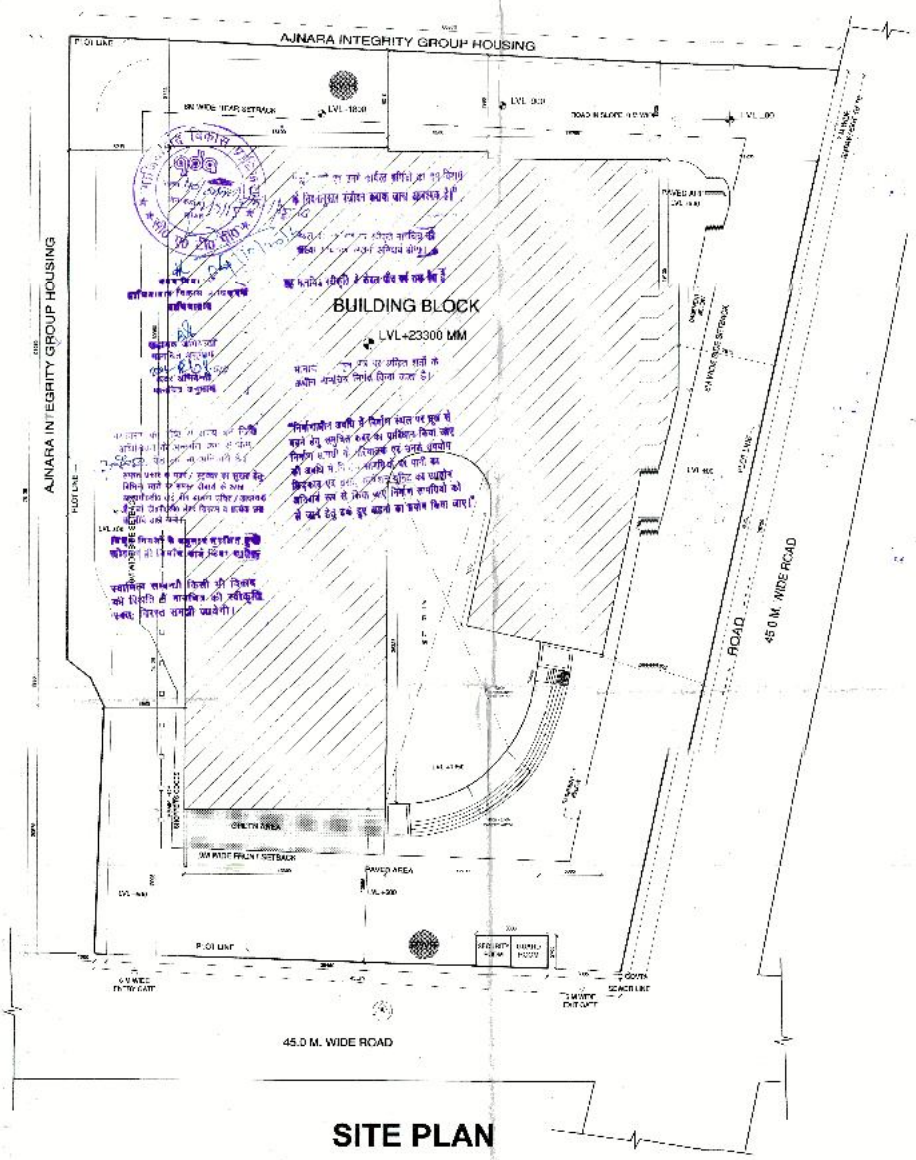


SITE PLAN

AREA CHART - AJNARA CITY CENTRE AT ' AJNARA INTEGRITY ' AT KHASRA NO. 977, 978, 979, 981, 983, 1049, 1050, VILLAGE NOOR NAGAR, NH - 58, RAJNAGAR EXT. GHAZIABAD (U.P)	
TOTAL AJNARA CITY CENTRE PLOT AREA	4040 SQM
PERMISSIBLE F.A.R	1.2
PURCHASABLE F.A.R @ 50 %	0.6
NET PERMISSIBLE F.A.R	1.2 + 0.6
	1.8
NET NEW PERMISSIBLE F.A.R AREA	4040 X 1.8
	7218 SQM

AS PER POLICY, REQUIRED AREA DISTRIBUTION :

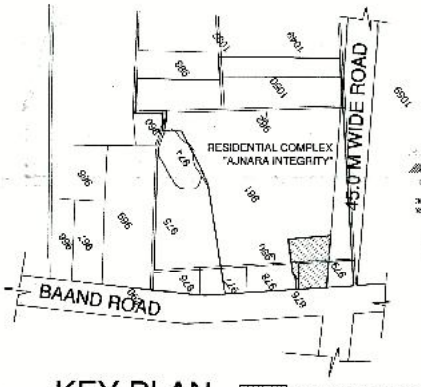
DISTRIBUTION (%)	70	30
DESCRIPTION	PERMISSIBLE MULTIPLEX & ANCILLIARY AREA	PERMISSIBLE COMMERCIAL AREAS
NET AREA (SQM)	@ 70% OF 7218 = 5052.6 SQM	@ 30% OF 7218 = 2165.4 SQM

PERMISSIBLE G.C @ 40 %	1604 SQM
TOTAL F.A.R AREA DETAIL (IN SQM)	
BASEMENT 1 FLOOR F.A.R AREA	244.11
GROUND FLOOR F.A.R AREA (ACHIVED GROUND COVERAGE)	1603.11
FIRST FLOOR F.A.R AREA	1581.38
SECOND FLOOR F.A.R AREA	1474.88
THIRD FLOOR F.A.R AREA	768.61
THIRD FLOOR (EXIT LEVEL) F.A.R AREA	1406.91
THIRD FLOOR (PROJECTOR LEVEL) F.A.R AREA	135.4
TOTAL F.A.R AREA (ALL FLOORS)	7213.90
TOTAL F.A.R AREA DISTRIBUTION DETAIL (IN SQM)	
MULTIPLEX AREAS @ 70 % OF 7213.90 SQM	5049.73
COMMERCIAL AREAS @ 30 % OF 7213.90 SQM	2164.17
TOTAL F.A.R AREA	7213.90

COMMERCIAL & MULTIPLEX AREA			
	COMMERCIAL F.A.R. AREA (IN SQM)	MULTIPLEX F.A.R. AREA (IN SQM)	TOTAL F.A.R. AREA (IN SQM)
BASEMENT 1	244.11		244.11
GROUND FLOOR	1603.11	-	1603.11
FIRST FLOOR	356.95	1224.43	1581.38
SECOND FLOOR	-	1474.88	1474.88
THIRD FLOOR	-	768.61	768.61
THIRD FLOOR (EXIT LEVEL)	-	1406.91	1406.91
THIRD FLOOR (PROJECTOR LEVEL		135.40	135.40
TOTAL F.A.R AREA (ALL FLOORS)	2164.17 (29.97%)	5049.73 (69.99%)	7213.90

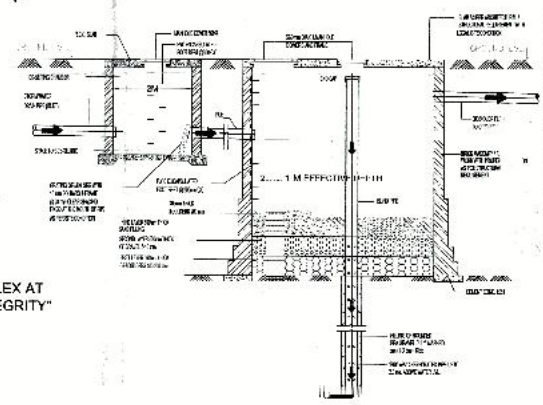
PARKING CALCULATIONS	
REQUIRED CAR PARKING	
COMMERCIAL AREA @ 30 % OF 7213.90 SQM = 2164.17 SQM	
1 E.C.S – 50 SQM (2 CARS @ 100 SQM)	2164.17 / 50
REQUIRED CARS	44 CARS
MULTIPLEX & ANCILLIARY AREAS @ 70 % OF 7213.90 SQM = 5049.73 SQM	
FOR MULTIPLEX	
TOTAL NO. OF SEATS	860
(1 CAR PARKS @ PER 10 SEATS)	860 / 10
REQUIRED CARS (MULTIPLEX)	86 CARS
FOR MULTIPLEX ANCILLARY AREAS	
MULTIPLEX & ANCILLIARY AREAS @ 70 % OF 7213.90 SQM	5049.73
TOTAL F.A.R AREA FOR MULTIPLEX	2294.34
REMAINING AREA FOR MULTIPLEX ANCILLARY SPACES	5049.73- 2294.34 SQM
	2755.39
REQUIRED CAR PARKS FOR MULTIPLEX ANCILLARY SPACES	
1 E.C.S – 50 SQM (2 CARS @ 100 SQM)	2755.39 / 50
	56 CARS
TOTAL NO. OF REQUIRED CAR PARKS	44 + 86 + 56
	186 CARS
ACHIEVED CAR PARKING	
CAR PARKS IN BASEMENT 2	96 CARS
CAR PARKS IN BASEMENT 3	98 CARS
TOTAL ACHIEVED CAR PARKS	194 CARS
TOTAL AREA FOR BASEMENT 2	2613.98 SQM
TOTAL AREA FOR BASEMENT 3	2613.98 SQM
TOTAL AREA FOR BASEMENTS	2613.98 + 2613.98 SQM
	5227.96 SQM
AS PER NORMS (1 E.C.S = 16 SQM FOR MECHANISED PARKING IN BASEMENTS)	5227.96 / 16 (DOUBLE STACK) IN BASEMENT 2 & 3

TOTAL NON F.A.R AREA DETAIL (IN SQM)	
BASEMENT 3 FLOOR NON F.A.R AREA	2613.98
BASEMENT 2 FLOOR NON-F.A.R AREA	2613.98
BASEMENT 1 FLOOR NON F.A.R AREA	2053.79
GROUND FLOOR NON - F.A.R AREA	839.29
FIRST FLOOR NON F.A.R AREA	71.36
SECOND FLOOR NON F.A.R AREA	71.36
THIRD FLOOR NON F.A.R AREA	71.36
THIRD FLOOR (EXIT LEVEL) NON F.A.R AREA	72.39
THIRD FLOOR (PROJECTOR LEVEL) NON F.A.R AREA	72.39
TOTAL NON F.A.R AREA	7975.86
TOTAL BUILT - UP AREA	F.A.R AREA + NON F.A.R AREA
	7213.90 + 7975.86
	15189.76



KEY PLAN MULTI COMPLEX AT "AJNARA INTEGRITY"

NOT TO SCALE



RAIN WATER HARVESTING PIT WITH DRILLING CHAMBER
SIZE 5.0 mx 3.0 x 2.1 mtr EFFECTIVE DEPTH

V.D. SHARMA
OPTIMUM DESIGN PVT. LTD.
B-24, SEC-67, NOIDA

1.

PROJECT:	SHEET TITLE :	
PROPOSED MULTI COMPLEX AT " AJNARA INTEGRITY" AT KHASRA NO. 977, 978, 979, 981, 983, 1049, 1050 VILLAGE - NOOR NAGAR, NH-58, RAJNAGAR EXT.,GHAZIABAD, U.P.	SITE PLAN	OWNER'S SIGN.
	DATE: 26-02-2015 SCALE - 1:200 SHEET SIZE - A1 N	AR. ATIT AGARWAL ARCHITECTS SIGN