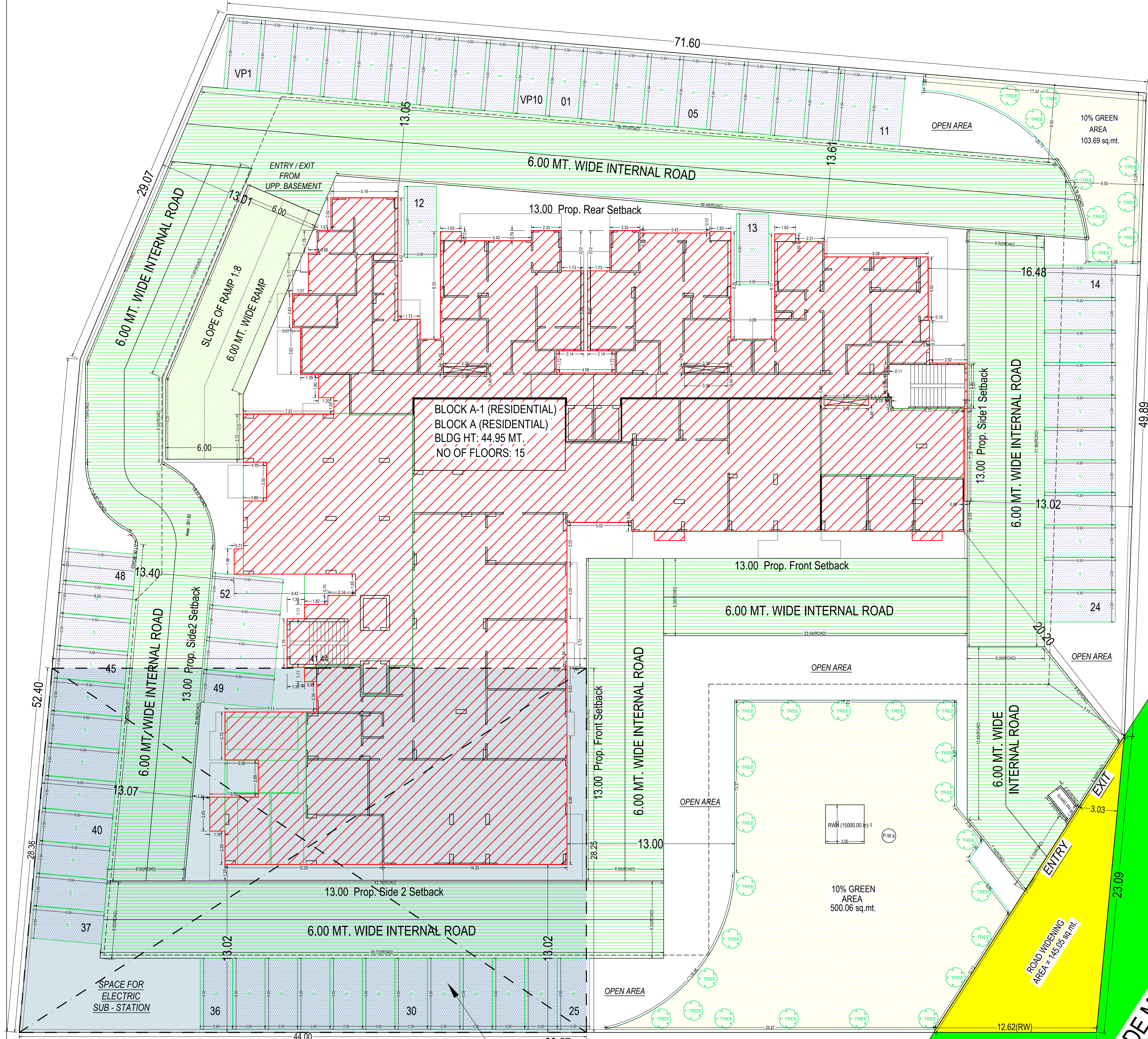




LAND MORTGAGE FOR I.D.C. @20% OF LAND AREA = 1,206.54 sq.mt.

Floor Name	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.)	FAR	Total FAR Area (Sq.mt.)	No. of Unit
		Duct/Void, Duct, Chowk		Mummy, Lift, Lift Machine, Archi Proj (Canopy), Ramp, Covered Area, Parking, Resi., Commercial, Amenities				
Lower Basement Floor	3933.92	0.00	3933.92	32.65	17.24	0.00	0.00	0.00
Upper Basement Floor	3933.92	0.00	3933.92	32.65	17.24	0.00	0.00	0.00
Still GR. Floor	1743.12	3.28	64.80	1675.04	34.46	17.24	0.00	19.95
First Floor	1516.58	12.44	0.00	1504.14	19.47	17.24	0.00	35.52
Second Floor	1516.58	12.44	0.00	1504.14	19.47	17.24	0.00	34.53
Third Floor	1516.58	12.44	0.00	1504.14	19.47	17.24	0.00	34.53
Fourth Floor	1516.58	12.44	0.00	1504.14	19.47	17.24	0.00	34.53
Fifth Floor	1516.58	12.44	0.00	1504.14	19.47	17.24	0.00	34.53
Sixth Floor	1516.58	12.44	0.00	1504.14	19.47	17.24	0.00	34.53
Seventh Floor	1516.58	12.44	0.00	1504.14	19.47	17.24	0.00	34.53
Eighth Floor	1516.58	12.44	0.00	1504.14	19.47	17.24	0.00	34.53
Ninth Floor	1516.58	12.44	0.00	1504.14	19.47	17.24	0.00	34.53
Tenth Floor	1516.58	12.44	0.00	1504.14	19.47	17.24	0.00	34.53
Eleventh Floor	1516.58	12.44	0.00	1504.14	19.47	17.24	0.00	34.53
Twelfth Floor	1516.58	12.44	0.00	1504.14	19.47	17.24	0.00	34.53
Thirteenth Floor	1516.58	12.44	0.00	1504.14	19.47	17.24	0.00	34.53
Fourteenth Floor	1516.58	12.44	0.00	1504.14	19.47	17.24	0.00	34.53
Terrace Floor	95.39	12.44	0.00	82.95	45.04	0.00	37.90	0.00
Total	30938.45	189.88	64.80	30683.79	417.38	293.08	37.90	504.36
Total Number of Same Buildings:	1							
Total:	30938.45	189.88	64.80	30683.79	417.38	293.08	37.90	504.36

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)

BUILDING NAME	NAME	LENGTH	HEIGHT	NOS
BLOCK A (RESIDENTIAL)	V	0.59	1.00	28
BLOCK A (RESIDENTIAL)	W	0.60	1.00	50
BLOCK A (RESIDENTIAL)	W2	1.00	1.65	14
BLOCK A (RESIDENTIAL)	W1	1.15	1.65	30
BLOCK A (RESIDENTIAL)	W	1.20	1.20	98
BLOCK A (RESIDENTIAL)	SW3	1.20	1.65	14
BLOCK A (RESIDENTIAL)	W2	1.20	2.10	14
BLOCK A (RESIDENTIAL)	DW2	1.39	2.55	15
BLOCK A (RESIDENTIAL)	W1	1.40	1.65	72
BLOCK A (RESIDENTIAL)	DW	1.40	1.65	01
BLOCK A (RESIDENTIAL)	W	1.40	1.65	14
BLOCK A (RESIDENTIAL)	DW2	1.43	2.55	14
BLOCK A (RESIDENTIAL)	DW2	1.43	2.55	14
BLOCK A (RESIDENTIAL)	W5	1.50	2.10	42
BLOCK A (RESIDENTIAL)	W1	1.50	2.10	28
BLOCK A (RESIDENTIAL)	DW5	1.50	2.50	14
BLOCK A (RESIDENTIAL)	W5	1.50	2.50	14
BLOCK A (RESIDENTIAL)	DW2	1.50	2.50	14
BLOCK A (RESIDENTIAL)	DW2	1.50	2.55	60
BLOCK A (RESIDENTIAL)	W	1.58	1.00	14
BLOCK A (RESIDENTIAL)	DW	1.80	2.50	42
BLOCK A (RESIDENTIAL)	DW1	1.80	2.50	28
BLOCK A (RESIDENTIAL)	DW1	1.80	2.55	102
BLOCK A (RESIDENTIAL)	V1	2.00	1.00	02
BLOCK A (RESIDENTIAL)	W	2.10	1.00	32
BLOCK A (RESIDENTIAL)	DW	2.10	2.55	14
BLOCK A (RESIDENTIAL)	MECH VENT	2.50	1.00	01
BLOCK A (RESIDENTIAL)	DW	2.50	2.55	67
BLOCK A (RESIDENTIAL)	DW	2.75	2.50	57
BLOCK A (RESIDENTIAL)	W5	3.00	2.10	15
BLOCK A (RESIDENTIAL)	DW1	4.40	2.55	01
BLOCK A (RESIDENTIAL)	W6	5.00	2.10	01

Floor	Name	UnitBUA Type	Net unit covd. Area	Additions for Gross UnitBUA/Area in Sq.mt.	Deductions From Gross UnitBUA/Area in Sq.mt.	UnitBUA Area	Deductions Area in Sq.mt.	Carpet Area	No. of Unit
STILTGR. FLOOR PLAN	1	OTHER	715.17	0.00	0.00	0.00	665.91	0.00	9.33
TYPE-06	DWELLING UNIT	129.39	21.91	0.00	0.00	0.00	107.48	0.00	7.96
TYPE-08	DWELLING UNIT	134.33	19.28	0.00	0.00	0.00	115.05	0.00	8.03
TYPE-07	DWELLING UNIT	133.27	19.27	0.00	0.00	0.00	114.00	0.00	7.75
TYPE-09	DWELLING UNIT	141.25	30.67	0.00	0.00	0.00	110.58	0.00	7.86
Total	Typical Floor (1)	1302.09	91.13	0.00	0.00	0.00	1199.96	0.00	42.90
FIRST FLOOR PLAN	TYPE-1001	DWELLING UNIT	195.72	44.83	0.00	0.00	150.89	0.00	9.25
TYPE-1002	DWELLING UNIT	195.57	41.60	0.00	0.00	0.00	153.97	0.00	9.56
TYPE-1003	DWELLING UNIT	178.69	24.86	0.00	0.00	0.00	153.83	0.00	10.91
TYPE-1004	DWELLING UNIT	173.99	13.48	0.00	0.00	0.00	160.51	0.00	11.88
TYPE-1005	DWELLING UNIT	129.39	21.91	0.00	0.00	0.00	107.48	0.00	7.96
TYPE-1006	DWELLING UNIT	134.33	19.28	0.00	0.00	0.00	115.05	0.00	8.03
TYPE-1007	DWELLING UNIT	133.27	19.27	0.00	0.00	0.00	114.00	0.00	7.75
TYPE-1008	DWELLING UNIT	140.65	25.27	0.00	0.00	0.00	115.38	0.00	8.34
TYPE-1009	DWELLING UNIT	141.25	30.67	0.00	0.00	0.00	110.58	0.00	7.86
TYPE-1100	DWELLING UNIT	128.73	25.07	0.00	0.00	0.00	114.40	0.00	8.16
Total	Typical Floor (2)	1562.33	265.24	0.00	0.00	0.00	1296.09	0.00	88.50
Typical - 2-14 FLOOR PLAN	TYPE-2001	DWELLING UNIT	195.72	44.83	0.00	0.00	150.89	0.00	9.25
TYPE-2002	DWELLING UNIT	195.57	41.60	0.00	0.00	0.00	153.97	0.00	9.56
TYPE-2003	DWELLING UNIT	178.69	24.86	0.00	0.00	0.00	153.83	0.00	10.91
TYPE-2004	DWELLING UNIT	173.99	13.48	0.00	0.00	0.00	160.51	0.00	11.88
TYPE-2005	DWELLING UNIT	129.39	21.91	0.00	0.00	0.00	107.48	0.00	7.96
TYPE-2006	DWELLING UNIT	134.33	19.28	0.00	0.00	0.00	115.05	0.00	8.03
TYPE-2007	DWELLING UNIT	133.27	19.27	0.00	0.00	0.00	114.00	0.00	7.75
TYPE-2008	DWELLING UNIT	140.65	25.27	0.00	0.00	0.00	115.38	0.00	8.34
TYPE-2009	DWELLING UNIT	141.25	30.67	0.00	0.00	0.00	110.58	0.00	7.86
TYPE-2100	DWELLING UNIT	128.73	25.07	0.00	0.00	0.00	114.40	0.00	8.16
Total	Typical Floor (3)	1562.33	265.24	0.00	0.00	0.00	1296.09	0.00	88.50
Total	Typical Floor (4)	26310.28	3461.12	0.00	0.00	0.00	16848.17	0.00	1156.50
Total	-	-	23174.71	3816.48	0.00	0.00	19358.42	0.00	1281.00

Building Name	Type	Subtype	Area (Sq.mt.)	Parking space reqd for every	Prop.	Reqd. Unit	Reqd. Prop.	Reqd. Unit	Reqd. Prop.
BLOCK A (RESIDENTIAL)	Residential	Group Housing	0-50	1	1.00	1	-	-	-
			50-100	1	1.15	1	-	-	-
			100-150	1	1.15	1	-	-	-
			>150	1	2.80	1	-	-	-
	Community	Public purpose building	677.98	1	677.98	2.00	14	-	-
	Commercial	commercial building	47.68	1	47.68	1.25	1	-	-
Total:	-	-	-	-	-	202	204	-	20

Vehicle Type	No.	Reduced Req'd Parking (Increase of PH having RW/MS surrendered FOC)	Area	No.	Area
Equivalent Car Space	-	-	-	204	2805.00
Two Stack Car	-	-	-	-	-
Total Car	202	-	2777.50	204	2805.00
Visitor's Car Parking	20	-	275.00	20	275.00
Two Stack Parking	-	-	-	-	-
Other area	-	-	-	-	4659.58
Total	-	-	-	-	7739.58

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.)			Total FAR Area (Sq.mt.)	No. of Unit
					Duct/Void, Chalk (Sq.mt.)	Boarde Height (Sq.mt.)	Murthy	Lift	Lift Machine	Lift Lobby	Arch Proj (Canopy)	Ramp	Covered Area	Parking	Resi.	Commercial	Amenities		
BLOCK A (RESIDENTIAL)	1	30938.47	189.88	64.80	30683.79	417.38	293.08	37.90	504.36		189.40	364.40	26.60	7739.58	20391.15	47.68	677.98	21116.81	144
Grand Total	1	30938.47	189.88	64.80	30683.79	417.38	293.08	37.90	504.36		189.40	364.40	26.60	7739.58	20391.15	47.68	677.98	21116.81	144

Building Name	Building Use	Building Subuse	Building Use Group	Building Type	Building Structure	No. Of Residential Units	No. Of Non-Residential Units	Floor Name	Floor Use	Floor Subuse	FAR Name	FAR Use	FAR Subuse	OWNERS NAME AND SIGNATURE
BLOCK A (RESIDENTIAL)	Residential	Group Housing	-	Highrise	144	2	-	LOWER BASEMENT FLOOR PLAN	Residential + Parking	Group Housing	-	-	-	SG ESTATES PVT LTD, info@sgestates.in, 989948325
								UPPER BASEMENT FLOOR PLAN	Residential + Parking	Group Housing	-	-	-	
								STILTGR. FLOOR PLAN	Residential + Parking	Group Housing	Residential FAR	Residential	Group Housing	
								FIRST FLOOR PLAN	Residential	Group Housing	Commercial	Commercial	Commercial	
								TYPICAL - 2-14 FLOOR PLAN	Residential	Group Housing	Residential FAR	Residential	Group Housing	
								TERRACE FLOOR PLAN	Residential	Group Housing	-	-	-	

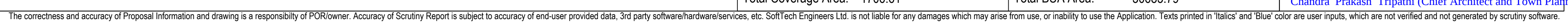
Floor Name	StarCase Name	Flight Width	Tread Width	Riser Height	Railing Ht.
LOWER BASEMENT FLOOR PLAN	STARCASE	1.50	0.300	0.000	1.00
UPPER BASEMENT FLOOR PLAN	STARCASE	1.50	0.300	0.000	1.00
STILTGR. FLOOR PLAN	STARCASE	1.50	0.300	0.000	1.00
FIRST FLOOR PLAN	STARCASE	1.50	0.300	0.164	1.00
TERRACE FLOOR PLAN	STARCASE	1.50	0.300	0.075	1.00
TYPICAL - 2-14 FLOOR PLAN	STARCASE	1.50	0.300	0.102	1.00
TERRACE FLOOR PLAN	STARCASE	1.50	0.300	0.145	1.00
TERRACE FLOOR PLAN	STARCASE	1.50	0.300	0.145	1.00
TERRACE FLOOR PLAN	STARCASE	1.50	0.300	0.000	1.00
TERRACE FLOOR PLAN	STARCASE	1.50	0.300	0.000	1.00

Plot	Name	No. Of Trees
Plot	Tree	31

Floor Name	Building Name	Total
Lower Basement Floor	BLOCK A (RESIDENTIAL)	3933.92
Upper Basement Floor	BLOCK A (RESIDENTIAL)	3933.92
Still/GR. Floor	BLOCK A (RESIDENTIAL)	1675.04
First Floor	BLOCK A (RESIDENTIAL)	1504.14
Second Floor	BLOCK A (RESIDENTIAL)	1504.14
Third Floor	BLOCK A (RESIDENTIAL)	1504.14
Fourth Floor	BLOCK A (RESIDENTIAL)	1504.14
Fifth Floor	BLOCK A (RESIDENTIAL)	1504.14
Sixth Floor	BLOCK A (RESIDENTIAL)	1504.14
Seventh Floor	BLOCK A (RESIDENTIAL)	1504.14
Eighth Floor	BLOCK A (RESIDENTIAL)	1504.14
Ninth Floor	BLOCK A (RESIDENTIAL)	1504.14
Tenth Floor	BLOCK A (RESIDENTIAL)	1504.14
Eleventh Floor	BLOCK A (RESIDENTIAL)	1504.14
Twelfth Floor	BLOCK A (RESIDENTIAL)	1504.14
Thirteenth Floor	BLOCK A (RESIDENTIAL)	1504.14
Fourteenth Floor	BLOCK A (RESIDENTIAL)	1504.14
Terrace Floor	BLOCK A (RESIDENTIAL)	95.39
Total:	BLOCK A (RESIDENTIAL)	30683.79

Total Plot Area :- 6031.96
Total FAR Area :- 21116.81
Total Coverage Area :- 1706.61
Total BUA Area :- 30683.79

PROJECT DETAIL:	Plot Use: Residential
Authority/Category:	Plot Use: Group Housing
Authority/Category:	Development Plan: Zonal Development Plan
Project Type: Building Permission	Land Use Zone: Residential use Zone
Nature of Development: NEW	Land Subuse Zone: Residential Zone
Subdevelopment Area: Other Town Area	Land Use Zone: Residential use Zone
Site Address: Dham Chhabra, Tehsil Ghaziabad, Village NA	Land Use Zone: Residential use Zone
AREA DETAILS:	Sq.Mts.
1. Area of Plot As per record	6177.00
2. Deduction for: Area of Plot As per condition	6177.00
3. Deduction for: Road Widening Area	6031.96
4. Deduction for: Road Widening Area	145.00
5. Net Area of plot (1 - 2) AREA OF PLOT	145.00
6. Road Widening Area	6031.96
7. Green and open space	6031.96
8. Plot Area For Coverage	6031.96
9. Plot Area For FAR	6031.96
10. Perm. FAR Area (2.50)	15079.50
11. Inactive FAR against EWS and LUG	1004.40





LOWER BASEMENT PARKING
01 to 79 NOS. PARKING



UPPER BASEMENT PARKING
01 to 69 NOS. PARKING
VP1 to VP10 NOS. VISITOR'S PARKING

SG ESTATES PVT LTD, info@sgestates.in, 9699949325

ARCHIENG'S NAME AND SIGN/		RE ENGINEER
ANUJ AGARWAL		
CA/96/19503		

abad Development Authority



Building Plan Application Number

GDA/BP/22-23/1392

Sanctioned On

17 Jun 2023

Vald Till

Approved By _____

Chandra Prakash Tripathi (Chief Architect and Town Planner)

Examined by _____

Bhagwan Das Maurya (Junior engineer)

Senior, Mehrotra (Assistant Engineer)

Salljay Menhota (Assistant Engineer)

Aryind Kumar (Town Planner/ Executive engineer)

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Sanjay Mehrotra (Assistant Engineer)

Arvind Kumar (Town Planner/ Executive engineer)

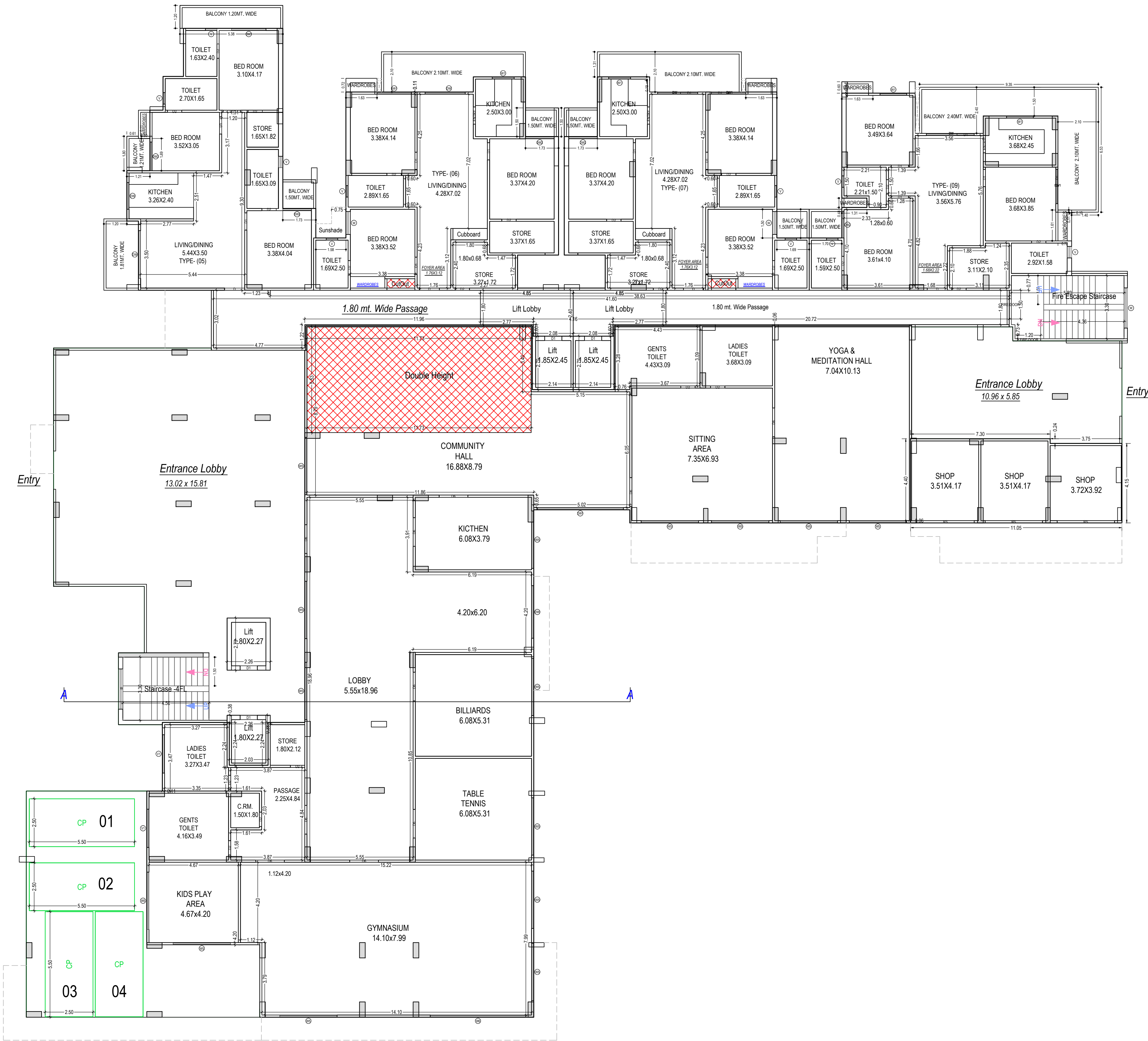
Chandra Prakash Tripathi (Chief Architect and Town Planner)

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.

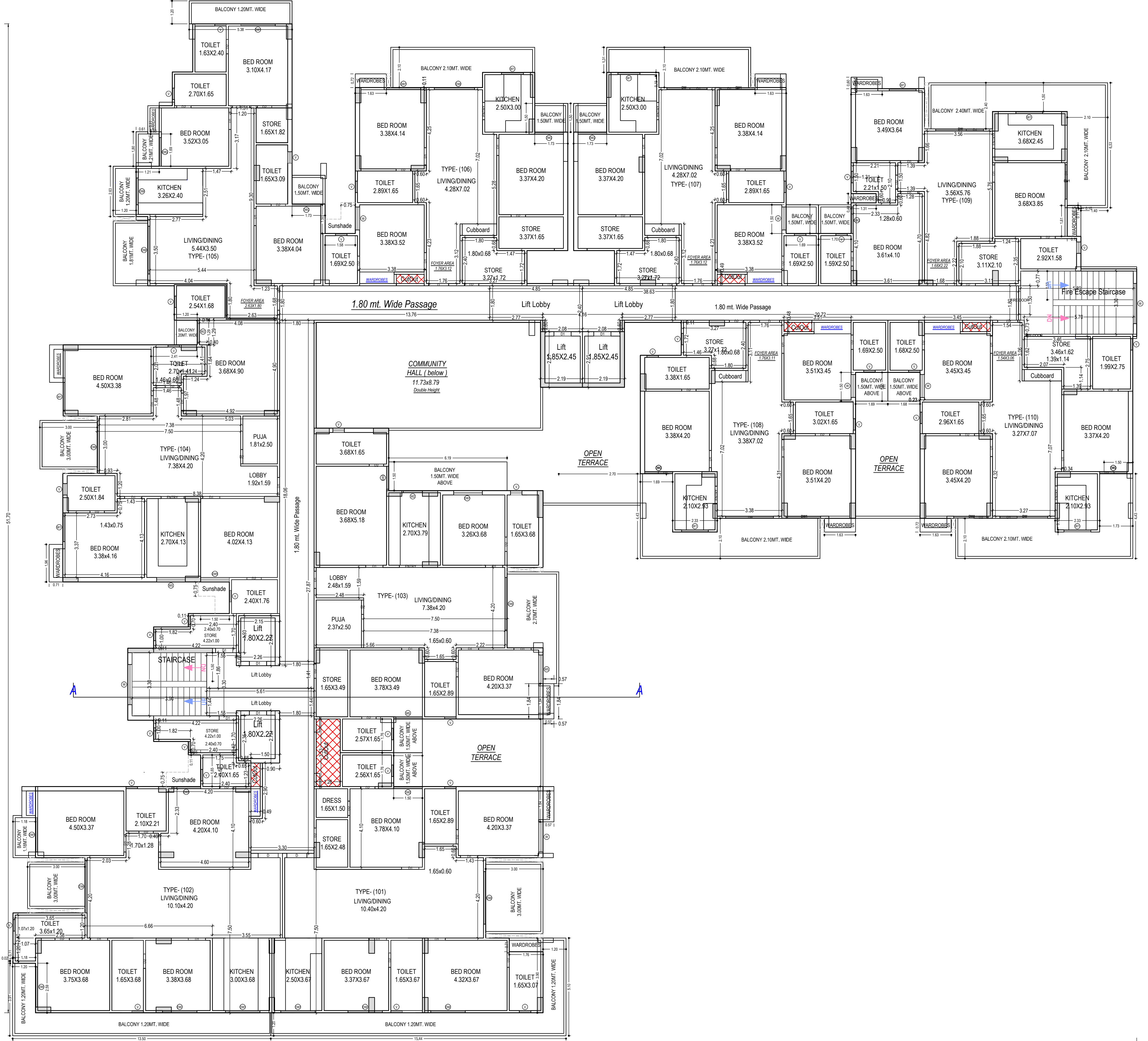
Total Plot Area: - 6031.96	Total FAR Area: - 21116.81
Total Coverage Area: - 1706.61	Total BUA Area: - 30683.79

ISO A0 (841.00 x 1189.00 MM)

The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/owner. Accuracy of Scrutiny 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 scrutiny software.



STILT/GR. FLOOR PLAN
(Proposed)
(SCALE 1:100)



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

OWNER'S NAME AND SIGNATURE
SG ESTATES PVT LTD. info@sgestates.in 9699949325

ARCHITECT'S NAME AND SIGN
ANUJ AGARWAL
CA/96/19503

RE ENGINEER

Ghaziabad Development Authority



Building Plan Application Number
GDA/BP/22-23/1392

Sanctioned On
17 Jun 2023

Valid Till
22 Aug 2028

Approved By
Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S

Examined By
Bhagwan Das Maurya (Junior engineer)

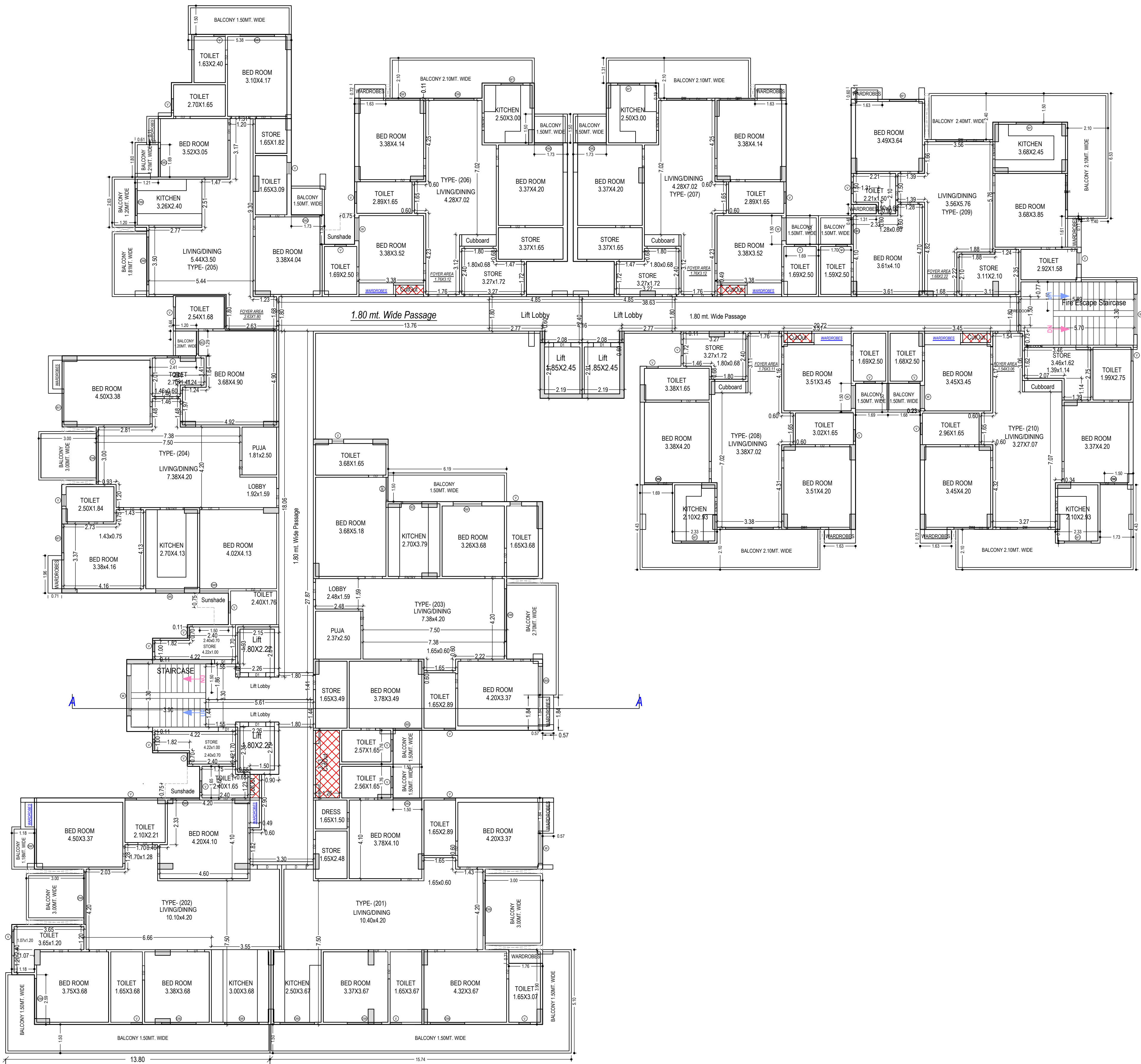
Sanjay Mehrotra (Assistant Engineer)

Arvind Kumar (Town Planner/ Executive engineer)

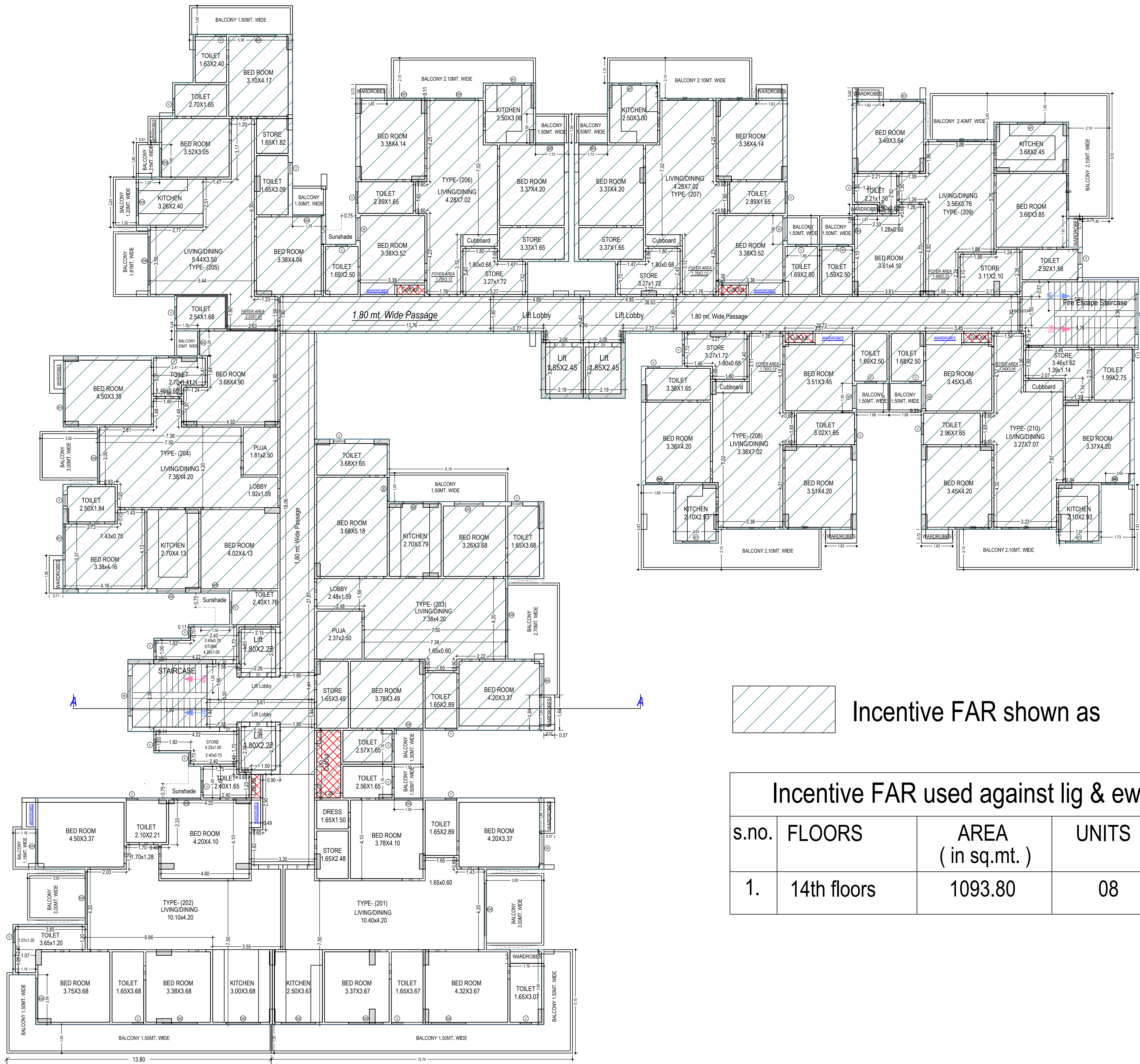
Sanjay Mehrotra (Assistant Engineer)

Arvind Kumar (Town Planner/ Executive engineer)

Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S



TYPICAL - 2- 13 FLOOR PLAN
(Proposed)
(SCALE 1:100)



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

Incentive FAR shown as

Incentive FAR used against lig & ews			
s.no.	FLOORS	AREA (in sq.mt.)	UNITS
1.	14th floors	1093.80	08

OWNERS NAME AND SIGNATURE SG ESTATES PVT LTD.info@sgestates.in.9899948325	
ARCHITECT'S NAME AND SIGNATURE ANUJ AGARWAL CA/96/19503	IE ENGINEER  Bhagwan Das Maurya (Junior engineer) Sanjay Mehrotra (Assistant Engineer) Arvind Kumar (Town Planner/ Executive engineer) Sanjay Mehrotra (Assistant Engineer) Arvind Kumar (Town Planner/ Executive engineer) Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S
	Ghaziabad Development Authority 
Building Plan Application Number GDA/BP/22-23/1392 Sanctioned On 17 Jun 2023 Valid Till 22 Aug 2028 Approved By Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S Examined By Bhagwan Das Maurya (Junior engineer) Sanjay Mehrotra (Assistant Engineer) Arvind Kumar (Town Planner/ Executive engineer) Sanjay Mehrotra (Assistant Engineer) Arvind Kumar (Town Planner/ Executive engineer) Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S	

