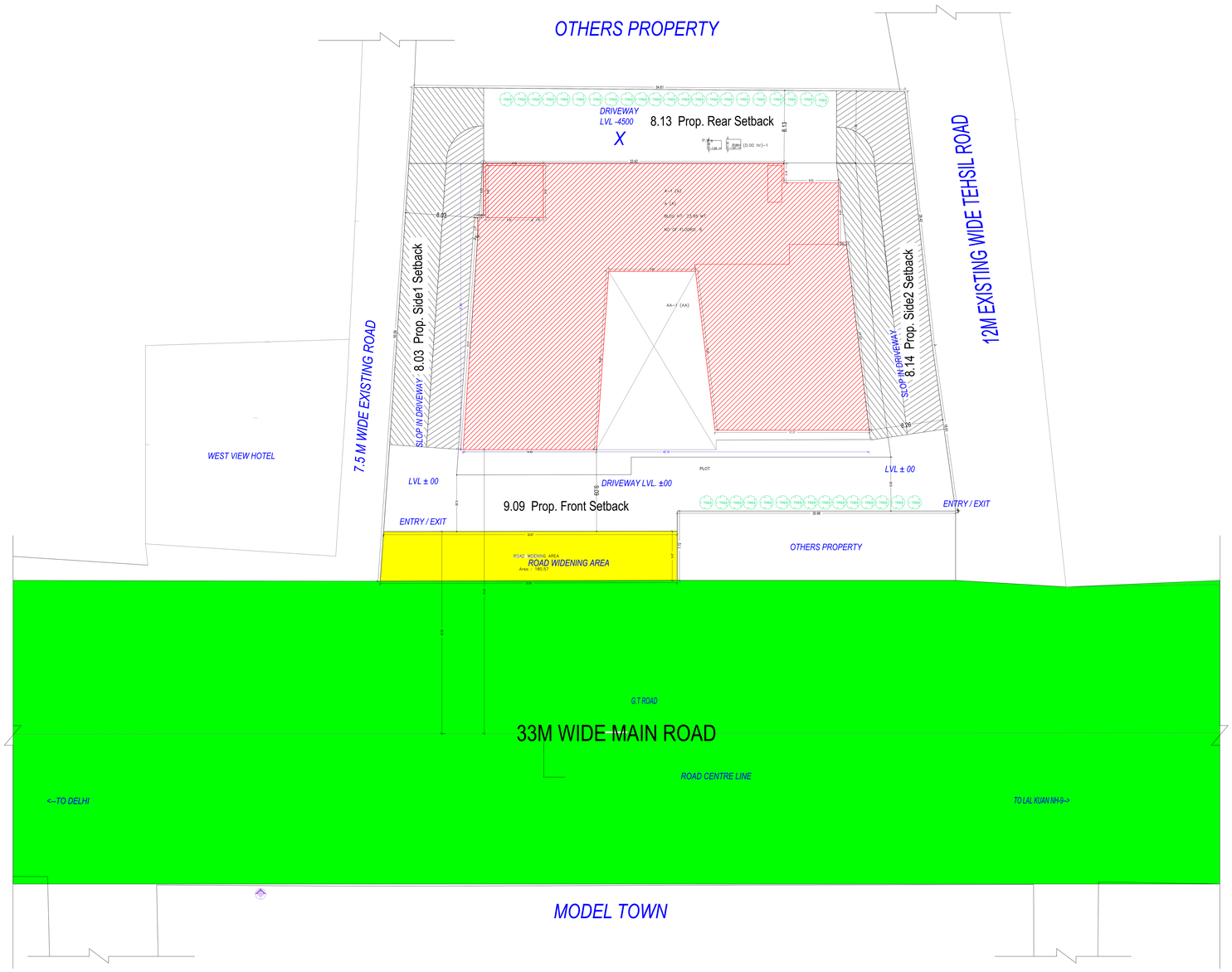
Project Title :SUBMISSION DRAWINGS FOR PROPOSED COMMERCIAL CUM CINEMA (NAVRANG SQUARE) AT KHASRA NO. 1106 AND 1112, VILLAGE KELA, G.T ROAD, , GHAZIABAD.



SITE PLAN
(Scale - 1:100)

Total Plot Area :- 2836.30	Total FAR Area :- 4859.00	
Total Coverage Area :- 1029.83	Total BUA Area :- 9823.30	

AREA STATEMENT		VERSION NO. : 1.0.75	
		VERSION DATE : 27/06/2022	
PROJECT	Proposed Commercial Building at Khasra No. 1106 AND 1112, Village Kela, G.T Road, , Ghaziabad.	PLOT Area : 2836.30 sq.mts.	
		NET PLOT AREA : 2836.30 sq.mts.	
		COMPUTED FOR	Shop
		Category of Building : Category C	
		Number of Units : 1	
		Number of Blocks : 1	
		Number of Towers : 1	
Authority	Ghaziabad Development Authority (GDA)	Development Plan / Master Plan	
Project Type	Building Permission	Land Use Zone	Other Commercial
Project Type. Building Permission		Land Sub-Use Zone	Other Commercial
Nature of Development	NEW	Land Type	Leasehold
Development Area	Existing Building Area(Conditional Area)		
Site/Development Area	Metro City Area		
Site Area			
Site Address			
District	Ghaziabad Tehsil Ghaziabad Village Kela		
Gross Area Of Plot		70.78%	
Area of Plot As per record			
Disputed Area			319.80
Area of Road Widening			180.57
Area of the Greenbelt			209.30
Deductions for			
Road Widening			180.57
Road Widening Area			180.57
Utility easement			0.00
Net Plot Area			2836.30
Net Area (Total Area - Deductions)			2836.30
Plot Area For Coverage			2836.30
Plot Area For FAR			2836.30
Total Floor Area (Sum of all floors)			4859.00
Total Floors (FAR area / FA)			4859.00
Ground Coverage Area (Max 50 %)	Line Built up area permissible at		1418.15
Proposed Coverage Area (36.30 %)			1029.83
Permitted Coverage Area (36.30 %)			1029.83
Total Prop. Coverage Area (36.30 %)			1029.83
Balance coverage area (0.00 %)			124.85

	Proposed Area of				
	Proposed Built up	Existing Built up	Proposed F.A.T.	Existing F.A.T.
Basement Third Floor	1030.96	0.00	0.00	0.00
Basement Second Floor	1030.96	0.00	0.00	0.00
Basement First Floor	1030.96	0.00	0.00	0.00
Lower Ground Floor	1030.96	0.00	1030.96	0.00
Upper Ground Floor	1030.96	0.00	1030.96	0.00
First Floor	1030.96	0.00	1030.96	0.00
Second Floor	1030.96	0.00	1030.96	0.00
Third Floor	1030.96	0.00	1030.96	0.00
Fourth Floor	256.32	0.00	195.46	0.00
Terrace Floor	256.32	0.00	0.00	0.00
Total Area	8623.31	0.00	4859.00	0.00
Total FAR Area				4859.00
Total Ground Coverage				1029.83
Proposed F.A.T. unlimited				
Transfered Statement				
Transfered Proposed F.A.T.				
F.A.T.		0.00		
Left Floors		4.00		
Total Floors (Lower + Upper)		8		
Height of Building				32.00
Parking Space Required as per Regulations				329.14
Proposed Parking Space				410.14

Color Notes

COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED CONSTRUCTION
COMMON PLOT
ROAD ALIGNMENT (ROAD WIDENING AREA)
ROAD WIDENING AREA TO BE DEDUCTION AREA
EXISTING (To be retained)
EXISTING (To be demolished)

Building Conditions Checks

Sr.	Condition
1	As A (G) Issued at the time of submitting of Stilt parking provided in the Building. For stilt parking at the time of completion the owner shall produce technical data with certificate from a Civil Engineer for structural stability. Or of fire equipment as per company specifications and the height of stilt parking shall not exceed more than 1m. Or of fire equipment as per company specifications.

Parking Check (Table 7b)

Vehicle Type	Req.		Provided Road Width Not Part of Parking Aisle (excluded FCC)	Area	No.	Area
Equivalent Car Space					98	735.00
Two Wheeler Car					0	0.00
Total Car	22		330.75	550	98	735.00
Two Wheeler	-	-	-	-	10	250.00
Other Parking	-	-	-	-	-	
Total Parking						250.00
Total			330.75			1985.00

Buildingwise Floor FAR Details

Floor Name	Building Name A (A)			Total	
	Proposed Built Up Area (Sq.Mts.)	Proposed FAR Area (Sq.Mt.)	Total Proposed Built Up Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	
Basement Third Floor	1030.96	0.00	1030.96	0.00	
Basement Second Floor	1030.96	0.00	1030.96	0.00	
Basement First Floor	1030.96	0.00	1030.96	0.00	
Lower Ground Floor	1030.96	1015.08	1030.96	1015.08	
Upper Ground Floor	1030.96	1015.08	1030.96	1015.08	
First Floor	1030.96	1015.07	1030.96	1015.07	
Second Floor	1030.96	1015.08	1030.96	1015.08	
Third Floor	1030.96	1015.08	1030.96	1015.08	
Fourth Floor	256.32	195.46	256.32	195.46	
Terrace Floor	256.32	0.00	256.32	0.00	
Total	8623.31	4859.00	8623.31	4859.00	

Required Parking(Table 7a)

Building Name	Type	SubUse	Area (Sq.Mt.)	Units Reqd. / Area reqd. for area	Prop.	Car Reqd.Unit	Reqd.	Prop.
R (A)	Commercial	Shopping center	> 0	100	4859.00	1.25	61	-
	Total						61	110

FAR & Unit Details

Building Name	No. of Same Bldg	Gross Area (Sq.Mt.)	Deductions From Gross BUA(Area in Sq.Mt.)							Total Net Area (Sq.Mt.)	Total FAR Area (Sq.Mt.)	Deductions (Area in Sq.Mt.)						Proposed FAR Area (Sq.Mt.)		Total Built Up Area (Sq.Mt.)	No. of Units
			SubUnit Deb. (Deb)	Stair	Lift	Lift Mach.	Ped. Ramp	Mumty	Parking Ctev			Mumty	Lift	Lift Mach.	Ped. Ramp	Parking	Ctev	Commercial			
A (A)	1	8623.31								8623.31	4859.00							4859.00		4859.00	1
Total:	-	8623.31								8623.31	4859.00							4859.00		4859.00	1

Tree Details (Table 3h)

No.	Name	Size (In Tons)	
		Regd.	Prop.
16.237	Tree	25	27

Building USE/SUBUSE Details

Building Name	Building Use	Building SubUse	Building Group	Building Type	Building Structure	No Of Non-Residential Units	Floor Name	Floor Use	Floor Net Area	FAR Rooms	FAR Sanitary	FAR Circulation
R (A)	Commercial	Shopping center		Highrise	E		BASEMENT THIRD FLOOR PLAN	Commercial = Parking	1030.96	-	-	-
							BASEMENT SECOND FLOOR PLAN	Commercial = Parking +SPACE FOR SERVICES +SPACE FOR SERVICES AND LIFE TANKS	1030.96	-	-	-
							BASEMENT FIRST FLOOR PLAN	Commercial = Parking +SPACE FOR SERVICES +SPACE FOR SERVICES	1030.96	-	-	-
							LOWER GROUND FLOOR PLAN	Commercial	1030.96	Commercial	Commercial	Shopping center
							UPPER GROUND FLOOR PLAN	Commercial	1030.96	Commercial	Commercial	Shopping center
							FIRST FLOOR PLAN	Commercial	1030.96	Commercial	Commercial	Shopping center
							SECOND FLOOR PLAN	Commercial	1030.96	Commercial	Commercial	Shopping center
							THIRD FLOOR PLAN	Commercial	1030.96	Commercial	Commercial	Shopping center
							FOURTH FLOOR PLAN	Commercial	256.32	Commercial	Commercial	Shopping center
							TERRACE FLOOR PLAN	Commercial	256.32	Commercial	Commercial	Shopping center

Staircase Checks (Table 5a-1)

Stair Case Name	Tread Width	Tread Depth	Riser Height	Flights No.
BASEMENT THIRD FLOOR PLAN	2.00	0.000	0.000	1.00
BASEMENT SECOND FLOOR PLAN	2.00	0.000	0.000	1.00
BASEMENT FIRST FLOOR PLAN	2.00	0.000	0.000	1.00
LOWER GROUND FLOOR PLAN	2.00	0.000	0.000	1.00
UPPER GROUND FLOOR PLAN	2.00	0.294	0.000	1.00
FIRST FLOOR PLAN	2.00	0.300	0.150	1.00
SECOND FLOOR PLAN	2.00	0.300	0.150	1.00
THIRD FLOOR PLAN	2.00	0.300	0.150	1.00
FOURTH FLOOR PLAN	2.00	0.300	0.150	1.00
TERRACE FLOOR PLAN	2.00	0.300	0.000	1.00

Building A (A)

Floor Name	Gross Area	Deductions From Gross BUA(Area in Sq.mt.)							Total Net Area	Deductions (Area in Sq.mt.)							Proposed - FAR Area (Sq.mt.)		Total built Up Area	No. of Units
		SubUnit Deb. (Deb)	Stair	Lift	Lift Mach.	Ped. Ramp	Mumty	Parking Ctev		Mumty	Lift	Lift Mach.	Ped. Ramp	Parking	Ctev	Commercial				
Basement Third Floor	1030.96		0.00	1030.96	0.00	0.00	0.00	0.00	1030.96								0.00	0.00	0.00	0
Basement Second Floor	1030.96		0.00	1030.96	0.00	0.00	0.00	0.00	1030.96								0.00	0.00	0.00	0
Basement First Floor	1030.96		0.00	1030.96	0.00	0.00	0.00	0.00	1030.96								0.00	0.00	0.00	0
Lower Ground Floor	1030.96		0.00	1030.96	37.10	11.08	0.00	7.07	0.00	0.00	1015.08						1015.08	1015.08	1030.96	01
Upper Ground Floor	1030.96		0.00	1030.96	37.10	11.08	0.00	7.07	0.00	0.00	1015.08						1015.08	1015.08	1030.96	01
First Floor	1030.96		0.00	1030.96	37.10	11.08	0.00	7.07	0.00	0.00	1015.07						1015.07	1015.07	1030.96	01
Second Floor	1030.96		0.00	1030.96	37.10	11.08	0.00	7.07	0.00	0.00	1015.08						1015.08	1015.08	1030.96	01
Third Floor	1030.96		0.00	1030.96	37.10	11.08	0.00	7.07	0.00	0.00	1015.08						1015.08	1015.08	1030.96	01
Fourth Floor	256.32		0.00	256.32	9.41	2.81	0.00	0.00	0.00	0.00	195.46						195.46	195.46	256.32	00
Terrace Floor	256.32		0.00	256.32	9.41	2.81	0.00	0.00	0.00	0.00	0.00						0.00	0.00	256.32	00
Total:	8623.31		0.00	8623.31	185.51	55.40	0.00	35.35	0.00	0.00	7347.01						4859.00	4859.00	8623.31	06
Total Number of Same Buildings:	1																			
Total:	8623.31		0.00	8623.31	185.51	55.40	0.00	35.35	0.00	0.00	7347.01						4859.00	4859.00	8623.31	06

SCHEDULE OF DOOR

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	1	1.00	2.10	06
A (A)	2	1.00	2.10	06
A (A)	3	1.00	2.10	21
A (A)	4	1.00	2.10	06
A (A)	5	1.00	2.10	06
A (A)	6	1.00	2.10	21
A (A)	7	1.00	2.10	21
A (A)	8	1.75	2.10	21
A (A)	9	1.65	2.10	21
A (A)	10	1.00	2.10	21
A (A)	11	1.00	2.10	21
A (A)	12	1.00	2.10	21
A (A)	13	1.00	2.10	21
A (A)	14	1.00	2.10	21
A (A)	15	1.27	2.10	21
A (A)	16	1.00	2.10	21
A (A)	17	1.00	2.10	21
A (A)	18	1.00	2.10	21
A (A)	19	1.00	2.10	21
A (A)	20	1.27	2.10	21
A (A)	21	1.00	2.10	21
A (A)	22	1.00	2.10	21
A (A)	23	1.00	2.10	21
A (A)

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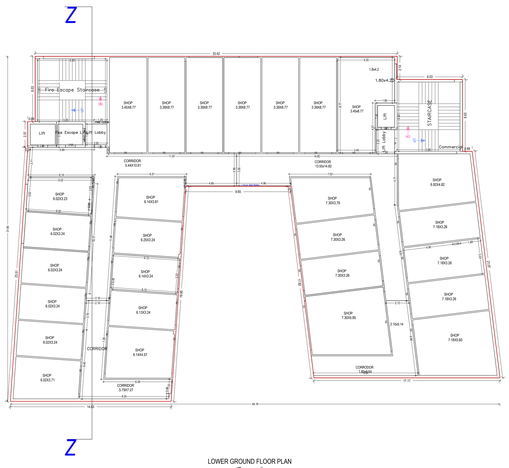
File No	CDA/RP/22-23/0008	Sheet	2
Submission Date	2022-07-05-06	Scale	1:100

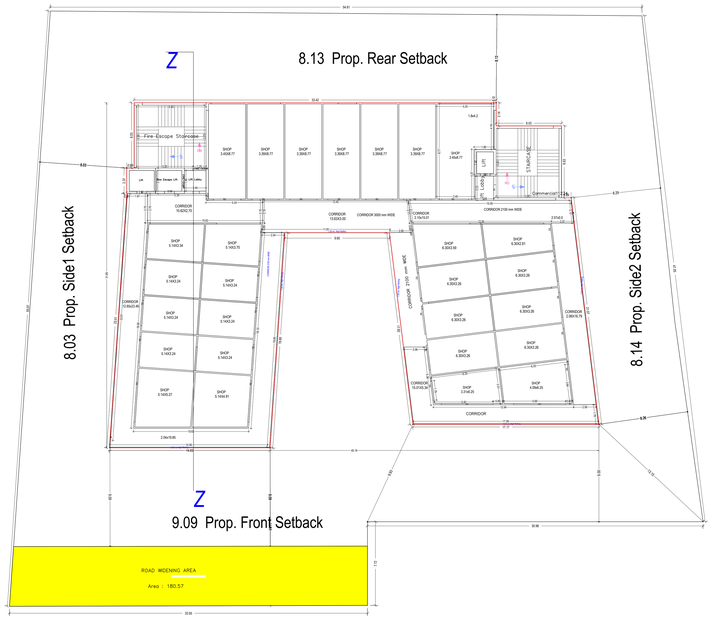
BASEMENT THIRD FLOOR PLAN
(SCALE 1:100)

BASEMENT SECOND FLOOR PLAN
(SCALE 1:100)

BASEMENT FIRST FLOOR PLAN
(SCALE 1:100)



LOWER GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)



UPPER GROUND FLOOR PLAN
(Proposed)
(SCALE 1:100)

OWNER'S NAME AND SIGNATURE

SHELENDRA SHARMA (MODHERA) BUILDTECH PVT
LTD,andra.sharma.gzb@gmail.com,9560066666

ARCHITECT'S NAME AND SIGN

PRASHANT CHAUHAN

CA/2016/76275

STRUCTURE ENGINEER

Ghaziabad Development Authority

Building Plan Application Number

CDA/RP/22-23/0008

Sanctioned On

28 Aug 2022

Valid Till

29 Aug 2027

Approved By

Chandra Prakash Tripathi (Chief Architect and Town Planner)

Examined By

Ashish Sharma (Junior engineer)

Rajeev Ratan Shah (Town Planner/ Executive engineer)

Chandra Prakash Tripathi (Chief Architect and Town Planner)

Brijesh Kumar (Secretary)

Rakesh Kumar Singh (Vice Chairman)

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 :-	2836.30	Total FAR Area :-	4859.00
Total Coverage Area :-	1029.63	Total BUA Area :-	9823.30

The correctness and accuracy of Prepared Information and drawing is a responsibility of PCR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/server etc. Saffron Engineers Ltd. is not liable for any damages which may arise from use, if liability is sought by Applicant. Tools printed in Yellow and Blue color are user inputs, which are not verified and not generated by scrutiny software.

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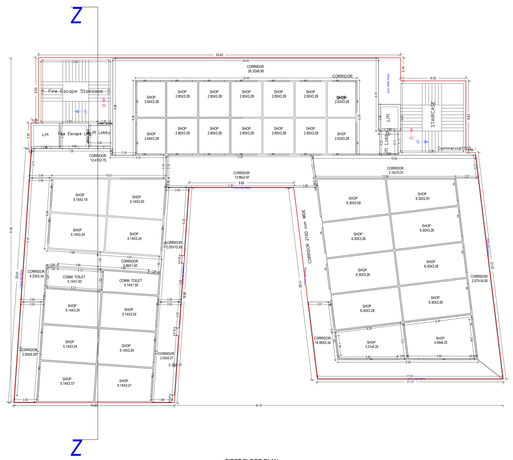
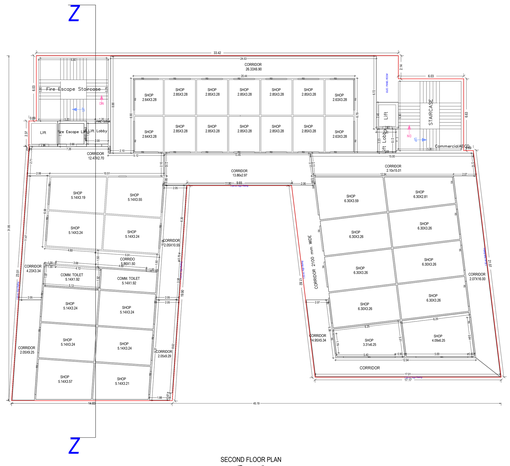
File No	GDA/BP/22-23/0808	Sheet	3
Submission Date	29-Aug-2022	Scale	1:100



FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



SECOND FLOOR PLAN
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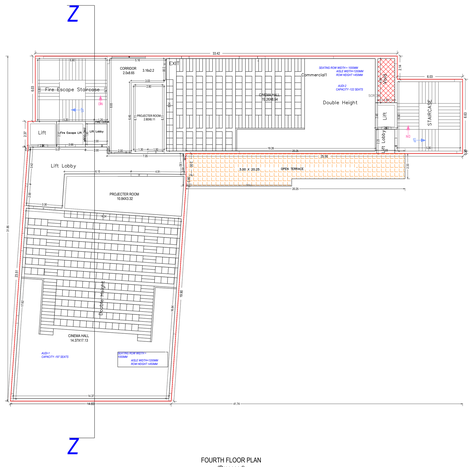

FOURTH FLOOR PLAN
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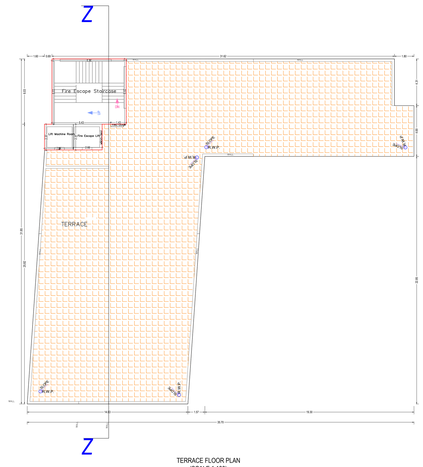

TERRACE FLOOR PLAN
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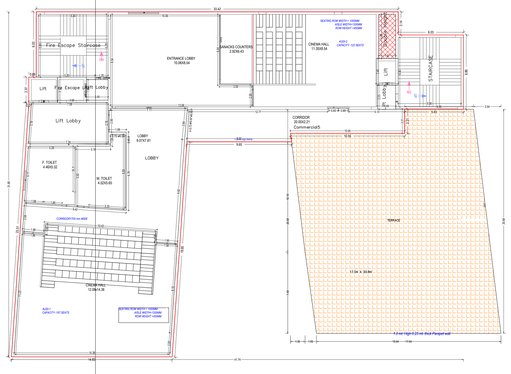

THIRD FLOOR PLAN
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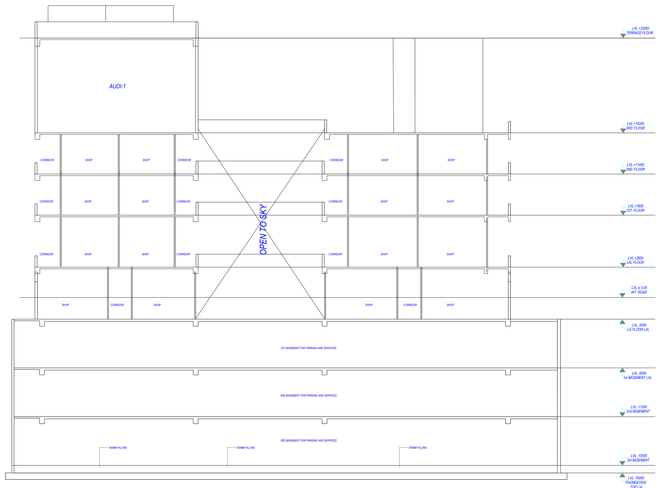
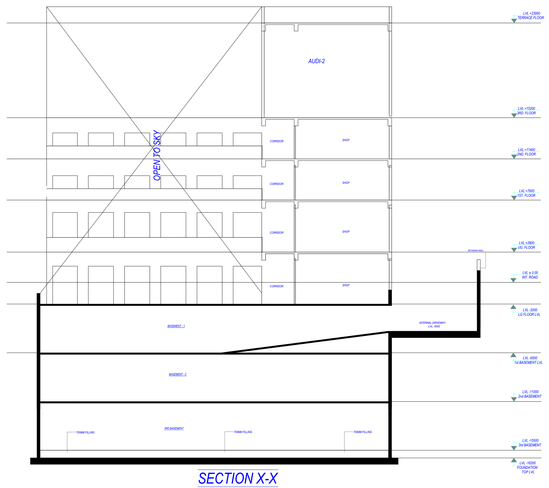
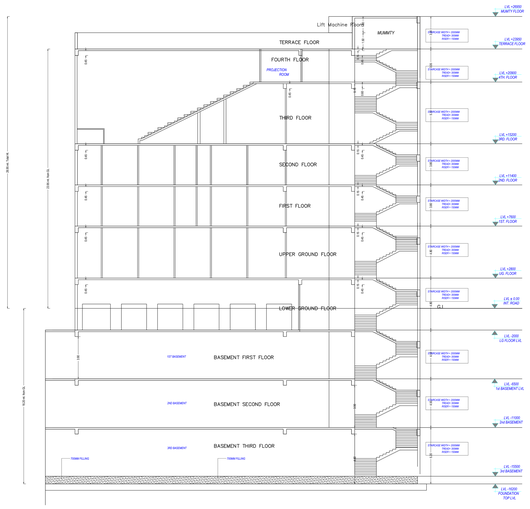


SECTION Y-Y



SECTION X-X



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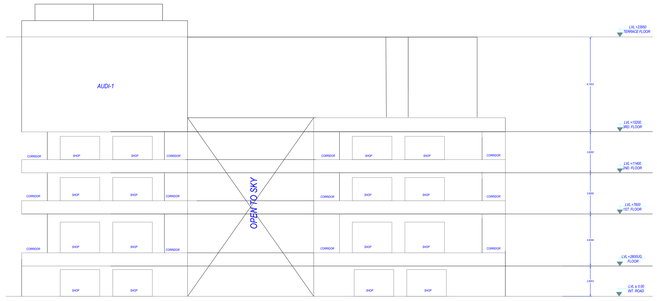
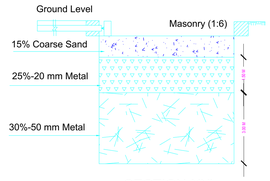


FRONT ELEVATION



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RAIN WATER HARVESTING STRUCTURE

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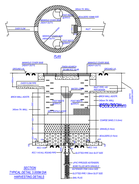

OWNER'S NAME AND SIGNATURE	
MR.(INDIA) SHARMA (ENGINEER) BUILDTECH PVT LTD,sharma.shekhar.gzb@gmail.com,8000066808	
ARCHITECT'S NAME AND SIGNATURE	STRUCTURE ENGINEER
Prepared Drawings CADENZA(TD) Ghaziabad Development Authority	
Building Plan Application Number	
GDA/BP/22-23/0808	
Sanctioned On	
28 Aug 2022	
Valid Till	
25 Aug 2027	
Approved By	
Chandra Prakash Tripathi (Chief Architect and Town Planner)	
Executed By	
Ashish Sharma (Junior engineer)	
Rajeev Ratan Shah (Town Planner/ Executive engineer)	
Chandra Prakash Tripathi (Chief Architect and Town Planner)	
Brijesh kumar (Secretary)	
Rakesh Kumar Singh (Vice Chairman)	

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