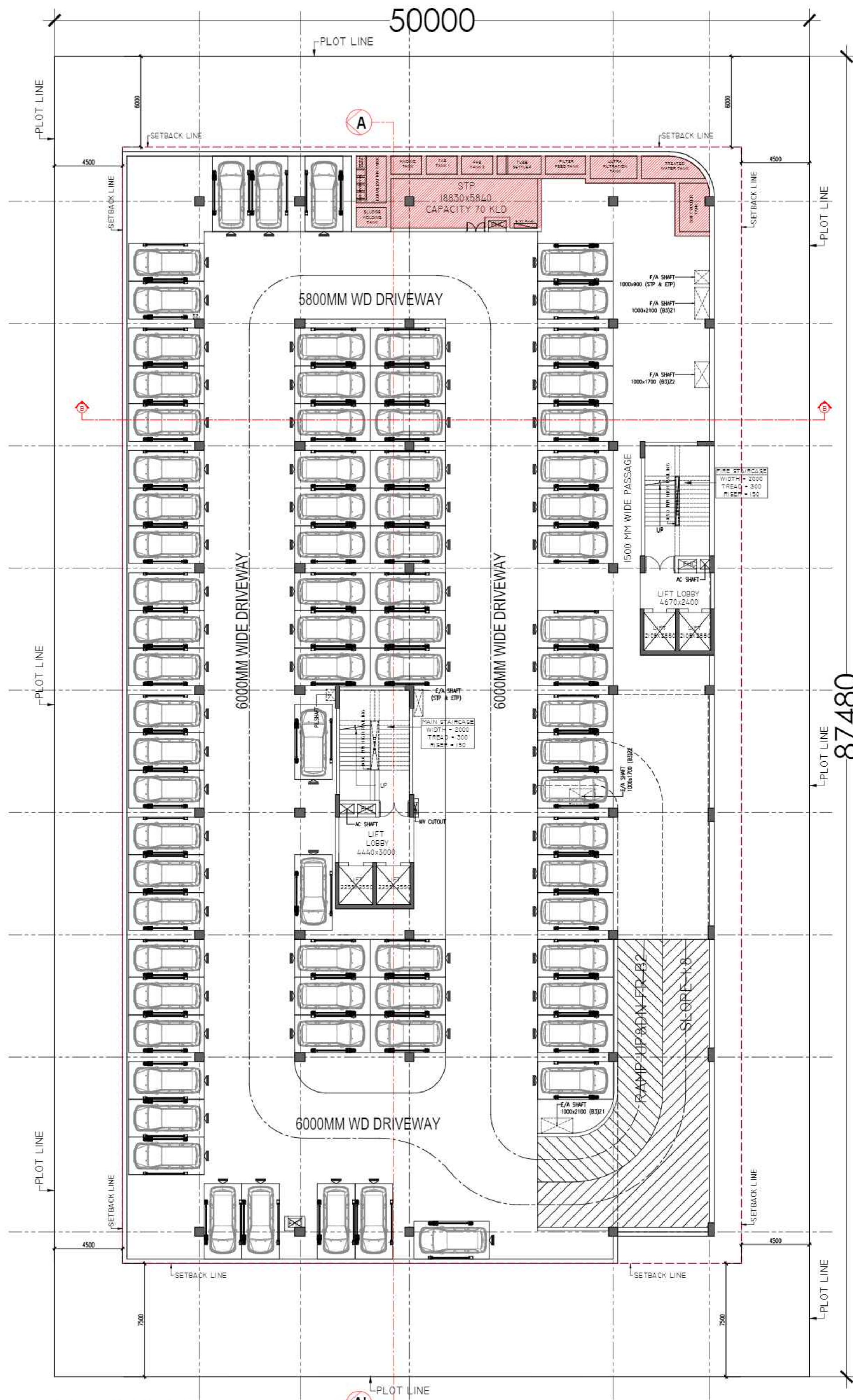


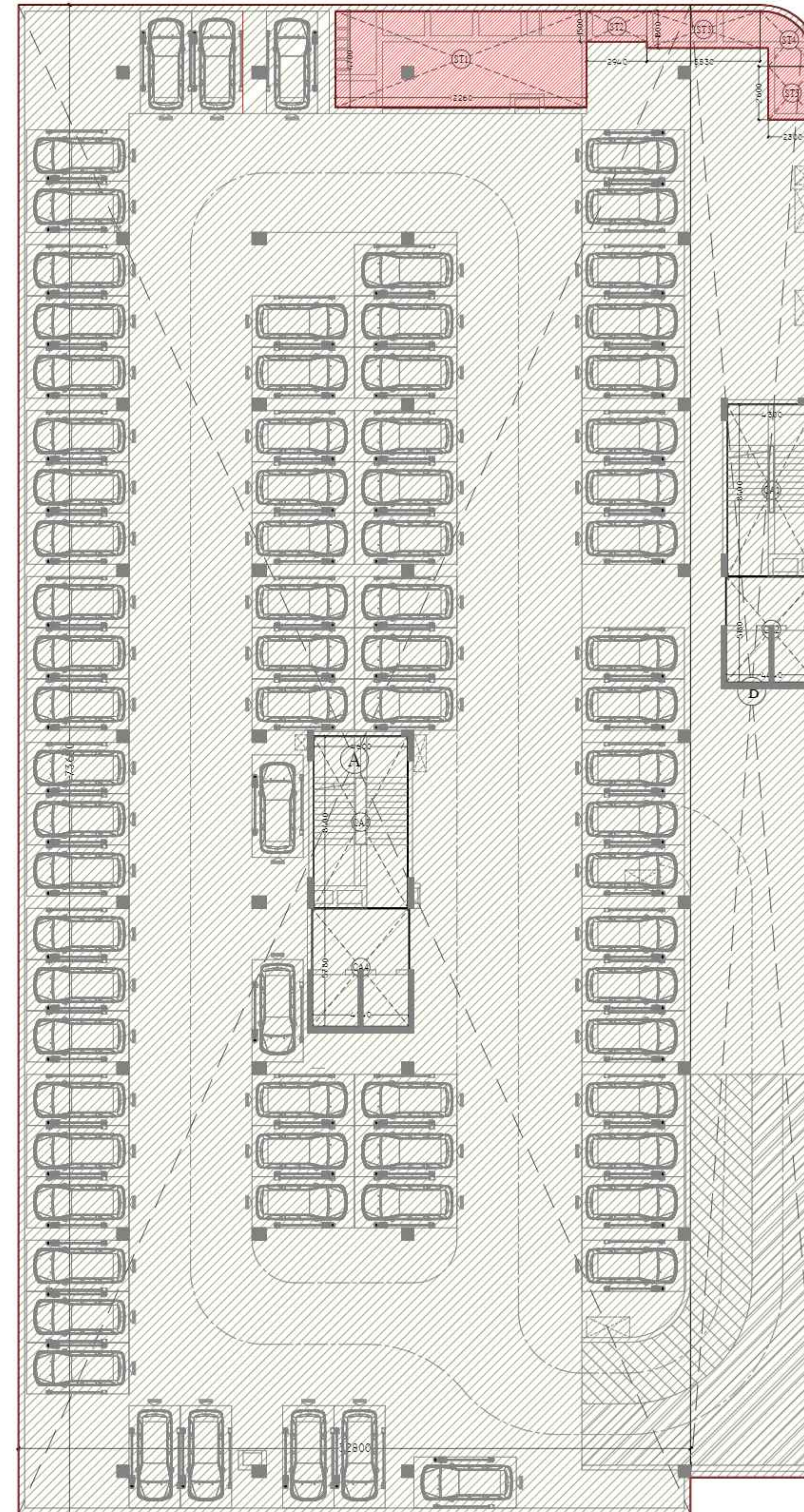
DETAILED AREA CHART					
FLOORS	F.A.R. AREA COMMERCIAL	F.A.R. AREA OFFICE	15% AREA	NON F.A.R.	TOTAL F.A.R.
BASEMENT-03 FLOOR			83.331	2874.804	
BASEMENT-02 FLOOR			162.541	2874.804	
BASEMENT-1/LOWER GR. FLOOR	1516.917		291.776	1030.414	1516.9
GROUND FLOOR	1650.194		90.842		1650.1
1st FLOOR	1579.549		108.296		1579.5
2nd FLOOR	1579.549		108.296		1579.5
3rd FLOOR	1533.583		101.297		1533.5
4th FLOOR	1519.284		100.860		1519.2
5th FLOOR/Service Floor				1366.491	
6th FLOOR		1243.071	154.569		1243.0
7th FLOOR		1243.071	154.569		1243.0
8th FLOOR		1243.071	154.569		1243.0
9th FLOOR		1243.071	154.569		1243.0
10th FLOOR		1243.071	154.569		1243.0
11th FLOOR		1243.071	154.569		1243.0
12th FLOOR		614.798	67.463		614.7
TERRACE FLOOR			215.820		
METER ROOM (Ground Floor)					9.0
TOTAL	9379.076	8073.224	2257.936	8146.513	17461.3

[illegible]

Drawing Title		North
SITE PLAN & AREA CALCULATION		
Checked by	MANJUN TIVARI	Date
Drawn by	LOKESH SHARMA	Scale 1:100
Drawing No.	MA - C-02-GN - SANCTION	
		01



B3 FLOOR
AT LVL (-13200)



ADDITION & DEDUCTION AREA ENVELOPES

BASEMENT-03 FLOOR AREA CALCULATION :-

TOTAL ADDITION AREA = NON F.A.R. AREA = 2874.804 Sqm.
TOTAL DEDUCTION AREA = 208.487 Sqm.

PARKING AREA = ADDITION AREA - DEDUCTION AREA
= 2874.804 - 208.487 = **2666.317** Sqm.

15% AREA = STP AREA
= **83.331** Sqm.

Amit Varna
Digitally signed by Amit Varna
Date: 2024.03.01 20:53:45 +05'30'

Lal Singh
Digitally signed by Lal Singh
Date: 2024.04.02 17:08:21 +05'30'

Sudheer Kumar
Digitally signed by Sudheer Kumar
Date: 2024.04.03 16:46:08 +05'30'

BASEMENT-03 FLOOR				
ADDITION AREA ENVELOPES				
S.NO.	X	Y	NO.	AREA
ENVELOPES				
A	32.800	73.680	1	2416.704
B	AS PER POLY LINE			458.100
TOTAL ADDITION AREA				2874.804

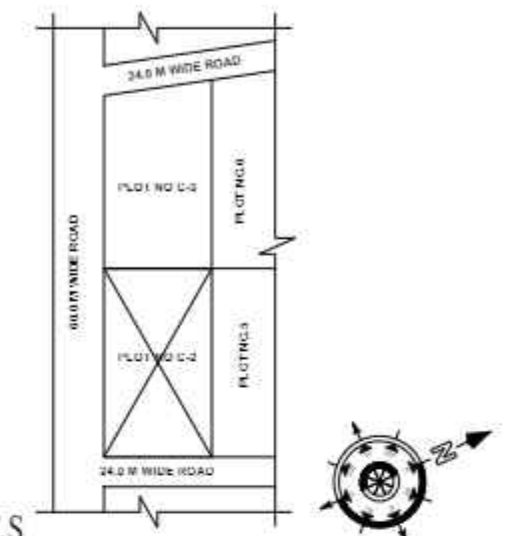
BASEMENT-03 FLOOR PARKING DEDUCTION AREA CHART				
S.NO.	X	Y	NO.	AREA
STP AREA				
ST1	12.260	4.700	1	57.622
ST2	2.940	1.500	1	4.410
ST3	5.530	1.800	1	9.954
ST4	AS PER POLY LINE			5.365
ST5	2.300	2.500	1	5.750
TOTAL STP AREA				83.931
CORE AREA				
CA1	4.300	8.400	1	36.120
CA2	4.440	5.180	1	22.999
CA3	4.600	8.400	1	38.640
CA4	4.740	5.780	1	27.397
TOTAL CORE AREA				125.156
TOTAL DEDUCTION AREA				208.487

LEENU SAHGA L
Digitally signed by LEENU SAHGA
Date: 2024.04.12 16:43:39 +05'30'

NOTES:-

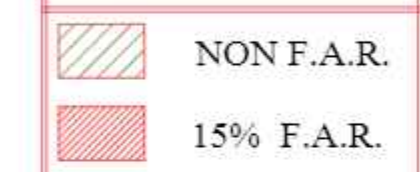
1. ALL DIMENSIONS & LEVELS ARE IN MILLIMETERS.
2. ALL THE AREAS INDICATED ARE IN SQ.M.
3. COLUMNS ARE ONLY INDICATIVE AND WILL BE AS PER RELEVANT STRUCTURAL DRAWINGS.
4. ALL LIFT, ESCALATOR & MACHINE ROOM SHOULD BE AS PER ISI STANDARD.
5. THE BUILDING SHALL BE FULLY SPRINKLED EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.

KEY PLAN



SCALE :- N.T.S

LEGEND



PROJECT

PROPOSED COMMERCIAL BUILDING
AT PLOT NO. C-02, SECTOR-PI-1,
GREATER NOIDA (U.P.)

OWNER

M/s. SHAGUN MART LLP
ADD. - G-85, SECTOR-BETA 02,
GREATER NOIDA (U.P.)

ARCHITECT'S SEAL

AMIT KUMAR
Digitally signed by AMIT KUMAR
Date: 2024.02.26 19:06:09 +05'30'

OWNER'S SEAL

NITIN BANSA L
Digitally signed by NITIN BANSA
Date: 2024.02.26 19:40:03 +05'30'

ARCHITECT



Drawing Title

BASEMENT-03 FLOOR PLAN &
AREA CALCULATION

North



Checked by

MANISH TIWARI

Date

1:100

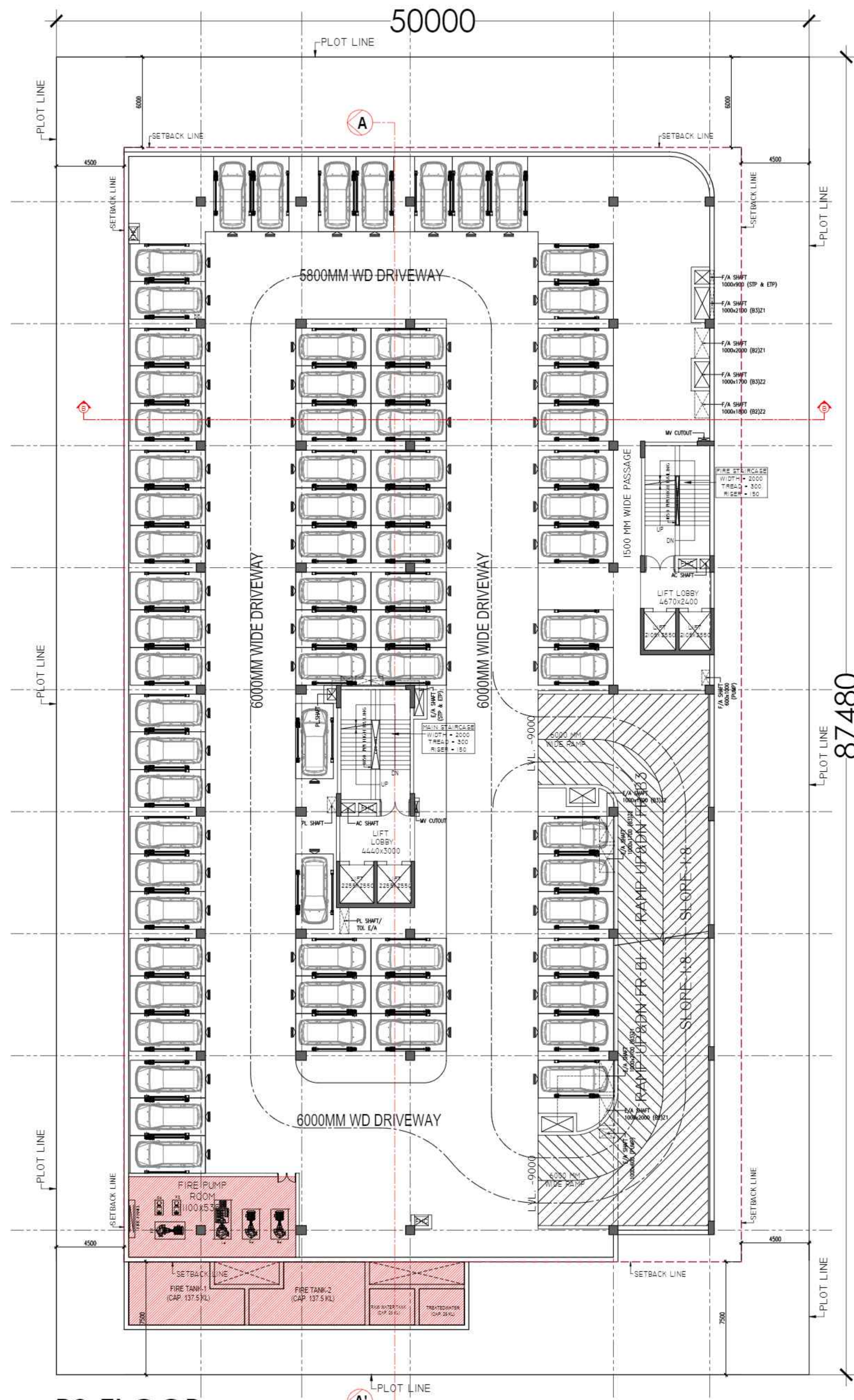
Drawn by

LOKESH SHARMA

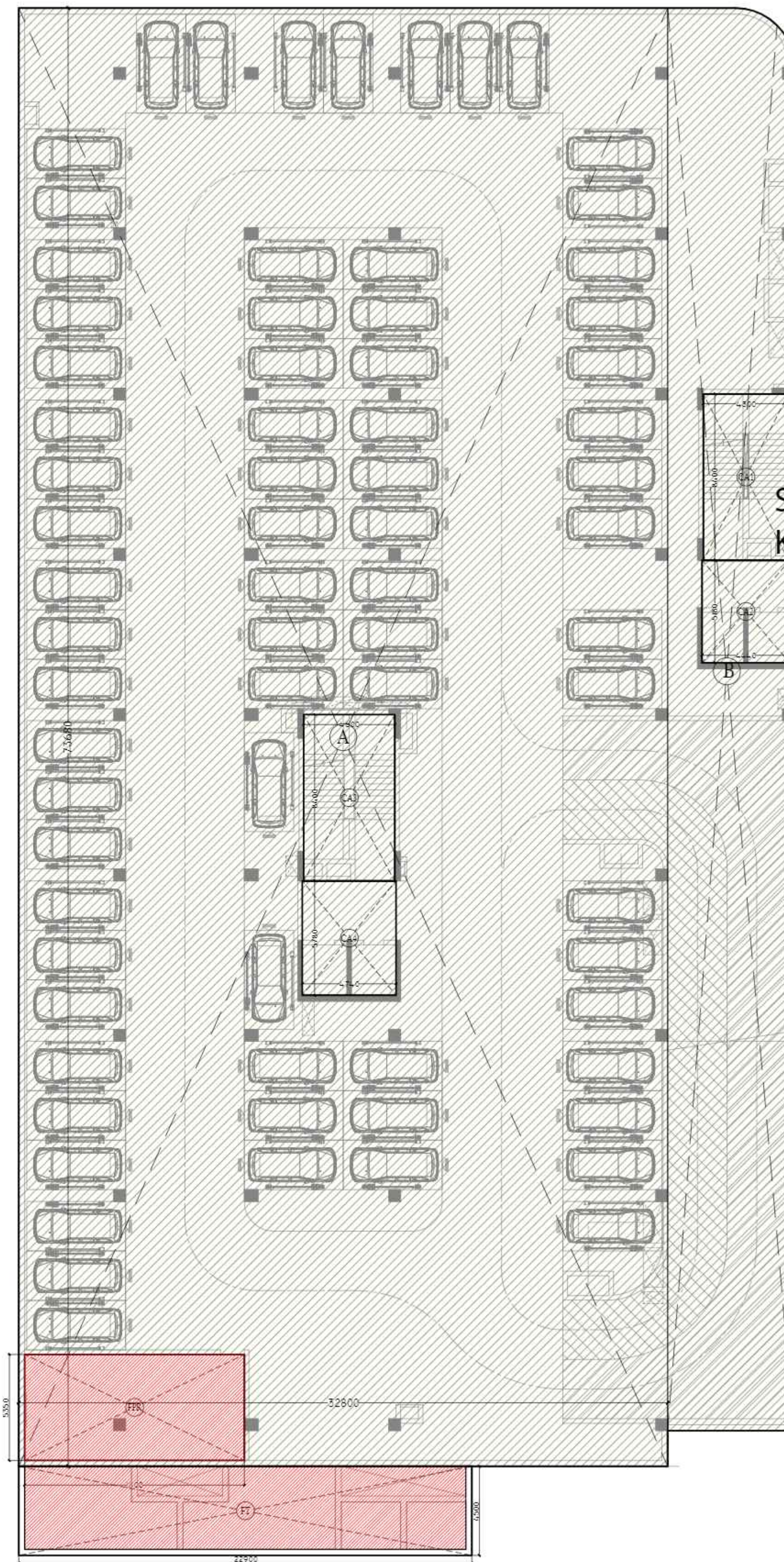
Drawing No.

MA - C-02-GN - SANCTION

02



B2 FLOOR
AT LVL (-8400)



ADDITION & DEDUCTION AREA ENVELOPES

BASEMENT-02 FLOOR AREA CALCULATION :-

TOTAL ADDITION AREA = NON F.A.R. AREA = 2874.804 Sqm.
TOTAL DEDUCTION AREA = 184.541 Sqm.
PARKING AREA = ADDITION AREA - DEDUCTION AREA
= 2874.804 - 184.541 = **2690.263** Sqm.
15% AREA = FIRE PUMP ROOM AREA + FIRE TANK AREA
= 59.385 + 103.050 = **162.435** Sqm.

LEENU SAHGAL
Digitally signed by LEENU SAHGAL
Date: 2024.04.12 16:47:54 +05'30'

Sudheer Kumar
Digitally signed by Sudheer Kumar
Date: 2024.04.03 16:47:42 +05'30'

BASEMENT-02 FLOOR				
ADDITION AREA ENVELOPES				
S.NO.	X	Y	NO.	AREA
ENVELOPES				
A	32.880	73.680	1	2416.704
B	AS PER POLY LINE		1	458.100
TOTAL ADDITION AREA				2874.804

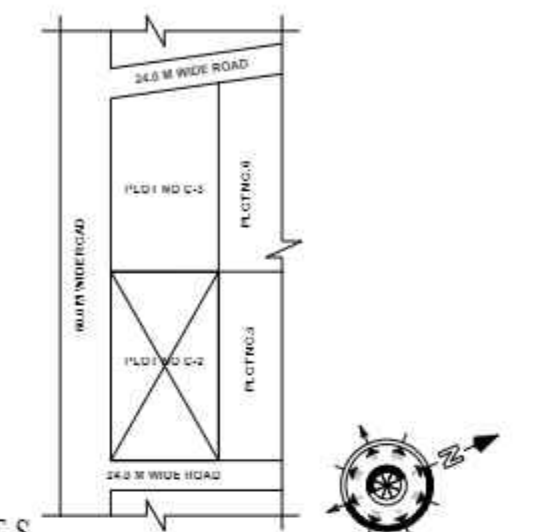
BASEMENT-02 FLOOR PARKING DEDUCTION AREA CHART				
S.NO.	X	Y	NO.	AREA
FIRE PUMP ROOM AREA				
FPR	11.300	5.350	1	59.385
TOTAL FIRE PUMP ROOM AREA				59.385
CORE AREA				
CA1	4.300	8.400	1	36.120
CA2	4.140	5.180	1	22.999
CA3	4.600	8.400	1	38.640
CA4	4.740	5.780	1	27.397
TOTAL CORE AREA				125.156
TOTAL DEDUCTION AREA				184.541

BASEMENT-02 FLOOR FIRE TANK AREA ENVELOPES				
S.NO.	X	Y	NO.	AREA
ENVELOPES				
FT	22.800	4.500	1	103.050
TOTAL FIRE TANK AREA				103.050

LEENU SAHGAL
Digitally signed by LEENU SAHGAL
Date: 2024.04.12 16:45:50 +05'30'

- NOTES:-
1. ALL DIMENSIONS & LEVELS ARE IN MILLIMETERS.
 2. ALL THE AREAS INDICATED ARE IN SQ.M.
 3. COLUMNS ARE ONLY INDICATIVE AND WILL BE AS PER RELEVANT STRUCTURAL DRAWINGS.
 4. ALL LIFT, ESCALATOR & MACHINE ROOM SHOULD BE AS PER ISI STANDARD.
 5. THE BUILDING SHALL BE FULLY SPRINKLED EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.

KEY PLAN



SCALE :- N.T.S

LEGEND	
	NON F.A.R.
	15% F.A.R.

Amit Varma
Digitally signed by Amit Varma
Date: 2024.03.01 20:55:39 +05'30'

Lal Singh
Digitally signed by Lal Singh
Date: 2024.04.02 17:11:00 +05'30'

PROJECT

PROPOSED COMMERCIAL BUILDING
AT PLOT NO. C-02, SECTOR-PI-1,
GREATER NOIDA (U.P.)

OWNER

M/s. SHAGUN MART LLP
ADD. - G-85, SECTOR-BETA 02,
GREATER NOIDA (U.P.)

ARCHITECT'S SEAL

AMIT KUMAR
Digitally signed by AMIT KUMAR
Date: 2024.02.26 19:08:44 +05'30'

OWNER'S SEAL

NITIN BANSA L
Digitally signed by NITIN BANSA L
Date: 2024.02.26 19:43:31 +05'30'

ARCHITECT



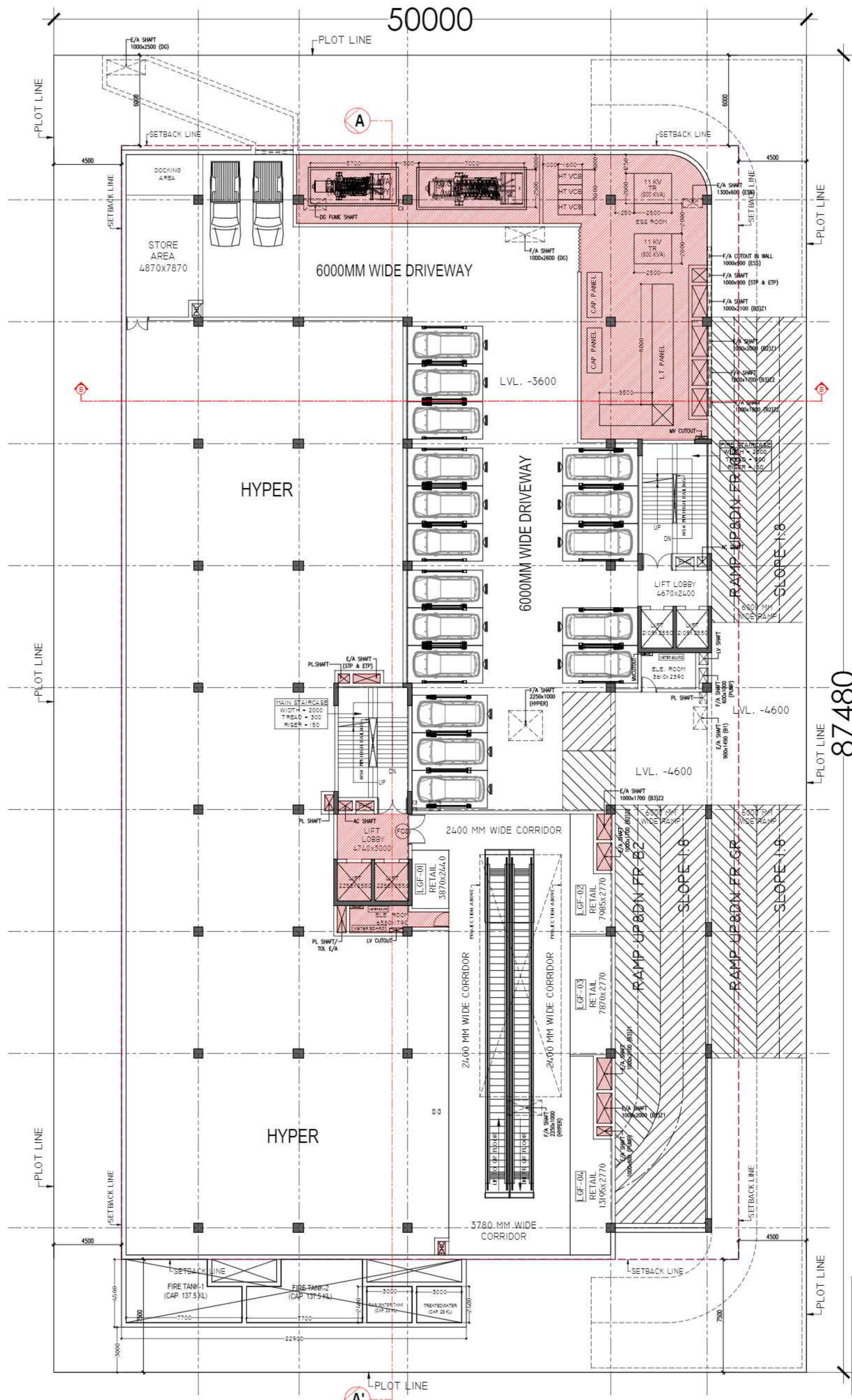
Drawing Title

BASEMENT-02 FLOOR PLAN &
AREA CALCULATION

North



Checked by:	MANISH TIWARI	Date:	
Drawn by:	LOKESH SHARMA	Scale:	1:100
Drawing No.	MA - C-02-GN - SANCTION		
			03



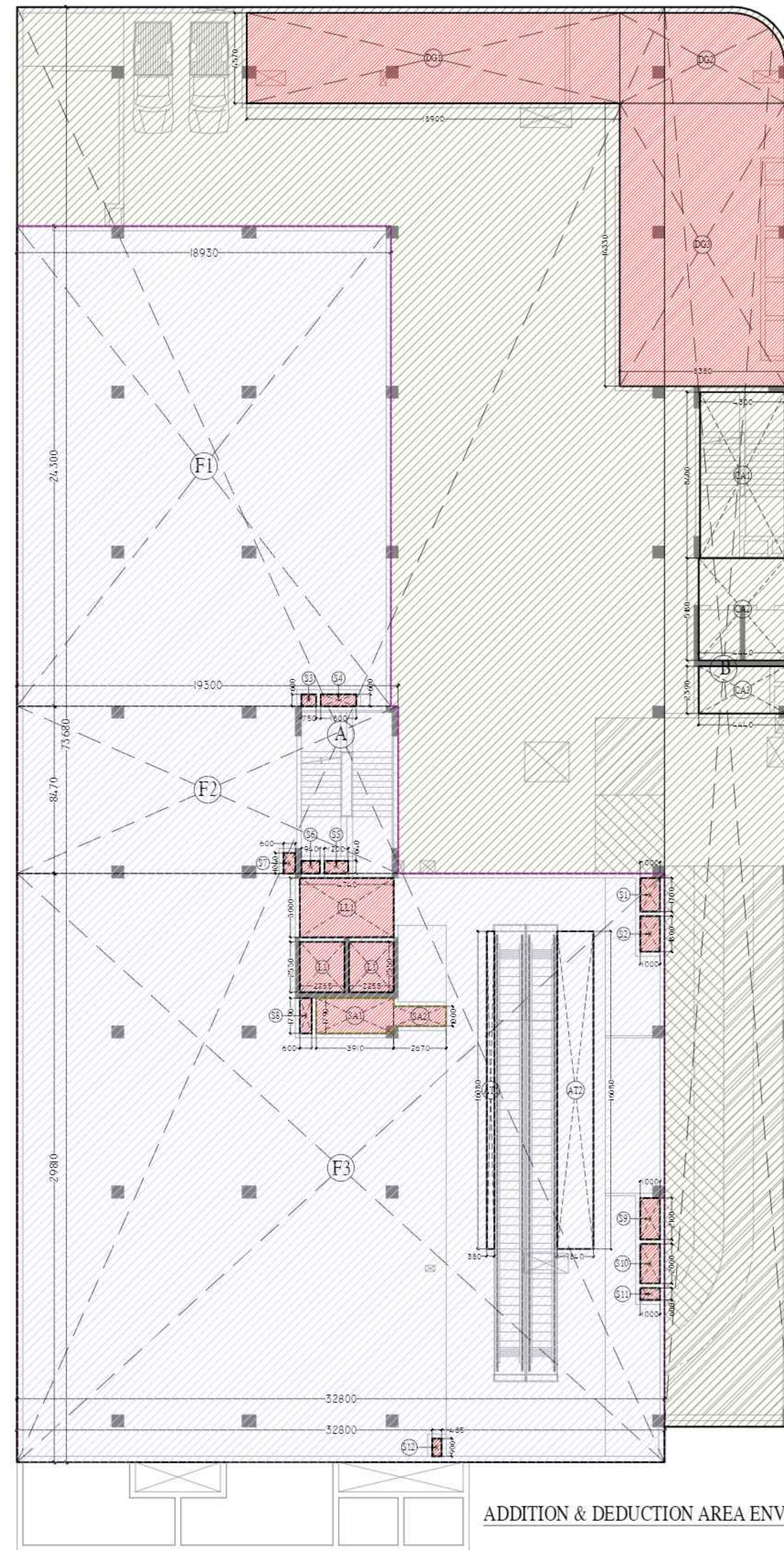
BI FLOOR
AT LVL (-3600)

BASEMENT-01 FLOOR F.A.R. AREA CALCULATION :-

TOTAL ADDITION AREA = 1601.238 Sqm.
 TOTAL DEDUCTION AREA = 84.321 Sqm.

F.A.R. AREA = ADDITION AREA - DEDUCTION AREA
 = 1601.238 - 84.321 = **1516.917 Sqm.**

15% AREA = LIFT SHAFT + LIFT LOBBY + SERVICE AREA + SHAFT
 = 11.501 + 14.220 + 9.669 + 13.234 = **48.624 Sqm.**



BASEMENT-01 FLOOR AREA CALCULATION :-

TOTAL ADDITION AREA = 2874.804 Sqm.
 NON F.A.R. AREA = ADDITION AREA - F.A.R. ENVELOPE AREA
 - D.G. & PANEL ROOM AREA
 = 2874.804 - 1601.238 - 243.152 = **1030.414 Sqm.**

PARKING AREA = NON F.A.R. AREA - CORE AREA
 = 1030.414 - 69.731 = **960.683 Sqm.**

15% AREA = RETAIL 15% AREA + DG & PANEL ROOM AREA
 = 48.624 + 243.152 = **291.776 Sqm.**

BASEMENT-01 FLOOR

F.A.R. ADDITION AREA ENVELOPES

S.NO.	X	Y	N.O.	AREA
F1	18.930	24.300	1	459.999
F2	19.300	8.470	1	163.471
F3	32.800	29.810	1	977.768
TOTAL ADDITION AREA				1601.238

Amit Varma

Digitally signed by Amit Varma
 Date: 2024.03.01
 20:56:27 +05'30'

BASEMENT-01 FLOOR

F.A.R. DEDUCTION AREA CHART

S.NO.	X	Y	N.O.	AREA
L1	2.255	2.550	2	11.501
TOTAL LIFT SHAFT AREA				11.501

LIFT LOBBY

S.NO.	X	Y	N.O.	AREA
LL1	4.740	8.000	1	14.220
TOTAL LIFT LOBBY AREA				14.220

SERVICE AREA

S.NO.	X	Y	N.O.	AREA
SA1	3.910	1.790	1	6.999
SA2	2.670	1.000	1	2.670
TOTAL SERVICE AREA				9.669

SHAFT

S.NO.	X	Y	N.O.	AREA
S1	1.000	1.700	1	1.700
S2	1.000	1.800	1	1.800
S3	0.750	0.600	1	0.450
S4	1.800	0.600	1	1.080
S5	1.200	0.640	1	0.768
S6	0.940	0.640	1	0.602
S7	0.600	1.040	1	0.624
S8	0.600	1.790	1	1.074
S9	1.000	2.100	1	2.100
S10	1.000	2.000	1	2.000
S11	1.000	0.600	1	0.600
S12	0.485	0.900	1	0.437
TOTAL SHAFT AREA				13.234

ATRIUM

S.NO.	X	Y	N.O.	AREA
AT1	0.390	16.080	1	6.110
AT2	1.840	16.080	1	29.587
TOTAL ATRIUM AREA				35.698

BASEMENT-01 FLOOR

ADDITION AREA ENVELOPES

S.NO.	X	Y	N.O.	AREA
A	32.800	73.680	1	2416.701
B	AS PER POLY LINE		1	458.100
TOTAL ADDITION AREA				2874.801

BASEMENT-01 FLOOR

PARKING DEDUCTION AREA CHART

S.NO.	X	Y	N.O.	AREA
DG1	18.930	4.570	1	86.373
DG2	AS PER POLY LINE		1	36.694
DG3	8.380	14.330	1	120.085
TOTAL DG & PANEL ROOM AREA				243.152

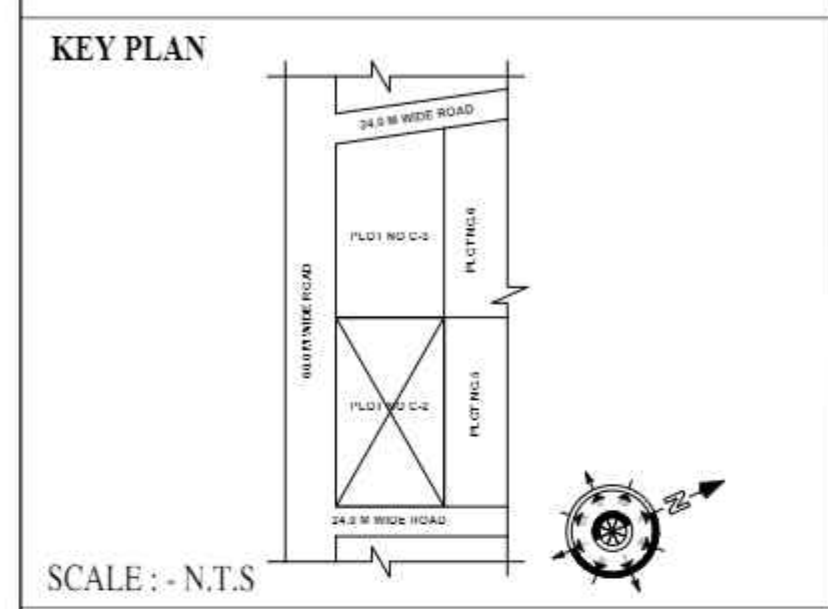
CORE AREA

S.NO.	X	Y	N.O.	AREA
CA1	4.300	8.400	1	36.120
CA2	4.440	5.180	1	22.999
CA3	4.440	2.390	1	10.612
TOTAL CORE AREA				69.731

LEENU SAHGAL

Digitally signed by LEENU SAHGAL
 Date: 2024.04.12
 17:06:27 +05'30'

- NOTES:-**
1. ALL DIMENSIONS & LEVELS ARE IN MILLIMETERS.
 2. ALL THE AREAS INDICATED ARE IN SQ.M.
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 5. THE BUILDING SHALL BE FULLY SPRINKLED EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.



LEGEND

[Hatched Box]	NON F.A.R.
[Red Box]	15% F.A.R.
[Blue Box]	F.A.R.

Lal Singh

Digitally signed by Lal Singh
 Date: 2024.04.02
 17:12:28 +05'30'

Sudheer Kumar

Digitally signed by Sudheer Kumar
 Date: 2024.04.03
 16:48:48 +05'30'

PROJECT

PROPOSED COMMERCIAL BUILDING
 AT PLOT NO. C-02, SECTOR-PI-1,
 GREATER NOIDA (U.P.)

OWNER

M/s. SHAGUN MART LLP
 ADD. - G-85, SECTOR-BETA 02,
 GREATER NOIDA (U.P.)

ARCHITECT'S SEAL

AMIT KUMAR Digitally signed by AMIT KUMAR
 Date: 2024.02.26
 19:09:05 +05'30'

NITIN BANSAL Digitally signed by NITIN BANSAL
 Date: 2024.02.26
 19:45:28 +05'30'

ARCHITECT

modarchindia
 architects interior designers & planners
 studio: 1st floor, B-99, sector-63, Noida - 201301, U.P.
 phone: 0120-4205555, email: smingangal@hotmail.com
 website: www.modarch.in

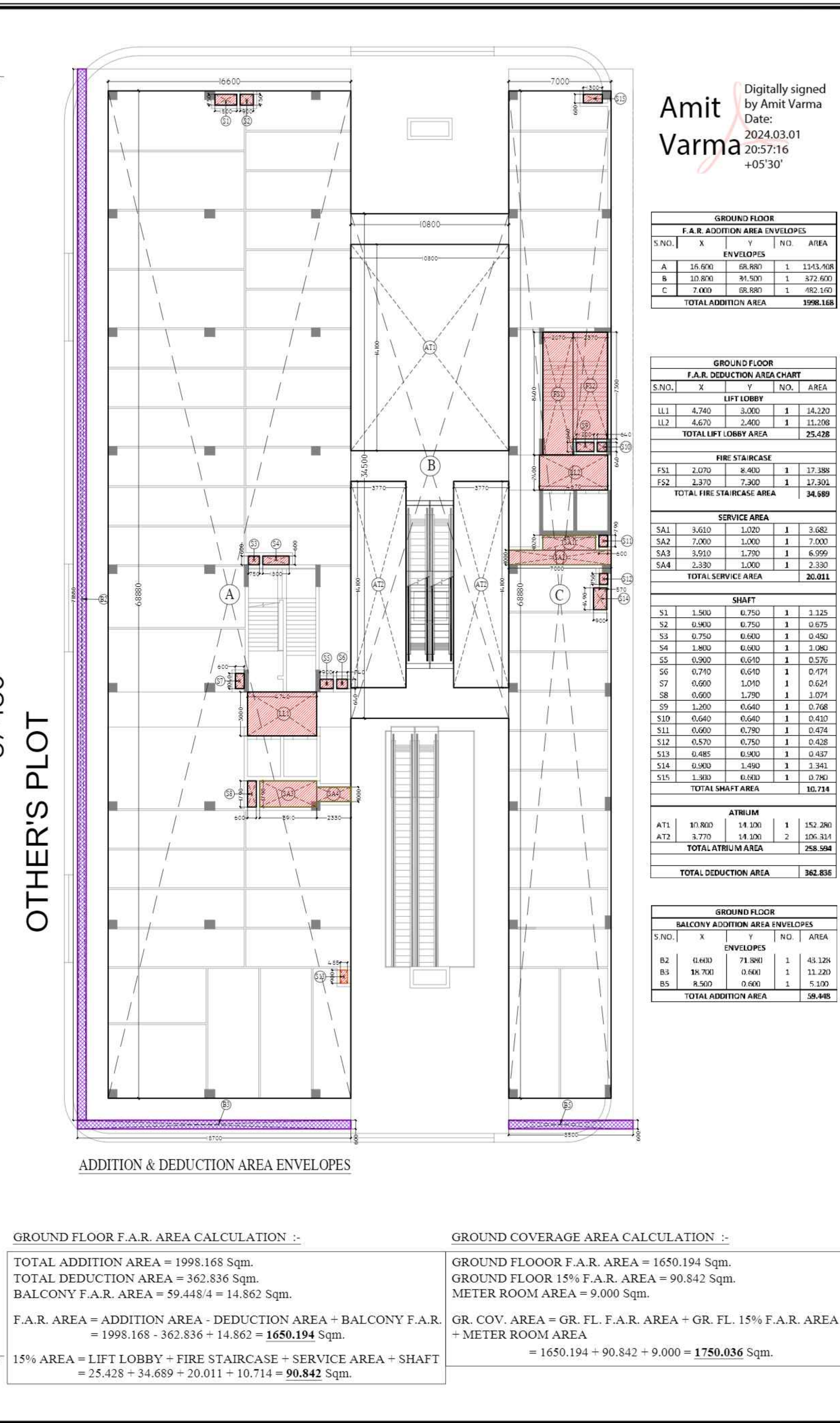
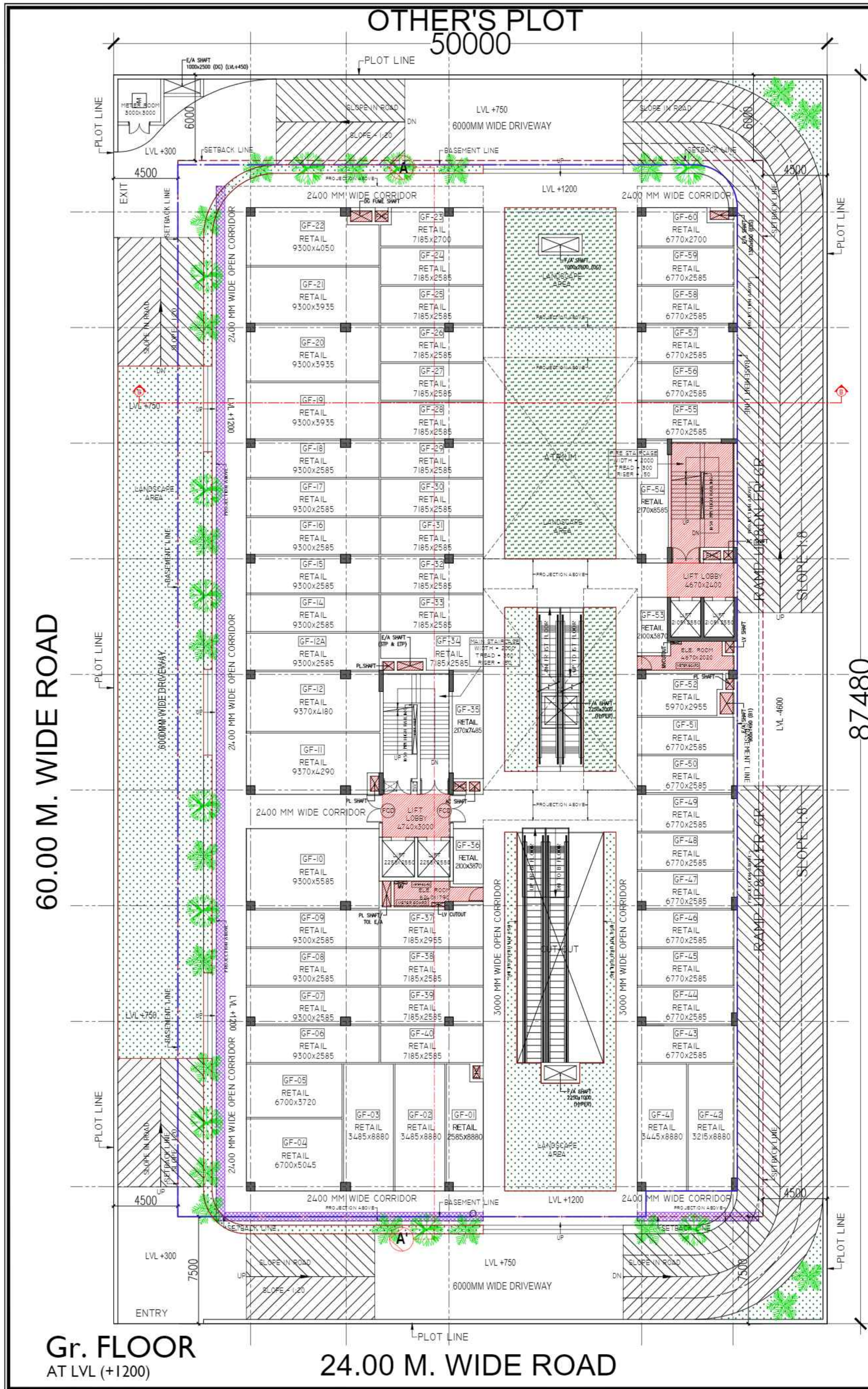
Drawing Title: **BASEMENT-01 FLOOR PLAN & AREA CALCULATION**

Checked by: MANISH TIWARI Date: _____

Drawn by: LOKESH SHARMA Scale: 1:100

Drawing No. MA - C-02-GN - SANCTION

04



NOTES:-

1. ALL DIMENSIONS & LEVELS ARE IN MILLIMETERS.
2. ALL THE AREAS INDICATED ARE IN SQ.M.
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4. ALL LIFT, ESCALATOR & MACHINE ROOM SHOULD BE AS PER ISI STANDARD.
5. THE BUILDING SHALL BE FULLY SPRINKLED EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.

KEY PLAN

SCALE: - N.T.S.

PROJECT

PROPOSED COMMERCIAL BUILDING
AT PLOT NO. C-02, SECTOR-PI-1,
GREATER NOIDA (U.P.)

OWNER

M/s. SHAGUN MART LLP
ADD. - G-85, SECTOR-BETA 02,
GREATER NOIDA (U.P.)

ARCHITECT'S SEAL

OWNER'S SEAL

AMIT KUMAR

Digitally signed by AMIT KUMAR
Date: 2024.02.26 19:09:23 +05'30'

NITIN BANSAL

Digitally signed by NITIN BANSAL
Date: 2024.02.26 19:47:20 +05'30'

ARCHITECT

modarchindia

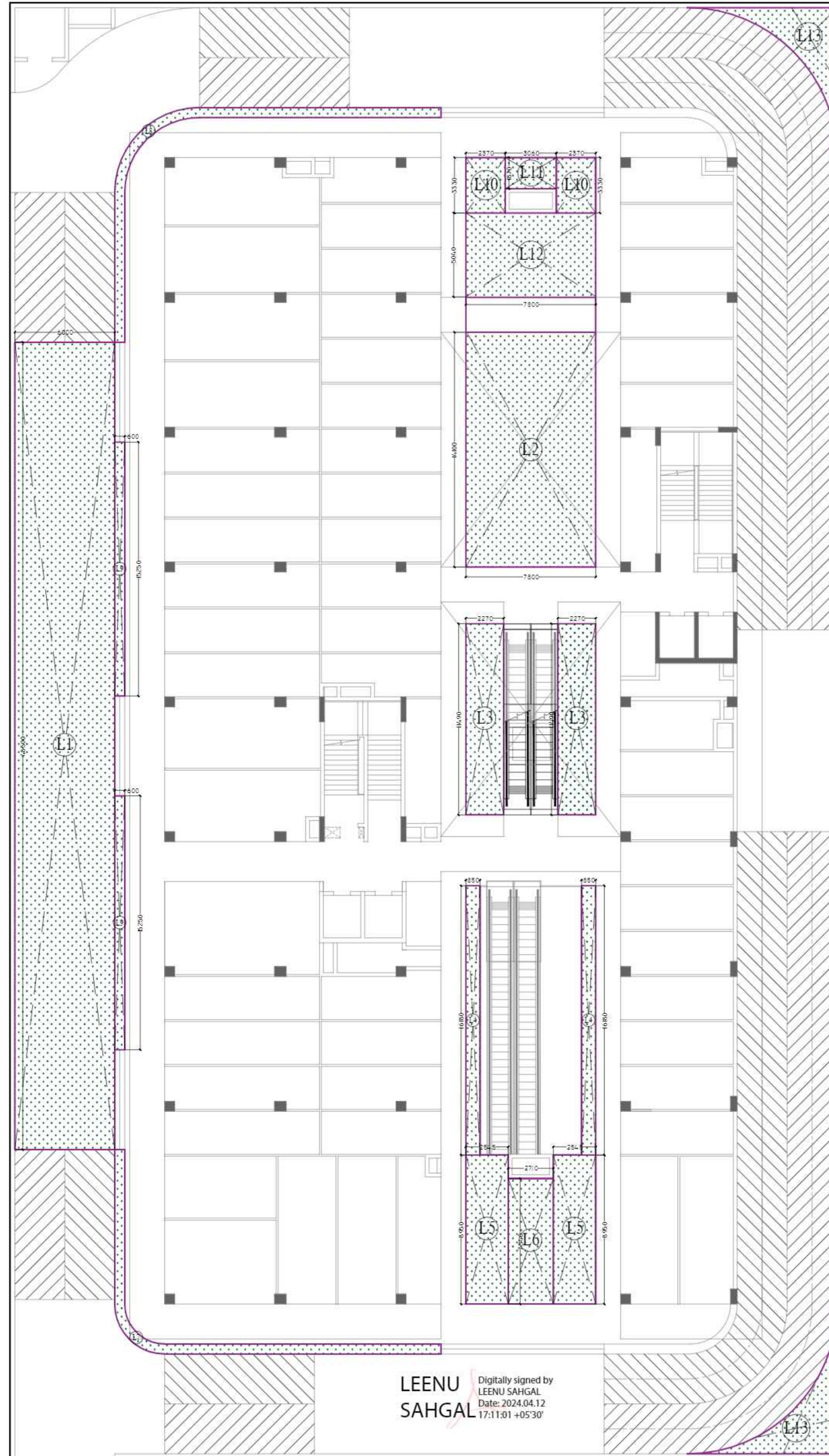
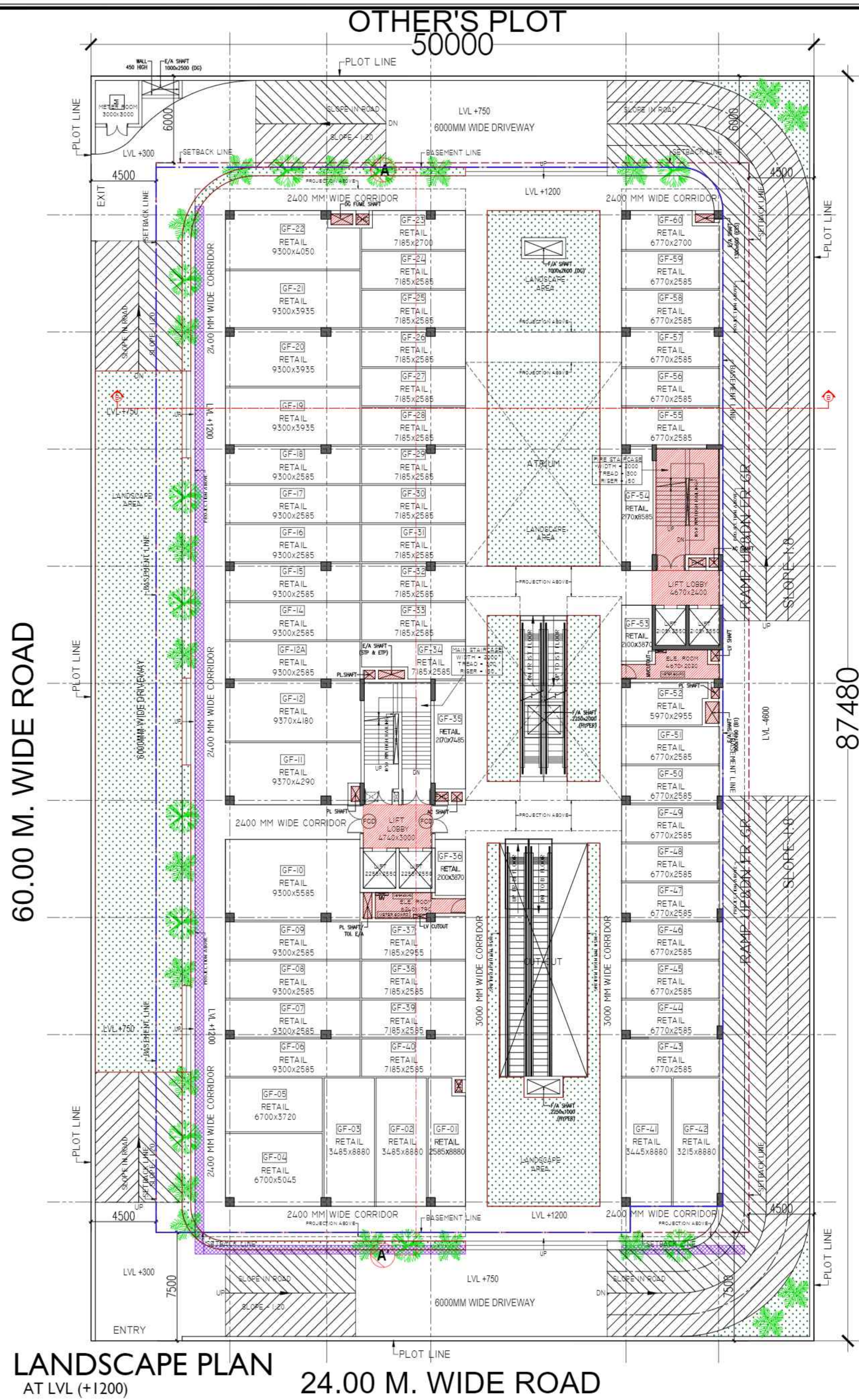
architects interior designers & planners
studio: 1st floor, B-99, sector-63, Noida -201301, U.P.
phone: 0120-4206253, email: aningangal@hotmail.com
website: www.modarch.in

Drawing Title: GROUND FLOOR PLAN & AREA CALCULATION

North

Checked by: MANISH TIWARI Date: _____
Drawn by: LORESEN SHARMA Scale: 1:100
Drawing No: MA - C-02-GN - SANCTION

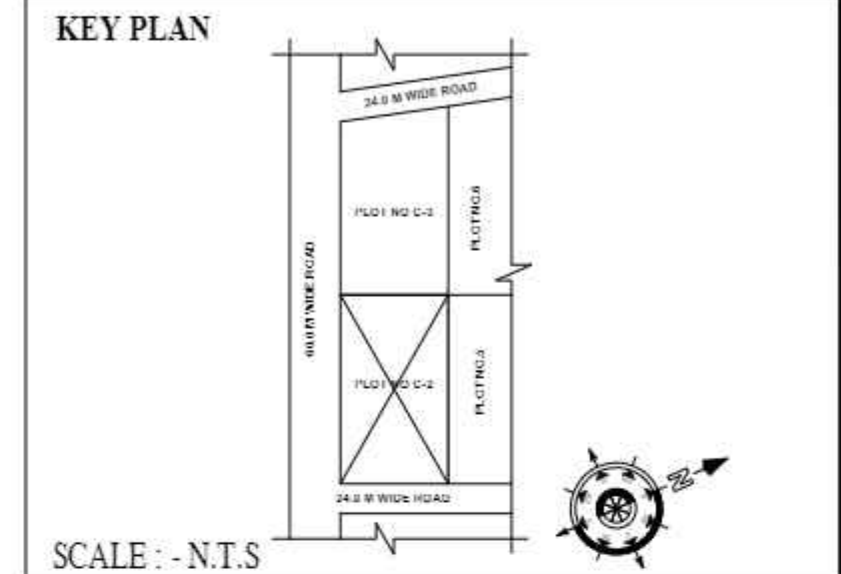
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- NOTES:-
1. ALL DIMENSIONS & LEVELS ARE IN MILLIMETERS.
 2. ALL THE AREAS INDICATED ARE IN SQ.M.
 3. COLUMNS ARE ONLY INDICATIVE AND WILL BE AS PER RELEVANT STRUCTURAL DRAWINGS.
 4. ALL LIFT, ESCALATOR & MACHINE ROOM SHOULD BE AS PER ISI STANDARD.
 5. THE BUILDING SHALL BE FULLY SPRINKLED EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.

Lal Singh

Digitally signed by Lal Singh
Date: 2024.04.02
17:14:44 +05'30'



Amit Varma

Digitally signed by Amit Varma
Date: 2024.03.01
20:58:21 +05'30'

GROUND FLOOR				
LANDSCAPE AREA				
S.NO.	X	Y	NO.	AREA
L1	6.000	48.500	1	291.000
L2	7.800	14.100	1	109.980
L3	2.270	11.490	2	52.165
L4	0.850	16.180	2	27.506
L5	2.545	8.950	2	45.556
L6	2.710	7.540	1	20.433
L7	AS PER POLY LINE		1	18.072
L8	AS PER POLY LINE		1	18.623
L9	0.600	15.250	2	18.300
L10	2.370	3.330	2	15.794
L11	3.060	1.870	1	5.722
L12	7.800	5.040	1	39.312
L13	AS PER POLY LINE		2	24.764
TOTAL LANDSCAPE AREA				697.217

Sudheer Kumar

Digitally signed by Sudheer Kumar
Date: 2024.04.03
16:53:14 +05'30'

PROJECT

PROPOSED COMMERCIAL BUILDING
AT PLOT NO. C-02, SECTOR-PI-1,
GREATER NOIDA (U.P.)

OWNER

M/s. SHAGUN MART LLP
ADD. - G-85, SECTOR-BETA 02,
GREATER NOIDA (U.P.)

ARCHITECT'S SEAL	OWNER'S SEAL
AMIT KUMAR Digitally signed by AMIT KUMAR Date: 2024.02.26 19:09:40 +05'30'	NITIN BANSA Digitally signed by NITIN BANSA Date: 2024.02.26 19:49:15 +05'30'

ARCHITECT

modarchindia
architects interior designers & planners
studio: 1st floor, B-99, sector-63, Noida - 201301, U.P.
phone: 0120-4205555, email: amitsinghal@hotmail.com
website: www.modarch.in

Drawing Title	North
LANDSCAPE PLAN & AREA CALCULATION	
Checked by	MANJIV TIWARI
Date	
Drawn by	LOKESH SHARMA
Scale	1:100
Drawing No.	MA - C-02-GN - SANCTION
	5A

Amit
Varma

Digitally signed
by Amit Varma
Date:
2024.03.01
20:59:40
+05'30'

FIRST FLOOR F.A.R. ADDITION AREA ENVELOPES				
S.NO.	X	Y	NO.	AREA
ENVELOPES				
A	14.500	68.880	1	998.760
B	12.900	81.500	1	145.050
C	7.000	68.880	1	482.160
TOTAL ADDITION AREA				1925.970

FIRST FLOOR F.A.R. DEDUCTION AREA CHART				
S.NO.	X	Y	NO.	AREA
LIFT SHAFT				
L1	2.255	2.550	2	11.501
L2	2.105	2.550	2	10.736
TOTAL LIFT SHAFT AREA				22.236

LIFT LOBBY				
LL1	4.970	3.000	1	14.910
LL2	4.900	2.400	1	11.760
TOTAL LIFT LOBBY AREA				26.670

FIRE STAIRCASE				
F51	2.070	8.400	1	17.388
F52	2.370	7.300	1	17.301
TOTAL FIRE STAIRCASE AREA				34.689

SERVICE AREA				
SA1	3.610	1.020	1	3.682
SA2	4.670	1.000	1	4.670
SA3	3.910	1.750	1	6.899
TOTAL SERVICE AREA				15.351

SHAFT				
S1	1.500	0.750	1	1.125
S2	0.900	0.750	1	0.675
S3	0.750	0.600	1	0.450
S4	1.800	0.600	1	1.080
S5	1.200	0.640	1	0.768
S6	0.940	0.640	1	0.602
S7	0.600	1.040	1	0.624
S8	0.600	1.790	1	1.074
S9	1.200	0.640	1	0.768
S10	0.640	0.640	1	0.410
S11	0.600	0.790	1	0.474
S12	0.570	0.750	1	0.428
S13	0.485	0.900	2	0.873
TOTAL SHAFT AREA				9.350

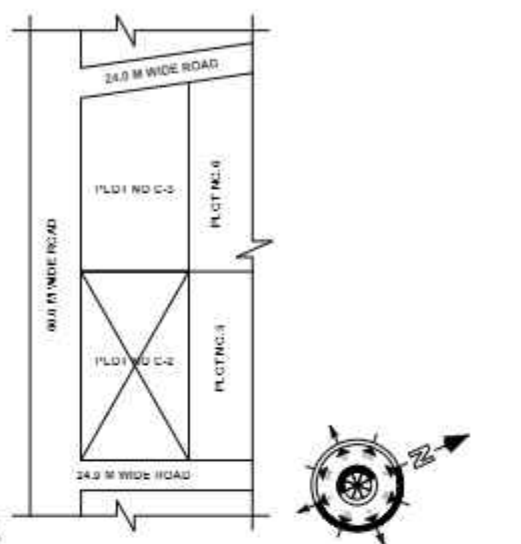
ATRIUM				
AT1	10.800	14.100	1	152.280
AT2	3.770	14.100	2	106.314
TOTAL ATRIUM AREA				258.594
TOTAL DEDUCTION AREA				366.890

FIRST FLOOR BALCONY ADDITION AREA ENVELOPES				
S.NO.	X	Y	NO.	AREA
ENVELOPES				
B1	0.600	9.900	1	5.940
B2	0.600	72.480	1	43.488
B3	17.500	0.600	1	10.500
B4	0.600	28.080	1	16.848
B5	8.500	0.600	1	5.100
TOTAL ADDITION AREA				81.876

NOTES:-

1. ALL DIMENSIONS & LEVELS ARE IN MILLIMETERS.
2. ALL THE AREAS INDICATED ARE IN SQ.M.
3. COLUMNS ARE ONLY INDICATIVE AND WILL BE AS PER RELEVANT STRUCTURAL DRAWINGS.
4. ALL LIFT, ESCALATOR & MACHINE ROOM SHOULD BE AS PER ISI STANDARD.
5. THE BUILDING SHALL BE FULLY SPRINKLED EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.

KEY PLAN



SCALE :- N.T.S.

Lal
Singh

Digitally signed
by Lal Singh
Date:
2024.04.02
17:15:55 +05'30'

Sudheer
Kumar

Digitally signed by
Sudheer Kumar
Date: 2024.04.03
16:54:22 +05'30'

LEENU
SAHGAL

Digitally signed by
LEENU SAHGAL
Date: 2024.04.12
17:14:39 +05'30'

PROJECT

PROPOSED COMMERCIAL BUILDING
AT PLOT NO. C-02, SECTOR-PI-1,
GREATER NOIDA (U.P.)

OWNER

M/s. SHAGUN MART LLP
ADD. - G-85, SECTOR-BETA 02,
GREATER NOIDA (U.P.)

ARCHITECT'S SEAL

OWNER'S SEAL

AMIT
KUMAR

Digitally signed
by AMIT KUMAR
Date:
2024.02.26
19:09:57 +05'30'

NITIN
BANSAL

Digitally signed
by NITIN
BANSAL
Date:
2024.02.26
19:51:14
+05'30'

ARCHITECT

modarchindia
architects interior designers & planners
studio: 1st floor, B-99, sector-63, Noida - 201301, U.P.
phone: 0120-4205253, email: amitagpal@icloud.com
website: www.modarch.in

Drawing Title

FIRST FLOOR PLAN &
AREA CALCULATION

North



Checked by

MANISH TIWARI

Date

Drawn by

LOKESH SHARMA

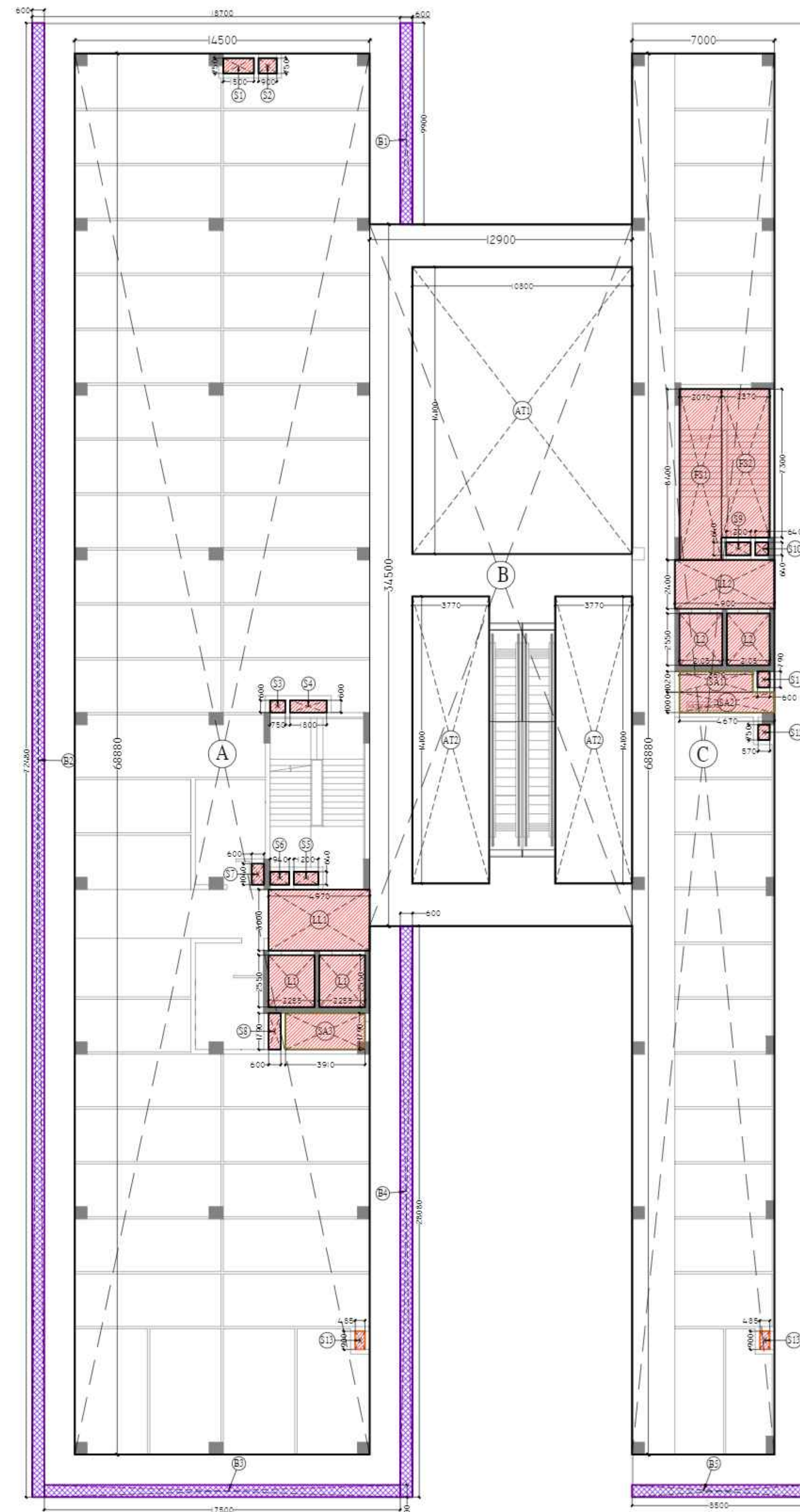
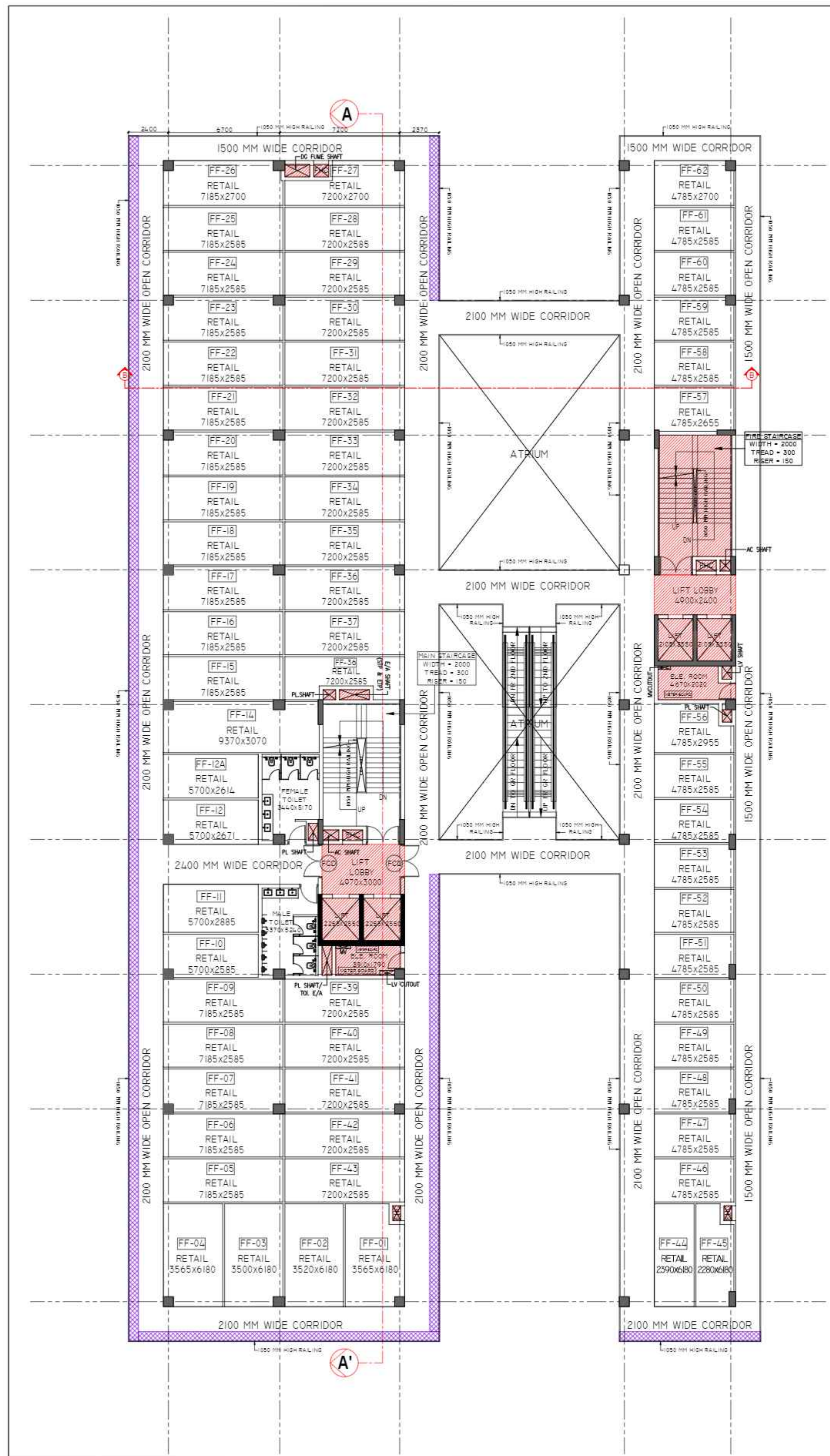
Scale

1:100

Drawing No.

MA - C-02-GN - SANCTION

06



ADDITION & DEDUCTION AREA ENVELOPES

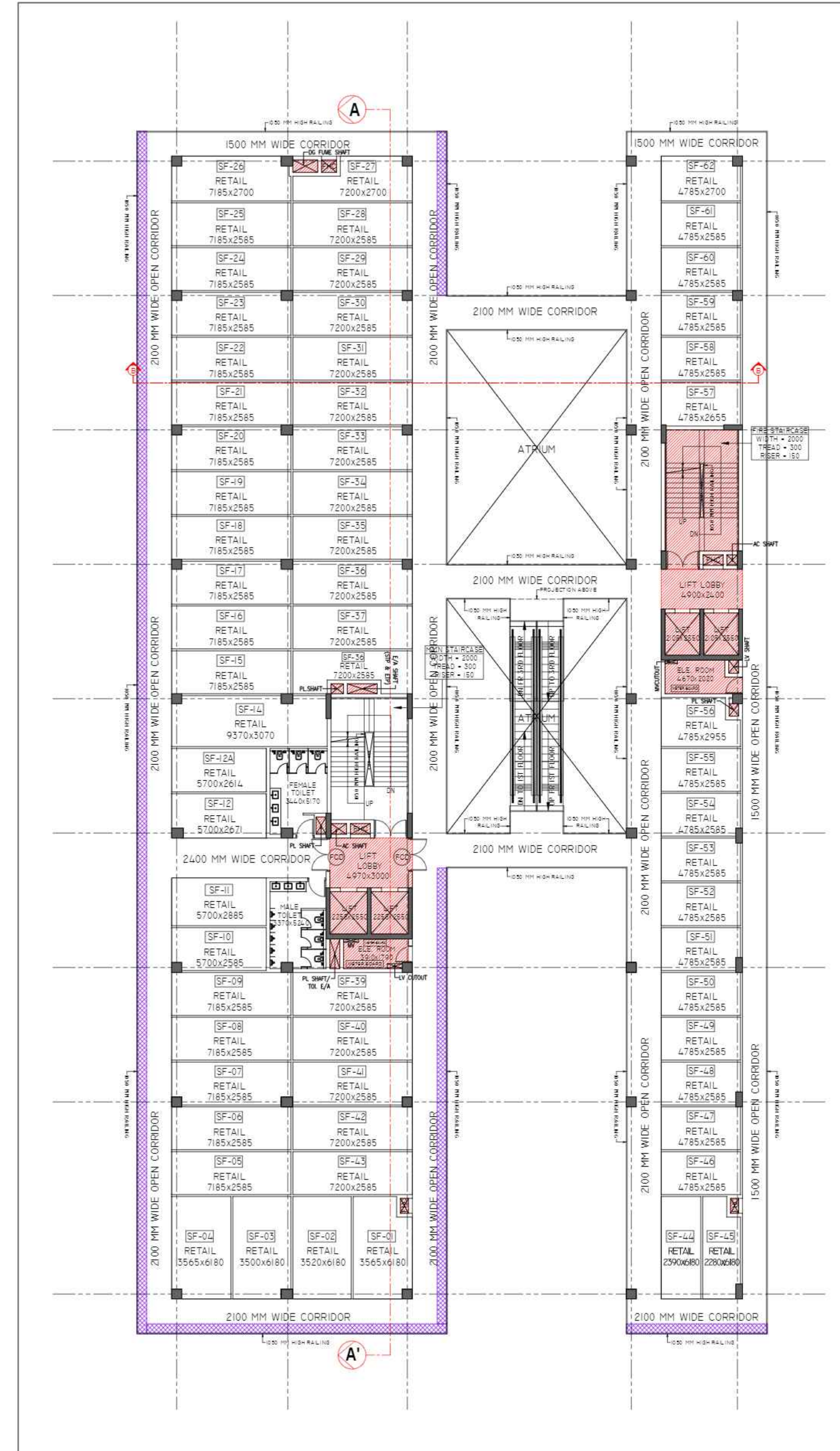
FIRST FLOOR F.A.R. AREA CALCULATION :-

TOTAL ADDITION AREA = 1925.970 Sqm.
TOTAL DEDUCTION AREA = 366.890 Sqm.
BALCONY F.A.R. AREA = 81.876/4 = 20.469 Sqm.

F.A.R. AREA = ADDITION AREA - DEDUCTION AREA + BALCONY F.A.R.
= 1925.970 - 366.890 + 20.469 = **1579.549** Sqm.

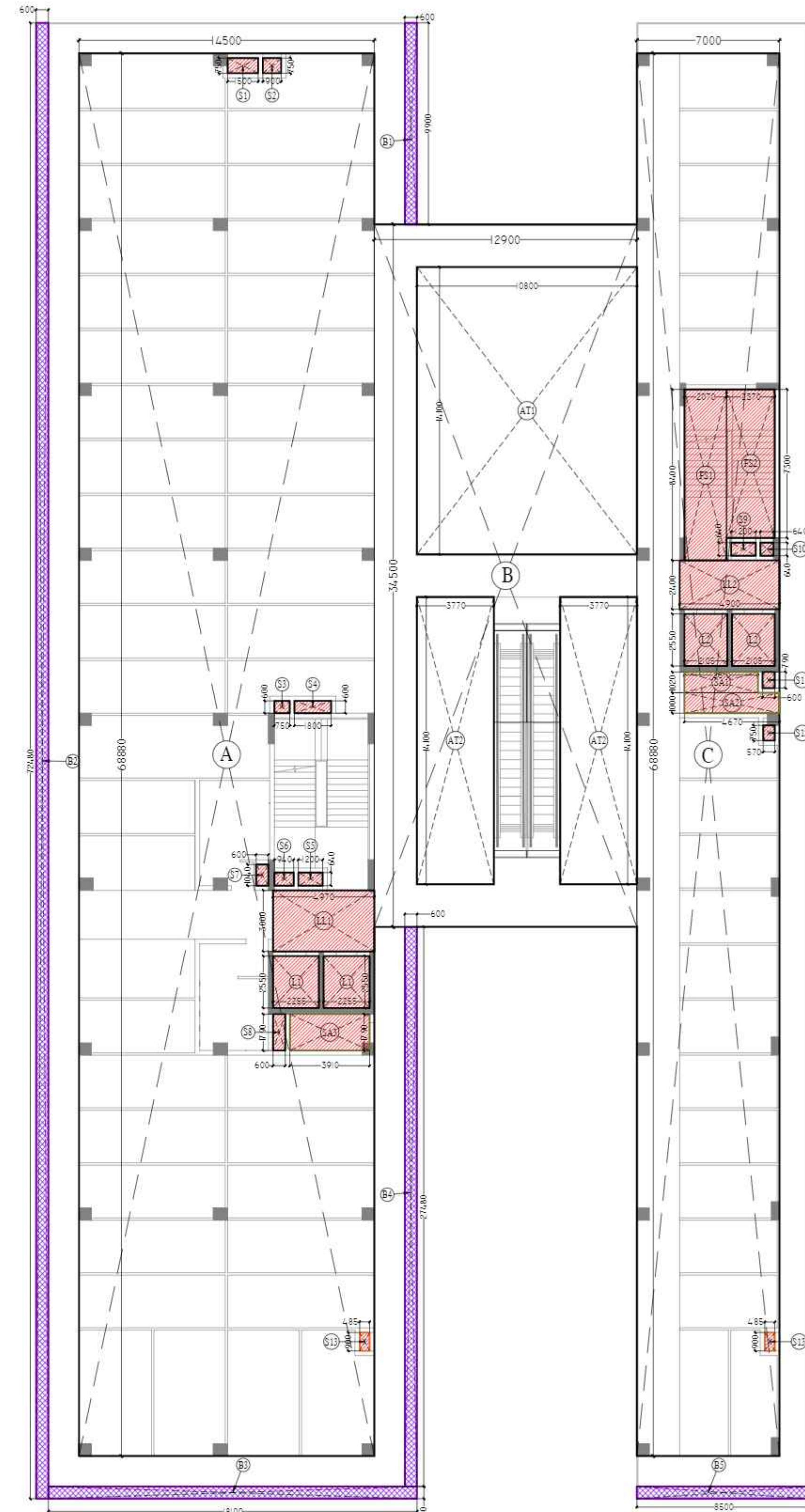
15% AREA = LIFT SHAFT + LIFT LOBBY + FIRE STAIRCASE + SERVICE AREA + SHAFT
= 22.236 + 26.670 + 34.689 + 15.351 + 9.350 = **108.296** Sqm.

1ST FLOOR
AT LVL (+5400)



2ND FLOOR

AT LVL (+9600)



ADDITION & DEDUCTION AREA ENVELOPES

SECOND FLOOR F.A.R. AREA CALCULATION :-

TOTAL ADDITION AREA = 1925.970 Sqm.
TOTAL DEDUCTION AREA = 366.890 Sqm.
BALCONY F.A.R. AREA = 81.876/4 = 20.469 Sqm.

F.A.R. AREA = ADDITION AREA - DEDUCTION AREA + BALCONY F.A.R.
= 1925.970 - 366.890 + 20.469 = **1579.549** Sqm.

15% AREA = LIFT SHAFT + LIFT LOBBY + FIRE STAIRCASE + SERVICE AREA + SHAFT
= 22.236 + 26.670 + 34.689 + 15.351 + 9.350 = **108.296** Sqm.

Amit Varma
Digitally signed by Amit Varma
Date: 2024.03.01
21:00:25 +05'30'

SECOND FLOOR F.A.R. ADDITION AREA ENVELOPES				
S.NO.	X	Y	NO.	AREA
A	14.500	68.880	1	998.760
B	12.300	34.500	1	445.050
C	7.000	68.880	1	482.160
TOTAL ADDITION AREA				1925.970

SECOND FLOOR F.A.R. DEDUCTION AREA CHART				
S.NO.	X	Y	NO.	AREA
LIFT SHAFT				
L1	2.255	2.550	2	11.501
L2	2.105	2.550	2	10.736
TOTAL LIFT SHAFT AREA				22.236

LIFT LOBBY				
S.NO.	X	Y	NO.	AREA
LL1	4.970	3.000	1	14.910
LL2	4.900	2.400	1	11.760
TOTAL LIFT LOBBY AREA				26.670

FIRE STAIRCASE				
S.NO.	X	Y	NO.	AREA
FS1	2.070	8.400	1	17.388
FS2	2.370	7.300	1	17.301
TOTAL FIRE STAIRCASE AREA				34.689

SERVICE AREA				
S.NO.	X	Y	NO.	AREA
SA1	3.610	1.020	1	3.662
SA2	4.670	1.000	1	4.670
SA3	3.910	1.790	1	6.999
TOTAL SERVICE AREA				15.351

SHAFT				
S.NO.	X	Y	NO.	AREA
S1	1.500	0.750	1	1.125
S2	0.900	0.750	1	0.675
S3	0.750	0.600	1	0.450
S4	1.800	0.600	1	1.080
S5	1.200	0.640	1	0.768
S6	0.940	0.640	1	0.602
S7	0.600	1.010	1	0.624
S8	0.600	1.790	1	1.074
S9	1.200	0.610	1	0.768
S10	0.640	0.640	1	0.410
S11	0.600	0.790	1	0.474
S12	0.570	0.750	1	0.428
S13	0.495	0.900	2	0.873
TOTAL SHAFT AREA				9.350

ATRIUM				
S.NO.	X	Y	NO.	AREA
AT1	10.800	14.100	1	152.280
AT2	3.770	14.100	2	106.314
TOTAL ATRIUM AREA				258.594

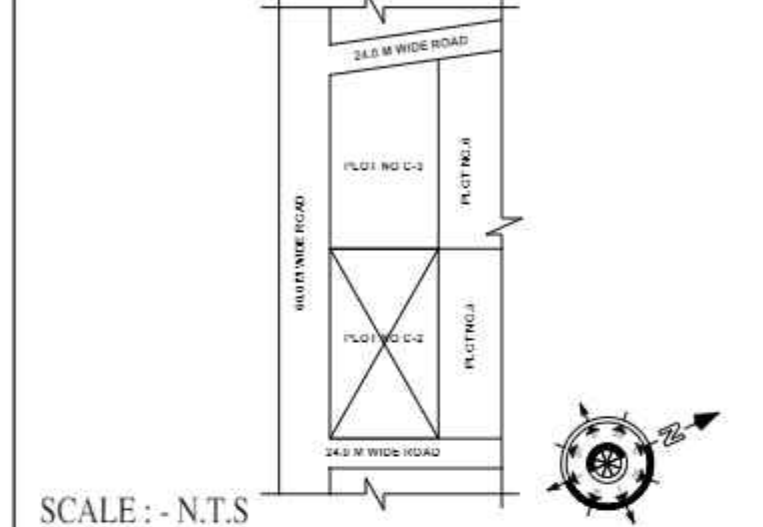
TOTAL DEDUCTION AREA = 366.890

SECOND FLOOR BALCONY ADDITION AREA ENVELOPES				
S.NO.	X	Y	NO.	AREA
ENVELOPES				
B1	0.600	9.900	1	5.940
B2	0.600	72.480	1	43.488
B3	16.100	0.600	1	10.660
B4	0.600	27.480	1	16.488
B5	8.500	0.600	1	5.100
TOTAL ADDITION AREA				81.876

NOTES:-

1. ALL DIMENSIONS & LEVELS ARE IN MILLIMETERS.
2. ALL THE AREAS INDICATED ARE IN SQ.M.
3. COLUMNS ARE ONLY INDICATIVE AND WILL BE AS PER RELEVANT STRUCTURAL DRAWINGS.
4. ALL LIFT, ESCALATOR & MACHINE ROOM SHOULD BE AS PER ISI STANDARD.
5. THE BUILDING SHALL BE FULLY SPRINKLED EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.

KEY PLAN



SCALE: - N.T.S

Lal Singh
Digitally signed by Lal Singh
Date: 2024.04.02
17:17:06 +05'30'

Sudheer Kumar
Digitally signed by Sudheer Kumar
Date: 2024.04.03
16:55:35 +05'30'

LEENU SAHGAL
Digitally signed by LEENU SAHGAL
Date: 2024.04.12
17:16:11 +05'30'

PROJECT

PROPOSED COMMERCIAL BUILDING
AT PLOT NO. C-02, SECTOR-PI-1,
GREATER NOIDA (U.P.)

OWNER

M/s. SHAGUN MART LLP
ADD. - G-85, SECTOR-BETA 02,
GREATER NOIDA (U.P.)

ARCHITECT'S SEAL

AMIT KUMAR
Digitally signed by AMIT KUMAR
Date: 2024.02.26
19:10:15 +05'30'

OWNER'S SEAL

NITIN BANSA
Digitally signed by NITIN BANSA
Date: 2024.02.26
19:53:02 +05'30'

ARCHITECT

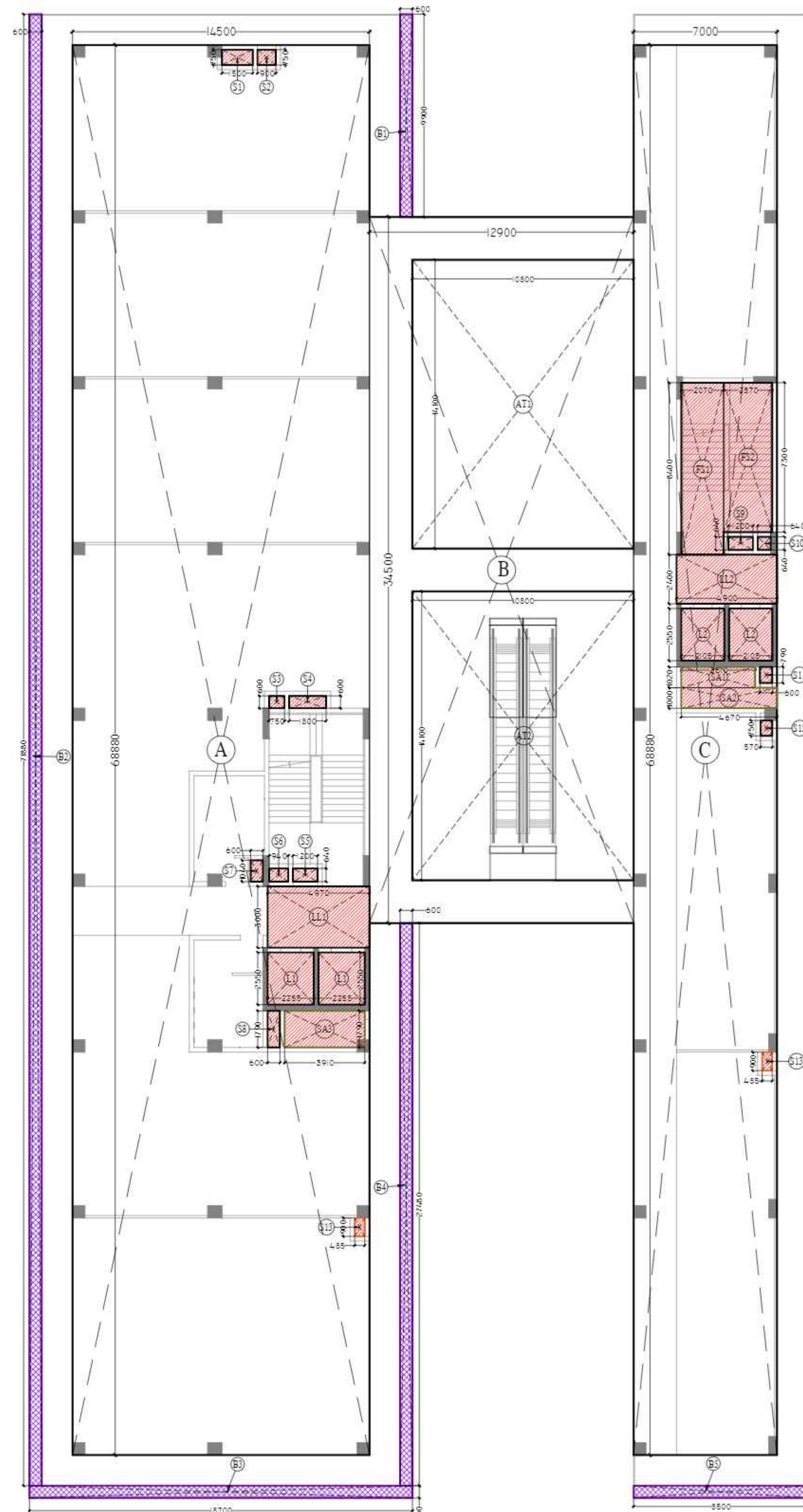
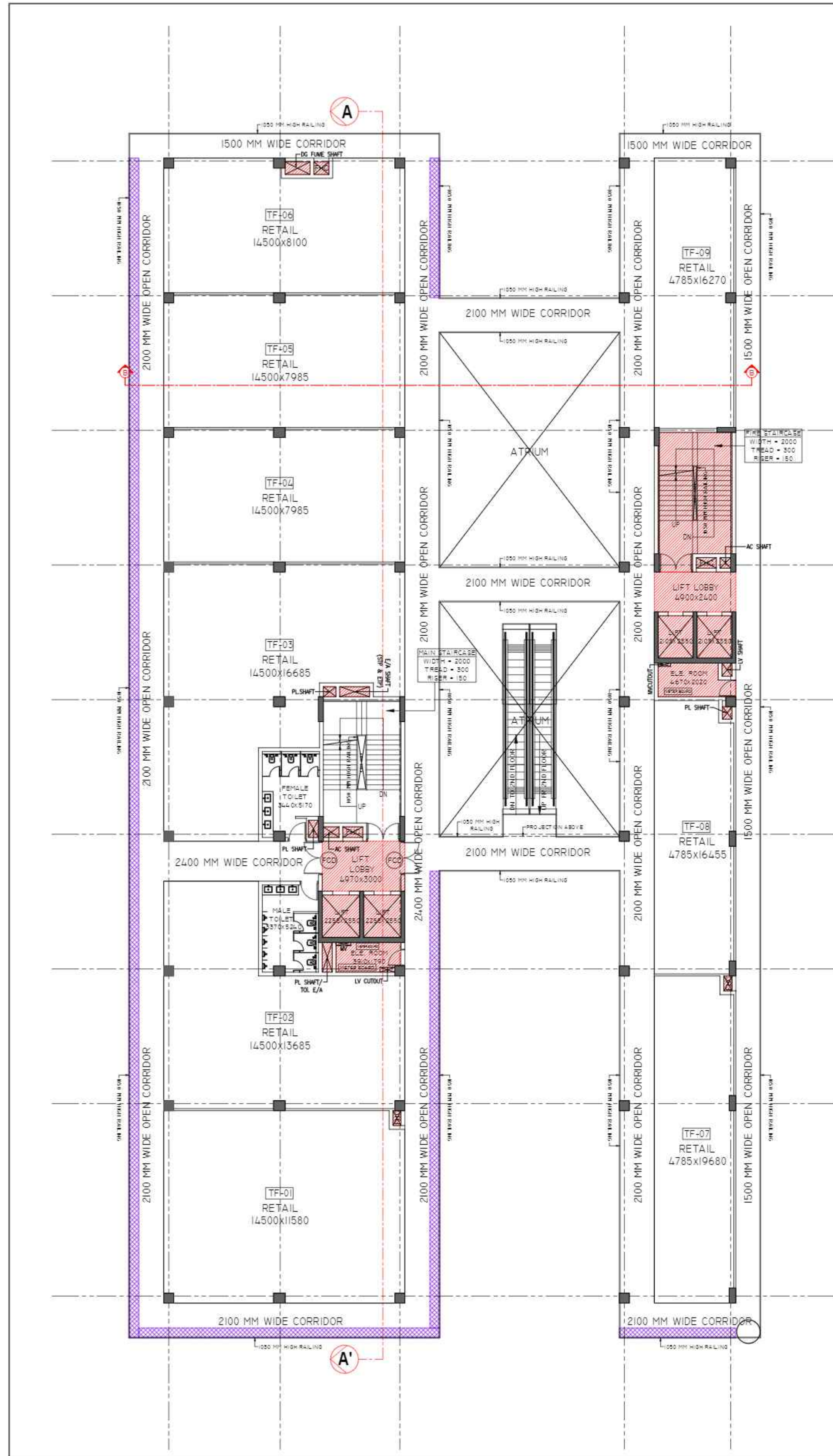
modarchindia
architects interior designers & planners
studio: 1st floor, B-99, sector-63, Noida-201301, U.P.
phone: 0120-4200251, email: amingangal@hotmail.com
website: www.modarchindia.in

Drawing Title

SECOND FLOOR PLAN &
AREA CALCULATION

North

Checked by	MANISH TIWARI	Date	
Drawn by	LOKESH SHARMA	Scale	1:100
Drawing No.	MA - C-02-GN - SANCTION		07



Amit Varma Digitally signed by Amit Varma
Date: 2024.03.01 21:01:10 +05'30'

THIRD FLOOR F.A.R. ADDITION AREA ENVELOPES				
S.NO.	X	Y	NO.	AREA
A	14.500	68.880	1	998.700
B	12.900	34.500	1	445.050
C	7.000	68.880	1	482.160
TOTAL ADDITION AREA				1925.970

THIRD FLOOR F.A.R. DEDUCTION AREA CHART				
S.NO.	X	Y	NO.	AREA
LIFT SHAFT				
L1	2.255	2.550	2	11.501
L2	2.105	2.550	2	10.736
TOTAL LIFT SHAFT AREA				22.236

LIFT LOBBY				
S.NO.	X	Y	NO.	AREA
LL1	4.970	3.000	1	14.910
LL2	4.900	2.400	1	11.760
TOTAL LIFT LOBBY AREA				26.670

FIRE STAIRCASE				
S.NO.	X	Y	NO.	AREA
F51	2.070	8.400	1	17.388
F52	2.370	7.300	1	17.301
TOTAL FIRE STAIRCASE AREA				34.689

SERVICE AREA				
S.NO.	X	Y	NO.	AREA
SA1	3.610	1.020	1	3.682
SA2	4.670	1.000	1	4.670
SA3	3.910	1.790	1	6.999
TOTAL SERVICE AREA				15.351

SHAFT				
S.NO.	X	Y	NO.	AREA
S1	1.500	0.750	1	1.125
S2	0.900	0.750	1	0.675
S3	0.750	0.600	1	0.450
S4	1.800	0.600	1	1.080
S5	1.200	0.640	1	0.768
S6	0.940	0.640	1	0.602
S7	0.600	1.040	1	0.624
S8	0.600	1.790	1	1.074
S9	1.200	0.640	1	0.768
S10	0.640	0.640	1	0.410
S11	0.600	0.790	1	0.474
S12	0.570	0.750	1	0.428
S13	0.485	0.900	2	0.873
TOTAL SHAFT AREA				9.350

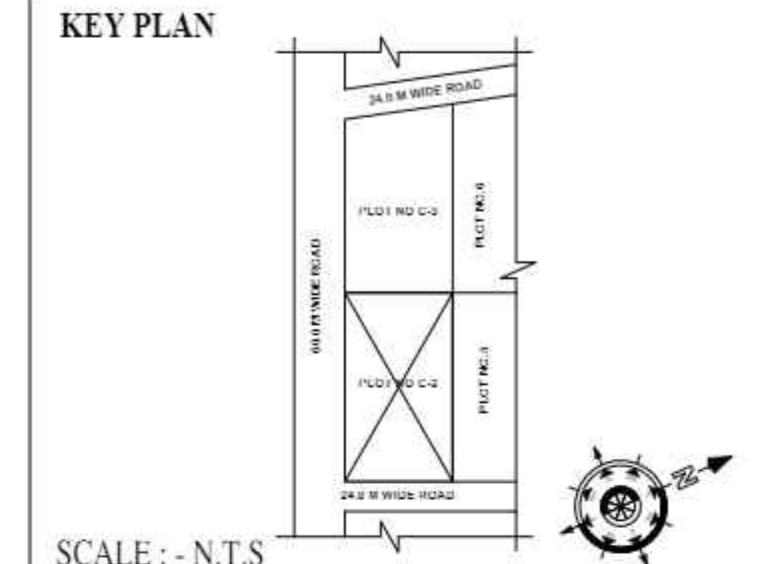
ATRIUM				
S.NO.	X	Y	NO.	AREA
AT1	10.800	14.100	1	152.280
AT2	10.800	14.100	1	152.280
TOTAL ATRIUM AREA				304.560
TOTAL DEDUCTION AREA				412.856

THIRD FLOOR BALCONY ADDITION AREA ENVELOPES				
S.NO.	X	Y	NO.	AREA
ENVELOPES				
B1	0.600	9.900	1	5.940
B2	0.600	71.880	1	43.128
B3	18.700	0.600	1	11.220
B4	0.600	27.480	1	16.488
B5	8.500	0.600	1	5.100
TOTAL ADDITION AREA				81.876

THIRD FLOOR F.A.R. AREA CALCULATION :-

TOTAL ADDITION AREA = 1925.970 Sqm.
 TOTAL DEDUCTION AREA = 412.856 Sqm.
 BALCONY F.A.R. AREA = 81.876/4 = 20.469 Sqm.
 F.A.R. AREA = ADDITION AREA - DEDUCTION AREA + BALCONY F.A.R.
 = 1925.970 - 412.856 + 20.469 = **1533.583** Sqm.
 15% AREA = LIFT SHAFT + LIFT LOBBY + FIRE STAIRCASE + SERVICE AREA + SHAFT
 = 22.236 + 26.670 + 34.689 + 8.352 + 9.350 = **101.297** Sqm.

- NOTES:-
1. ALL DIMENSIONS & LEVELS ARE IN MILLIMETERS
 2. ALL THE AREAS INDICATED ARE IN SQ.M.
 3. COLUMNS ARE ONLY INDICATIVE AND WILL BE AS PER RELEVANT STRUCTURAL DRAWINGS.
 4. ALL LIFT, ESCALATOR & MACHINE ROOM SHOULD BE AS PER ISI STANDARD.
 5. THE BUILDING SHALL BE FULLY SPRINKLED EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.



Lal Singh Digitally signed by Lal Singh
Date: 2024.04.02 17:18:44 +05'30'

Sudheer Kumar Digitally signed by Sudheer Kumar
Date: 2024.04.03 16:56:54 +05'30'

LEENU SAHGAL Digitally signed by LEENU SAHGAL
Date: 2024.04.12 17:18:56 +05'30'

PROJECT
 PROPOSED COMMERCIAL BUILDING
 AT PLOT NO. C-02, SECTOR-PI-1,
 GREATER NOIDA (U.P.)

OWNER
 M/s. SHAGUN MART LLP
 ADD. - G-85, SECTOR-BETA-02,
 GREATER NOIDA (U.P.)

ARCHITECT'S SEAL
AMIT KUMAR Digitally signed by AMIT KUMAR
Date: 2024.02.26 19:10:35 +05'30'

OWNER'S SEAL
NITIN BANSA Digitally signed by NITIN BANSA
Date: 2024.02.26 19:55:00 +05'30'

ARCHITECT

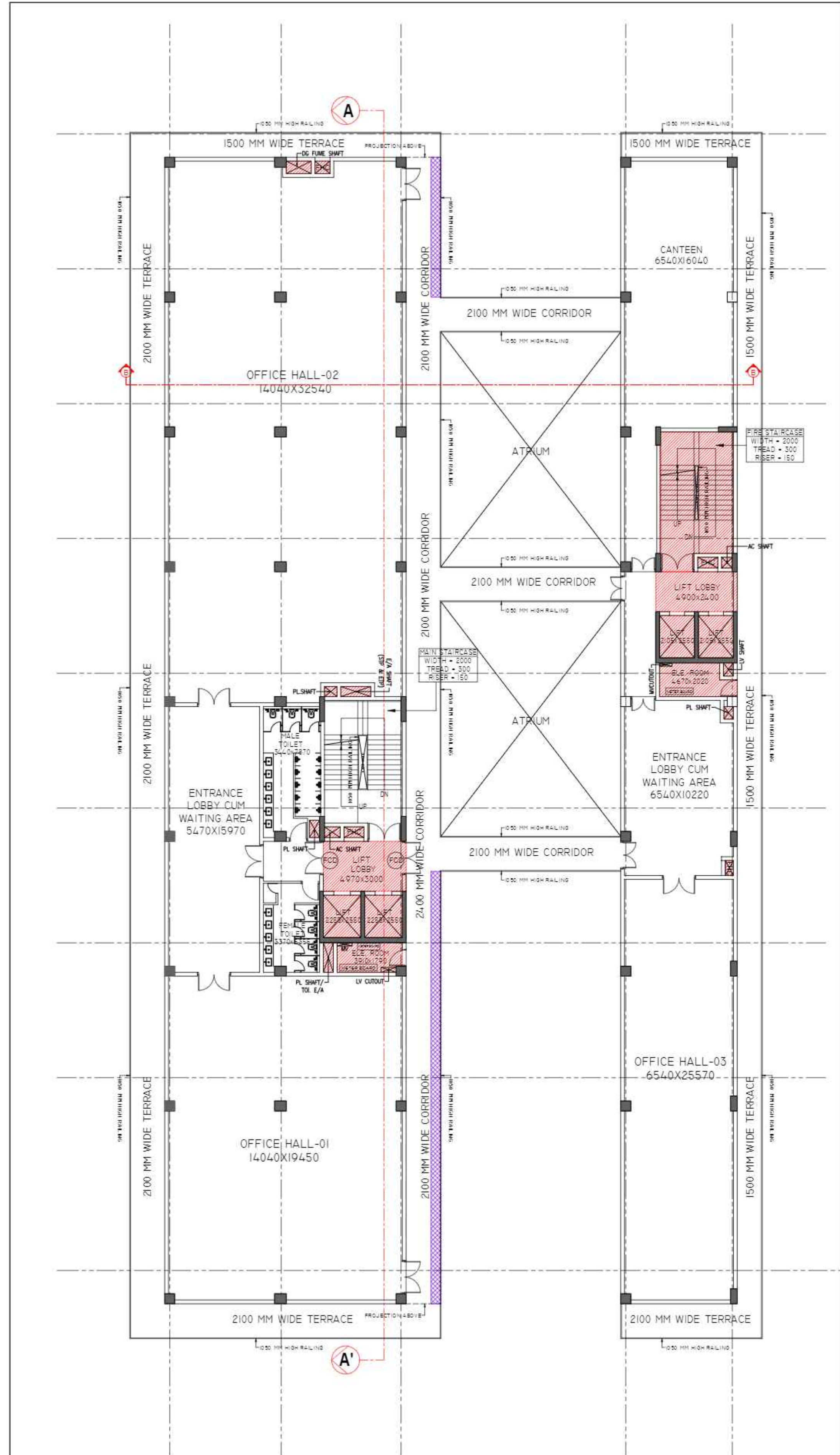
 architects interior designers & planners
 studio: 1st floor, B-99, sector-45, Noida - 201301, U.P.
 phone: 0120-4206253, email: amitganga@hotmail.com
 website: www.modarch.in

Drawing Title
 THIRD FLOOR PLAN &
 AREA CALCULATION

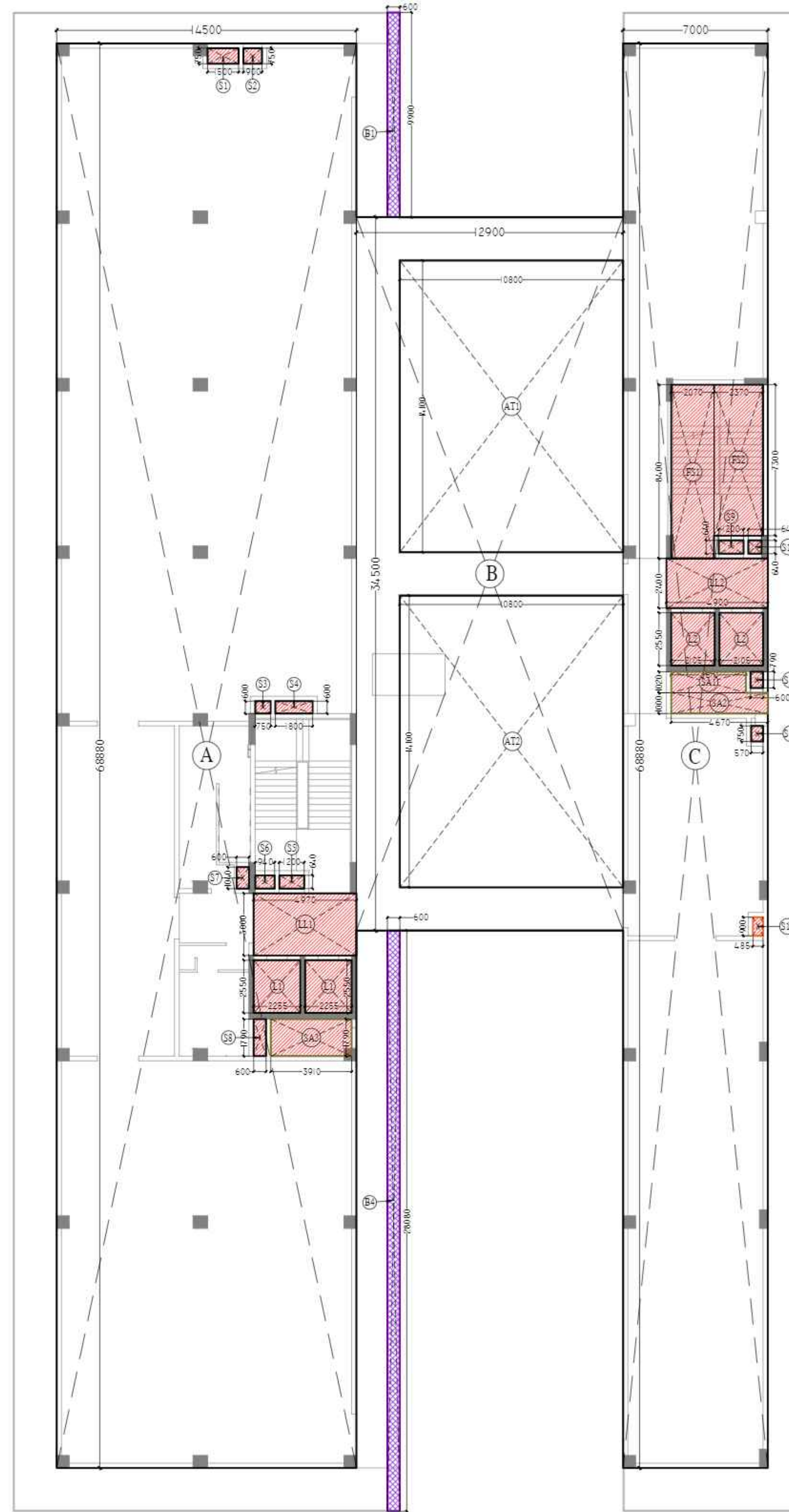
North

Checked by: MANISH TIWARI Date: _____
 Drawn by: LOKESH SHARMA Scale: 1:100
 Drawing No. MA - C-02-GN - SANCTION 08

3RD FLOOR
 AT LVL (+13800)



4TH FLOOR
AT LVL (+19200)



ADDITION & DEDUCTION AREA ENVELOPES

FOURTH FLOOR F.A.R. AREA CALCULATION :-

TOTAL ADDITION AREA = 1925.970 Sqm.
TOTAL DEDUCTION AREA = 412.419 Sqm.
BALCONY F.A.R. AREA = 22.788/4 = 5.697 Sqm.

F.A.R. AREA = ADDITION AREA - DEDUCTION AREA + BALCONY F.A.R.
= 1925.970 - 412.419 + 5.697 = **1519.248** Sqm.

15% AREA = LIFT SHAFT + LIFT LOBBY + FIRE STAIRCASE + SERVICE AREA + SHAFT
= 22.236 + 26.670 + 34.689 + 8.352 + 8.913 = **100.860** Sqm.

FOURTH FLOOR F.A.R. ADDITION AREA ENVELOPES				
S.NO.	X	Y	NO.	AREA
ENVELOPES				
A	14.500	68.880	1	998.760
B	12.900	34.500	1	445.050
C	7.000	68.880	1	482.160
TOTAL ADDITION AREA				1925.970

FOURTH FLOOR F.A.R. DEDUCTION AREA CHART				
S.NO.	X	Y	NO.	AREA
LIFT SHAFT				
L1	2.255	2.550	2	11.501
L2	2.105	2.550	2	10.735
TOTAL LIFT SHAFT AREA				22.236

LIFT LOBBY				
S.NO.	X	Y	NO.	AREA
LL1	4.970	3.000	1	14.910
LL2	4.900	2.400	1	11.760
TOTAL LIFT LOBBY AREA				26.670

FIRE STAIRCASE				
S.NO.	X	Y	NO.	AREA
FS1	2.070	8.400	1	17.388
FS2	2.370	7.300	1	17.301
TOTAL FIRE STAIRCASE AREA				34.689

SERVICE AREA				
S.NO.	X	Y	NO.	AREA
SA1	3.610	1.020	1	3.682
SA2	4.670	1.000	1	4.670
SA3	3.910	1.790	1	6.999
TOTAL SERVICE AREA				15.351

SHAFT				
S.NO.	X	Y	NO.	AREA
S1	1.500	0.750	1	1.125
S2	0.900	0.750	1	0.675
S3	0.750	0.600	1	0.450
S4	1.800	0.600	1	1.080
S5	1.200	0.640	1	0.768
S6	0.940	0.640	1	0.602
S7	0.600	1.040	1	0.624
S8	0.600	1.790	1	1.074
S9	1.200	0.640	1	0.768
S10	0.640	0.640	1	0.410
S11	0.600	0.790	1	0.474
S12	0.570	0.750	1	0.428
S13	0.485	0.900	1	0.437
TOTAL SHAFT AREA				8.913

ATRIUM				
S.NO.	X	Y	NO.	AREA
AT1	10.800	14.100	1	152.280
AT2	10.800	14.100	1	152.280
TOTAL ATRIUM AREA				304.560
TOTAL DEDUCTION AREA				412.419

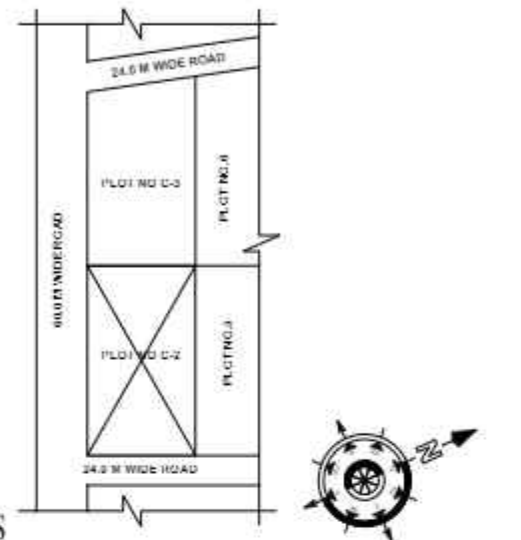
FOURTH FLOOR BALCONY ADDITION AREA ENVELOPES				
S.NO.	X	Y	NO.	AREA
ENVELOPES				
B1	0.600	9.900	1	5.940
B4	0.600	28.080	1	16.848
TOTAL ADDITION AREA				22.788

LEENU SAHGAL Digitally signed by LEENU SAHGAL
Date: 2024.04.12 17:20:55 +05'30'

NOTES:-

1. ALL DIMENSIONS & LEVELS ARE IN MILLIMETERS.
2. ALL THE AREAS INDICATED ARE IN SQ.M.
3. COLUMNS ARE ONLY INDICATIVE AND WILL BE AS PER RELEVANT STRUCTURAL DRAWINGS.
4. ALL LIFT, ESCALATOR & MACHINE ROOM SHOULD BE AS PER ISI STANDARD.
5. THE BUILDING SHALL BE FULLY SPRINKLED EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.

KEY PLAN



SCALE :- N.T.S

Amit Varma Digitally signed by Amit Varma
Date: 2024.03.01 21:02:01 +05'30'

Lal Singh Digitally signed by Lal Singh
Date: 2024.04.02 17:20:05 +05'30'

Sudheer Kumar Digitally signed by Sudheer Kumar
Date: 2024.04.03 16:58:04 +05'30'

PROJECT

PROPOSED COMMERCIAL BUILDING
AT PLOT NO. C-02, SECTOR-PI-1,
GREATER NOIDA (U.P.)

OWNER

M/s. SHAGUN MART LLP
ADD. - G-85, SECTOR-BETA 02,
GREATER NOIDA (U.P.)

ARCHITECT'S SEAL

AMIT KUMAR Digitally signed by AMIT KUMAR
Date: 2024.02.26 19:10:56 +05'30'

OWNER'S SEAL

NITIN BANSAL Digitally signed by NITIN BANSAL
Date: 2024.02.26 19:57:05 +05'30'

ARCHITECT



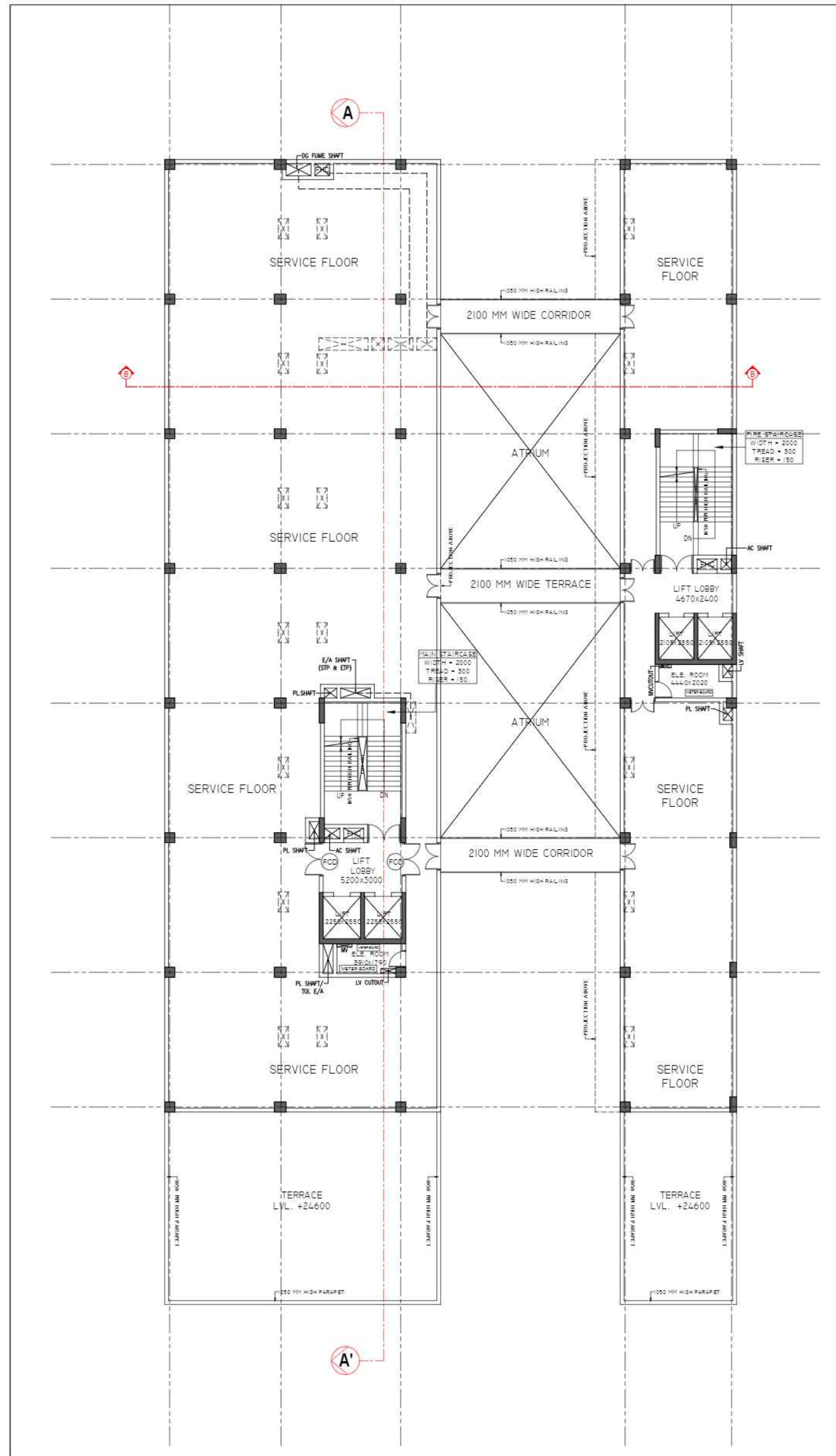
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FORTH FLOOR PLAN &
AREA CALCULATION

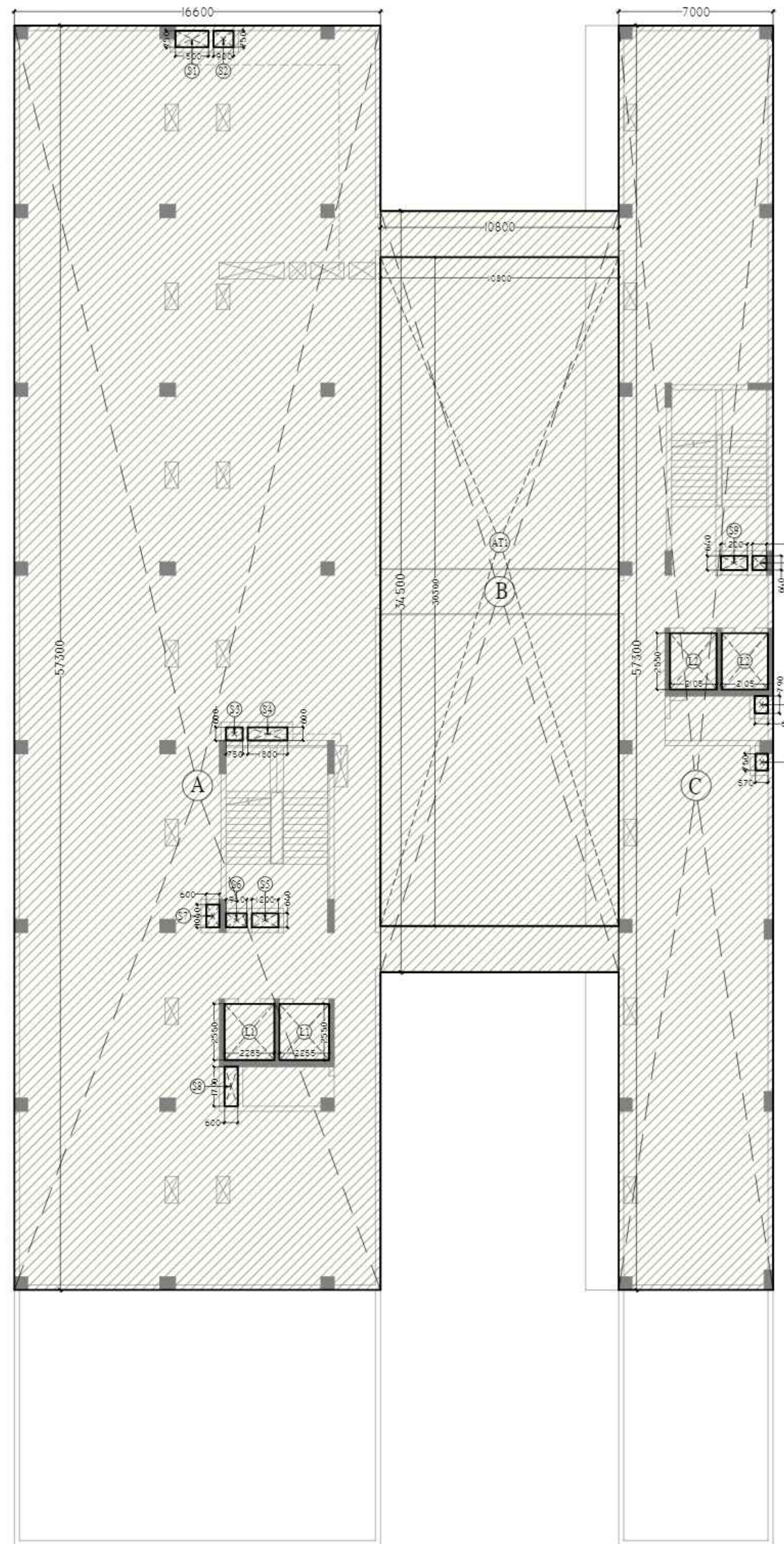
North



Checked by	MANISH TIWARI	Date	
Drawn by	LOKESH SHARMA	Scale	1:100
Drawing No.	MA - C-02-GN - SANCTION		09



5TH (SERVICE FLOOR)
AT LVL (+24600)



ADDITION & DEDUCTION AREA ENVELOPES

FIFTH FLOOR (SERVICE FLOOR) NON F.A.R. AREA CALCULATION :-

TOTAL ADDITION AREA = 1724.880 Sqm.
TOTAL DEDUCTION AREA = 358.389 Sqm.

NON F.A.R. AREA = ADDITION AREA - DEDUCTION AREA
= 1724.880 - 358.389 = **1366.491** Sqm.

Amit Varma Digitally signed by Amit Varma
Date: 2024.03.01
21:03:20 +05'30'

FIFTH FLOOR NON F.A.R. ADDITION AREA ENVELOPES				
S.NO.	X	Y	NO.	AREA
A	16.600	57.300	1	951.180
B	10.800	34.500	1	372.600
C	7.000	57.300	1	401.100
TOTAL ADDITION AREA				1724.880

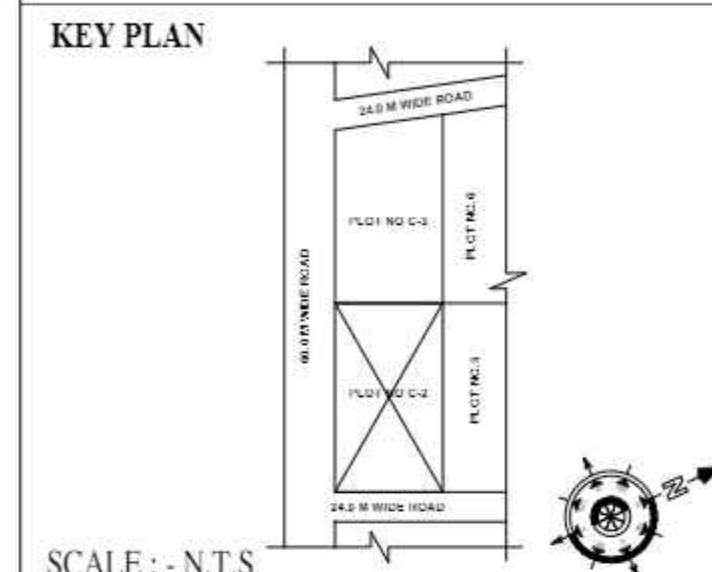
FIFTH FLOOR NON F.A.R. DEDUCTION AREA CHART				
S.NO.	X	Y	NO.	AREA
LIFT SHAFT				
L1	2.255	2.550	2	11.501
L2	2.105	2.550	2	10.736
TOTAL LIFT SHAFT AREA				22.236

SHAFT				
S1	1.500	0.750	1	1.125
S2	0.900	0.750	1	0.675
S3	0.750	0.600	1	0.450
S4	1.800	0.600	1	1.080
S5	1.200	0.640	1	0.768
S6	0.940	0.640	1	0.602
S7	0.600	1.040	1	0.624
S8	0.600	1.790	1	1.074
S9	1.200	0.640	1	0.768
S10	0.640	0.640	1	0.410
S11	0.600	0.790	1	0.474
S12	0.570	0.750	1	0.428
S13	0.485	0.900	1	0.437
TOTAL SHAFT AREA				8.913

ATRIUM				
AT1	30.300	30.300	1	327.240
TOTAL ATRIUM AREA				327.240
TOTAL DEDUCTION AREA				358.389

LEENU SAHGAL Digitally signed by LEENU SAHGAL
Date: 2024.04.12
17:22:28 +05'30'

- NOTES:-**
1. ALL DIMENSIONS & LEVELS ARE IN MILLIMETERS.
 2. ALL THE AREAS INDICATED ARE IN SQ.M.
 3. COLUMNS ARE ONLY INDICATIVE AND WILL BE AS PER RELEVANT STRUCTURAL DRAWINGS.
 4. ALL LIFT, ESCALATOR & MACHINE ROOM SHOULD BE AS PER ISI STANDARD.
 5. THE BUILDING SHALL BE FULLY SPRINKLED EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.



LEGEND
NON F.A.R.

Lal Singh Digitally signed by Lal Singh
Date: 2024.04.02
17:21:11 +05'30'

Sudheer Kumar Digitally signed by Sudheer Kumar
Date: 2024.04.03
16:59:19 +05'30'

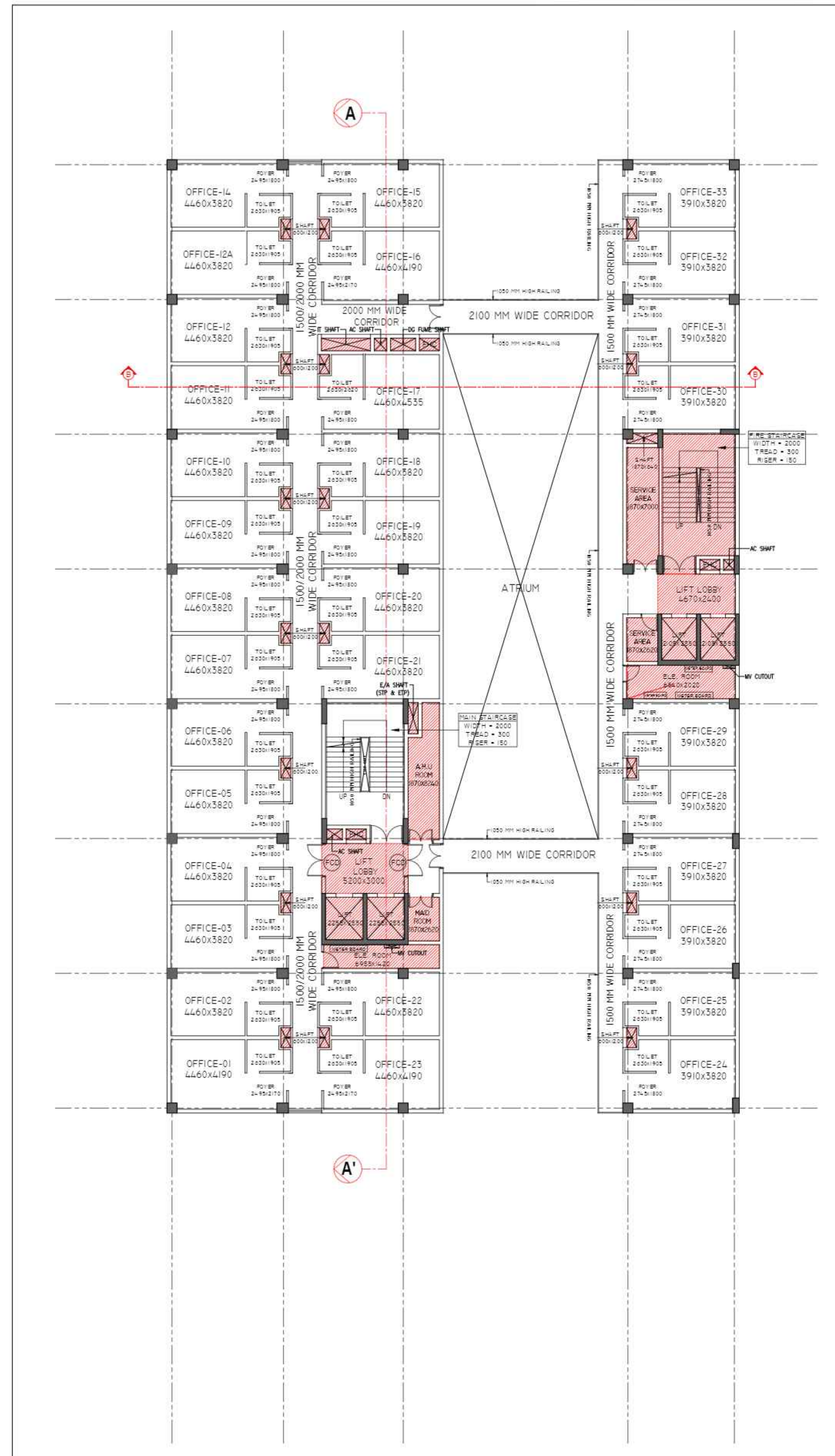
PROJECT
PROPOSED COMMERCIAL BUILDING
AT PLOT NO. C-02, SECTOR-PI-1,
GREATER NOIDA (U.P.)

OWNER
M/s. SHAGUN MART LLP
ADD. - G-85, SECTOR-BETA 02,
GREATER NOIDA (U.P.)

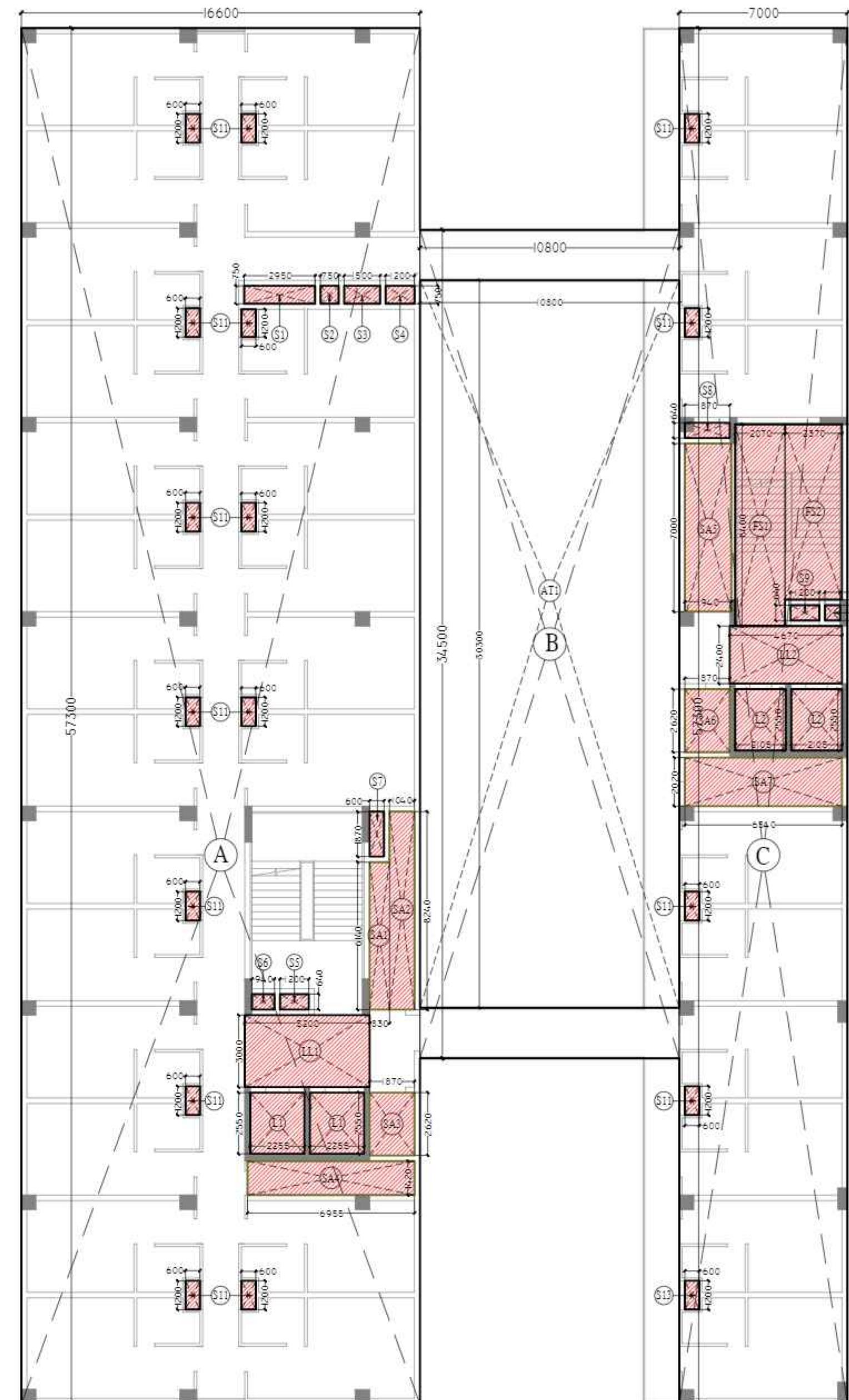
ARCHITECT'S SEAL **OWNER'S SEAL**
AMIT KUMAR Digitally signed by AMIT KUMAR
Date: 2024.02.26
19:11:16 +05'30'

ARCHITECT
modarchindia
architects interior designers & planners
studio: 1st floor, B-59, sector-53, Noida - 201301, U.P.
phone: 0120-4206553, email: amitgargal@hotmail.com
website: www.modarch.in

Drawing Title **North**
FIFTH (SERVICE FLOOR)
PLAN & AREA CALCULATION
Checked by: MANJIV TIWARI Date: _____
Drawn by: LOKESH SHARMA Scale: 1:100
Drawing No. MA - C-02-GN - SANCTION 10



6TH TO 11TH (TYPICAL FLOOR)
AT LVL (+27600 TO +45600)



ADDITION & DEDUCTION AREA ENVELOPES

SIXTH TO ELEVEN TYPICAL FLOOR F.A.R. AREA CALCULATION :-

TOTAL ADDITION AREA = 1724.880 Sqm.
TOTAL DEDUCTION AREA = 481.809 Sqm.

F.A.R. AREA = ADDITION AREA - DEDUCTION AREA
= 1724.880 - 481.809 = **1243.071 Sqm.**

15% AREA = LIFT SHAFT + LIFT LOBBY + FIRE STAIRCASE + SERVICE AREA + SHAFT
= 22.236 + 26.808 + 34.689 + 48.930 + 21.906 = **154.569 Sqm.**

Amit Varma
Digitally signed by Amit Varma
Date: 2024.03.01 21:04:30 +05'30'

(6TH-11TH) TYPICAL FLOOR F.A.R. ADDITION AREA ENVELOPES				
S.NO.	X	Y	NO.	AREA
A	15.900	57.300	1	951.180
B	10.800	34.500	1	372.600
C	7.000	57.300	1	401.100
TOTAL ADDITION AREA				1724.880

(6TH-11TH) FLOOR F.A.R. DEDUCTION AREA CHART				
S.NO.	X	Y	NO.	AREA
LIFT SHAFT				
L1	2.255	2.550	2	11.501
L2	2.105	2.550	2	10.736
TOTAL LIFT SHAFT AREA				22.236

LIFT LOBBY				
S.NO.	X	Y	NO.	AREA
LL1	5.200	3.000	1	15.600
LL2	4.670	2.400	1	11.208
TOTAL LIFT LOBBY AREA				26.808

FIRE STAIRCASE				
S.NO.	X	Y	NO.	AREA
FS1	2.070	8.400	1	17.388
FS2	2.370	7.300	1	17.301
TOTAL FIRE STAIRCASE AREA				34.689

SERVICE AREA				
S.NO.	X	Y	NO.	AREA
SA1	0.830	6.140	1	5.095
SA2	1.090	8.210	1	8.570
SA3	1.870	2.620	1	4.899
SA4	6.955	1.420	1	9.875
SA5	1.940	7.000	1	13.580
SA6	1.870	2.620	1	4.899
SA7	6.510	2.020	1	13.050
TOTAL SERVICE AREA				48.930

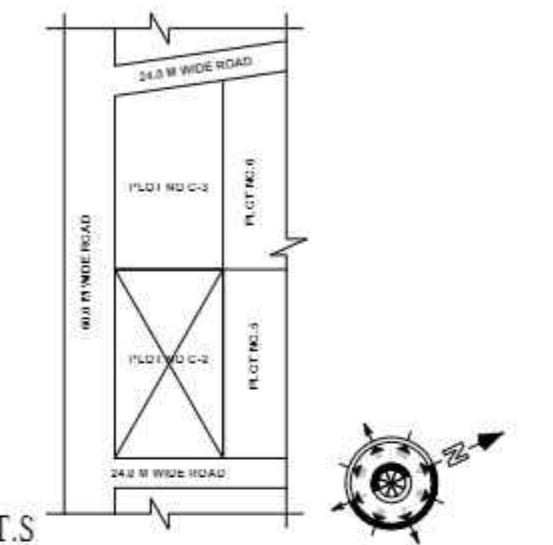
SHAFT				
S.NO.	X	Y	NO.	AREA
S1	2.950	0.750	1	2.213
S2	0.750	0.750	1	0.563
S3	1.500	0.750	1	1.125
S4	1.200	0.750	1	0.900
S5	1.200	0.640	1	0.768
S6	0.940	0.640	1	0.602
S7	0.600	1.870	1	1.122
S8	1.870	0.640	1	1.197
S9	1.200	0.640	1	0.768
S10	0.640	0.640	1	0.410
S11	0.600	1.200	37	12.240
TOTAL SHAFT AREA				21.906

ATRIUM				
S.NO.	X	Y	NO.	AREA
AT1	10.800	30.300	1	327.240
TOTAL ATRIUM AREA				327.240
TOTAL DEDUCTION AREA				481.809

NOTES:-

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2. ALL THE AREAS INDICATED ARE IN SQ.M.
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5. THE BUILDING SHALL BE FULLY SPRINKLED EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.

KEY PLAN



SCALE :- N.T.S

Lal Singh
Digitally signed by Lal Singh
Date: 2024.04.02 17:22:22 +05'30'

Sudheer Kumar
Digitally signed by Sudheer Kumar
Date: 2024.04.03 17:01:06 +05'30'

LEENU SAHGAL
Digitally signed by LEENU SAHGAL
Date: 2024.04.12 17:24:09 +05'30'

PROJECT

PROPOSED COMMERCIAL BUILDING
AT PLOT NO. C-02, SECTOR-PI-1,
GREATER NOIDA (U.P.)

OWNER

M/s. SHAGUN MART LLP
ADD. - G-85, SECTOR-BETA 02,
GREATER NOIDA (U.P.)

ARCHITECT'S SEAL

AMIT KUMAR
Digitally signed by AMIT KUMAR
Date: 2024.02.26 19:11:36 +05'30'

OWNER'S SEAL

NITIN BANSA
Digitally signed by NITIN BANSA
Date: 2024.02.26 20:01:10 +05'30'

ARCHITECT

modarchindia
architects interior designers & planners
studio - 1st floor, B-99, sector-43, Noida - 201301, U.P.
phone: 0120-4206253, email: aminganga@hotmail.com
website: www.modarchindia.in

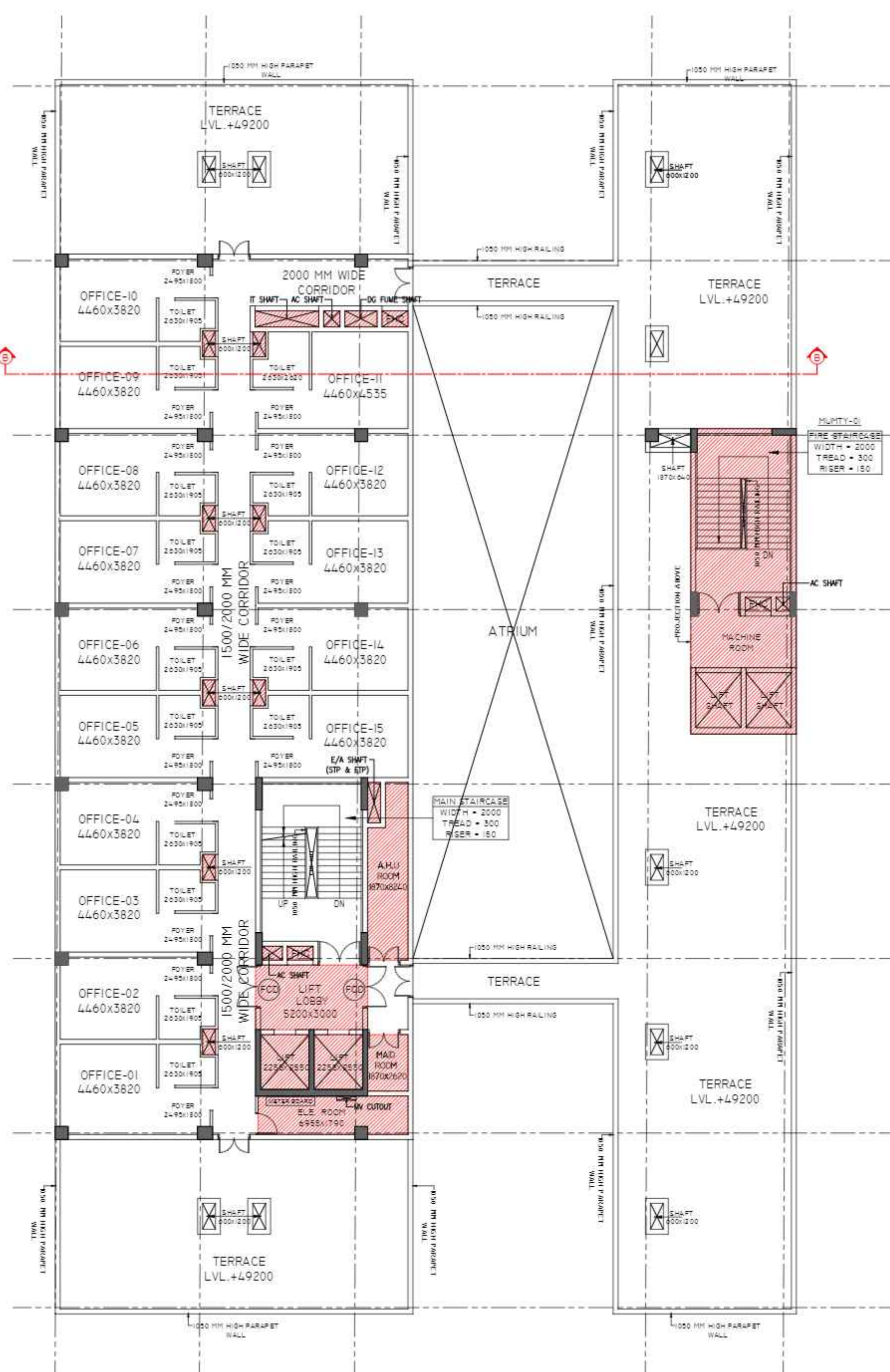
Drawing Title

SIXTH TO ELEVEN (TYPICAL FLOOR)
PLAN & AREA CALCULATION

Checked by: MANISH TIWARI Date: _____
Drawn by: LOKESH SHARMA Scale: 1:100
Drawing No. MA - C-02-GN - SANCTION

North





12TH FLOOR AT LVL (+49200)

TWELFTH FLOOR F.A.R. AREA CALCULATION :-

TOTAL ADDITION AREA = 682.260 Sqm.
TOTAL DEDUCTION AREA = 67.462 Sqm.

F.A.R. AREA = ADDITION AREA - DEDUCTION AREA
= 682.260 - 67.462 = **614.798** Sqm.

15% AREA = LIFT SHAFT + LIFT LOBBY + SERVICE AREA + SHAFT
= 11.501 + 15.600 + 27.310 + 13.052 = **67.463** Sqm.

ADDITION & DEDUCTION AREA ENVELOPES

TWELFTH FLOOR				
F.A.R. ADDITION AREA ENVELOPES				
S.NO.	X	Y	NO.	AREA
ENVELOPES				
A	16.600	41.100	1	682.260
TOTAL ADDITION AREA				682.260

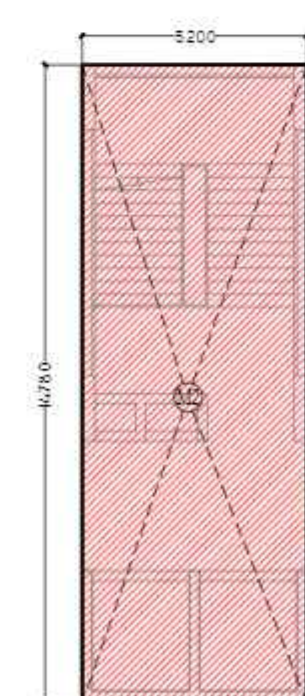
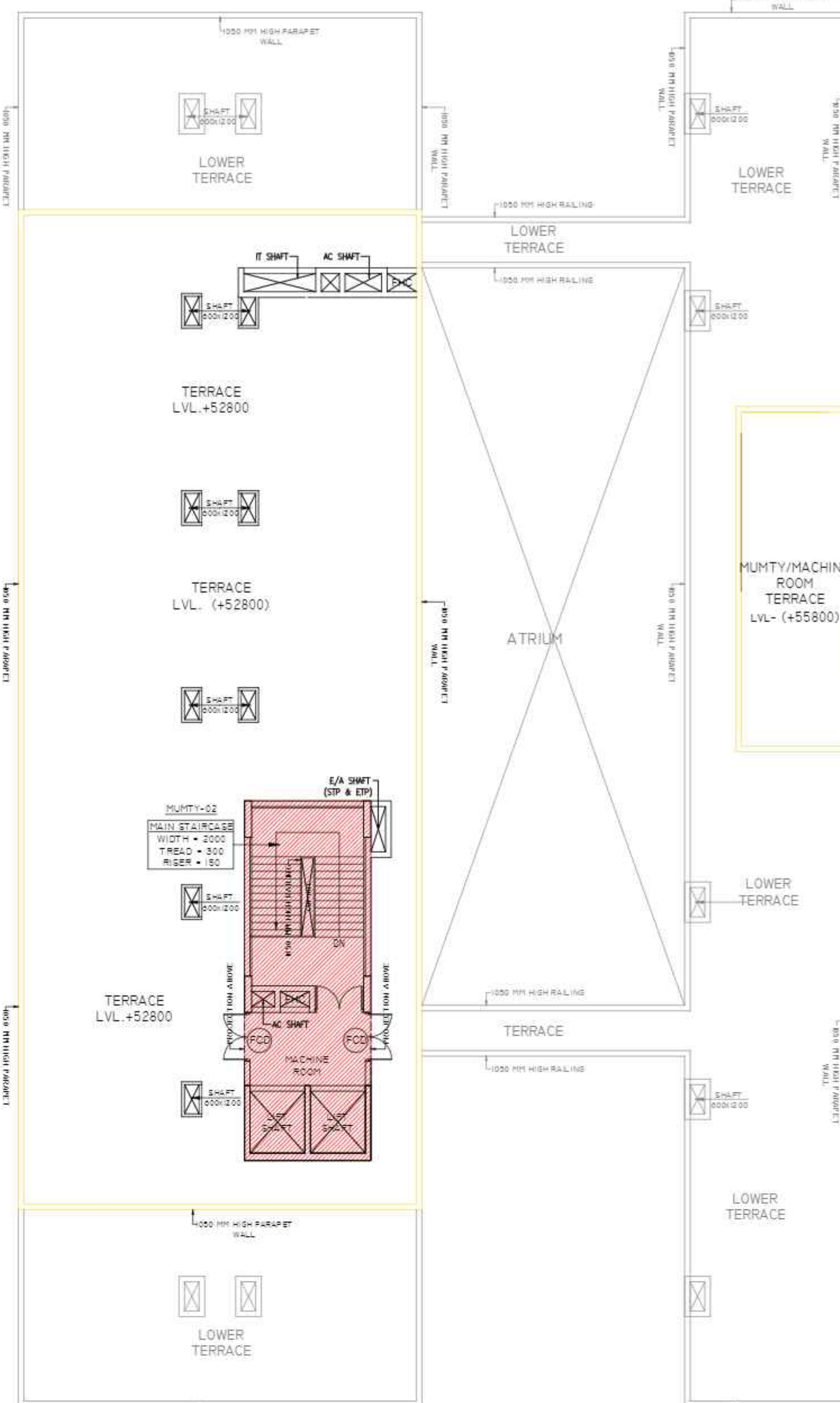
TWELFTH FLOOR				
MUMTY-01 ADDITION AREA ENVELOPES				
S.NO.	X	Y	NO.	AREA
ENVELOPES				
M1	4.900	14.180	1	69.482
TOTAL MUMTY-01 AREA				69.482

TWELFTH FLOOR				
WATER TANK-01 ADDITION AREA ENVELOPES				
S.NO.	X	Y	NO.	AREA
ENVELOPES				
M1	4.900	14.180	1	69.482
TOTAL WATER TANK-01 AREA				69.482

TWELFTH FLOOR				
F.A.R. DEDUCTION AREA CHART				
S.NO.	X	Y	NO.	AREA
LIFT SHAFT				
L1	2.255	2.550	2	11.501
TOTAL LIFT SHAFT AREA				11.501
LIFT LOBBY				
LL1	5.200	3.000	1	15.600
TOTAL LIFT LOBBY AREA				15.600
SERVICE AREA				
SA1	0.830	6.140	1	5.096
SA2	1.040	8.240	1	8.570
SA3	1.870	2.620	1	4.899
SA4	6.955	1.790	1	8.715
TOTAL SERVICE AREA				27.310
SHAFT				
S1	2.950	0.750	1	2.213
S2	0.750	0.750	1	0.563
S3	1.500	0.750	1	1.125
S4	1.200	0.750	1	0.900
S5	1.200	0.640	1	0.768
S6	0.940	0.640	1	0.602
S7	0.600	1.870	1	1.122
S11	0.600	1.200	8	5.760
TOTAL SHAFT AREA				13.052
TOTAL DEDUCTION AREA				67.462

TERRACE FLOOR AT LVL (+52800)

LEENU SAHGAL
Digitally signed by LEENU SAHGAL
Date: 2024.04.12 17:30:20 +05'30'



MUMTY & MACHINE ROOM-02
AREA ENVELOPE

TERRACE FLOOR				
MUMTY-01 ADDITION AREA ENVELOPES				
S.NO.	X	Y	NO.	AREA
ENVELOPES				
M2	5.200	14.780	1	76.856
TOTAL MUMTY-01 AREA				76.856

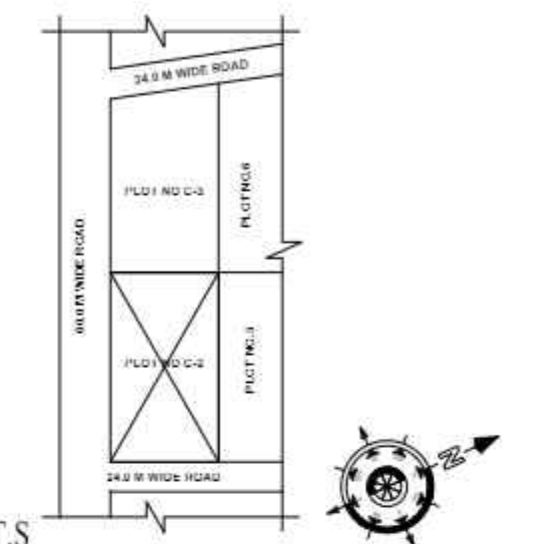
TERRACE FLOOR 15% F.A.R. AREA CALCULATION :-

15% AREA = MUMTY-01 AREA + WATER TANK -01 AREA + MUMTY -02 AREA
= 69.482 + 69.482 + 76.856 = **215.820** Sqm.

NOTES:-

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5. THE BUILDING SHALL BE FULLY SPRINKLED EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.

KEY PLAN



SCALE :- N.T.S.

Amit Varma
Digitally signed by Amit Varma
Date: 2024.03.01 21:05:29 +05'30'

Lal Singh
Digitally signed by Lal Singh
Date: 2024.04.02 17:23:27 +05'30'

Sudheer Kumar
Digitally signed by Sudheer Kumar
Date: 2024.04.03 17:02:28 +05'30'

PROJECT

PROPOSED COMMERCIAL BUILDING
AT PLOT NO. C-02, SECTOR-PI-1,
GREATER NOIDA (U.P.)

OWNER

M/s. SHAGUN MART LLP
ADD. - G-85, SECTOR-BETA 02,
GREATER NOIDA (U.P.)

ARCHITECT'S SEAL

AMIT KUMAR
Digitally signed by AMIT KUMAR
Date: 2024.02.26 19:11:58 +05'30'

OWNER'S SEAL

NITIN BANSAL
Digitally signed by NITIN BANSAL
Date: 2024.02.26 20:03:56 +05'30'

ARCHITECT

modarchindia
architects interior designers & planners
studio: 1st floor, B-99, sector-63, Noida - 201301, U.P.
phone: 0120-4005553, email: amitgargal@gmail.com
website: www.modarch.in

Drawing Title

TWELFTH FLOOR PLAN
& AREA CALCULATION

North



Checked by

MANISH TIWARI

Date

11/03/2024

Drawn by

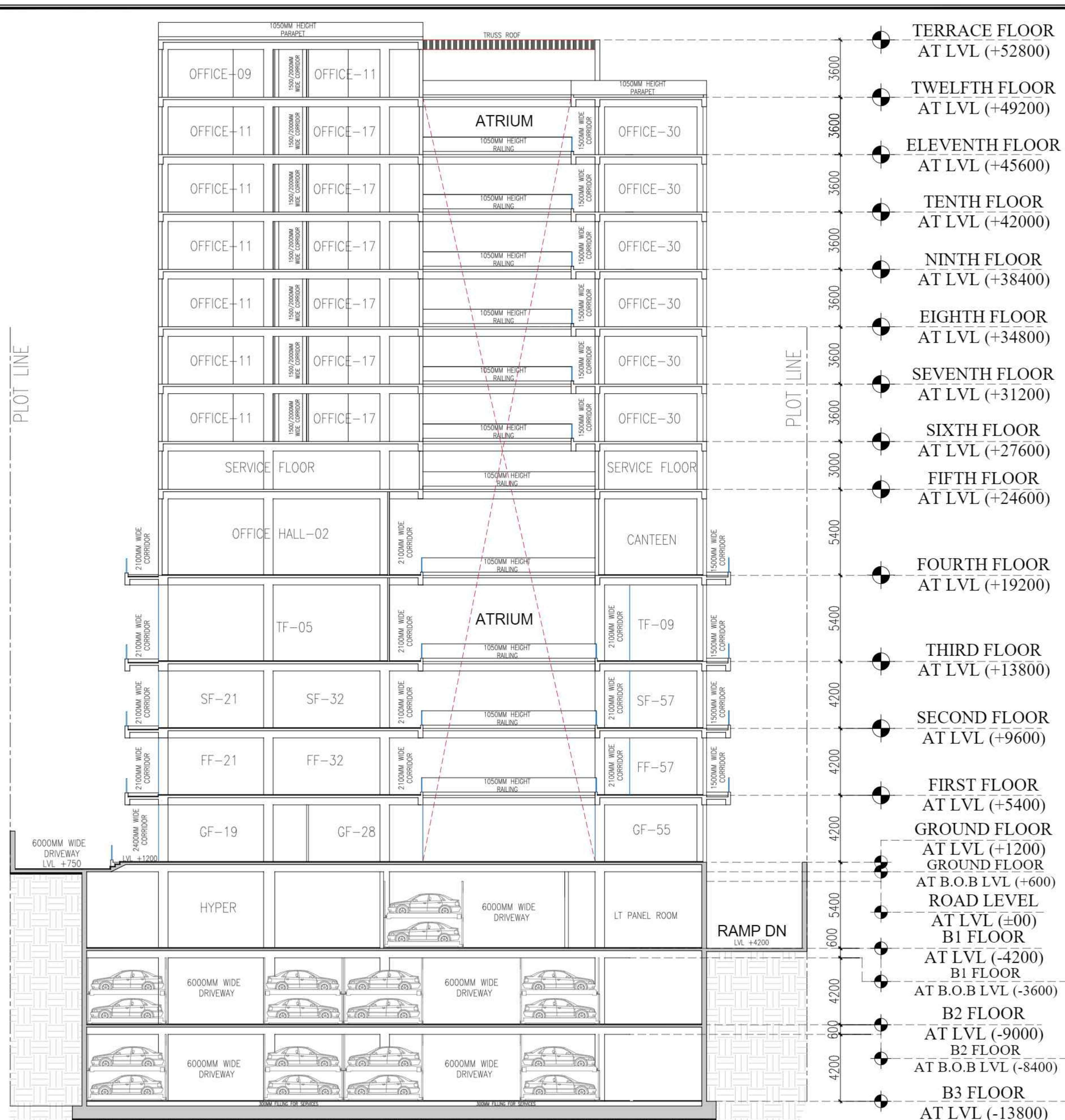
LOKESH SHARMA

Scale

1:100

Drawing No.

MA - C-02-GN - SANCTION



SECTION B-B

- TERRACE FLOOR
AT LVL (+52800)
- TWELFTH FLOOR
AT LVL (+49200)
- ELEVENTH FLOOR
AT LVL (+45600)
- TENTH FLOOR
AT LVL (+42000)
- NINTH FLOOR
AT LVL (+38400)
- EIGHTH FLOOR
AT LVL (+34800)
- SEVENTH FLOOR
AT LVL (+31200)
- SIXTH FLOOR
AT LVL (+27600)
- FIFTH FLOOR
AT LVL (+24600)
- FOURTH FLOOR
AT LVL (+19200)
- THIRD FLOOR
AT LVL (+13800)
- SECOND FLOOR
AT LVL (+9600)
- FIRST FLOOR
AT LVL (+5400)
- GROUND FLOOR
AT LVL (+1200)
- GROUND FLOOR
AT B.O.B LVL (+600)
- ROAD LEVEL
AT LVL (±00)
- B1 FLOOR
AT LVL (-4200)
- B1 FLOOR
AT B.O.B LVL (-3600)
- B2 FLOOR
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- B2 FLOOR
AT B.O.B LVL (-8400)
- B3 FLOOR
AT LVL (-13800)

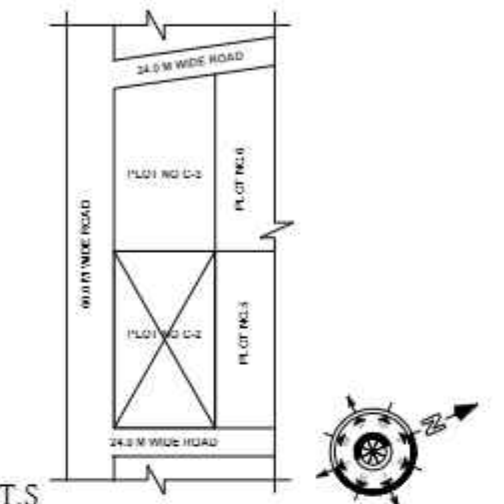
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SAHGAL

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by LEENU
SAHGAL
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17:35:11 +05'30'

NOTES:-

- 1. ALL DIMENSIONS & LEVELS ARE IN MILLIMETERS.
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KEY PLAN



Amit
Varma

Digitally signed
by Amit Varma
Date:
2024.03.01
21:07:33
+05'30'

Lal
Singh

Digitally signed
by Lal Singh
Date:
2024.04.02
17:25:54 +05'30'

Sudheer
Kumar

Digitally signed
by Sudheer Kumar
Date: 2024.04.03
17:05:51 +05'30'

PROJECT

PROPOSED COMMERCIAL BUILDING
AT PLOT NO. C-02, SECTOR-PI-1,
GREATER NOIDA (U.P.)

OWNER

M/s. SHAGUN MART LLP
ADD. - G-85, SECTOR-BETA 02,
GREATER NOIDA (U.P.)

ARCHITECT'S SEAL

OWNER'S SEAL

AMIT
KUMAR

Digitally signed
by AMIT KUMAR
Date: 2024.02.26
19:12:40 +05'30'

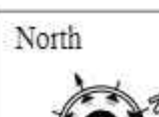
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BANSAL

Digitally signed
by NITIN
BANSAL
Date:
2024.02.26
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ARCHITECT



Drawing Title
SECTION B-B



Checked by: MANISH TIWARI

Date:

Drawn by: LOKEESH SHARMA

Scale: 1:100

Drawing No. MA - C-02-GN - SANCTION



SIDE ELEVATION

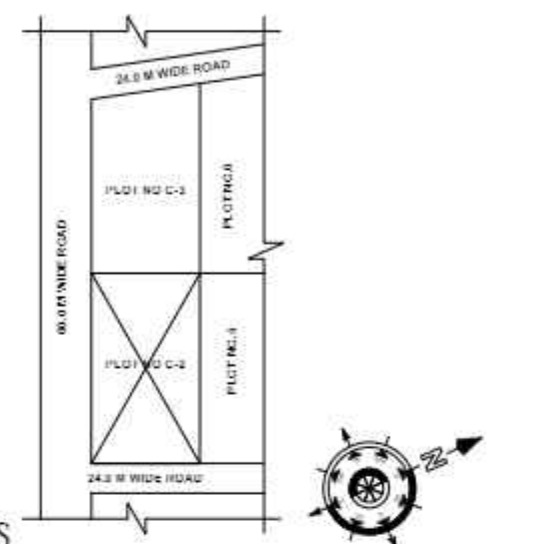
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SAHGAL

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SAHGAL
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NOTES:-

1. ALL DIMENSIONS & LEVELS ARE IN MILLIMETERS.
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KEY PLAN



SCALE: - N.T.S

Amit
Varma

Digitally signed
by Amit Varma
Date:
2024.03.01
21:09:45 +05'30'

Lal
Singh

Digitally signed
by Lal Singh
Date:
2024.04.02
17:27:08 +05'30'

Sudheer
Kumar

Digitally signed by
Sudheer Kumar
Date: 2024.04.03
17:07:08 +05'30'

PROJECT

PROPOSED COMMERCIAL BUILDING
AT PLOT NO. C-02, SECTOR-PI-1,
GREATER NOIDA (U.P.)

OWNER

M/s. SHAGUN MART LLP
ADD. - G-85, SECTOR-BETA 02,
GREATER NOIDA (U.P.)

ARCHITECT'S SEAL

AMIT
KUMAR

Digitally signed
by AMIT KUMAR
Date: 2024.02.26
19:13:03 +05'30'

OWNER'S SEAL

NITIN
BANSAL

Digitally signed
by NITIN
BANSAL
Date:
2024.02.26
20:12:07 +05'30'

ARCHITECT



Drawing Title

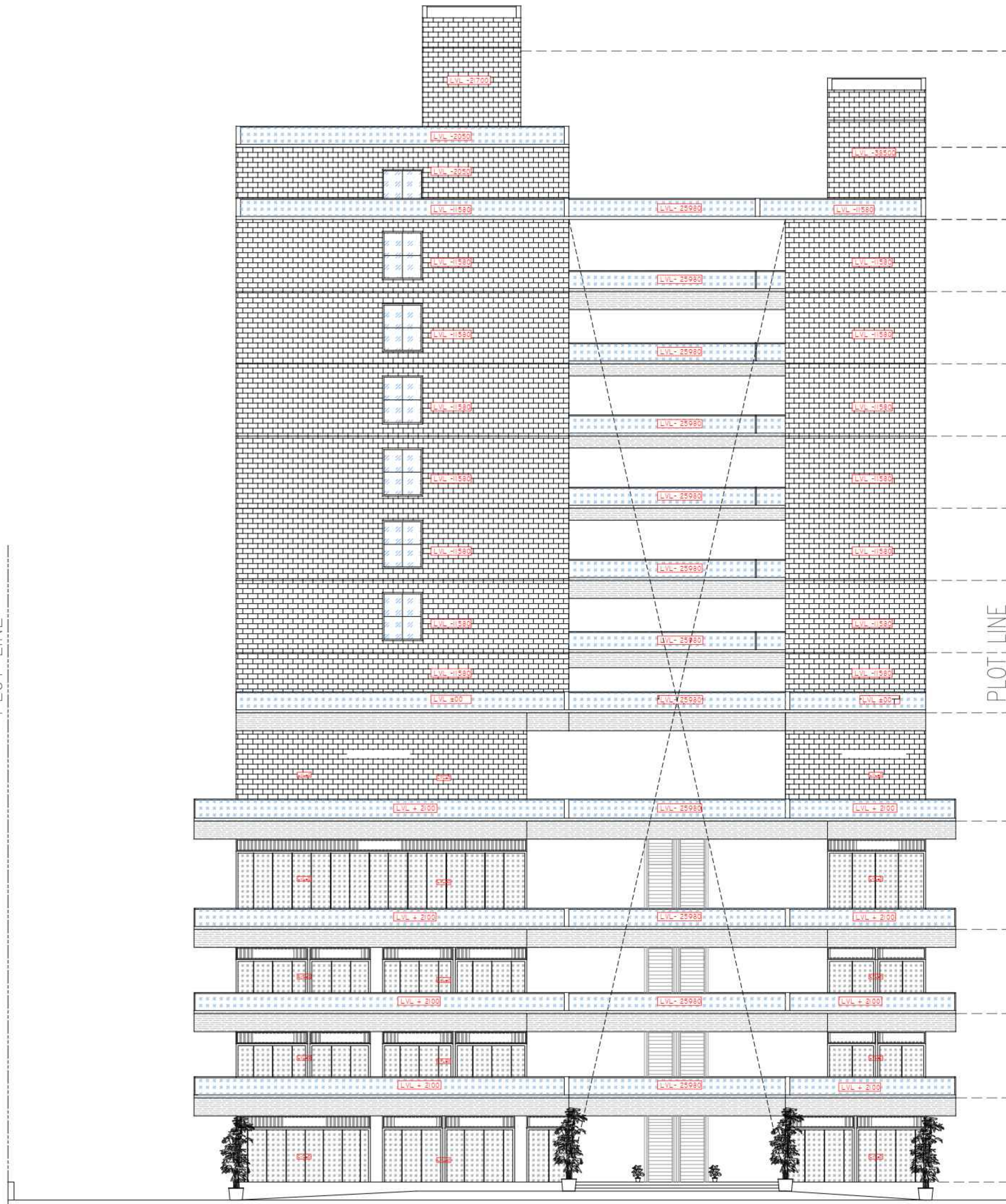
SIDE ELEVATION

North



Checked by	SHAGUN TIWARI	Date	
Drawn by	LOKESH SHARMA	Scale	1:100
Drawing No.	MA - C-02-GN - SANCTION		15

PLOT LINE



LEENU
SAHGAL
Digitally signed
by LEENU
SAHGAL
Date: 2024.04.12
17:41:15 +05'30'

LIFT HEADROOM
AT LVL (+57600)

TERRACE FLOOR
AT LVL (+52800)

TWELFTH FLOOR
AT LVL (+49200)

ELEVENTH FLOOR
AT LVL (+45600)

TENTH FLOOR
AT LVL (+42000)

NINTH FLOOR
AT LVL (+38400)

EIGHTH FLOOR
AT LVL (+34800)

SEVENTH FLOOR
AT LVL (+31200)

SIXTH FLOOR
AT LVL (+27600)

FIFTH FLOOR
AT LVL (+24600)

FOURTH FLOOR
AT LVL (+19200)

THIRD FLOOR
AT LVL (+13800)

SECOND FLOOR
AT LVL (+9600)

FIRST FLOOR
AT LVL (+5400)

GROUND FLOOR
AT LVL (+1200)

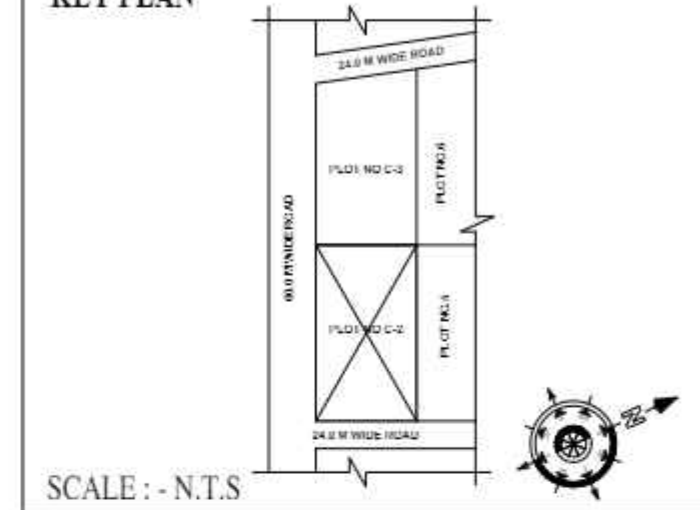
INTERNAL ROAD
AT LVL (+300)

ROAD LEVEL
AT LVL (±00)

- NOTES:-
1. ALL DIMENSIONS & LEVELS ARE IN MILLIMETERS.
 2. ALL THE AREAS INDICATED ARE IN SQ.M.
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LEENU
SAHGAL
Digitally signed
by LEENU
SAHGAL
Date: 2024.04.12
17:39:14 +05'30'

KEY PLAN



Amit
Varma
Digitally signed
by Amit Varma
Date:
2024.03.01
21:10:39 +05'30'

Lal
Singh
Digitally signed
by Lal Singh
Date:
2024.04.02
17:28:21 +05'30'

Sudheer
Kumar
Digitally signed by
Sudheer Kumar
Date: 2024.04.03
17:08:44 +05'30'

PROJECT

PROPOSED COMMERCIAL BUILDING
AT PLOT NO. C-02, SECTOR-PI-1,
GREATER NOIDA (U.P.)

OWNER

M/s. SHAGUN MART LLP
ADD. - G-85, SECTOR-BETA 02,
GREATER NOIDA (U.P.)

ARCHITECT'S SEAL

OWNER'S SEAL

AMIT
KUMAR
Digitally signed
by AMIT KUMAR
Date:
2024.02.26
19:13:26 +05'30'

NITIN
BANSAL
Digitally signed
by NITIN BANSAL
Date: 2024.02.26
20:14:27 +05'30'

ARCHITECT

modarchindia
architects interior designers & planners
studio: 1st floor, B-99, sector-05, Noida-201301, U.P.
phone: 0120-4206253, email: amitgargal@hotmail.com
website: www.modarch.in

Drawing Title

FRONT ELEVATION

North



Checked by

MANISH TIWARI

Date

Drawn by

LOVEKESH SHARMA

Scale

1:100

Drawing No.

MA - C-02-GN - SANCTION

16