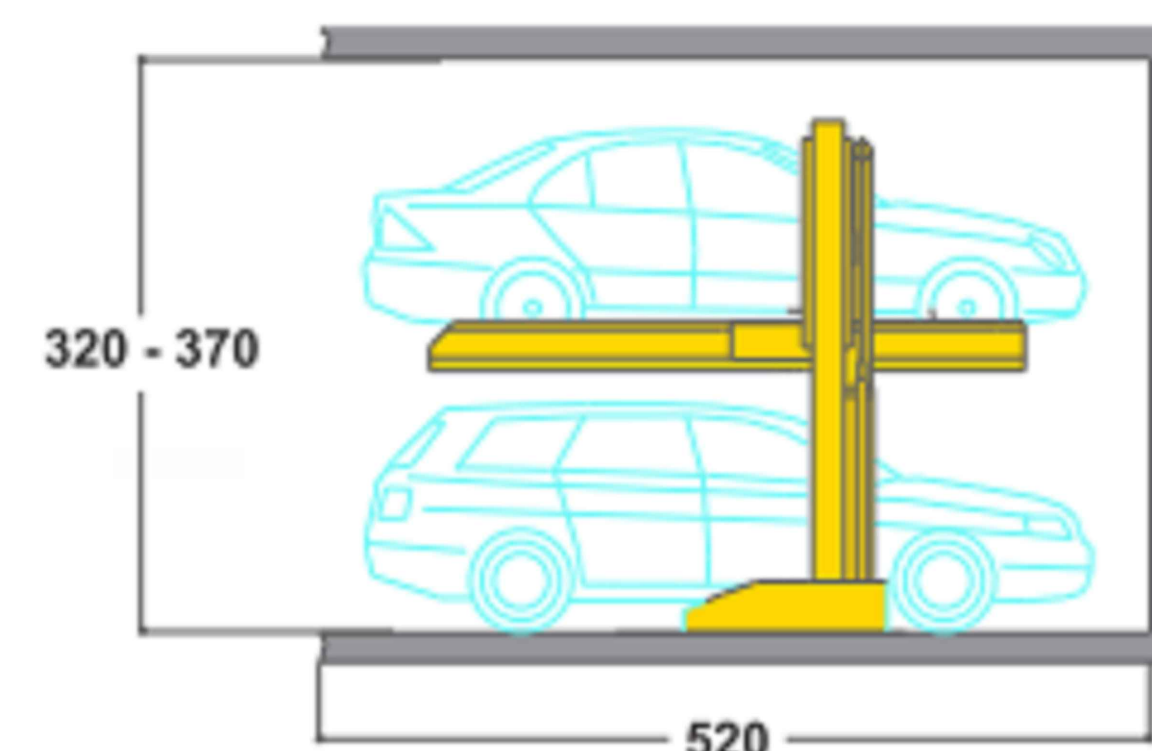
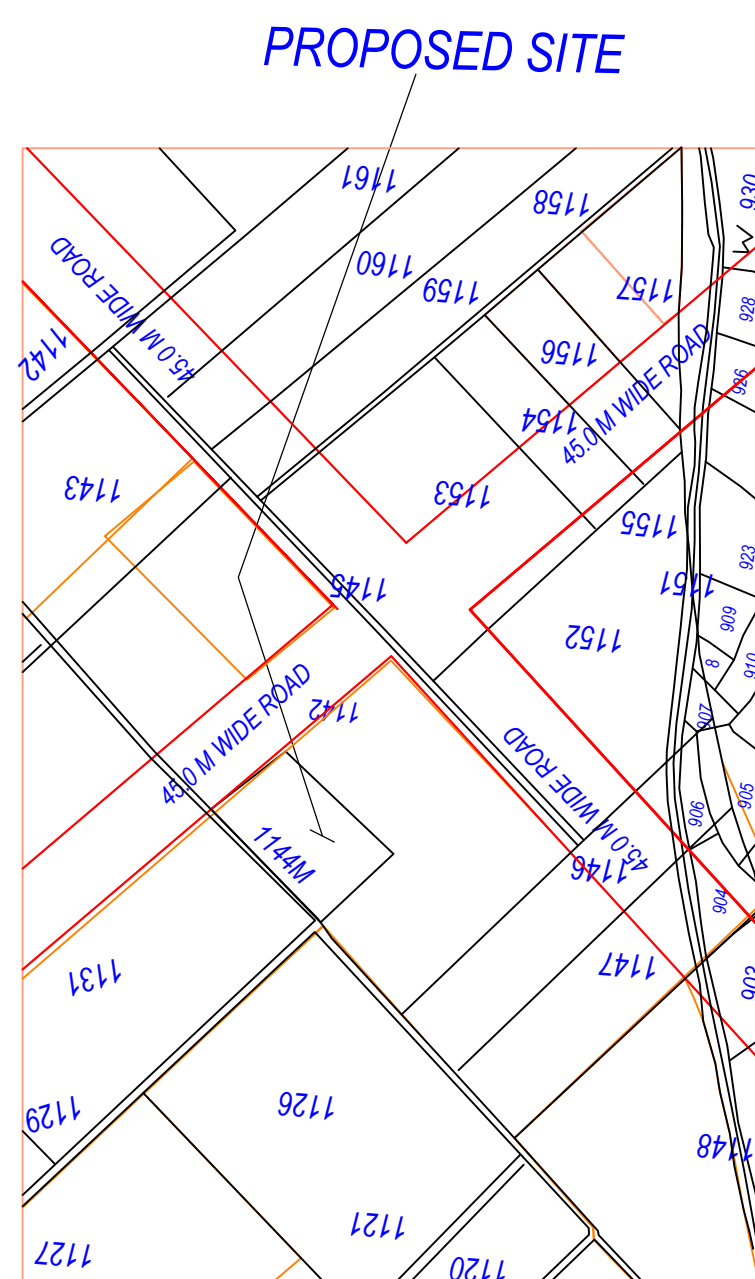
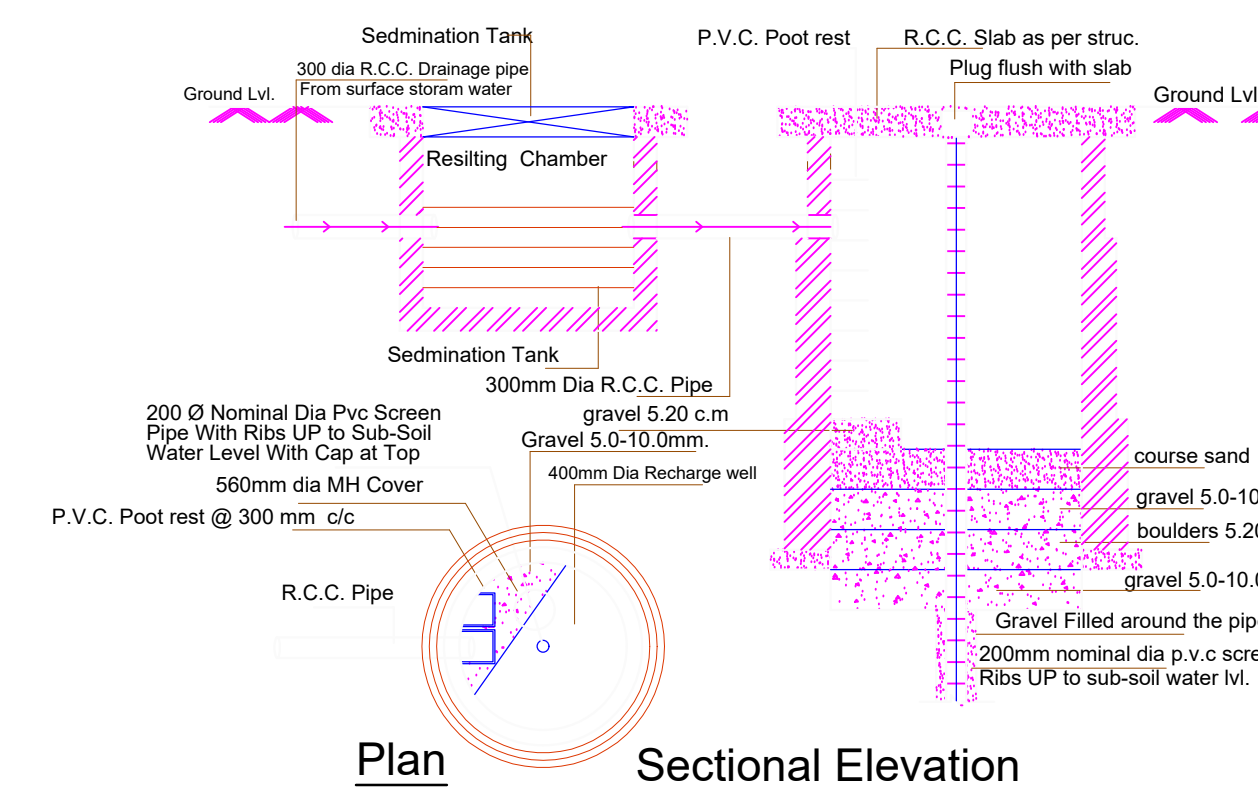
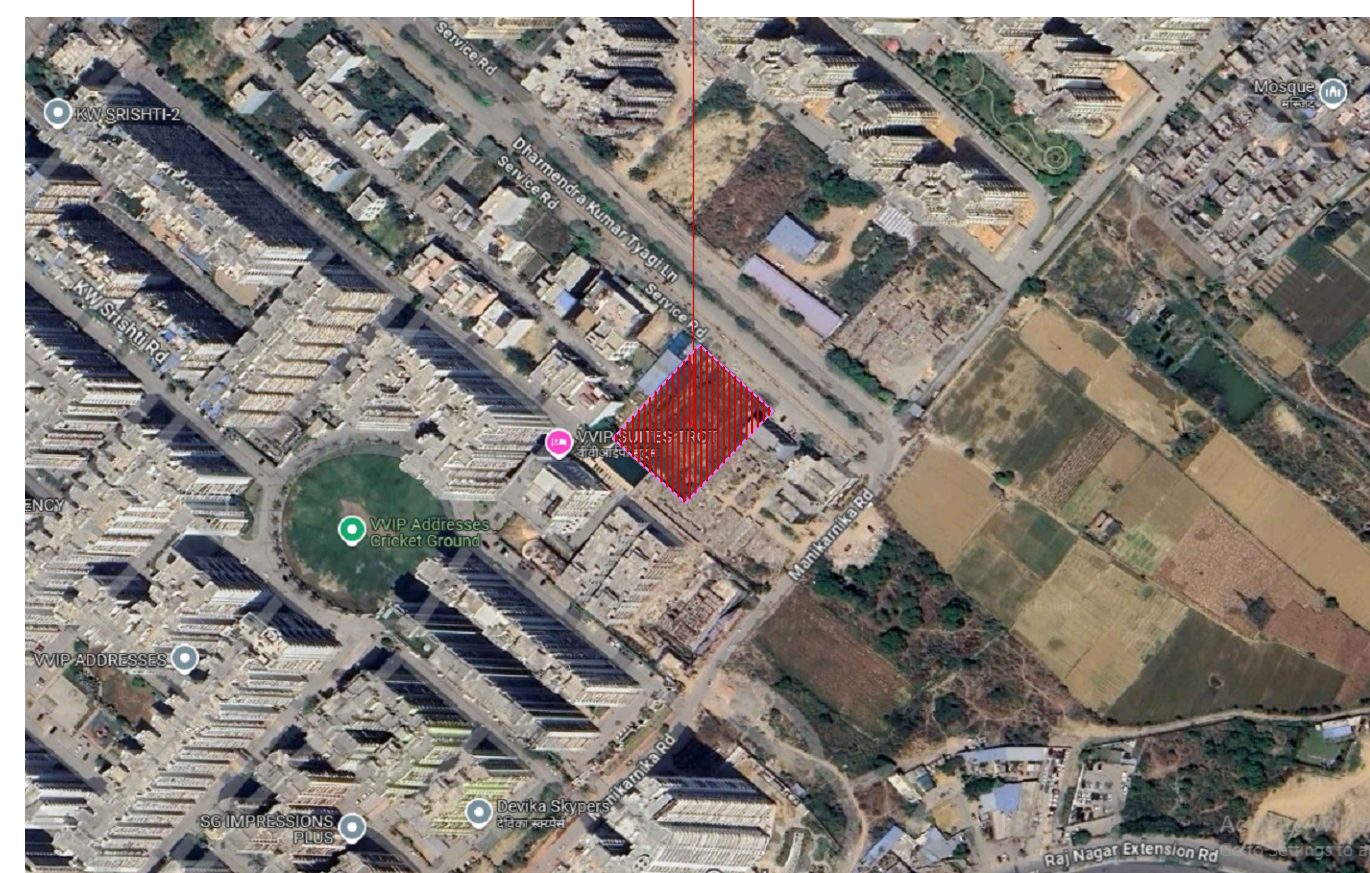




—PROPOSED SITE



AREA STATEMENT													
S.NO	DESCRIPTION OF FLOORS	COMMERCIAL (F.A.R AREA)	% PERCENTAGE	PARKING	HOTEL USE	HOTEL APPARTMENT (F.A.R AREA)	PERCENTAGE (HOTEL AREA/HOTELROOM)	PARKING	HOTEL ROOMS	PERCENTAGE (HOTEL AREA/HOTELROOM)	PARKING	TOTAL PARKING REQUIRED	TOTAL PARKING PROPOSED
2	2ND BASEMENT FLOOR												
3	1ST BASEMENT FLOOR	666.18		13.3236	STORE	854		12.81					
4	GROUND FLOOR	666.18		13.3236	RECEPTION, WAITING HALL, HALL	906.37		13.60					
5	FIRST FLOOR	666.18		13.3236	BACK OFFICE, STAIRWASION, GREEN ROOM, KITCHEN,PARTY HALL, STORE,DINING	887.74		13.32					
6	SECOND FLOOR					1520.18		22.80					
7	SERVICE FLOOR												
8	FOURTH FLOOR(22 ROOMS)								960.16		11.00		
9	FIFTH FLOOR(22ROOMS)								960.22		11.00		
10	SIXTH FLOOR(22ROOMS)								960.22		11.00		
11	SEVENTH FLOOR(22ROOMS)								960.22		11.00		
12	MACHINE ROOM												
14	MURITY												
15	TOTAL	1998.54	19.97	39.9708		4168.29	41.65	62.52	3840.82	38.38	44.00	146.50	156.00

AREA STATEMENT		VERSION NO: 1.0-96 DATE: 20/01/2024	
PROJECT DETAIL			
Authority: Ghazabad Development Authority	Plot Use: Commercial		
Authority/Class: Category A	Plot Sub/Use: Hotel		
Authority/Code: Development Authority (DA)	Development Plan: Total Development Plan		
Consent/Approval: Approved	Land Use Zone: Residential use Zone		
Project Type: Building Permission	Land Sub/Use Zone: Residential Zone		
Nature of Development: NEW	Layout Type: NA		
Development Area: Underdeveloped Area			
Sub/Development Area: Metro City Area			
Special Project: NA			
Site Address: District Ghazabad, Tehsil Ghazabad, Village No. 1			
AREA DETAILS		Sq.Mts	
1 Area of Plot As per record			
NA			4020.10
As per site condition			4020.10
Area of Plot Considered			4020.10
2 Deduction for			
a) Proposed roads			0.00
b) Dry reservations			0.00
c) Tolls (x =)			0.00
NA			0.00
Net Area of plot (1- 2) AREA OF PLOT			4020.10
Green and open space			214.88
Plot Area For Coverage			3805.22
Green and open space			214.88
Plot Area For FAR			4020.10
Perm. FAR Area (2.50)			10050.25
Total Built up area permissible at:			
Permissible Coverage area (40.00 %)			1640.05
Proposed Coverage Area (20.01 %)			160.82
Total Prop. Coverage Area (39.97 %)			160.82
Balance coverage area (00.90 %)			27.11
Proposed Area at:			
Proposed Built up		Proposed FAR	Existing FAR
Basement Floor	2455.59	0.00	0.00
Ground Floor	1569.66	0.00	1538.80
Ground Floor	1603.81	0.00	1572.96
First Floor	1569.66	0.00	1538.80
Second Floor	1569.66	0.00	1520.18
Fourth Floor	1010.83	0.00	960.17
Fifth Floor	1010.83	0.00	960.17
Sixth Floor	1010.83	0.00	960.17
Seventh Floor	1010.83	0.00	960.17
Service Floor	78.84	0.00	0.00
Service Floor	49.48	0.00	0.00
Total Area	12937.74	0.00	10011.42
Total FAR Area			
Total Building Area			10011.42
Proposed FAR consumed			2.49
Temment Proposed At:			
G.F.		2.00	
All Floors		43.00	
Total Temments (3 + 4)		45	
E. Parking Statement			
1. Parking Space Required as per Regulations:			1388.75

Building/Floor FSI Details					
Floor Name	Building Name		Total		
A (B)					
Proposed Built Up Area (Sq.m)	Proposed FAR Area (Sq.m)	Total Proposed Built Up Area (Sq.m)	Total FAR Area (Sq.m)	Total Paid FAR Area (Sq.m)	
Basement Floor	2955.59	0.00	2955.59	0.00	0.00
Low Ground Floor	1569.66	1530.80	1569.66	1530.80	0.00
First Floor	1603.81	1572.96	1603.81	1572.96	0.00
First Floor	1569.66	1553.29	1569.66	1553.29	0.00
Second Floor	1569.66	1553.29	1569.66	1553.29	0.00
Third Floor	1010.83	960.17	1010.83	960.17	0.00
Fourth Floor	1010.83	960.17	1010.83	960.17	0.00
Fifth Floor	1010.83	960.17	1010.83	960.17	0.00
Sixth Floor	1010.83	960.17	1010.83	960.17	0.00
Seventh Floor	1010.83	960.17	1010.83	960.17	0.00
Female Floor	78.84	0.00	78.84	0.00	0.00
Male Floor	49.48	0.00	49.48	0.00	0.00
Total	12937.74	10011.42	12937.74	10011.42	0.00

Building Conditions Checks	
No	Condition
1	For A (B) In case 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.

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)	

Required Parking (Table 7a)							
Type	SubUse	Area (Sq. ft.)	Units		Car		
			Parking space req'd for every	Prop.	Req'd./Unit	Req'd.	Prop.
Commercial	Hotel	> 0	100	6216.08	1.50	93	-
Residential	Row House	> 0	1	8.00	1.00	8	-
Total						101	152

Green and open space Area		OWNER'S NAME AND SIGNATURE
Name	Prop. Area	
GREEN AREA 218.88 sq.mts	218.88	GKY INFRATECH LLP, Yjaiswal3@gmail.com, 9811564675

Prop. Area	OWNER'S NAME AND SIGNATURE
218.88	GKY INFRATECH LLP, Yajiswal3@gmail.com, 9811564675 

ARCHENG'S NAME AND SIGNATURE Ranbir Singh CA20211138381	TRUCK ENGINEER
	Guazibat Development Authority 

	Building Plan Application Number
	<u>GDA/BP/23-24/1348</u>
	Sanctioned On
	<u>03 Dec 2024</u>
	Valid Till
	<u>12 May 2030</u>
	Approved By
	<u>Arvind Kumar (Chief Architect and Town Planner)</u>
	Examined By
	<u>Gyan Prakash Dwivedi (Junior engineer)</u>
	<u>Deepthi Chauhan (Assistant Engineer)</u>
	<u>Arvind Kumar (Town Planner/ Executive engineer)</u>
	<u>Arvind Kumar (Chief Architect and Town Planner)</u>
	<u>Rajesh Kumar Singh (Secretary)</u>

Tree Details (Table 3h)			
Plot	Name	Nos Of Trees	
		Regd	Prop
A	Tree	41	47

Building USE/SUBUSE Details													
Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (B)	Commercial	Hotel	-	Highrise	8	37	BASEMENT FLOOR PLAN	Commercial - Parking	Hotel	-	-	-	-
							LOWER	Commercial	Hotel	Commercial FAR	Commercial	Hotel	
							GROUND FLOOR PLAN	Commercial FAR	Commercial FAR	Commercial	Hotel		
							FIRST FLOOR PLAN	Commercial	Hotel	Commercial FAR	Commercial	Hotel	
							SECOND FLOOR PLAN	Commercial	Hotel	Commercial FAR	Commercial	Hotel	
							SERVICE FLOOR PLAN	-	Hotel	-	-	Hotel	
							FOURTH FLOOR PLAN	Residential	Hotel	Residential FAR	Hotel	Hotel	
								Hotel	Residential FAR	Hotel	Hotel		
							TYPICAL - 5, 6, 7 FLOOR PLAN	Residential	Hotel	Residential FAR	Hotel	Hotel	
								Hotel	Residential FAR	Hotel	Hotel		
							TERRACE FLOOR PLAN	-	Hotel	-	-	-	

Building A (B)													
Floor Name	Gross Buildup 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 Units
		Ramp	Murty		Lift	Laundry	Double Height	Covered Area	Parking				
Basement Floor	2455.59	0.00	2455.59	45.56	16.62	0.00	0.00	0.00	2388.42	0.00	0.00	0.00	00
Lower Ground floor	1569.66	0.00	1569.66	24.28	0.00	0.00	6.58	0.00	0.00	1538.80	1538.80	0.00	01
Ground floor	1603.81	0.00	1603.81	24.28	0.00	6.58	31.90	0.00	0.00	1572.96	1572.96	0.01	01
First floor	1569.66	0.00	1569.66	24.28	16.62	0.00	6.58	0.00	0.00	1538.80	1538.80	0.01	01
Second floor	1569.66	0.00	1569.66	24.28	16.62	0.00	6.58	0.00	0.00	1520.18	1520.18	0.01	01
Service floor	49.48	0.00	49.48	24.28	16.62	0.00	6.58	0.00	0.00	0.00	0.00	0.01	01
Fourth floor	1010.83	0.00	1010.83	25.46	16.62	0.00	6.58	0.00	0.00	476.29	476.51	960.17	10
Fifth floor	1010.83	0.00	1010.83	25.46	16.62	0.00	6.58	0.00	0.00	476.29	476.51	960.17	10
Sixth floor	1010.83	0.00	1010.83	25.46	16.62	0.00	6.58	0.00	0.00	476.29	476.51	960.17	10
Seventh floor	1010.83	0.00	1010.83	25.46	16.62	0.00	6.58	0.00	0.00	476.29	476.51	960.17	10
Temple floor	76.84	0.00	76.84	58.53	0.00	20.31	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	12637.94	0.00	12637.94	330.33	143.66	20.31	62.22	31.90	2388.42	1905.16	8106.26	10011.42	45
Total Number of Same Buildings:	1												
	12637.94	0.00	12637.94	330.33	143.66	20.31	62.22	31.90	2388.42	1905.16	8106.26	10011.42	

Floor Name	StairCase Name	Fight Width	Trsect Width	Riser Height	Railing Ht
BASEMENT FLOOR PLAN	Staircase-4FL	1.75	0.300	0.000	1.00
	Fire Escape	1.75	0.300	0.000	1.00
LOWER GROUND FLOOR PLAN	Staircase-4FL	1.75	0.300	0.089	1.00
	Fire Escape	1.75	0.300	0.177	1.00
GROUND FLOOR PLAN	Staircase	1.75	0.300	0.136	1.00
	Fire Escape	1.75	0.300	0.136	1.00
FIRST FLOOR PLAN	Staircase	1.75	0.300	0.134	1.00
	Fire Escape	1.75	0.300	0.134	1.00
SECOND FLOOR PLAN	Staircase	1.75	0.300	0.134	1.00
	Fire Escape	1.75	0.300	0.134	1.00
SERVICE FLOOR PLAN	Staircase	1.75	0.300	0.109	1.00
	Fire Escape	1.75	0.300	0.109	1.00
FOURTH FLOOR PLAN	Staircase	1.75	0.300	0.134	1.00
	Fire Escape	1.75	0.300	0.134	1.00
TYPICAL - 5 & 7 FLOOR PLAN	Staircase	1.75	0.300	0.134	1.00
	Fire Escape	1.75	0.300	0.134	1.00
TERRACE FLOOR PLAN	Staircase	1.75	0.300	0.000	1.00
	Fire Escape	1.75	0.300	0.000	1.00

SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (B)	V	1.27	1.00	72
A (B)	w	1.39	1.20	02
A (B)	w	1.45	1.20	06
A (B)	V	1.47	1.00	05
A (B)	V	1.53	1.00	02
A (B)	w	1.65	1.20	16
A (B)	w	1.65	1.20	32
A (B)	w	1.70	1.20	04
A (B)	w	1.71	1.20	04
A (B)	MECH VENT	1.80	1.20	14
A (B)	w	2.05	1.20	08
A (B)	Sliding door	2.90	1.20	08
A (B)	Sliding door	3.93	1.20	04
A (B)	Sliding door	5.28	1.20	04
A (B)	w	5.67	1.20	03
A (B)	w	8.84	1.20	02

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A(B)	D	0.75	2.10	04
A(B)	D	0.75	2.10	08
A(B)	D	0.78	2.10	08
A(B)	D	0.80	2.10	12
A(B)	D	0.80	2.10	24
A(B)	D	0.94	2.10	04
A(B)	D	0.96	2.10	04
A(B)	D	1.00	2.10	158
A(B)	D	1.20	2.10	31
A(B)	D	1.50	2.10	08
A(B)	FIRE DOOR	1.50	2.10	09
A(B)	R/S	2.83	2.10	06
A(B)	open	2.86	2.10	08
A(B)	open	2.86	2.10	16
A(B)	R/S	2.89	2.10	48
A(B)	open	2.92	2.10	48
A(B)	open	3.10	2.10	08
A(B)	R/S	3.19	2.10	08
A(B)	R/S	6.44	2.10	03
A(B)	R/S	7.51	2.10	04
A(B)	R/S	9.89	2.10	02

Total Plot Area: - 4020.10	Total FAR Area: - 10011.42
Total Coverage Area: - 1603.81	Total BUA Area: - 12937.74