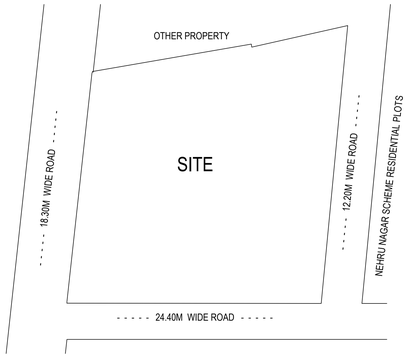
Project Title :Project Title :PROPOSED BUILDING PLAN OF COMMERCIAL AT VASANT SQUARE, HIGH STREET RETAIL & MULTIPLEX, GHAZIABAD.SITUATED AT KHASRA NO. 971,972,973,974 & 975 OF VILLAGE BHONJA,TEHSIL & DISTRICT GHAZIABAD BEARING NAGAR NIGAM NO.80,KALLUPURA,NEHRU NAGAR,GHAZIABAD (OWNER :- Sh. DEEPAK GARG & Sh. AKSHAY GARG both S'S/O LATE KRISHAN SWARUP GARG

File No	GDA/BP/21-22/1487
Sheet	1
Submission Date	2022-07-15
Scale	1:100

SITE PLAN
(Scale - 1:200)



PART LAYOUT PLAN

Key Plan

PARKING DETAIL :-

ECS REQUIRED :-

(1) PARKING REQUIREMENT FOR COMMERCIAL AREA
2 EQ. CAR SPACE PER 100 SQ.MT. OF FAR AREA
PARKING REQUIRED = $\frac{5,499.582 \times 2}{100}$ = 109.99 ECS

NET PARKING REQUIRED FOR COMMERCIAL = 109.99 = 110 ECS

(2) PARKING REQUIREMENT FOR AUDI.
1 EQ. CAR SPACE PER 10 SHEET OF AUDL. = 467/10=46.70

NET PARKING REQUIRED FOR AUDL. = 47 ECS

NET PARKING REQUIRED FOR COMMERCIAL+AUDI.
(110 + 47) = 157 ECS

ECS PROVIDED :-

HANDICAPPED PARKING AT OPEN SURFACE =(02X1) = 02 ECS
1st. BASEMENT FLOOR LVL. = (26X2) = 52 ECS
2nd., BASEMENT FLOOR LVL. = (50x2)+7 = 107 ECS

NET PARKING PROVIDED = 161 ECS

A.	AREA STATEMENT	VERSION NO.: 1.0.82	
		VERSION DATE: 09/02/2023	
	PROJECT DETAIL:		
	Authority: Ghaziabad Development Authority	Plot Use: Assembly	
	AuthorityClass: Category A	Plot SubUse: Multiplex	
	AuthorityGrade: Development Authority (DA)	Development Plan: NEHRU NAGAR ZONE 4	
	CaseTrack: Regular	Land Use Zone: Commercial use Zone	
	Project Type: Building Permission	Land SubUse Zone: Other Commercial	
	Nature of Development: NEW	Layout Type: NA	
	Development Area: Developed Area		
	SubDevelopment Area: Metro 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		4102.00
	As per site condition		4102.00
	Area of Plot Considered		4102.00
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		4102.00
	Plot Area For Coverage		4102.00
	Plot Area For FAR		4102.00
	Perm. FAR Area (1.75)		7178.50
	Total Perm. FAR area (1.75)		7178.50
6.	Total Built up area permissible at:		
	Permissible Coverage area (40.00 %)		1640.80
	Proposed Coverage Area (39.93 %)		1637.86
	Total Prop. Coverage Area (39.93 %)		1637.86
	Balance coverage area (0.07 %)		2.94

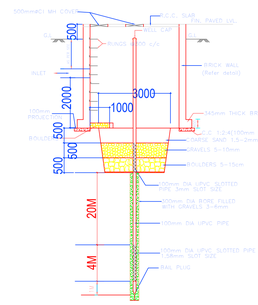
-	Proposed Area at:				
		Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
	Basement Second Floor	2677.83	0.00	0.00	0.00
	Basement First Floor	1963.16	0.00	665.12	0.00
	Ground Floor	1711.13	0.00	1603.12	0.00
	First Floor	1711.13	0.00	1603.12	0.00
	Second Floor	1290.21	0.00	1201.18	0.00
	Third Floor	1545.06	0.00	1455.62	0.00
	Fourth Floor	654.28	0.00	553.17	0.00
	Terrace Floor	216.68	0.00	0.00	0.00
	Total Area:	11769.48	0.00	7081.33	0.00
	Total FAR Area:				7081.33
	Total BuiltUp Area:				11769.48
	Proposed F.S.I. consumed:				1.73
C.	Tenement Statement				
4.	Tenement Proposed At:				
	All Floors		3.00		
5.	Total Tenements (3 + 4)		3		
E	Parking Statement				
1.	Parking Space Required as per Regulations:				646.25
2.	Proposed Parking Space:				4753.86

Buildingwise Floor FAR Details

Floor Name	Building Name W (W)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Second Floor	2677.83	0.00	2677.83	0.00
Basement First Floor	1963.16	665.12	1963.16	665.12
Ground Floor	1711.13	1603.12	1711.13	1603.12
First Floor	1711.13	1603.12	1711.13	1603.12
Second Floor	1290.21	1201.18	1290.21	1201.18
Third Floor	1545.06	1455.62	1545.06	1455.62
Fourth Floor	654.28	553.17	654.28	553.17
Terrace Floor	216.68	0.00	216.68	0.00
Total:	11769.48	7081.33	11769.48	7081.33

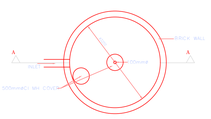
Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car			Visitors Car		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
W (W)	Assembly	Multiplex	> 0	10	467.00	1.00	47	-	-	-	-
	Total :		-	-	-	-	47	161	-	0	1



SECTION"A-A"

TYPICAL RAIN WATER HARVESTING DETAIL



PLAN
TYPICAL WATER HARVESTING DETAIL

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)

Building Conditions Checks

No	Condition
1	For W (W) Incase of Mechanical parking of Stack parking provided in the Building, For stack parking at the time of completion the owner shall produce technical data with respect to height. The height shall not exceed more than 5% of that required as per company specifications and the height of stack parking shall not exceed more than 5% of that required as per company specifications.

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
W (W)	V	1.45	1.00	02
W (W)	v	1.80	1.00	02
W (W)	V	1.80	1.00	02
W (W)	w	14.02	1.20	01
W (W)	w	15.85	1.20	01
W (W)	w	3.38	1.20	01
W (W)	w	4.80	1.20	01
W (W)	w	5.15	1.20	01
W (W)	W	5.98	1.20	01
W (W)	w	9.22	1.20	01

Buildingwise Floor FAR Details

Floor Name	Building Name W (W)		Total	
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement Second Floor	2677.83	0.00	2677.83	0.00
Basement First Floor	1963.16	665.12	1963.16	665.12
Ground Floor	1711.13	1603.12	1711.13	1603.12
First Floor	1711.13	1603.12	1711.13	1603.12
Second Floor	1290.21	1201.18	1290.21	1201.18
Third Floor	1545.06	1455.62	1545.06	1455.62
Fourth Floor	654.28	553.17	654.28	553.17
Terrace Floor	216.68	0.00	216.68	0.00
Total:	11769.48	7081.33	11769.48	7081.33

Building :W (W)

Floor Name	Gross Builup 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
		Duct(Void, Duct, Chowk)	Double Height		Mumty	Lift	Lift Machine	Lift Lobby	Ramp	Covered Area	Parking	Assembly			
Basement Second Floor	2677.83	0.00	0.00	2677.83	105.67	14.75	0.00	22.53	247.45	0.00	2287.43	0.00	0.00	00	
Basement First Floor	2294.40	331.24	0.00	1963.16	121.69	14.72	0.00	21.10	213.48	0.00	1067.88	665.12	665.12	01	
Ground Floor	1747.47	36.34	0.00	1711.13	73.28	0.00	0.00	34.74	0.00	43.07	0.00	1603.12	1603.12	00	
First Floor	1747.47	36.34	0.00	1711.13	73.28	14.68	0.00	34.30	0.00	0.00	0.00	1603.12	1603.12	00	
Second Floor	1596.48	25.32	280.95	1290.21	73.28	14.67	0.00	37.47	0.00	0.00	0.00	1201.18	1201.18	00	
Third Floor	2084.14	24.39	514.69	1545.06	73.28	14.68	0.00	37.47	0.00	0.00	0.00	1455.62	1455.62	01	
Fourth Floor	1369.02	714.74	0.00	654.28	73.28	14.69	0.00	37.48	0.00	0.00	0.00	553.17	553.17	01	
Terrace Floor	216.68	0.00	0.00	216.68	118.18	0.00	10.72	16.33	0.00	0.00	0.00	0.00	0.00	00	
Total:	13733.49	1168.37	795.64	11769.48	711.94	88.19	10.72	241.42	460.93	43.07	3355.31	7081.33	7081.33	03	
Total Number of Same Buildings:	1														
Total:	13733.49	1168.37	795.64	11769.48	711.94	88.19	10.72	241.42	460.93	43.07	3355.31	7081.33	7081.33	03	

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
W (W)	D	0.75	2.10	03
W (W)	D	0.90	2.10	04
W (W)	D	0.97	2.10	02
W (W)	D	1.00	2.10	13
W (W)	D	1.20	2.10	05
W (W)	D	1.44	2.10	01
W (W)	D	1.68	2.10	01
W (W)	OPEN	1.89	2.10	01
W (W)	D	2.00	2.10	09
W (W)	RS	3.24	2.10	04
W (W)	D	4.52	2.10	02

Staircase Checks (Table 8a-1)

Floor Name	Stair/Case Name	Flight Width	Tread Width	Riser Height	Railing Ht.
BASEMENT SECOND FLOOR PLAN	STAIRCASE	2.00	0.300	0.000	1.00
	Fire Escape Staircase	2.00	0.300	0.000	1.00
	Fire Escape Staircase	2.00	0.300	0.000	1.00
BASEMENT FIRST FLOOR PLAN	Escalator	1.50	0.300	0.000	1.00
	Fire Escape Staircase	1.76	0.300	0.000	1.00
	STAIRCASE	2.00	0.300	0.000	1.00
	Fire Escape Staircase	2.00	0.300	0.000	1.00
GROUND FLOOR PLAN	Fire Escape Staircase	2.00	0.300	0.148	1.00
	STAIRCASE	2.00	0.300	0.143	1.00
	Fire Escape Staircase	2.00	0.300	0.143	1.00
	Escalator	1.50	0.300	0.133	1.00
FIRST FLOOR PLAN	Fire Escape Staircase	2.00	0.300	0.148	1.00
	STAIRCASE	2.00	0.300	0.143	1.00
	Fire Escape Staircase	2.00	0.300	0.143	1.00
	Escalator	1.50	0.300	0.133	1.00
SECOND FLOOR PLAN	Fire Escape Staircase	2.00	0.300	0.186	1.00
	Fire Escape Staircase	2.00	0.300	0.193	1.00
	STAIRCASE	2.00	0.300	0.180	1.00
	Escalator	1.50	0.300	0.180	1.00
THIRD FLOOR PLAN	Fire Escape Staircase	2.00	0.300	0.170	1.00
	Fire Escape Staircase	2.00	0.300	0.164	1.00
	STAIRCASE	2.00	0.300	0.153	1.00
	Escalator	1.50	0.300	0.153	1.00
	Escalator	1.50	0.300	0.153	1.00
FOURTH FLOOR PLAN	Fire Escape Staircase	2.00	0.300	0.148	1.00
	Fire Escape Staircase	2.00	0.300	0.143	1.00
	STAIRCASE	2.00	0.300	0.160	1.00
TERRACE FLOOR PLAN	Fire Escape Staircase	2.00	0.300	0.000	1.00
	Fire Escape Staircase	2.00	0.300	0.000	1.00
	STAIRCASE	2.00	0.300	0.000	1.00

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Non-Residential Units	No Of Seats	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
W (W)	Assembly	Multiplex		-	Highrise	3	467	BASEMENT SECOND FLOOR PLAN	Assembly + Parking	Multiplex	-	-	-
								BASEMENT FIRST FLOOR PLAN	Assembly + Parking	Multiplex	Assembly	Assembly	Multiplex
								GROUND FLOOR PLAN	Assembly	Multiplex	Assembly	Assembly	Multiplex
								FIRST FLOOR PLAN	Assembly	Multiplex	Assembly	Assembly	Multiplex
								SECOND FLOOR PLAN	Assembly	Multiplex	Assembly	Assembly	Multiplex
								THIRD FLOOR PLAN	Assembly	Multiplex	Assembly	Assembly	Multiplex
								FOURTH FLOOR PLAN	Assembly	Multiplex	Assembly	Assembly	Multiplex
								TERRACE FLOOR PLAN	Assembly	Multiplex	-	-	-

Parking Check (Table 7b)

Vehicle Type	Reqd.			Prop.	
	No.	Reduced Reqd Parking (Incase of Plot having RWArea surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	09	123.75
Two Stack Car	-	-	-	76	1026
Total Car	157	-	2158.75	161	2213.75
Visitor's Car Parking	-	-	-	-	
Two Stack Parking	-	-	-	-	
Other Parking	-	-	-	-	-
Total	-	-	-	161	2213.75

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: - 4102.00	Total FAR Area: - 7081.33
Total Coverage Area: - 1637.86	Total BUA Area: - 11769.48

OWNER'S NAME AND SIGNATURE

DEEPAK GARG,deepakgarg1962@gmail.com,8447751046
AKSHAY GARG,AKSHAYGARG1966@GMAIL.COM,8447751181

ARCH/ENG'S NAME AND SIGNATURE

RISHABH GAUR
CA/2017/82656

Ghaziabad Development Authority

Building Plan Application Number
GDA/BP/21-22/1487

Sanctioned On
08 Mar 2023

Valid Till
19 Mar 2028

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

Examined By
Nekram Rajput (Junior engineer)
Dhananjay Singh (Assistant Engineer)
Rajeev Ratan Shah (Town Planner/ Executive engineer)
Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional
Rajeev Ratan Shah (Town Planner/ Executive engineer)
Dhananjay Singh (Assistant Engineer)

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