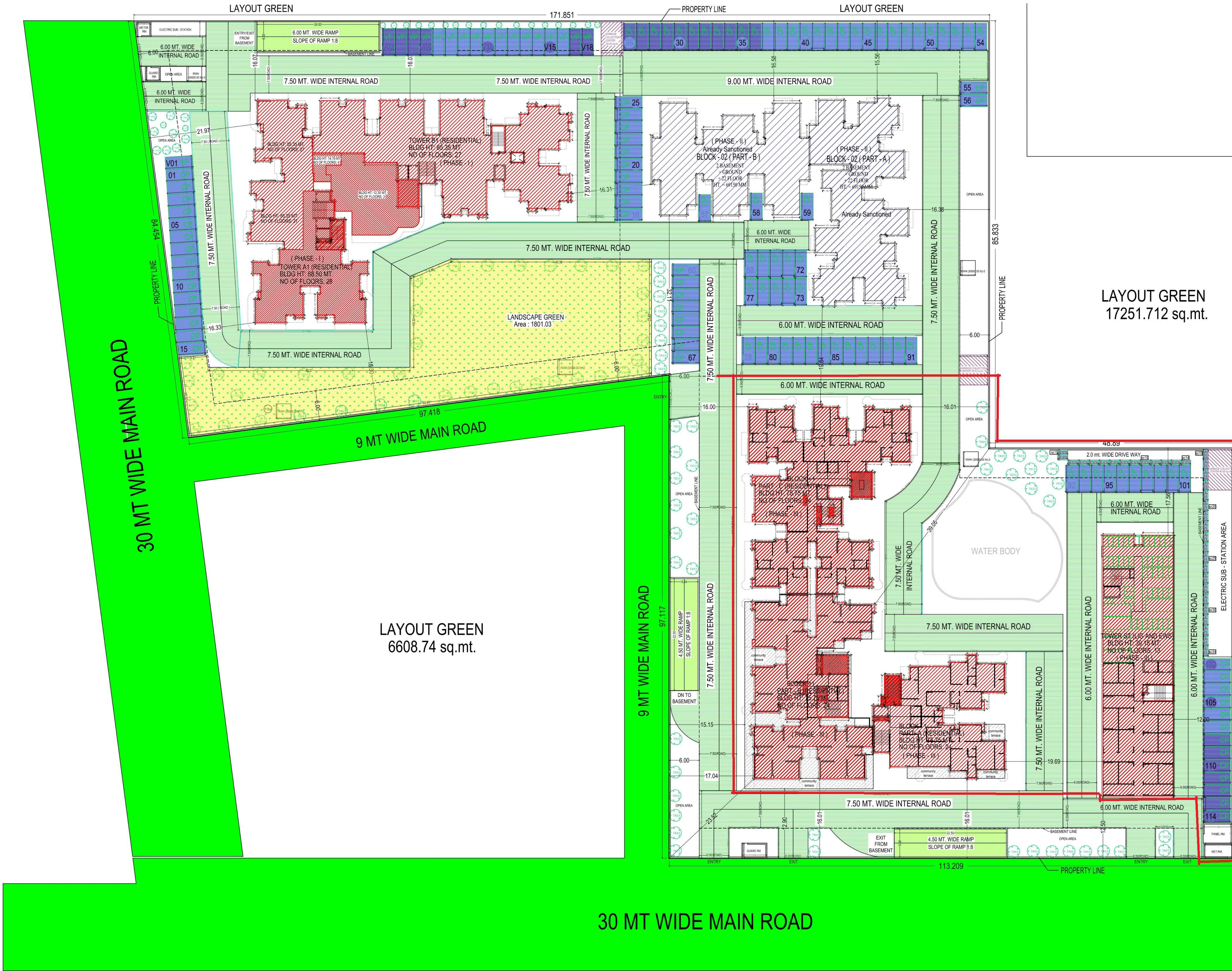


		File No	GDABP/22/23/143	Sheet	1 / 23
		Submission Date	2022-11-28	Scale	1:100
A	AREA STATEMENT	VERSION NO.: 1.0.1			
		VERSION DATE: 09/02/2023			
PROJECT DETAIL :					
Authority: Ghaziabad Development Authority		Plot Use: Residential			
Authority Class: Category A		Plot SubUse: Group Housing			
Authority Grade: Development Authority (DA)		Development Plan: Park Town Utility Estate			
CaseTrack: Regular		Land Use Zone: Residential use Zone			
Project Type: Building Permission		Land SubUse Zone: Residential Zone			
Nature of Development: NEW		Layout Type: NA			
Subtype: Revision					
Development Area: Undeveloped Area					
SubDevelopment Area: Other Town Area					
Special Project: NA					
Site Address:					
District: Ghaziabad, Tehsil: Ghaziabad, Village: NA		Sq Mts			
AREA DETAILS :					
1. Area of Plot As per record					
Document Area		22780.00			
As per site condition		22780.00			
Area of Plot Considered		22780.00			
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		22780.00			
Green and open space		1801.03			
Plot Area For Coverage		22780.00			
Plot Area For FAR		22780.00			
Perm. FAR Area (2.50)		5695.50			
Incentive FAR against EWS and LIG		8335.32			
Perm. Paid FAR Area (1.25)		28487.50			
Total Perm. FAR area with Paid FAR (3.75)		85462.50			
Total Perm. FAR area (4.11)		93787.82			
Total Paid Proposed FAR Area		93787.82			
6. Total Built up area permissible at:					
Permissible Coverage area (40.00 %)		9116.00			
Proposed Coverage Area (18.46 %)		4207.44			
Sanctioned Building Coverage area (4.46 %)		1016.857			
Total Prop. Coverage Area (22.92 %)		5224.297			
Balance coverage area (17.08 %)		3891.703			
		Proposed Area at			
	Proposed Built up	sanctioned Built up	Proposed F.S.I	Existing F.S.I	
Lower Basement Floor	14037.87	4205.474	0.00	0.00	
Upper Basement Floor	14537.59	3705.754	0.00	0.00	
Slit Floor	2074.86	0.00	456.67	0.00	
Ground Floor	2132.58	0.00	2073.49	0.00	
First Floor	3275.79	0.00	2332.57	0.00	
Second Floor	4084.13	0.00	3103.84	0.00	
Third Floor	3924.06	0.00	2934.59	0.00	
Fourth Floor	3839.13	0.00	2870.84	0.00	
Fifth Floor	3839.13	0.00	2870.84	0.00	
Sixth Floor	3839.13	0.00	2870.84	0.00	
Seventh Floor	3839.13	0.00	2870.84	0.00	
Eighth Floor	3839.13	0.00	2870.84	0.00	
Ninth Floor	3839.13	0.00	2870.84	0.00	
Tenth Floor	3839.13	0.00	2870.84	0.00	
Eleventh Floor	3839.13	0.00	2870.84	0.00	
Twelfth Floor	3839.13	0.00	2870.84	0.00	
Thirteenth Floor	3111.23	0.00	2870.84	0.00	
Fourteenth Floor	3111.23	0.00	2870.84	0.00	
Fifteenth Floor	3111.23	0.00	2870.84	0.00	
Sixteenth Floor	3111.23	0.00	2870.84	0.00	
Seventeenth Floor	3111.23	0.00	2870.84	0.00	
Eighteenth Floor	3111.23	0.00	2870.84	0.00	
Nineteenth Floor	3181.57	0.00	2634.28	0.00	
Twentieth Floor	3111.23	0.00	2870.84	0.00	
Twentyfirst Floor	3111.23	0.00	2870.84	0.00	
Twentysecond Floor	3111.23	0.00	2870.84	0.00	
Twentythird Floor	3111.23	0.00	2870.84	0.00	
Twentyfourth Floor	1318.30	0.00	1191.08	0.00	
Twentyfifth Floor	1318.30	0.00	1191.08	0.00	
Twentysixth Floor	1318.30	0.00	1191.08	0.00	
Twentyseventh Floor	340.56	0.00	280.02	0.00	
Terrace Floor	419.25	0.00	0.00	0.00	
Total Area:	117691.65	7911.228	71934.45	0.00	
Sanctioned Building FAR Area:		20862.06			
AccessoryUse Area considered towards computation of FAR:		0.00			
Total FAR Area:		92796.51			
AccessoryUse Area Added in BuiltUp Area:		75.00			
Built up area:					
Sanctioned Building BUA Area:		21979.30			
Total BuiltUp Area:		147597.178			
Proposed F.S.I. consumed:		4.07			
C. Tenement Statement					
4. Tenement Proposed At:					
G.F.					
All Floors		556 + 84 LIG + 84 EWS			
5. Total Tenements (3 + 4)		724 + 274 units already sanctioned			
E. Parking Statement					
1. Parking Space Required as per Regulations:		1443.00			
2. Proposed Parking Space:		1138.374			



LAYOUT GREEN
6608.74 sq.mt.

LAYOUT GREEN
17251.712 sq.mt.

VVIP NAMAH
APPLIED PROJECT-
8701.17 SQM

SITE PLAN
(Scale - 1:300)

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.)	sanctioned Built Up Area (Sq.mt.)	Proposed Built Up Area (Sq.mt.)	Parking	Proposed FAR Area (Sq.mt.)			Total FAR Area (Sq.mt.)	No. of Unit	No. of EWS	No. of LIG
			Cutout						Resi.	Commercial	Community				
TOWER A1 (PHASE - I)	1	16913.31		148.22	16765.09	0.00	16765.09	426.58	14375.40	0.00	0.00	14375.40	104	0.00	0.00
TOWER B1 (PHASE - I)	1	20033.83		120.97	19912.86	0.00	19912.86	687.81	17013.02	0.00	522.14	17535.16	156	0.00	0.00
BLOCK 1 (PART - A) PHASE - III	1	47006.358		353.23	46653.128	7911.228	36741.90	35254.804	8952.96	0.00	209.85	9162.81	46	0.00	0.00
BLOCK 1 (PART - B) PHASE - III	1	15152.44		304.48	14847.96	0.00	14847.96	0.00	12916.94	0.00	871.80	13788.74	109	0.00	0.00
BLOCK 1 (PART - C) PHASE - III	1	16256.57		420.70	17835.87	0.00	17835.87	0.00	16748.79	0.00	0.00	16748.79	141	0.00	0.00
TOWER ST (LIG AND EWS) PHASE - III	1	9558.39		30.42	9527.97	0.00	9527.97	363.68	0.00	323.55	0.00	323.55	0.00	84	84
Grand Total	6	126920.898		1378.02	125542.878	7911.228	117631.65	36732.874	70007.11	323.55	1603.79	71934.45	556	84	84
													Total = 724 units		

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.

Tree Details (Table 3h)									
Plot	Name	Nos Of Trees		Resi	Comm	Prop	Total	Resi	Comm
		Resi	Comm						
PLOT NO GH 3 /4	Trees	114	114						

Already Sanctioned Building Details									
Name	Use	SubUse	Structure	Height	Floor No	FAR Area	BUA Area		
Already Sanctioned (BLOCK 2) PART - B (PHASE - II)	Residential	Group Housing	Highrise	69.15	23	10309.48	10881.84		
Already Sanctioned (BLOCK 2) PART - A (PHASE - II)	Residential	Group Housing	Highrise	69.15	23	10552.58	11097.46		
Total:						21979.30	20862.06	274	

Green and open space Area	
Name	Prop. Area
LANDSCAPE GREEN	1801.03

Color Notes			
COLOR INDEX			
Plot Boundary	ABUTTING ROAD	PROPOSED CONSTRUCTION	COMMON PLOT
ROAD ALIGNMENT (ROAD WIDENING AREA)	FUTURE I.P. SCHEME DEDUCTION AREA	EXISTING (To be retained)	

Total Plot Area :-	22790.00	Total FAR Area :-	92796.51
Total Coverage Area :-	5224.297	Total BUA Area :-	147597.178

OWNER'S NAME AND SIGNATURE	
UTILITY ESTATES PRIVATE LIMITED	
utilitystates1979@gmail.com, 8882695525	
ARCHENG'S NAME AND SIGN	
ANJU AGARWAL	
CA/96119503	
Registered Architect	
Ghaziabad Development Authority	
Building Plan Application Number	
GDA/BP/22-23/1143	
Sanctioned On	
03 May 2023	
Valid Till	
09 May 2028	
Approved By	
Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S	
Examined By	
Bhagwan Das Maurya (Junior engineer)	
Sanjay Melrotra (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)	
Sanjay Melrotra (Assistant Engineer)	