

	File No	GDA/BP/22-23/1622	Sheet	1 / 3	
	Submission Date	2024-03-13	Scale	1:100	
A	AREA STATEMENT	VERSION NO: 1.0.05 VERSION DATE: 24/05/2023			
	PROJECT DETAIL	Plot Use: Commercial Plot Sub Use: Shopping center Authority Class: Category A Authority Grade: Development Authority (DA) Development Plan: Swarnjayantipuram ZONE3 Case/Type: Regular Project Type: Building Permission Land Use Zone: Commercial use Zone Land Sub Use Zone: Other Commercial Nature of Development: NEW Development Area: Undeveloped Area Sub Development Area: Metro City Area Special Project: NA Site Address: District-Ghaziabad, Tehsil Ghaziabad, Village-N/A			
AREA DETAILS :		Sq.Mts.			
1	Area of Plot As per record	-	1417.50		
	As per site condition	-	1417.50		
	Area of Plot Considered	-	1417.50		
2	Deduction for		0.00		
	a)Proposed roads		0.00		
	b)Any reservations		0.00		
	Totals = 0		0.00		
3	Net Area of plot (1 - 2) AREA OF PLOT		1417.50		
	Plot Area For Coverage		1417.50		
	Plot Area For FAR		1417.50		
	Perm. FAR Area (1.75)		2480.63		
	Total Perm. FAR area (1.75)		2480.63		
8	Total Built up area permissible at		706.75		
	Permissible Coverage area (50.00 %)		706.75		
	Proposed Coverage area (49.45 %)		700.99		
	Total Prop. Coverage Area (49.45 %)		700.99		
	Balance coverage area (0.55 %)		7.76		
Proposed Area at:					
	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR	
	BASEMENT FLOOR	724.15	0.00	369.51	0.00
	GROUND FLOOR	724.15	0.00	700.99	0.00
	First Floor	711.29	0.00	682.79	0.00
	Second Floor	492.48	0.00	483.98	0.00
	Third Floor	272.17	0.00	243.67	0.00
	Terrace Floor	0.00	0.00	0.00	0.00
	Total Area	2924.24	0.00	2450.94	0.00
	Total FAR Area			2450.94	
	Total BuiltUp Area			2924.24	
	Proposed FAR consumed			1.73	
C. Tenement Statement					
	4. Tenement Proposed At:				
	G.F.	2.00			
	All Floors	6.00			
	5. Total Tenements (3 + 4)	8			
E. Planning Statement					
	1. Parking Space Required as per Regulations:			426.25	
	2. Proposed Parking Space:			751.46	

Buildingwise Floor FSI 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 Floor	724.15	369.51	724.15	369.51
Ground Floor	724.15	700.99	724.15	700.99
First Floor	711.29	682.79	711.29	682.79
Second Floor	492.48	463.98	492.48	463.98
Third Floor	272.17	243.67	272.17	243.67
Terrace Floor	0.00	0.00	0.00	0.00
Total	2924.24	2450.94	2924.24	2450.94

Parking Check (Table 7b)

Vehicle Type	Reqd			Prop.	
	No.	Reduced Reqd Parking (Increase of Plot having RW/Access surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	21	288.75
Two Stack Car	-	-	-	11	151.25
Total Car	31	-	426.25	32	440.00
Two Stack Parking	-	-	-	1	308.47
Total			426.25		440.00

Building Conditions Checks

No	Condition
1	For A (A) Increase of Mechanical parking of Stack parking provided in the Building. For stack parking at the time of completion the owner shall produce technical data with respect to height. The height shall not exceed more than 5% of that required as per company specifications and the height of stack parking shall not exceed more than 5% of that required as per company specifications.

Tree Details (Table 3h)

Plot	Name	Rept	Prop
PLOT	Tree	15	15

Color Notes

COLOR INDEX	
LOT 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)	

OWNER'S NAME AND SIGNATURE

M/S:- CLEOH HOMEZ & DEKORZ PVT LTD THROUGH AUTHORIZED SIGNATORY SHRI CHANDRA KANT SHARMA.
yash.civil.76@gmail.com, 9810227732

ARCHITECT'S NAME AND SIGNATURE

KAILASH CHANDER
ARCHITECT
CA/1886/10069

Ghaziabad Development Authority



Building Plan Application Number

CDA/BP/22-23/1622

Sanctioned On

05 Apr 2024

Valid Till

07 Apr 2029

Approved By

Ajay Kumar Singh (Chief Architect and Town Planner)

Examined By

Vijay Singh Chauhan (Junior engineer)

Dhananjay Singh (Assistant Engineer)

Arvind Kumar (Town Planner/ Executive engineer)

Dhananjay Singh (Assistant Engineer)

Vijay Singh Chauhan (Junior engineer)

Dhananjay Singh (Assistant Engineer)



SITE PLAN

(Scale - 1:100)

Staircase Checks (Table 5a-1)

Floor Name	Stair Case Name	Flight Width	Tread Width	Riser Height	Railing Ht.
Basement Floor Plan	Fire Escape Staircase	1.50	0.300	0.150	1.00
GROUND FLOOR PLAN	STAIRCASE	1.50	0.300	0.150	1.00
First Floor	Fire Escape Staircase	1.50	0.300	0.150	1.00
FIRST FLOOR PLAN	STAIRCASE	1.50	0.300	0.131	1.00
Second Floor	Fire Escape Staircase	1.50	0.300	0.131	1.00
SECOND FLOOR PLAN	STAIRCASE	1.50	0.300	0.129	1.00
THIRD FLOOR PLAN	Fire Escape Staircase	1.43	0.300	0.131	1.00
THIRD FLOOR PLAN	STAIRCASE	1.50	0.300	0.131	1.00

Building A (A)

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.)		Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)
		VSmt	Ramp		Murthy	Lift	Lift Machine	Ramp	Parking Area	Commercial	Star		
Basement Floor Plan	882.66	3.08	155.43	724.15	23.16	5.34	0.00	0.00	336.14		359.51	0.00	359.51
	Ground Floor	727.23	3.08	0.00	724.15	23.16	0.00	0.00	0.00		700.99	0.00	700.99
First floor	714.37	3.08	0.00	711.29	23.16	5.34	0.00	0.00	0.00		682.79	0.00	682.79
Second floor	493.08	0.60	0.00	492.48	23.16	5.34	0.00	0.00	0.00		463.98	0.00	463.98
Third floor	272.17	0.00	0.00	272.17	23.16	0.00	5.34	0.00	0.00		243.67	0.00	243.67
Terrace floor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00
Total	3089.51	9.84	155.43	2924.24	115.80	16.02	5.34	0.00	336.14		2450.94	0.00	2450.94
Number of Same Buildings													
Total	3089.51	9.84	155.43	2924.24	115.80	16.02	5.34	0.00	336.14		2450.94	0.00	2450.94

UnitBUA Table for Building A (A)

Floor	Name	UnitBUA Type	Net UnitBUA Area	Gross UnitBUA Area	Deductions From Gross UnitBUA/Area in Sq.mt.)		Deductions (Area in Sq.mt.)			Carpet Area	
					Li	Shaft	Door	Window	External Wall		
Basement Floor Plan	Basement	OTHER	391.06	391.06	11.64	3.79	379.34	3.41	0.00	3.14	369.79
		Total	391.06	391.06	11.64	3.79	379.34	3.41	0.00	3.14	369.79
		Typical Floor-1	391.06	391.06	11.64	3.79	379.34	3.41	0.00	3.14	369.79
		Typical Floor-1	391.06	391.06	11.64	3.79	379.34	3.41	0.00	3.14	369.79
GROUND FLOOR PLAN	GF	OTHER	714.38	714.38	11.74	4.70	697.94	3.13	0.00	2.27	692.54
		Total	714.38	714.38	11.74	4.70	697.94	3.13	0.00	2.27	692.54
		Typical Floor-1	714.38	714.38	11.74	4.70	697.94	3.13	0.00	2.27	692.54
		Typical Floor-1	714.38	714.38	11.74	4.70	697.94	3.13	0.00	2.27	692.54
FIRST FLOOR PLAN	FF	OTHER	714.38	714.38	11.64	3.48	699.26	2.54	0.00	2.27	694.45
		Total	714.38	714.38	11.64	3.48	699.26	2.54	0.00	2.27	694.45
		Typical Floor-1	714.38	714.38	11.64	3.48	699.26	2.54	0.00	2.27	694.45
		Typical Floor-1	714.38	714.38	11.64	3.48	699.26	2.54	0.00	2.27	694.45
SECOND FLOOR PLAN	KIOSK-01 KIOSK-02 SF	OTHER	729	729	0.00	0.00	729	0.25	0.00	0.79	6.25
		Total	729	729	0.00	0.00	729	0.25	0.00	0.79	6.25
		Typical Floor-1	729	729	0.00	0.00	729	0.25	0.00	0.79	6.25
		Typical Floor-1	729	729	0.00	0.00	729	0.25	0.00	0.79	6.25
THIRD FLOOR PLAN	TF01 TF02	OTHER	119.97	119.97	11.64	0.00	108.33	0.41	0.96	3.08	103.87
		Total	119.97	119.97	11.64	0.00	108.33	0.41	0.96	3.08	103.87
		Typical Floor-1	119.97	119.97	11.64	0.00	108.33	0.41	0.96	3.08	103.87
		Typical Floor-1	119.97	119.97	11.64	0.00	108.33	0.41	0.96	3.08	103.87
Total	Total	OTHER	2556.61	2556.61	58.30	11.85	2496.45	14.00	28.3	14.63	2454.98
		Total	2556.61	2556.61	58.30	11.85	2496.45	14.00	28.3	14.63	2454.98
		Typical Floor-1	2556.61	2556.61	58.30	11.85	2496.45	14.00	28.3	14.63	2454.98
		Typical Floor-1	2556.61	2556.61	58.30	11.85	2496.45	14.00	28.3	14.63	2454.98

SCHEDULE OF WINDOW/VENTILATION:

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
A (A)	MECH VENT	0.68	1.00	04
A (A)	W	0.74	1.00	14
A (A)	W	0.89	1.20	03
A (A)	W	0.95	1.20	01
A (A)	MECH VENT	0.98	1.00	02
A (A)	W	0.98	1.20	01
A (A)	W	1.17	1.20	09

Building USE/SUBUSE Details

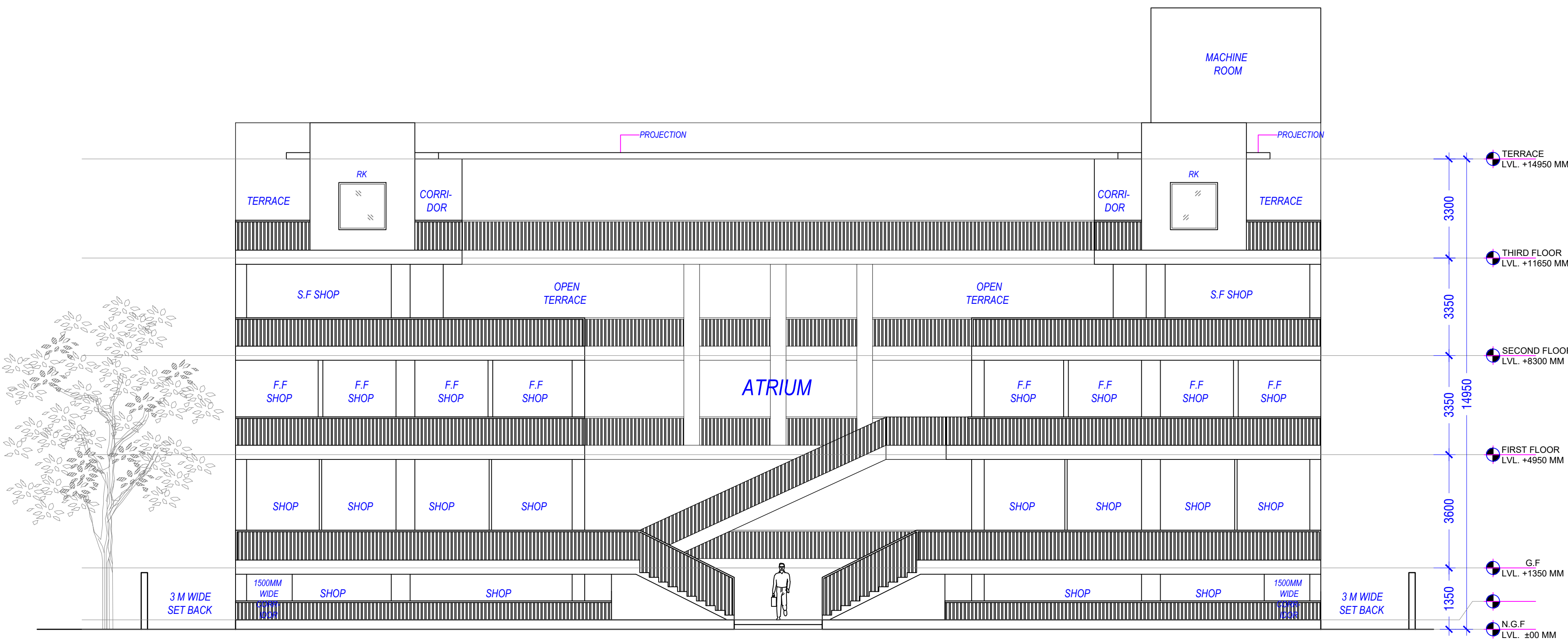
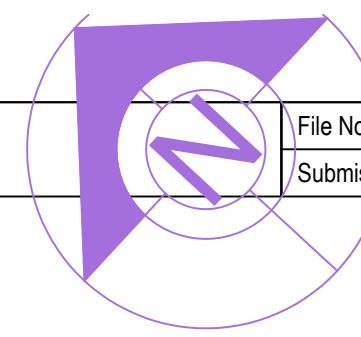
Building Name	Building Use	Building SubUse	Building Use Group	Building Type	Building Structure	No Of Non-Residential Units	Floor Name	Floor Use	Floor SubUse	FAR Name	FAR Use	FAR SubUse
A (A)	Commercial	Shopping center		Lowrise Building		8	Basement Floor Plan	Commercial + Parking	Shopping center	Commercial FAR	Commercial	Shopping center
							Ground Floor Plan	Commercial	Shopping center	Commercial FAR	Commercial	Shopping center
							FIRST FLOOR PLAN	Commercial	Shopping center	Commercial FAR	Commercial	Shopping center
							SECOND FLOOR PLAN	Commercial	Shopping center	Commercial FAR	Commercial	Shopping center
							THIRD FLOOR PLAN	Commercial	Shopping center	Commercial FAR	Commercial	Shopping center
							TERRACE FLOOR PLAN	Commercial	Shopping center	Commercial FAR	Commercial	Shopping center

Required Parking (Table 7a)

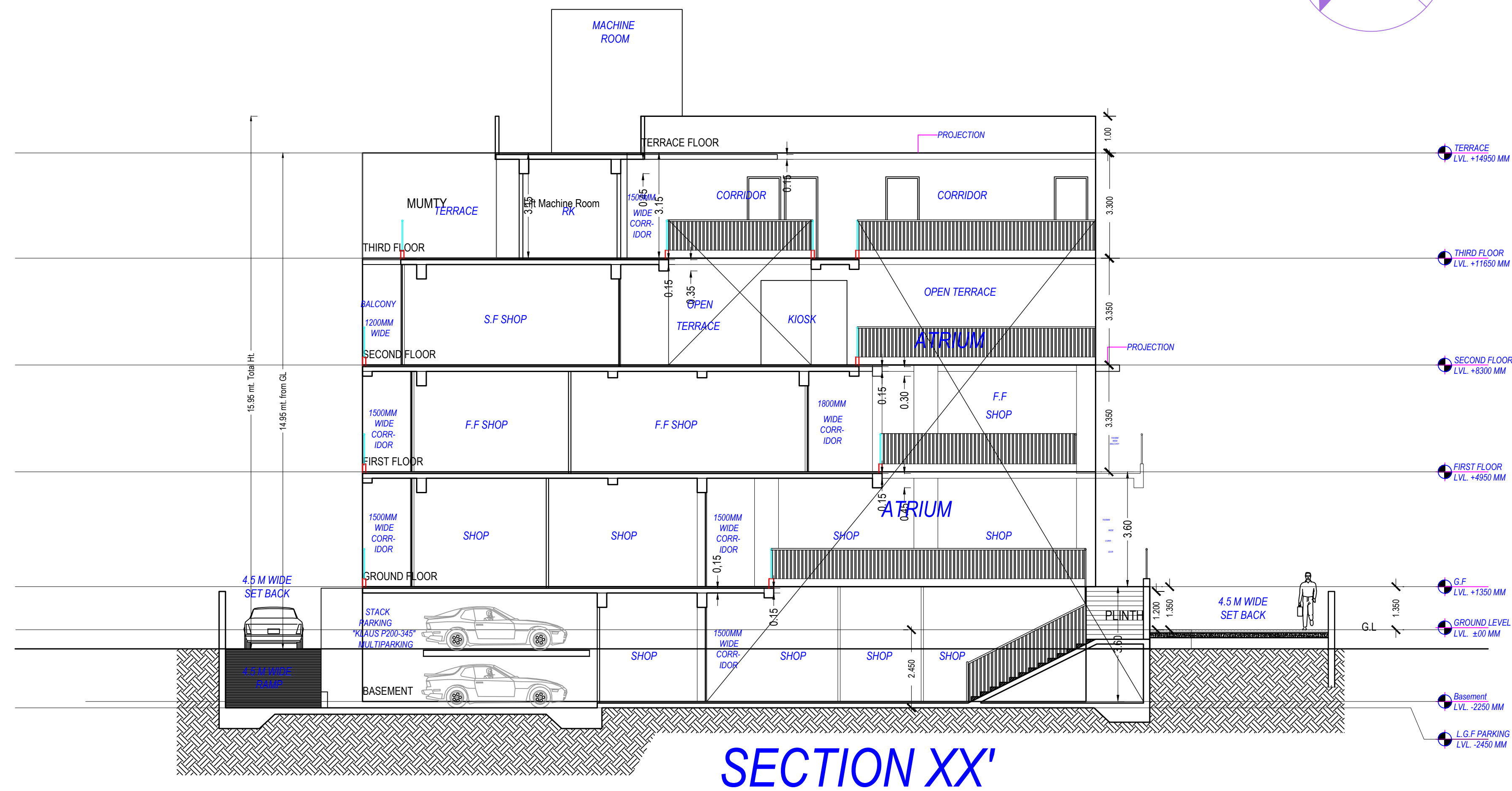
Building Name	Type	SubUse	Area (Sq.mt.)	Parking space reqd for every	Units	Prop.	Reqt.	Unit	Car	Prop.
A (A)	Commercial	Shopping center	> 0	100	2450.94	1.25	31	-	-	-
Total:			-	-	-	-	-	31	32	-

FAR& Unit Details

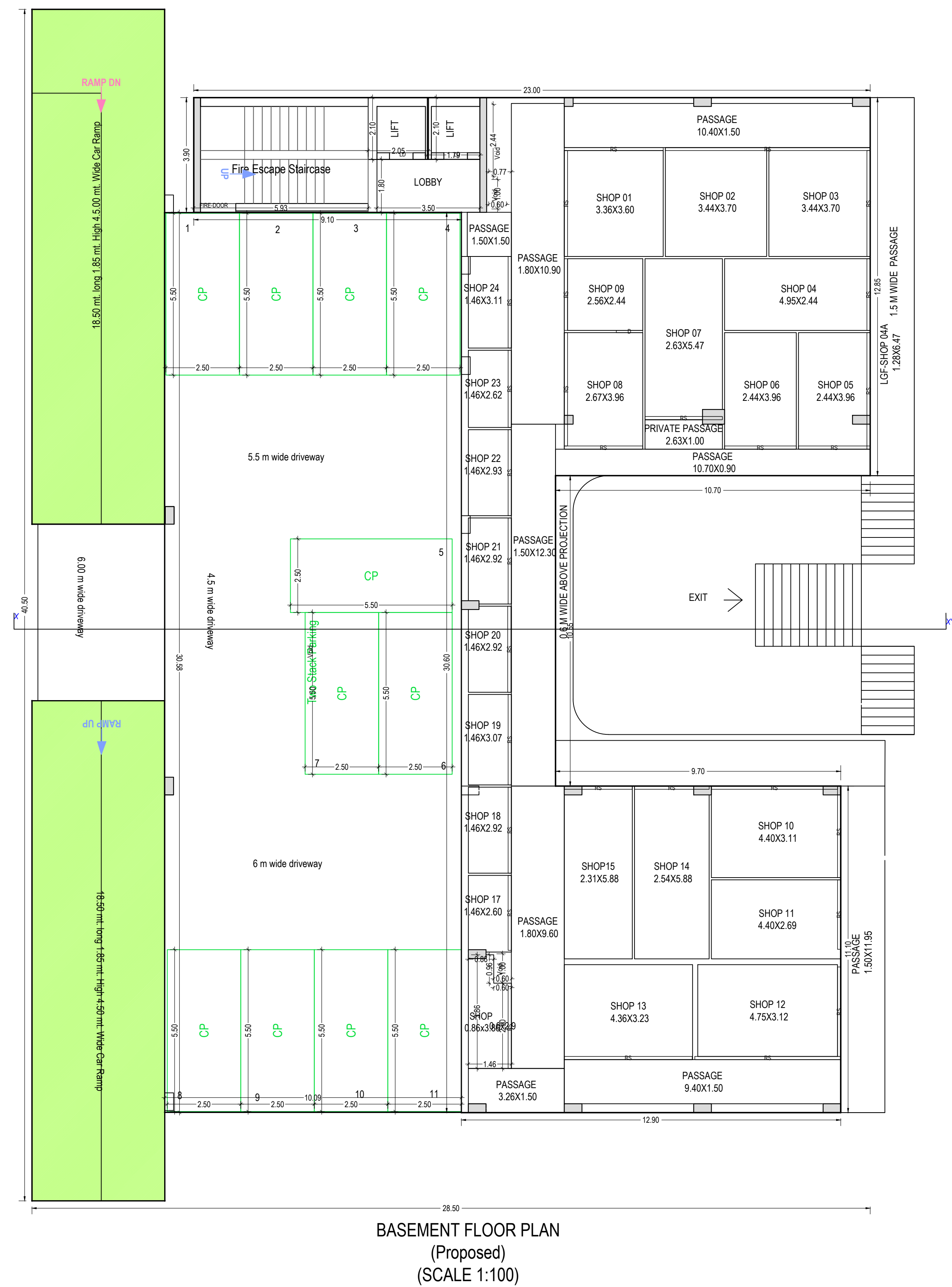
Building	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross BUA/Area in (Sq.mt.)		Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)		Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)
			VShaft	Ramp		Mummy	Lift	Machine	Ramp	Parking Area	Commercial	Stair		
A (A)	1	3089.51	9.84	155.43	2924.24	115.80	16.02	5.34	0.00	336.14	2450.94	0.00	2450.94	
Grand Total:	1	3089.51	9.84	155.43	2924.24	115.80	16.02	5.34	0.00	336.14	2450.94	0.00	2450.94	



ELEVATION A (FRONT)



SECTION XX'



OWNER'S NAME AND SIGNATURE
M/S:- CLEOH HOMEZ & DEKORZ PVT LTD THROUGH AUTHORIZED
SIGNATORY SHRI CHANDRA KANT SHARMA,
yash.civil.76@gmail.com, 9810227732

ARCHITECT'S NAME AND SIGNATURE
KAILASH CHANDER
CHANDRAVATI,
CA/1586/10069



Building Plan Application Number

CDA/BP/22-23/1622

Sanctioned On

05 Apr 2024

Valid Till

07 Apr 2029

Approved By

Ajay Kumar Singh (Chief Architect and Town Planner)

Examined By

Vijay Singh Chauhan (Junior engineer)

Dhananjay Singh (Assistant Engineer)

Arvind Kumar (Town Planner/ Executive engineer)

Dhananjay Singh (Assistant Engineer)

Vijay Singh Chauhan (Junior engineer)

Dhananjay Singh (Assistant Engineer)

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)

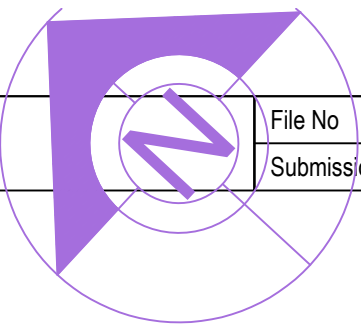
Total Plot Area:- 1417.50

Total FAR Area:- 2450.94

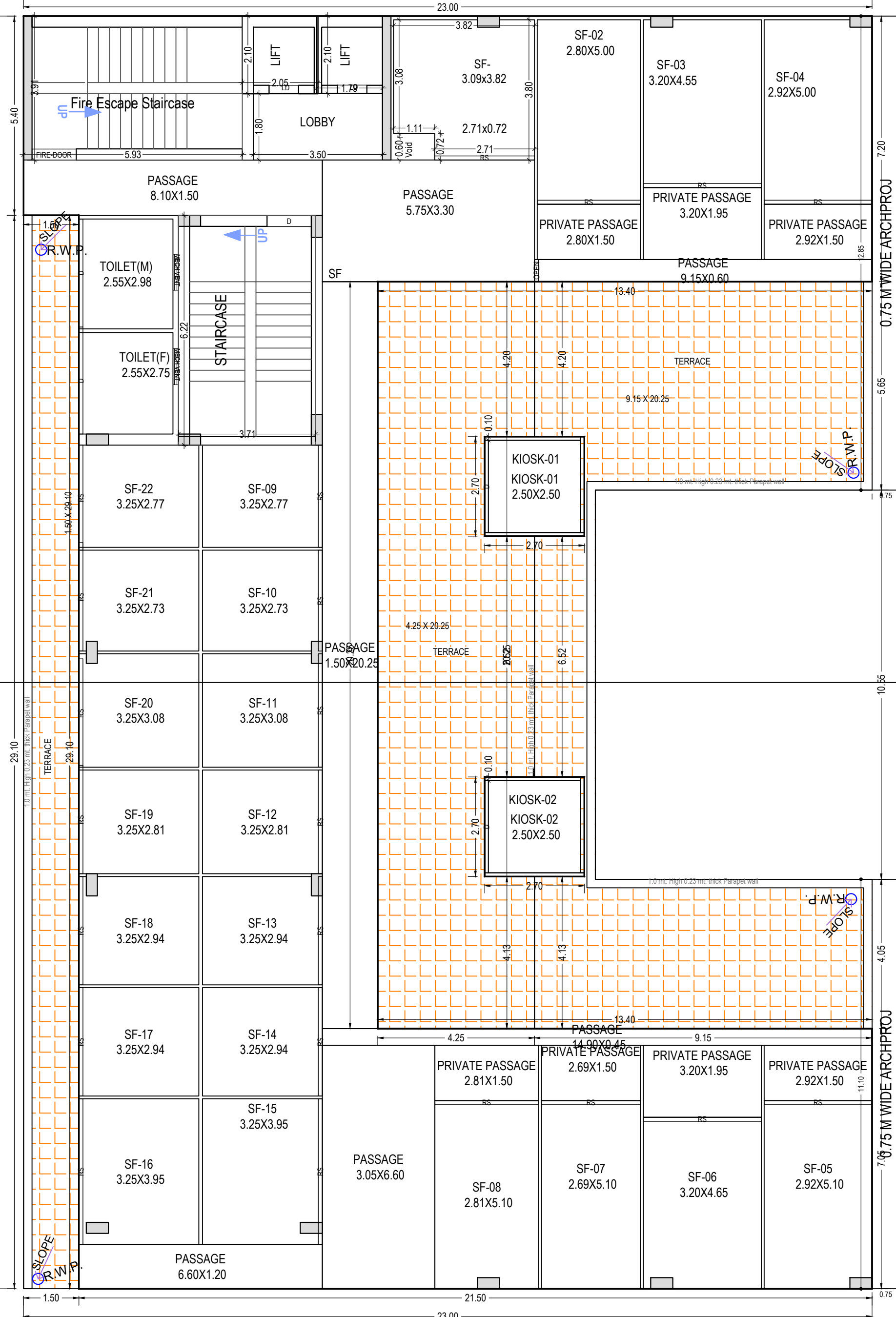
Total Coverage Area:- 704.10

Total BUA Area:- 2924.24

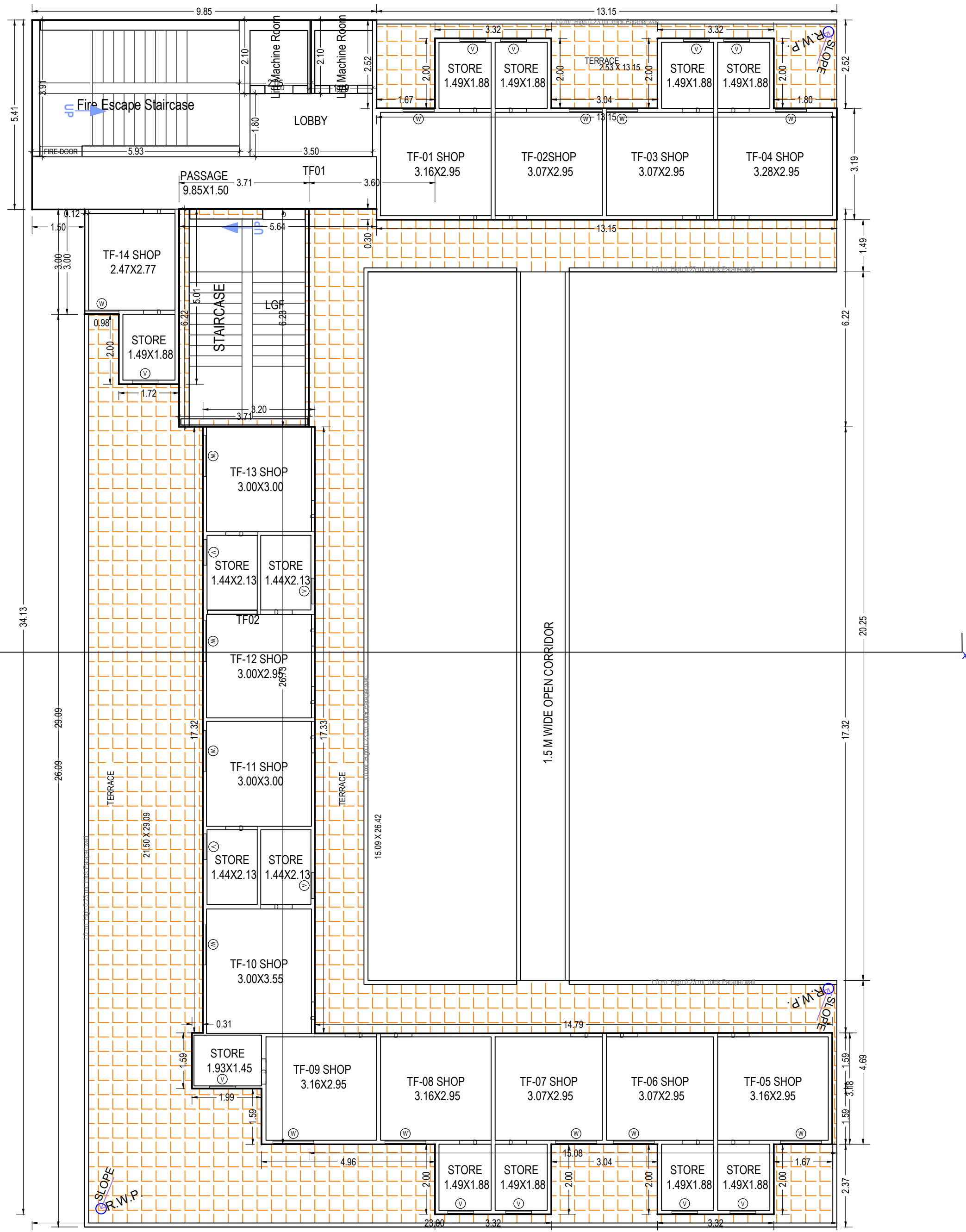
The correctness and accuracy of Proposal Information and drawing is a responsibility of P/ROwner. Accuracy of Scouting Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scouting software.



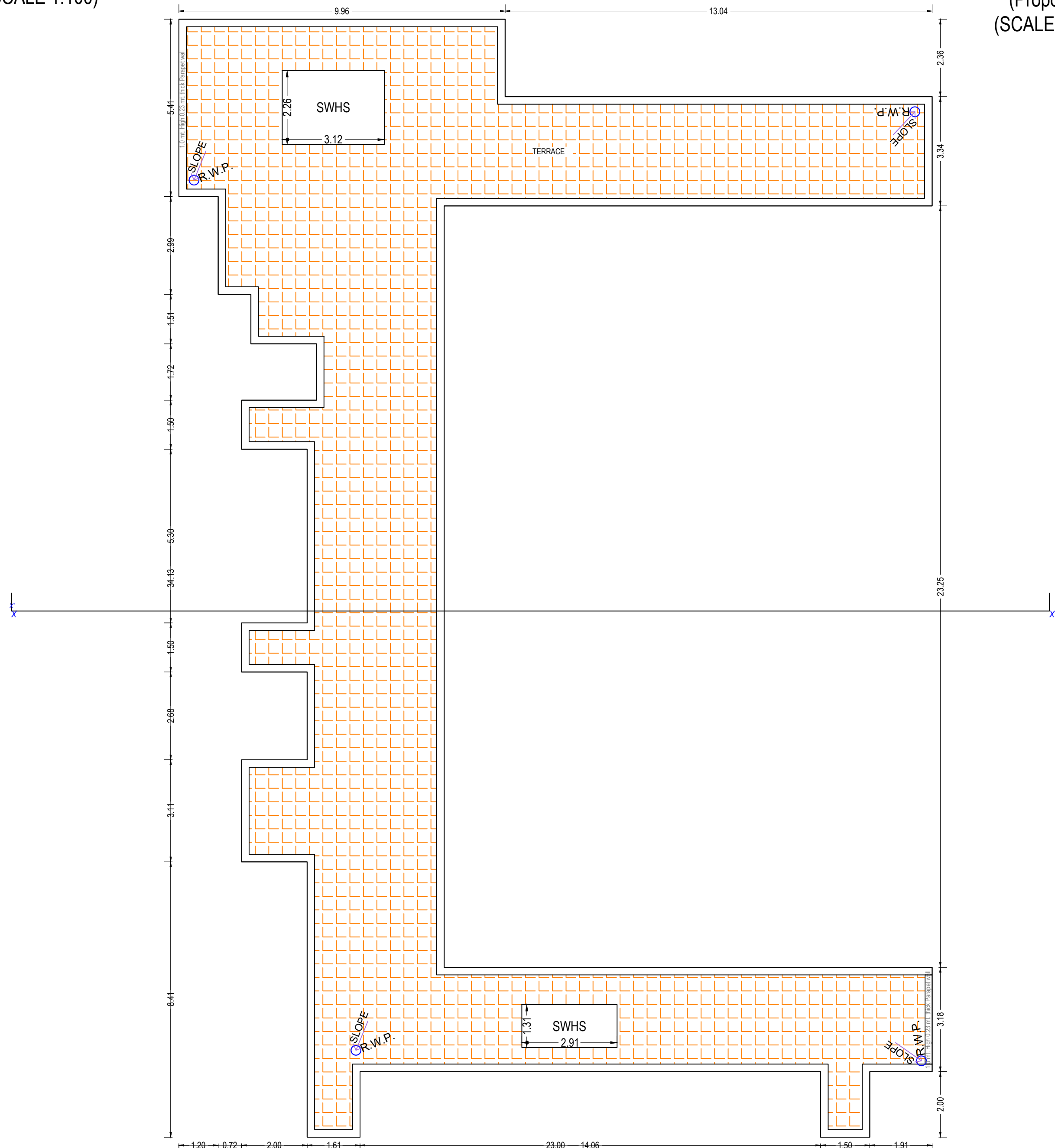
FIRST FLOOR PLAN
(Proposed)
(SCALE 1:100)



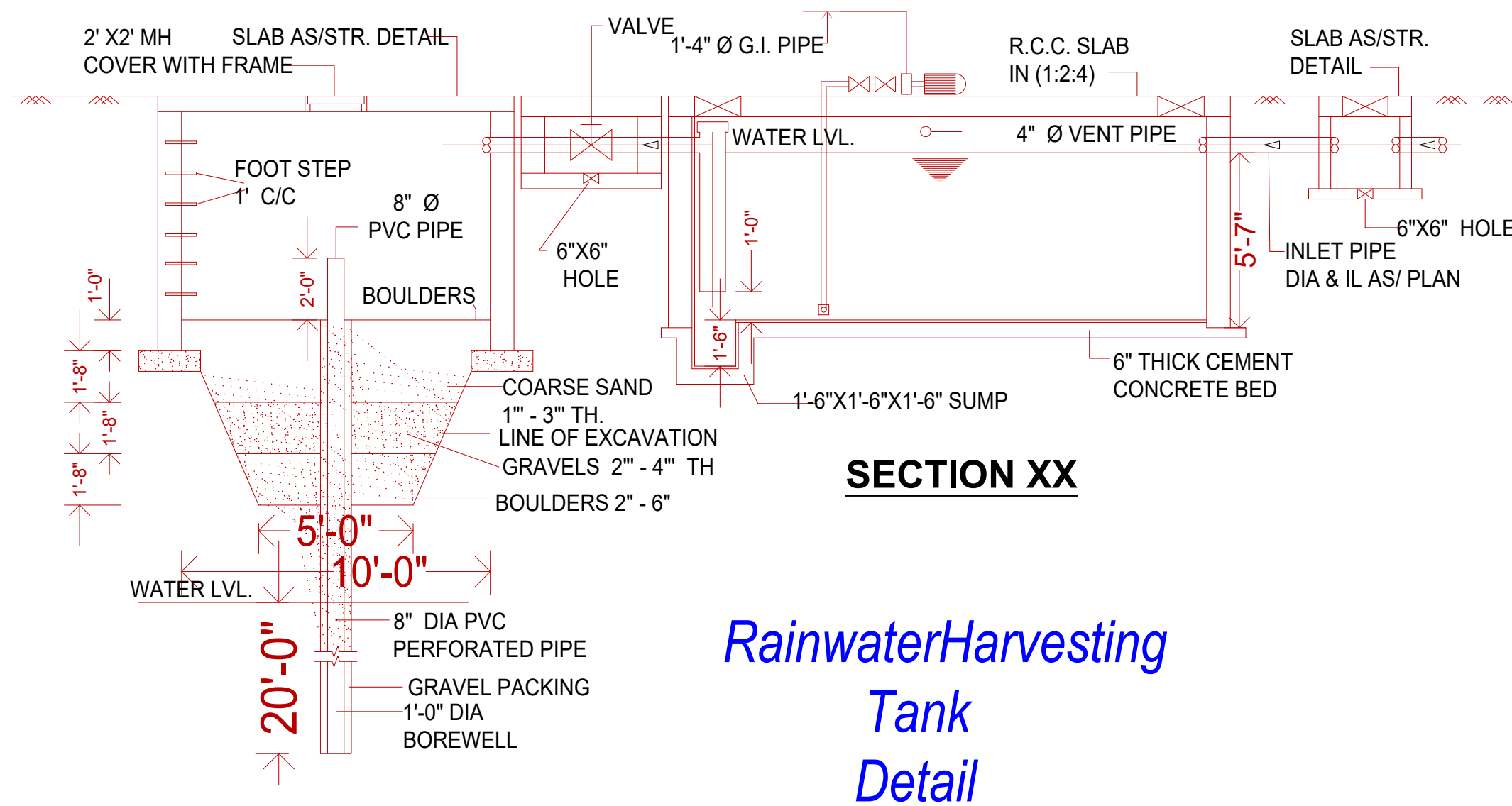
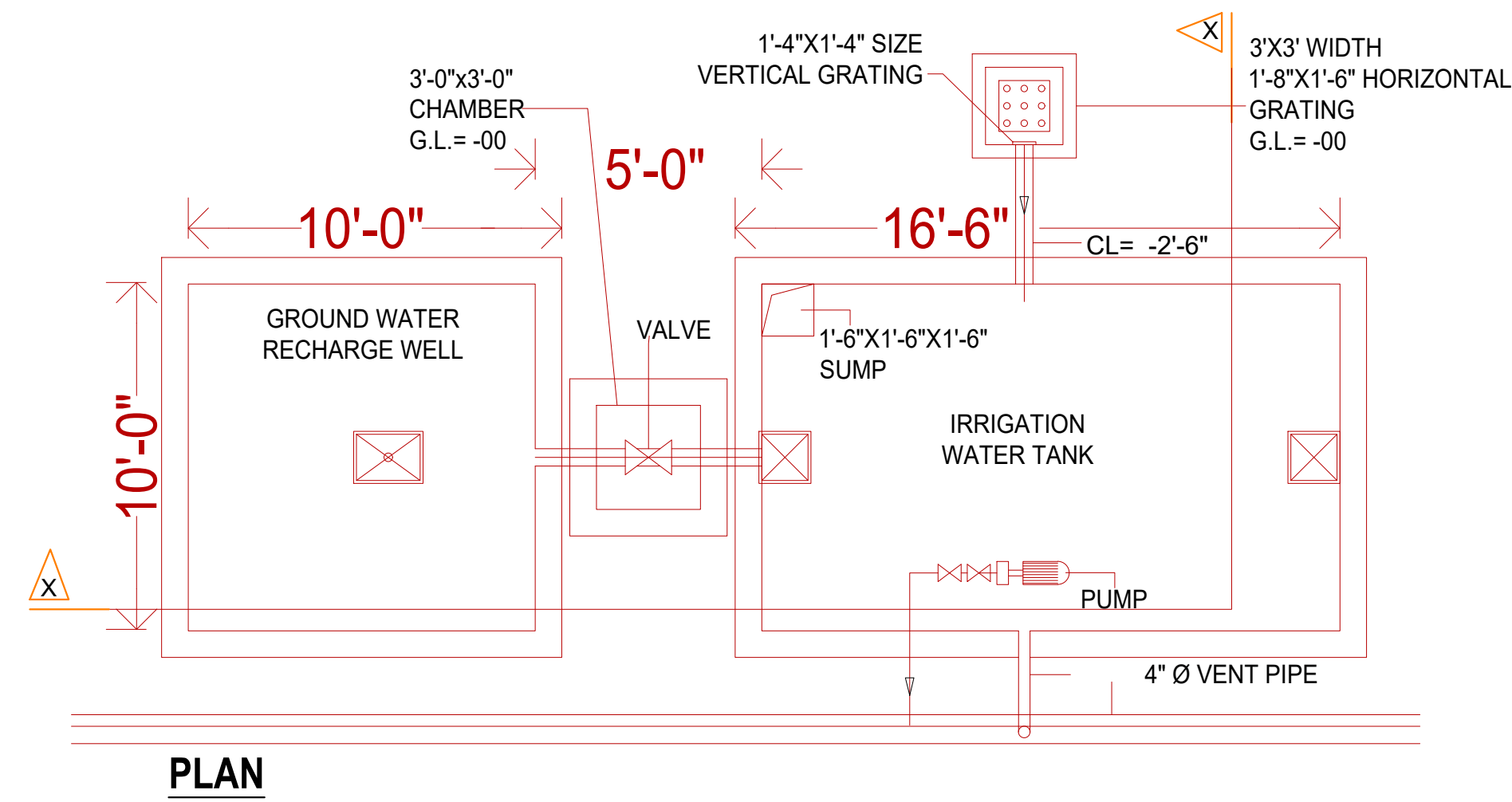
SECOND FLOOR PLAN
(Proposed)
(SCALE 1:100)



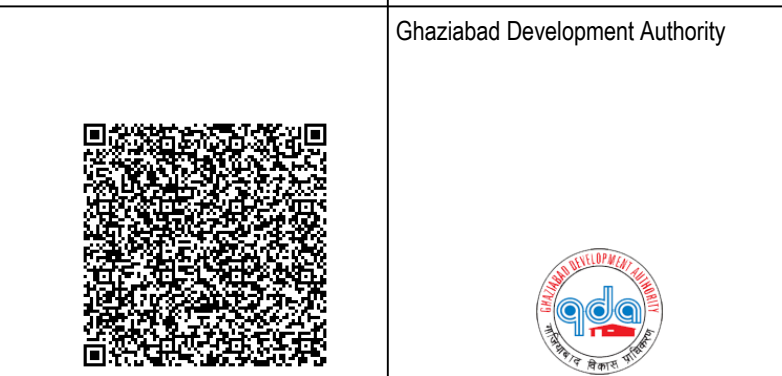
THIRD FLOOR PLAN
(Proposed)
(SCALE 1:100)



TERRACE FLOOR PLAN
(SCALE 1:100)



RainwaterHarvesting
Tank
Detail



Page 1
- Section
- Dimensions
- Car data

Page 2
- Width
dimensions

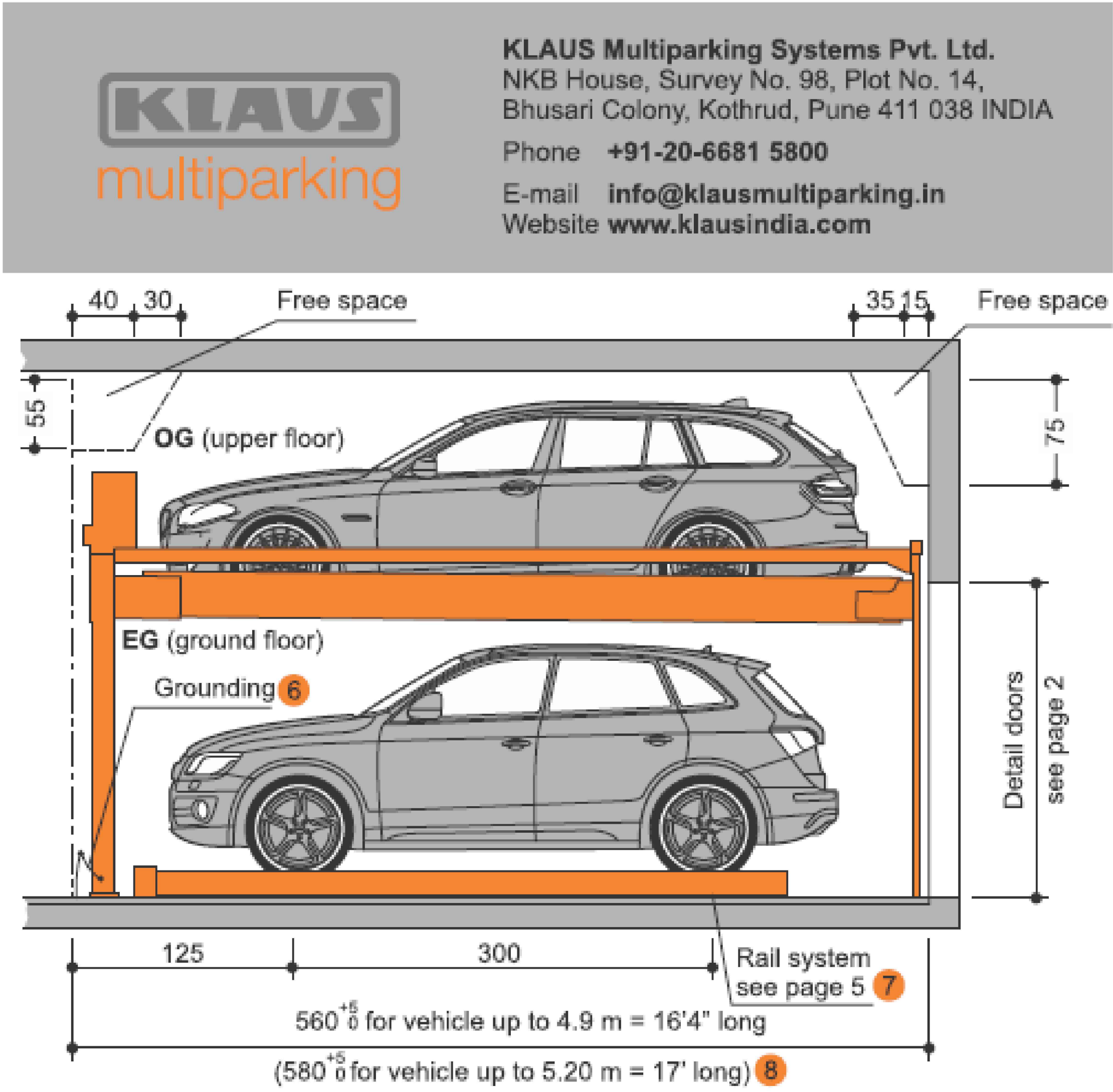
Page 3
- Width
dimensions
- Grid
arrange-
ment
- Approach
- Free
spaces

Page 4
- Function
- Load plan

Page 5
- Rails

Page 6
- Electrical
data
- Technical
data

Page 7
- To be
performed
by the
customer
- Description



PRODUCT DATA

Parking Automat P200 2000 kg¹

Dimensions

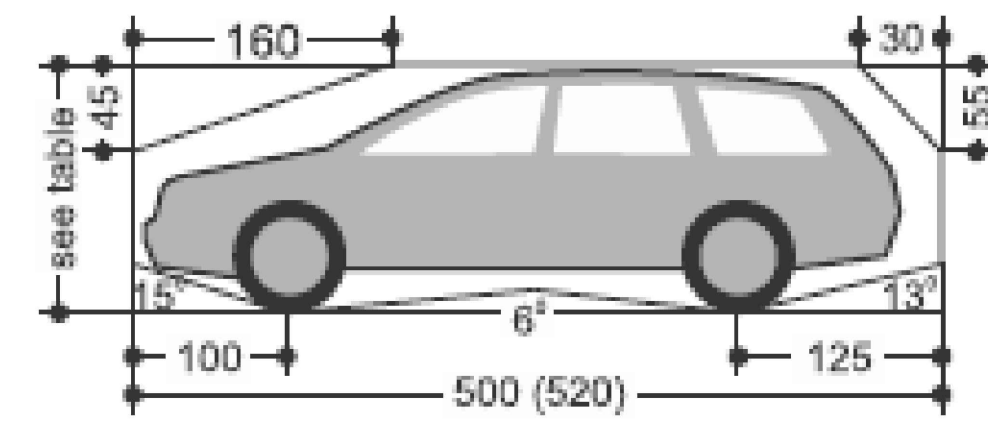
Tolerances for space requirements³ 0.3
Dimensions in cm.

Suitable for

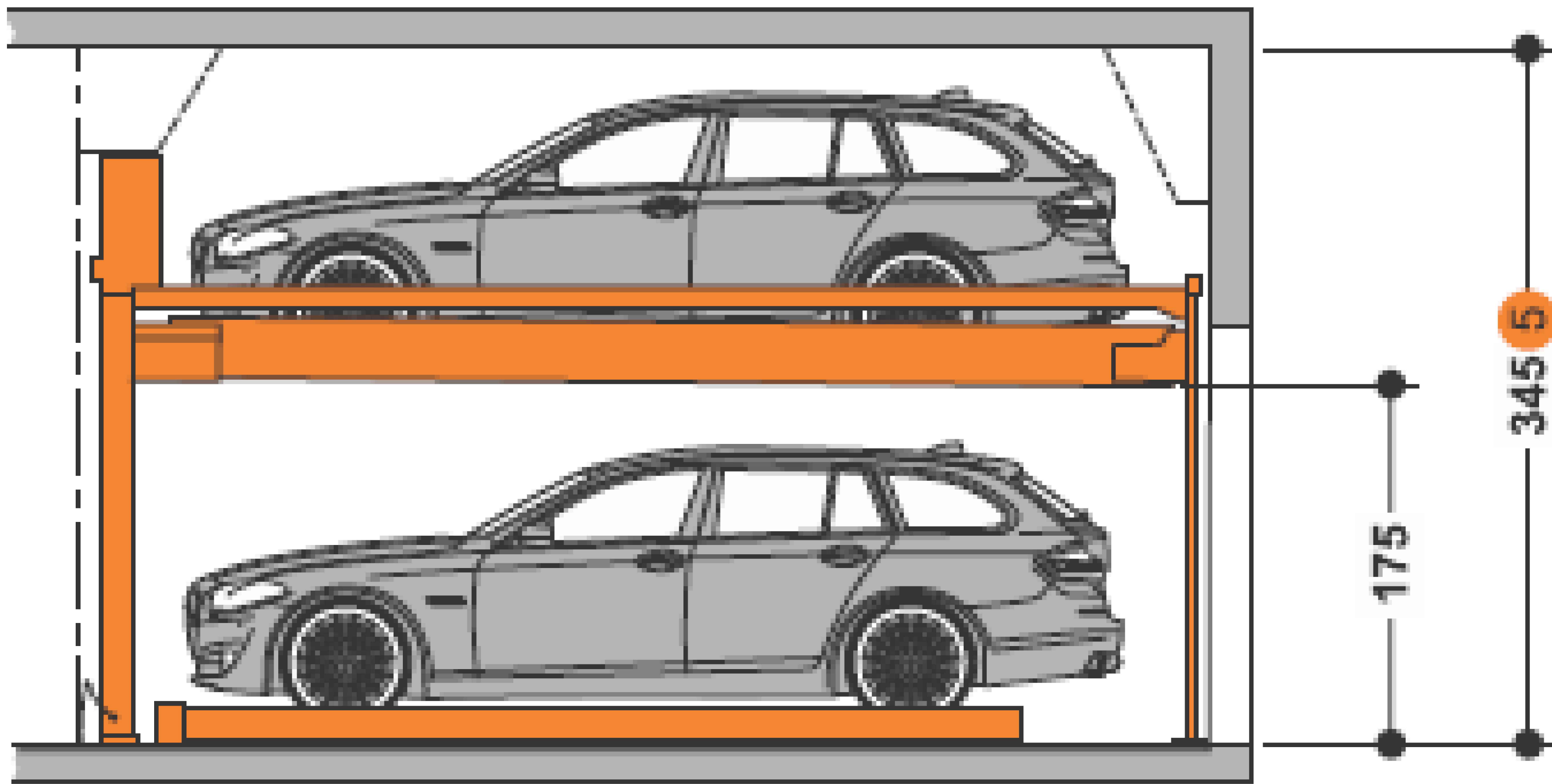
Standard passenger cars:
According to clearance and maximal surface load.

Standard	
Width	190 cm ⁴
Weight	max. 2000 kg
Wheel load	max. 500 kg

Clearance profile



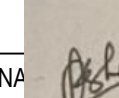
P200-345



STACK PARKING DETAIL

LANDSCAPE PLAN

SERVICE PLAN

OWNER'S NAME AND SIGNATURE	
M/S:- GLESH HOMIEZ & DEKORZ PVT LTD THROUGH AUTHORIZED SIGNATORY SHRI CHANDRA KANT SHARMA yash.civil.76@gmail.com, 9810227732	
ARCHITECT'S NAME AND SIGNATURE	
KAILASH CHANDER AGGARWAL CA/1989/10099	
	Chazababad Development Authority
	
Building Plan Application Number GDA/BP/22-23/1622 Sanctioned On 05 Apr 2024 Valid Till 07 Apr 2029 Approved By Ajay Kumar Singh (Chief Architect and Town Planner) Examined By Vijay Singh Chauhan (Junior engineer) Dhananjay Singh (Assistant Engineer) Arvind Kumar (Town Planner/ Executive engineer) Dhananjay Singh (Assistant Engineer) Vijay Singh Chauhan (Junior engineer) Dhananjay Singh (Assistant Engineer)	