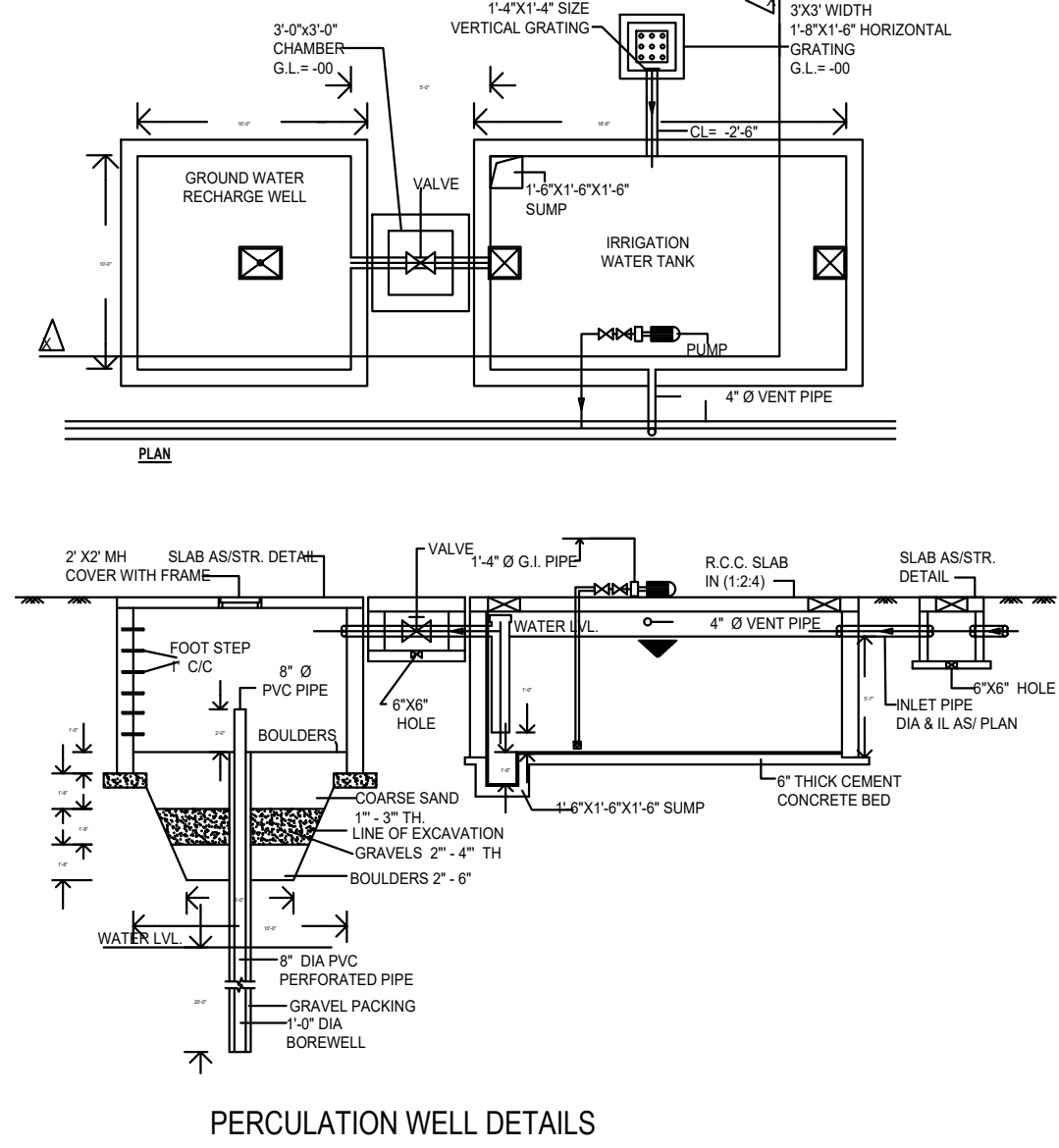
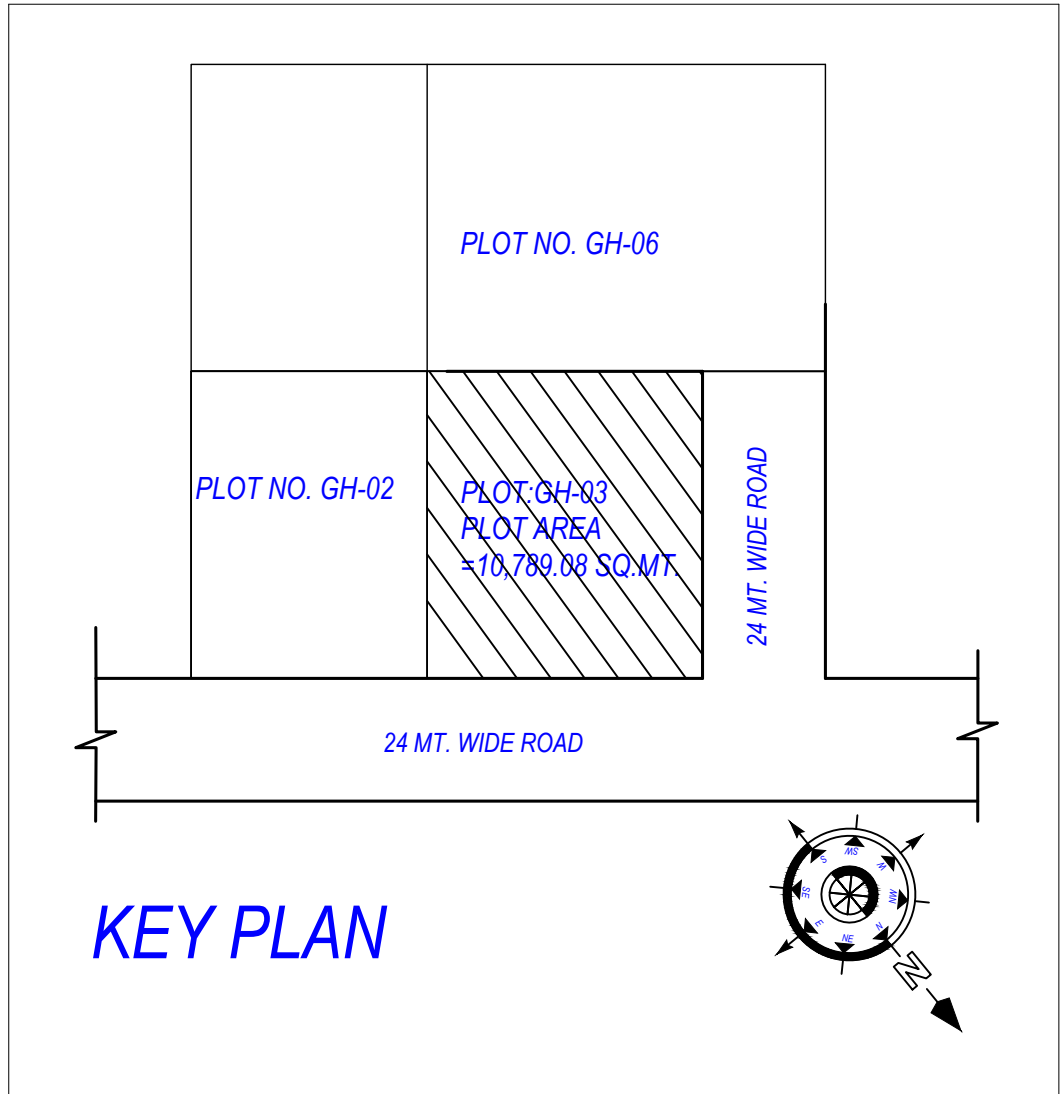
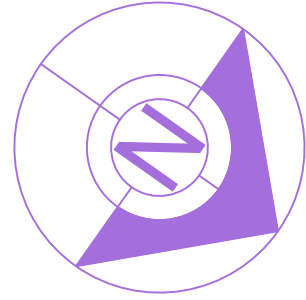


File No	Submission Date	GDA/BP/22-23/1035	Sheet	1 / 14
			Scale	1:100
AREA STATEMENT		VERSION NO. 1.0.04	VERSION DATE: 10/12/2023	
PROJECT DETAIL :				
Authority: Ghazabad Development Authority		Plot Use: Residential		
Authority/Class: Category A		Plot Sub Use: Group Housing		
Authority/Grade: Development Authority (DA)		Development Plan: Aditya World City Sec 06		
Case/Track: Regular		Land Use Zone: Residential use Zone		
Project Type: Group Development		Land Sub Use Zone: Residential Zone		
Nature of Development: NEW		Layout Type: NA		
Development Area: Undeveloped Area				
Sub Development Area: Other Town Area				
Special Project: NA				
Site Address: District Ghazabad, Tehsil Ghazabad Village NA				
AREA DETAILS :		Sq. Mts.		
1. Area of Plot As per record		-		
Document Area		-	10789.08	
As per site condition		-	10789.08	
Area of Plot Considered		-	10789.08	
2. Deduction for				
(a) Proposed roads			0.00	
(b) Any reservations			0.00	
Totals a + b			0.00	
3. Net Area of plot (1 - 2) AREA OF PLOT			10789.08	
Required Green and open space			1618.36	
Plot Area For Coverage			10789.08	
Plot Area For FAR			10789.08	
Perm. FAR Area (2.50)			26922.70	
Basic Green Building FAR 5% OF 2.5 FAR			1348.54	
Perm. Paid FAR Area (1.25)			1348.54	
5. Total Perm. FAR area with Paid FAR (3.87)			41807.69	
Total Perm. FAR area (3.87)			41807.69	
Total Perm. FAR area (3.87)			41807.69	
8. Total Built up area permissible at:				
Permissible Coverage area (35.00 %)			3776.18	
Proposed Coverage Area (25.44 %)			2744.55	
Total Prop. Coverage Area (25.44 %)			2744.55	
Balance coverage area (09.56 %)			1031.83	
Proposed Area at:				
Proposed Built up		Existing Built up	Proposed F.S.I	Existing F.S.I
Basement First Floor	7173.85	0.00	0.00	0.00
Basement Second Floor	7173.85	0.00	0.00	0.00
Ground Floor	2374.05	0.00	2208.23	0.00
First Floor	2032.99	0.00	1865.84	0.00
Second Floor	2317.75	0.00	2139.45	0.00
Third Floor	2317.75	0.00	1847.92	0.00
Fourth Floor	2317.75	0.00	1847.92	0.00
Fifth Floor	2317.75	0.00	1847.92	0.00
Sixth Floor	2317.75	0.00	1847.92	0.00
Seventh Floor	2317.75	0.00	1847.92	0.00
Eighth Floor	2317.75	0.00	1847.92	0.00
Ninth Floor	2317.75	0.00	1847.92	0.00
Tenth Floor	2317.75	0.00	1847.92	0.00
Eleventh Floor	2317.75	0.00	1847.92	0.00
Twelfth Floor	2317.75	0.00	1847.92	0.00
Thirteenth Floor	1990.51	0.00	1847.92	0.00
Fourteenth Floor	1990.51	0.00	1847.92	0.00
Fifteenth Floor	1990.51	0.00	1847.92	0.00
Sixteenth Floor	1990.51	0.00	1847.92	0.00
Seventeenth Floor	1990.51	0.00	1847.92	0.00
Eighteenth Floor	1990.51	0.00	1847.92	0.00
Nineteenth Floor	2022.73	0.00	1767.46	0.00
Terrace Floor	137.48	0.00	0.00	0.00
Total Area:	58353.26	0.00	37547.70	0.00
Accessories/Use Area considered towards computation of FAR:				
Total FAR Area:			37547.70	
PAID FAR Area (0.855)			5226.36	
Accessories/Use Area Added in Builtup Area:				
Total Builtup Area:			58353.26	
Proposed F.S.I. consumed:			3.48	
Tenement Statement				
1. Tenement Proposed At:				
All Floors				
2. Total Tenements			345.00	
Parking Statement				
1. Parking Space Required as per Regulations:				
2. Proposed Parking Space:				
Tree Details (Table 3h)				
	Name	Resd	No. Of Trees	Prop
PLOT	Tree	54	60	
Green and open space Area				
Name	Prop. Area			
GREEN	413.05			
GREEN	500.55			
GREEN	704.86			
TOTAL	1618.46			
OWNER'S NAME AND SIGNATURE				
DIVYANSH AND UPPAL LLP, chanderjeet@divyanshindia.com, 9873086693				
ARCHITECT'S NAME AND SIGNATURE			NEER	
Vishal Mittal CA/9823185				
			Ghaziabad Development Authority	
				
				
Building Plan Application Number				
GDA/BP/22-23/1035				
Sanctioned On				
24 Dec 2023				
Valid Till				
17 Jan 2029				
Approved By				
Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S				
Examined By				
Shiv Shankar Srivastava (Junior engineer)				
S K Srivastava (Assistant Engineer)				
Arvind Kumar (Town Planner/ Executive engineer)				
Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S				
Rajesh Kumar Singh (Secretary)				
Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S				

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED CONSTRUCTION	
COMMON PLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE T.P.S. SCHEME DEDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	



Buildingwise Floor FAR Details

Floor Name	Building Name				Total	
	A (TOWER)		B (TOWER)			
	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Proposed FAR Area (Sq.mt.)	Total Proposed Built Up Area (Sq.mt.)	Total FAR Area (Sq.mt.)
Basement	0.00	0.00	7173.85	0.00	7173.85	0.00
First Floor						
Basement	0.00	0.00	7173.85	0.00	7173.85	0.00
Second Floor						
Ground Floor	2017.97	1914.44	356.08	293.79	2374.05	2208.23
First Floor	1705.75	1574.31	327.24	291.53	2032.99	1865.84
Second Floor	1990.51	1847.92	327.24	291.53	2317.75	2139.45
Third Floor	1990.51	1847.92	327.24	0.00	2317.75	1847.92
Fourth Floor	1990.51	1847.92	327.24	0.00	2317.75	1847.92
Fifth Floor	1990.51	1847.92	327.24	0.00	2317.75	1847.92
Sixth Floor	1990.51	1847.92	327.24	0.00	2317.75	1847.92
Seventh Floor	1990.51	1847.92	327.24	0.00	2317.75	1847.92
Eighth Floor	1990.51	1847.92	327.24	0.00	2317.75	1847.92
Ninth Floor	1990.51	1847.92	327.24	0.00	2317.75	1847.92
Tenth Floor	1990.51	1847.92	327.24	0.00	2317.75	1847.92
Eleventh Floor	1990.51	1847.92	327.24	0.00	2317.75	1847.92
Twelfth Floor	1990.51	1847.92	327.24	0.00	2317.75	1847.92
Thirteenth Floor	1990.51	1847.92	0.00	0.00	1990.51	1847.92
Fourteenth Floor	1990.51	1847.92	0.00	0.00	1990.51	1847.92
Fifteenth Floor	1990.51	1847.92	0.00	0.00	1990.51	1847.92
Sixteenth Floor	1990.51	1847.92	0.00	0.00	1990.51	1847.92
Seventeenth Floor	1990.51	1847.92	0.00	0.00	1990.51	1847.92
Eighteenth Floor	1990.51	1847.92	0.00	0.00	1990.51	1847.92
Nineteenth Floor	2022.73	1767.46	0.00	0.00	2022.73	1767.46
Terrace Floor	82.65	0.00	54.83	0.00	137.48	0.00
Total:	39667.77	36670.85	18685.49	876.85	58353.26	37547.70

SCHEDULE OF DOOR:

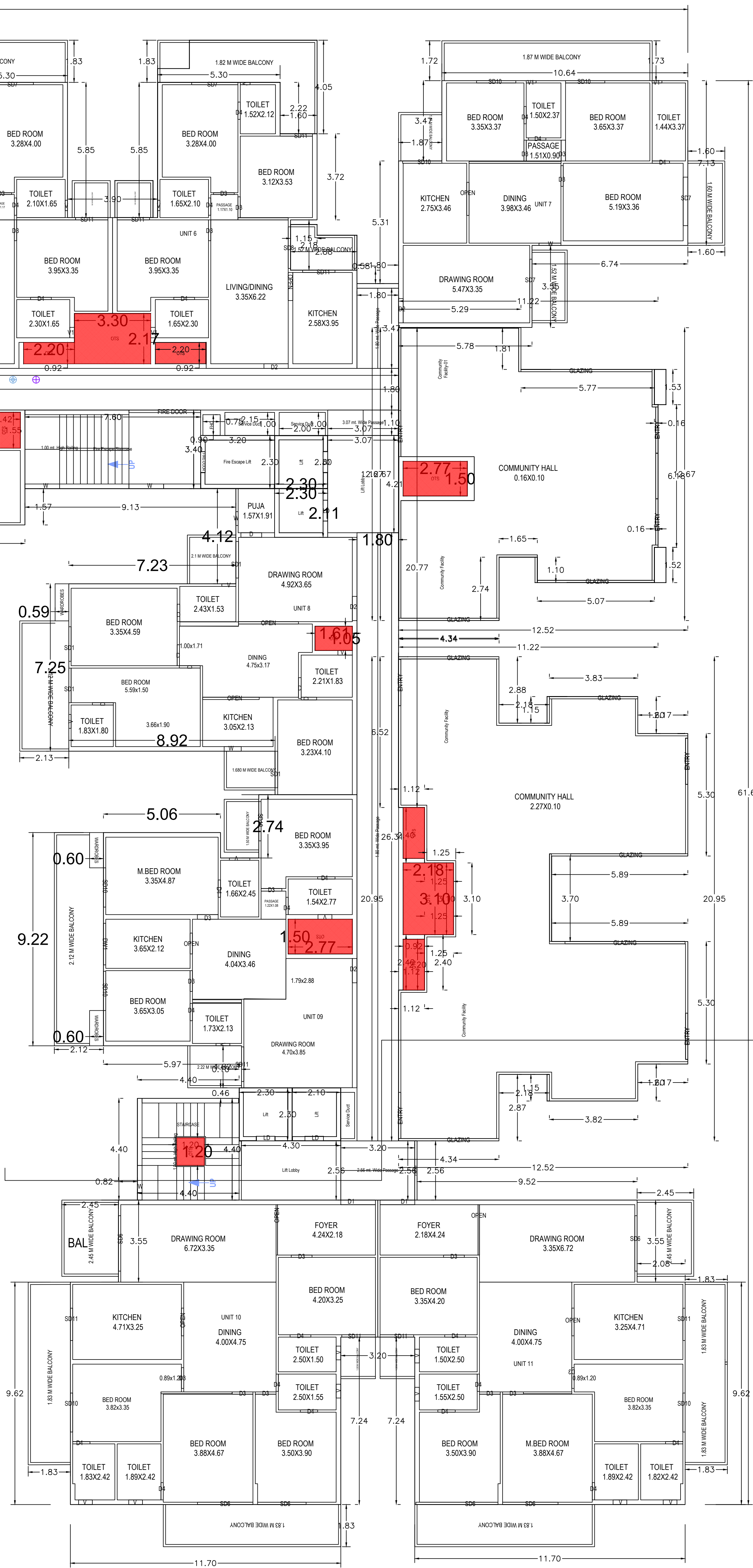
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D	0.67	2.10	20
A (A)	D	0.75	2.10	280
A (A)	D4	0.75	2.10	662
A (A)	LD	0.80	2.10	82
A (A)	FIRE-DOOR	0.90	2.10	21
A (A)	D	0.90	2.10	260
A (A)	LD	0.90	2.10	42
A (A)	OPEN	0.90	2.10	58
A (A)	D3	0.80	2.10	619
A (A)	D4	0.90	2.10	135
A (A)	D	0.91	2.10	60
A (A)	D	1.05	2.10	20
A (A)	D2	1.05	2.10	154
A (A)	OPEN	1.20	2.10	40
A (A)	OPEN	1.21	2.10	95
A (A)	OPEN	1.40	2.10	20
A (A)	SD11	1.40	2.10	20
A (A)	OPEN	1.43	2.10	20
A (A)	D1	1.50	2.10	40
A (A)	D	1.51	2.10	20
A (A)	D	1.54	2.10	20
A (A)	OPEN	1.61	2.10	20
A (A)	SD10	1.69	2.10	20
A (A)	ENTRY	2.00	2.10	04
A (A)	OPEN	2.18	2.10	60
A (A)	OPEN	2.28	2.10	20
A (A)	OPEN	2.45	2.10	20
A (A)	ENTRY	2.56	2.10	02
A (A)	OPEN	2.59	2.10	20
A (A)	FIRE DOOR	3.10	2.10	21
A (A)	OPEN	3.35	2.10	20
Total	-	-	-	2795

FLOOR	SIZE	AREA	TOTAL AREA
GROUND FLOOR	2.12 X 13.80 X 1 X 1	29.26	325.11
	1.87 X 7.40 X 1 X 1	13.87	
	1.50 X 1.65 X 3 X 1	7.41	
	1.87 X 6.90 X 3 X 1	37.67	
	1.60 X 2.22 X 3 X 1	10.66	
	1.52 X 2.77 X 3 X 1	12.63	
	1.15 X 0.46 X 3 X 1	1.59	
	1.87 X 2.10 X 1 X 1	3.93	
	1.82 X 9.10 X 1 X 1	16.56	
	1.60 X 3.65 X 1 X 1	5.84	
	1.52 X 3.10 X 1 X 1	4.79	
	2.45 X 3.30 X 1 X 1	8.08	
	1.82 X 3.45 X 1 X 1	6.28	
	1.82 X 3.10 X 1 X 1	5.64	
	1.82 X 5.05 X 1 X 1	9.19	
	1.58 X 1.80 X 2 X 1	5.40	
	1.82 X 7.88 X 1 X 1	13.96	
	1.82 X 7.90 X 1 X 1	14.38	
	2.45 X 3.30 X 1 X 1	8.08	
	1.82 X 2.22 X 1 X 1	4.01	
	1.52 X 1.52 X 2 X 1	4.62	
	2.12 X 5.17 X 1 X 1	11.08	
	1.50 X 2.45 X 1 X 1	3.67	
	1.68 X 2.22 X 1 X 1	3.73	
	2.12 X 5.64 X 1 X 1	11.96	
	2.15 X 2.10 X 1 X 1	4.51	
	2.12 X 4.30 X 1 X 1	9.12	
	1.50 X 1.52 X 2 X 1	4.56	
	2.10 X 6.17 X 1 X 1	12.96	
	1.42 X 2.80 X 1 X 1	3.98	
	0.86 X 0.85 X 1 X 1	0.72	
	1.82 X 10.24 X 1 X 1	18.61	
	2.14 X 6.90 X 1 X 1	14.77	

Building -A (TOWER)

Floor Name	Gross Builtup 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.)	FAR	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	No. of Unit
		Duct/Void, (Duct, Chook)	Mummy		Lit	Lit Machine	Lit Lobby	Arch Proq (Canopy)	Refuge Area	BALCONY AREA	Res.					
Ground Floor	2082.99	65.02	2017.97	25.84	0.00	0.00	20.00	7.16	0.00	67.37	1613.25	301.19	16.84	1914.44	11	
First Floor	1770.77	65.02	1705.75	25.84	27.91	0.00	20.00	7.16	0.00	67.37	1557.47	0.00	16.84	1574.31	11	
Second Floor	2055.53	65.02	1990.51	25.84	27.91	0.00	20.00	8.99	0.00	79.80	1827.97	0.00	19.95	1847.92	14	
Third Floor	2055.53	65.02	1990.51	25.84	27.91	0.00	20.00	8.99	0.00	79.80	1827.97	0.00	19.95	1847.92	14	
Fourth Floor	2055.53	65.02	1990.51	25.84	27.91	0.00	20.00	8.99	0.00	79.80	1827.97	0.00	19.95	1847.92	14	
Fifth Floor	2055.53	65.02	1990.51	25.84	27.91	0.00	20.00	8.99	0.00	79.80	1827.97	0.00	19.95	1847.92	14	
Sixth Floor	2055.53	65.02	1990.51	25.84	27.91	0.00	20.00	8.99	0.00	79.80	1827.97	0.00	19.95	1847.92	14	
Seventh Floor	2055.53	65.02	1990.51	25.84	27.91	0.00	20.00	8.99	0.00	79.80	1827.97	0.00	19.95	1847.92	14	
Eighth Floor	2055.53	65.02	1990.51	25.84	27.91	0.00	20.00	8.99	0.00	79.80	1827.97	0.00	19.95	1847.92	14	
Ninth Floor	2055.53	65.02	1990.51	25.84	27.91	0.00	20.00	8.99	0.00	79.80	1827.97	0.00	19.95	1847.92	14	
Tenth Floor	2055.53	65.02	1990.51	25.84	27.91	0.00	20.00	8.99	0.00	79.80	1827.97	0.00	19.95	1847.92	14	
Eleventh Floor	2055.53	65.02	1990.51	25.84	27.91	0.00	20.00	8.99	0.00	79.80	1827.97	0.00	19.95	1847.92	14	
Twelfth Floor	2055.53	65.02	1990.51	25.84	27.91	0.00	20.00	8.99	0.00	79.80	1827.97	0.00	19.95	1847.92	14	
Thirteenth Floor	2055.53	65.02	1990.51	25.84	27.91	0.00	20.00	8.99	0.00	79.80	1827.97	0.00	19.95	1847.92	14	
Fourteenth Floor	2055.53	65.02	1990.51	25.84	27.91	0.00	20.00	8.99	0.00	79.80	1827.97	0.00	19.95	1847.92	14	
Fifteenth Floor	2055.53	65.02	1990.51	25.84	27.91	0.00	20.00	8.99	0.00	79.80	1827.97	0.00	19.95	1847.92	14	
Sixteenth Floor	2055.53	65.02	1990.51	25.84	27.91	0.00	20.00	8.99	0.00	79.80	1827.97	0.00	19.95	1847.92	14	
Seventeenth Floor	2055.53	65.02	1990.51	25.84	27.91	0.00	20.00	8.99	0.00	79.80	1827.97	0.00	19.95	1847.92	14	
Eighteenth Floor	2055.53	65.02	1990.51	25.84	27.91	0.00	20.00	8.99	0.00	79.80	1827.97	0.00	19.95	1847.92	14	
Nineteenth Floor	2087.75	65.02	2022.73	25.84	27.91	0.00	20.00	8.99	114.33	77.60	1748.06	0.00	19.40	1767.46	13	
Terrace Floor	82.65	0.00	82.65	54.74	0.00	27.91	20.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00	
Total	40968.17	1300.40	39667.77	571.54	530.19	27.91	400.00	176.14	114.33	1568.94	35977.43	301.19	392.23	36670.85	273	
Total Number of Same Buildings	1														273	
Total	40968.17	1300.40	39667.77	571.54	530.19	27.91	400.00	176.14	114.33	1568.94	35977.43	301.19	392.23	36670.85	273	

S.NO.	AREA STATEMENT	PERCENTAGE	AREA IN SQ.MT.
1	TOTAL PLOT AREA		10,789.080
2	TOTAL ACHIEVED COMMUNITY AREA		298.350
3	TOTAL PERMISSIBLE UNITS (@ 200.00 UNITS PER HECT.) WITH 2.5 F.A.R AREA FOR PLOT AREA		323.672
A	PERMISSIBLE UNITS (@ 200.00 UNITS PER HECT.) WITH 2.5 F.A.R AREA FOR PLOT AREA	215.782	
B	PERMISSIBLE UNITS (@ 200.00 UNITS PER HECT.) WITH 1.25 F.A.R AREA FOR PLOT AREA	107.891	
	TOTAL UNITS	323.672	SAY 321
4	TOTAL ACHIEVED UNITS		285
5	TOTAL PROPOSED C W S UNIT		30,000
6	TOTAL PROPOSED L.I.G. UNIT		30,000



GROUND FLOOR PLAN
TOWER-A
(Proposed)
(SCALE 1:100)

SCHEDULE OF WINDOW/VENTILATION:

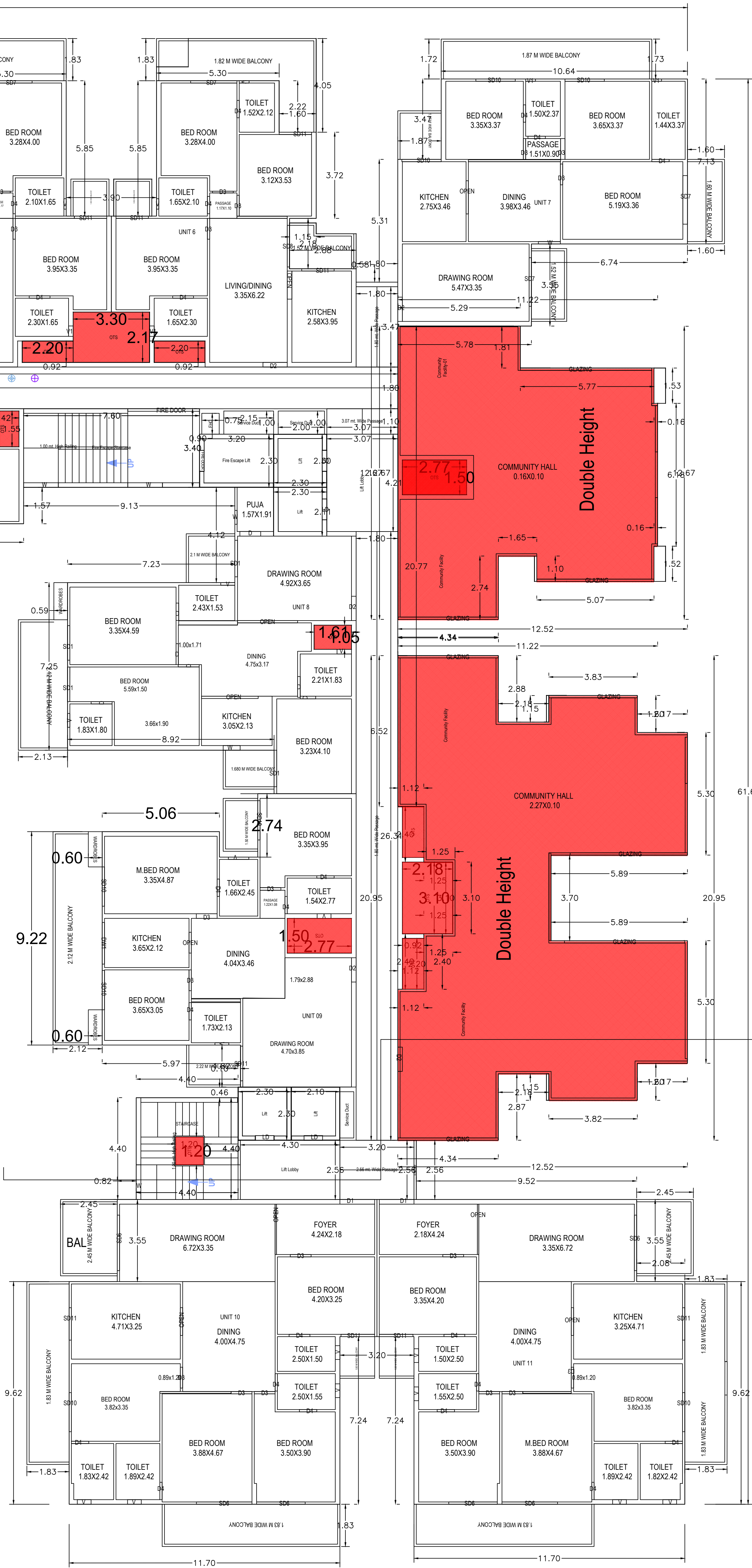
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	V	0.33	1.20	40
A (A)	VI	0.43	1.20	40
A (A)	V	0.43	1.20	95
A (A)	V	0.45	1.20	115
A (A)	VI	0.45	1.20	95
A (A)	V	0.48	1.20	60
A (A)	V	0.58	1.20	60
A (A)	V	0.59	1.20	20
A (A)	V	0.60	1.20	256
A (A)	W	0.60	1.20	20
A (A)	V	0.61	1.20	20
A (A)	V	0.62	1.20	20
A (A)	W	0.74	1.20	20
A (A)	V	0.88	1.20	60
A (A)	W	0.95	1.20	20
A (A)	W	1.17	1.20	20
A (A)	W	1.32	1.20	20
A (A)	SD11	1.37	1.20	18
A (A)	SD11	1.40	1.20	285
A (A)	SD11	1.40	2.10	20
A (A)	SD11	1.45	1.20	40
A (A)	W	1.50	1.20	62
A (A)	SD1	1.50	1.20	40
A (A)	SD11	1.50	2.00	20
A (A)	SD	1.55	1.20	20
A (A)	SD1	1.58	1.20	40
A (A)	SD	1.67	1.20	80
A (A)	SD10	1.69	2.10	20
A (A)	SD10	1.70	1.20	114
A (A)	SD	1.70	2.00	20
A (A)	DW1	1.80	1.20	58
A (A)	SD	1.80	1.20	20
A (A)	SD8	1.80	1.20	95
A (A)	SD	1.90	1.20	40
A (A)	SD	2.00	1.20	20
A (A)	SD7	2.00	1.20	95
A (A)	SD7	2.10	1.20	40
A (A)	SD6	2.10	1.20	40
A (A)	SD	2.40	1.20	60
A (A)	SD6	2.40	1.20	80
A (A)	SD	2.50	1.20	20
A (A)	GLAZING	3.83	1.20	01
A (A)	GLAZING	4.34	1.20	03
A (A)	GLAZING	5.07	1.20	02
A (A)	GLAZING	5.20	1.20	01
A (A)	GLAZING	5.67	1.20	01
Total	-	-	-	2396

BALCONY CALCULATION TABLE TOWER A			
FIRST FLOOR			
7.17 x 13.80 x 1 x 1	29.76		375.11
1.82 x 7.40 x 1 x 1	13.47		
1.50 x 1.65 x 3 x 1	7.47		
1.82 x 6.90 x 3 x 1	37.67		
1.60 x 7.27 x 3 x 1	10.66		
1.22 x 2.77 x 3 x 1	12.63		
1.15 x 0.46 x 3 x 1	1.59		
1.87 x 2.10 x 1 x 1	3.93		
1.87 x 9.10 x 1 x 1	16.56		
1.60 x 3.65 x 1 x 1	5.84		
1.57 x 3.15 x 1 x 1	4.79		
2.45 x 3.30 x 1 x 1	8.08		
1.87 x 3.45 x 1 x 1	6.28		
1.82 x 3.10 x 1 x 1	5.64		
1.87 x 5.05 x 1 x 1	9.19		
1.20 x 1.80 x 2 x 1	5.40		
1.87 x 7.68 x 1 x 1	13.96		
1.82 x 7.90 x 1 x 1	14.38		
7.45 x 3.30 x 1 x 1	8.08		
1.82 x 2.22 x 1 x 1	4.04		
1.57 x 1.57 x 2 x 1	4.67		
2.12 x 6.17 x 1 x 1	13.08		
1.50 x 7.45 x 1 x 1	11.17		
1.68 x 2.22 x 1 x 1	3.73		
7.17 x 5.64 x 1 x 1	11.96		
2.10 x 2.10 x 1 x 1	4.41		
7.17 x 4.30 x 1 x 1	4.17		
2.30 x 1.52 x 2 x 1	4.56		
7.10 x 6.17 x 1 x 1	12.96		
1.12 x 2.80 x 1 x 1	3.98		
0.86 x 0.85 x 1 x 1	0.72		
1.82 x 10.21 x 1 x 1	18.64		
7.14 x 6.50 x 1 x 1	14.77		

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D	0.67	2.10	20
A (A)	D	0.75	2.10	280
A (A)	D4	0.75	2.10	562
A (A)	LD	0.80	2.10	82
A (A)	FIRE-DOOR	0.90	2.10	21
A (A)	D	0.90	2.10	260
A (A)	LD	0.90	2.10	42
A (A)	OPEN	0.90	2.10	58
A (A)	D3	0.90	2.10	619
A (A)	D4	0.90	2.10	135
A (A)	D	0.91	2.10	60
A (A)	D	1.05	2.10	20
A (A)	D2	1.05	2.10	154
A (A)	OPEN	1.20	2.10	40
A (A)	OPEN	1.21	2.10	95
A (A)	OPEN	1.40	2.10	20
A (A)	SD11	1.40	2.10	20
A (A)	OPEN	1.43	2.10	20
A (A)	D1	1.50	2.10	40
A (A)	D	1.51	2.10	20
A (A)	D	1.54	2.10	20
A (A)	OPEN	1.61	2.10	20
A (A)	SD10	1.69	2.10	20
A (A)	ENTRY	2.00	2.10	04
A (A)	OPEN	2.18	2.10	60
A (A)	OPEN	2.28	2.10	20
A (A)	OPEN	2.45	2.10	20
A (A)	ENTRY	2.56	2.10	02
A (A)	OPEN	2.59	2.10	20
A (A)	FIRE DOOR	3.10	2.10	21
A (A)	OPEN	3.35	2.10	20
Total	-	-	-	2795

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
A (TOWER)	Residential	Group Housing	-	Highrise	273			GROUND FLOOR PLAN	Community Facility + Residential
								FIRST FLOOR PLAN	Residential
								TYPICAL - 2-18 FLOOR PLAN	Residential
								NINETEENTH FLOOR PLAN	Residential
								TERRACE FLOOR PLAN	Residential
B (TOWER)	Residential	Group Housing	-	Highrise	72			BASEMENT FIRST FLOOR PLAN	PARKING
								BASEMENT SECOND FLOOR PLAN	PARKING
								GROUND FLOOR PLAN	Residential
								FIRST FLOOR PLAN	Residential
								SECOND FLOOR PLAN	Residential
								TYPICAL - 3-12 FLOOR PLAN	Residential
								TERRACE FLOOR PLAN	Residential



FIRST FLOOR PLAN
TOWER-A
(Proposed)
(SCALE 1:100)

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 :-	10789.08	Total FAR Area :-	37547.70
Total Coverage Area :-	2744.55	Total BUA Area :-	58353.26

OWNER'S NAME AND SIGNATURE
DIVYANSH AND UPPAL
LLP.chandrapr@divyanshindia.com.9873086693

ARCHITECT'S NAME AND SIGNATURE
Vishal Mittal
CA/9823185



Building Plan Application Number
CDA/BP/23-23/1035
Sanctioned On
24 Dec 2023
Valid Till
17 Jan 2029

Approved By
Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S
Examined By
Shiv Shankar Srivastava (Junior engineer)
S K Srivastava (Assistant Engineer)

Arvind Kumar (Town Planner/ Executive engineer)

Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S

Rajesh Kumar Singh (Secretary)

Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A(A)	D	0.67	2.10	20
A(A)	D	0.75	2.10	280
A(A)	D4	0.75	2.10	562
A(A)	LD	0.80	2.10	82
A(A)	FIRE-DOOR	0.90	2.10	21
A(A)	D	0.90	2.10	260
A(A)	LD	0.90	2.10	42
A(A)	OPEN	0.90	2.10	58
A(A)	D3	0.90	2.10	619
A(A)	D4	0.90	2.10	135
A(A)	D	0.91	2.10	60
A(A)	D	1.05	2.10	20
A(A)	D	1.05	2.10	154
A(A)	OPEN	1.20	2.10	40
A(A)	OPEN	1.21	2.10	95
A(A)	OPEN	1.40	2.10	20
A(A)	SD11	1.40	2.10	20
A(A)	OPEN	1.43	2.10	20
A(A)	D1	1.50	2.10	40
A(A)	D	1.51	2.10	20
A(A)	D	1.54	2.10	20
A(A)	OPEN	1.61	2.10	20
A(A)	SD10	1.69	2.10	20
A(A)	ENTRY	2.00	2.10	60
A(A)	OPEN	2.18	2.10	60
A(A)	OPEN	2.28	2.10	20
A(A)	OPEN	2.45	2.10	20
A(A)	ENTRY	2.56	2.10	02
A(A)	OPEN	2.59	2.10	20
A(A)	FIRE DOOR	3.10	2.10	21
A(A)	OPEN	3.35	2.10	20
Total	-	-	-	2795



BALCONY CALCULATION TABLE TOWER A

2-18 TYPICAL FLOOR		
2.12 x 1.90 x 1 x 17	497.87	6700.42
1.82 x 7.40 x 1 x 17	228.29	
1.50 x 1.65 x 5 x 17	710.29	
1.82 x 6.90 x 5 x 17	1067.43	
1.60 x 2.22 x 5 x 17	301.92	
1.52 x 2.77 x 5 x 17	357.85	
1.15 x 0.46 x 5 x 17	44.88	
1.87 x 2.10 x 1 x 17	66.64	
1.82 x 9.10 x 1 x 17	291.52	
1.60 x 3.65 x 1 x 17	95.28	
1.52 x 3.15 x 1 x 17	81.43	
1.61 x 2.30 x 1 x 17	62.90	
1.52 x 1.52 x 1 x 17	39.27	
2.12 x 6.17 x 1 x 17	222.36	
1.50 x 2.29 x 1 x 17	58.31	
2.45 x 3.30 x 1 x 17	137.36	
1.82 x 3.45 x 1 x 17	106.76	
1.82 x 3.10 x 1 x 17	95.88	
1.82 x 5.05 x 1 x 17	156.23	
1.50 x 1.80 x 2 x 17	31.80	
1.82 x 7.68 x 1 x 17	237.66	
1.82 x 7.90 x 1 x 17	244.46	
2.45 x 3.30 x 1 x 17	137.36	
1.82 x 2.22 x 1 x 17	68.66	
1.52 x 1.52 x 2 x 17	78.54	
2.12 x 6.17 x 1 x 17	222.36	
1.50 x 2.45 x 1 x 17	62.39	
1.68 x 2.22 x 1 x 17	63.41	
2.12 x 5.64 x 1 x 17	208.32	
2.10 x 2.10 x 1 x 17	74.87	
2.12 x 4.30 x 1 x 17	155.04	
1.50 x 1.52 x 2 x 17	77.52	
2.10 x 6.17 x 1 x 17	220.32	
1.42 x 2.80 x 1 x 17	67.66	
0.85 x 0.85 x 1 x 17	12.34	
1.82 x 10.24 x 1 x 17	316.88	
2.14 x 6.90 x 1 x 17	251.09	

UNIT BUA TABLE TOWER A

Floor	Name	Unit Built Up Area Type	Net Unit BUA Area	Additions for Gross Unit Built Up Area (Area in Sq.mt)	Gross Unit Built Up Area	Deductions From Gross Unit Built Up Area (Area in Sq.mt)	Net Unit Built Up Area	Carpet Area	No. of Unit
GROUND FLOOR PLAN	Community Facility	OTHER	187.62	0.00	187.62	0.00	187.62	187.62	0
	Common Property	OTHER	117.84	0.00	117.84	0.00	117.84	117.84	0
	UNIT 10	DWELLING UNIT	134.42	1.82	136.24	4.16	132.08	132.08	11
	UNIT 11	DWELLING UNIT	131.98	0.00	131.98	0.00	131.98	131.98	0
	UNIT 12	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 13	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 14	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 15	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 16	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 17	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 18	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 19	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 20	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 21	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 22	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 23	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 24	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 25	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 26	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 27	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
FIRST FLOOR PLAN	Typical Floor	Typical Floor	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 10	DWELLING UNIT	134.42	1.82	136.24	4.16	132.08	132.08	11
	UNIT 11	DWELLING UNIT	131.98	0.00	131.98	0.00	131.98	131.98	0
	UNIT 12	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 13	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 14	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 15	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 16	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 17	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 18	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 19	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 20	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 21	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 22	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 23	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 24	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 25	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 26	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 27	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 28	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
TYPICAL - 2-18 FLOOR PLAN	Typical Floor	Typical Floor	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 10	DWELLING UNIT	134.42	1.82	136.24	4.16	132.08	132.08	11
	UNIT 11	DWELLING UNIT	131.98	0.00	131.98	0.00	131.98	131.98	0
	UNIT 12	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 13	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 14	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 15	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 16	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 17	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 18	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 19	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 20	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 21	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 22	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 23	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 24	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 25	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 26	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 27	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 28	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
NINETEENTH FLOOR PLAN	Typical Floor	Typical Floor	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 10	DWELLING UNIT	134.42	1.82	136.24	4.16	132.08	132.08	11
	UNIT 11	DWELLING UNIT	131.98	0.00	131.98	0.00	131.98	131.98	0
	UNIT 12	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 13	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 14	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 15	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 16	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 17	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 18	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 19	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 20	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 21	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 22	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 23	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 24	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 25	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 26	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 27	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0
	UNIT 28	DWELLING UNIT	169.35	0.00	169.35	0.00	169.35	169.35	0

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A(A)	V	0.33	1.20	40
A(A)	V1	0.43	1.20	40
A(A)	V	0.43	1.20	95
A(A)	V	0.45	1.20	115
A(A)	V1	0.45	1.20	95
A(A)	V	0.48	1.20	60
A(A)	V	0.58	1.20	60
A(A)	V	0.59	1.20	20
A(A)	V	0.60	1.20	256
A(A)	W	0.60	1.20	20
A(A)	V	0.61	1.20	20
A(A)	V	0.62	1.20	20
A(A)	W	0.74	1.20	20
A(A)	V	0.88	1.20	60
A(A)	W	0.95	1.20	20
A(A)	W	1.17	1.20	20
A(A)	W	1.32	1.20	20
A(A)	SD11	1.37	1.20	18
A(A)	SD11	1.40	1.20	285
A(A)	SD11	1.40	2.10	20
A(A)	SD11	1.45	1.20	40
A(A)	W	1.50	1.20	62
A(A)	SD1	1.50	1.20	40
A(A)	SD11	1.50	2.00	20
A(A)	SD	1.55	1.20	20
A(A)	SD1	1.58	1.20	40
A(A)	SD	1.67	1.20	80
A(A)	SD10	1.69	2.10	20
A(A)	SD10	1.70	1.20	174
A(A)	SD	1.70	2.00	20
A(A)	DW1	1.80	1.20	58
A(A)	SD	1.80	1.20	20
A(A)	SD8	1.80	1.20	95
A(A)	SD	1.90	1.20	20
A(A)	SD	2.00	1.20	20
A(A)	SOT	2.00	1.20	95
A(A)	SOT	2.10	1.20	40
A(A)	SOT	2.10	1.20	40
A(A)	SD	2.20	1.20	60
A(A)	SOT	2.40	1.20	80
A(A)	SD	2.50	1.20	20
A(A)	GLAZING	3.83	1.20	01
A(A)	GLAZING	4.34	1.20	03
A(A)	GLAZING	5.07	1.20	02
A(A)	GLAZING	5.20	1.20	01
A(A)	GLAZING	5.67	1.20	01
Total	-	-	-	2396

GREEN FAR HATCH



BALCONY CALCULATION TOWER A			
19TH FLOOR			
2.12 X 13.80 X 1 X 1	29.26		175.17
1.82 X 7.40 X 1 X 1	13.47		
1.50 X 1.65 X 4 X 1	9.90		
1.82 X 5.90 X 4 X 1	50.23		
1.60 X 2.22 X 4 X 1	14.21		
1.52 X 2.77 X 4 X 1	21.05		
1.15 X 0.46 X 4 X 1	2.12		
1.87 X 2.10 X 1 X 1	3.93		
1.82 X 9.10 X 1 X 1	16.56		
1.60 X 3.05 X 1 X 1	5.94		
1.52 X 3.15 X 1 X 1	4.79		
1.61 X 2.30 X 1 X 1	3.70		
1.52 X 1.52 X 1 X 1	2.31		
2.12 X 5.17 X 1 X 1	10.98		
1.50 X 2.29 X 1 X 1	3.43		
2.45 X 3.30 X 1 X 1	8.08		
1.82 X 3.45 X 1 X 1	6.28		
1.82 X 3.10 X 1 X 1	5.64		
1.82 X 5.05 X 1 X 1	9.14		
1.50 X 1.80 X 2 X 1	5.40		
1.82 X 7.68 X 1 X 1	13.98		
1.82 X 7.90 X 1 X 1	14.38		
2.45 X 3.30 X 1 X 1	8.08		
1.82 X 2.22 X 1 X 1	4.04		
1.52 X 1.52 X 2 X 1	4.62		
2.12 X 6.17 X 1 X 1	13.08		
1.50 X 2.45 X 1 X 1	3.67		
1.68 X 2.22 X 1 X 1	3.73		
2.12 X 5.64 X 1 X 1	11.96		
2.10 X 3.10 X 1 X 1	4.41		
2.12 X 4.30 X 1 X 1	6.12		
1.50 X 1.52 X 2 X 1	4.56		
2.10 X 6.17 X 1 X 1	12.96		
1.42 X 2.80 X 1 X 1	3.98		
0.86 X 0.85 X 1 X 1	0.72		
1.82 X 10.24 X 1 X 1	18.64		
2.14 X 6.90 X 1 X 1	14.77		

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	V	0.33	1.20	40
A (A)	V1	0.43	1.20	40
A (A)	V	0.43	1.20	95
A (A)	V	0.45	1.20	115
A (A)	V1	0.45	1.20	95
A (A)	V	0.48	1.20	60
A (A)	V	0.58	1.20	60
A (A)	V	0.59	1.20	20
A (A)	V	0.60	1.20	256
A (A)	W	0.60	1.20	20
A (A)	V	0.61	1.20	20
A (A)	V	0.62	1.20	20
A (A)	W	0.74	1.20	20
A (A)	V	0.88	1.20	60
A (A)	W	0.95	1.20	20
A (A)	W	1.17	1.20	20
A (A)	W	1.32	1.20	20
A (A)	SD11	1.37	1.20	18
A (A)	SD11	1.40	1.20	285
A (A)	SD11	1.40	2.10	20
A (A)	SD11	1.45	1.20	40
A (A)	W	1.50	1.20	62
A (A)	SD1	1.50	1.20	40
A (A)	SD11	1.50	2.00	20
A (A)	SD	1.55	1.20	20
A (A)	SD1	1.58	1.20	40
A (A)	SD	1.67	1.20	80
A (A)	SD10	1.69	2.10	20
A (A)	SD10	1.70	1.20	174
A (A)	SD	1.70	2.00	20
A (A)	DW1	1.80	1.20	58
A (A)	SD	1.80	1.20	20
A (A)	SD8	1.80	1.20	95
A (A)	SD	1.90	1.20	40
A (A)	SD	2.00	1.20	20
A (A)	SD7	2.00	1.20	95
A (A)	SD7	2.10	1.20	40
A (A)	SD6	2.10	1.20	40
A (A)	SD	2.40	1.20	60
A (A)	SD6	2.40	1.20	80
A (A)	SD	2.50	1.20	20
A (A)	GLAZING	3.83	1.20	01
A (A)	GLAZING	4.34	1.20	03
A (A)	GLAZING	5.07	1.20	02
A (A)	GLAZING	5.20	1.20	01
A (A)	GLAZING	5.67	1.20	01
Total	-	-	-	2396

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	D	0.67	2.10	20
A (A)	D	0.75	2.10	280
A (A)	D4	0.75	2.10	562
A (A)	LD	0.80	2.10	82
A (A)	FIRE-DOOR	0.90	2.10	21
A (A)	D	0.90	2.10	260
A (A)	LD	0.90	2.10	42
A (A)	OPEN	0.90	2.10	58
A (A)	D3	0.90	2.10	619
A (A)	D4	0.90	2.10	135
A (A)	D	0.91	2.10	60
A (A)	D	1.05	2.10	20
A (A)	D2	1.05	2.10	154
A (A)	OPEN	1.20	2.10	40
A (A)	OPEN	1.21	2.10	95
A (A)	OPEN	1.40	2.10	20
A (A)	SD11	1.40	2.10	20
A (A)	OPEN	1.43	2.10	20
A (A)	D1	1.50	2.10	40
A (A)	D	1.51	2.10	20
A (A)	D	1.54	2.10	20
A (A)	OPEN	1.61	2.10	20
A (A)	SD10	1.69	2.10	20
A (A)	ENTRY	2.00	2.10	04
A (A)	OPEN	2.18	2.10	60
A (A)	OPEN	2.28	2.10	20
A (A)	OPEN	2.45	2.10	20
A (A)	ENTRY	2.56	2.10	02
A (A)	OPEN	2.59	2.10	20
A (A)	FIRE DOOR	3.10	2.10	21
A (A)	OPEN	3.35	2.10	20
Total	-	-	-	2795

NINETEENTH FLOOR PLAN
TOWER-A(REFUGE AREA)
(Proposed)
(SCALE 1:100)

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.

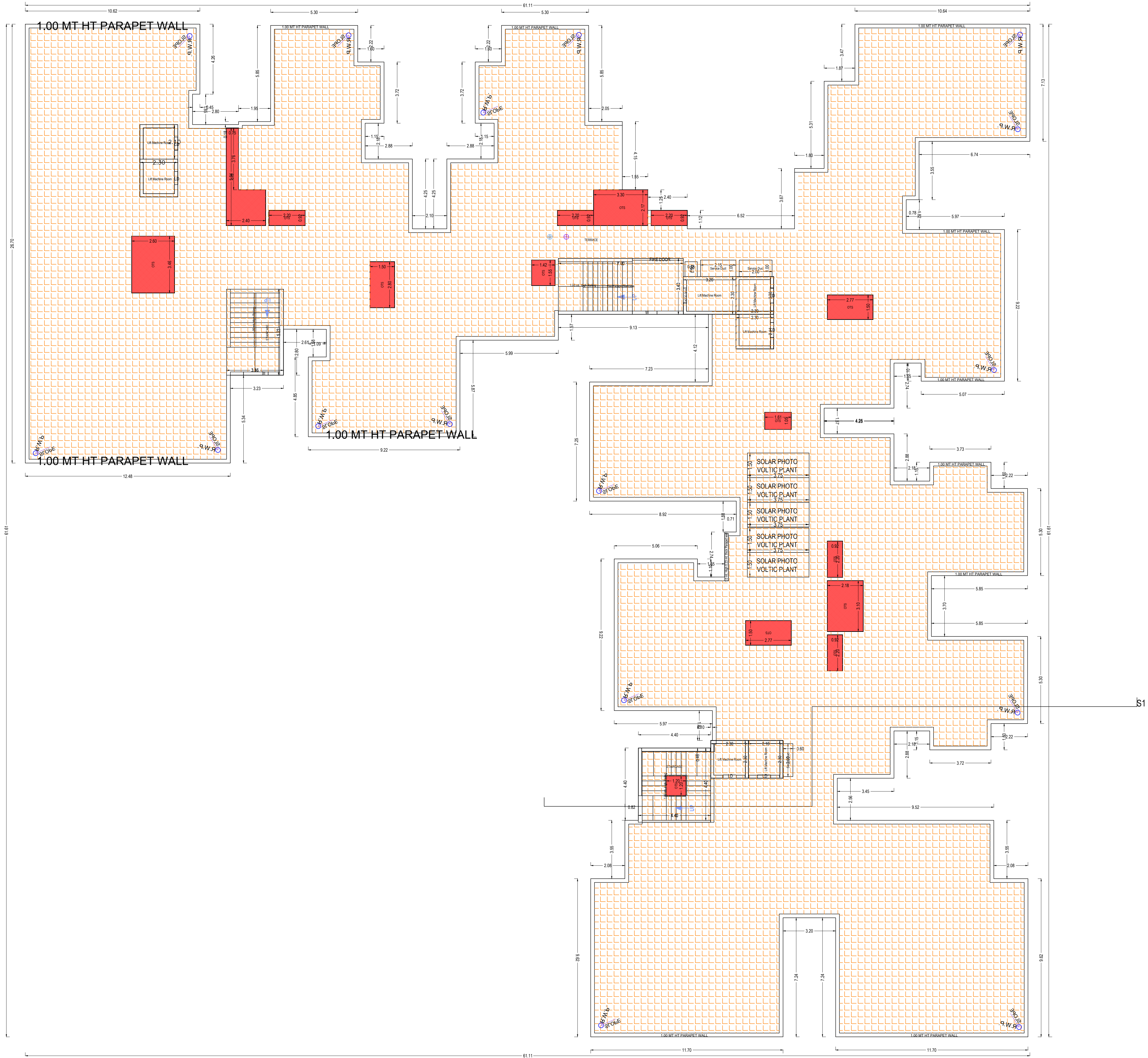
Total Plot Area :-	10789.08	Total FAR Area :-	37547.70
Total Coverage Area :-	2744.55	Total BUA Area :-	58353.26

OWNER'S NAME AND SIGNATURE
DIVYANSH AND UPPAL
LLP.chandrapr@gmail.com.9873096693

ARCHITECT'S NAME AND SIGNATURE
Vishal Mittal
CA/9823185

Chandraprakash Development Authority

Building Plan Application Number
CDA/BP/22-23/1035
Sanctioned On
24 Dec 2023
Valid Till
17 Jan 2029
Approved By
Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S
Examined By
Shiv Shankar Srivastava (Junior engineer)
S K Srivastava (Assistant Engineer)
Arvind Kumar (Town Planner/ Executive engineer)
Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S
Rajesh Kumar Singh (Secretary)
Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S



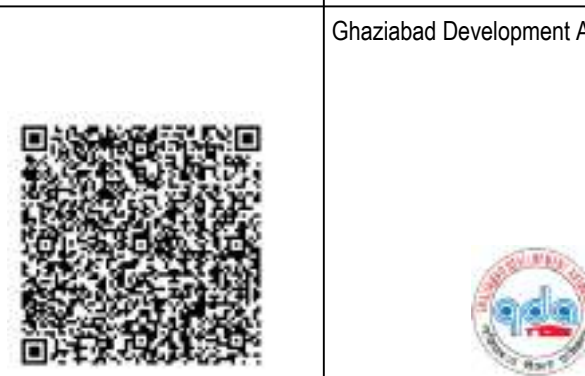
TERRACE FLOOR PLAN
TOWER-A
(SCALE 1:100)

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Total Plot Area:-	10789.08	Total FAR Area:-	37547.70
Total Coverage Area:-	2744.55	Total BUA Area:-	58353.26

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DIVYANSH AND UPPAL
LLP.chanderjeei@divyanshinda.com.9873086693

ARCHITECT'S NAME AND SIGNATURE
Vishal Mittal
CA/9823185



Building Plan Application Number
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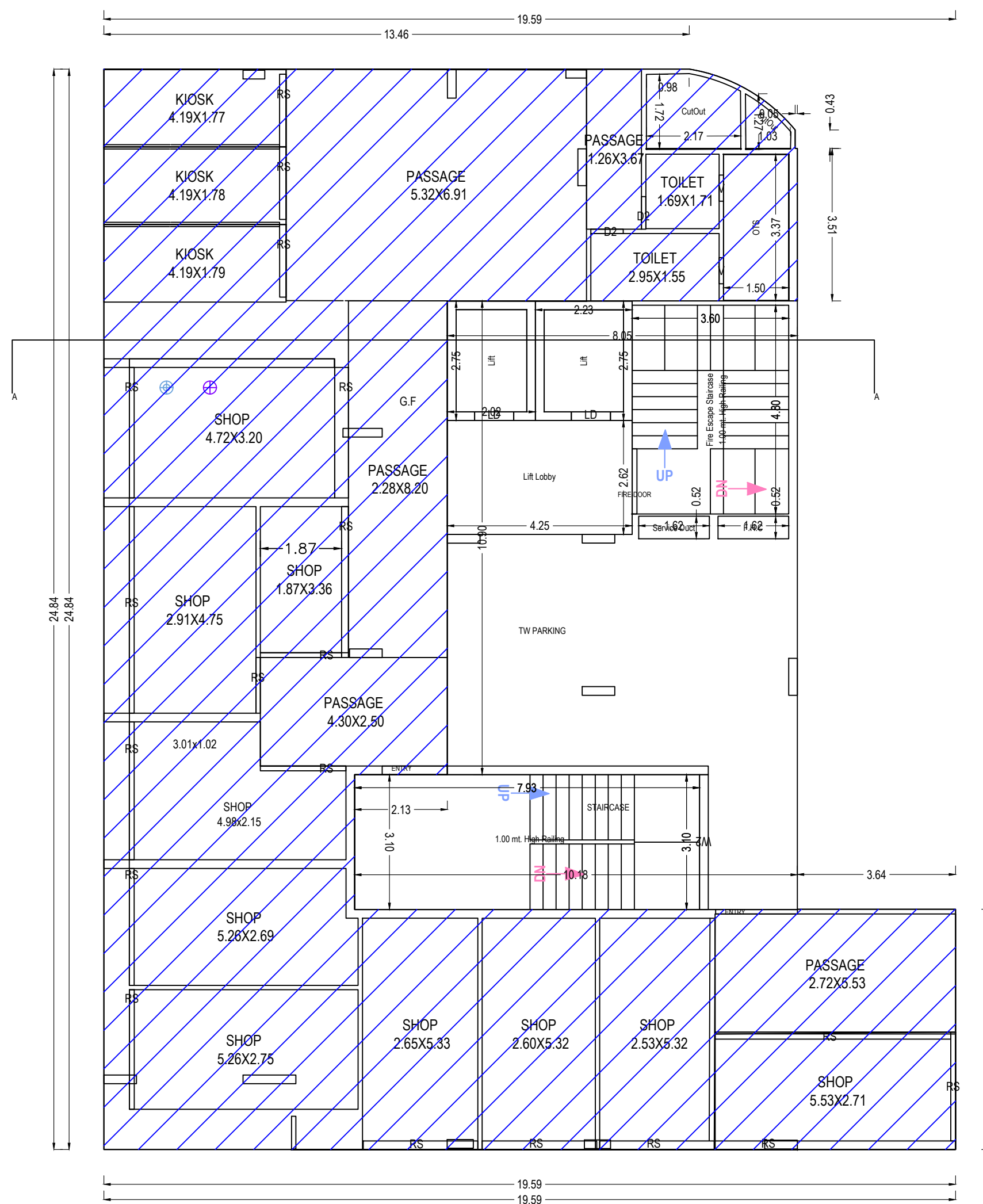


Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional

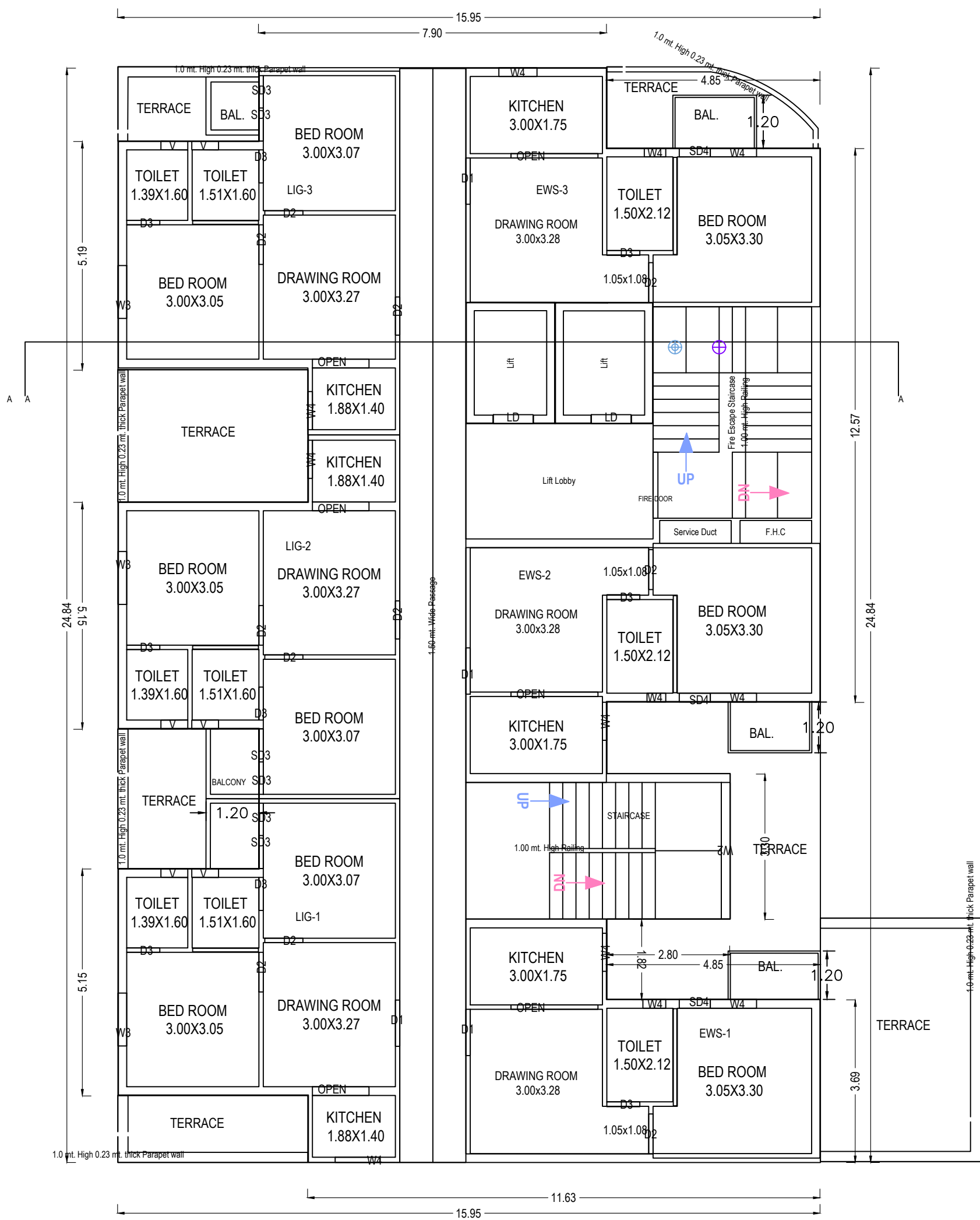
Total BUA Area: -	58353.26
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COMMERCIAL

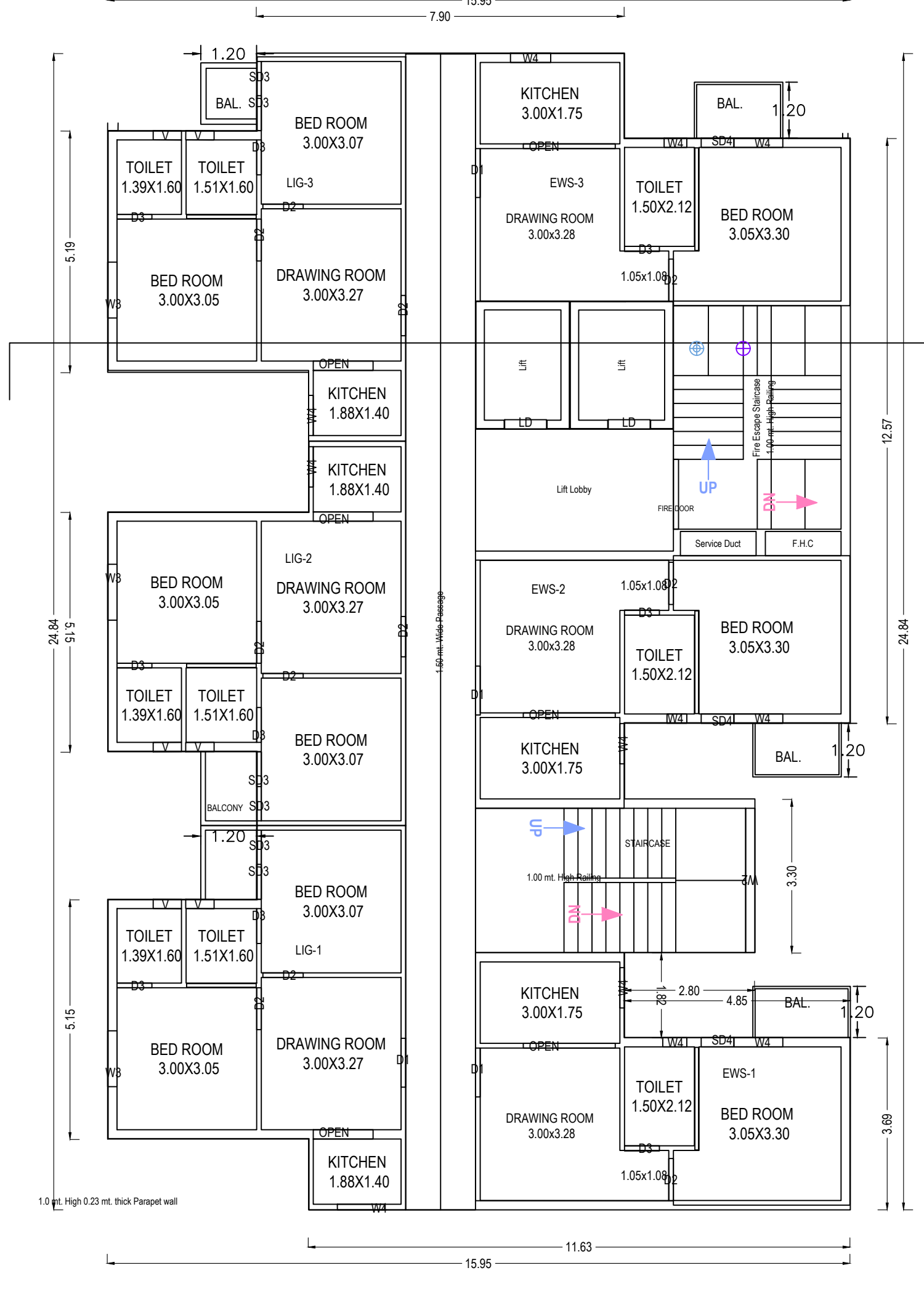
EWS/LIG DEDUCTION FLOOR



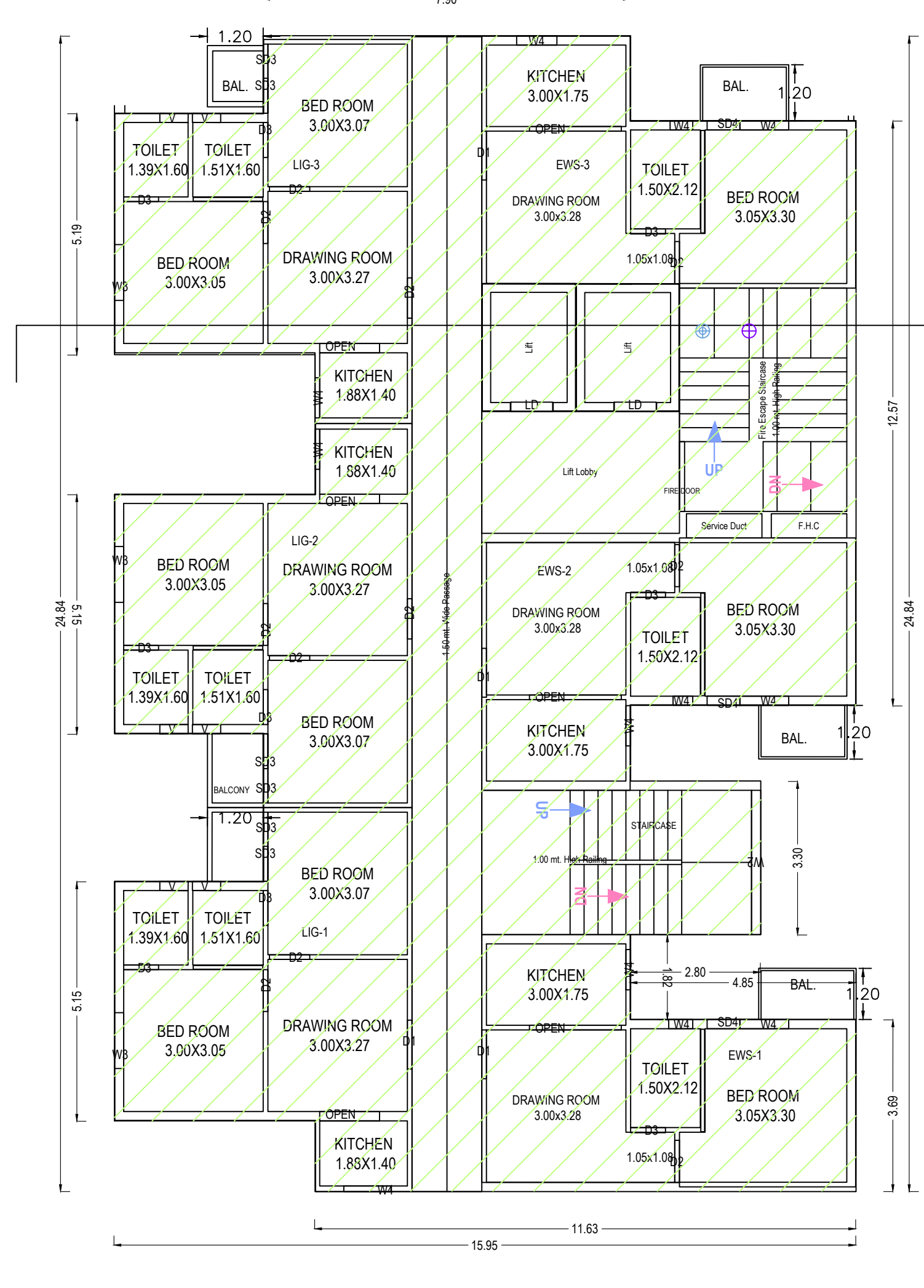
GROUND FLOOR PLAN
TOWER-B
(Proposed)
(SCALE 1:100)



FIRST FLOOR PLAN
TOWER-B
(Proposed)
(SCALE 1:100)

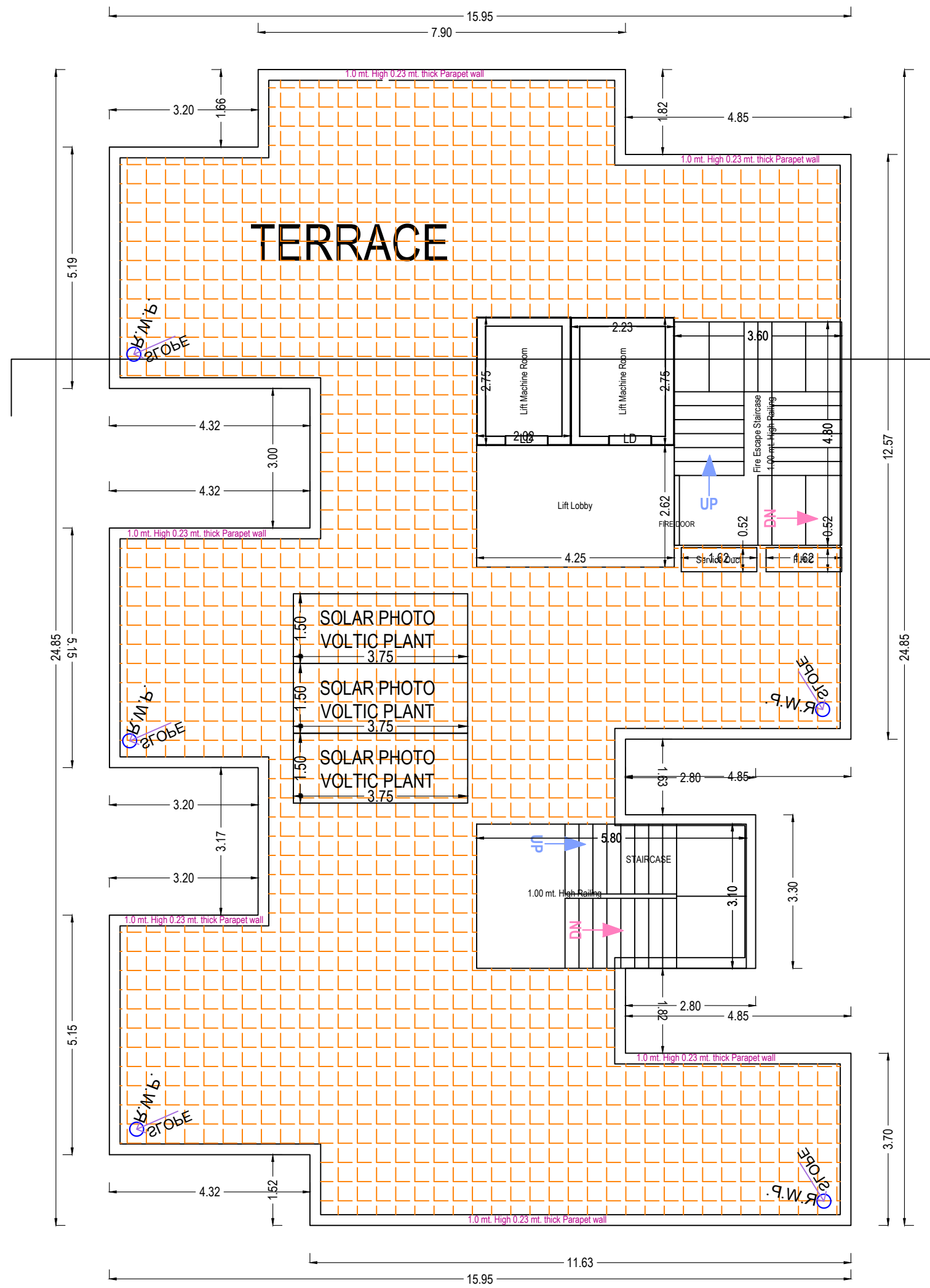


SECOND FLOOR PLAN
TOWER-B
(Proposed)
(SCALE 1:100)



TYPICAL- 3-12 FLOOR PLAN
TOWER-B(EWS LIG UNIT FLOOR)
(Proposed)
(SCALE 1:100)

SCHEDULE OF DOOR:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (TOWER)	SD4	0.70	2.10	36
B (TOWER)	D2	0.74	2.10	01
B (TOWER)	D2	0.75	2.10	01
B (TOWER)	D3	0.75	2.10	108
B (TOWER)	SD3	0.75	2.10	36
B (TOWER)	LIFT DOOR	0.80	2.10	10
B (TOWER)	D2	0.87	2.10	36
B (TOWER)	LIFT DOOR	0.90	2.10	08
B (TOWER)	LD	0.90	2.10	28
B (TOWER)	D2	0.90	2.10	36
B (TOWER)	D2	0.91	2.10	36
B (TOWER)	D1	1.05	2.10	48
B (TOWER)	RS	1.28	2.10	01
B (TOWER)	OPEN	1.28	2.10	36
B (TOWER)	FIRE-DOOR	1.50	2.10	14
B (TOWER)	ENTRY	1.50	2.10	01
B (TOWER)	RS	1.67	2.10	03
B (TOWER)	RS	1.87	2.10	01
B (TOWER)	ENTRY	1.88	2.10	01
B (TOWER)	RS	1.97	2.10	01
B (TOWER)	OPEN	1.97	2.10	36
B (TOWER)	RS	2.50	2.10	01
B (TOWER)	RS	2.63	2.10	03
B (TOWER)	RS	2.69	2.10	01
B (TOWER)	RS	2.75	2.10	01
B (TOWER)	RS	3.00	2.10	02
B (TOWER)	W2	3.10	2.10	13
B (TOWER)	RS	3.17	2.10	01
B (TOWER)	RS	3.47	2.10	01
B (TOWER)	RS	4.75	2.10	01
B (TOWER)	RS	5.55	2.10	01
Total	-	-	-	503



TERRACE FLOOR PLAN
TOWER-B
(Proposed)
(SCALE 1:100)

Floor Name	Gross Builtup Area	Deductions From Gross BUA/Area in Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed Area (Sq.mt.)	FAR	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Total FAR Area after Deduction OF EWS/LIG (Sq.mt.)	No. of Unit
		OTS/VOID/VSHAFT	Lift		Murthy	Lift	Lift Machine	Lift Lobby	Parking						
Basement Second Floor	7507.90	10.03	324.02	7173.85	89.32	36.66	0.00	23.00	7019.33	0.00	0.00	0.00	0.00	0.00	00
Basement First Floor	7507.88	10.03	324.00	7173.85	89.32	35.96	0.00	23.00	7020.33	0.00	0.00	0.00	0.00	0.00	00
Ground Floor	367.27	11.20	0.00	356.08	17.28	0.00	0.00	11.14	22.20	0.00	269.20	24.59	293.79	293.79	00
First Floor	328.92	1.69	0.00	327.24	17.28	8.43	0.00	10.00	0.00	291.53	0.00	0.00	291.53	291.53	06
Second Floor	328.92	1.69	0.00	327.24	17.28	8.43	0.00	10.00	0.00	291.53	0.00	0.00	291.53	291.53	06
Third Floor	328.92	1.69	0.00	327.24	17.28	8.43	0.00	10.00	0.00	291.53	0.00	0.00	291.53	291.53	06
Fourth Floor	328.92	1.69	0.00	327.24	17.28	8.43	0.00	10.00	0.00	291.53	0.00	0.00	291.53	291.53	06
Fifth Floor	328.92	1.69	0.00	327.24	17.28	8.43	0.00	10.00	0.00	291.53	0.00	0.00	291.53	291.53	06
Sixth Floor	328.92	1.69	0.00	327.24	17.28	8.43	0.00	10.00	0.00	291.53	0.00	0.00	291.53	291.53	06
Seventh Floor	328.92	1.69	0.00	327.24	17.28	8.43	0.00	10.00	0.00	291.53	0.00	0.00	291.53	291.53	06
Eighth Floor	328.92	1.69	0.00	327.24	17.28	8.43	0.00	10.00	0.00	291.53	0.00	0.00	291.53	291.53	06
Ninth Floor	328.92	1.69	0.00	327.24	17.28	8.43	0.00	10.00	0.00	291.53	0.00	0.00	291.53	291.53	06
Tenth Floor	328.92	1.69	0.00	327.24	17.28	8.43	0.00	10.00	0.00	291.53	0.00	0.00	291.53	291.53	06
Eleventh Floor	328.92	1.69	0.00	327.24	17.28	8.43	0.00	10.00	0.00	291.53	0.00	0.00	291.53	291.53	06
Twelfth Floor	328.92	1.69	0.00	327.24	17.28	8.43	0.00	10.00	0.00	291.53	0.00	0.00	291.53	291.53	06
Terrace Floor	54.83	0.00	0.00	54.83	35.26	0.00	8.43	11.14	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	19384.93	51.54	648.02	18685.50	936.16	173.78	8.43	188.28	14061.86	3498.36	269.20	24.59	3803.08	888.52	72
Total Number of Same Buildings:	1														
Total:	19384.93	51.54	648.02	18685.50	936.16	173.78	8.43	188.28	14061.86	3498.36	291.40	24.59	3803.08	888.52	72

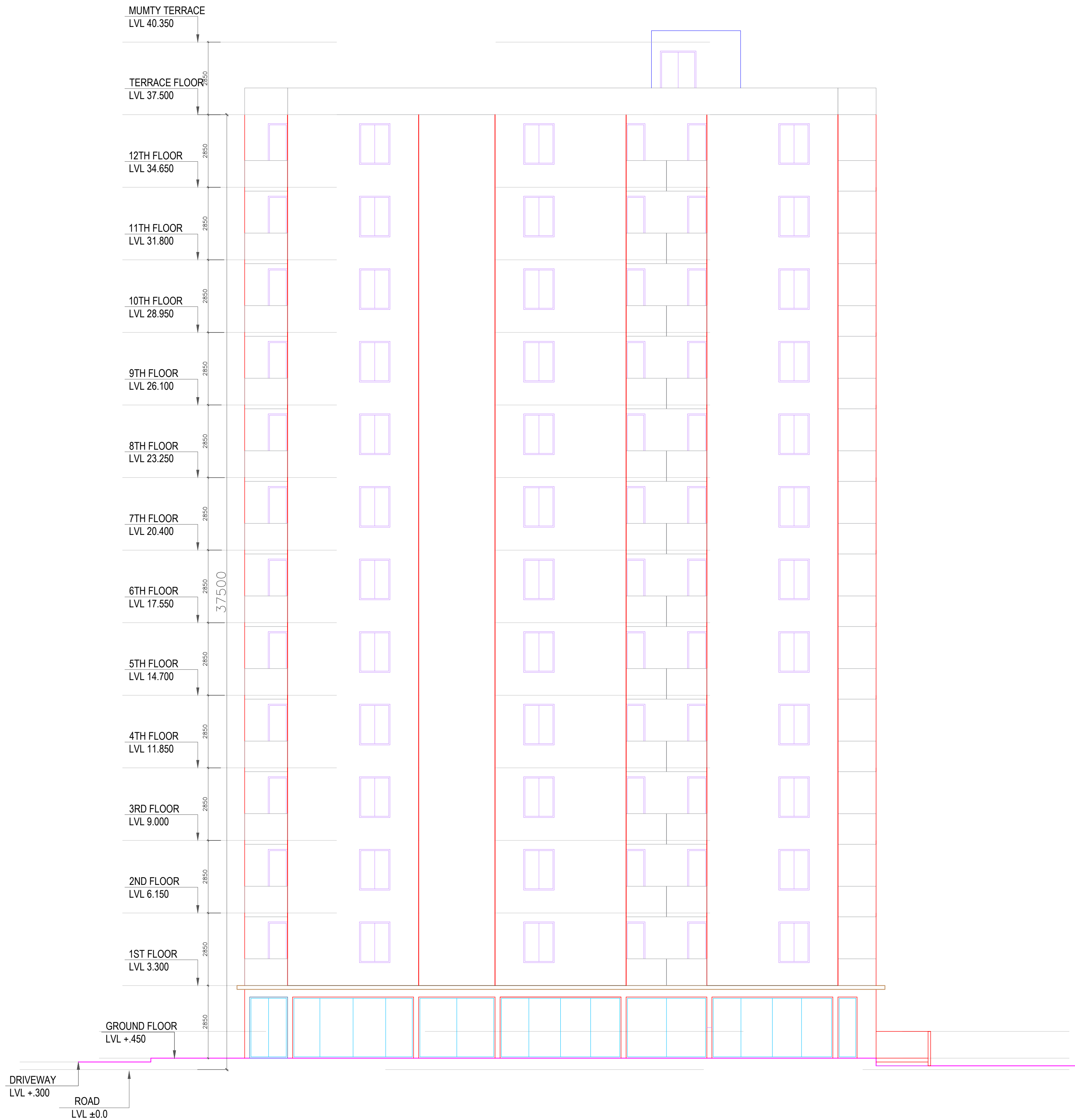
BALCONY CALCULATION TABLE TOWER B		
FLOOR	SIZE	AREA
1-12 TYPICAL FLOOR	1.20 X 1.80 X 1 X 12	25.92
	1.20 X 1.50 X 1 X 12	27.36
	1.20 X 2.09 X 1 X 12	30.24
	1.20 X 1.49 X 2 X 12	47.91
	1.20 X 1.59 X 1 X 12	22.90

AREA STATEMENT		AREA IN SQ.MT.	
1	PERMISSIBLE FAR AREA FOR COMMERCIAL 1% OF PERMISSIBLE FAR = 1% OF PERMISSIBLE F.A.R AREA FOR (2.5) F.A.R AREA	1%	269.727
2	PROPOSED COMMERCIAL F.A.R. AREA = 269.20 SQ.MT.		269.20
A	REQUIRED CONVENIENT SHOPS = 1 SHOP PER 200 PERSON = (287-58 = 345 UNITS) X 1 PERSON PER UNIT = 1725 PERSON, HENCE, 8.432 NOS. = SAY 9 NOS.)	9	
B	REQUIRED KIOSK/ROOFTOP = 1 KIOSK PER 500 PERSON = 345 UNITS X 1 PERSON PER UNIT = 1725 PERSON, HENCE 3.45 NOS. = SAY 4 NOS.)	4	
TOTAL PERMISSIBLE SHOPS & KIOSK (A+B)		13	None

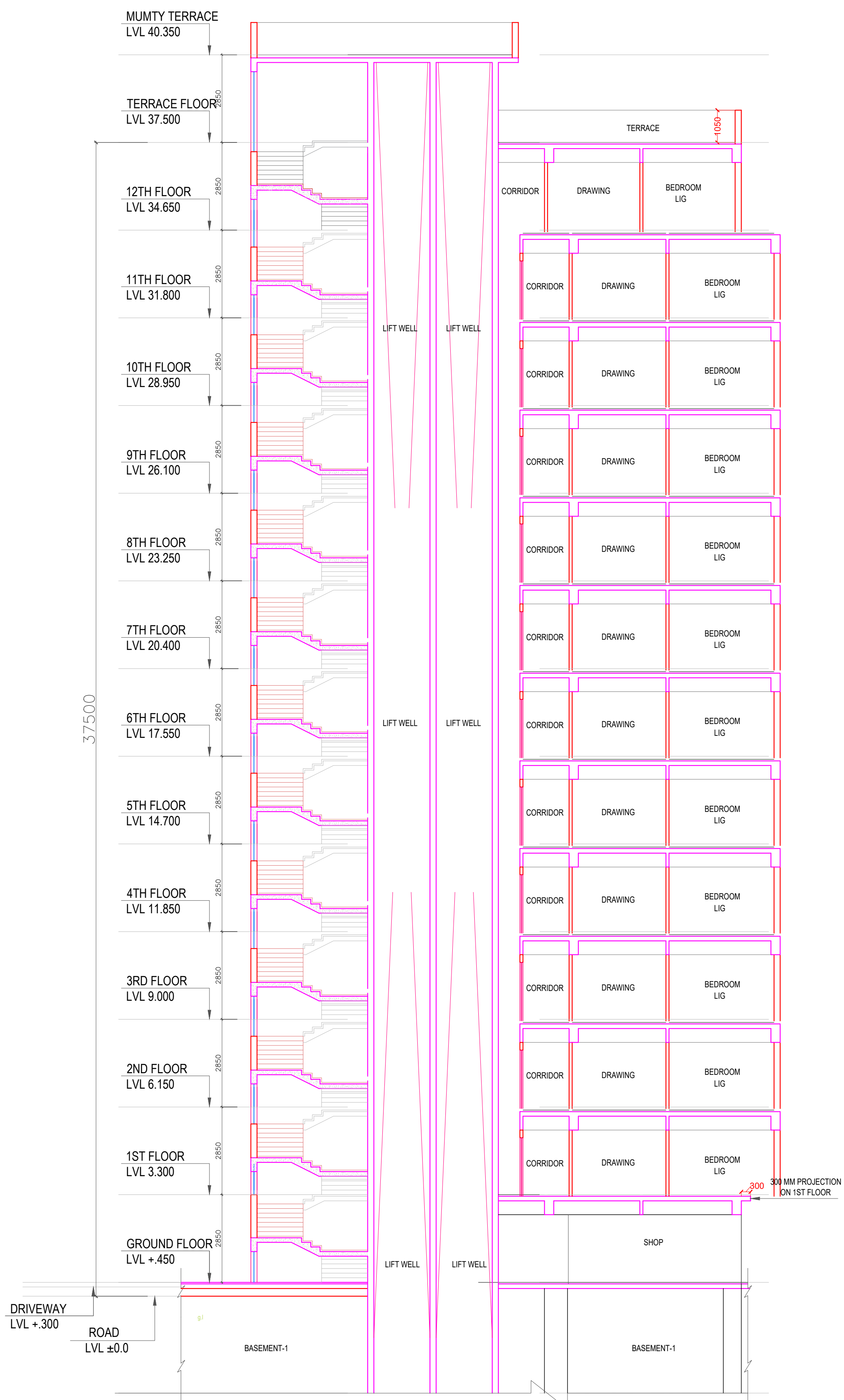
SCHEDULE OF WINDOW/VENTILATION:				
BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (TOWER)	W4	0.43	1.20	12
B (TOWER)	W4	0.49	1.20	12
B (TOWER)	W4	0.52	1.20	12
B (TOWER)	V	0.60	1.20	14
B (TOWER)	V	0.61	1.20	60
B (TOWER)	W4	1.05	1.20	36
B (TOWER)	W3	1.20	1.20	36
B (TOWER)	SD3	1.49	1.20	36
B (TOWER)	W4	1.62	1.20	12
Total	-	-	-	230

Unit Built Up Area Table for Building -B (TOWER)

Floor	Name	Unit Built Up Area Type	Net UnitBUA Area	Gross Unit Built Up Area	Deductions From Gross Unit Built Up Area (Area in Sq.mt.)		Unit Built Up Area	Deductions (Area in Sq.mt.)			Carpet Area	No. of Unit	
					Door	Window		External Wall					
GROUND FLOOR	G.F	OTHER	295.79	295.79	9.52	286.27	3.44	0.00	0.00	282.83	00		
	Total per Floor:	Total:	295.79	295.79	9.52	286.27	3.44	0.00	0.00	282.83	00		
		Typical Floor = 1	Total:	295.79	295.79	9.52	286.27	3.44	0.00	0.00	282.83		
TYPICAL-1,2 FLOOR PLAN		UNITA	DWELLING UNIT	41.04	41.04	0.00	41.04	0.07	0.71	0.00	40.26	12	
		UNITB		41.04	41.04	0.00	41.04	0.07	0.67	0.00	40.30		
		UNITC		41.10	41.10	0.00	41.10	0.07	0.68	0.00	40.35		
		UNITD		34.30	34.30	0.00	34.30	0.00	0.00	0.00	34.30		
		UNIT E		34.35	34.35	0.00	34.35	0.14	0.39	0.00	33.82		
		UNITF		34.27	34.27	0.00	34.27	0.13	0.45	0.00	33.69		
		Total:		226.10	226.10	0.00	226.10	0.48	2.90	0.00	222.72		
		Total per Floor:	Typical Floor = 1	Total:	226.10	226.10	0.00	226.10	0.48	2.90	0.00		222.72
		LIG-1	LIG UNIT	41.04	41.04	0.00	41.04	0.07	0.49	0.00	40.48		60
		LIG-2	LIG UNIT	41.04	41.04	0.00	41.04	0.07	0.44	0.00	40.53		
LIG-3	LIG UNIT	41.10	41.10	0.00	41.10	0.07	0.45	0.00	40.58				
EWS-1	EWS UNIT	34.30	34.30	0.00	34.30	0.00	0.00	0.00	34.30				
EWS-2	EWS UNIT	34.35	34.35	0.00	34.35	0.14	0.39	0.00	33.82				
EWS-3	EWS UNIT	34.27	34.27	0.00	34.27	0.13	0.45	0.00	33.69				
TYPICAL - 3- 12 FLOOR PLAN		Total:	226.10	226.10	0.00	226.10	0.48	2.22	0.00	223.40	00		
		Total per Floor:	Typical Floor = 11	Total:	2487.10	2487.10	0.00	2487.10	5.28	24.42	0.00	2457.40	00
		Total:	-	-	3008.89	3008.99	9.52	2999.47	9.14	27.36	0.07	2962.95	72



ELEVATION TOWER B



SECTION A-A(TOWER B)

OWNER'S NAME AND SIGNATURE DIVYANSH AND UPPAL LLP, chanderjeet@divyanshindia.com, 9873086693	
ARCHITECT'S NAME AND SIGNATURE Vishal Mittal CA/9823185	INEER
	Ghaziabad Development Authority
Building Plan Application Number GDA/BP/22-23/1035	
Sanctioned On 24 Dec 2023	
Valid Till 17 Jan 2029	
Approved By Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S	
Examined By Shiv Shankar Srivastava (Junior engineer)	
S K Srivastava (Assistant Engineer)	
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Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S	
Rajesh Kumar Singh (Secretary)	
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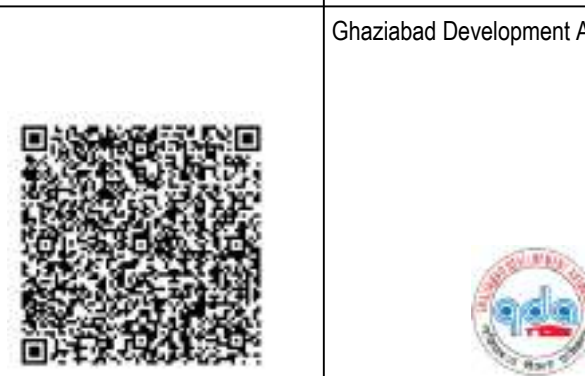
Required Parking (Table 7a)												
Building Name	SubUse	Area (Sq.mt.)	UNITS		Car		Visitors Car			TwoWheeler		
			Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A(TOWER)	Group Housing	0 - 50	-	-	-	-	-	-	-	1.00	-	-
		50 - 100	95	1.00	95	-	-	-	-	-	-	-
		100 - 150	138	1.25	173	-	-	-	-	-	-	-
		> 150	40	1.50	60	-	-	-	-	-	-	-
A(TOWER)	COMMUNITY	301.19		2/100	07	-	-	-	-	1.00	-	-
B(TOWER)	COMMERCIAL	269.20		1.25/100	04	-	-	-	-	-	-	-
B(TOWER)	Group Housing	0 - 50	12	-	-	-	-	-	-	1.00	12	12
		50 - 100	-	1.00	-	-	-	-	-	-	-	-
		100 - 150	-	1.25	-	-	-	-	-	-	-	-
		> 150	-	1.50	-	-	-	-	-	-	-	-
B(TOWER)	EWS UNITS	0 - 50	30	-	-	-	-	-	-	1.00	30	30
		50 - 100	-	1.00	-	-	-	-	-	-	-	-
		100 - 150	-	1.25	-	-	-	-	-	-	-	-
		> 150	-	1.50	-	-	-	-	-	-	-	-
B(TOWER)	LIG UNITS	0 - 50	30	0.33	10	-	-	-	-	1.00	-	-
		50 - 100	-	1.00	-	-	-	-	-	-	-	-
		100 - 150	-	1.25	-	-	-	-	-	-	-	-
		> 150	-	1.50	-	-	-	-	-	-	-	-
	Total :	-	-	-	349	357	-	35	36	-	42	42

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Total Plot Area :-	10789.08	Total FAR Area :-	37547.70
Total Coverage Area :-	2744.55	Total BUA Area :-	58353.26

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Rajesh Kumar Singh (Secretary)
Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S



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

Required Parking(Table 7a)

Building Name	Sub/Use	Area (Sq.mt.)	UNITS		Car		Visitors Car			TwoWheeler		
			Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.
A(TOWER)	Group Housing	0 - 50	-	-	-	-	-	-	-	1.00	-	-
		50 - 100	95	1.00	95	-	-	-	-	-	-	-
		100 - 150	138	1.25	173	-	-	-	-	-	-	-
		> 150	40	1.50	60	-	-	-	-	-	-	-
A(TOWER)	COMMUNITY	301.19		2/100	07	-	-	-	-	1.00	-	-
B(TOWER)	COMMERCIAL	269.20		1.25/100	04	-	-	-	-	-	-	-
B(TOWER)	Group Housing	0 - 50	12	-	-	-	-	-	-	1.00	12	12
		50 - 100	-	1.00	-	-	-	-	-	-	-	-
		100 - 150	-	1.25	-	-	-	-	-	-	-	-
		> 150	-	1.50	-	-	-	-	-	-	-	-
B(TOWER)	EWS UNITS	0 - 50	30	-	-	-	-	-	-	1.00	30	30
		50 - 100	-	1.00	-	-	-	-	-	-	-	-
		100 - 150	-	1.25	-	-	-	-	-	-	-	-
		> 150	-	1.50	-	-	-	-	-	-	-	-
B(TOWER)	LIG UNITS	0 - 50	30	0.33	10	-	-	-	-	1.00	-	-
		50 - 100	-	1.00	-	-	-	-	-	-	-	-
		100 - 150	-	1.25	-	-	-	-	-	-	-	-
		> 150	-	1.50	-	-	-	-	-	-	-	-
	Total :	-	-	-	349	357	-	35	36	-	42	42

OWNER'S NAME AND SIGNATURE
DIVYANSH AND UPPAL
LLP, chanderjeet@divyanshindia.com, 9873096993

ARCHITECT'S NAME AND SIGNATURE
Vishal Mittal
CA/9823185

Qr Code
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