



Vehicle Type	Regd		Prop.		
	No.	Reduced Regd/ Parking (Boxes of Plot having RV/area surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	331	4551.25
Two Stack Car	-	-	-	225	3093.75
Total Car	149	-	2048.75	556	7645.00
Visitor's Car Parking	-	-	139.38	38	522.50
Two Wheeler	260	-	-	266	798.00
Two Stack Parking	-	-	-	222	3227.75
Other Parking	-	-	-	-	3480.46
Total	-	-	2188.13	-	17041.76

Building Conditions Checks	
No	Condition
1	For AD (TOWER) In case 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.

Building Name	Building Use	Building Sub-Use	Building Use Group	Building Type	Building Structure	No Of Residential Units	No Of Non-Residential Units
AD (TOWER)	Residential	Group Housing		-	Highrise	64	3
AS (TOWER)	Residential	Group Housing		-	Highrise	40	5
EWS LUG (COMMERCIAL EWS LUG)	Residential	EWS Housing		-	Highrise	240	2

F.A.R AREA=25859.16+1003.05+1576.14	28438.35	SQ. MTR.	Green and open space Area <table><tr><th>Name</th><th>Prop. Area</th></tr><tr><td>GREEN AREA-1</td><td>3805.96</td></tr><tr><td>GREEN AREA-4</td><td>743.81</td></tr><tr><td>GREEN AREA-3</td><td>241.81</td></tr><tr><td>GREEN AREA-2</td><td>340.98</td></tr></table>	Name	Prop. Area	GREEN AREA-1	3805.96	GREEN AREA-4	743.81	GREEN AREA-3	241.81	GREEN AREA-2	340.98
Name	Prop. Area												
GREEN AREA-1	3805.96												
GREEN AREA-4	743.81												
GREEN AREA-3	241.81												
GREEN AREA-2	340.98												
E.W.S. AND L.I.G. AREA	12059.67	SQ. MTR.											
C. PROPOSED F.A.R. AREA (C)=(A)-(B)	16378.68	SQ. MTR.											

Tree Details (Table 3h)

PLOT	Name	Nos of Trees	
		Recd	Prop
PLOT	Tree	166	375

Basement	5727.89	11064.70	0.00	0.00	0.00	0.00	5727.89	11064.70	0.00
1st Floor	7749.38	11064.70	0.00	0.00	0.00	0.00	7749.38	11064.70	0.00
2nd Floor	885.68	0.00	861.10	329.48	305.44	663.15	646.05	1878.31	0.00
3rd Floor	866.10	0.00	826.58	329.48	292.00	680.26	862.24	204.00	0.00
4th Floor	866.10	0.00	826.58	329.48	292.00	711.34	631.74	1596.92	0.00
5th Floor	628.82	0.00	524.58	394.42	342.15	711.34	631.74	1718.88	0.00
6th Floor	632.18	0.00	527.94	398.42	342.15	711.34	633.23	1728.63	0.00
7th Floor	628.82	0.00	524.58	413.91	333.68	711.34	633.23	1765.76	0.00
8th Floor	632.18	0.00	527.94	413.91	333.68	739.86	642.60	1790.95	0.00
9th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
10th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
11th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
12th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
13th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
14th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
15th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
16th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
17th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
18th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
19th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
20th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
21st Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
22nd Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
23rd Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
24th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
25th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
26th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
27th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
28th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
29th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
30th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
31st Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
32nd Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
33rd Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
34th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
35th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
36th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
37th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
38th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
39th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
40th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
41st Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
42nd Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
43rd Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
44th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
45th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
46th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
47th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
48th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
49th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
50th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
51st Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
52nd Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
53rd Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
54th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
55th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
56th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
57th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
58th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
59th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
60th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
61st Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
62nd Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
63rd Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
64th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
65th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
66th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
67th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
68th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
69th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
70th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
71st Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
72nd Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
73rd Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
74th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
75th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
76th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
77th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
78th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
79th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
80th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
81st Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
82nd Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
83rd Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
84th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
85th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
86th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
87th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
88th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
89th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
90th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
91st Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
92nd Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
93rd Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
94th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
95th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
96th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
97th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
98th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
99th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00
100th Floor	628.82	0.00	524.58	413.91	333.68	739.86	642.60	1787.59	0.00

Terrace	82.65	0.00	44.92	57.97	0.00	56.87	0.00	197.49	0.00	44.92
Floor										
Total:	25620.18	22129.40	10437.96	8444.64	6809.19	14927.45	13062.71	48992.27	22129.40	30309.86

BASEMENT FLOOR PLAN		Residential • Parking		Housing		E	
GROUND FLOOR PLAN		Community Facility		Day care center		Group Housing	
TYPICAL - 18 2 FLOOR PLAN	Educational	Nursery	Residential FAR	Residential	Community Facility	Day care center	Group Housing
			Residential FAR	Residential		Group Housing	
			Community Facility	Nursery	Educational	Group Housing	
	Residential	Group Housing	Residential FAR	Residential	Community Facility	Day care center	Group Housing
			Residential FAR	Residential		Group Housing	
			Residential FAR	Residential		Group Housing	
			Residential FAR	Residential		Group Housing	
			Residential FAR	Residential		Group Housing	
			Residential FAR	Residential		Group Housing	
			Residential FAR	Residential		Group Housing	
FOURTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential		Group Housing	
			Residential FAR	Residential		Group Housing	

- 5, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
			Residential FAR	Residential	Group Housing
			Residential FAR	Residential	Group Housing
			Residential FAR	Residential	Group Housing
			Residential FAR	Residential	Group Housing

TYPICAL - 6, 14 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing
			Residential FAR	Residential	Group Housing
			Residential FAR	Residential	Group Housing

TERRACE FLOOR PLAN	Residential	Group Housing	Nursery	-	-	-
GROUND FLOOR PLAN	Educational	Nursery	MISREY Educational	Educational	Nursery	-
FIRST FLOOR PLAN	Educational	Nursery	MISREY Educational	Educational	Nursery	-
SECOND FLOOR PLAN	Educational	Nursery	PRIMARY Educational	Educational	Nursery	-
TYPICAL 3.4 FLOOR PLAN	Educational	Nursery	PRIMARY Educational	Educational	Nursery	-
FIFTH FLOOR 5.6M	Residential	Group Housing	Residential FAR	Residential	Group Housing	-
TYPICAL 6.7,8,9,10,11 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	-
TWELFTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	-
THIRTEENTH FLOOR PLAN 13.1,14,15,16,17,18 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	-
NINETEENTH FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	-
TYPICAL 20,21,22 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	-
TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-	-

GROUND FLOOR PLAN		Commercial	Retail Shop	Commercial	Commercial	Retail Shop
FIRST FLOOR PLAN	Commercial		Retail Shop	Residential FAR	Residential	UO Housing
				Commercial	Commercial	Retail Shop
TYPICAL 2-3 FLOOR PLAN		Residential	EWS Housing	Residential FAR	Residential	UO Housing
TYPICAL 4-5 FLOOR PLAN	Residential	EWS Housing		Residential FAR	Residential	UO Housing
				Residential FAR	Residential	UO Housing
FAR 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 FLOOR PLAN		Residential	EWS Housing	Residential FAR	Residential	EWS Housing
			Residential FAR	Residential	UO Housing	EWS Housing
	Residential	EWS Housing		Residential FAR	Residential	UO Housing
				Residential FAR	Residential	UO Housing
SEVENTEENTH FLOOR PLAN		Residential	EWS Housing	Residential FAR	Residential	EWS Housing
			Residential FAR	Residential	UO Housing	EWS Housing
TYPICAL 18, 19, 20 FLOOR PLAN		Residential	EWS Housing	Residential FAR	Residential	EWS Housing
TENTH FLOOR PLAN		Residential	EWS Housing	Residential FAR	Residential	EWS Housing
TWENTYFIRST FLOOR PLAN		Residential	EWS Housing	Residential FAR	Residential	EWS Housing
TERRACE FLOOR PLAN		Residential	EWS Housing	-	-	EWS Housing

PROJECT DETAILS		PROJECT DATE: 09/06/2023
Authority: Ghazabad Development Authority	Plot Use: Residential	
AuthorityClass: Category A	Plot SubUse: Group Housing	
AuthorityGrade: Development Authority (SA)	Development Plan: Master Plan	
CaseTrack: Regular	Land Use Zone: Residential use Zone	
Project Type: Group Development	Land SubUse Zone: Residential Zone	
Nature of Development: ADDITION OR EXTENSION	Layout Type: NA	
Development Area: Undeveloped Area		
SubDevelopment Area: Metro City 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		37048.12
	As per site condition		32954.94
	Area of Plot Considered		32954.94
2	Deduction for		
	(a) Proposed roads		0.00
	(b) Any reservations		0.00
	Total(a + b)		0.00
3	Net Area of plot (1 - 2) AREA OF PLOT		32954.94
	Plot Area For Coverage		32954.94

Plot Area for FAR	32954.94
Perm. FAR Area (2.50)	82387.35
Inertive FAR against EWS and LIG	12623.68
Perm. LAK Area	94447.0175
Permissible %5 facility area	4119.367
Proposed facility area	2673.74
Total Built up area permissible at	
Permissible Coverage area (40.00 %)	13181.976
Proposed Coverage Area (6.60 %)	1717.560
Existing Building Coverage area (17.17 %)	5659.700
Total Prop. Coverage Area (23.77 %)	7837.260

Balance coverage area (16.22 %)		Proposed Area at	
	Proposed Built up	Existing built up	Proposed FSI
Lower Basement Floor	5727.89	1054.70	0.00
Upper Basement Floor	7493.38	1064.70	0.00
Ground Floor	1878.31	0.00	0.00
First Floor	2030.64	0.00	0.00
Second Floor	1906.92	0.00	0.00
Third Floor	1714.58	0.00	0.00
Fourth Floor	1728.63	0.00	0.00
Fifth Floor	1765.76	0.00	0.00
Sixth Floor	1742.95	0.00	0.00
Seventh Floor	1787.59	0.00	0.00
Eighth Floor	1787.59	0.00	0.00
Ninth Floor	1787.59	0.00	0.00
Tenth Floor	1787.59	0.00	0.00
Eleventh Floor	1787.59	0.00	0.00
Twelfth Floor	1787.59	0.00	0.00
Thirteenth Floor	1708.59	0.00	0.00
Fourteenth Floor	1711.56	0.00	0.00
Fifteenth Floor	1708.59	0.00	0.00
Sixteenth Floor	1708.59	0.00	0.00
Seventeenth Floor	1511.43	0.00	0.00
Eighteenth Floor	851.29	0.00	0.00
Nineteenth Floor	851.29	0.00	0.00
Twentieth Floor	839.92	0.00	0.00
Twentyfirst Floor	626.92	0.00	0.00
Subtotal	12412.94	0.00	0.00

Terrace Floor	197.49	0.00		0.00
Total Area	48992.27	22129.40	16378.68	0.00
Existing Building FAR Area				80717.05
Total FAR Area			= (80717.05 - 16378.68)	91056.73
Accessory/Use Area Added in BuiltUp Area:				194.25
Built up area:				194.25
Existing Building BUA Area:				96652.66
Total BuiltUp Area:				167968.54
Total Purchasable FAR Area = (Existing Under Construction & Proposed FAR Area)-(Permissible FAR Area)				
= 91056.73 - 166467.05 = -75410.32				

4.	Proposed F.S.I. consumed	2.94
	Tenement Proposed At	
	G.F.	3.00
	All Floors	351.00
5.	Total Tenements (3 + 4)	354
E.	Parking Statement	
1.	Parking Space Required as per Regulations	2641.88
2.	Proposed Parking Spaces	4364.16

Item	Use	Subtype	Structure	Height	Floor No	FAR Area	BIA Area
TOWER - A2 (G-1 & G2)	Residential	Group Housing	Highrise	45.95	15	2597.31	3767.80
BLOCK2 (TOWER - F)	Residential	Group Housing	Highrise	42.15	14	10123.52	6498.18
BLOCK3 (TOWER - G)	Residential	Group Housing	Highrise	44.95	15	5043.63	1438.46
BLOCK3 (TOWER - CT1 & H)	Residential	Group Housing	Highrise	56.95	18	15343.77	22208.97
OWER - E1	Residential	Group Housing	Highrise	45.15	15	18434.82	38862.25
Built Up Area (Sq. M)							FAR Area (Sq. M)
BLOCK1 (TOWER - G1 & G2)				37651.60			37651.63
BLOCK2 (TOWER - F)				9172.52			9172.52
BLOCK3 (TOWER - G)				6348.46			2597.31
BLOCK3 (TOWER - CT1 & H)				22208.97			15442.92
TOWER - E1				18434.82			38862.25
Total				96522.96			87177.75

Color Notes	
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)	

OWNER'S NAME AND SIGNATURE
MRJV CONSTRUCTION COMPANY,manojverma026@gmail.com,8744077006 MRJV CONSTRUCTION COMPANY,manojverma026@gmail.com,8744077006

Give PDF file of your registration form at 4477100 AROHENG'S NAME AND SIGNATURE Rajneesh Kumar CA/2017/88949	INER
	Ghaziabad Development Authority 

Building Plan Application Number	
GDA/BP/21-22/1502	
Sanctioned On	
22 May 2023	
Valid Till	
30 May 2028	
Approved By	
Chandra Prakash Tripathi (Chief Architect and Town Planner)	
Examined By	
S K Srivastava (Junior engineer)	
Sanjay Mehrotra (Assistant Engineer)	
Rajeev Ratan Shah (Town Planner/ Executive engineer)	
Chandra Prakash Tripathi (Chief Architect and Town Planner)	

	Brijesh kumar (Secretary)

Chandra Prakash Tripathi (Chief Architect and Town Planner)