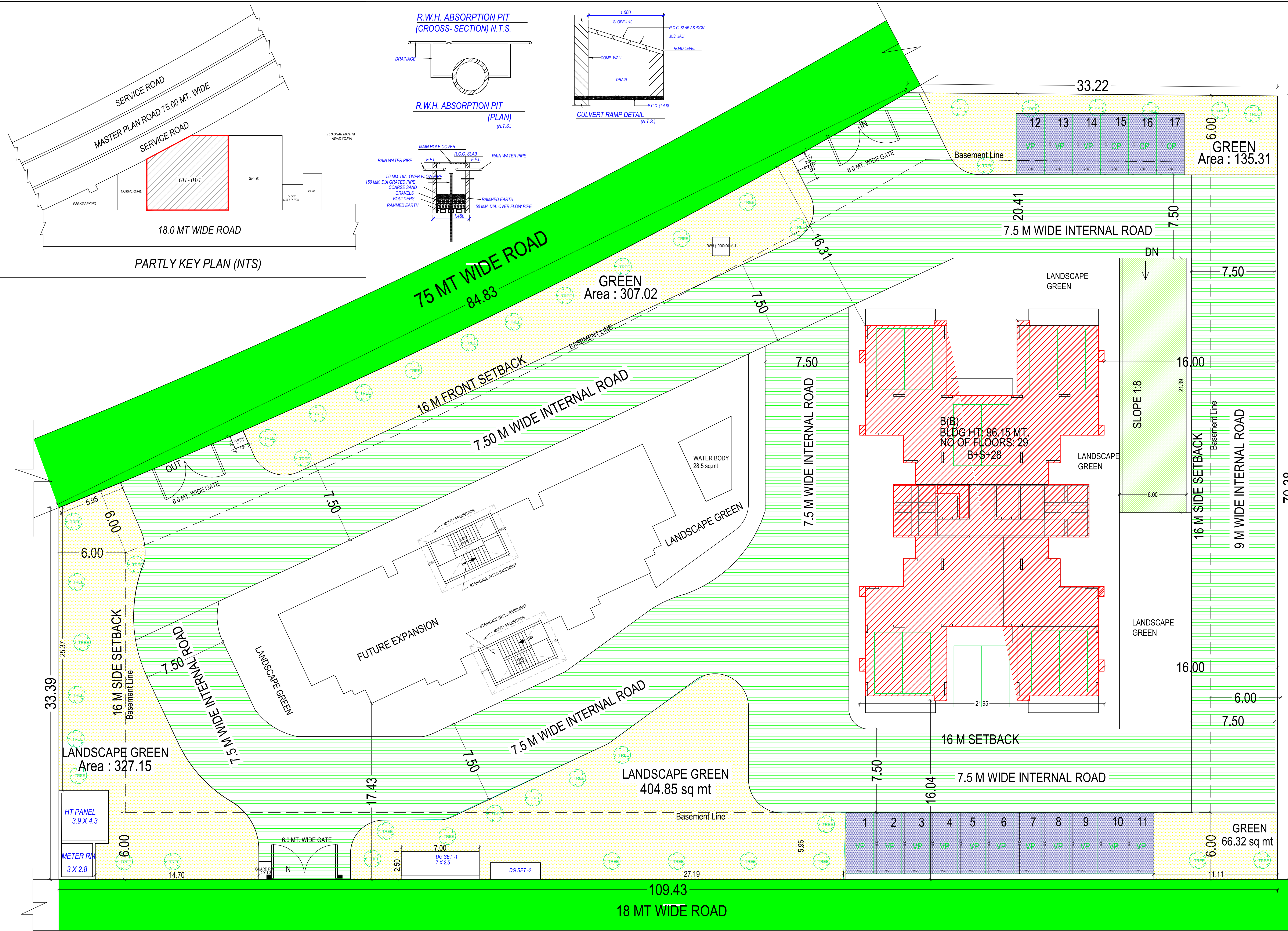
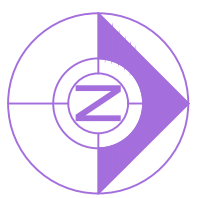


" Project Title :PLOT NO GH-01/1 SECTOR 11 PRATAP VIHAR , GHAZIABAD (U.P.)



SITE PLAN
(Scale - 1:1000)



Building USE/SUBUSE Details									
Building Name	Building Use	Building SubUse	Building Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units	Floor Name	
B (B)	Residential	Group Housing		Highrise		112	1	BASEMENT SECOND FLOOR PLAN	Residential + Parking
								BASEMENT FIRST FLOOR PLAN	Residential + Parking
								TYPICAL - 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 28 FLOOR PLAN	Community Facility + Parking
								TYPICAL - 19, 27 FLOOR PLAN	Residential
								TERRACE FLOOR PLAN	Residential

Required Parking (Table 7a)

Building Name	Type	SubUse	Area (Sq.mt.)	Parking space reqd for every	Units		Car		Visitors Car	
					Prop.	Reqd./Unit	Reqd.	Prop.	Reqd./Unit	Reqd.
B (BUILDING)	Community Facility	Public Purpose Building	> 0	100	56.81	2.00	2	-	-	-

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.)		Total FAR Area (Sq.mt.)	No. of Unit
			Duct(Void, Duct, Chowk)			Mumty	Lift	Lift Machine	Lift Lobby	Balcony	Archi.Proj.(Canopy)	Ramp	Refuge Area	Covered Area	Parking	Resi.	Amenities		
B (BUILDING)	1	27572.66	114.31	27458.26	669.18	459.20	11.03	279.74	3327.60	168.28	487.43	32.16	6.01	8485.90	13681.64	56.81	13738.45	112	
Grand Total	1	27572.66	114.31	27458.26	669.18	459.20	11.03	279.74	3327.60	168.28	487.43	32.16	6.01	8485.90	13681.64	56.81	13738.45	112	

Parking Check (Table 7b)

Vehicle Type	Reqd.				Prop.			
	No.	Reduced Req'd Parking (Incase of Plot having RVI/Area surrendered FOC)	Area		No.	Area		
Equivalent Car Space	-	-	-	-	249	3423.75		
Two Stack Car	-	-	-	-	-	-		
Total Car	142	-	1952.50		249	3423.75		
Visitor's Car Parking	14	-	192.50		14	192.50		
Two Stack Parking	-	-	-	-	-	-		
Other Parking	-	-	-	-	-	-		
Total			2145.00			8485.90		

Green and open space Area

Name	Prop. Area
GREEN	307.02
GREEN	327.15
GREEN	404.85
GREEN	66.32
GREEN	135.31

Tree Details (Table 3h)

Plot	Name	Nos Of Trees
PLOT	Tree	32

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	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	4270.31	0.00	4270.31	0.00
Basement Second Floor	4282.74	0.00	4282.74	0.00
Basement	534.24	56.81	534.24	56.81
First Floor	653.09	488.63	653.09	488.63
Second Floor	653.09	488.63	653.09	488.63
Third Floor	653.09	488.63	653.09	488.63
Fourth Floor	653.09	488.63	653.09	488.63
Fifth Floor	653.09	488.63	653.09	488.63
Sixth Floor	653.09	488.63	653.09	488.63
Seventh Floor	653.09	488.63	653.09	488.63
Eighth Floor	653.09	488.63	653.09	488.63
Ninth Floor	653.09	488.63	653.09	488.63
Tenth Floor	653.09	488.63	653.09	488.63
Eleventh Floor	653.09	488.63	653.09	488.63
Twelfth Floor	653.09	488.63	653.09	488.63
Thirteenth Floor	653.09	488.63	653.09	488.63
Fourteenth Floor	653.09	488.63	653.09	488.63
Fifteenth Floor	653.09	488.63	653.09	488.63
Sixteenth Floor	653.09	488.63	653.09	488.63
Seventeenth Floor	653.09	488.63	653.09	488.63
Eighteenth Floor	653.09	488.63	653.09	488.63
Nineteenth Floor	653.09	488.63	653.09	488.63
Twentieth Floor	653.09	488.63	653.09	488.63
Twentyfirst Floor	653.09	488.63	653.09	488.63
Twentysecond Floor	653.09	488.63	653.09	488.63
Twentythird Floor	653.09	488.63	653.09	488.63
Twentyfourth Floor	653.09	488.63	653.09	488.63
Twentyfifth Floor	653.09	488.63	653.09	488.63
Twentysixth Floor	653.09	488.63	653.09	488.63
Twentyseventh Floor	653.09	488.63	653.09	488.63
Twentyeighth Floor	653.09	488.63	653.09	488.63
Twentyninth Floor	653.09	488.63	653.09	488.63
Terace Floor	52.27	0.00	52.27	0.00
Total:	27458.26	13738.45	27458.26	13738.45

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)	

OWNERS NAME AND SIGNATURE

ISHAN INFRASTATES INDIA PVT LTD, heekemr@gmail.com, 9953350019

ARCHENG'S NAME AND SIGNATURE

VPIN KUMAR

Ghaziabad Development Authority

Building Plan Application Number

GDA/BP/22-23/0198

Sanctioned On

17 Jun 2023

Valid Till

04 Jul 2028

Approved By

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

Examined By

Bhagwan Das Maurya (Junior engineer)

Dhananjay Singh (Assistant Engineer)

Rajeev Ratan Shah (Town Planner/ Executive engineer)

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

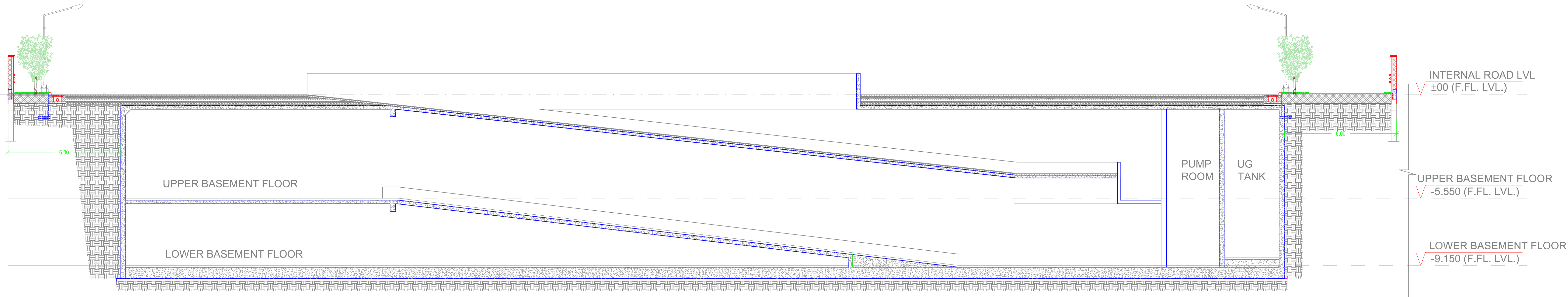
Rajeev Ratan Shah (Town Planner/ Executive engineer)

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

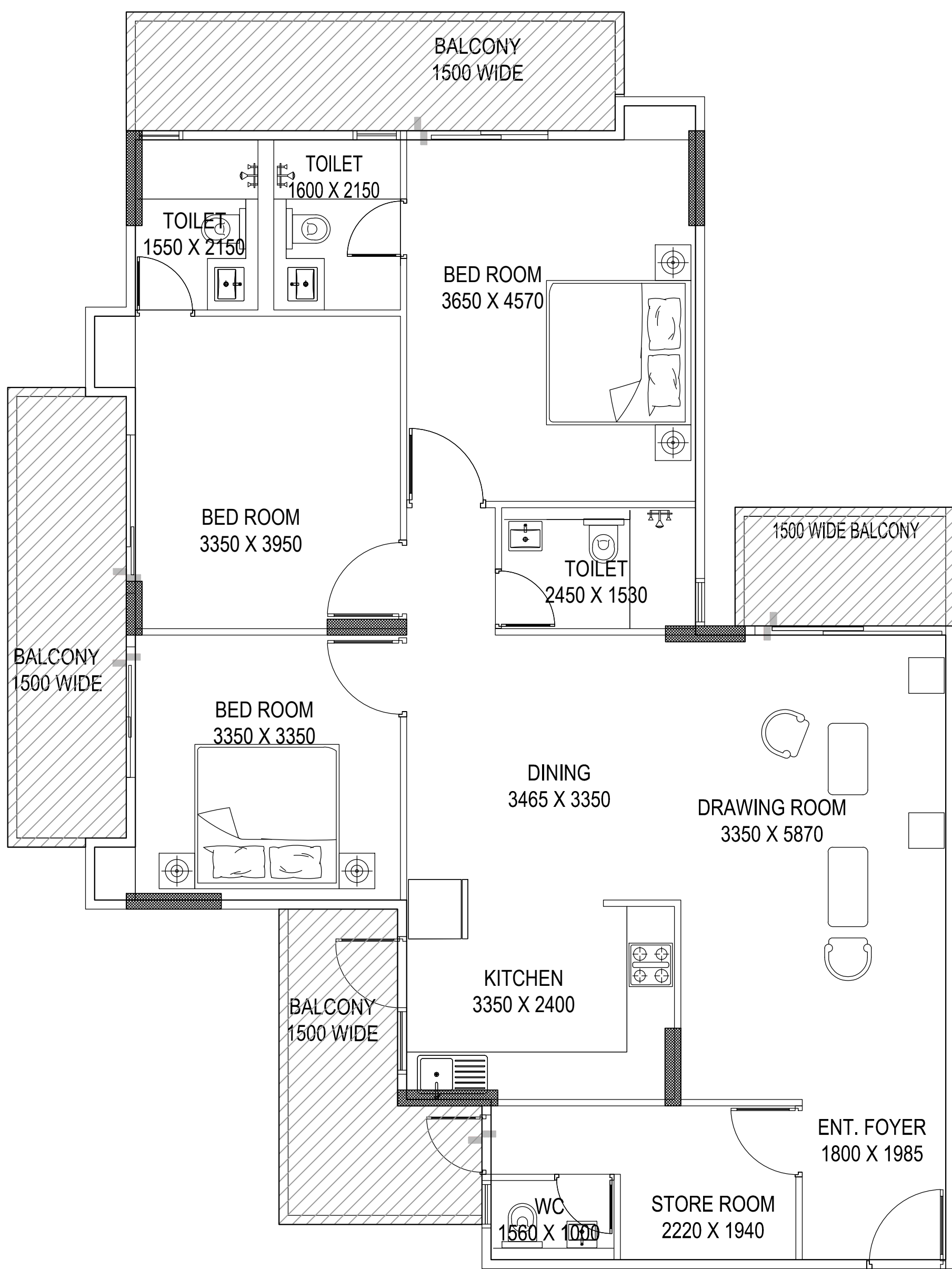
Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

ISO_A0 (8471.00_x_1189.00_MM)

The correctness and accuracy of Proposal Information and drawing is a responsibility of PORowner. 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 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.



SECTION C



CARPET AREA DETAIL (3BHK +4TOI.)- TYPE-2

CARPET AREA = 108.654 SQM.

BALCONY AREA = 29.707 SQM.

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
TYPICAL - 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, 22, 23, 24, 25, 26, 28 FLOOR PLAN	1.50 X 6.30 X 4 X 26	976.56	3090.88
	1.50 X 2.77 X 4 X 26	431.60	
	1.50 X 5.81 X 4 X 26	894.40	
	2.57 X 3.99 X 4 X 26	788.32	
TYPICAL - 18, 27 FLOOR PLAN	1.50 X 6.30 X 4 X 2	75.12	237.76
	1.50 X 5.81 X 4 X 2	68.80	
	1.50 X 2.77 X 4 X 2	33.20	
	2.57 X 3.99 X 4 X 2	60.64	
Total	-	-	3328.64

PERMISSIBLE F.A.R. CALCULATION

1.	Total Plot Area	6217.80	Sqmt.
2.	Total Permissible FAR = 1.50	9326.70	Sqmt.
3.	Permissible Green FAR = 5% of 9326.70	466.33	Sqmt.
4.	Total Permissible Purchasable FAR (0.75)	4663.35	Sqmt.
5.	Total Permissible FAR with Purchasable FAR (2+3+4)	14456.38	Sqmt.
6.	Total Proposed FAR	13738.45	Sqmt.

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.

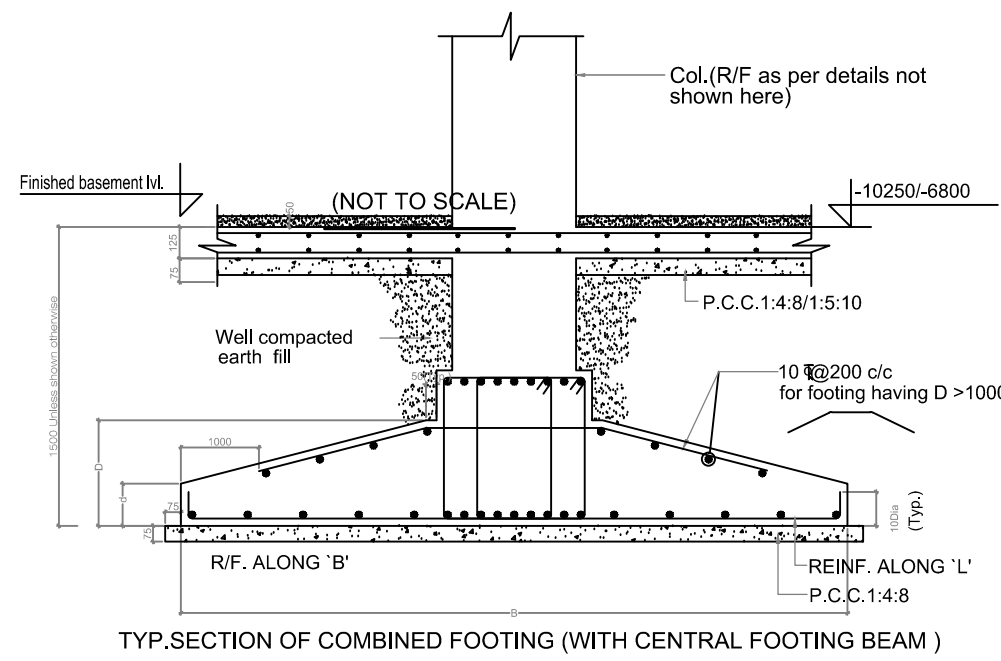
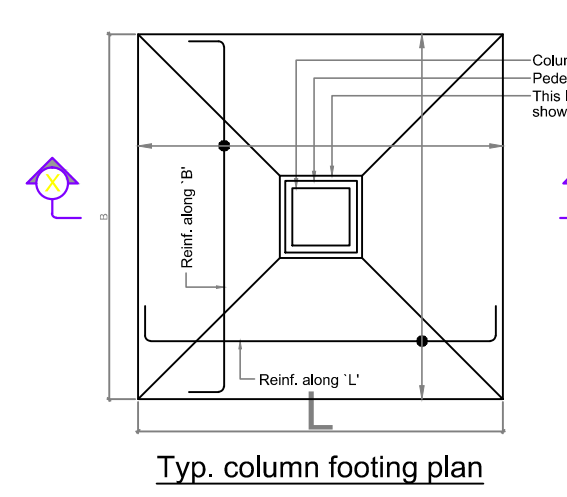
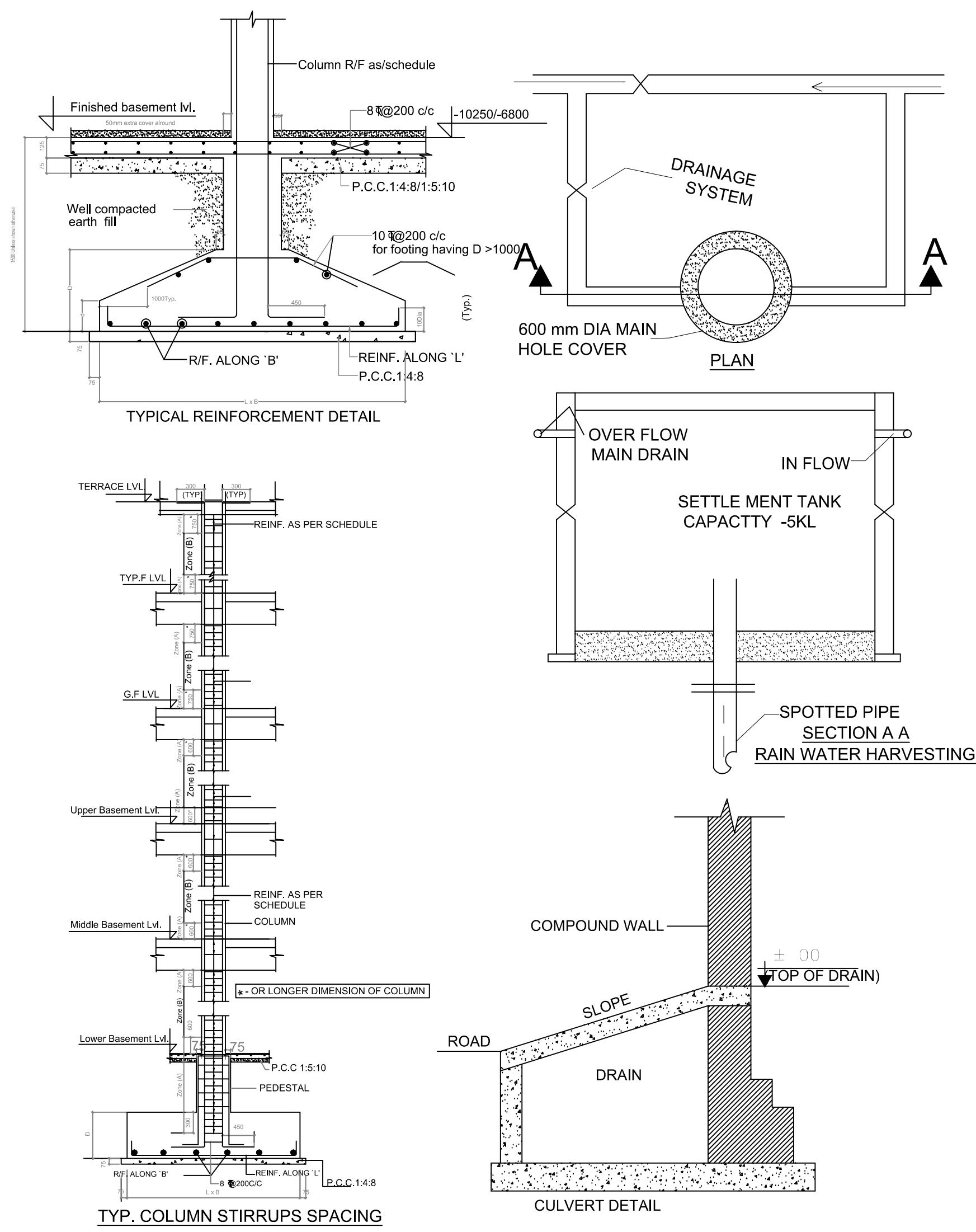
2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

ISO_A0 (841.00_x_1189.00_MM)

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Building :B (B)

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.)		Total FAR Area (Sq.mt.)	No. of Unit
		Duct/Void, Duct, Chowk)			Murmy		Lift	Lift Machine	Lift Lobby	Balcony	Arch.Proj.(Canopy)	Ramp	Refuge Area	Covered Area	Parking	Resi.	Amenities			
Basement Second Floor	4282.74	0.00	4282.74	73.31	20.56	0.00	6.45	0.00	0.00	0.00	226.00	0.00	0.00	4056.74	0.00	0.00	0.00	00		
Basement First Floor	4270.31	0.00	4270.31	73.31	20.56	0.00	6.45	0.00	0.00	0.00	261.43	0.00	0.00	4008.88	0.00	0.00	0.00	00		
Stilt Floor	538.05	3.81	534.24	33.75	14.30	0.00	9.11	0.00	0.00	0.00	0.00	0.00	6.01	420.28	0.00	56.81	56.81	00		
First Floor	656.90	3.81	653.09	16.20	14.30	0.00	9.11	118.84	6.01	0.00	0.00	0.00	0.00	0.00	488.63	0.00	488.63	04		
Second Floor	656.90	3.81	653.09	16.20	14.30	0.00	9.11	118.84	6.01	0.00	0.00	0.00	0.00	0.00	488.63	0.00	488.63	04		
Third Floor	656.90	3.81	653.09	16.20	14.30	0.00	9.11	118.84	6.01	0.00	0.00	0.00	0.00	0.00	488.63	0.00	488.63	04		
Fourth Floor	656.90	3.81	653.09	16.20	14.30	0.00	9.11	118.84	6.01	0.00	0.00	0.00	0.00	0.00	488.63	0.00	488.63	04		
Fifth Floor	656.90	3.81	653.09	16.20	14.30	0.00	9.11	118.84	6.01	0.00	0.00	0.00	0.00	0.00	488.63	0.00	488.63	04		
Sixth Floor	656.90	3.81	653.09	16.20	14.30	0.00	9.11	118.84	6.01	0.00	0.00	0.00	0.00	0.00	488.63	0.00	488.63	04		
Seventh Floor	656.90	3.81	653.09	16.20	14.30	0.00	9.11	118.84	6.01	0.00	0.00	0.00	0.00	0.00	488.63	0.00	488.63	04		
Eighth Floor	656.90	3.81	653.09	16.20	14.30	0.00	9.11	118.84	6.01	0.00	0.00	0.00	0.00	0.00	488.63	0.00	488.63	04		
Ninth Floor	656.90	3.81	653.09	16.20	14.30	0.00	9.11	118.84	6.01	0.00	0.00	0.00	0.00	0.00	488.63	0.00	488.63	04		
Tenth Floor	656.90	3.81	653.09	16.20	14.30	0.00	9.11	118.84	6.01	0.00	0.00	0.00	0.00	0.00	488.63	0.00	488.63	04		
Eleventh Floor	656.90	3.81	653.09	16.20	14.30	0.00	9.11	118.84	6.01	0.00	0.00	0.00	0.00	0.00	488.63	0.00	488.63	04		
Twelfth Floor	656.90	3.81	653.09	16.20	14.30	0.00	9.11	118.84	6.01	0.00	0.00	0.00	0.00	0.00	488.63	0.00	488.63	04		
Thirteenth Floor	656.90	3.81	653.09	16.20	14.30	0.00	9.11	118.84	6.01	0.00	0.00	0.00	0.00	0.00	488.63	0.00	488.63	04		
Fourteenth Floor	656.90	3.81	653.09	16.20	14.30	0.00	9.11	118.84	6.01	0.00	0.00	0.00	0.00	0.00	488.63	0.00	488.63	04		
Fifteenth Floor	656.90	3.81	653.09	16.20	14.30	0.00	9.11	118.84	6.01	0.00	0.00	0.00	0.00	0.00	488.63	0.00	488.63	04		
Sixteenth Floor	656.90	3.81	653.09	16.20	14.30	0.00	9.11	118.84	6.01	0.00	0.00	0.00	0.00	0.00	488.63	0.00	488.63	04		
Seventeenth Floor	656.90	3.81	653.09	16.20	14.30	0.00	9.11	118.84	6.01	0.00	0.00	0.00	0.00	0.00	488.63	0.00	488.63	04		
Eighteenth Floor	656.90	3.81	653.09	16.20	14.30	0.00	9.11	118.84	6.01	0.00	0.00	0.00	0.00	0.00	488.63	0.00	488.63	04		
Nineteenth Floor	656.90	3.81	653.09	16.20	14.30	0.00	9.11	118.84	6.01	0.00	0.00	0.00	0.00	0.00	488.63	0.00	488.63	04		
Twentieth Floor	656.90	3.81	653.09	16.20	14.30	0.00	9.11	118.84	6.01	0.00	0.00	0.00	0.00	0.00	488.63	0.00	488.63	04		
Twentyfirst Floor	656.90	3.81	653.09	16.20	14.30	0.00	9.11	118.84	6.01	0.00	0.00	0.00	0.00	0.00	488.63	0.00	488.63	04		
Twentysecond Floor	656.90	3.81	653.09	16.20	14.30	0.00	9.11	118.84	6.01	0.00	0.00	0.00	0.00	0.00	488.63	0.00	488.63	04		
Twentythird Floor	656.90	3.81	653.09	16.20	14.30	0.00	9.11	118.84	6.01	0.00	0.00	0.00	0.00	0.00	488.63	0.00	488.63	04		
Twentyfourth Floor	656.90	3.81	653.09	16.20	14.30	0.00	9.11	118.84	6.01	0.00	0.00	0.00	0.00	0.00	488.63	0.00	488.63	04		
Twentyfifth Floor	656.90	3.81	653.09	16.20	14.30	0.00	9.11	118.84	6.01	0.00	0.00	0.00	0.00	0.00	488.63	0.00	488.63	04		
Twentysixth Floor	656.90	3.81	653.09	16.20	14.30	0.00	9.11	118.84	6.01	0.00	0.00	0.00	0.00	0.00	488.63	0.00	488.63	04		
Twentyseventh Floor	656.90	3.81	653.09	16.20	14.30	0.00	9.11	118.84	6.01	0.00	0.00	0.00	0.00	0.00	488.63	0.00	488.63	04		
Twentyeighth Floor	656.90	3.81	653.09	16.20	14.30	0.00	9.11	118.84	6.01	0.00	0.00	0.00	0.00	0.00	488.63	0.00	488.63	04		
Terrace Floor	56.09	3.82	52.27	35.21	3.38	11.03	2.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00		
Total:	27572.66	114.31	27458.35	669.18	459.20	11.03	279.74	3327.52	168.28	487.43	32.16	6.01	8485.90	13681.64	56.81	13738.45	112			
Total Number of Same Buildings:	1																			
Total:	27572.66	114.31	27458.35	669.18	459.20	11.03	279.74	3327.52	168.28	487.43	32.16	6.01	8485.90	13681.64	56.81	13738.45	112			



SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (B)	SDW4	0.75	2.00	112
B (B)	V1	0.80	1.00	448
B (B)	SDW3	1.65	2.00	224
B (B)	SDW2	1.79	2.00	224
B (B)	SDW1	2.41	2.00	112

SCHEDULE OF DOOR:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
B (B)	D2	0.75	2.10	448
B (B)	D3	0.90	2.10	112
B (B)	D1	1.00	2.10	448
B (B)	ARCH	2.48	2.10	112

Buildingwise Floor FAR Details

Floor Name	Building Name		Total	
	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	4270.31	0.00	4270.31	0.00
Basement Second Floor	4282.74	0.00	4282.74	0.00
Stilt Floor	534.24	56.81	534.24	56.81
First Floor	653.09	488.63	653.09	488.63
Second Floor	653.09	488.63	653.09	488.63
Third Floor	653.09	488.63	653.09	488.63
Fourth Floor	653.09	488.63	653.09	488.63
Fifth Floor	653.09	488.63	653.09	488.63
Sixth Floor	653.09	488.63	653.09	488.63
Seventh Floor	653.09	488.63	653.09	488.63
Eighth Floor	653.09	488.63	653.09	488.63
Ninth Floor	653.09	488.63	653.09	488.63
Tenth Floor	653.09	488.63	653.09	488.63
Eleventh Floor	653.09	488.63	653.09	488.63
Twelfth Floor	653.09	488.63	653.09	488.63
Thirteenth Floor	653.09	488.63	653.09	488.63
Fourteenth Floor	653.09	488.63	653.09	488.63
Fifteenth Floor	653.09	488.63	653.09	488.63
Sixteenth Floor	653.09	488.63	653.09	488.63
Seventeenth Floor	653.09	488.63	653.09	488.63
Eighteenth Floor	669.18	488.63	669.18	488.63
Nineteenth Floor	653.09	488.63	653.09	488.63
Twentieth Floor	653.09	488.63	653.09	488.63
Twentyfirst Floor	653.09	488.63	653.09	488.63
Twentysecond Floor	653.09	488.63	653.09	488.63
Twentythird Floor	653.09	488.63	653.09	488.63
Twentyfourth Floor	653.09	488.63	653.09	488.63
Twentyfifth Floor	653.09	488.63	653.09	488.63
Twentysixth Floor	653.09	488.63	653.09	488.63
Twentyseventh Floor	669.18	488.63	669.18	488.63
Twentyeighth Floor	653.09	488.63	653.09	488.63
Terrace Floor	52.27	0.00	52.27	0.00
Total:	27458.26	13738.45	27458.26	13738.45

Staircase Checks (Table 8a-1)

Floor Name	StairCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
STILT FLOOR PLAN	STAIRCASE	1.50	0.300	0.150	1.00
TYPICAL - 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, 22, 23, 24, 25, 26, 28 FLOOR PLAN	STAIRCASE	1.50	0.300	0.150	1.00
TYPICAL - 18, 27 FLOOR PLAN	STAIRCASE	1.50	0.300	0.150	1.00
TERRACE FLOOR PLAN	STAIRCASE	1.50	0.300	0.000	1.00

UnitBUA Table for Building :B (B)