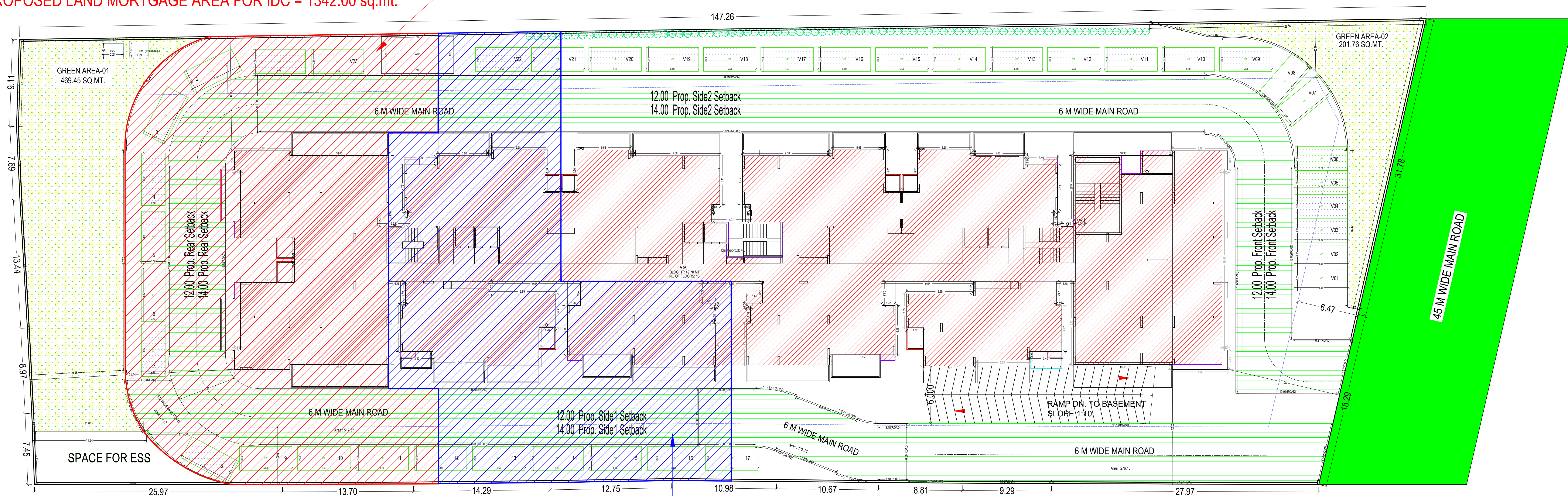





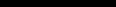




SURFACE PARKING- 17 NOS
VISITORS SURFACE PARKING- 23 NOS
BASEMENT FIRST FLOOR PARKING- 120 NOS
BASEMENT SECOND FLOOR PARKING- 124 NOS
TOTAL NOS:- 284 NOS



AREA STATEMENT		VERSION NO: 1.0/66 2020/10/24	
1	PROJECT DETAIL		
	Authority: Chhabrad Development Authority	Plot Use: Residential	
	Authority/Cases Category A	Plot SubUse: Group Housing	
	Project Code: Development Authority (CA)	Development Plan: Residential Plan	
	Case Type: Regular	Land Use Zone: Residential use Zone	
	Project Type: Group Development	Land SubUse Zone: Residential Zone	
	Unit of Development: New	Laboratory Type: NA	
	Development Area: Undeveloped Area		
	SubDevelopment Area: Other Town Area		
	Special Project: NA		
AREA DETAILS		56 Mts	
1	Area of Plot as per record		
	Document Area		6707.00
	As per site condition		6707.00
	Area of Considered		6707.00
2	Deduction for		
	unapproved roads		0.00
	Delivery motivations		0.00
	Setback (+)		0.00
3	Net Area of (Plot 1 - 2) AREA OF PLOT		6707.00
	Plot Area of Coverage		6707.00
	Plot Area of FAR		6707.00
	Pertm. FAR Area (2.50)		16767.50
	Pertm. Plot Area FAR (1.25)		16767.50
	Investment FAR (0.50) L&L		3353.75
	Total Pertm. FAR Area (3.75) + Investive FAR		26515.25
4	Permissible Coverage Area (100.0%)	Total built up permissible area = 2662.80	
	Proposed Coverage Area (28.54 %)	1981.41	
	Plot Proposed Coverage Area (28.54 %)	1981.41	
	Balance coverage (Area) (71.46 %)	720.39	
Proposed Area			
	Existing built up	Existing built up	Proposed FAR
	Basement First Floor	4410.29	0.00
	Basement Second Floor	4410.29	0.00
	Ground Floor	1981.41	0.00
	First Floor	1982.21	0.00
	Second Floor	1910.21	0.00
	Third Floor	1910.21	0.00
	Fourth Floor	1910.21	0.00
	Pth Floor	1910.21	0.00
	Fifth Floor	1910.21	0.00
	Sixth Floor	1910.21	0.00
	Seventh Floor	1910.21	0.00
	Eighth Floor	1910.21	0.00
	Ninth Floor	1910.21	0.00
	Tenth Floor	1910.21	0.00
	Eleventh Floor	1910.21	0.00
	Twelfth Floor	1920.97	0.00
	Thirteenth Floor	1920.97	0.00
	Fourteenth Floor	1920.97	0.00
	Fifteenth Floor	471.10	0.00
	Area Facility Area in FAR	91.38	0.00
	Total Area	37062.69	0.00
	Total FAR Area		26405.37
	Total FAR Area		26405.37
	Area Facility Area in FAR		21.45
	Total FAR Area		26427.85
	Proposed FAR consumed:		2642.85
5	Remainment Statement		
6	Remainment Proposed At:		
	G.F.	10.00	
	All Floors	166.90	
	Total Tenements (3 + 4)	177.90	
7	Parking Spaces Required as per Regulations:		
	Parking Spaces Required as per Regulations:		5951.50
	Parking Spaces Provided:		11020.00

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)	

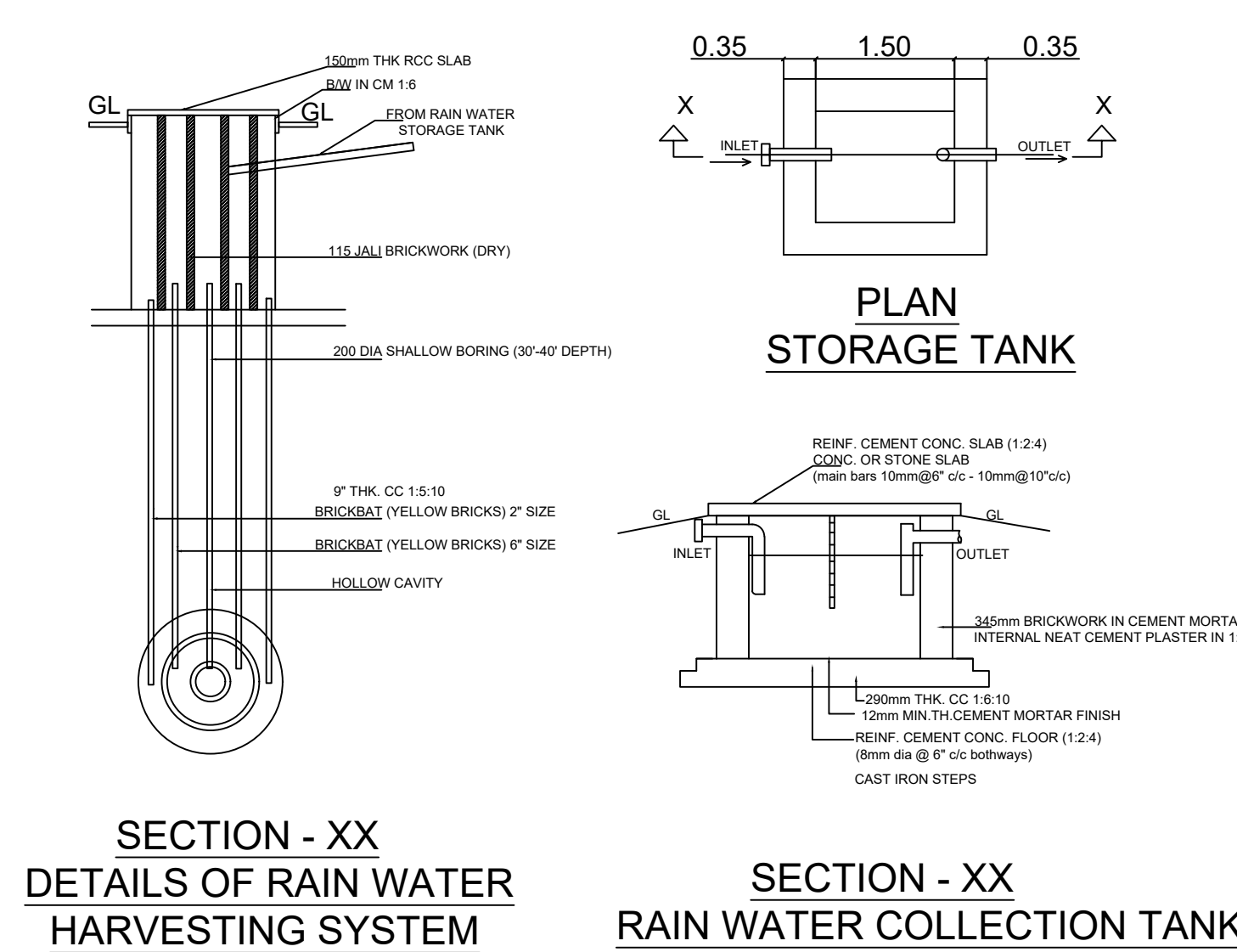
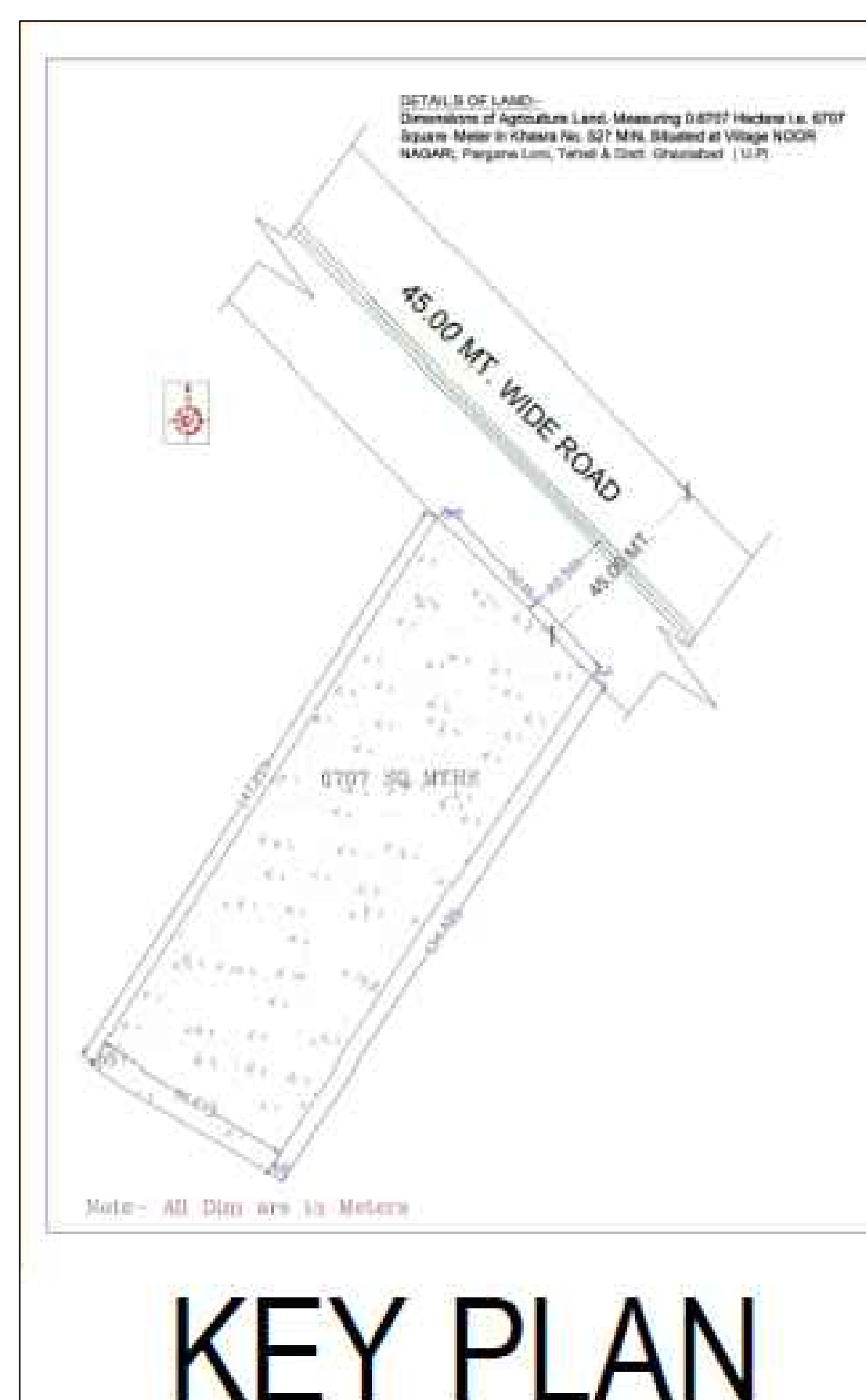
Name	Prop. Area
GREEN AREA-01 - 469.45 SQ.MT.	469.45
GREEN AREA-02 - 201.76 SQ.MT.	201.76

Tree Details (Table 3h)		SQ.MT.	
Plot	Name	Nos. Of Trees	
		Reqd	Prop
PLOT	Tree	34	50






SITE PLAN

PROPOSED LAND MORTGAGE AREA AGAINST
PURCHASABLE F.A.R. = 1132.00 sq.mt.

 **SITE**

Buildingwise Floor FSI Details

Floor Name	Building Name		Total	
	A (A)			
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement First Floor	4410.29	0.00	4410.29	0.00
Basement Second Floor	4410.29	0.00	4410.29	0.00
Ground Floor	1981.41	1676.88	1981.41	1676.88
First Floor	1924.21	1510.73	1924.21	1510.73
Second Floor	1910.21	1833.89	1910.21	1833.89
Third Floor	1910.21	1833.89	1910.21	1833.89
Fourth Floor	1910.21	1833.89	1910.21	1833.89
Fifth Floor	1910.21	1833.89	1910.21	1833.89
Sixth Floor	1910.21	1833.89	1910.21	1833.89
Seventh Floor	1910.21	1833.89	1910.21	1833.89
Eighth Floor	1910.21	1833.89	1910.21	1833.89
Ninth Floor	1910.21	1833.89	1910.21	1833.89
Tenth Floor	1910.21	1833.89	1910.21	1833.89
Eleventh Floor	1910.21	1833.89	1910.21	1833.89
Twelfth Floor	1562.97	1498.71	1562.97	1498.71
Thirteenth Floor	1562.97	1498.71	1562.97	1498.71
Fourteenth Floor	1562.97	1498.71	1562.97	1498.71
Fifteenth Floor	471.10	382.73	471.10	382.73
Terrace Floor	74.38	0.00	74.38	0.00
Total:	37062.69	26405.37	37062.69	26405.37
EXTRA FACILITY FAR IN FAR				52.48
	37062.69	26457.85	37062.69	26457.85

WINNOR PARADISE HEIGHTS PRIVATE LIMITED, windorparadisheightsprivltd@gmail.com, 8375060027	
ARCHINER'S NAME AND SIGNATURE VISHAL MITTAL CA9823185	 ENGINEER
	Ghaziabad Development Authority
	
Building Plan Application Number	
<u>GDA/BP/23-24/0925</u>	
Sanctioned On	
<u>28 Dec 2024</u>	
Valid Till	
<u>12 May 2032</u>	
Approved By	
<u>Arvind Kumar (Chief Architect and Town Planner)</u>	
Examined By	
<u>Bhagwan Das Maurya (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>	
<u>Atul Vats (Vice Chairman)</u>	

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.