



SITE PLAN  
 (Scale - 1:300)

AREA STATEMENT		VERSION NO: 1.0.1	VERSION DATE: 04/02/2023
<b>PROJECT DETAIL:</b>			
Authority: Ghaziabad Development Authority	Plot Use: Residential		
Authority Class: Category A	Plot Sub Use: Group Housing		
Authority Grade: Development Authority (DA)	Development Plan: Park Town Utility Estate		
Case Track: Regular	Land Use Zone: Residential Use Zone		
Project Type: Building Permission	Land Sub Use Zone: Residential Zone		
Nature of Development: NEW	Layout Type: NA		
Category: Revision			
Development Area: Underdeveloped Area			
Sub Development Area: Other Town Area			
Special Project: NA			
<b>AREA DETAILS</b>			
1. Area of Plot As per record	Sq.Mts		
Document Area	22790.00		
As per site condition	22790.00		
Area of Plot Considered	22790.00		
<b>2. Deduction for</b>			
(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	22790.00		
Green and open space	1801.03		
Plot Area For Coverage	22790.00		
Plot Area For FAR	22790.00		
Perm. FAR Area (2.50)	56975.00		
Incentive FAR against EWS and LIG	8335.32		
Perm. Paid FAR Area (1.25)	28487.50		
5. Total Perm. FAR area with Paid FAR (3.75)	85482.50		
Total Perm. FAR area (4.11)	83797.82		
6. Total Paid Proposed FAR Area			
<b>Total Built up area permissible at:</b>			
Permissible Coverage area (40.00 %)	9116.00		
Proposed Coverage Area (18.46 %)	4207.44		
Sanctioned Building Coverage area (4.46 %)	1010.857		
Total Prop. Coverage Area (22.92 %)	5224.297		
Balance coverage area (17.08 %)	3891.703		
<b>Proposed Area at:</b>			
	Proposed Built up	Sanctioned Built up	Proposed F.S.I
Lower Basement Floor	14037.87	4205.474	0.00
Upper Basement Floor	14537.58	3705.754	0.00
SBT Floor	2074.86	0.00	456.67
Ground Floor	2132.58	0.00	2073.49
First Floor	3272.79	0.00	2332.57
Second Floor	4981.13	0.00	3103.84
Third Floor	3924.08	0.00	2934.59
Fourth Floor	3839.13	0.00	2870.84
Fifth Floor	3839.13	0.00	2870.84
Sixth Floor	3839.13	0.00	2870.84
Seventh Floor	3839.13	0.00	2870.84
Eighth Floor	3839.13	0.00	2870.84
Ninth Floor	3839.13	0.00	2870.84
Tenth Floor	3839.13	0.00	2870.84
Eleventh Floor	3839.13	0.00	2870.84
Twelfth Floor	3839.13	0.00	2870.84
Thirteenth Floor	3111.23	0.00	2870.84
Fourteenth Floor	3111.23	0.00	2870.84
Fifteenth Floor	3111.23	0.00	2870.84
Sixteenth Floor	3111.23	0.00	2870.84
Seventeenth Floor	3111.23	0.00	2870.84
Eighteenth Floor	3111.23	0.00	2870.84
Nineteenth Floor	3181.57	0.00	2634.28
Twentieth Floor	3111.23	0.00	2870.84
Twentyfirst Floor	3111.23	0.00	2870.84
Twentysecond Floor	3111.23	0.00	2870.84
Twentythird Floor	3111.23	0.00	2870.84
Twentyfourth Floor	1318.30	0.00	1191.08
Twentyfifth Floor	1318.30	0.00	1191.08
Twentysixth Floor	1318.30	0.00	1191.08
Twentyseventh Floor	540.56	0.00	380.02
Terrace Floor	419.25	0.00	0.00
Total Area	117051.65	7911.228	71894.45
Total FAR Area			20862.08
Accessory Use Area considered towards computation of FAR			0.00
Total FAR Area			92796.51
Accessory Use Area Added in Built Up Area			75.00
Built up area			
Sanctioned Building BUA Area			21979.30
Total Built Up Area			141907.178
Proposed F.S.I consumed			4.07
<b>C. Terment Statement</b>			
4. Terment Proposed At			
G.F.			
All Floors	568 - 84 LIG - 84 EWS		
5. Total Tenements (3 + 4)	724 + 274 units already sanctioned		
<b>E. Parking Statement</b>			
1. Parking Space Required as per Regulations:			1443.00
2. Proposed Parking Space:			7138.374

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	18913.31	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	38741.90	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	18256.57	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	84	84	84	
Grand Total	6	126920.898	1378.02	125542.878	7911.228	117631.65	36732.874	70007.11	323.55	1803.79	71934.45	556	84	84	
												Total = 724 units			

Tree Details (Table 3h)	
%	Name
114	PLANTING/GRASS
114	Tree

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

Already Sanctioned Building Details							
Name	Use	Sub Use	Structure	Height	Floor No	FAR Area	BUA Area
Already Sanctioned ( BLOCK 2 ) PART - B ( PHASE - I )	Residential	Group Housing	Highrise	66.15	23	10309.46	10881.84
Already Sanctioned ( BLOCK 2 ) PART - A ( PHASE - II )	Residential	Group Housing	Highrise	66.15	23	10552.58	11097.46
Total						21979.30	20862.06

Color Index	
Color	Description
Black	PLOT BOUNDARY
Red	ABUTTING ROAD
Green	PROPOSED CONSTRUCTION
Yellow	COMMON PLOT
Blue	ROAD ALIGNMENT (ROAD WIDENING AREA)
Light Blue	FUTURE T.P. SCHEME DEDUCTION AREA
Dark Blue	EXISTING (To be retained)
White	EXISTING (To be demolished)

Building Plan Application Number	
GDA/BP/22-23/1143	Sanctioned On
03 May 2023	09 May 2028

Approved by	
Name	Designation
Chandra Prakash Tripathi (Chief Architect and Town Planner/Additional S)	
Bhagwan Das Manuja (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)	

Total Plot Area		Total FAR Area	
Area	Value	Area	Value
Total Plot Area	22790.00	Total FAR Area	92796.51
Total Coverage Area	5224.297	Total BUA Area	147597.178

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.