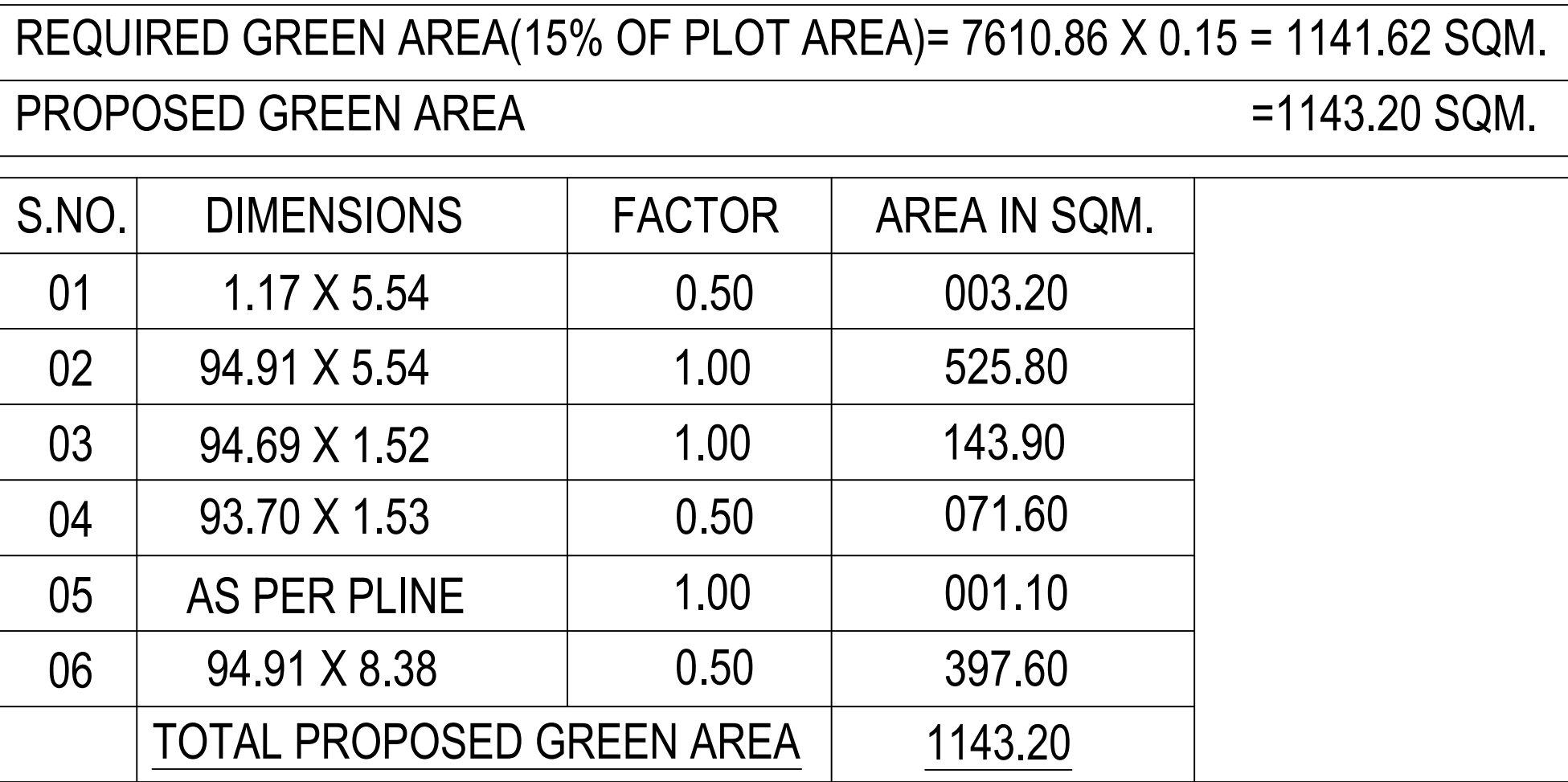
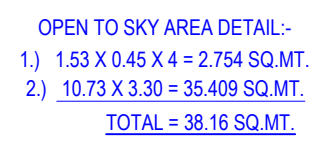


[illegible]

GREEN AREA DETAIL:



A diagram showing a large rectangle divided into five squares. The four corner squares are small and identical, each labeled with the number '1'. The central square is significantly larger than the corner squares and is labeled with the number '2'.



Building :TOWER 01 AND 02 (TOWER 01 AND 02)

Building: TOWER 01 AND 02 (TOWER 01 AND 02)													(TOWER 01 AND 02)		W1
Floor Name	Gross Building Area	Deductions From Gross BUA/Area in Sq. m.	Total Built Up Area (Sq. m.)	Deductions (Area in Sq.m.)							Proposed	FAR Area (Sq.m.)	Add Area in FAR (Sq.m.)	Total FAR Area (Sq.m.)	No. of Unit
		Duct/Void, Duct, Chawk)		Murthy	LIR	Lift Machine	Lift Lobby	Balcony	Accessory Use	Covered Area		Res.	Star		
Site Floor	1982.82		8.87	1973.95	130.66	30.06	0.00	0.00	1859.22	4.02		4.02	0.00	4.02	00
First Floor	1480.16		28.31	1460.85	59.09	29.37	0.00	8.15	1444.88	0.00		1219.37	0.00	1219.37	12
Second Floor	1548.75		66.48	1482.27	59.09	29.37	0.00	8.15	1404.67	0.00	0.00	1181.20	0.00	1181.20	12
Third Floor	1548.75		66.48	1482.27	59.09	29.37	0.00	8.15	1404.67	0.00	0.00	1181.20	0.00	1181.20	12
Fourth Floor	1548.75		66.48	1482.27	59.09	29.37	0.00	8.15	1404.67	0.00	0.00	1181.20	0.00	1181.20	12
Fifth Floor	1548.75		66.48	1482.27	59.09	29.37	0.00	8.15	1404.67	0.00	0.00	1181.20	0.00	1181.20	12
Sixth Floor	1548.75		66.48	1482.27	59.09	29.37	0.00	8.15	1404.67	0.00	0.00	1181.20	0.00	1181.20	12
Seventh Floor	1548.75		66.48	1482.27	59.09	29.37	0.00	8.15	1404.67	0.00	0.00	1181.20	0.00	1181.20	12
Eighth Floor	1548.75		66.48	1482.27	59.09	29.37	0.00	8.15	1404.67	0.00	0.00	1181.20	0.00	1181.20	12
Ninth Floor	1303.42		66.48	1236.94	59.09	29.34	0.00	8.15	1167.14	0.00	0.00	973.23	0.00	973.23	10
Tenth Floor	1010.16		61.76	948.40	62.00	19.62	97.2	5.42	137.57	0.00	0.00	686.46	24.42	713.87	08
Terrace Floor	166.33		54.26	112.07	92.50	0.00	19.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total	16793.15		885.04	16108.11	817.17	313.98	29.29	78.77	1880.98	1809.22	4.02	11154.48	24.42	11178.86	114
Total Number of Same Buildings:	1														
Total	16793.15		885.04	16108.11	817.17	313.98	29.29	78.77	1880.98	1809.22	4.02	11154.48	24.42	11178.86	114

Floor Name	Stair Case Name	Flight Width	Tread Width	Riser Height	Railing Ht.
STILT FLOOR PLAN	STARCASE	1.50	0.300	0.148	1.00
	STARCASE	1.50	0.300	0.148	1.00
	Fire Escape Staircase	1.50	0.300	0.148	1.00
	Fire Escape Staircase	1.50	0.300	0.148	1.00
	Fire Escape Staircase	1.50	0.300	0.148	1.00
FIRST FLOOR PLAN	STARCASE	1.50	0.300	0.150	1.00
	STARCASE	1.50	0.300	0.150	1.00
	Fire Escape Staircase	1.50	0.300	0.150	1.00
	Fire Escape Staircase	1.50	0.300	0.150	1.00
	Fire Escape Staircase	1.50	0.300	0.150	1.00
TYPICAL - 2-8 FLOOR PLAN	STARCASE	1.50	0.300	0.150	1.00
	STARCASE	1.50	0.300	0.150	1.00
	Fire Escape Staircase	1.50	0.300	0.150	1.00
	Fire Escape Staircase	1.50	0.300	0.150	1.00
	Fire Escape Staircase	1.50	0.300	0.150	1.00
NINTH FLOOR PLAN	STARCASE	1.50	0.300	0.150	1.00
	STARCASE	1.50	0.300	0.150	1.00
	Fire Escape Staircase	1.50	0.300	0.150	1.00
	Fire Escape Staircase	1.50	0.300	0.150	1.00
	Fire Escape Staircase	1.50	0.300	0.150	1.00
TENTH FLOOR PLAN	STARCASE	1.50	0.300	0.150	1.00
	STARCASE	1.50	0.300	0.150	1.00
	Fire Escape Staircase	1.50	0.300	0.150	1.00
	Fire Escape Staircase	1.50	0.300	0.150	1.00
	Fire Escape Staircase	1.50	0.300	0.150	1.00
TERRACE FLOOR PLAN	STARCASE	1.50	0.300	0.150	1.00
	STARCASE	1.50	0.300	0.150	1.00
	Fire Escape Staircase	1.50	0.300	0.000	0.000
	Fire Escape Staircase	1.50	0.300	0.000	0.000
	Fire Escape Staircase	1.50	0.300	0.000	0.000

AREA/STATION		VERSION NO: 13.04 VERSION DATE: 30/03/2023	
PROJECT DETAIL			
Authority: Ghana Development Authority		Plot Use: Residential	
Authority/Class: Category A		Plot Sub Use: Group Housing	
Authority/Code: Development Authority (DA)		Development Plan: Master Plan	
Case Name: Njagale		Land Use Zone: Residential Use Zone	
Project Type: Group Development		Land Sub Use Zone: Residential Use Zone	
Nature of Development: New		Layout Type: NA	
Development Area: Developed Area			
Sub Development Area: Other Town Area			
Special Project: NA			
Site Address: District Chereponi, Teshi Madinaga, Village Siki Khumi			
AREA DETAILS:		Sq. Mts.	
Area of Plot as per record			
Document Area		7610.86	
As per site condition		7610.86	
Area of Plot Considered		7610.86	
Deduction for:			
Proposed roads		0.00	
Library reservations		0.00	
Totals = 0		0.00	
Net Area of plot (11 - 2) AREA OF PLOT		7610.86	
Plot Area for Coverage of PLOT		7610.86	
Plot Area for FAR		7610.86	
Farm FAR Area (1.50)		1143.29	
Total Farm FAR area (1.50)		1143.29	
Total Built up area permissible at:			
Permissible Coverage area (40.00 %)		3044.34	
Proposed Coverage Area (16.61 %)		1263.63	
Total Prop. Coverage Area (16.61 %)		1263.63	
Balance coverage area (23.39 %)		1822.97	
Proposed Area at:			
Proposed Built up		Existing Built up	Proposed F.S.1
Stilt Floor		1973.95	0.00
First Floor		1485.05	0.00
Second Floor		1482.27	0.00
Third Floor		1482.27	0.00
Fourth Floor		1482.27	0.00
Fifth Floor		1482.27	0.00
Sixth Floor		1482.27	0.00
Seventh Floor		1482.27	0.00
Eighth Floor		1482.27	0.00
Ninth Floor		1236.94	0.00
Tenth Floor		948.40	0.00
Temple Floor		112.07	0.00
Total Area		16109.10	0.00
Total FAR Area:		11178.89	0.00
Accessory Use Area Added in Builtup Area			2.25
Total Builtup Area			16131.30
Proposed F.S.1 continued:			1.47
C. Tenemental Structures:			
C. Tenemental Structures II:			
All Floors			114.00
Total Tenements (3 + 4)			114.00
Parking Structures:			
1. Parking Space Required as per Regulations:			1769.63
2. Proposed Parking Space:			3734.22
Parking Check (Table 7b)			
Vehicle Type		Prop	
No.	Reduced Road Parking (Incase of Parking surrendered FOC)	Area	No.
Equivalent Car Space	-	-	126
Total Car	117	1608.75	126
Visitor's Car Parking	-	160.88	13
Other Parking	-	-	1822.97
Total	-	1769.63	-
Green and open space Area			
Name		Prop Area	
GREEN AREA = 6148.20 SQ.MT		1143.90	

Flooring Calculations Table				
FLOOR	SIZE	AREA	TOTAL AREA	
FIRST FLOOR PLAN	150 X 73.36 X 21 X	21.88	145.36	
	150 X 58.52 X 21 X	16.48		
	150 X 70.61 X 1 X	10.49		
	150 X 16.1 X 1 X	4.83		
	148 X 6.65 X 1 X	3.36		
	150 X 33.85 X 4 X	19.69		
	150 X 76.73 X 1 X	30.12		
TYPICAL 2 - 8 FLOOR PLAN	150 X 35.3 X 1 X	28.26	1432.81	
	150 X 34.41 X 1 X	41.46		
	150 X 38.9 X 2 X	220.74		
	150 X 56.2 X 2 X	115.36		
	150 X 55.26 X 2 X	109.92		
	150 X 70.6 X 1 X	73.43		
	150 X 76.4 X 7 X	281.12		
NINTH FLOOR PLAN	150 X 48.6 X 1 X	51.38	167.61	
	150 X 33.5 X 5 X	17.20		
	150 X 33.4 X 2 X	26.76		
	120 X 11.95 X 2 X	3.36		
	150 X 33.4 X 2 X	65.30		
	120 X 2.79 X 1 X	22.68		
	120 X 2.48 X 1 X	20.16		
	150 X 56.2 X 2 X	21.88		
	150 X 56.6 X 1 X	8.24		
	150 X 52.8 X 1 X	7.78		
TENTH FLOOR PLAN	150 X 76.4 X 1 X	40.16	135.05	
	150 X 48.6 X 1 X	40.16		
	150 X 38.5 X 1 X	24.60		
	150 X 33.5 X 5 X	37.68		
	120 X 11.95 X 2 X	4.57		
	150 X 33.4 X 2 X	4.57		
	150 X 33.4 X 1 X	2.88		
	120 X 2.79 X 1 X	3.24		
	120 X 2.48 X 1 X	2.88		
	120 X 2.48 X 1 X	2.88		
TOTAL	150 X 76.4 X 1 X	40.16	1884.83	
	150 X 38.5 X 1 X	7.34		
	150 X 33.5 X 5 X	24.60		
	150 X 36.5 X 4 X	37.68		
	120 X 11.95 X 2 X	4.57		
	150 X 33.4 X 1 X	2.88		
	120 X 2.48 X 1 X	2.88		
150 X 56.6 X 1 X	8.34			
120 X 2.79 X 1 X	3.24			

Required Parking (Table 7a)						(15.02%)				
Building Name	Type	Subtype	Area (Sq.m)	Units		Car		Visitors Car		
				Prop.	Reqd.Unt.	Reqd.	Prop.	Reqd.Unt.	Reqd.	
TOWER 01 AND 02 (TOWER 01 AND 02)	Residential	Group Housing	0 - 50	1	-	-	-	-	-	
			50 - 100	1	105.00	1.00	105	-	-	-
			100 - 150	1	9.00	1.25	12	-	-	-
			> 150	1	-	1.50	-	-	-	-
			> 0	1	-	-	-	1.00	-	
			Total	-	-	-	-	117	125	
				-	-	-	-	0	13	

Tree Details (Table 3h)

Plot	Name	Nos Of Trees	
		Reqd	Prop
PLOT 1	Tree	39	39

Color Notes

COLOR INDEX

ALLOT BOUNDARY	
ROUTING ROAD	
PROPOSED CONSTRUCTION	
COMMON ALLOT	
ROAD ALIGNMENT (ROAD WIDENING AREA)	
FUTURE 7.5-POHSE REDUCTION AREA	
EXISTING (To be retained)	
EXISTING (To be demolished)	

OWNER'S NAME AND SIGNATURE
MODI INDUSTRIES LIMITED, modiindustrieslimited@gmail.com, 9873257174

ARCH/ENG'S NAME AND SIGNATURE	ENGINEER
AMIT KUMAR PRADEEP KUMAR DUBEY	ABDULSAMAD M. 4691085

	Ghaziabad Development Authority
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Building Plan Application Number

24 Apr 2023

24 May 2028

Chandra Prakash Tripathi (Chief Architect and Town Planner)
Examiners

Dhagwan Das Maurya (Junior engineer)Chandra Prakash Tripathi (Chief Architect and Town Planner)

Brijesh kumar (Secretary)

Total Plot Area: - 7610.86	Total FAR Area: - 11178.89
Total Coverage Area: - 1218.71	Total BUA Area: - 16108.10

Rakesh Kumar Singh (Vice Chairman)