LIG. UNIT	79.15	79.15	4.79	14.29	60.07
5	SPLIT E	LIG. UNIT	75.28	75.28	4.49	10.94	59.85
6	SPLIT F	LIG. UNIT	62.44	62.44	4.02	7.47	50.95
7	SPLIT G	LIG. UNIT	78.97	78.97	4.94	14.29	59.83
8	SPLIT H	LIG. UNIT	78.94	78.94	4.94	14.29	59.83
9	SPLIT I	LIG. UNIT	62.77	62.77	4.45	7.47	50.85
Total per Floor			640.94	640.94	40.05	97.47	503.42
Total			8332.22	8332.22	520.65	1267.11	6544.46
Total			8332.22	8332.22	520.64	1266.97	6544.46

Floor	Name	Unit/BUA Type	Gross BUA Area	Unit/BUA Area	Deductions (Area in Sq.m.)	Carpet Area	No. of Unit
1	SPLIT A	FLAT	78.54	78.54	4.52	13.96	60.06
2	SPLIT B	LIG. UNIT	62.42	62.42	4.02	7.47	50.91
3	SPLIT C	LIG. UNIT	62.45	62.45	4.17	7.47	50.91
4	SPLIT D	LIG. UNIT	79.15	79.15	4.79	14.29	60.07
5	SPLIT E	LIG. UNIT	75.28	75.28	4.49	10.94	59.85
6	SPLIT F	LIG. UNIT	62.44	62.44	4.02	7.47	50.95
7	SPLIT G	LIG. UNIT	78.97	78.97	4.94	14.29	59.83
8	SPLIT H	LIG. UNIT	78.94	78.94	4.94	14.29	59.83
9	SPLIT I	LIG. UNIT	62.77	62.77	4.45	7.47	50.85
Total per Floor			640.94	640.94	40.05	97.47	503.42
Total			8332.22	8332.22	520.65	1267.11	6544.46
Total			8332.22	8332.22	520.64	1266.97	6544.46

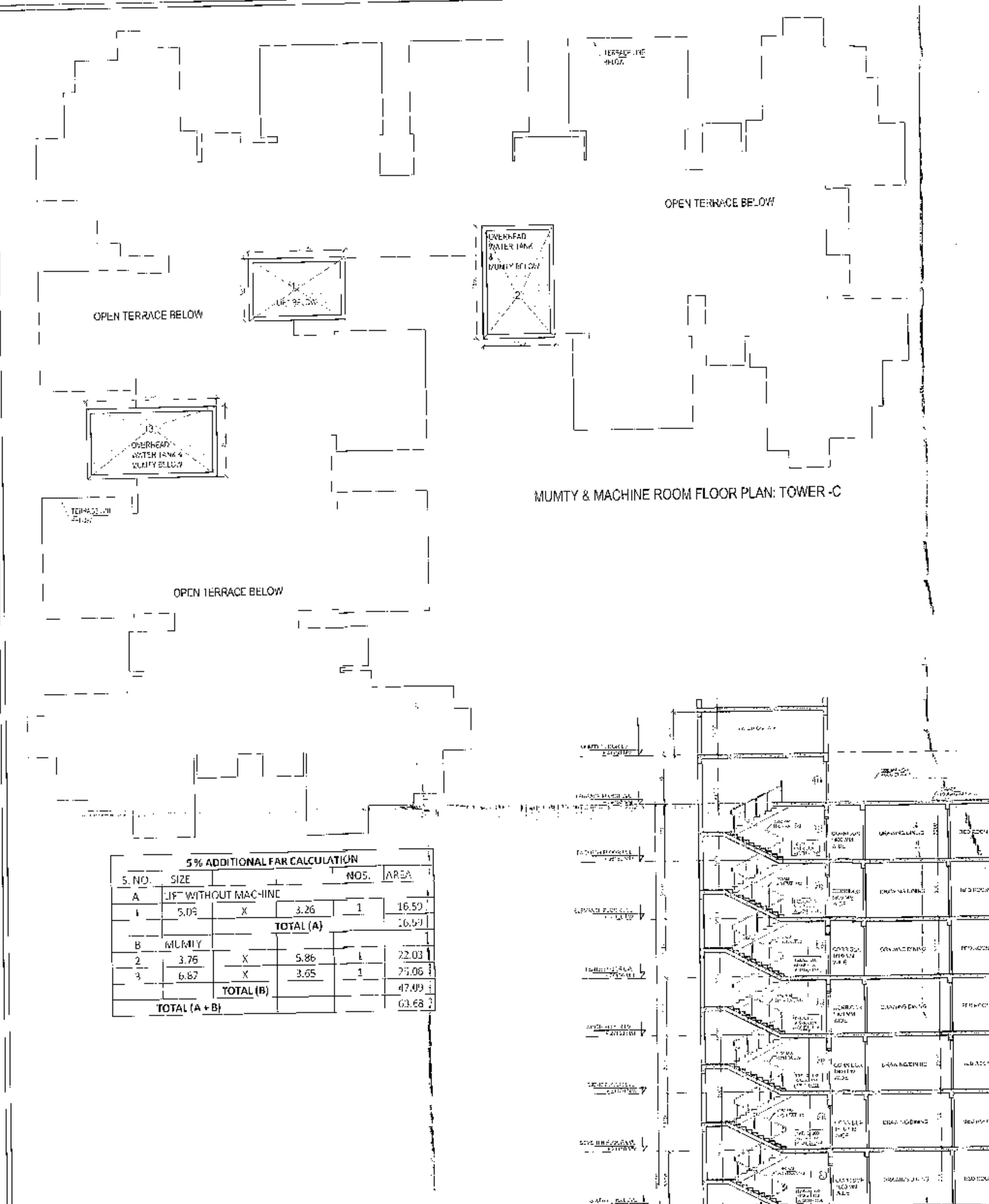
Floor Name	Total Built Up Area (Sq.m.)	Deductions (Area in Sq.m.)	Proposed FAR Area (Sq.m.)	Total FAR Area (Sq.m.)	No. of Unit
Stilt Floor	30.69	9.50	0.00	1016.83	44.75
First Floor	670.84	16.83	9.50	0.00	635.87
Second Floor	670.84	16.83	9.50	0.00	635.87
Third Floor	670.84	16.83	9.50	0.00	635.87
Fourth Floor	670.84	16.83	9.50	0.00	635.87
Fifth Floor	670.84	16.83	9.50	0.00	635.87
Sixth Floor	670.84	16.83	9.50	0.00	635.87
Seventh Floor	670.84	16.83	9.50	0.00	635.87
Eighth Floor	670.84	16.83	9.50	0.00	635.87
Ninth Floor	670.84	16.83	9.50	0.00	635.87
Tenth Floor	670.84	16.83	9.50	0.00	635.87
Eleventh Floor	670.84	16.83	9.50	0.00	635.87
Twelfth Floor	670.84	16.83	9.50	0.00	635.87
Thirteenth Floor	670.84	16.83	9.50	0.00	635.87
Terrace	56.24	42.94	0.00	9.50	0.00
Total	9870.76	292.42	133.00	9.50	1016.83
Total Number of Units	1				8311.07
Total Buildings:					117
Total	9870.76	292.42	133.00	9.50	1016.83
					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	2.55	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)	W3	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)	W3	1.20	1.50	39	
A2 (TOWER D)	W4	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	1.60	1.50	13	
A2 (TOWER D)	W2	1.70	1.50	39	
A2 (TOWER D)	W1	1.80	1.50	13	
A2 (TOWER D)	W	3.30	1.20	02	

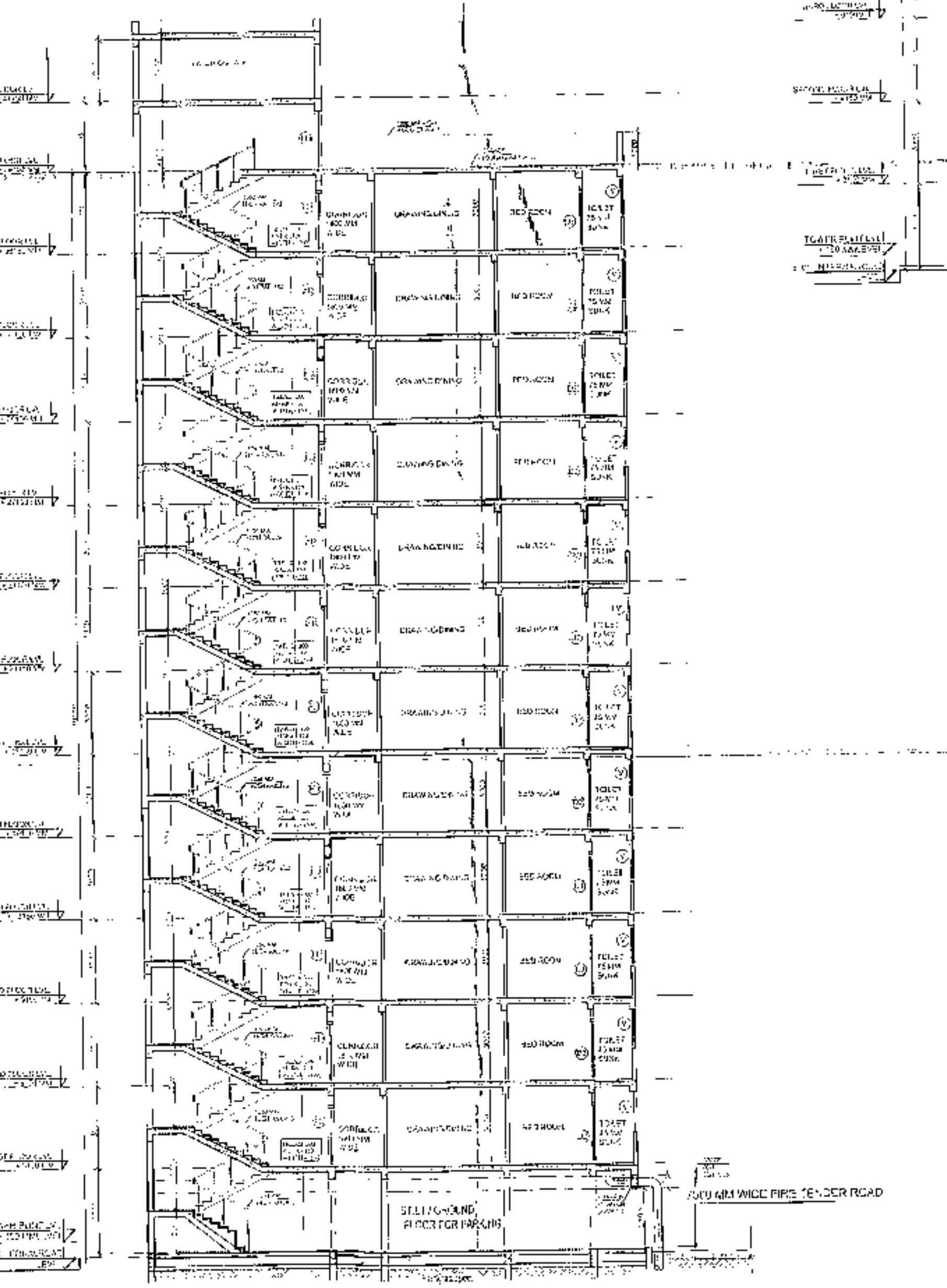
Balcony Calculations Table					
FLOOR PLAN	SIZE	AREA	TOTAL AREA		
TYPICAL - 1-13 FLOOR PLAN	1.80 X 1.86 X 4 X 13	144.56	1308.58		
	1.50 X 3.24 X 4 X 13	193.55			
	1.50 X 1.83 X 4 X 13	208.09			
	1.20 X 1.63 X 4 X 13	142.48			
	1.20 X 2.05 X 1 X 13	101.40			
	1.50 X 1.95 X 1 X 13	40.04			
	1.50 X 3.24 X 1 X 13	204.91			
	1.50 X 1.84 X 1 X 13	35.62			
	1.50 X 2.00 X 2 X 13	77.74			
			1308.58		

Staircase Checks (Table 8a-1)				
FLOOR NAME	Escalator Name	Right Width	Trav. Width	Riser Height
STILT FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.150
STAIRCASE	1.50	0.300	0.150	
TYPICAL - 1-13 FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.150
STAIRCASE	1.50	0.300	0.150	
TERrace FLOOR PLAN	Fire Escape Staircase	1.50	0.300	0.000
STAIRCASE	1.50	0.300	0.000	

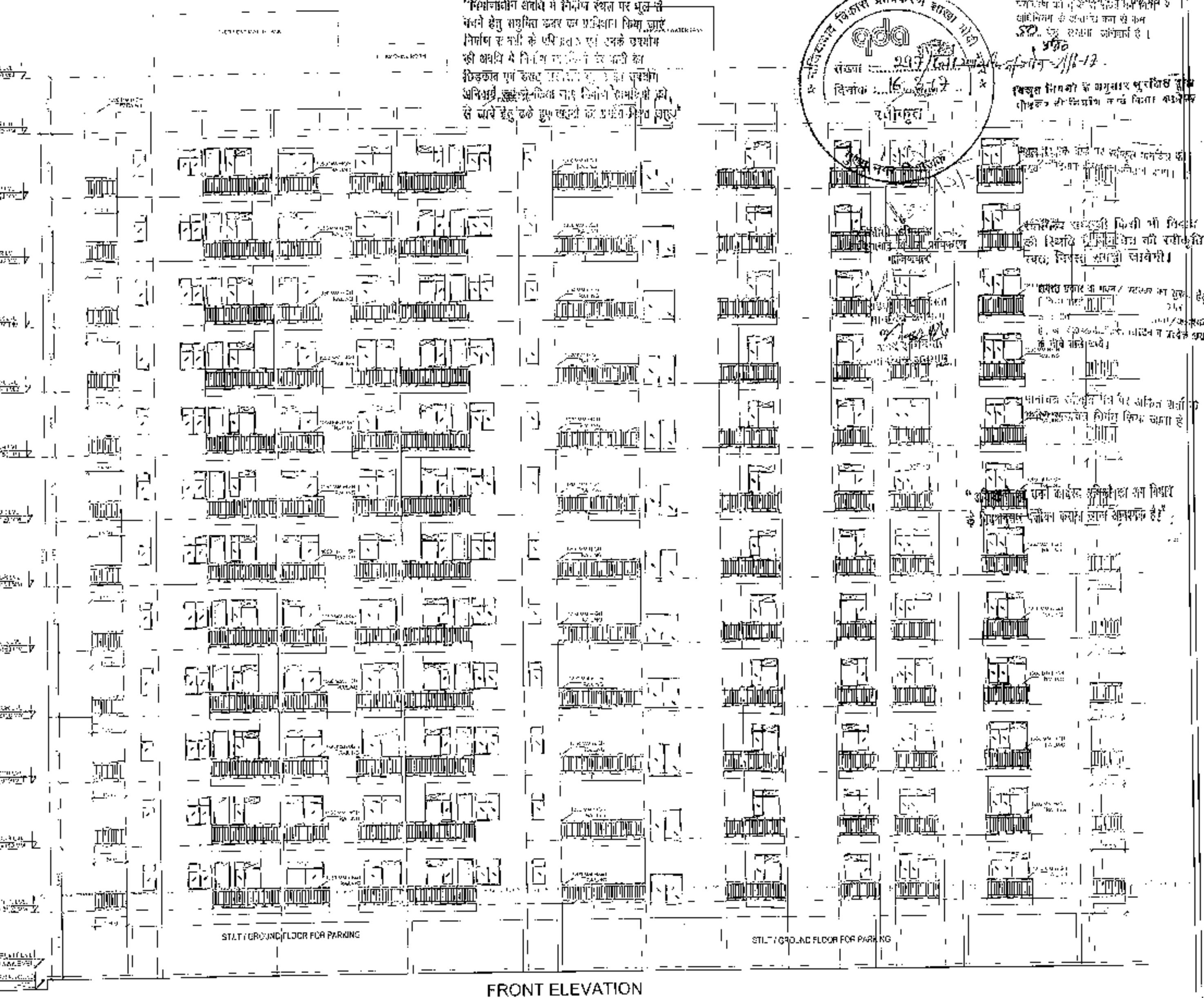


WATER TOWER & MACHINE ROOM FLOOR PLAN: TOWER -C

5% ADDITIONAL FAR CALCULATION					1
S. NO.	SIZE		NOS.	AREA	1
A LIFT WITHOUT MACHINE					1
1	5.09	X	3.26	1	16.50
TOTAL (A)					16.50
B MUMMIY					1
2	3.76	X	5.86	1	22.03
3	6.87	X	3.65	1	25.06
TOTAL (B)					47.09
TOTAL (A + B)					63.68



SECTION



FRONT ELEVATION

**SUBMISSION DRAWING FOR LANDCRAFT METRO HOMES
AFFORDABLE GROUP HOUSING SCHEME
AT KHASRA NCS. - 613M, 614M, 615M VILLAGE SASANTPUR TEHSIL L
MODINAGAR, GAZIABAD, UTTAR PRADESH**

DEVELOPER M/S RS LANDCRAFT LLP
Parmesh Corporate Tower 309D 3rd floor plot no. 13
Kerkardsonia community center Dehi-11 0092

ARCHITECT
Ar. Rachit Sharma
195, RAM VIHAR, DELHI-92, PHONE-011-42516522

DRAWING TITLE : - - - - - DRAWING NO. : - - - - -
TOWER-C : - - - - - 12

**FLOOR PLANS
& F.A.R AREA CALCULATION
ELEVATIONS, SECTION**

SEARCH. SEAL & SIG. = = = DEVELOPER SIG.

For RS LANDCRAFT LLP

Rachit Sharma
B.Arch., MUDP
CGA No.-CA/2002/30415

