

	File No	GDA/BP/24-25/1602	Sheet	1 / 26
	Submission Date	2025-02-05	Scale	1:100
	VERSION NO. : 1.0.96			
	VERSION DATE: 28/10/2024			
PROJECT DETAIL :				
Development Authority		Plot Use: Residential		
Authority Class: Category A		Plot SubUse: Group Housing		
Authority Grade: Development Authority (DA)		Development Plan: Master Plan		
CaseTrack: Regular		Land Use Zone: Residential Use Zone		
Project Type: Group Development		Land SubUse Zone: Residential Zone		
Nature of Development: New		Layout Type: NA		
Development Area: Undeveloped Area				
SubDevelopment Area: Other Town Area				
Special Project: NA				
Site Address: District:Ghaziabad, Tehsil:Ghaziabad, Village:NA				
AREA DETAILS :		Sq.Mts.		
1. Area of Plot As per record				
Document Area		53939.49		
As per site condition		53939.49		
Area of Plot Considered		53939.49		
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		53939.49		
Green and open space				
Plot Area For Coverage		53939.49		
4. Permissible FAR Calculations				
Permissible FAR Area (2.50)		134848.72		
Permissible Purchasable FAR Area (1.25)		67424.36		
Total Perm. FAR area with Purchasable FAR (3.75)		202273.08		
Permissible Incentive FAR against EWS and LIG		10110.96		
Green Building @5%		10113.65		
Total Perm. FAR area (4.11)		222407.69		
5. Proposed FAR Calculations				
Basic FAR Consumed @2.50		134848.72		
Purchasable FAR Consumed @1.00		53939.49		
Green FAR Consumed		9439.41		
Incentive FAR(LIG/EWS)		10110.96		
Total Proposed FAR From Permissible FAR		208338.58		
6. Total Built up area permissible at:				
Permissible Coverage area (35.00 %)		18878.82		
Proposed Coverage Area (20.24 %)		10917.96		
Total Prop. Coverage Area (20.24 %)		10917.96		
Balance coverage area (14.76 %)		7960.66		

Proposed Area at:				
	Proposed Built up	Existing Built up	Proposed FAR	Existing FAR
Lower Basement	48303.01	0.00	0.00	0.00
Floor				
Upper Basement	47240.39	0.00	1239.40	0.00
Ground Floor	9829.53	0.00	3428.20	0.00
First Floor	10543.17	0.00	7109.93	0.00
Second Floor	10526.41	0.00	7109.93	0.00
Third Floor	9283.84	0.00	7109.93	0.00
Fourth Floor	9283.84	0.00	7109.93	0.00
Fifth Floor	9283.84	0.00	7109.93	0.00
Sixth Floor	9283.84	0.00	7109.93	0.00
Seventh Floor	9283.84	0.00	7109.93	0.00
Eighth Floor	9283.84	0.00	7109.93	0.00
Ninth Floor	9283.84	0.00	7109.93	0.00
Tenth Floor	9283.84	0.00	7109.93	0.00
Eleventh Floor	9283.84	0.00	7109.93	0.00
Twelfth Floor	9283.84	0.00	7109.93	0.00
Thirteenth Floor	9283.84	0.00	7109.93	0.00
Fourteenth Floor	9283.84	0.00	7109.93	0.00
Fifteenth Floor	9283.84	0.00	7109.93	0.00
Sixteenth Floor	9307.26	0.00	7109.93	0.00
Seventeenth Floor	9483.57	0.00	7109.93	0.00
Eighteenth Floor	8646.42	0.00	6521.05	0.00
Nineteenth Floor	8646.42	0.00	6521.05	0.00
Twentieth Floor	8646.42	0.00	6521.05	0.00
Twentyfirst Floor	8646.42	0.00	6521.05	0.00
Twentysecond Floor	8646.42	0.00	6521.05	0.00
Twentythird Floor	8646.42	0.00	6521.05	0.00
Twentyfourth Floor	8669.84	0.00	6521.05	0.00
Twentyfifth Floor	8646.42	0.00	6521.05	0.00
Twentysixth Floor	8646.15	0.00	6521.05	0.00
Twentyseventh Floor	8646.42	0.00	6521.05	0.00
Twentyeighth Floor	7761.55	0.00	5872.73	0.00
Twentyninth Floor	7761.55	0.00	5872.73	0.00
Thirtieth Floor	5385.69	0.00	4048.05	0.00
Thirtieth Floor	1968.32	0.00	1498.02	0.00
Terrace Floor	2452.85	0.00	198.61	0.00
Total Area:	377940.17	0.00	208237.02	0.00
Total FAR Area:				208237.02
M Room-Guard Room-Hon Tower Staircase-Community Hall BuiltUP				290.00
Total BuiltUp Area:				378230.17
Proposed FAR consumed:				3.86
All Floors			1014 normal units + 102 Lig + 102 Ews	
7. Total Proposed Units			1216	

OWNER'S NAME AND SIGNATURE
THEMECOUNTY PVT LTD AUTHORIZED SIGNATORY MR.AJAY JHA, kumarajay72@gmail.com, 8909001644

ARCHENG'S NAME AND SIGN
Vishal Sharma
CA/1998/23261

Signature Not Verified
Digitally signed by Mr. Arvind Kumar, DN: cn=Mr. Arvind Kumar, o=Ghaziabad Development Authority



Signature Not Verified
Digitally signed by Mr. Arvind Kumar, DN: cn=Mr. Arvind Kumar, o=Ghaziabad Development Authority

Building Plan Application Number
GDA/BP/24-25/1602

Sanctioned On
31 Mar 2025

Valid Till
27 Mar 2032

Approved By
Arvind Kumar (Chief Architect and Town Planner)

Examined By
Manoj kumar Gaur (Junior engineer)

Deepthi Chauhan (Assistant Engineer)

Arvind Kumar (Town Planner/ Executive engineer)

Arvind Kumar (Chief Architect and Town Planner)

Rajesh Kumar Singh (Secretary)

Atul Vats (Vice Chairman)

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)	

Tree Details (Table 3h)			
Plot	Name	Nos Of Trees	
	Tree	Reqd	Prop
PLOT		270	270