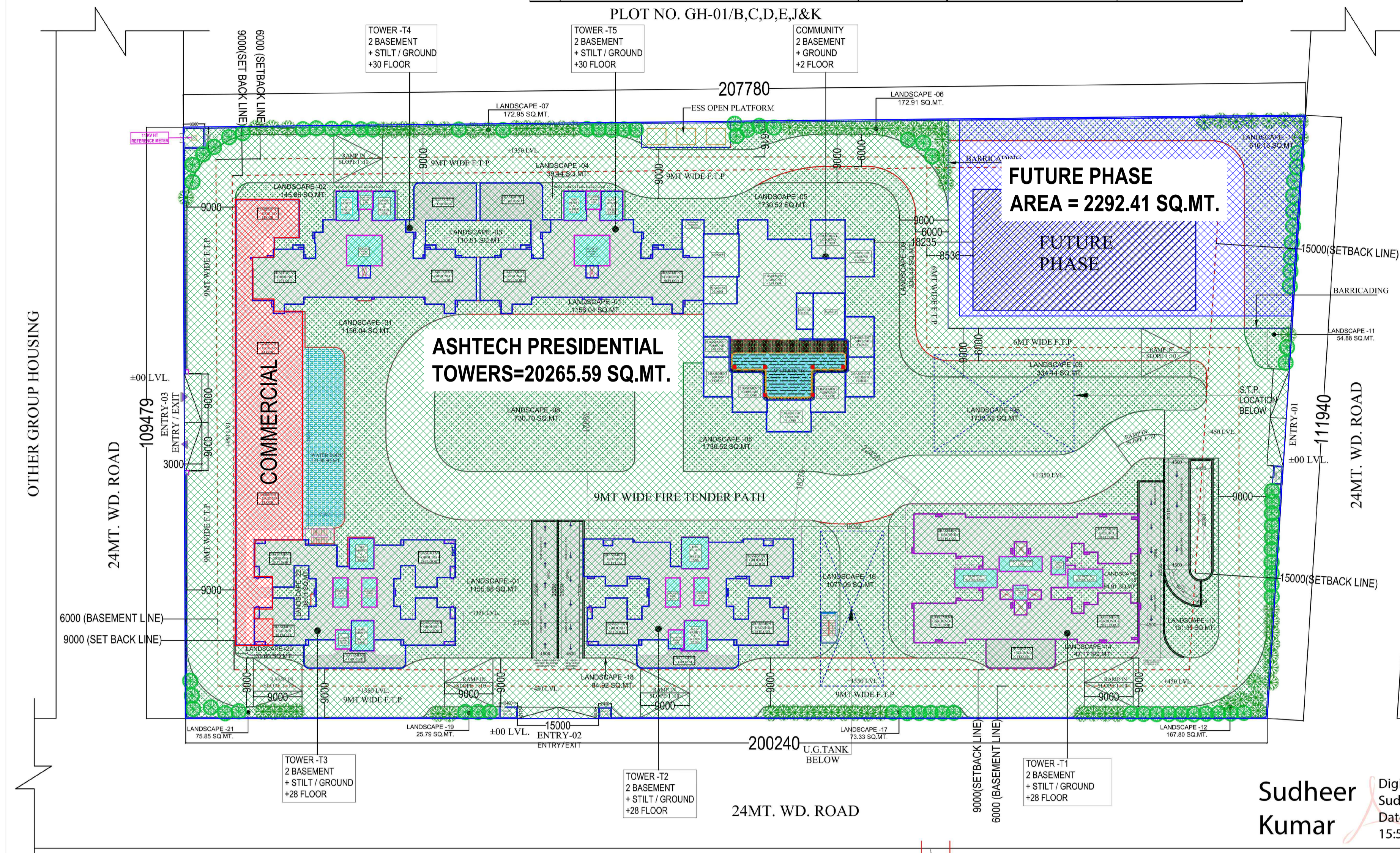


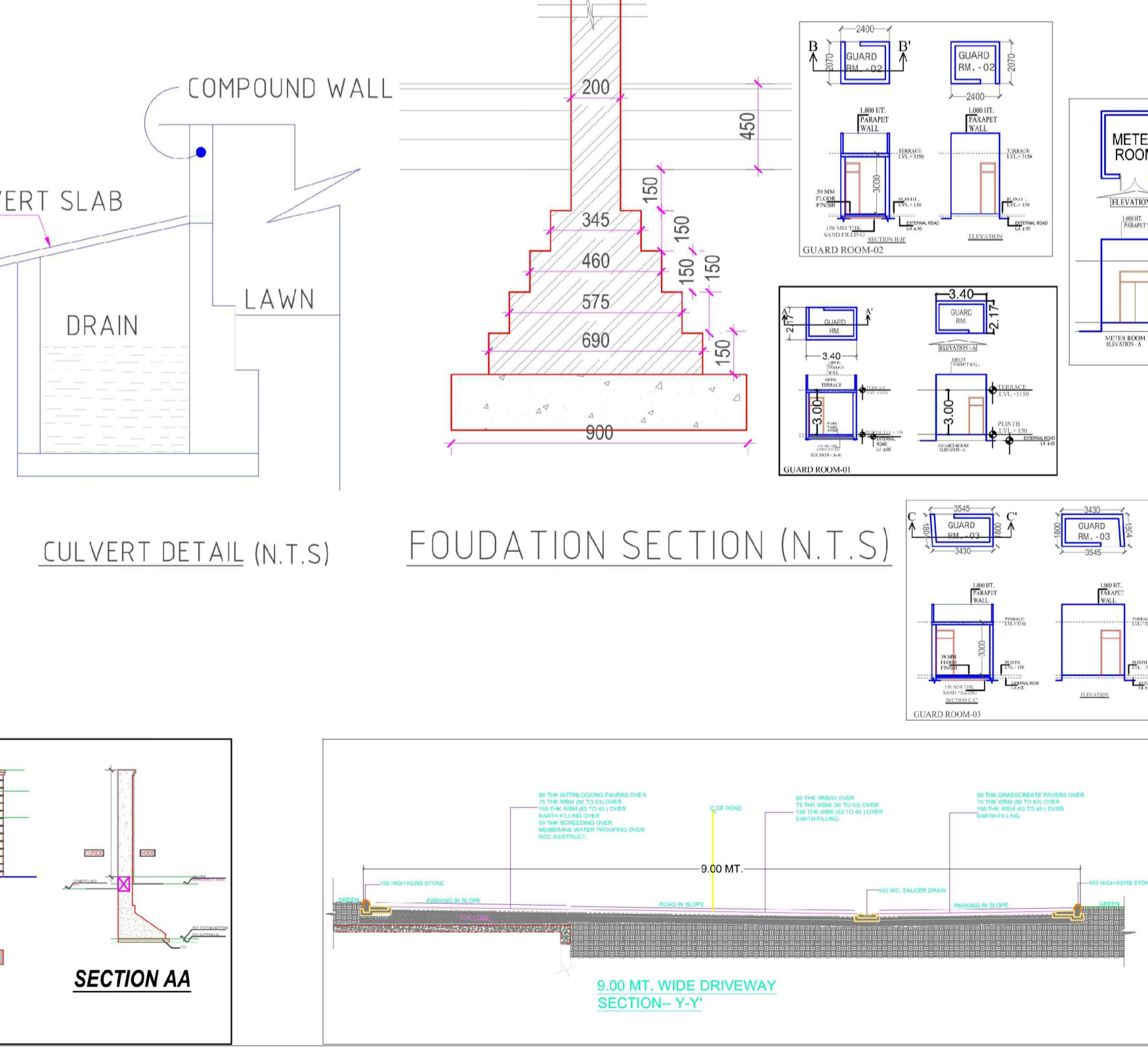
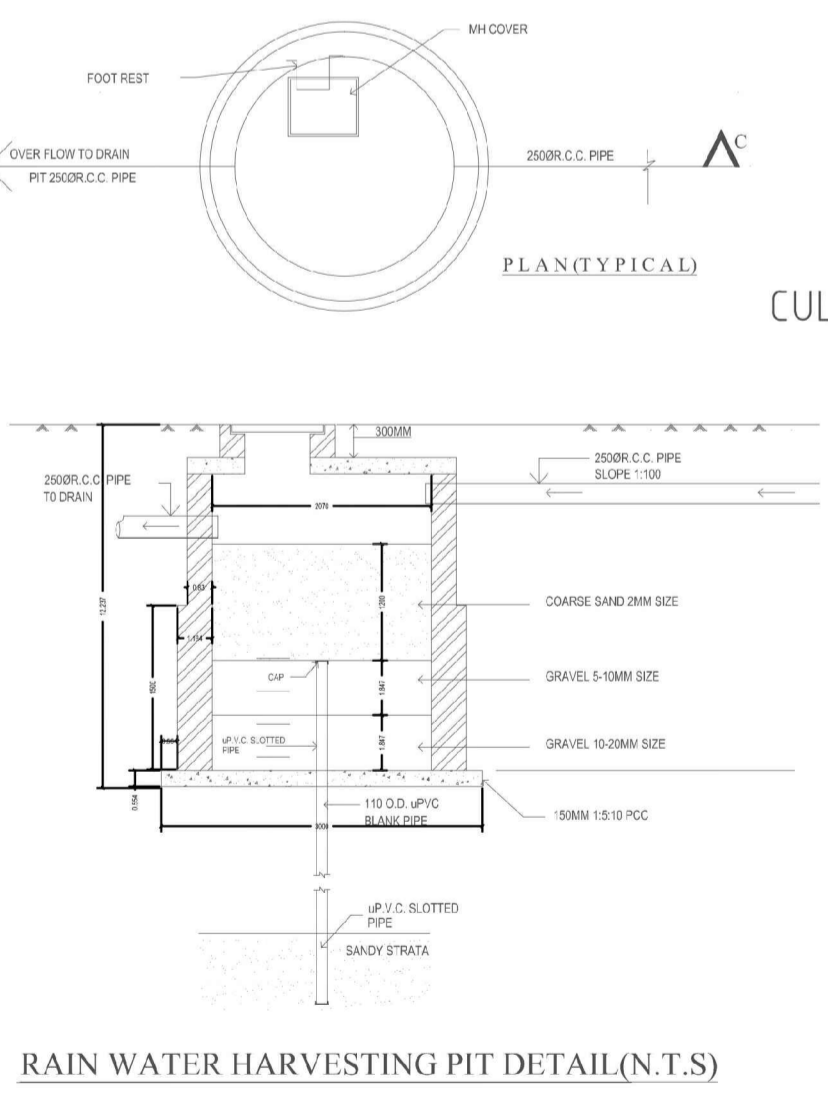
S.No.	Name of Project	UP RERA Registration No.	Area (In Sq. Mtrs.)	Legend
1	Ashtech Presidential Towers	Applied For Registration	20265.59	Ashtech Presidential Towers
2	Future Phase	To be Constructed in Future	2292.41	Future Phase
3	Total Plot Area of the Project		22,558.00	



GREEN BELT 100M WIDE.

S.NO.	AREA STATEMENT	PERCENTAGE	AREA IN SQ.MT.
1	TOTAL PLOT AREA		22,558.00
2	TOTAL PERMISSIBLE F.A.R. AREA		82,900.65
3	A TOTAL PERMISSIBLE F.A.R. AREA FOR HOUSING	3.5	78953.00
4	B ADDITIONAL FAR AREA FOR GREEN BUILDING = 5% OF PERMISSIBLE 3.5 F.A.R. AREA	5%	3947.650
5	TOTAL PERMISSIBLE F.A.R. AREA (A+B)		82900.65
6	PERMISSIBLE GROUND COVERAGE @ 35% = 35% OF PLOT AREA	35%	7905.300
7	FUTURE PHASE LAND AREA		2292.410
8	PROPOSED GROUND COVERAGE ON TOTAL PLOT AREA 22558 SQ.MT.	24.30%	5513.700
9	PERMISSIBLE FAR AREA FOR 3.5 F.A.R. COMMERCIAL 1.00% OF PERMISSIBLE FAR	1.0%	789.530
10	PROPOSED COMMERCIAL F.A.R. AREA		788.330
11	TOTAL PROPOSED F.A.R. AREA		82129.010
12	A TOTAL F.A.R. FOR RESIDENTIAL	79011.870	
13	B TOTAL F.A.R. FOR COMMERCIAL	788.33	
14	C TOTAL F.A.R. AREA FOR METER ROOM	15.66	
15	D 15% FACILITY AREA IN MAIN F.A.R. AREA	2313.13	
16	TOTAL F.A.R. AREA = A+B+C+D	82129.010	
17	PERMISSIBLE 15% FACILITY AREA OF TOTAL PERMISSIBLE F.A.R. AREA		11842.950
18	TOTAL ACHIEVED FACILITY AREA		8156.080
19	15% FACILITY AREA IN MAIN F.A.R.		2313.130
20	TOTAL PERMISSIBLE DENSITY @ 2100 PPH	PPH	2100.00
21	PERMISSIBLE DENSITY @ 2100 PPH		4737.18
22	PROPOSED DENSITY	PPH	1085.20
23	A PROPOSED DENSITY = 456 X 4.5 X 10000/22558 = 909.66 PPH	909.66	PPH
24	B PROPOSED DENSITY DUE TO SERVANT ROOM = 176 X 2.25 X 10000/22558 = 175.55 PPH	175.55	PPH
25	TOTAL = A+B	1085.20	
26	PROPOSED UNITS (MAIN UNIT)		456
27	PROPOSED POPULATION @ 4.5 PERSONS PER UNITS & 2.25 PERSONS PER SERVANT ROOM		2448
28	A PROPOSED POPULATION = 456 X 4.5 =	2052.0	
29	B TOWER - 1 = 2SERVANT ROOM X 28 FLOOR X 2.25 = 56 X 2.25	126.0	
30	C TOWER - 4 = 2SERVANT ROOM X 30 FLOOR X 2.25 = 60 X 2.25	135.0	
31	D TOWER - 5 = 2SERVANT ROOM X 30 FLOOR X 2.25 = 60 X 2.25	135.0	
32	TOTAL = A+B+C+D	2448.0	
33	REQUIRED LANDSCAPE AREA = PLOT AREA - PERMISSIBLE GROUND COVERAGE / 2		7335.35
34	PROPOSED LANDSCAPE AREA		7335.07
35	REQUIRED FREE TREE (1 NO OF TREE PER 100 SQ.MT.) OF OPEN AREA = PLOT AREA - PERMISSIBLE GROUND COVERAGE AREA / 100		146.6
36	PROPOSED NO OF TREE = 146 NOS OF 50% EVER GREEN		146
37	TOTAL NON F.A.R. AREA		30167.960
38	A UPPER BASEMENT NON F.A.R. AREA	15341.01	
39	B LOWER BASEMENT NON F.A.R. AREA	14826.03	
40	TOTAL = A+B	30167.06	
41	PARKING REQUIRED E.C.S. = 1 E.C.S. PER 80 SQ.MT. F.A.R. AREA	1036.258	
42	15% PART OF REQUIRED PARKING FOR E.V. CHARGING	51.81	
43	REQUIRED VISITORS PARKING AREA @ 5% = 1036.25 X 5 / 100	51.81	
44	TOTAL REQUIRED E.C.S. = A+B	1088.071	
45	PROPOSED PARKING AS PER E.C.S.		1092.00
46	UPPER BASEMENT PARKING AREA FOR NORMAL PARKING	6194.19	SQ.MT
47	A UPPER BASEMENT PARKING AREA / 30 (@ 90 SQ.MT. PER E.C.S.)	213.14	213 ECS
48	UPPER BASEMENT PARKING AREA FOR MECHANICAL PARKING AREA	7371.56	SQ.MT
49	B UPPER BASEMENT MECHANICAL PARKING AREA / 30 (@ 90 SQ.MT. PER E.C.S.)	409.53	409 ECS
50	LOWER BASEMENT PARKING AREA FOR NORMAL PARKING	14228.8	SQ.MT
51	C LOWER BASEMENT NORMAL PARKING AREA / 30 (@ 90 SQ.MT. PER E.C.S.)	470.96	470 ECS
52	TOTAL = A+B+C	1099.63	1092 ECS
53	PROPOSED VISITORS PARKING NOS.		52.00
54	TOTAL BUILT-UP AREA		124157.300
55	A TOTAL F.A.R. AREA INCLUDING 15% EXCESS FACILITY FAR	82129.010	
56	B TOTAL 15% PERMISSIBLE FACILITY AREA	11842.95	
57	C TOTAL NON F.A.R. AREA	30167.96	
58	D STAIR DN TO UGT	17.38	
59	TOTAL = A+B+C+D	124157.300	

LANDSCAPE AREA AT GROUND LVL. (AS PER POLYLINE)	
LANDSCAPE AREA-01	1155.88
LANDSCAPE AREA-02	145.86
LANDSCAPE AREA-03	110.51
LANDSCAPE AREA-04	39.44
LANDSCAPE AREA-05	1730.52
LANDSCAPE AREA-06	172.91
LANDSCAPE AREA-07	172.95
LANDSCAPE AREA-08	730.70
LANDSCAPE AREA-09	334.44
LANDSCAPE AREA-10	616.16
LANDSCAPE AREA-11	54.88
LANDSCAPE AREA-12	167.80
LANDSCAPE AREA-13	131.35
LANDSCAPE AREA-14	47.17
LANDSCAPE AREA-15	84.91
LANDSCAPE AREA-16	1077.09
LANDSCAPE AREA-17	73.33
LANDSCAPE AREA-18	84.92
LANDSCAPE AREA-19	25.79
LANDSCAPE AREA-20	31.60
LANDSCAPE AREA-21	75.85
LANDSCAPE AREA-22	38.01
WATER BODY	233.00
TOTAL	7335.07



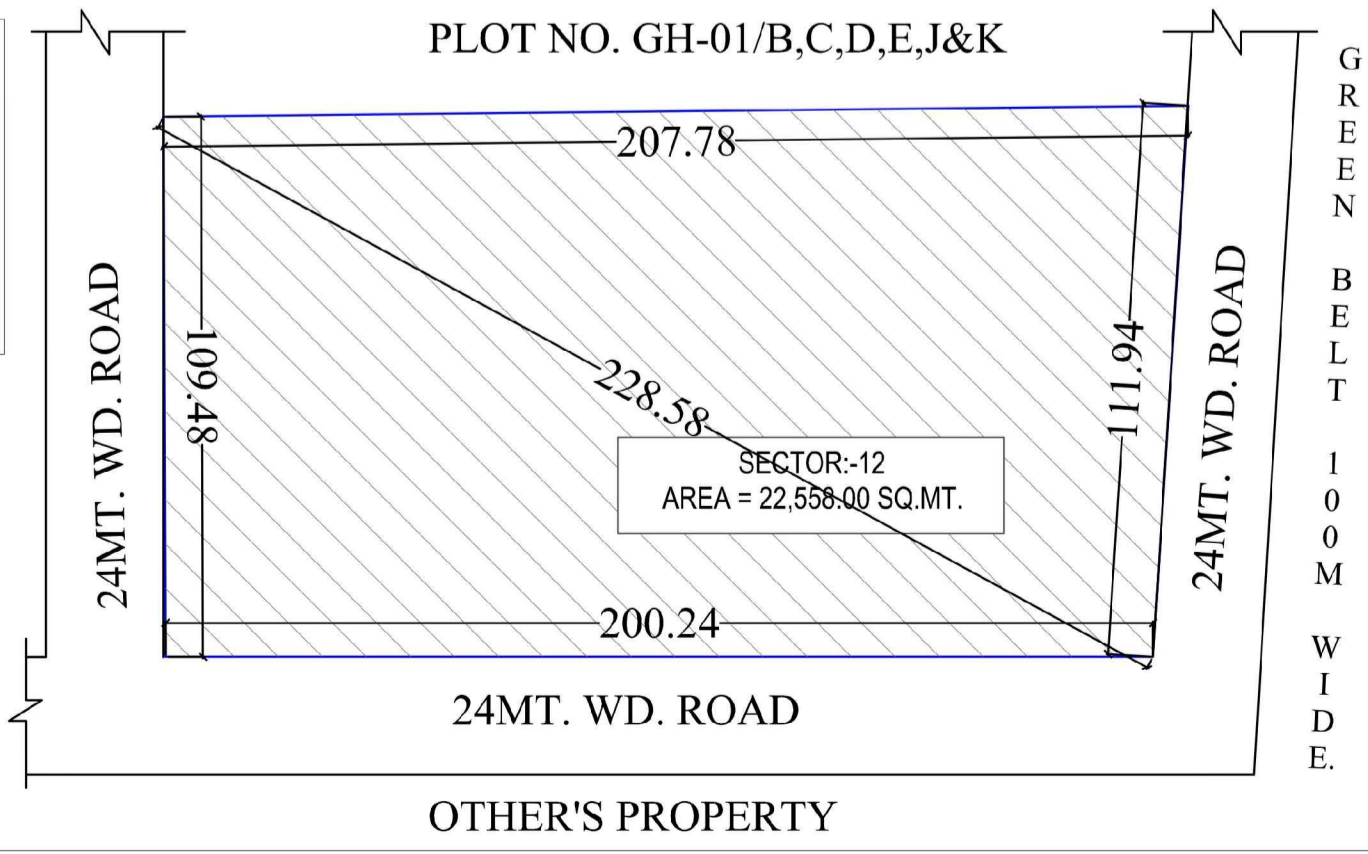
Sudheer Kumar
Digitally signed by Sudheer Kumar
Date: 2025.09.01 15:58:47 +05'30'

LAL SINGH Digitally signed by LAL SINGH Date: 2025.08.30 13:33:18 +05'30'

Amit Varma Digitally signed by Amit Varma Date: 2025.08.28 22:01:44 +05'30'

LEENU SAHGAL Digitally signed by LEENU SAHGAL Date: 2025.09.09 13:30:43 +05'30'

Ar. Vikash Mittal B.Arch. M. Planning Membership No. AITP/2023/0452



PROJECT :-
ASHTECH GROUP HOUSING AT GH-01/F,G,H & I, SECTOR-12, GREATER NOIDA.

BUILDERS & PROMOTERS :-
M/S. ASHTECH INDUSTRIES PVT LTD.
ADDRESS :- C-50,RDC, RAJNAGAR, GHAZIABAD.

DRAWING TITLE :-
SITE PLAN

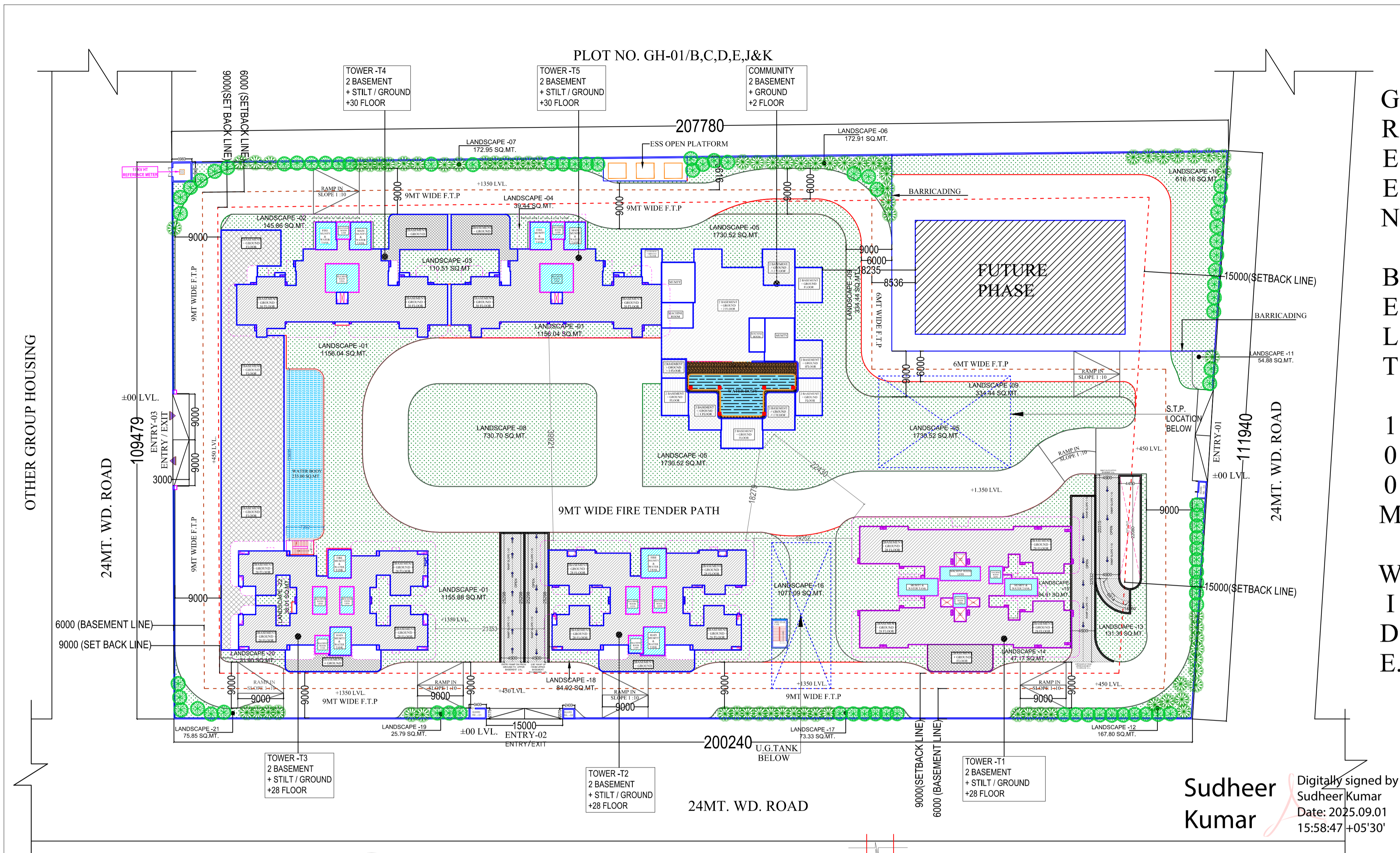
ARCHITECTS :-
Space Designers International
B-34 Sector-67, NOIDA-201301
PH: 91-9711633717, 18
e-mail: info@spacedi.com, www.spacedi.com

DRAWN BY :- VISHAL KUMAR
CHECKED BY :- VISHAL MITTAL
SCALE :- 1:450
DATE :- 22.08.2025

SANJEEV KUMAR Digitally signed by SANJEEV KUMAR Date: 2025.08.28 21:44:59 +05'30'

VISHAL MITTAL Digitally signed by VISHAL MITTAL Date: 2025.08.28 21:46:50 +05'30'

OWNER'S SIGNATURE
ARCHITECT'S SIGNATURE
DRG. No. :-01



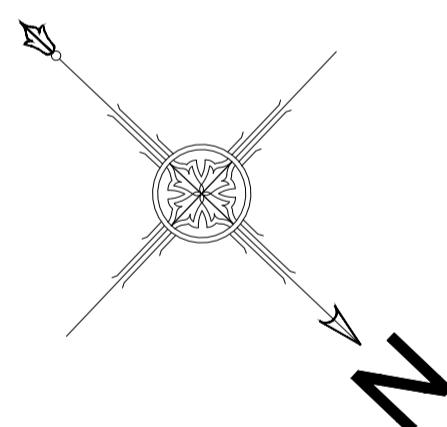
GREEN BELT 100M WIDE.

S.NO	AREA STATEMENT	PERCENTAGE	AREA IN SQ.MT.
1	TOTAL PLOT AREA		22,558.000
2	TOTAL PERMISSIBLE F.A.R. AREA		82,900.65
3	A TOTAL PERMISSIBLE F.A.R. AREA FOR HOUSING	3.5	78953.00
4	B ADDITIONAL FAR AREA FOR GREEN BUILDING = 5% OF PERMISSIBLE 3.5 F.A.R. AREA	5%	3947.650
5	TOTAL PERMISSIBLE F.A.R. AREA (A+B)		82900.65
6	PERMISSIBLE GROUND COVERAGE @ 35% = 3% OF PLOT AREA	35%	7895.300
7	FUTURE PHASE LAND AREA		2292.410
8	PROPOSED GROUND COVERAGE ON TOTAL PLOT AREA 22558 SQ.MT.	24.52%	5531.700
9	PERMISSIBLE FAR AREA FOR 3.5 F.A.R. COMMERCIAL 1.00% OF PERMISSIBLE FAR	1.0%	789.530
10	PROPOSED COMMERCIAL F.A.R. AREA		788.330
11	TOTAL PROPOSED F.A.R. AREA		82129.010
12	A TOTAL F.A.R. FOR RESIDENTIAL		79011.870
13	B TOTAL F.A.R. FOR COMMERCIAL		788.33
14	C TOTAL F.A.R. AREA FOR METER ROOM		15.68
15	D 15% FACILITY AREA IN MAIN F.A.R. AREA		2333.13
16	TOTAL F.A.R. AREA = A+B+C+D		82129.010
17	PERMISSIBLE 15% FACILITY AREA OF TOTAL PERMISSIBLE F.A.R. AREA		11842.950
18	TOTAL ACHIEVED FACILITY AREA		14156.080
19	15% FACILITY AREA IN MAIN F.A.R.		2333.130
20	TOTAL PERMISSIBLE DENSITY @ 2100 PPH		2100.00
21	PERMISSIBLE DENSITY @ 2100 PPH		4737.18
22	PROPOSED DENSITY		1085.20
23	A PROPOSED DENSITY = 456 X 4.5 X 10000/22558 = 909.66 PPH	909.66	PPH
24	B PROPOSED DENSITY DUE TO SERVENT ROOM = 176 X 2.25 X 10000/22558 = 175.55 PPH	175.55	PPH
25	TOTAL = A+B	1085.20	
26	PROPOSED UNITS (MAIN UNIT)		456
27	PROPOSED POPULATION @ 4.5 PERSONS PER UNITS & 2.25 PERSONS PER SERVENT ROOM		2448
28	A PROPOSED POPULATION = 456 X 4.5 =	2052.0	
29	B TOWER - 1 = 2SERVENT ROOM X 28 FLOOR X 2.25 = 56 X 2.25	126.0	
30	C TOWER - 4 = 2SERVENT ROOM X 30 FLOOR X 2.25 = 60 X 2.25	135.0	
31	D TOWER - 5 = 2SERVENT ROOM X 30 FLOOR X 2.25 = 60 X 2.25	135.0	
32	TOTAL = A+B+C+D	2448.0	
33	REQUIRED LANDSCAPE AREA = PLOT AREA - PERMISSIBLE GROUND COVERAGE / 2		7331.35
34	PROPOSED LANDSCAPE AREA		7335.07
35	REQUIRED TREE (1 NO OF TREE PER 100 SQ.MT. OF OPEN AREA = PLOT AREA - PERMISSIBLE GROUND COVERAGE AREA / 100		146.6
36	PROPOSED NO OF TREE = 148 NOS OF 50% EVER GREEN		148
37	TOTAL NON F.A.R. AREA		30167.960
38	A UPPER BASEMENT NON F.A.R. AREA	15341.93	
39	B LOWER BASEMENT NON F.A.R. AREA	14826.03	
40	TOTAL = A+B	30167.96	
41	PARKING REQUIRED E.C.S. = 1 E.C.S. PER 80 SQ.MT. F.A.R. AREA		1088.071
42	A PARKING REQUIRED E.C.S. = 1 E.C.S. PER 80 SQ.MT. F.A.R. AREA	1086.258	
43	B 15% PART OF REQUIRED PARKING FOR E.V. CHARGING	51.81	
44	C REQUIRED VISITORS PARKING AREA @ 5% = 1086.258 X 5 / 100	54.31	
45	TOTAL REQUIRED E.C.S. = A+B	1088.071	
46	PROPOSED PARKING AS PER E.C.S.		1092.00
47	A UPPER BASEMENT PARKING AREA FOR NORMAL PARKING	6394.19	SQ.MT
48	B UPPER BASEMENT PARKING AREA / 30 (@ 30 SQ.MT. PER E.C.S.)	213.14	ECS
49	C UPPER BASEMENT PARKING AREA FOR MECHANICAL PARKING AREA	7371.56	SQ.MT
50	D UPPER BASEMENT MECHANICAL PARKING AREA / 18 (@ 18 SQ.MT. PER E.C.S.)	409.53	ECS
51	E LOWER BASEMENT PARKING AREA FOR NORMAL PARKING	14128.8	SQ.MT
52	F LOWER BASEMENT NORMAL PARKING AREA / 30 (@ 30 SQ.MT. PER E.C.S.)	470.96	ECS
53	TOTAL = A+B+C	1093.63	
54	PROPOSED VISITORS PARKING NOS.		52.00
55	TOTAL BUILT-UP AREA		124157.300
56	A TOTAL F.A.R. AREA INCLUDING 15% EXCESS FACILITY FAR	82129.010	
57	B TOTAL 15% PERMISSIBLE FACILITY AREA	11842.95	
58	C TOTAL NON F.A.R. AREA	30167.96	
59	D STAIR ON TO LIST	37.38	
60	TOTAL = A+B+C+D	124157.300	

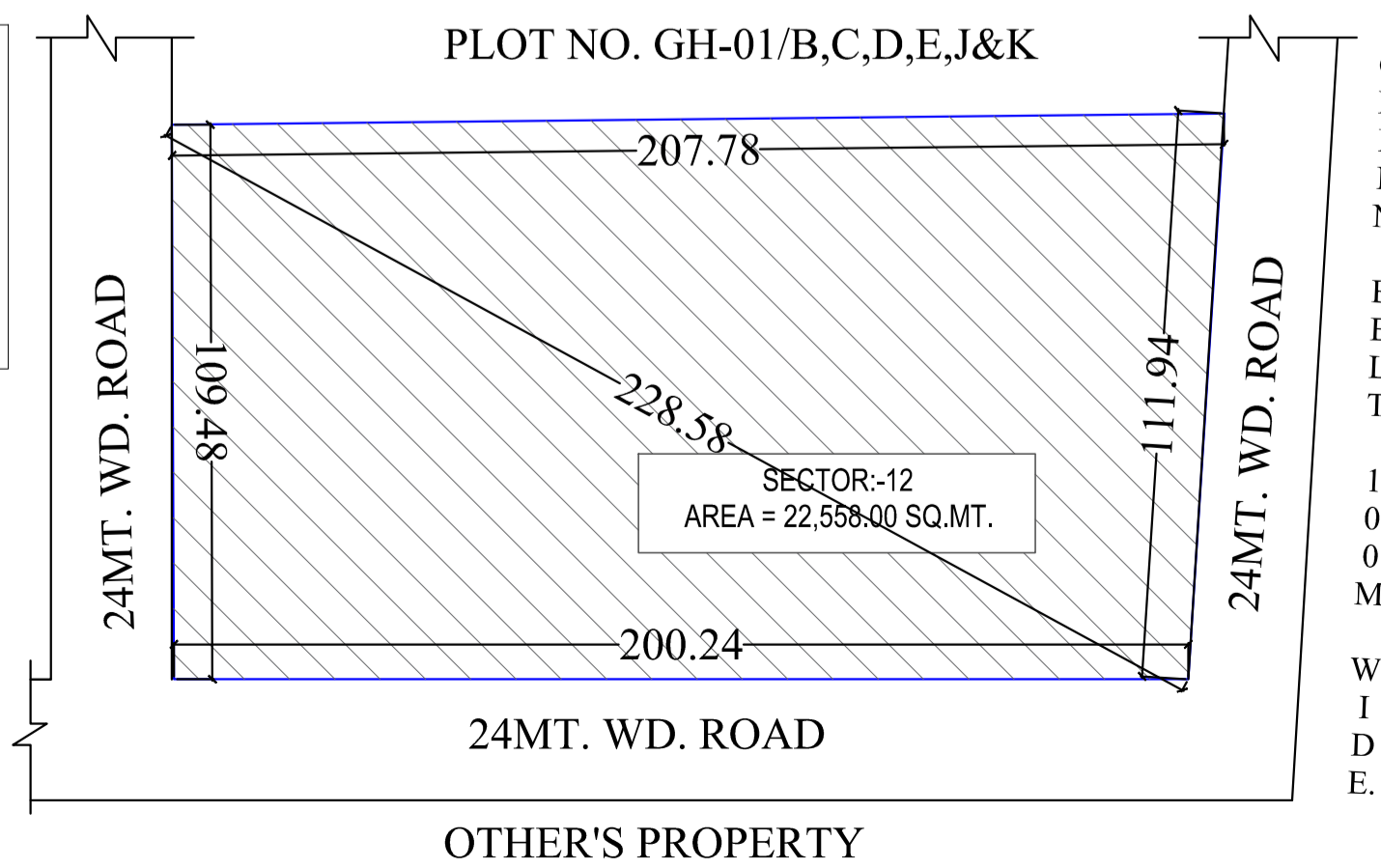
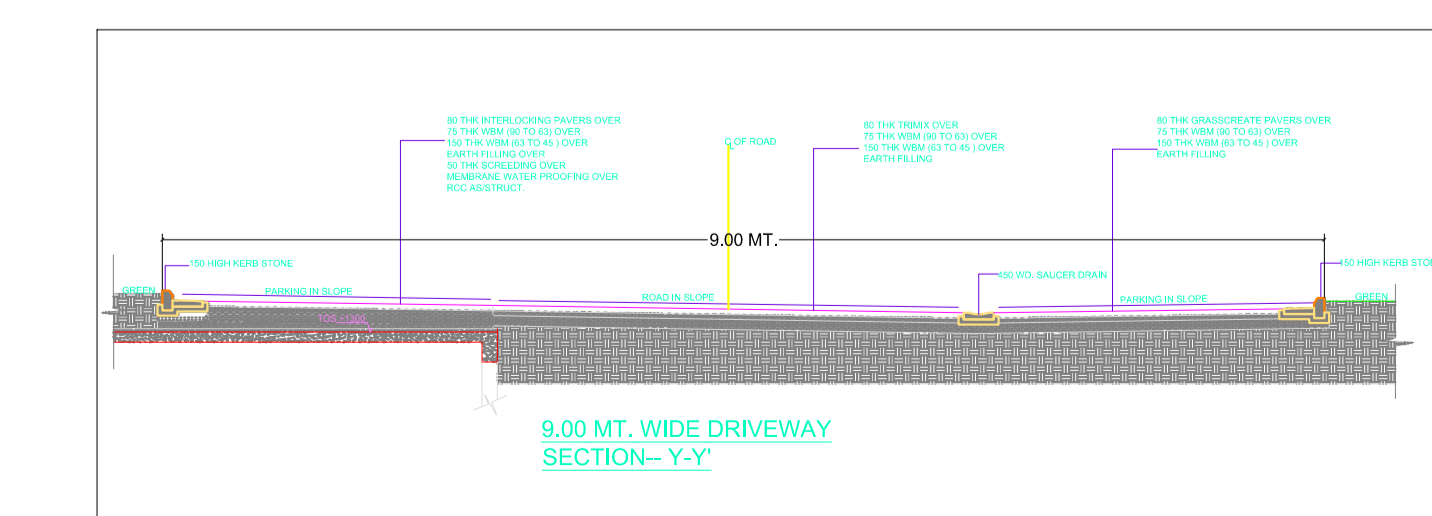
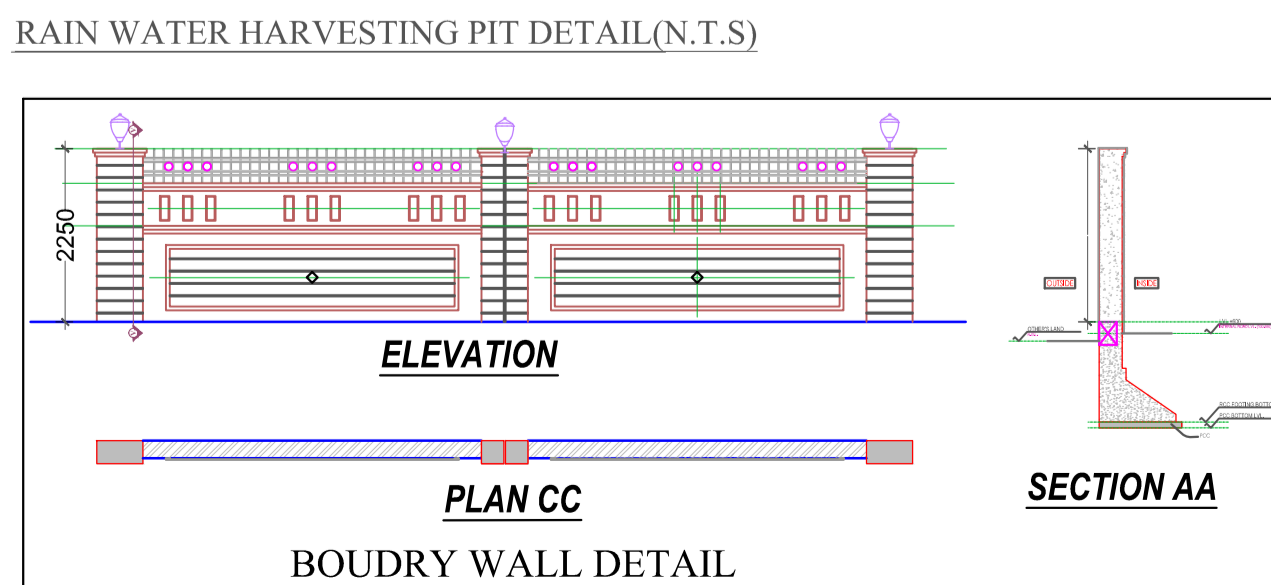
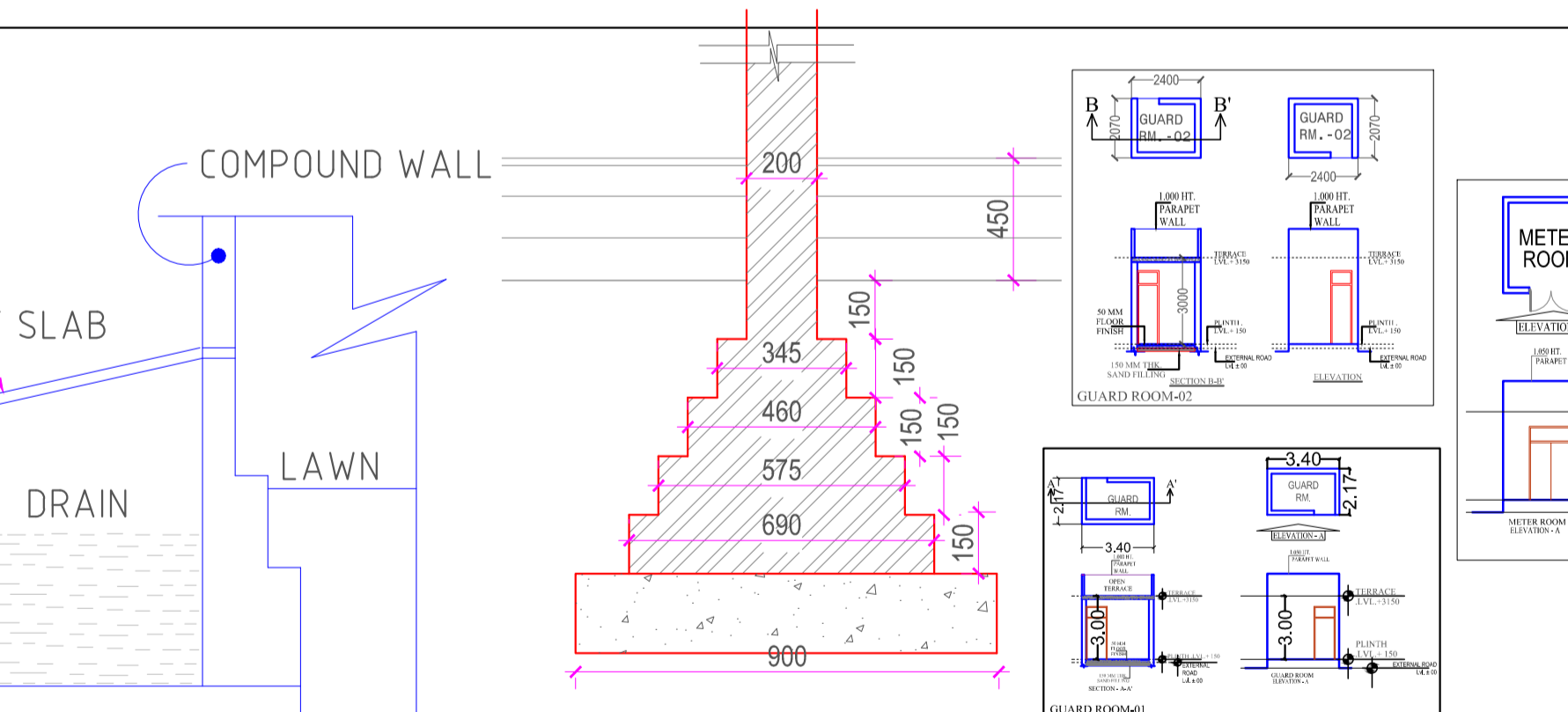
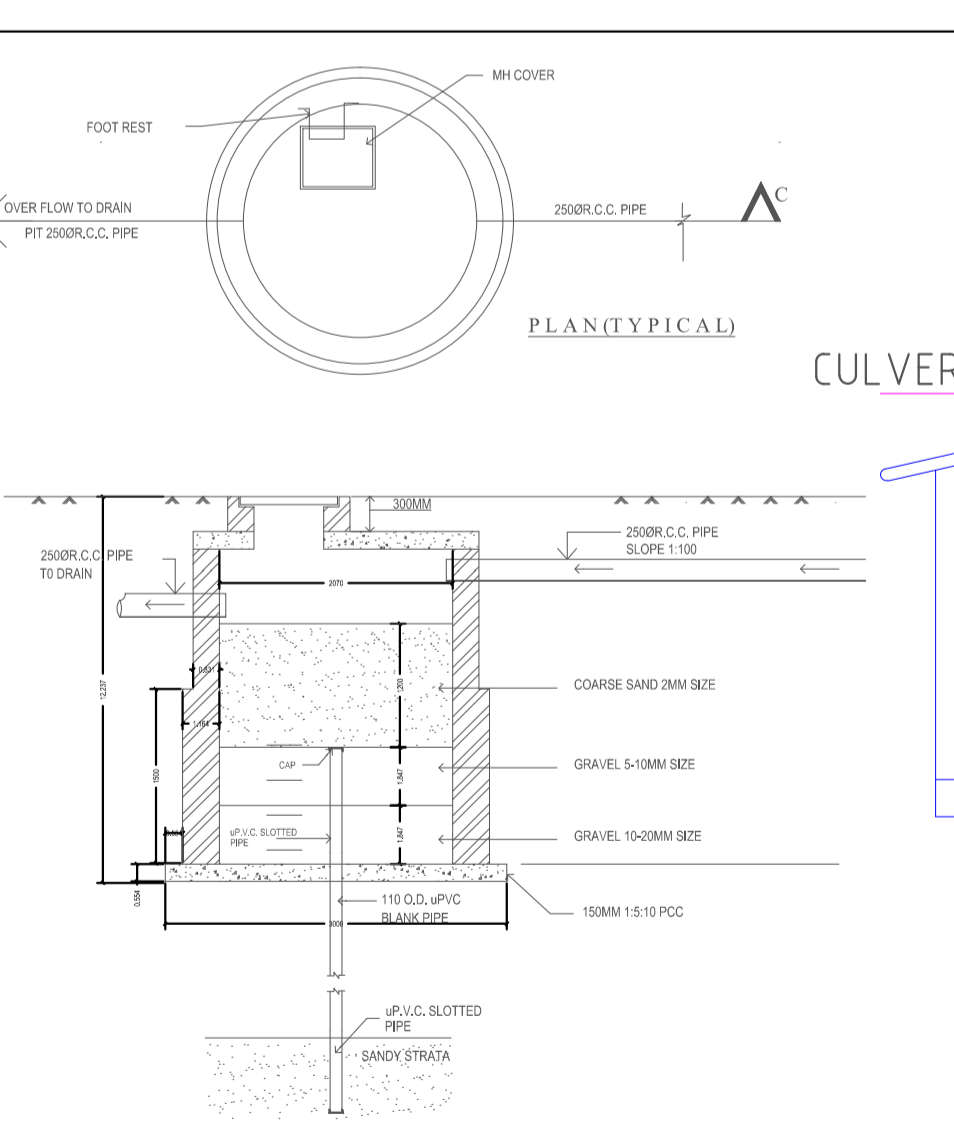
Sudheer Kumar
Digitally signed by Sudheer Kumar
Date: 2025.09.01 15:58:47 +05'30'

LAL SINGH
Digitally signed by LAL SINGH
Date: 2025.08.30 13:33:18 +05'30'

Amit Varma
Digitally signed by Amit Varma
Date: 2025.08.28 22:01:44 +05'30'



LANDSCAPE AREA AT GROUND LVL. (AS PER POLYLINE)	
LANDSCAPE AREA-01	1155.88
LANDSCAPE AREA-02	145.86
LANDSCAPE AREA-03	110.51
LANDSCAPE AREA-04	39.44
LANDSCAPE AREA-05	1730.52
LANDSCAPE AREA-06	172.91
LANDSCAPE AREA-07	172.95
LANDSCAPE AREA-08	730.70
LANDSCAPE AREA-09	334.44
LANDSCAPE AREA-10	616.16
LANDSCAPE AREA-11	54.88
LANDSCAPE AREA-12	167.80
LANDSCAPE AREA-13	131.35
LANDSCAPE AREA-14	47.17
LANDSCAPE AREA-15	84.91
LANDSCAPE AREA-16	1077.09
LANDSCAPE AREA-17	73.33
LANDSCAPE AREA-18	84.92
LANDSCAPE AREA-19	25.79
LANDSCAPE AREA-20	31.60
LANDSCAPE AREA-21	75.85
LANDSCAPE AREA-22	38.01
WATER BODY	233.00
TOTAL	7335.07



LEENU SAHGAL
Digitally signed by LEENU SAHGAL
Date: 2025.09.09 13:30:43 +05'30'

Ar. Vikash Mittal
B.Arch. M. Planning
Membership No. AITP/2023/0452

PROJECT :-
ASHTECH GROUP HOUSING AT GH-01/F,G,H & I, SECTOR-12, GREATER NOIDA.

BUILDERS & PROMOTERS :-
M/S. ASHTECH INDUSTRIES PVT LTD.
ADDRESS :- C-50,RDC, RAJNAGAR, GHAZIABAD.

DRAWING TITLE :-
SITE PLAN

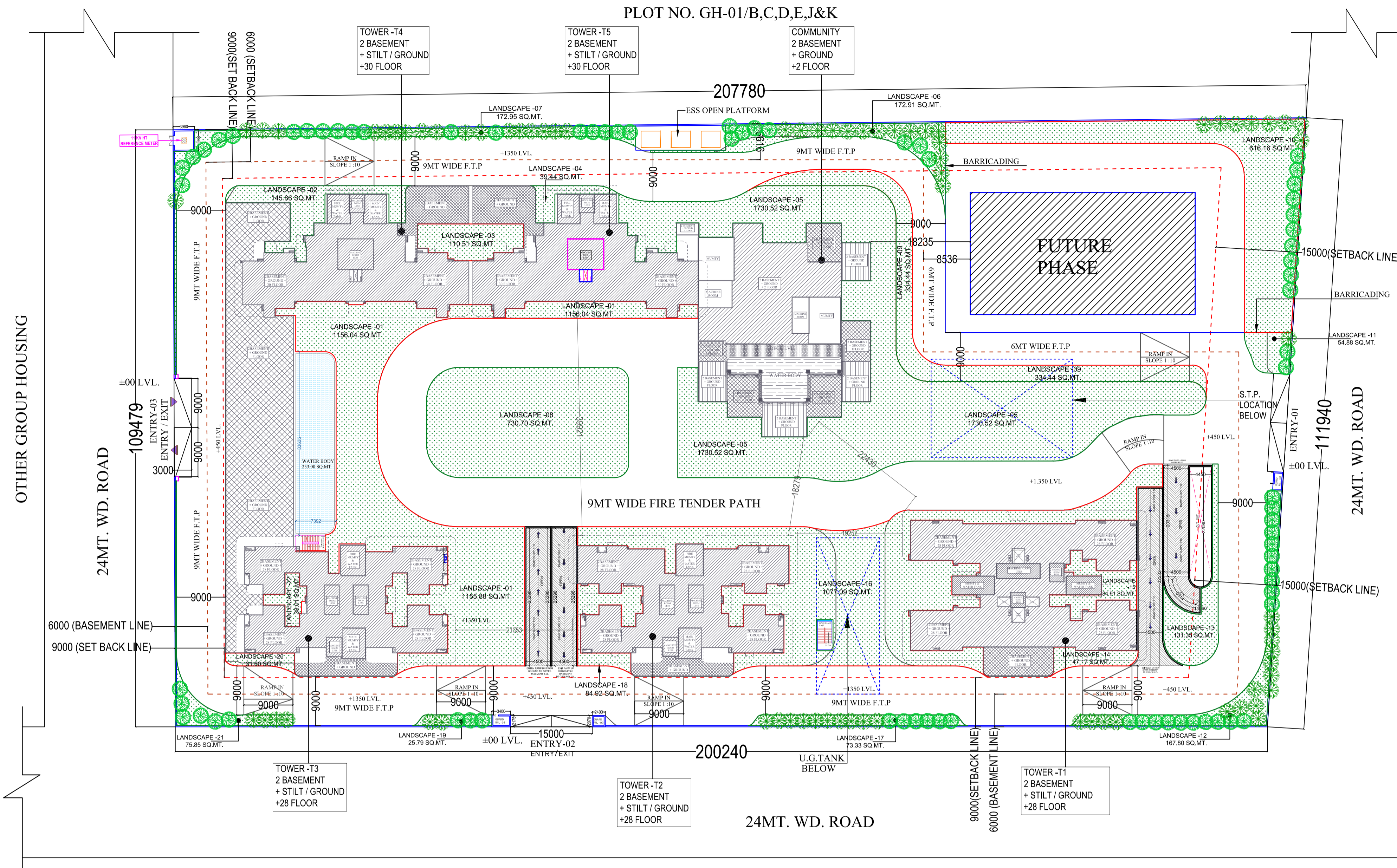
ARCHITECTS :-
Space Designers International
B-34, Sector-67, NOIDA-201301
PH-91-9711633717, 18
e-mail :- info@spacedi.com, www.spacedi.com

DRAWN BY :- VISHAL
CHECKED BY :- VISHAL
SCALE :- 1:450
DATE :- 22.08.2025

DRAWN BY :- SANJEEV KUMAR
CHECKED BY :- VISHAL
SCALE :- 1:450
DATE :- 2025.08.28 21:44:59 +05'30'

DRAWN BY :- VISHAL MITTAL
CHECKED BY :- VISHAL MITTAL
SCALE :- 1:450
DATE :- 2025.08.28 21:46:50 +05'30'

OWNER'S SIGNATURE
DRG. No. :- 01



LANDSCAPE AREA AT GROUND LVL. (AS PER POLYLINE)	
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LANDSCAPE AREA-02	145.86
LANDSCAPE AREA-03	110.51
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LANDSCAPE AREA-08	730.70
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LANDSCAPE AREA-19	25.79
LANDSCAPE AREA-20	31.60
LANDSCAPE AREA-21	75.85
LANDSCAPE AREA-22	38.01
WATER BODY	233.00
TOTAL	7335.07

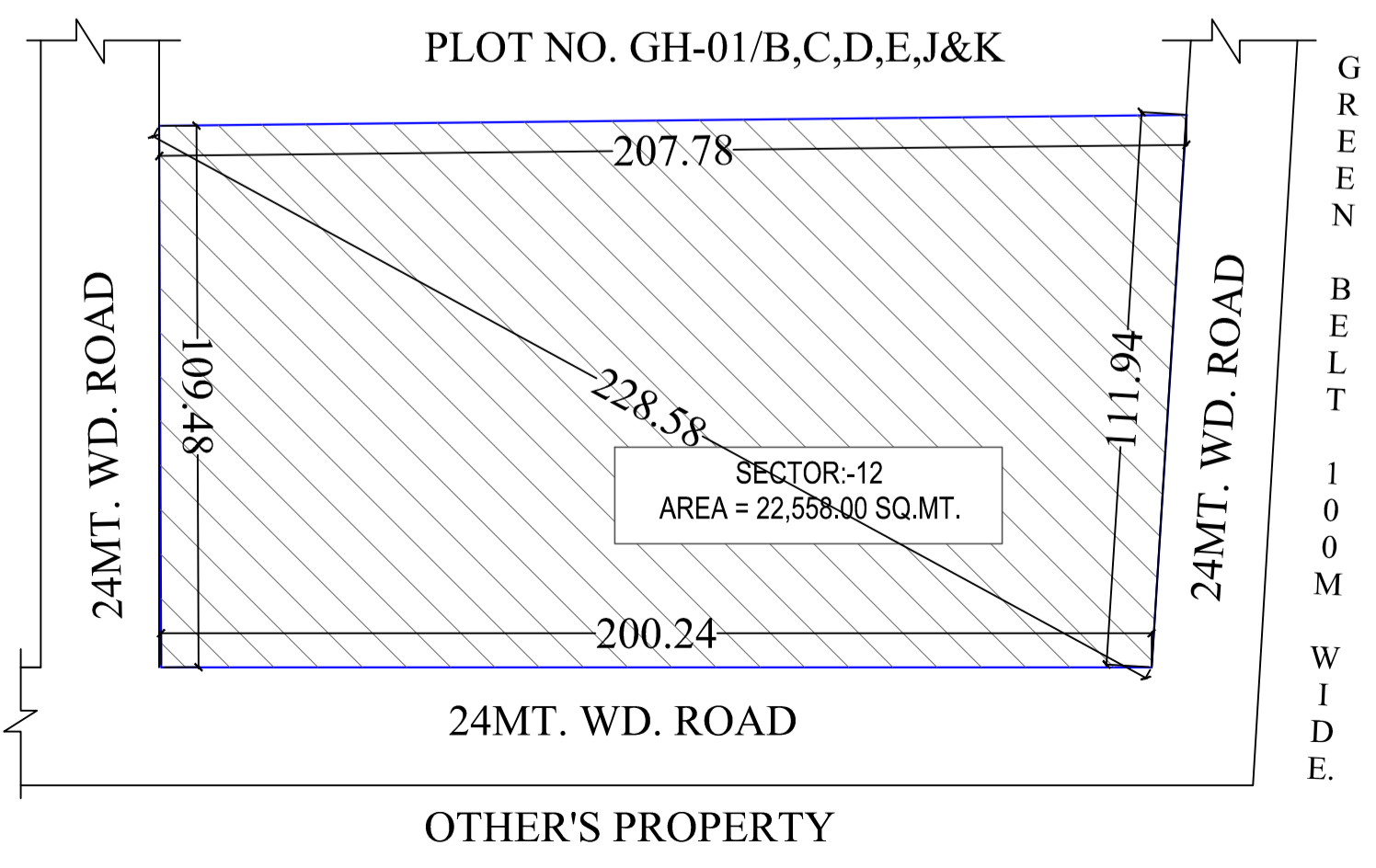
Amit Varma
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Date: 2025.08.28 22:02:10 +05'30'

LAL SINGH
Digitally signed by LAL SINGH
Date: 2025.08.30 13:34:38 +05'30'

Sudheer Kumar
Digitally signed by Sudheer Kumar
Date: 2025.09.01 16:03:21 +05'30'

LEENU SAHGAL
Digitally signed by LEENU SAHGAL
Date: 2025.09.09 13:31:08 +05'30'

LANDSCAPE PLAN



Ar. Vikash Mittal
B.Arch. M. Planning
Membership No. AITP/2023/0452

PROJECT :-
ASHTECH GROUP HOUSING AT GH-01/F,G,H & I, SECTOR-12, GREATER NOIDA.

BUILDERS & PROMOTERS :-
M/S. ASHTECH INDUSTRIES PVT LTD.
ADDRESS :- C-50,RDC, RAJNAGAR, GHAZIABAD.

DRAWING TITLE :-
LANDSCAPE PLAN

SCHEDULE OF PLANTS			
ALONG BOUNDARY WALL			
1		TABEBUIA ARGENTEA	74 No.S.
2		LAGERSTROEMIA FLOSREGINAE (EVER GREEN 50%)	74 No.S.
			TOTAL = 148 No.S.

ARCHITECTS :-
Space Designers International
B-34, Sector-67, NOIDA-201301
PH: 91-9711833717, 18
e-mail: info@spacedi.com, www.spacedi.com

ARCHITECTS & PLANNERS
www.spacedi.com

DRAWN BY :- VISHAL
CHECKED BY :- VISHAL
SCALE :- 1:450
DATE :- 22.08.2025

SANJEEV KUMAR
Digitally signed by SANJEEV KUMAR
Date: 2025.08.27 23:30:27 +05'30'

VISHAL MITTAL
Digitally signed by VISHAL MITTAL
Date: 2025.08.27 23:30:27 +05'30'

OWNER'S SIGNATURE
DRG. No. :-L01