

	File No	GDA/BP/22-23/1622	Sheet	1 / 3
	Submission Date	2024-03-13	Scale	1:100
A	AREA STATEMENT	VERSION NO: 1.0.05 VERSION DATE: 24/05/2023		
PROJECT DETAIL:				
Authority	Ghaziabad Development Authority	PLOT Use	Commercial	
AuthorityClass	Category A	PLOT SubUse	Shopping center	
AuthorityGrade	Development Authority (DA)	Development Plan	Swarnjayantipuram ZONE3	
Case/Type	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	Undeveloped Area			
SubDevelopment Area	Metro City Area			
Special Project	NA			
Site Address	District-Ghaziabad, Tehsil Ghaziabad, Village-N/A			
AREA DETAILS:		Sq.Mts.		
1	Area of Plot As per record			1417.50
	As per site condition			1417.50
2	Deduction for			
	(a)Proposed roads			0.00
	(b)Any reservations			0.00
	Totals = 0			0.00
3	Net Area of plot (1 - 2) AREA OF PLOT			1417.50
	PLOT Area For Coverage			1417.50
	PLOT Area For FAR			1417.50
	Perm. FAR Area (1.75)			2480.63
	Total Perm. FAR area (1.75)			2480.63
4	Total Built up area permissible at:			
	Permissible Coverage area (50.00 %)			708.75
	Proposed Coverage Area (5.45 %)			700.99
	Total Prop. Coverage Area (49.45 %)			700.99
	Balance coverage area (0.55 %)			7.76
Proposed Area at:				
	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
BASEMENT FLOOR	724.15	0.00	369.51	0.00
GROUND FLOOR	724.15	0.00	700.99	0.00
First Floor	711.29	0.00	682.79	0.00
Second Floor	492.48	0.00	463.98	0.00
Third Floor	272.17	0.00	243.67	0.00
Terrace Floor	0.00	0.00	0.00	0.00
Total Area	2924.24	0.00	2450.94	0.00
Total FAR Area				2450.94
Total BuiltUp Area				2924.24
Proposed FAR consumed:				
C. Tenement Statement				
4. Tenement Proposed At:				
G.F.		2.00		
All Floors		6.00		
5. Total Tenements (3 + 4)		8		
E. Planning Statement				
1. Parking Space Required as per Regulations:				426.25
2. Proposed Parking Space:				751.46

Buildingwise Floor FSI Details

Floor Name	Building Name		Total	
	A(A)		Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)		
Basement Floor	724.15	359.51	724.15	359.51
Ground Floor	724.15	700.99	724.15	700.99
First Floor	711.29	682.79	711.29	682.79
Second Floor	492.48	463.98	492.48	463.98
Third Floor	272.17	243.67	272.17	243.67
Terrace Floor	0.00	0.00	0.00	0.00
Total:	2924.24	2450.94	2924.24	2450.94

Parking Check (Table 7b)

Vehicle Type	No.	Reduced Rept Parking (Increase of Plot having RW/Access surrendered FOC)	Area	Prop.
Equivalent Car	-	-	-	21
Space	-	-	-	288.75
Two Stack Car	-	-	-	11
Total Car	31	-	426.25	32
Two Stack Parking	-	-	-	1
Total	-	-	426.25	440.00

Building Conditions Checks

No	Condition
1	For A (A) Increase 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.

Tree Details (Table 3h)

Plot	Name	Rept	Prop
PLOT	Tree	15	15

Color Notes

COLOR INDEX	
LOT 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)	

OWNER'S NAME AND SIGNATURE

M/S:- CLEOH HOMEZ & DEKORZ PVT LTD THROUGH AUTHORIZED SIGNATORY SHRI CHANDRA KANT SHARMA.
yash.civil.76@gmail.com, 9810227732

ARCHITECT'S NAME AND SIGNATURE

KAILASH CHANDER
ARCHITECT
CA/1886/10069

Ghaziabad Development Authority



Building Plan Application Number

CDA/BP/22-23/1622

Sanctioned On

05 Apr 2024

Valid Till

07 Apr 2029

Approved By

Ajay Kumar Singh (Chief Architect and Town Planner)

Examined By

Vijay Singh Chauhan (Junior engineer)

Dhananjay Singh (Assistant Engineer)

Arvind Kumar (Town Planner/ Executive engineer)

Dhananjay Singh (Assistant Engineer)

Vijay Singh Chauhan (Junior engineer)

Dhananjay Singh (Assistant Engineer)



SITE PLAN

(Scale - 1:100)

Staircase Checks (Table 5a-1)

Floor Name	Stair Case Name	Flight Width	Tread Width	Riser Height	Railing Ht.
Basement Floor Plan	Fire Escape Staircase	1.50	0.300	0.150	1.00
GROUND FLOOR PLAN	STAIRCASE	1.50	0.300	0.150	1.00
	Fire Escape Staircase	1.50	0.300	0.150	1.00
FIRST FLOOR PLAN	STAIRCASE	1.50	0.300	0.131	1.00
	Fire Escape Staircase	1.50	0.300	0.131	1.00
SECOND FLOOR PLAN	STAIRCASE	1.50	0.300	0.129	1.00
	Fire Escape Staircase	1.43	0.300	0.129	1.00
THIRD FLOOR PLAN	STAIRCASE	1.43	0.300	0.131	1.00
	Fire Escape Staircase	1.50	0.300	0.131	1.00

Building A (A)

Floor Name	Gross Builtup Area (Sq.mt.)	Deductions From Gross BUA/Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)		Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)
		YS&H	Room		Mummy	Lift	Lift Machine	Ramp	Parking Area	Commercial	Star		
Basement Floor Plan	882.66	3.08	155.43	724.15	23.16	5.34	0.00	0.00	336.14		359.51	0.00	359.51
Ground Floor	727.23	3.08	0.00	724.15	23.16	0.00	0.00	0.00	0.00		700.99	0.00	700.99
First Floor	714.37	3.08	0.00	711.29	23.16	5.34	0.00	0.00	0.00		682.79	0.00	682.79
Second Floor	493.08	0.60	0.00	492.48	23.16	5.34	0.00	0.00	0.00		463.98	0.00	463.98
Third Floor	272.17	0.00	0.00	272.17	23.16	0.00	0.00	5.34	0.00		243.67	0.00	243.67
Terrace Floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00
Total	3089.51	9.84	155.43	2924.24	115.80	16.02	5.34	0.00	336.14		2450.94	0.00	2450.94
Number of Same Buildings	1												
Total	3089.51	9.84	155.43	2924.24	115.80	16.02	5.34	0.00	336.14		2450.94	0.00	2450.94

UnitBUA Table for Building A (A)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt.)		Deductions (Area in Sq.mt.)			Carpet Area	
					Li	Shaft	Door	Window	External Wall		
Basement Floor Plan	Basement	OTHER	391.06	391.06	11.64	3.79	376.34	3.41	0.00	3.14	369.79
		Total	391.06	391.06	11.64	3.79	376.34	3.41	0.00	3.14	369.79
		Typical Floor = 1									
		Total	391.06	391.06	11.64	3.79	376.34	3.41	0.00	3.14	369.79
GROUND FLOOR PLAN	GF	OTHER	714.38	714.38	11.74	4.70	697.94	3.13	0.00	2.27	692.54
		Total	714.38	714.38	11.74	4.70	697.94	3.13	0.00	2.27	692.54
		Typical Floor = 1									
		Total	714.38	714.38	11.74	4.70	697.94	3.13	0.00	2.27	692.54
FIRST FLOOR PLAN	FF	OTHER	714.38	714.38	11.64	3.48	699.26	2.54	0.00	2.27	694.45
		Total	714.38	714.38	11.64	3.48	699.26	2.54	0.00	2.27	694.45
		Typical Floor = 1									
		Total	714.38	714.38	11.64	3.48	699.26	2.54	0.00	2.27	694.45
SECOND FLOOR PLAN	KIOSK-01 KIOSK-02 SF	OTHER	729	729	0.00	0.00	729	0.25	0.00	0.79	6.25
		Total	729	729	0.00	0.00	729	0.25	0.00	0.79	6.25
		Typical Floor = 1									
		Total	729	729	0.00	0.00	729	0.25	0.00	0.79	6.25
THIRD FLOOR PLAN	TF01 TF02	OTHER	478.50	478.50	11.64	0.60	466.26	3.08	0.00	2.27	460.91
		Total	478.50	478.50	11.64	0.60	466.26	3.08	0.00	2.27	460.91
		Typical Floor = 1									
		Total	478.50	478.50	11.64	0.60	466.26	3.08	0.00	2.27	460.91
TOTAL	Total	OTHER	2566.61	2566.61	58.30	11.85	2496.45	14.00	2.83	14.63	2544.98
		Total	2566.61	2566.61	58.30	11.85	2496.45	14.00	2.83	14.63	2544.98
		Typical Floor = 1									
		Total	2566.61	2566.61	58.30	11.85	2496.45	14.00	2.83	14.63	2544.98

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	MECH VENT	0.68	1.00	04
A (A)	W	0.74	1.00	14
A (A)	W	0.89	1.20	03
A (A)	W	0.95	1.20	01
A (A)	MECH VENT	0.98	1.00	02
A (A)	W	0.98	1.20	01
A (A)	W	1.17	1.20	09

Building USE/SUBUSE Details

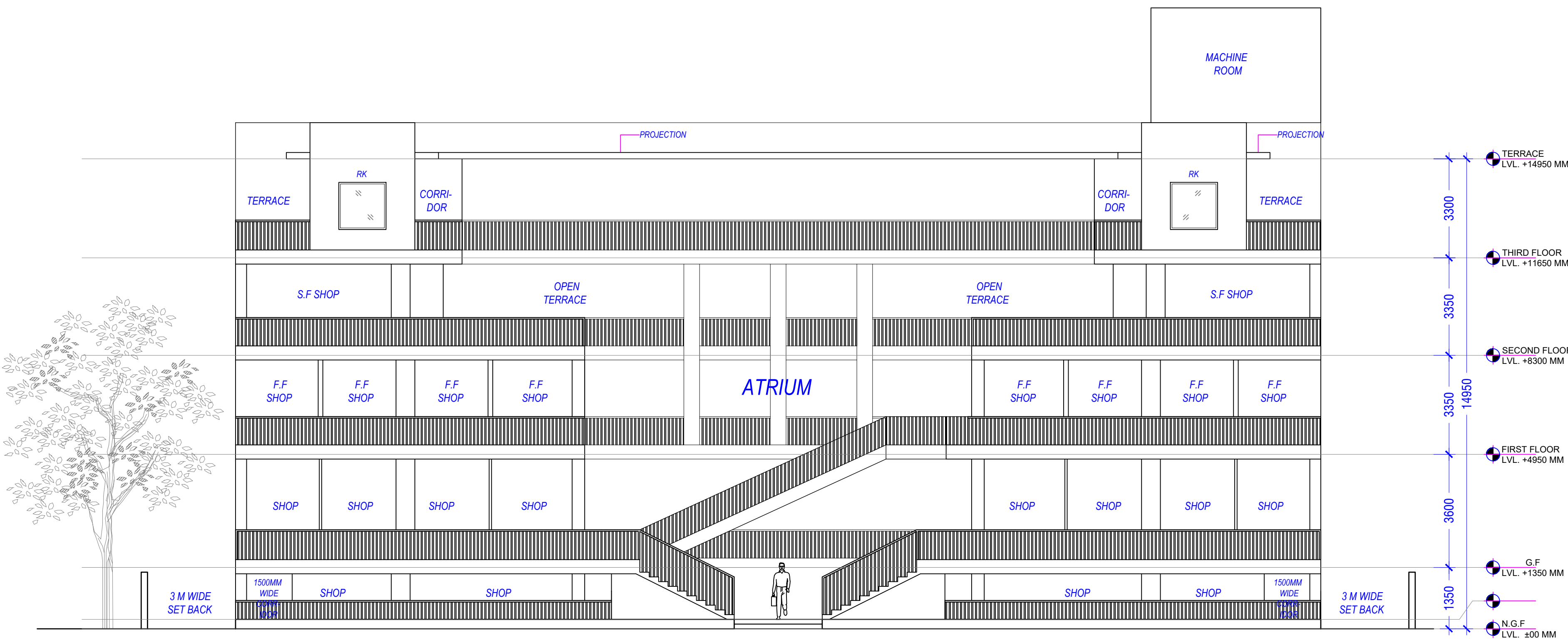
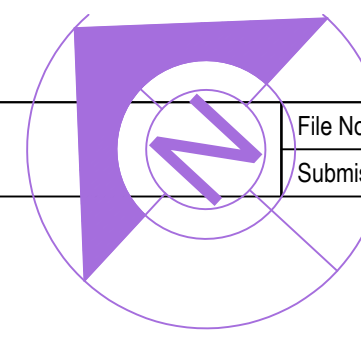
Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (A)	Commercial	Shopping center		Lowrise Building		8	Basement Floor Plan	Commercial + Parking	Shopping center	Commercial FAR	Commercial	Shopping center
							Ground Floor Plan	Commercial	Shopping center	Commercial FAR	Commercial	Shopping center
							FIRST FLOOR PLAN	Commercial	Shopping center	Commercial FAR	Commercial	Shopping center
							SECOND FLOOR PLAN	Commercial	Shopping center	Commercial FAR	Commercial	Shopping center
							THIRD FLOOR PLAN	Commercial	Shopping center	Commercial FAR	Commercial	Shopping center
							TERRACE FLOOR PLAN	Commercial	Shopping center	Commercial FAR	Commercial	Shopping center

Required Parking (Table 7a)

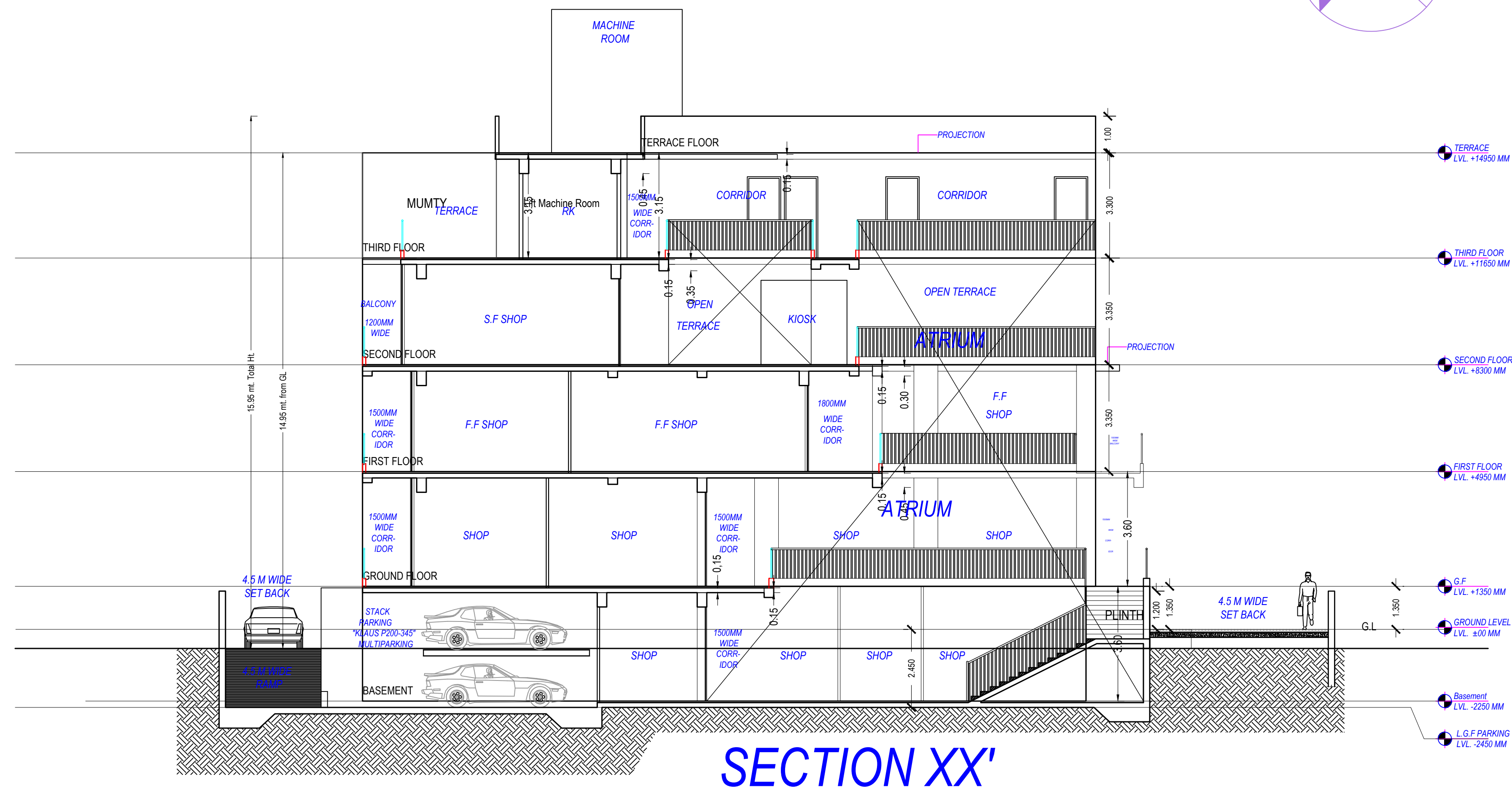
Building Name	Type	SubUse	Area (Sq.mt.)	Parking space reqd for every	Prop.	Reqt. Unit	Car	Reqt. Prop.
A (A)	Commercial	Shopping center	> 0	100	2450.94	1.25	31	-
Total:			-	-	-	-	31	32

FAR& Unit Details

Building	No. of Same Bldg	Gross Built Up Area (Sq.mt)	Deductions From Gross BUA/Area in Sq.mt)		Total Built Up Area (Sq.mt)	Deductions (Area in Sq.mt)					Proposed FAR Area (Sq.mt.)		Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)
			VShant	Ramp		Mummy	Lift	Lift Machine	Ramp	Parking Area	Commercial	Stair		
A (A)	1	3089.51	9.84	155.43	2924.24	115.80	16.02	5.34	0.00	336.14		2450.94	0.00	2450.94
Grand Total :	1	3089.51	9.84	155.43	2924.24	115.80	16.02	5.34	0.00	336.14		2450.94	0.00	2450.94



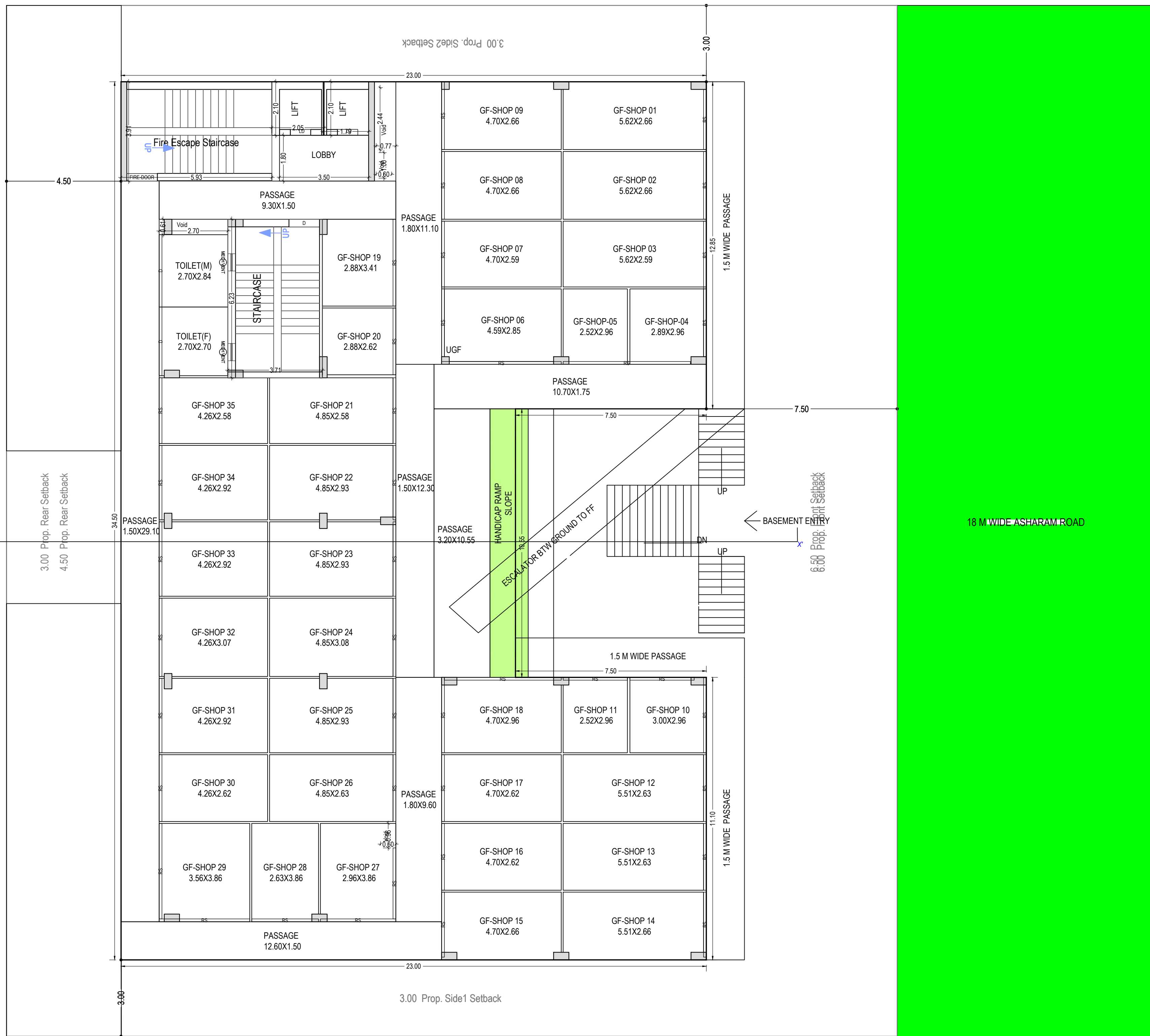
ELEVATION A (FRONT)



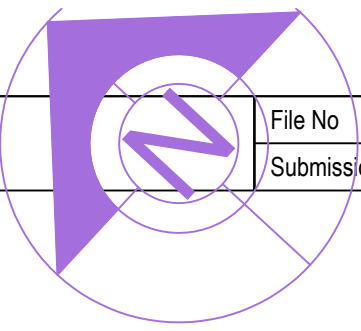
SECTION XX'



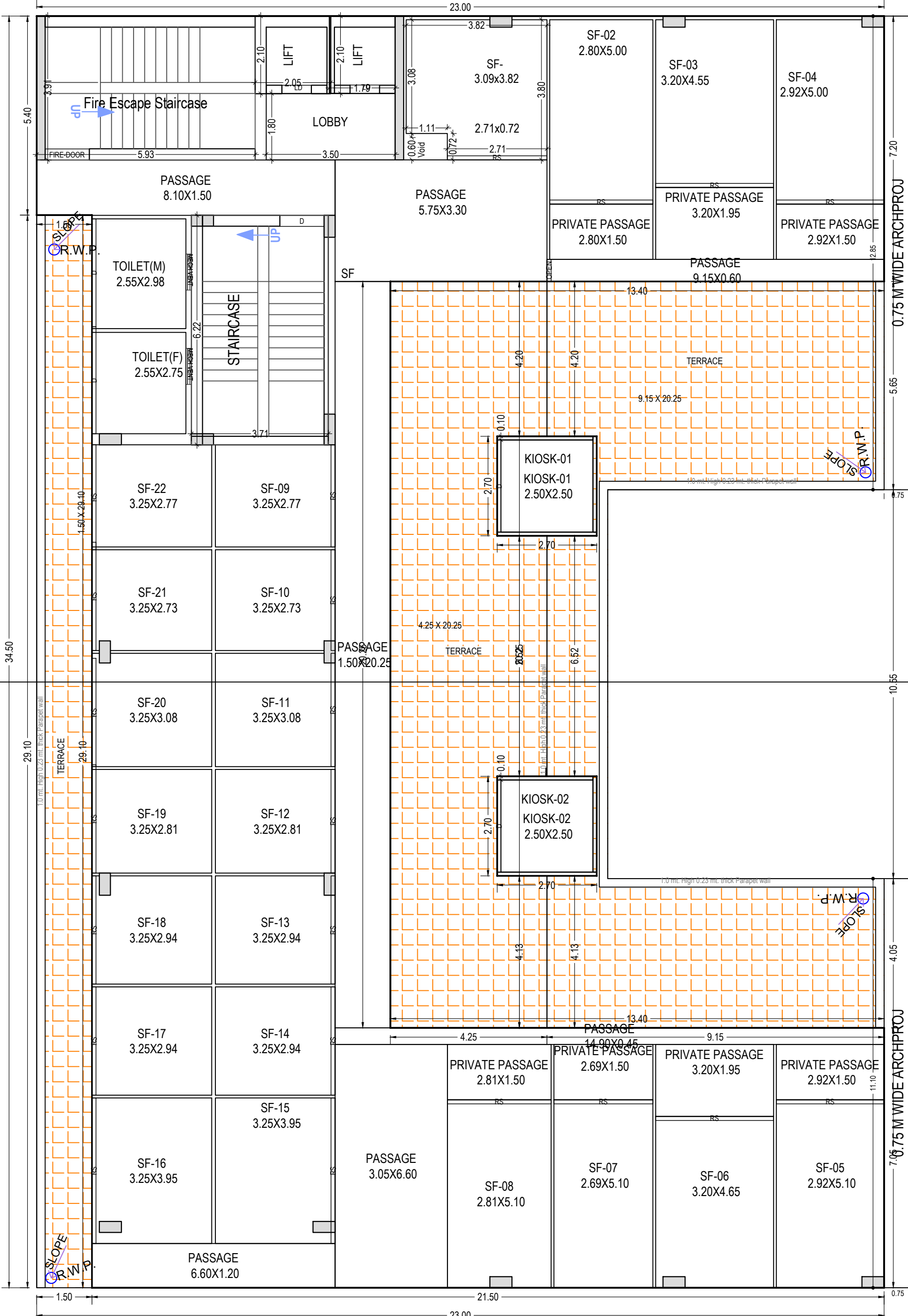
BASEMENT FLOOR PLAN
(Proposed)
(SCALE 1:100)



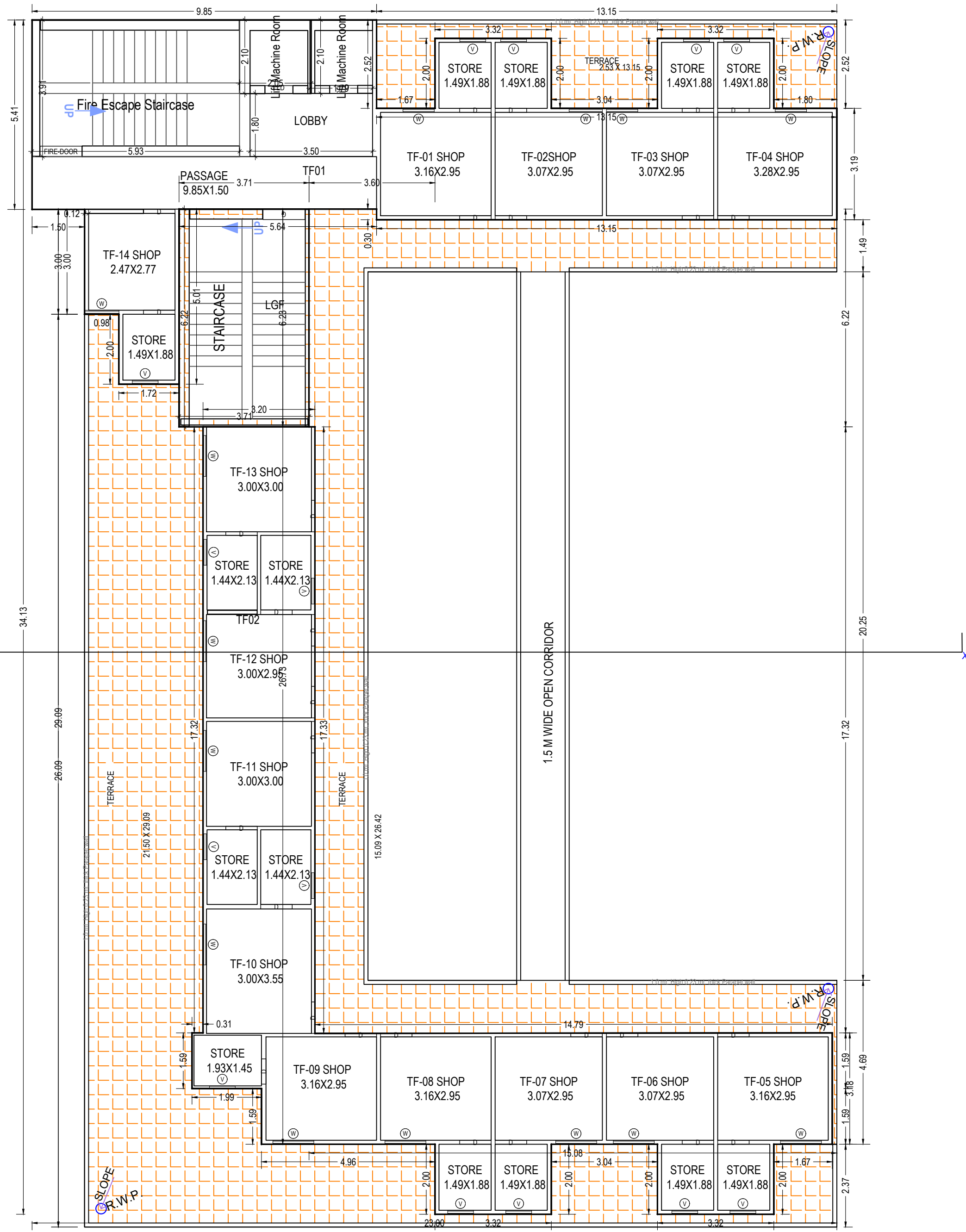
GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



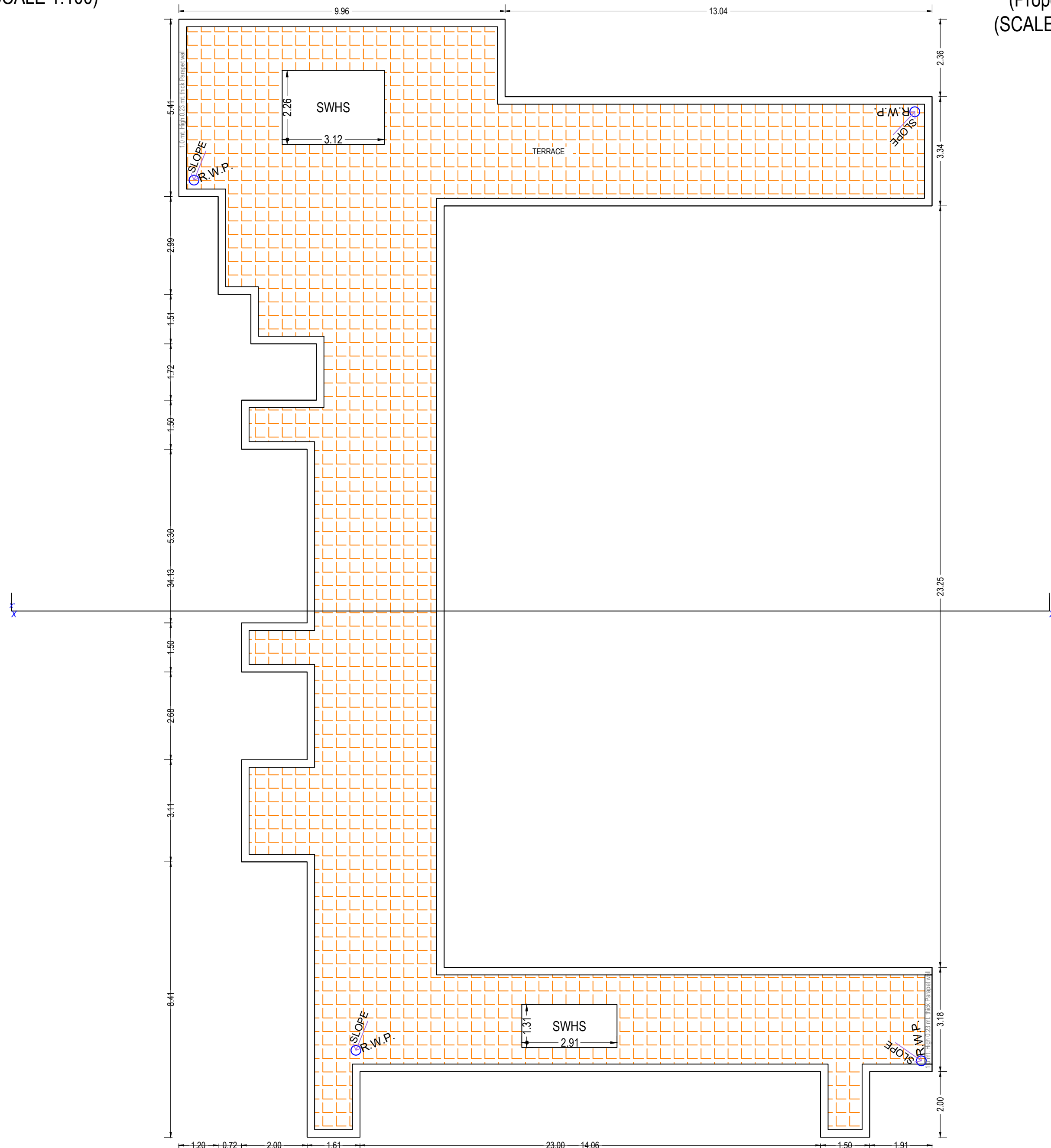
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



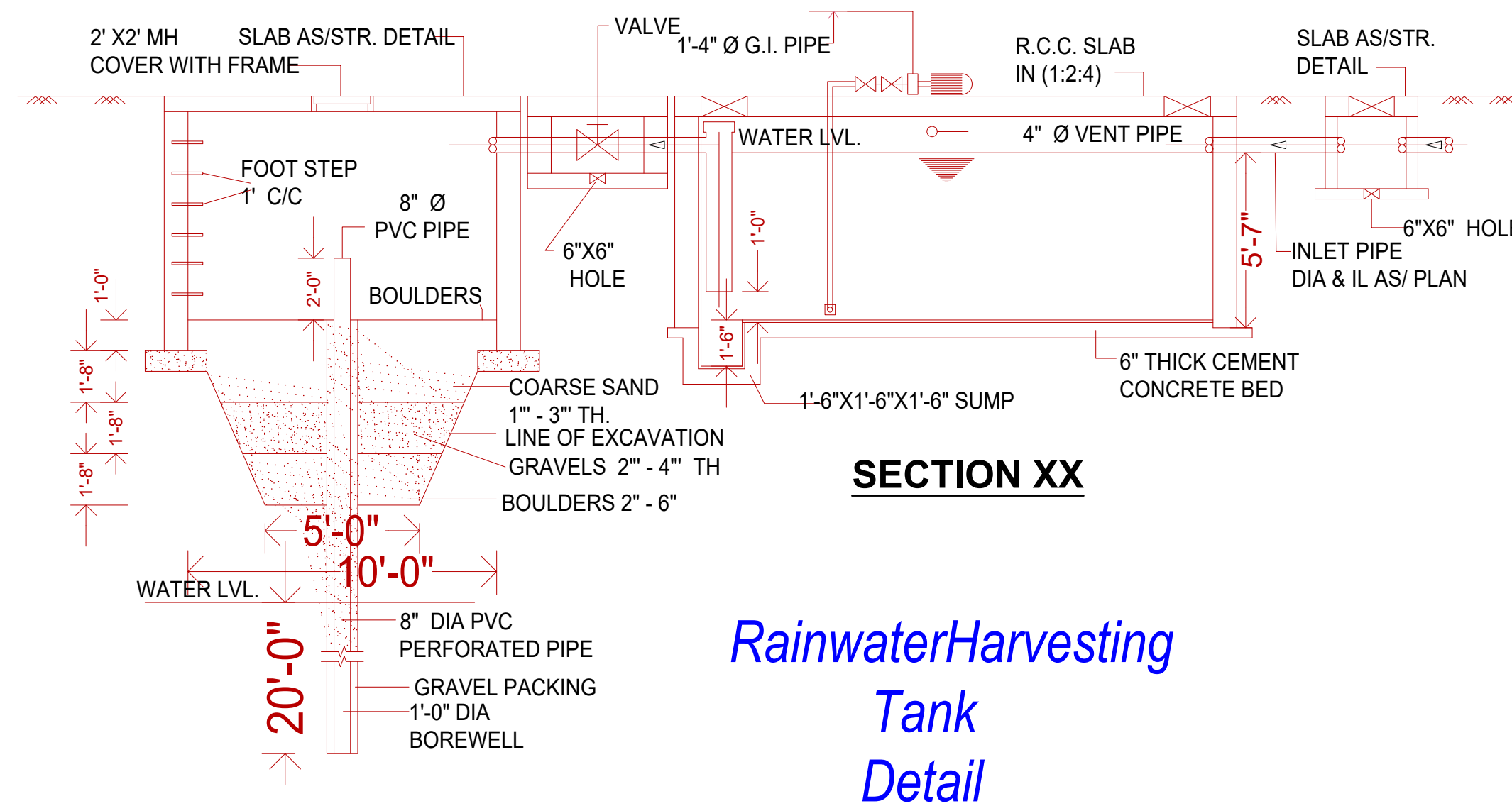
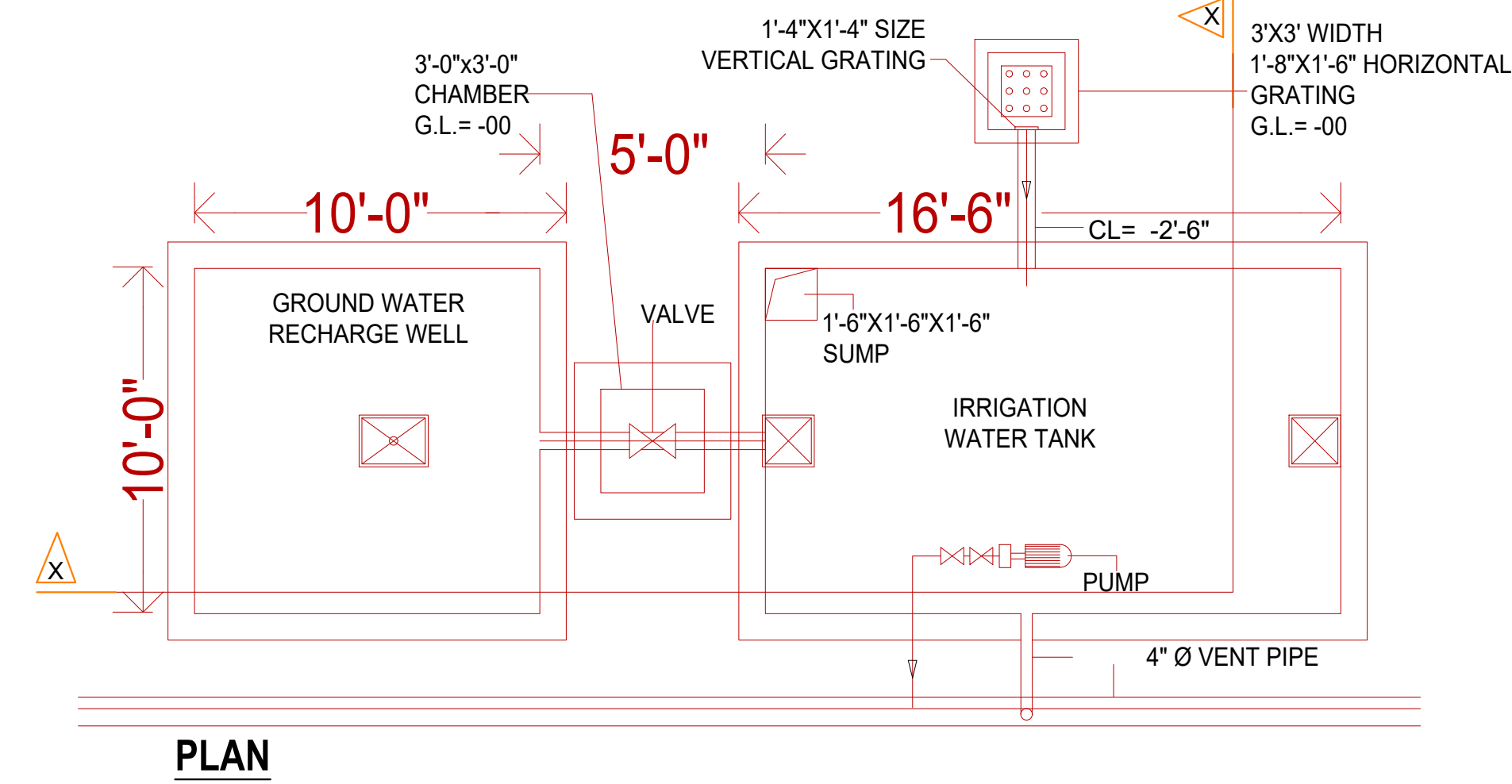
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



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



TERRACE FLOOR PLAN
(SCALE 1:100)



RainwaterHarvesting
Tank
Detail

Page 1
- Section
- Dimensions
- Car data

Page 2
- Width
dimensions

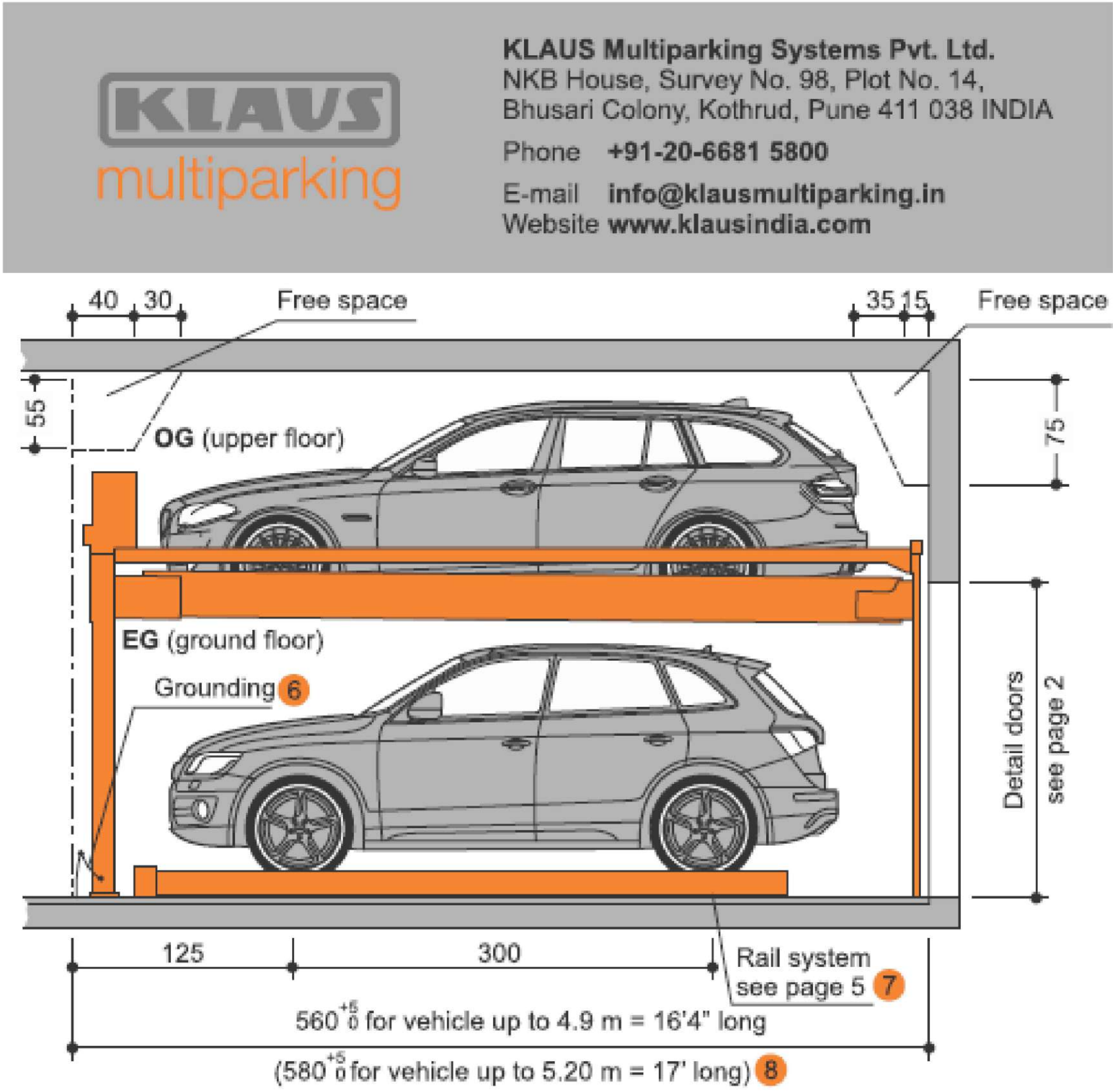
Page 3
- Width
dimensions
- Grid
arrange-
ment
- Approach
- Free
spaces

Page 4
- Function
- Load plan

Page 5
- Rails

Page 6
- Electrical
data
- Technical
data

Page 7
- To be
performed
by the
customer
- Description



PRODUCT DATA

Parking Automat P200 2000 kg¹

Dimensions

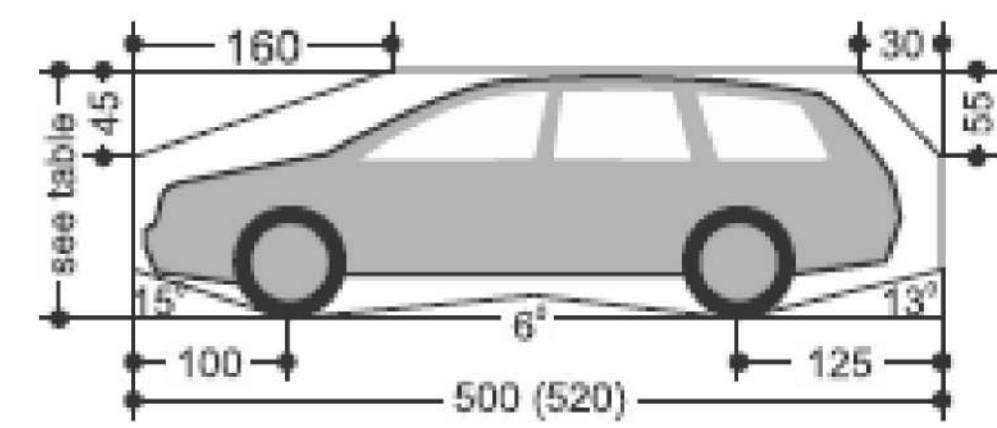
Tolerances for space requirements ⁺³ 0 . ³
Dimensions in cm.

Suitable for

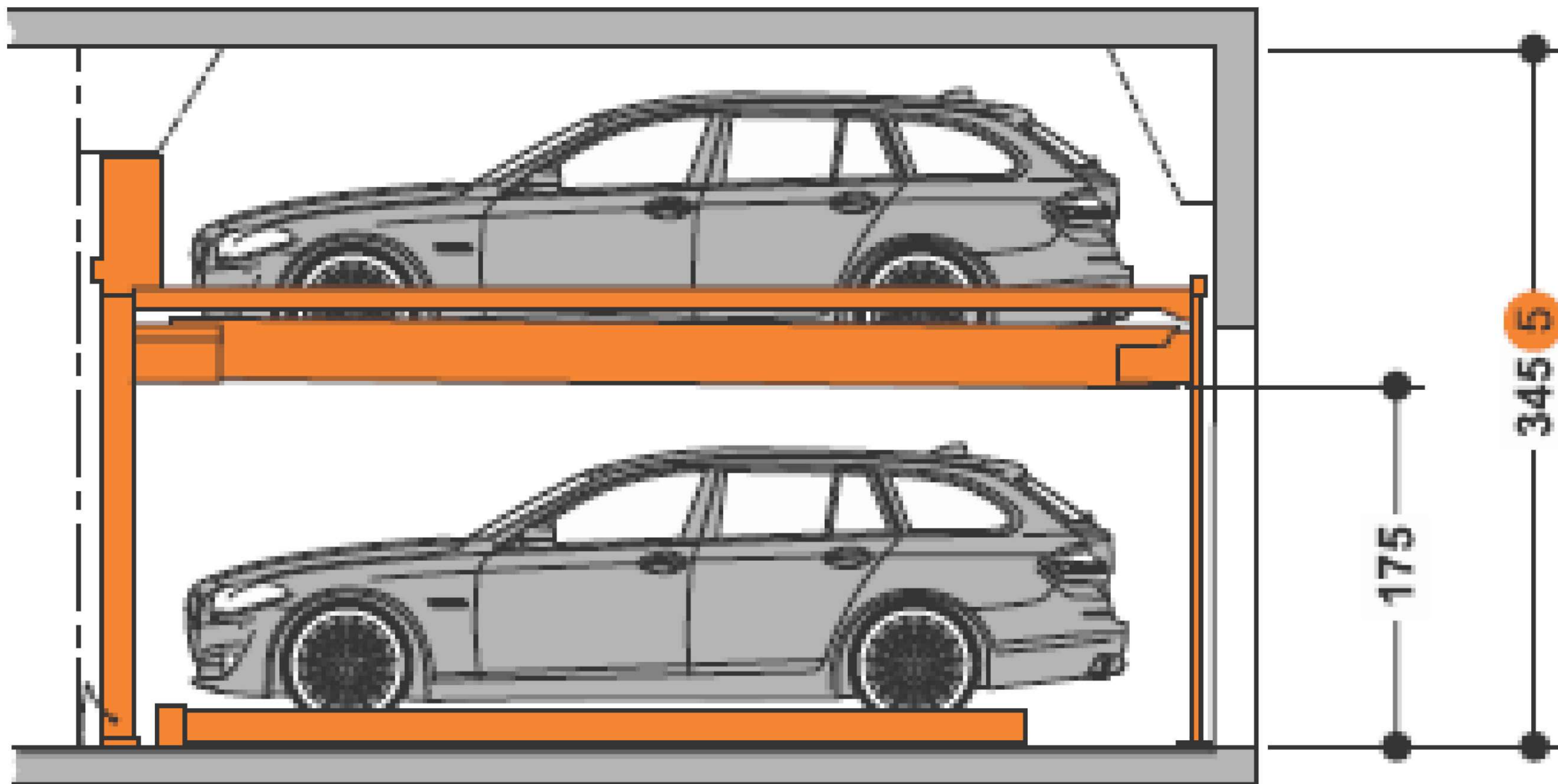
Standard passenger cars:
According to clearance and maximal surface load.

Standard	
Width	190 cm ⁴
Weight	max. 2000 kg
Wheel load	max. 500 kg

Clearance profile



P200-345

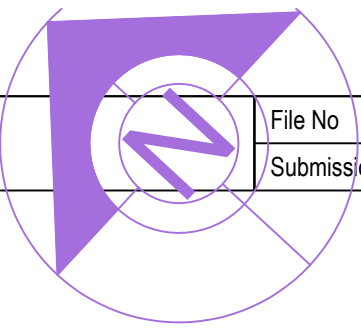


STACK PARKING DETAIL

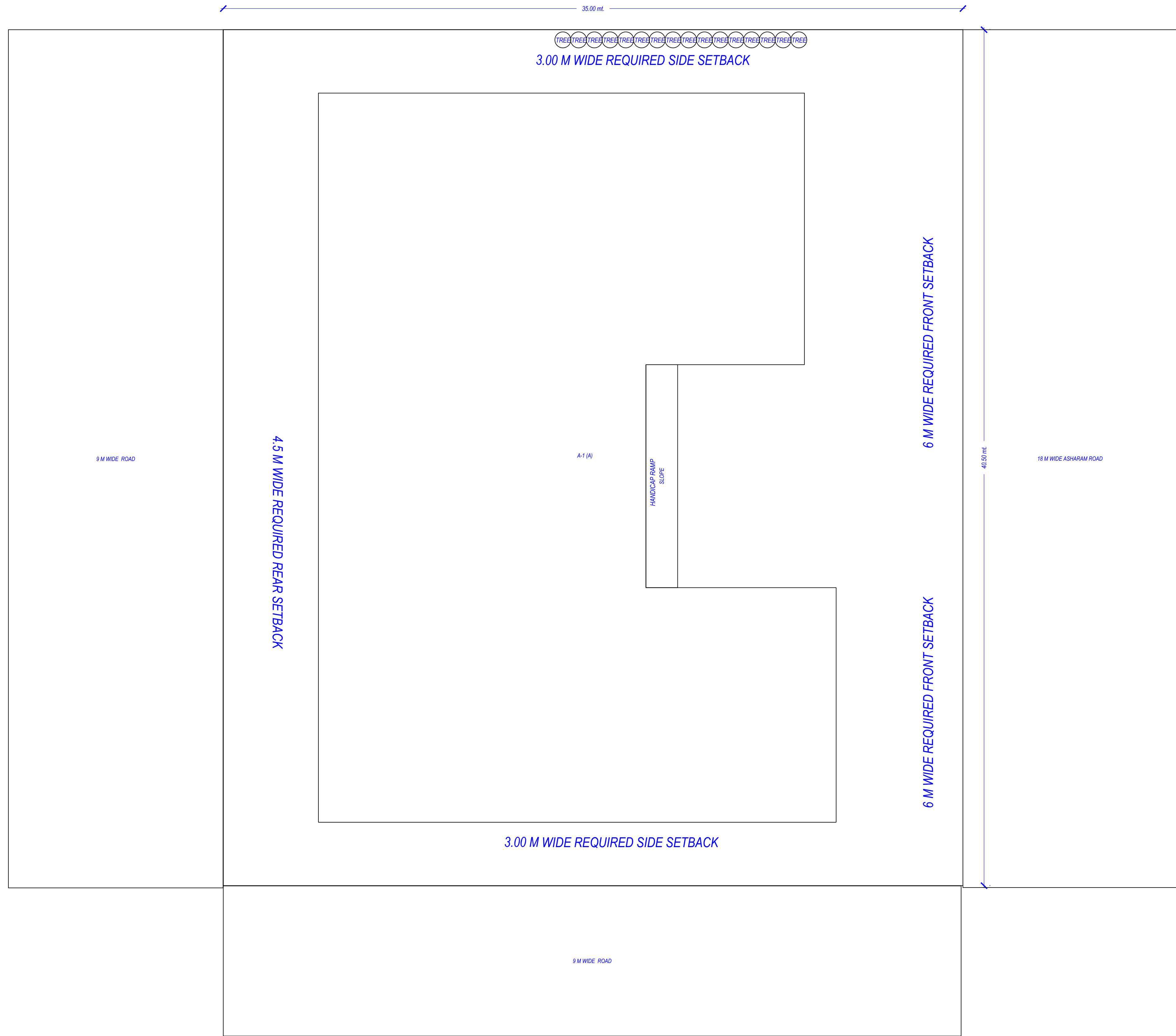
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

Total Plot Area: -	1417.50	Total FAR Area: -	2450.94
Total Coverage Area: -	704.10	Total BUA Area: -	2924.24

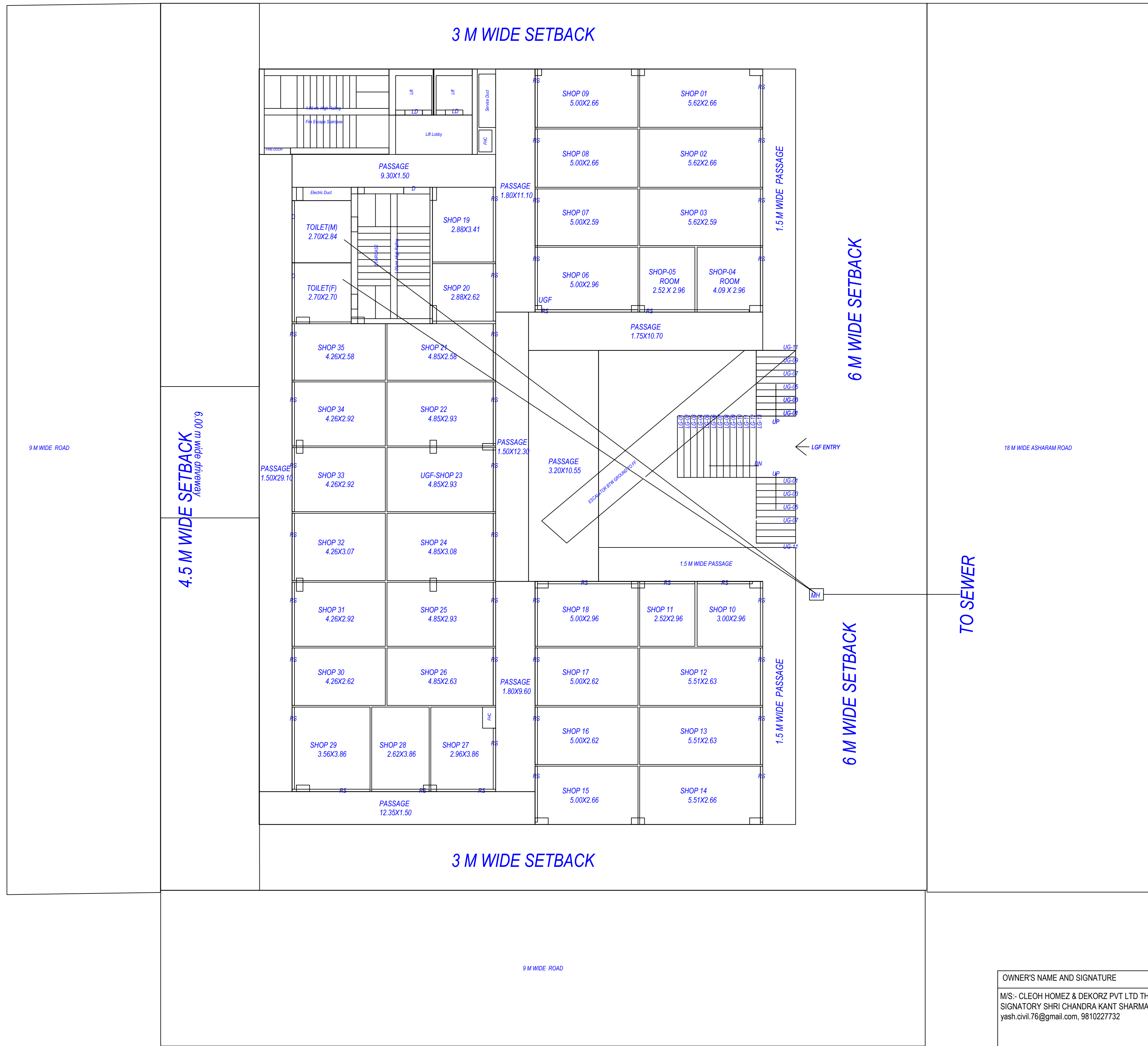
OWNER'S NAME AND SIGNATURE M/S:- CLEOH HOMEZ & DEKORZ PVT LTD THROUGH AUTHORIZED SIGNATORY SHRI CHANDRA KANT SHARMA, yash.civil.76@gmail.com, 9810227732	
ARCHITECT'S NAME AND SIGNATURE KAILASH CHANDER BAGARWALA CIVIL ENGINEER CIVIL 158610069	ENGINEER
Ghaziabad Development Authority 	
Building Plan Application Number CDA/BP/22-23/1622 Sanctioned On 05 Apr 2024 Valid Till 07 Apr 2029 Approved By Ajay Kumar Singh (Chief Architect and Town Planner) Examined By Vijay Singh Chauhan (Junior engineer) Dhananjay Singh (Assistant Engineer) Arvind Kumar (Town Planner/ Executive engineer) Dhananjay Singh (Assistant Engineer) Vijay Singh Chauhan (Junior engineer) Dhananjay Singh (Assistant Engineer)	



PLOT NO 350



LANDSCAPE PLAN



SERVICE PLAN

OWNER'S NAME AND SIGNATURE
M/S:- CLEOH HOMEZ & DEKORZ PVT LTD THROUGH AUTHORIZED
SIGNATORY SHRI CHANDRA KANT SHARMA,
yash.civil.76@gmail.com, 9810227732

ARCHITECT'S NAME AND SIGNATURE
KAILASH CHANDER
CHANDER
9810227732



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