



AREA SUMMARY	DESCRIPTION	ACRES	SQM	HECTARE
A	PLOT AREA	4.7046	19089.00	1.9039
B	AREA OF 5% OF GROUND COVER	0.2352	9517.00	0.9517
C	PERMISSIBLE FAR @ 5% OF GROUND COVER	0.2352	9517.00	0.9517
D	TOTAL PERMISSIBLE FAR (TO BE BUILT WITH GREEN BUILDING)	3.15	12572.00	1.2572
E	TOTAL PROPOSED FAR	3.150	12572.00	1.2572
F	PERMISSIBLE FAR (40%)	0.62	2448.00	0.2448
G	PERMISSIBLE GROUND COVERAGE @ 35%	35.00	13590.30	1.3590
H	ACHIEVED GROUND COVERAGE @ 23.06	24.81	9699.30	0.9699
I	PROPOSED BASEMENTS AREA	15849.6	15849.6	15849.6
J	PROPOSED STILT AREA	17265.03	17265.03	17265.03
K	TOTAL PROPOSED BUA	790	3046	0.3046
L	PARKING SPACE REQUIRED RESIDENTIAL @ 80 SQ.M (CAR)	62	2448	0.2448
M	PARKING SPACE PROPOSED IN BASEMENT	62	2448	0.2448
N	PARKING SPACE PROPOSED IN OPEN AREA	17	663.65	0.6636
O	PARKING SPACE PROPOSED IN STILT AREA	17	663.65	0.6636
P	TOTAL PARKING SPACE PROPOSED (P+M+NO)	79	3112	0.3112
Q	INDEPENDENT PARKING PROVIDED @ BASEMENT LEVEL (In No. %)	352	13680	1.3680
R	DEPENDENT PARKING PROVIDED @ BASEMENT LEVEL (In No. %)	131	5097	0.5097
S	OPEN PARKING PROVIDED FOR RESIDENTIAL @ SITE LEVEL (In No. %)	201	7848	0.7848
T	PERMISSIBLE FACILITY AREA @ 15%	895.83	34818	3.4818
U	PROPOSED FACILITY AREA	877.63	34118	3.4118
V	REQUIRED LANDSCAPE AREA (20% OF PPA AREA)	50%	19089	1.9089
W	PROPOSED LANDSCAPE AREA	53%	20160	2.0160
X	PERMISSIBLE POPULATION	3046	11916	1.1916
Y	PROPOSED POPULATION	2484	9597	0.9597
Z	PROPOSED CLUB AREA	1794.639	70000	7.0000

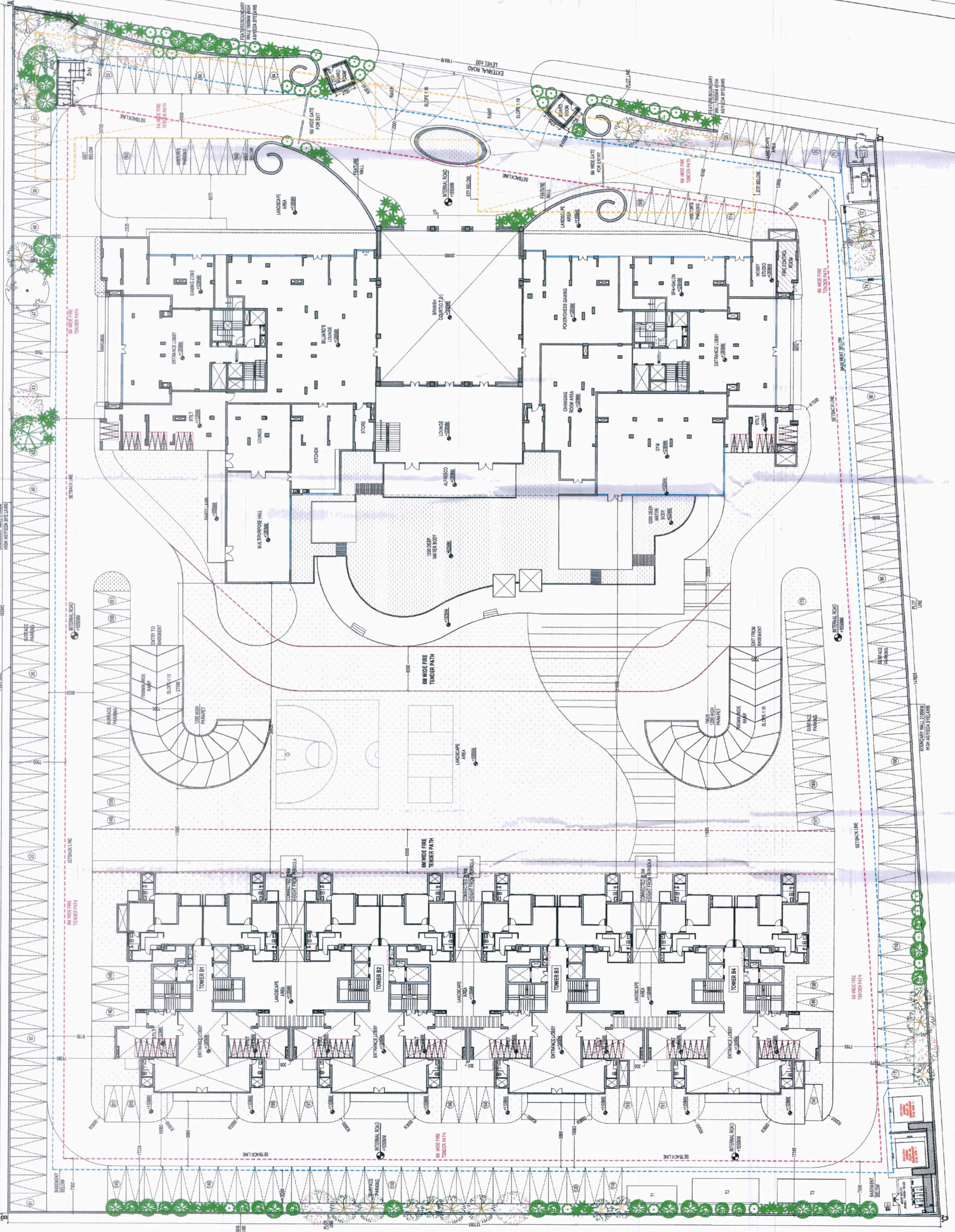
DENSITY & POPULATION CALCULATION					
S. No.	Bldg. Type	Description	No. of Floors	Total No. of Apartments	
1	Tower-A1 (4BHK- servant room)	(G/S-20)	70630	1	76.00
2	Tower-A2 (4BHK- servant room)	(G/S-20)	70630	1	76.00
3	Tower- B1 (2BHK)	(G/S-25)	83230	1	100.00
4	Tower- B2 (2BHK)	(G/S-25)	83230	1	100.00
5	Tower- B3 (2BHK)	(G/S-25)	83230	1	100.00
6	Tower- B4 (2BHK)	(G/S-25)	83230	1	100.00
DENSITY CALCULATION					
PERMISSIBLE DENSITY PERMISSIBLE APPT.			@ 1650 PPH	3141.405	
PROPOSED DENSITY PROPOSED APPT.			@ 4.5 PPA	698.097	
PERMISSIBLE DENSITY PERMISSIBLE APPT.			@ 1304.69 PPH	2484.000	
PROPOSED DENSITY PROPOSED APPT.			@ 4.5 PPA	552.000	

PRINCIPAL ARCHITECT:
THE SEPHYRA
 IMPERIA STRUCTURES LTD.
 PROJECT:
 IMPERIA HOUSING IN JAYPEE GREENS SPORTS CITY SDZ SECTOR -25, YEIDA AREA

TREE LIST				
Sr. No.	BOTANICAL NAME	COMMON NAME	NO. OF TREES	
1	Neem	Neem	12	
2	Albizia indica	Amaltas	10	
3	Cassia fistula	Silver Oak	20	
4	Grevillea robusta	Red frangipani	18	
5	Plumeria rubra	Ps	50	
6	Phoenix Sylvestris	Katgoor	2	
7	Wadyetia bifurcata	Sil ashok	16	
8	Saraca indica	Mango	22	

TOTAL NO. OF TREES : 150

Plot area = 19039 sq m
 Proposed open area 75 % of plot area = 14279.25 sq m
 1 tree @ 100 sq m
 Required Trees = 142.79 say 143 Trees
 Out of which 50 % Trees are Ever green
 PROPOSED GREEN AREA (53% of Total Plot Area) = 7559.31 Sq.m



01 SITE PLAN @ STILT LEVEL
 SCALE: 1:250

S.No.	Tower A1 (Units per 15% Utility)		Tower A2 (Units per 15% Utility)		Tower B1 (Units per 15% Utility)		Tower B2 (Units per 15% Utility)		Tower B3 (Units per 15% Utility)		Tower B4 (Units per 15% Utility)		Tower B5 (Units per 15% Utility)		Tower B6 (Units per 15% Utility)		TOTAL
	FAR	Util. per 15% Utility	FAR	Util. per 15% Utility	FAR	Util. per 15% Utility	FAR	Util. per 15% Utility	FAR	Util. per 15% Utility	FAR	Util. per 15% Utility	FAR	Util. per 15% Utility	FAR	Util. per 15% Utility	
1	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
2	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
3	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
4	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
5	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
6	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
7	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
8	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
9	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
10	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
11	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
12	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
13	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
14	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
15	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
16	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
17	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
18	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
19	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
20	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
21	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
22	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
23	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
24	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
25	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
26	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
27	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
28	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
29	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
30	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
31	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
32	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
33	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
34	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
35	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
36	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00

DRAWING TITLE:
 SITE PLAN @ STILT LEVEL

OWNERS SIGNATURE
 CLIENT: IMPERIA STRUCTURES LTD.
 PROJECT: THE SEPHYRA
 IMPERIA HOUSING IN JAYPEE GREENS SPORTS CITY SDZ SECTOR -25, YEIDA AREA

ARCHITECTS SIGNATURE
 VIKAS KUMAR
 CA/2022/146770

APPROVED
 15.03.2024
 15.03.2024
 15.03.2024

For IMPERIA STRUCTURES LTD.
 Authorised Signatory

AREA SUMMARY			
DESCRIPTION	ACRES	SQM	REMARKS
A. PLOT AREA	4.7046	19839.08	1.9839
B. FAR @ 3%	3	2655.85	
C. FAR @ 5% (Permissible FAR)	3.15	5972.85	
D. TOTAL PERMISSIBLE FAR (D = B+C) (WITH GREEN BUILDING)	3.15	5972.85	
E. TOTAL PROPOSED FAR	3.15	5972.85	
F. BALANCE FAR (D-F)	0.00	0.00	
G. ACHIEVED GROUND COVERAGE @ 35%	35.00	6683.85	
H. ACHIEVED GROUND COVERAGE @ 73.66%	24.81	4723.73	
I. PROPOSED BASEMENT AREA	15849.6	15849.6	
J. PROPOSED STILL AREA	422.0	422.0	
K. TOTAL PROPOSED STA	37452.0	37452.0	
L. PARKING SPACE REQUIRED RESIDENTIAL @ 80 SQ.M (C/R)	750	750	ECS
M. PARKING SPACE PROPOSED IN BASEMENT	477	477	ECS
N. PARKING SPACE PROPOSED IN TERRACE	17	17	ECS
O. PARKING SPACE PROPOSED IN SITE AREA	17	17	ECS
P. TOTAL PARKING SPACE PROPOSED (P-M+N+O)	751	751	ECS
Q. INDEPENDENT PARKING PROVIDED @ BASEMENT LEVEL (In Nos. %)	352	352	76.3
R. INDEPENDENT PARKING PROVIDED @ TERRACE LEVEL (In Nos. %)	201	201	76.3
S. OFFER PARKING PROVIDED IN RESIDENTIAL @ SITE LEVEL (In Nos. %)	198	198	15.4
T. PERMISSIBLE FACILITY AREA @ 15%	8995.83	8995.83	
U. PROPOSED FACILITY AREA	14.65%	8775.47	
V. REQUIRED LANDSCAPE AREA (60% OF OFFER AREA)	50%	7157.63	
W. PROPOSED LANDSCAPE AREA	53%	7559.31	
X. PERMISSIBLE POPULATION	3046	3046	
Y. PROPOSED POPULATION	2484	2484	
Z. PROPOSED CLUB AREA	1794.659	1794.659	

DENSITY & POPULATION CALCULATION			
S. No.	Bldg. Type	Description	Total No. of Apartments
1	Tower-A1 (4BHK+servant room)	Building Heights (G/S+20) TERRACE	76.00
2	Tower-A2 (4BHK+servant room)	706.30	76.00
3	Tower-B1 (2BHK)	706.30	100.00
4	Tower-B2 (2BHK)	832.30	100.00
5	Tower-B3 (2BHK)	832.30	100.00
6	Tower-B4 (2BHK)	832.30	100.00
DENSITY CALCULATION			
PERMISSIBLE DENSITY	@	1650 PPH	3141
PERMISSIBLE APPT.	@	4.5 PPA	698
PROPOSED DENSITY	@	1304.69 PPH	2484
PROPOSED APPT.	@	4.5 PPA	552

TREE LIST			
SR. No.	BOTANICAL NAME	COMMON NAME	NO. OF TREES
1	Azadirachta indica	Neem	12
2	Cassia fistula	Amaltas	10
3	Grevillea robusta	Silver Oak	20
4	Plumeria rubra	Red frangipani	18
5	Phoenix Sylvestris	Khajoor	50
6	Wadyetia bifurcata	Foxtail palm	2
7	Saraca indica	Si. ashok	16
8	Mangifera indica	Mango	22

PRINCIPAL ARCHITECT:

DESIGN FORUM INTERNATIONAL

K/7, KALASH COLONY, NEW DELHI - 110048
 PHONE NO. 011-46558600

ARCHITECT'S SIGNATURE

VIKAS KUMAR
 CAZ2022/146770

OWNER'S SIGNATURE

CLIENT:
 IMPERIA STRUCTURES . . . LTD.

PROJECT:
 THE SEPHYRA

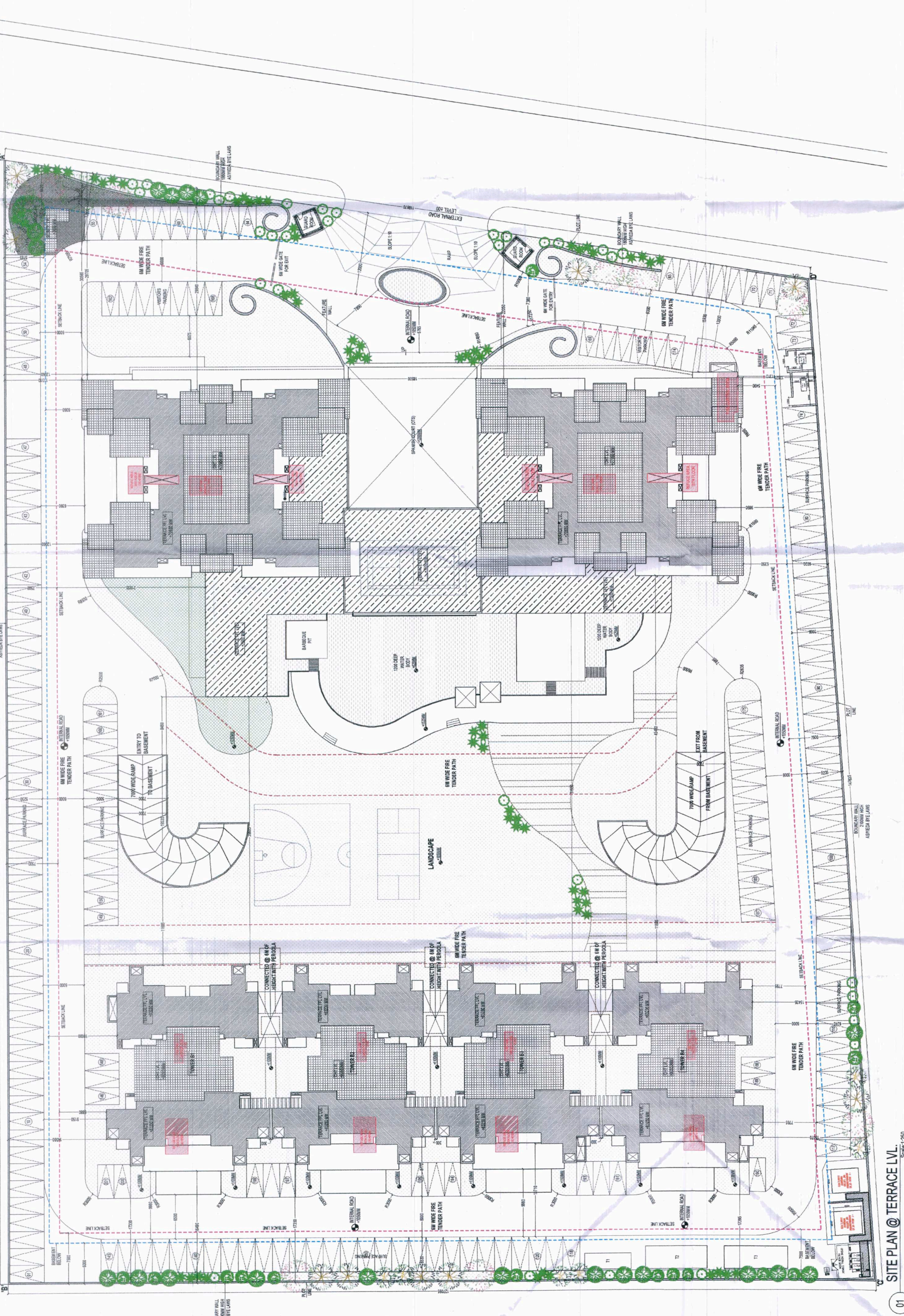
IMPERIA HOUSING IN JAYPEE GREENS SPORTS
 CITY SDZ SECTOR - 25, YEIDA AREA

DRAWING TITLE:
 SITE PLAN @ TERRACE LEVEL

SCALE
 1:250

SHEET NO.
 02

DATE
 23.06.2025



S.No.	TOWER A1		TOWER A2		TOWER B1		TOWER B2		TOWER B3		TOWER B4		TOTAL AREA	
	Units per 15% Utility Tower	Populatio	Units per 15% Utility Tower	Populatio	Units per 15% Utility Tower	Populatio	Units per 15% Utility Tower	Populatio	Units per 15% Utility Tower	Populatio	Units per 15% Utility Tower	Populatio	Units per 15% Utility Tower	Populatio
1	Ground Coverage	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
2	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
3	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
4	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
5	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
6	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
7	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
8	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
9	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
10	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
11	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
12	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
13	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
14	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
15	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
16	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
17	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
18	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
19	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
20	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
21	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
22	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
23	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
24	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
25	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
26	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
27	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
28	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
29	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
30	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
31	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
32	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
33	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
34	Proposed Floor Plan	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76	186.76
35	TOTAL	15138.44	76.00	1379.96	793.20	842	16857	76.00	1074.69	8214.99	842	16857	76.00	1379.96
36	TOTAL BUA	15138.44	76.00	1379.96	793.20	842	16857	76.00	1074.69	8214.99	842	16857	76.00	1379.96

Plot area = 19039 sq.m
 Proposed open area 75% of plot area = 19039*0.75 = 14279.25 sq.m
 Tree @ 100 sq.m
 Required trees = 142.79 say 143 Trees
 Out of which 10% Trees are Ever green

PROPOSED GREEN AREA (65% of Total Plot Area)
 = 7559.31 Sq.m

01 SITE PLAN @ TERRACE LVL. SCALE: 1:250

TOTAL NO. OF TREES : 150

