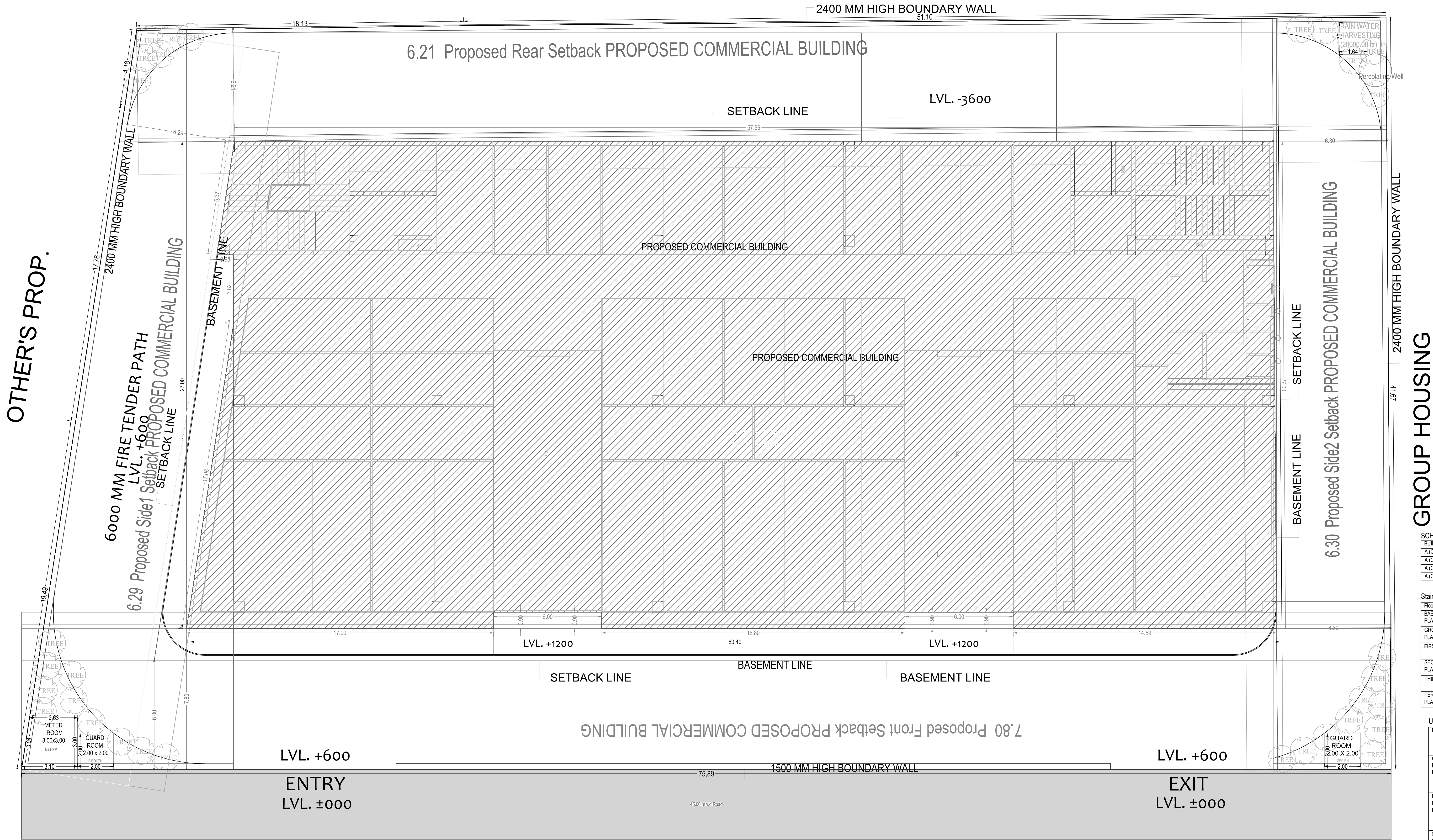


	File No	GDA/BP21-220111	Sheet	1
	Submission Date	20/11/2021	Scale	1:100
AREA STATEMENT		VERSION NO. 1.0.05 VERSION DATE: 20/05/2021		
PROJECT DETAIL :				
Site Address District Ghaziabad, Tehsil Ghaziabad Village NA		Plot Use: Commercial		
Authority: Ghaziabad Development Authority		Plot Sub Use: Commercial Building		
Authority Class: Category A		Development Plan: Ansal City NH 24/5e A & B & D T1 003		
Authority/Grade: Development Authority (DA)		Land Use Zone: Commercial Use Zone		
Case/Track: Regular		Land Sub Use Zone: Other Commercial		
Project Type: Building Permission		Layout Type: NA		
Nature of Development: New				
Development Area: New Area				
Sub Development 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		3000.00		
2. Document Area		2998.30		
3. As per site condition		2998.30		
4. Area of Plot Considered		2998.30		
5. Deduction by		0.00		
a) Proposed roads		0.00		
b) Any reservations		0.00		
c) Total = a + b		0.00		
6. Net Area of plot (1 - 2) AREA OF PLOT		2998.30		
7. % of Green and open space (Reqd.)		0.00		
8. % of Green and open space (Prop)		0.00		
9. Balance area of Plot (1 - 4)		2998.30		
10. Plot Area For Coverage		2998.30		
11. Plot Area For FAR		5247.02		
12. Permitted FAR Area (1.75)		5247.02		
13. Total Perm. FAR area (1.75)		5247.02		
14. Total Built up area permissible at:		1499.15		
15. Permissible Coverage area (50.00 %)		1398.50		
16. Proposed Coverage Area (46.21 %)		1385.50		
17. Total Prop. Coverage Area (46.21 %)		1385.50		
18. Balance coverage area (3.79 %)		113.65		
Proposed Area is:				
	Proposed Built up	Existing Built up	Proposed F.S.I	Existing F.S.I
Basement Floor	1985.36	0.00	0.00	0.00
Ground Floor	1423.03	0.00	1346.77	0.00
First Floor	1423.03	0.00	1346.77	0.00
Second Floor	1423.03	0.00	1346.77	0.00
Third Floor	1132.66	0.00	1055.34	0.00
Terrace Floor	123.11	0.00	85.57	0.00
Total Area	7510.28	0.00	5198.40	0.00
19. Accessory Use Area considered towards computation of FAR				
20. Total FAR Area:				
21. Accessory Use Area Added in Built-Up Area				
22. Total Built-Up Area:				
23. Proposed F.S.I. consumed:				
C. Tenement Statement				
1. Tenement Proposed At:				
G.F.				
All Floors				
2. Total Tenements (3 + 4)				
3. Parking Statement				
4. Parking Space Required as per Regulations				
5. Existing Parking Space				
COLOR INDEX				
PLOT BOUNDARY				
ABUTTING ROAD				
PROPOSED CONSTRUCTION				
COMMON PLOT				
ROAD ALIGNMENT (ROAD WIDENING AREA)				
FUTURE T.P SCHEME DEDUCTION AREA				
EXISTING (To be demarcated)				



GROUP HOUSING

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	MGS
A (COMMERCIAL)	V	0.60	1.00	12
A (COMMERCIAL)	V	1.50	1.00	01
A (COMMERCIAL)	V	3.75	1.00	02
A (COMMERCIAL)	V	5.92	1.00	03

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height
BASEMENT FLOOR PLAN	STAIRCASE	2.17	0.300	0.000
GROUND FLOOR PLAN	STAIRCASE	2.20	0.300	0.150
FIRST FLOOR PLAN	STAIRCASE	2.20	0.300	0.150
SECOND FLOOR PLAN	STAIRCASE	2.17	0.300	0.150
THIRD FLOOR PLAN	STAIRCASE	2.17	0.300	0.150
TERRACE FLOOR PLAN	STAIRCASE	2.17	0.300	0.000

UnitBUA Table for Building -A (COMMERCIAL)

Floor	Name	UnitBUA Type	Gross UnitBUA Area	Deductions From Gross UnitBUA (Area in Sq. mt.)			UnitBUA Area (Sq. mt.)	Deductions Area (Sq. mt.)	Carpet Area	No. of Unit
				Crawl	Shaft	Stair				
GROUND FLOOR PLAN	AAAA	OTHER	1571.68	137.88	76.39	1078	1346.63	71.72	1201.69	01
	Total		1571.68	137.88	76.39	1078	1346.63	71.72	1201.69	
	Total per Floor x 1									
FIRST FLOOR PLAN	A	OTHER	1571.68	137.88	76.39	1078	1346.63	65.99	1244.73	01
	Total		1571.68	137.88	76.39	1078	1346.63	65.99	1244.73	01
	Total per Floor x 1									
SECOND FLOOR PLAN	AA	OTHER	1571.68	137.88	76.39	1078	1346.63	65.99	1244.73	01
	Total		1571.68	137.88	76.39	1078	1346.63	65.99	1244.73	01
	Total per Floor x 1									
THIRD FLOOR PLAN	BB	OTHER	1132.66	0.00	39.08	1078	1082.60	61.01	73.88	91
	Total		1132.66	0.00	39.08	1078	1082.60	61.01	73.88	91
	Total per Floor x 1									
Total	-	-	5847.70	413.63	193.62	4311	5197.31	263.31	263.55	04

OWNER'S NAME AND SIGNATURE
ANSAL API AND OTHERS, khyagga@gmail.com, 9355141234
RAJENDRA TYAGI, khyagga@gmail.com, 9355141234
RAJMUNI TYAGI, khyagga@gmail.com, 9355141234
Daulatram and Sons Infrastructure Pvt. Ltd., khyagga@gmail.com, 9355141234
Bhupendra Tyagi, khyagga@gmail.com, 9355141234

ARCHITECT'S NAME AND SIGNATURE
RISHABH GAUR
CA2017/82656



Building Plan Application Number
GDA/BP21-220111

Sanctioned On
04 Jul 2021

Valid Till
23 Jul 2026

Approved By
Ashesh Shivpuri (Chief Architect and Town Planner)

Examined By
Dhananjay Singh (Junior engineer)

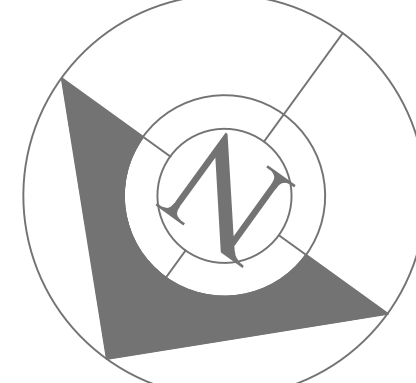
Rajeev Ratan Shah (Town Planner/ Executive engineer)

Ashesh Shivpuri (Chief Architect and Town Planner)

Santosh Kumar Rai (Secretary)

Krishna Karunesh (Vice Chairman)

Ashesh Shivpuri (Chief Architect and Town Planner)

SITE PLAN
1:100

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.)	No. of Unit
			Duct/Void, Duct, Chok	Total		Mummy	LIT	LIT Machine	LIT Lobby	Accessory Use	Ramp	Covered Area	Parking	Commercial	Star	Covered Area					
A (COMMERCIAL)	1	8115.65	605.37	7510.28	227.69	126.11	22.47	99.61	45.64	260.88	0.05	1569.20		5112.78	85.57	0.05	5198.40	04			
Grand Total	1	8115.65	605.37	7510.28	227.69	126.11	22.47	99.61	45.64	260.88	0.05	1569.20		5112.78	85.57	0.05	5198.40	04			

Building USE/SUBUSE Details

Building Name	Building Use	Building Sub Use	Building Use Group	Building Structure	No. of Non-Residential Units	Floor Name	Floor Sub Use	Floor Sub Use	FAR Name	FAR Sub Use	FAR Sub Use
A (COMMERCIAL)	Commercial	Commercial Building	-	Highrise	4	BASEMENT FLOOR PLAN	Commercial + Parking + PUMP/PM	Commercial Building	-	-	-
						GROUND FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
						FIRST FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
						SECOND FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
THIRD FLOOR PLAN	Commercial	Commercial Building	-	Highrise	4	THIRD FLOOR PLAN	Commercial	Commercial Building	Commercial FAR	Commercial	Commercial Building
						TERRACE FLOOR PLAN	Commercial	Commercial Building	-	-	-

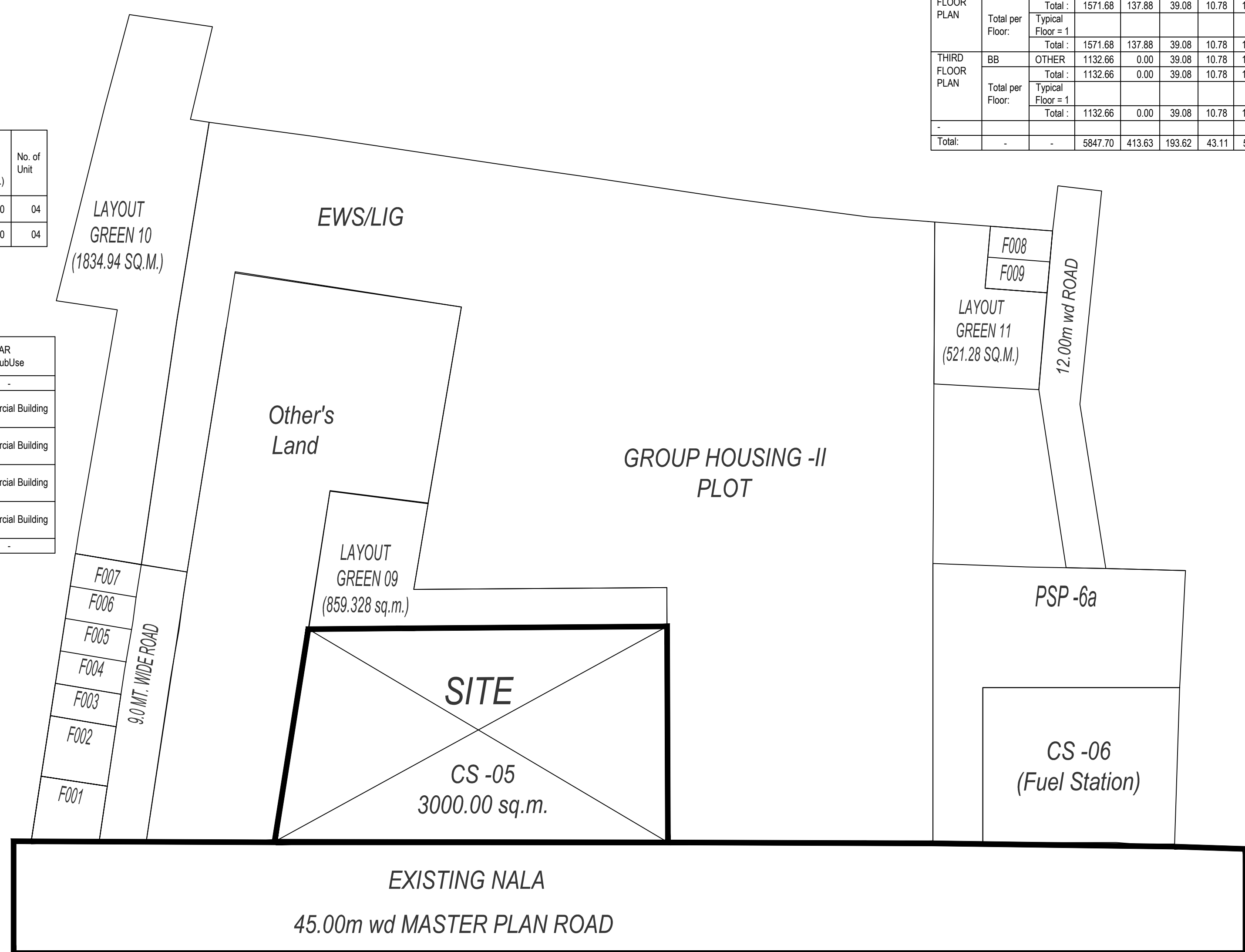
Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Units		Car		
				Parking space reqd for every	Prop.	Reqd./Unit	Reqd.	Prop.
A (COMMERCIAL)	Commercial	Commercial Building	> 0	100	5112.78	1.25	64	-
Total :			-	-	-	-	64	74

Parking Check (Table 7b)

Vehicle Type	No.	Reduced Req'd Parking (Increase of Plot having Private surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	37	508.75
Two Stack Car	-	-	-	37	508.75
Total Car	64	-	880.00	74	1017.50
Two Stack Parking	-	-	-	37	513.11
Other Parking	-	-	-	-	1631.32
Total	-	-	-	880.00	3161.93

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.

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Total Plot Area: - 2998.30

Total FAR Area: - 5198.40

Total Coverage Area: - 1534.14

Total BUA Area: - 7510.29

The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italic' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.