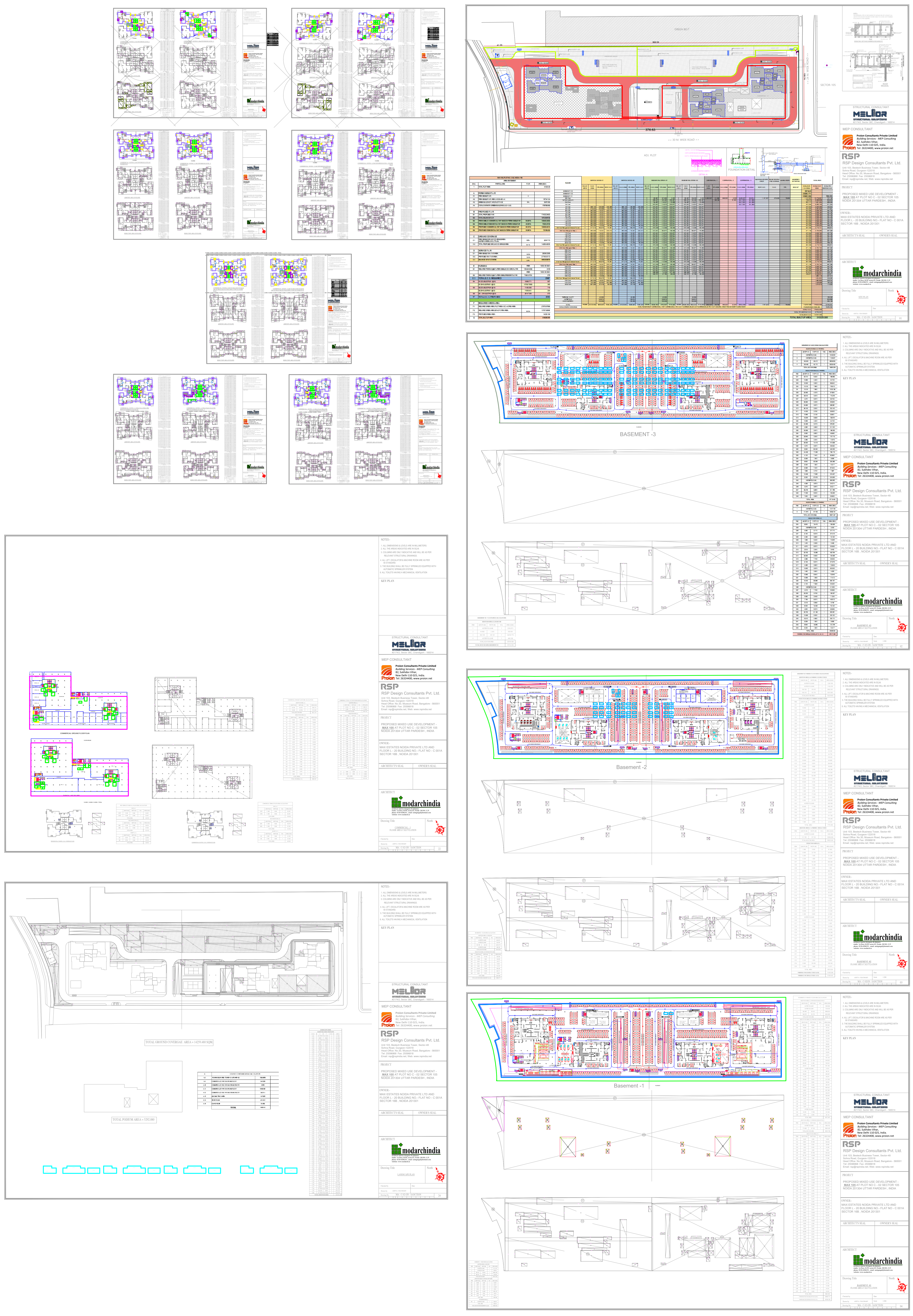


RAM PRAKASH

Digitally signed by RAM PRAKASH
Date: 2026.01.05 17:51:40 +05'30'

VINAY KUMAR

Digitally signed by VINAY KUMAR
Date: 2026.01.05 17:52:20 +05'30'

DEVENDRA NIGAM

Digitally signed by DEVENDRA NIGAM
Date: 2026.01.05 17:52:55 +05'30'

MEENA BHARGAVA

Digitally signed by MEENA BHARGAVA
Date: 2026.01.05 17:54:02 +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 ARE AS PER ISI STANDARD.
5. THE BUILDING SHALL BE FULLY SPRINKLED EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.
6. ALL TOILETS HAVING A MECHANICAL VENTILATION

KEY PLAN

STRUCTURAL CONSULTANT

MELIOR
STRUCTURAL SOLUTIONS
#2174/2, Sector 38C, Chandigarh - 160014

MEP CONSULTANT

Proion
Proion Consultants Private Limited
Building Services - MEP Consulting
82, Sukhdev Vihar,
New Delhi 110 025, India.
Tel: 26324400, www.proion.net

RSP
RSP Design Consultants Pvt. Ltd.
Unit 103, Bestech Business Tower, Sector-48
Sohna Road, Gurgaon-122018
Head Office: No.30, Museum Road, Bangalore - 560001
Tel: 25596868 Fax: 25596818
Email: rsp@rspindia.net; Web: www.rspindia.net

PROJECT

PROPOSED MIXED USE DEVELOPMENT -
MAX 105 AT PLOT NO C - 02 SECTOR 105
NOIDA 201304 UTTAR PARDESH , INDIA

OWNER:-
MAX ESTATES NOIDA PRIVATE LTD AND
FLOOR L - 20 BUILDING NO.- FLAT NO - C 001A
SECTOR 16B , NOIDA 201301

ARCHITECT'S SEAL	OWNER'S SEAL
Shiv Kumar AR. SHIV KUMAR B.ARCH Reg. No.- CA/2017/88101 D-230, Govindpuri, Modinagar-201201, Ghaziabad (U.P.) Mob.- +91-7417486698	DEPONENT

ARCHITECT

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

Drawing Title

SUBMISSION DRAWING

North

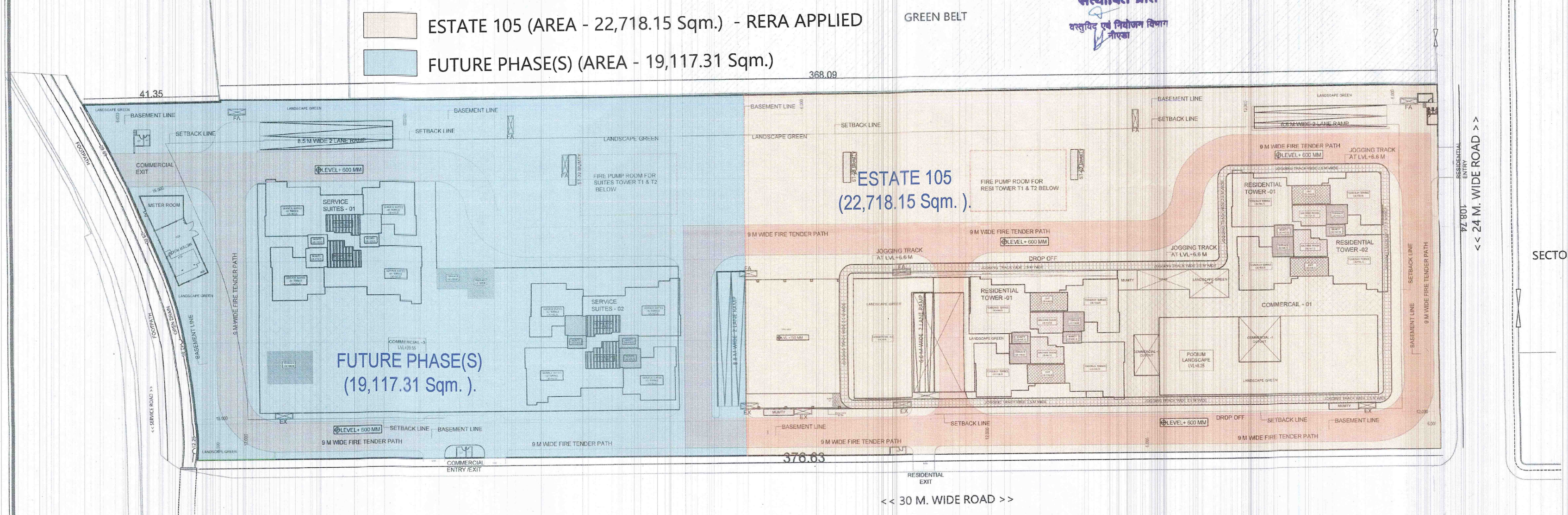
Checked by
Date
Drawn by ADITYA CHAUDHARY
Drawing No. MA - C-02-GN - SANCTION
01

LEGEND :

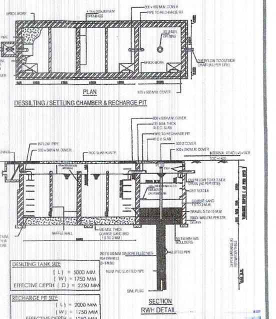
▨ ESTATE 105 (AREA - 22,718.15 Sqm.) - RERA APPLIED

▨ FUTURE PHASE(S) (AREA - 19,117.31 Sqm.)

सत्यापित प्रति
वास्तुविद एवं नियोजन विभाग
नोएडा



NOTE :
THE BOREWELL PIPE OF RECHARGE PIT SHOULD BE LEFT ATLEAST 5 M. ABOVE THE KNOWN HIGHEST WATER TABLE TO AVOID ANY POSSIBLE POLLUTION TO THE AQUIFER.



RAVI RAJ JAIN
Council of Architecture
CA/2024/170151
Architect

AR. SHIV KUMAR
Registered with COA
Reg. No. - CA/2017/88101

Max Estates Noida Private Limited

STRUCTURAL CONSULTANT

MELIOR
STRUCTURAL SOLUTIONS
#2174/2, Sector 38C, Chandigarh - 160014

MEP CONSULTANT

Proion Consultants Private Limited
Building Services - MEP Consulting
82, Sukhdev Vihar,
New Delhi 110 025, India.
Proion Tel: 26324400, www.proion.net

RSP
RSP Design Consultants Pvt. Ltd.
Unit 103, Bestech Business Tower, Sector-48
Sohna Road, Gurgaon-122018
Head Office: No.30, Museum Road, Bangalore - 560001
Tel: 25596868 Fax: 25596818
Email: rsp@rspindia.net; Web: www.rspindia.net

PROJECT

PROPOSED MIXED USE DEVELOPMENT -
MAX 105 AT PLOT NO C - 02 SECTOR 105
NOIDA 201304 UTTAR PARDESH , INDIA

OWNER:-
MAX ESTATES NOIDA PRIVATE LTD AND
FLOOR L - 20 BUILDING NO.- FLAT NO - C 001A
SECTOR 16B , NOIDA 201301

ARCHITECT'S SEAL | OWNER'S SEAL

Shiv Kumar
SHIV KUMAR B.ARCH
Reg. No.- CA/2017/88101
Mob.- +91-7417486698

Max Estates Noida Private Limited

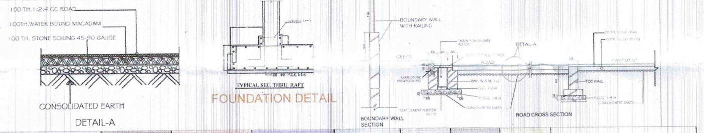
ARCHITECT

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

Drawing Title
SITE PLAN

North

Checked by
Date
Drawn by ADITYA CHAUDHARY
Drawing No. MA - C-02-GN - SANCTION
01



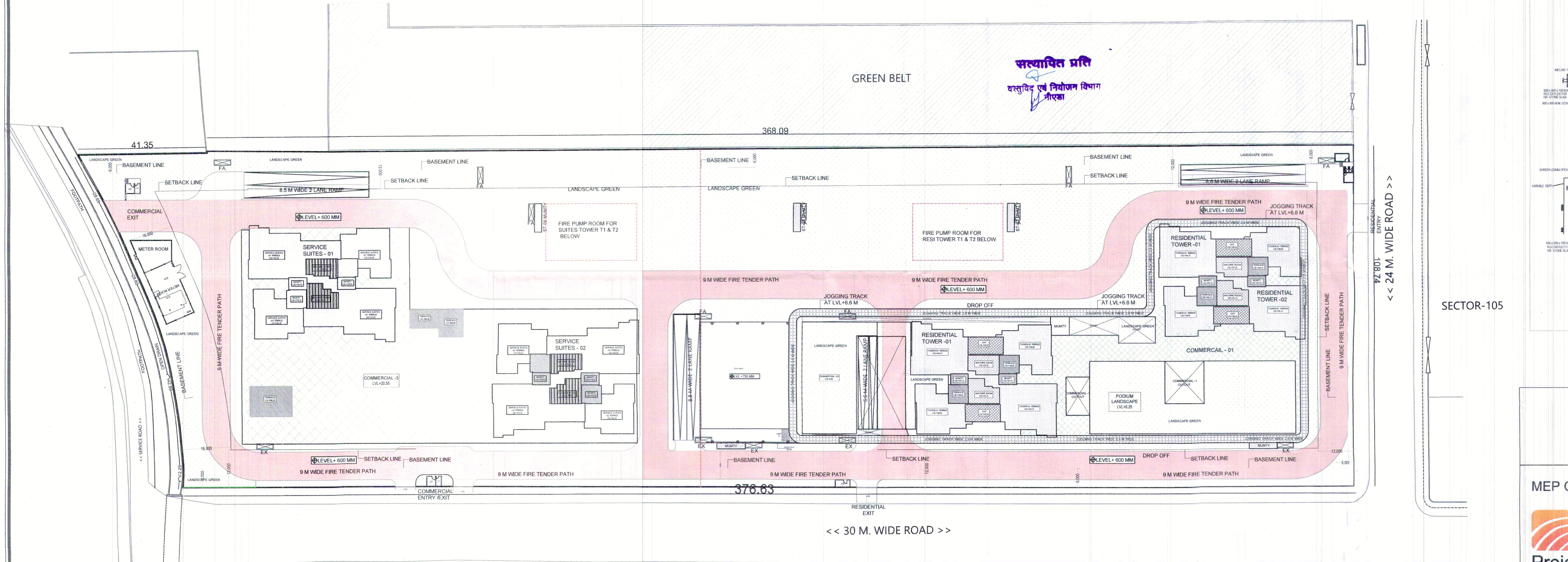
MAX-105, PLOT NO. C-02, NOIDA- 105

AREA STATEMENT

S.No.	PARTICULARS	F.A.R	AREA (SQM)
1	TOTAL PLOT AREA		41835.46
A	**PERMISSIBLE F.A.R**		
A.1	PERMISSIBLE F.A.R -	4	
A.2	PERMISSIBLE F.A.R AREA (41835.460 x 4)		167341.84
A.3	GREEN BUILDING F.A.R (5% OF F.A.R)	5%	8367.092
A.4	**TOTAL FAR WITH GREEN BUILDING (A.2 + A.3)**		175708.932
B	**PROPOSED F.A.R**		
B.1	TOTAL PROPOSED F.A.R		174032.9453
B.2	**TOTAL BALANCE F.A.R**		1675.986725
B.3	**PERMISSIBLE COMMERCIAL FAR %AGE ON PERMISSIBLE FAR**	60.00%	105425.3592
B.4	**PERMISSIBLE RESIDENTIAL FAR %AGE ON PERMISSIBLE FAR**	40.00%	70283.5728
B.3	**PROPOSED COMMERCIAL FAR %AGE ON PERMISSIBLE FAR**	59.10%	103836.4413
B.4	**PROPOSED RESIDENTIAL FAR %AGE ON PERMISSIBLE FAR**	39.95%	70196.504
C	**GROUND COVERAGE**		
C.1	PERMISSIBLE GROUND COVERAGE AREA (AS PER MASTER LAYOUT PLAN)	50%	20917.73
C.2	TOTAL PROPOSED GROUND COVERAGE AREA	34.1%	14259.48005
D	**SERVICE F.A.R**		
D.1	PERMISSIBLE 15% F.A.R AREA	15.0%	26356.3398
D.2	PROPOSED 15% F.A.R AREA	12.4%	21749.40113
D.3	**BALANCE 15% F.A.R AREA**	2.6%	4606.938675
E	**PARKING**	AREA	1 ECS/ 50 SQM
E.1	REQUIRED PARKING @60 % PERMISSIBLE COMMERCIAL FAR	105425.3592	2109
		AREA	1 ECS/ 80 SQM
E.2	REQUIRED PARKING @40 % PERMISSIBLE RESIDENTIAL FAR	70283.5728	879
E.3	**TOTAL E.C.S. REQUIRED**		**2987**
E.4	B1 (DOUBLE STACK - @ 16)	10665.771	667
	B1 (SINGLE STACK - @30)	10788.70908	360
E.5	B2 (DOUBLE STACK- @ 16)	11458.368	716
	B2 (SINGLE STACK - @30)	11506.401	384
E.6	B3 ((SINGLE STACK- @30)	26147.395	872
E.7	**TOTAL E.C.S. PROPOSED**		**2998**
F	**REQUIRED GREEN AREA**		
F.1	REQUIRED GREEN AREA (PLOT AREA - GC) = OPEN AREA		27575.97995
F.2	REQUIRED GREEN AREA (50% OF OPEN AREA)	50.0%	13787.98998
F.3	PROPOSED GREEN AREA		14005.198
G	TOTAL BUILT UP AREA		315529.800

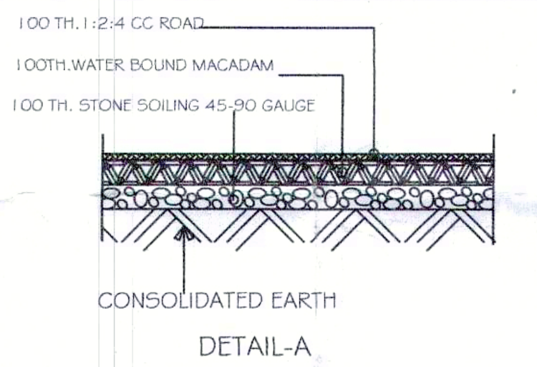
FLOOR	SERVICE SUITES -01				SERVICE SUITES -02				RESIDENTIAL TOWER - 01			
	NO. OF UNITS	F.A.R. AREA	15% AREA	NON F.A.R	NO. OF UNITS	F.A.R. AREA	15% AREA	NON F.A.R	NO. OF UNITS	F.A.R. AREA	15% AREA	NON F.A.R
BASEMENT - 03												
BASEMENT - 02												
BASEMENT - 01												
GR. Floor									0	163.687	157.982	0.000
1st floor (podium)									4	989.487	120.490	353.287
2nd floor									0	794.867	112.347	178.889
3rd floor									4	973.051	114.874	203.677
4th floor	4	996.133	126.896	352.296	4	996.133	126.896	352.296	4	973.051	114.874	203.677
5th floor	0	819.203	123.892	130.819	0	819.203	123.892	130.819	4	973.051	114.874	203.677
6th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677
7th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677
8th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677
9th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677
10th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677
11th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677
12th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677
13th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677
14th floor	4	980.059	118.505	195.546	4	980.059	118.505	195.546	4	973.051	114.874	203.677
15th floor Refuge (Commercial Tower)	3	917.315	169.978	175.061	3	917.315	169.978	175.061	4	972.036	114.858	195.546
16th floor (Refuge on Resi.)	4	980.329	119.021	200.310	4	980.329	119.021	200.310	3	912.451	164.677	195.546
17th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677
18th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677
19th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677
20th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677
21st floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677
22nd floor	4	980.059	118.505	195.546	4	980.059	118.505	195.546	4	973.051	114.874	203.677
23rd floor Refuge (Commercial Tower)	3	917.315	169.978	175.061	3	917.315	169.978	175.061	4	972.036	114.858	195.546
24th floor (Refuge on Resi.)	4	980.329	119.021	200.310	4	980.329	119.021	200.310	3	910.046	164.677	195.546
25th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677
26th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677
27th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677
28th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677
29th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677
30th floor	4	980.059	118.505	195.546	4	980.059	118.505	195.546	4	973.051	114.874	203.677
31st floor Refuge (Commercial Tower)	3	917.315	169.978	175.061	3	917.315	169.978	175.061	4	972.036	114.858	195.546
32nd floor (Refuge on Resi.)	4	980.329	119.021	200.310	4	980.329	119.021	200.310	3	910.046	164.677	195.546
33rd floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677
34th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677
35th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677
36th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	2	696.596	74.032	487.455
37th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	0	532.787	47.764	82.438
38th floor	4	980.059	118.505	195.546	4	980.059	118.505	195.546				
39th floor Refuge (Commercial Tower)	3	917.315	169.978	175.061	3	917.315	169.978	175.061				
40th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310				
41st floor	2	704.468	80.204	491.955	2	704.468	80.204	491.955				
42nd floor	0	637.258	57.416	82.438	0	637.258	57.416	82.438				
TERRACE / MUMTY			40.584				40.584				40.584	
WATER TANK			125.674				125.674				125.674	
MACHINE ROOM			123.532				123.532				123.532	
TOTAL	142.000	37215.440	5045.697	7948.305	142.000	37215.441	5045.697	7948.306	135.000	35098.452	4742.607	7774.624
TOTAL GROUND COVERAGE												

FLOOR	RESIDENTIAL TOWER - 02				COMMERCIAL - 1		COMMERCIAL - 2		COMMERCIAL - 3		ELEVATED JOGGING TRACK	METER ROOM & HSD STORAGE	GUARD ROOM	BASEMEMT (B1+B2+B3)	TOTAL AREA		
	NO. OF UNITS	F.A.R. AREA	15% AREA	NON F.A.R	F.A.R. AREA	15% AREA	F.A.R. AREA	15% AREA	F.A.R. AREA	15% AREA	NON F.A.R.	F.A.R.	15%	BUILTUP	TOTAL NON F.A.R AREA	TOTAL F.A.R AREA	TOTAL 15% SERVICE F.A.R.
BASEMENT - 03															35744.8		
BASEMENT - 02															33696.771		
BASEMENT - 01															33669.556		709.815
GR. Floor	0	163.287	109.308	0.000	3,050.527	21.598	646.020	2.030	6,480.507	340.614	1,147.027	275.553	75.650		1,147.027	10,779.581	707.182
1st floor (podium)	4	989.487	120.490	353.287		25.154		21.821	6,317.651	341.595					706.575	8,296.626	629.549
2nd floor	0	794.867	112.347	178.889					6,317.651	341.595					357.777	7,907.384	566.288
3rd floor	4	973.051	114.874	203.677					6,317.651	341.595					407.354	8,263.753	571.342
4th floor	4	973.051	114.874	203.677											407.354	3,938.368	483.540
5th floor	4	973.051	114.874	203.677											407.354	3,584.509	477.531
6th floor	4	973.051	114.874	203.677											407.354	3,906.760	467.789
7th floor	4	973.051	114.874	203.677											407.354	3,906.760	467.790
8th floor	4	973.051	114.874	203.677											407.354	3,906.760	467.790
9th floor	4	973.051	114.874	203.677											407.354	3,906.760	467.790
10th floor	4	973.051	114.874	203.677											407.354	3,906.760	467.790
11th floor	4	973.051	114.874	203.677											407.354	3,906.760	467.790
12th floor	4	973.051	114.874	203.677											407.354	3,906.760	467.790
13th floor	4	973.051	114.874	203.677											407.354	3,906.760	467.790
14th floor	4	973.051	114.874	203.677											407.354	3,906.220	466.758
15th floor Refuge (Commercial Tower)	4	972.036	114.858	195.546											391.092	3,778.701	569.672
16th floor (Refuge on Resi.)	3	912.451	164.677	175.563											371.109	3,785.560	567.396
17th floor	4	973.051	114.874	203.677											407.354	3,906.760	467.790
18th floor	4	973.051	114.874	203.677											407.354	3,906.760	467.790
19th floor	4	973.051	114.874	203.677											407.354	3,906.760	467.790
20th floor	4	973.051	114.874	203.677											407.354	3,906.760	467.790
21st floor	4	973.051	114.874	203.677											407.354	3,906.760	467.790
22nd floor	4	973.051	114.874	203.677											407.354	3,906.220	466.758
23rd floor Refuge (Commercial Tower)	4	972.036	114.858	195.546											391.092	3,778.702	569.672
24th floor (Refuge on Resi.)	3	910.046	164.677	175.563											371.109	3,780.750	567.396
25th floor	4	973.051	114.874	203.677											407.354	3,906.760	467.790
26th floor	4	973.051	114.874	203.677											407.354	3,906.760	467.790
27th floor	4	973.051	114.874	203.677											407.354	3,906.760	467.790
28th floor	4	973.051	114.874	203.677											407.354	3,906.760	467.790
29th floor	4	973.051	114.874	203.677											407.354	3,906.760	467.790
30th floor	4	973.051	114.874	203.677											407.354	3,906.220	466.758
31st floor Refuge (Commercial Tower)	4	972.036	114.858	195.546											391.092	3,778.702	569.672
32nd floor (Refuge on Resi.)	3	910.046	164.677	175.563											371.109	3,780.750	567.396
33rd floor	4	973.051	114.874	203.677											407.354	3,906.760	467.790
34th floor	4	973.051	114.874	203.677											407.354	3,906.760	467.790
35th floor	4	973.051	114.874	203.677											407.354	3,906.760	467.790
36th floor	2	696.596	74.032	487.455											974.910	3,353.851	386.106
37th floor	0	532.787	47.764	82.438											164.877	3,026.231	333.571
38th floor																1,960.118	237.010
39th floor Refuge (Commercial Tower)																1,834.630	339.956
40th floor																1,960.658	238.042
41st floor																1,408.936	160.409
42nd floor																1,274.515	114.832
TERRACE / MUMTY			40.584														162.336
WATER TANK			125.674														502.696
MACHINE ROOM			123.532														494.128
TOTAL	135.000	35098.052	4693.933	7714.675	3050.527	46.752	646.020	23.851	25433.460	1365.399	1147.027	275.553	75.650		119747.454	174032.945	21749.401
TOTAL GROUND COVERAGE	TOTAL PODIUM AREA + COMMERCAIL 3 FAR + COMMERCAIL 3 15% F.A.R + COMMERCAIL 02 F.A.R + COMMERCAIL 02 15% F.A.R + JOGGING TRACK + METER ROOM + GUARD ROOM														PODIUM AREA = 5292.080		14259.480
															TOTAL F.A.R.	174032.945	
															TOTAL 15% SERVICE F.A.R.	21749.401	
															TOTAL NON-F.A.R.	119747.454	
															TOTAL BUILT UP AREA	**315529.800**	

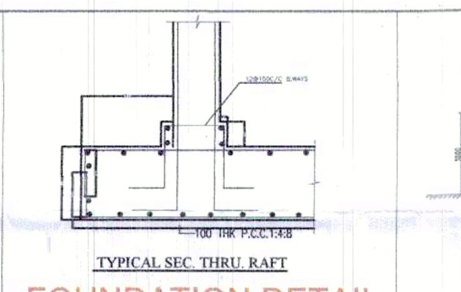


सत्यापित प्रति
वास्तुविद एवं नियोजन विभाग
नोएडा

ADJ. PLOT

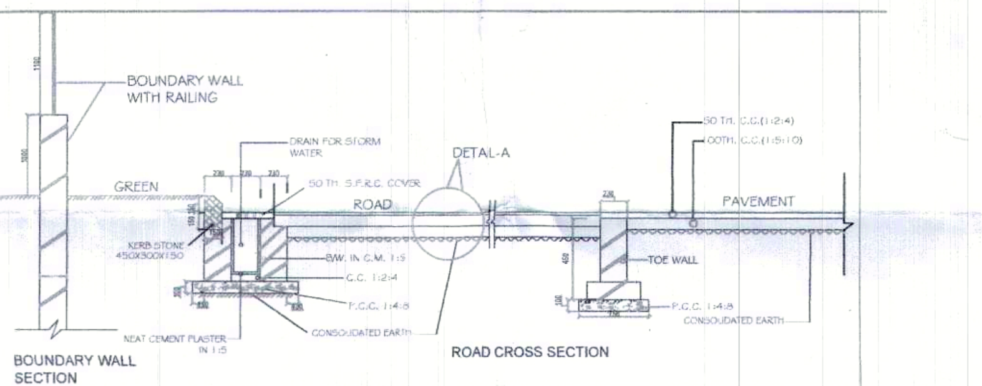


DETAIL-A



TYPICAL SEC. THRU. RAFT

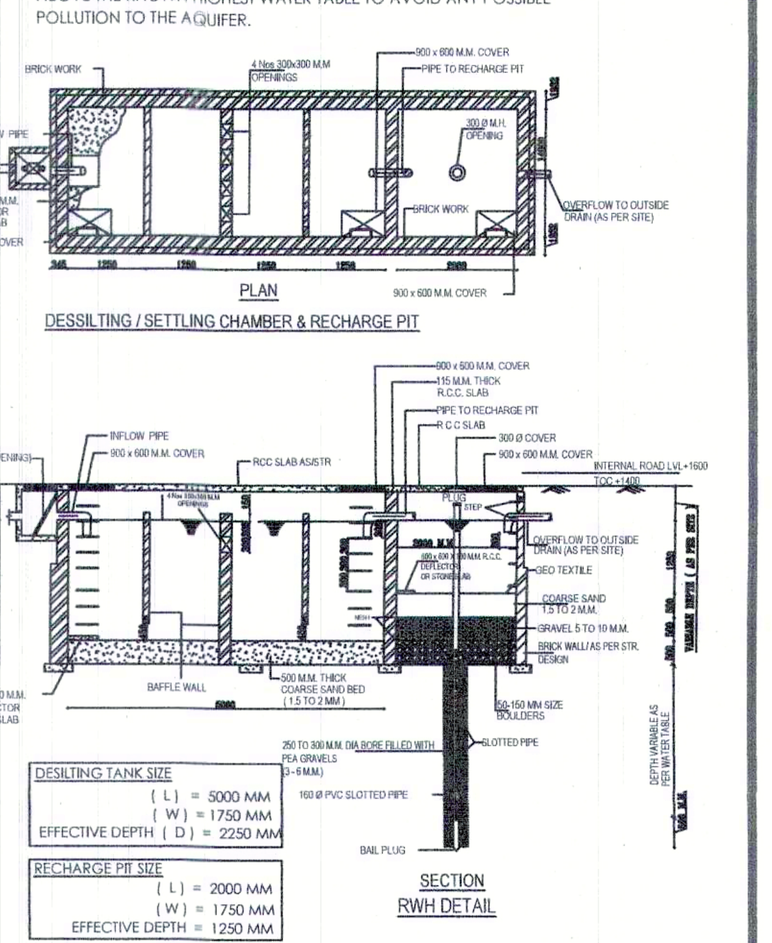
FOUNDATION DETAIL



BOUNDARY WALL SECTION

ROAD CROSS SECTION

NOTE :
THE BOREWELL PIPE OF RECHARGE PIT SHOULD BE LEFT ATLEAST 5 M. ABOVE THE KNOWN HIGHEST WATER TABLE TO AVOID ANY POSSIBLE POLLUTION TO THE AQUIFER.


BRICK WORK
4 Nos 300x300 M.M OPENINGS
900 x 600 M.M. COVER
PIPE TO RECHARGE PIT
INFLOW PIPE
300 Ø M.H. OPENING
600 x 600 x 100 M.M. RCC DEFLECTOR OR STONE SLAB
900 x 600 M.M. COVER
OVERFLOW TO OUTSIDE DRAIN (AS PER SITE)
PLAN
115 M.M. THICK R.C.C. SLAB
R.C.C SLAB
300 Ø COVER
SCREEN (25MM OPENING)
RCC SLAB AS/STR
INTERNAL ROAD LVL+1600
TOC +1400
VARIABLE DEPTH
PLUG
STEP
GEO TEXTILE
COARSE SAND 1.5 TO 2 M.M.
GRAVEL 5 TO 10 M.M.
BRICK WALL/ AS PER STR. DESIGN
BAFFLE WALL
500 M.M. THICK COARSE SAND BED (1.5 TO 2 MM)
50-150 MM SIZE BOULDERS
250 TO 300 M.M. DIA BORE FILLED WITH PEA GRAVELS (3-6 M.M.)
SLOTTED PIPE
160 Ø PVC SLOTTED PIPE
BAIL PLUG
DEPTH VARIABLE AS PER WATER TABLE
SECTION

DESSILTING / SETTLING CHAMBER & RECHARGE PIT

DESILTING TANK SIZE
(L) = 5000 MM
(W) = 1750 MM
EFFECTIVE DEPTH (D) = 2250 MM

RECHARGE PIT SIZE
(L) = 2000 MM
(W) = 1750 MM
EFFECTIVE DEPTH = 1250 MM

RWH DETAIL

MAX-105, PLOT NO. C-02, NOIDA- 105

AREA STATEMENT

S.No.	PARTICULARS	F.A.R	AREA (SQM)
1	TOTAL PLOT AREA		41835.46
A	**PERMISSIBLE F.A.R**		
A.1	PERMISSIBLE F.A.R -	4	
A.2	PERMISSIBLE F.A.R AREA (41835.460 x 4)		167341.84
A.3	GREEN BUILDING F.A.R (5% OF F.A.R)	5%	8367.092
A.4	**TOTAL FAR WITH GREEN BUILDING (A.2 + A.3)**		175708.932
B	**PROPOSED F.A.R**		
B.1	TOTAL PROPOSED F.A.R		174032.9453
B.2	**TOTAL BALANCE F.A.R**		**1675.986725**
B.3	**PERMISSIBLE COMMERCIAL FAR %AGE ON PERMISSIBLE FAR**	**60.00%**	**105425.3592**
B.4	**PERMISSIBLE RESIDENTIAL FAR %AGE ON PERMISSIBLE FAR**	**40.00%**	**70283.5728**
B.3	**PROPOSED COMMERCIAL FAR %AGE ON PERMISSIBLE FAR**	**59.10%**	**103836.4413**
B.4	**PROPOSED RESIDENTIAL FAR %AGE ON PERMISSIBLE FAR**	**39.95%**	**70196.504**
C	**GROUND COVERAGE**		
C.1	PERMISSIBLE GROUND COVERAGE AREA (AS PER MASTER LAYOUT PLAN)	50%	20917.73
C.2	TOTAL PROPOSED GROUND COVERAGE AREA	34.1%	14259.48005
D	**SERVICE F.A.R**		
D.1	PERMISSIBLE 15% F.A.R AREA	15.0%	26356.3398
D.2	PROPOSED 15% F.A.R AREA	12.4%	21749.40113
D.3	**BALANCE 15% F.A.R AREA**	**2.6%**	**4606.938675**
E	**PARKING**	AREA	1 ECS/ 50 SQM
E.1	REQUIRED PARKING @60 % PERMISSIBLE COMMERCIAL FAR	105425.3592	2109
		AREA	1 ECS/ 80 SQM
E.2	REQUIRED PARKING @40 % PERMISSIBLE RESIDENTIAL FAR	70283.5728	879
E.3	**TOTAL E.C.S. REQUIRED**		**2987**
E.4	B1 (DOUBLE STACK - @16)	10665.771	667
	B1 (SINGLE STACK - @30)	10788.70908	360
E.5	B2 (DOUBLE STACK- @16)	11458.368	716
	B2 (SINGLE STACK - @30)	11506.401	384
E.6	B3 ((SINGLE STACK- @30)	26147.395	872
E.7	**TOTAL E.C.S. PROPOSED**		**2998**
F	**REQUIRED GREEN AREA**		
F.1	REQUIRED GREEN AREA (PLOT AREA - GC) = OPEN AREA		27575.97995
F.2	REQUIRED GREEN AREA (50% OF OPEN AREA)	50.0%	13787.98998
F.3	PROPOSED GREEN AREA		14005.198
G	TOTAL BUILT UP AREA		315529.800

FLOOR	SERVICE SUITES -01				SERVICE SUITES -02				RESIDENTIAL TOWER - 01				RESIDENTIAL TOWER - 02				COMMERCIAL - 1		COMMERCIAL - 2		COMMERCIAL - 3		ELEVATED JOGGING TRACK	METER ROOM & HSD STORAGE	GUARD ROOM	BASEMEMT (B1+B2+B3)	TOTAL AREA		
	NO. OF UNITS	F.A.R. AREA	15% AREA	NON F.A.R	NO. OF UNITS	F.A.R. AREA	15% AREA	NON F.A.R	NO. OF UNITS	F.A.R. AREA	15% AREA	NON F.A.R	NO. OF UNITS	F.A.R. AREA	15% AREA	NON F.A.R	F.A.R. AREA	15% AREA	F.A.R. AREA	15% AREA	F.A.R. AREA	15% AREA	NON F.A.R.	F.A.R.	15%	BUILTUP	TOTAL NON F.A.R AREA	TOTAL F.A.R AREA	TOTAL 15% SERVICE F.A.R.
BASEMENT - 03																											**35744.8**		
BASEMENT - 02																											**33696.771**		
BASEMENT - 01																											**33669.556**		**709.815**
GR. Floor									0	163.687	157.982	0.000	0	163.287	109.308	0.000	3,050.527	21.598	646.020	2.030	6,480.507	340.614	1,147.027	275.553	75.650		1,147.027	10,779.581	707.182
1st floor (podium)									4	989.487	120.490	353.287	4	989.487	120.490	353.287		25.154		21.821	6,317.651	341.595					706.575	8,296.626	629.549
2nd floor									0	794.867	112.347	178.889	0	794.867	112.347	178.889					6,317.651	341.595					357.777	7,907.384	566.288
3rd floor									4	973.051	114.874	203.677	4	973.051	114.874	203.677					6,317.651	341.595					407.354	8,263.753	571.342
4th floor	4	996.133	126.896	352.296	4	996.133	126.896	352.296	4	973.051	114.874	203.677	4	973.051	114.874	203.677											407.354	3,938.368	483.540
5th floor	0	819.203	123.892	130.819	0	819.203	123.892	130.819	4	973.051	114.874	203.677	4	973.051	114.874	203.677											407.354	3,584.509	477.531
6th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677	4	973.051	114.874	203.677											407.354	3,906.760	467.789
7th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677	4	973.051	114.874	203.677											407.354	3,906.760	467.790
8th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677	4	973.051	114.874	203.677											407.354	3,906.760	467.790
9th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677	4	973.051	114.874	203.677											407.354	3,906.760	467.790
10th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677	4	973.051	114.874	203.677											407.354	3,906.760	467.790
11th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677	4	973.051	114.874	203.677											407.354	3,906.760	467.790
12th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677	4	973.051	114.874	203.677											407.354	3,906.760	467.790
13th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677	4	973.051	114.874	203.677											407.354	3,906.760	467.790
14th floor	4	980.059	118.505	195.546	4	980.059	118.505	195.546	4	973.051	114.874	203.677	4	973.051	114.874	203.677											407.354	3,906.220	466.758
15th floor Refuge (Commercial Tower)	3	917.315	169.978	175.061	3	917.315	169.978	175.061	4	972.036	114.858	195.546	4	972.036	114.858	195.546											391.092	3,778.701	569.672
16th floor (Refuge on Resi.)	4	980.329	119.021	200.310	4	980.329	119.021	200.310	3	912.451	164.677	195.546	3	912.451	164.677	175.563											371.109	3,785.560	567.396
17th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677	4	973.051	114.874	203.677											407.354	3,906.760	467.790
18th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677	4	973.051	114.874	203.677											407.354	3,906.760	467.790
19th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677	4	973.051	114.874	203.677											407.354	3,906.760	467.790
20th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677	4	973.051	114.874	203.677											407.354	3,906.760	467.790
21st floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677	4	973.051	114.874	203.677											407.354	3,906.760	467.790
22nd floor	4	980.059	118.505	195.546	4	980.059	118.505	195.546	4	973.051	114.874	203.677	4	973.051	114.874	203.677											407.354	3,906.220	466.758
23rd floor Refuge (Commercial Tower)	3	917.315	169.978	175.061	3	917.315	169.978	175.061	4	972.036	114.858	195.546	4	972.036	114.858	195.546											391.092	3,778.702	569.672
24th floor (Refuge on Resi.)	4	980.329	119.021	200.310	4	980.329	119.021	200.310	3	910.046	164.677	195.546	3	910.046	164.677	175.563											371.109	3,780.750	567.396
25th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677	4	973.051	114.874	203.677											407.354	3,906.760	467.790
26th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677	4	973.051	114.874	203.677											407.354	3,906.760	467.790
27th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677	4	973.051	114.874	203.677											407.354	3,906.760	467.790
28th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677	4	973.051	114.874	203.677											407.354	3,906.760	467.790
29th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677	4	973.051	114.874	203.677											407.354	3,906.760	467.790
30th floor	4	980.059	118.505	195.546	4	980.059	118.505	195.546	4	973.051	114.874	203.677	4	973.051	114.874	203.677											407.354	3,906.220	466.758
31st floor Refuge (Commercial Tower)	3	917.315	169.978	175.061	3	917.315	169.978	175.061	4	972.036	114.858	195.546	4	972.036	114.858	195.546											391.092	3,778.702	569.672
32nd floor (Refuge on Resi.)	4	980.329	119.021	200.310	4	980.329	119.021	200.310	3	910.046	164.677	195.546	3	910.046	164.677	175.563											371.109	3,780.750	567.396
33rd floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677	4	973.051	114.874	203.677											407.354	3,906.760	467.790
34th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677	4	973.051	114.874	203.677											407.354	3,906.760	467.790
35th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	4	973.051	114.874	203.677	4	973.051	114.874	203.677											407.354	3,906.760	467.790
36th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	2	696.596	74.032	487.455	2	696.596	74.032	487.455											974.910	3,353.851	386.106
37th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310	0	532.787	47.764	82.438	0	532.787	47.764	82.438											164.877	3,026.231	333.571
38th floor	4	980.059	118.505	195.546	4	980.059	118.505	195.546																				1,960.118	237.010
39th floor Refuge (Commercial Tower)	3	917.315	169.978	175.061	3	917.315	169.978	175.061																				1,834.630	339.956
40th floor	4	980.329	119.021	200.310	4	980.329	119.021	200.310																				1,960.658	238.042
41st floor	2	704.468	80.204	491.955	2	704.468	80.204	491.955																				1,408.936	160.409
42nd floor	0	637.258	57.416	82.438	0	637.258	57.416	82.438																				1,274.515	114.832
TERRACE / MUMTY			40.584				40.584				40.584				40.584														162.336
WATER TANK			125.674				125.674				125.674				125.674														502.696
MACHINE ROOM			123.532				123.532				123.532				123.532														494.128
TOTAL	**142.000**	**37215.440**	**5045.697**	**7948.305**	**142.000**	**37215.441**	**5045.697**	**7948.306**	**135.000**	**35098.452**	**4742.607**	**7774.624**	**135.000**	**35098.052**	**4693.933**	**7714.675**	**3050.527**	**46.752**	**646.020**	**23.851**	**25433.460**	**1365.399**	**1147.027**	**275.553**	**75.650**		**119747.454**	**174032.945**	**21749.401**
TOTAL GROUND COVERAGE	**TOTAL PODIUM AREA + COMMERCAIL 3 FAR + COMMERCAIL 3 15% F.A.R + COMMERCAIL 02 F.A.R + COMMERCAIL 02 15% F.A.R + JOGGING TRACK + METER ROOM + GUARD ROOM**																										**PODIUM AREA = 5292.080**		**14259.480**
																											TOTAL F.A.R.	**174032.945**	
																											TOTAL 15% SERVICE F.A.R.	**21749.401**	
																											TOTAL NON-F.A.R.	**119747.454**	
																											TOTAL BUILT UP AREA	**315529.800**	

STRUCTURAL CONSULTANT

MELIOR
STRUCTURAL SOLUTIONS
#2174/2, Sector 38C, Chandigarh - 160014

MEP CONSULTANT

Proion
Proion Consultants Private Limited
Building Services - MEP Consulting
82, Sukhdev Vihar,
New Delhi 110 025, India.
Tel: 26324400, www.proion.net

RSP
RSP Design Consultants Pvt. Ltd.
Unit 103, Bestech Business Tower, Sector-48
Sohna Road, Gurgaon-122018
Head Office: No.30, Museum Road, Bangalore - 560001
Tel: 25596868 Fax: 25596818
Email: rsp@rspindia.net; Web: www.rspindia.net

PROJECT

PROPOSED MIXED USE DEVELOPMENT -
MAX 105 AT PLOT NO C - 02 SECTOR 105
NOIDA 201304 UTTAR PARDESH , INDIA

OWNER:-
MAX ESTATES NOIDA PRIVATE LTD AND
FLOOR L - 20 BUILDING NO.- FLAT NO - C 001A
SECTOR 16B , NOIDA 201301

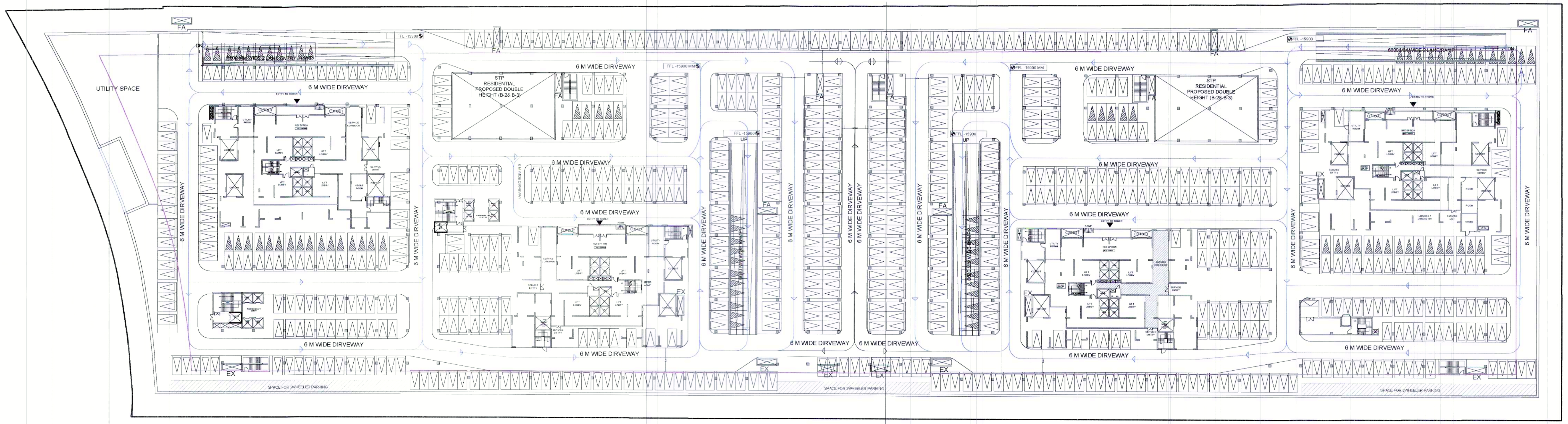
ARCHITECT'S SEAL	OWNER'S SEAL
Shiv Kumar AR. SHIV KUMAR B.ARCH Reg. No.- CA/2017/88101 D-230, Govindpuri, Modinagar-201201, Ghaziabad (U.P.) Mob.- +91-7417486638	Max Estates Noida Private Limited

ARCHITECT

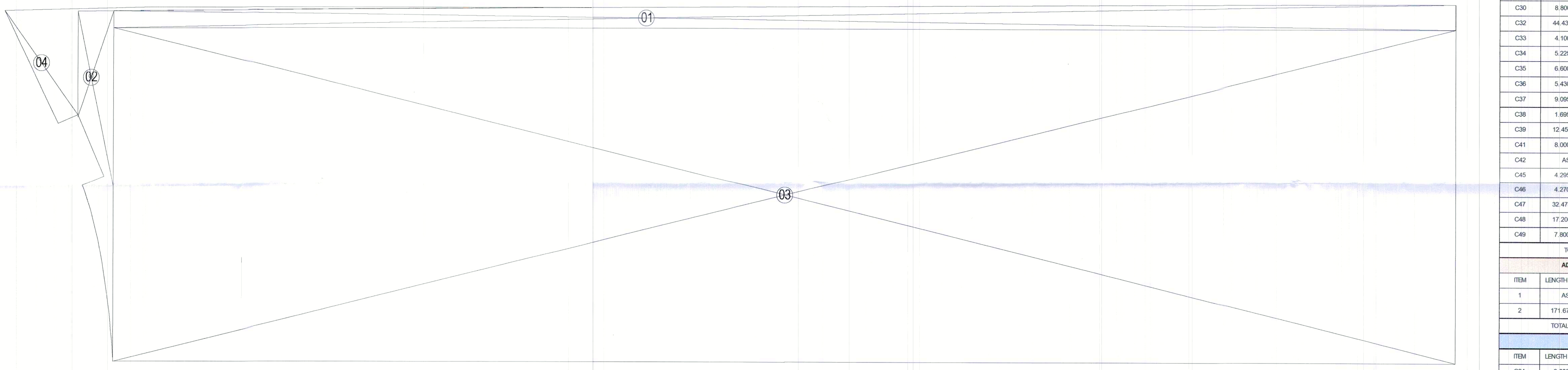
modarchindia
architects interior designers & planners
studio: 1st floor, B-99, sector-63, Noida -201301, U.P.
phone: 0120-4206253, email: amitgangal@hotmail.com
website: www.modarch.in

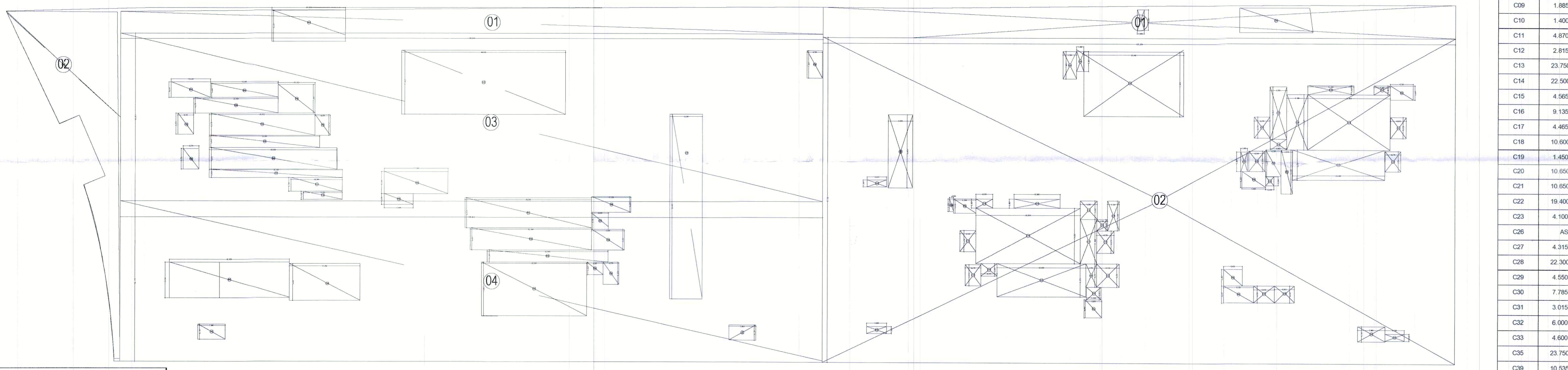
Drawing Title	North
SITE PLAN	

Checked by		Date	
Drawn by	ADITYA CHAUDHARY		
Drawing No.	MA - C-02-GN - SANCTION		01


UTILITY SPACE
6 M WIDE DIRVEWAY
STP RESIDENTIAL PROPOSED DOUBLE HEIGHT (B-2& B-3)
FA
EX
SPACE FOR 2WHEELER PARKING

BASEMENT -3





BASEMENT 03 FLOOR AREA CALCULATIONS				
ADDITION AREA (A) NON FAR				
ITEM	LENGTH (M)	WIDTH (M)	NOs.	AREA (SQM.)
1	AS PER POLYLINE		1	2330.573
2	10.650	2.425	1	530.501
3	363.745	89.125	1	32418.773
4	AS PER POLYLINE		1	446.328
TOTAL NON FAR AREA				35744.800
TOTAL NON FAR AREA BASEMENT 03				35744.800

BASEMENT 03 FLOOR AREA CALCULATIONS				
ADDITION AREA (A) PARKING				
.	LENGTH (M)	WIDTH (M)	NOs.	AREA (SQM.)
1	AS PER POLYLINE		1	1242.220
2	AS PER POLYLINE		1	1133.927
3	190.500	45.410	1	8650.605
4	190.490	43.170	1	8223.453
TOTAL NON FAR AREA				19250.205
DEDUCTION AREA (B) PARKING				
ITEM	LENGTH (M)	WIDTH (M)	NOs.	AREA (SQM.)
C01	20.010	8.330	1	166.683
C02	10.650	4.200	1	44.730
C03	18.300	3.800	1	69.540
C04	10.015	7.680	1	76.915
C4	10.015	7.680	1	1003.159
C05	22.850	4.275	1	97.684
C06	28.615	5.975	1	170.975
C07	4.270	5.570	1	23.784
C08	29.950	3.305	1	98.985
C09	34.650	5.970	1	206.861
C10	36.150	2.300	1	83.145
C11	14.000	3.750	1	52.500
C12	10.650	2.125	1	22.631
C13	19.205	9.925	1	190.610
C20	10.650	4.200	1	44.730
C21	34.285	8.075	1	276.851
C22	4.550	4.645	1	21.135
C23	32.885	5.970	1	196.323
C24	8.850	5.600	1	49.560
C25	32.640	3.300	1	107.712
C26	4.365	3.340	1	14.579
C27	28.500	14.415	1	410.828
C28	4.270	5.970	1	25.492
C30	8.800	50.000	1	440.000
C32	44.435	17.085	1	759.172
C33	4.100	7.400	2	60.680
C34	5.225	1.900	1	9.928
C35	6.600	50.055	1	330.363
C36	5.430	1.900	1	10.317
C37	9.095	7.400	1	67.303
C38	1.695	4.700	1	7.967
C39	12.455	17.620	1	219.457
C41	8.000	27.275	1	218.200
C42	AS PER POLYLINE		1	648.520
C45	4.295	5.675	1	24.374
C46	4.270	5.670	1	24.211
C47	32.475	9.600	1	311.760
C48	17.200	6.000	1	103.200
C49	7.800	2.900	1	22.620
TOTAL AREA				6713.482
ADDITION AREA (C) PARKING				
ITEM	LENGTH (M)	WIDTH (M)	NOs.	AREA (SQM.)
1	AS PER POLYLINE		1	1447.746
2	171.670	87.725	1	15059.751
TOTAL NON FAR AREA				16507.497
DEDUCTION AREA (D)				
ITEM	LENGTH (M)	WIDTH (M)	NOs.	AREA (SQM.)
C04	6.600	19.475	1	128.535
C05	AS PER POLYLINE		1	3.003
C06	4.550	8.170	1	37.174
C07	9.150	6.275	1	57.416
C08	4.450	2.950	1	13.128
C09	1.885	5.430	1	10.236
C10	1.400	0.325	1	0.455
C11	4.870	6.270	1	30.535
C12	2.815	3.340	1	9.402
C13	23.750	18.265	1	433.794
C14	22.500	5.535	1	124.538
C15	4.565	7.785	1	35.539
C16	9.135	6.270	1	57.276
C17	4.465	2.900	1	12.949
C18	10.600	5.975	1	63.335
C19	1.450	2.900	1	4.205
C20	10.650	6.840	1	72.846
C21	10.650	1.635	1	17.413
C22	19.400	28.565	1	554.161
C23	4.100	7.395	1	30.320
C26	AS PER POLYLINE		1	41.082
C27	4.315	7.785	1	33.592
C28	22.300	5.755	1	128.337
C29	4.550	2.425	1	11.034
C30	7.785	6.270	1	48.812
C31	3.015	2.895	1	8.728
C32	6.000	12.020	1	72.120
C33	4.600	6.275	1	28.865
C35	23.750	21.195	1	503.381
C39	10.535	8.080	1	85.123
C40	19.210	4.590	1	88.174
C41	5.225	1.900	1	9.928
C42	6.600	19.860	1	131.076
C43	5.430	1.900	1	10.317
TOTAL AREA				2896.825
PARKING FOR SINGLE STACKL (A + C - B - D)				26147.395

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 ARE AS PER ISI STANDARD.
5. THE BUILDING SHALL BE FULLY SPRINKLED EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.
6. ALL TOILETS HAVING A MECHANICAL VENTILATION

KEY PLAN

सत्यापित प्रति
वस्तुविद एवं नियोजन विभाग
नौएडा

STRUCTURAL CONSULTANT

MELIOR
STRUCTURAL SOLUTIONS
#2174/2, Sector 38C, Chandigarh - 160014

MEP CONSULTANT

Proion
Proion Consultants Private Limited
Building Services - MEP Consulting
82, Sukhdev Vihar,
New Delhi 110 025, India.
Tel: 26324400, www.proion.net

RSP
RSP Design Consultants Pvt. Ltd.
Unit 103, Bestech Business Tower, Sector-48
Sohna Road, Gurgaon-122018
Head Office: No.30, Museum Road, Bangalore - 560001
Tel: 25596868 Fax: 25596818
Email: rsp@rspindia.net; Web: www.rspindia.net

PROJECT

PROPOSED MIXED USE DEVELOPMENT -
MAX 105 AT PLOT NO C - 02 SECTOR 105
NOIDA 201304 UTTAR PARDESH , INDIA

OWNER:-
MAX ESTATES NOIDA PRIVATE LTD AND
FLOOR L - 20 BUILDING NO.- FLAT NO - C 001A
SECTOR 16B , NOIDA 201301

ARCHITECT'S SEAL

Shiv Kumar
AR. SHIV KUMAR
B.ARCH
Reg. No.- CA/2017/88101
D-230, Govindpuri, Modinagar-201201, Ghaziabad (U.P.)
Mob.- +91-7417486638

OWNER'S SEAL

Max Estates Noida Private Limited

ARCHITECT

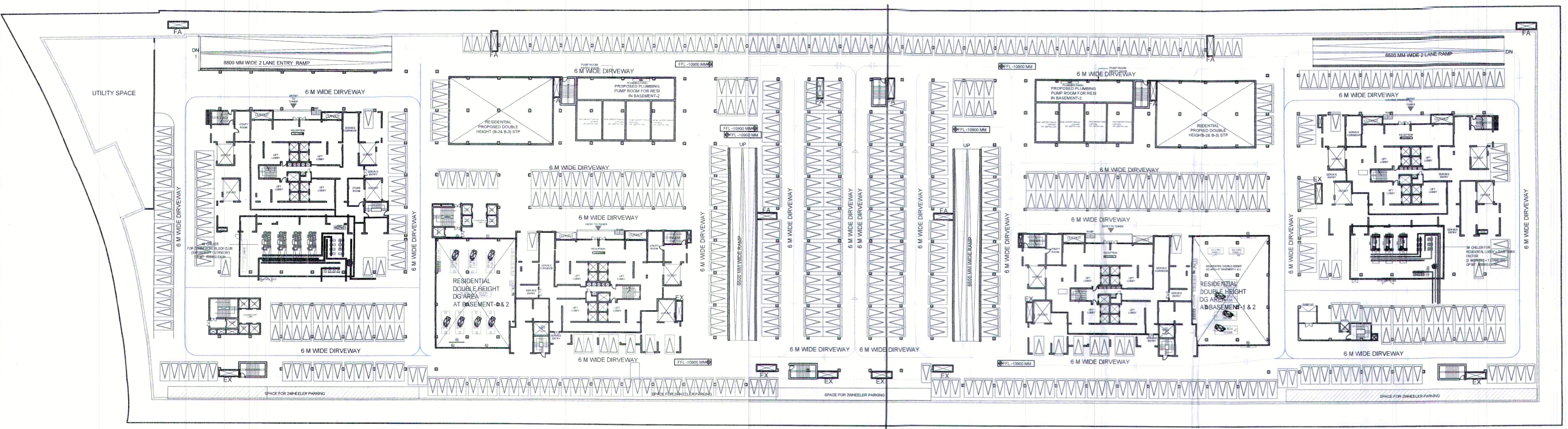
modarchindia
architects interior designers & planners
studio: 1st floor, B-99, sector-63, Noida -201301, U.P.
phone: 0120-4206253, email: amitgangal@hotmail.com
website: www.modarch.in

Drawing Title

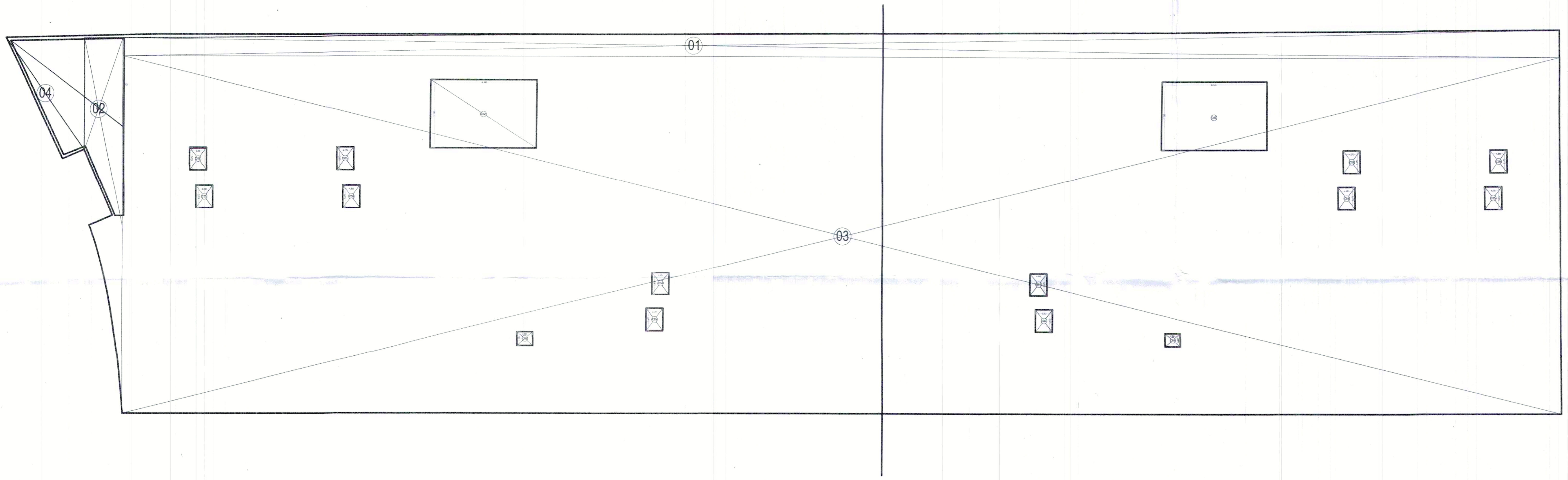
BASEMENT -03
FLOOR AREA CALCULATION

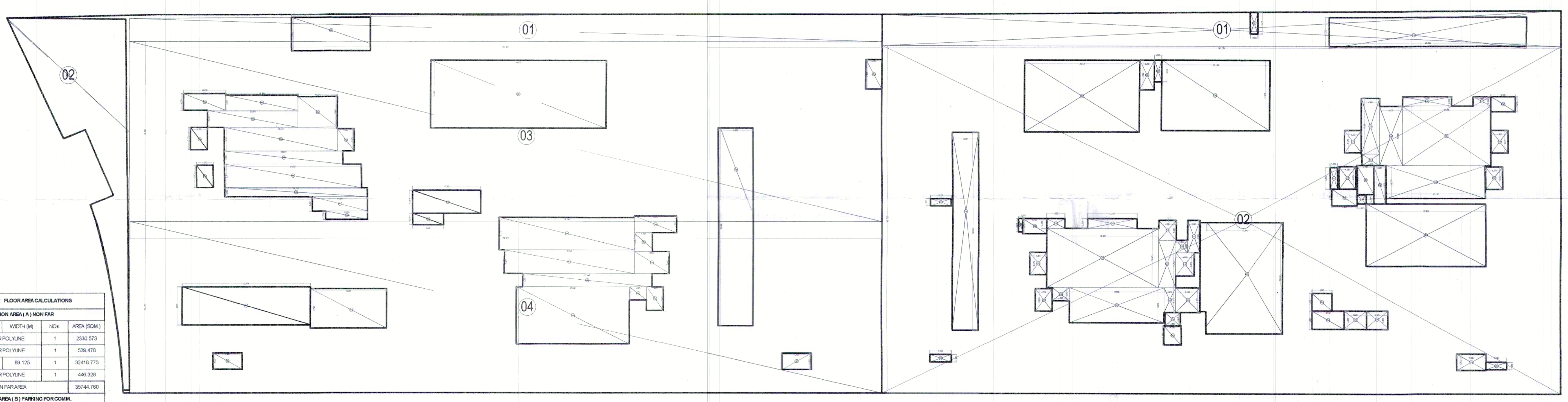
North

Checked by	Date
Drawn by ADITYA CHAUDHARY	Scale 1:200
Drawing No. MA - C-02-GN - SANCTION	02


UTILITY SPACE
6000 MM WIDE 2 LANE ENTRY RAMP
6000 MM WIDE 2 LANE RAMP
6 M WIDE DIRVEWAY
RESIDENTIAL PROPOSED DOUBLE HEIGHT DG AREA AT BASEMENT-1 & 2
RESIDENTIAL DOUBLE HEIGHT DG AREA AT BASEMENT-1 & 2
FA
EX
UP
DN
SPACE FOR 2WHEELER PARKING

Basement -2





BASEMENT 02 FLOOR AREA CALCULATIONS				
ADDITION AREA (A) NON FAR				
ITEM	LENGTH (M)	WIDTH (M)	NOs.	AREA (SQM.)
1	AS PER POLYLINE		1	2330.573
2	AS PER POLYLINE		1	539.478
3	363.745	89.125	1	32418.773
4	AS PER POLYLINE		1	446.328
TOTAL NON FAR AREA				35744.760
DEDUCTION AREA (B) PARKING FOR COMM.				
ITEM	LENGTH (M)	WIDTH (M)	NOs.	AREA (SQM.)
C01	23.840	16.340	1	389.546
C02	17.890	7.985	1	142.852
C03	4.285	5.675	1	24.317
C04	4.270	5.670	3	72.633
C05	3.950	3.335	1	13.173
C06	26.945	17.085	1	460.355
C07	26.945	17.085	2	920.711
C08	4.300	5.675	1	24.403
TOTAL AREA				2047.989
TOTAL NON FAR AREA BASEMENT 03 (A-B)				33696.771

सत्यापित प्रति

वास्तुविद एवं नियोजन विभाग
नोएडा

BASEMENT 02 PARKING FLOOR AREA CALCULATIONS				
ADDITION AREA (A) PARKING DOUBLE STACK				
.	LENGTH (M)	WIDTH (M)	NOs.	AREA (SQM.)
1	AS PER POLYLINE		1	1228.760
2	AS PER POLYLINE		1	1142.079
3	190.320	45.410	1	8642.431
4	190.310	43.170	1	8215.683
TOTAL NON FAR AREA				19228.953
DEDUCTION AREA (B) PARKING DOUBLE STACK				
ITEM	LENGTH (M)	WIDTH (M)	NOs.	AREA (SQM.)
C01	AS PER POLYLINE		1	437.141
C02	10.650	4.200	1	44.730
C03	18.300	3.800	1	69.540
C04	10.015	7.680	1	76.915
C4A	AS PER POLYLINE		1	914.101
C05	22.850	4.275	1	97.684
C06	28.615	5.975	1	170.975
C07	4.270	5.570	1	23.784
C08	29.950	3.305	1	98.985
C09	34.650	5.970	1	206.861
C10	36.150	2.300	1	83.145
C11	14.000	3.750	1	52.500
C12	10.650	2.125	1	22.631
C13	19.205	9.925	1	190.610
C14	20.075	27.100	1	544.033
C15	7.400	4.100	1	30.340
C20	10.650	4.200	1	44.730
C21	34.285	8.075	1	276.851
C22	10.650	4.645	1	49.469
C23	34.285	5.970	1	204.681
C24	10.650	5.600	1	59.640
C25	44.935	3.300	1	148.286
C27	44.935	14.420	1	647.963
C30	8.800	50.000	1	440.000
C31	34.825	7.455	1	259.620
C32	34.825	9.150	1	318.649
C33	4.100	7.400	2	60.680
C37	9.095	7.400	1	67.303
C38	1.695	4.700	2	15.933
C39	12.455	17.620	1	219.457
C40	1.900	5.430	6	61.902
C41	8.000	27.275	2	436.400
C42	AS PER POLYLINE		1	448.499
C43	26.945	17.085	1	460.355
C44	4.300	5.675	1	24.403
C45	4.270	5.670	1	24.211
C46	32.475	9.600	1	311.760
C47	17.200	6.000	1	103.200
C48	7.800	2.900	1	22.620
TOTAL AREA				7770.585
ADDITION AREA (C) PARKING SINGLE STACK				
ITEM	LENGTH (M)	WIDTH (M)	NOs.	AREA (SQM.)
1	AS PER POLYLINE		1	1455.585
2	171.785	87.725	1	15069.839
TOTAL NON FAR AREA				16525.424
DEDUCTION AREA (D)				
ITEM	LENGTH (M)	WIDTH (M)	NOs.	AREA (SQM.)
C01	1.900	5.430	6	61.902
C02	8.000	22.730	1	181.840
C03	4.250	7.350	1	31.238
C06	5.230	1.900	2	19.874
C07	6.600	50.000	2	660.000
C08	25.400	16.295	1	413.893
C09	1.500	5.200	1	7.800
C10	26.945	17.085	1	460.355
C11	4.500	8.170	1	36.765
C12	4.700	6.275	1	29.493
C13	4.450	9.180	1	40.851
C14	5.800	18.265	1	105.937
C15	12.500	17.355	1	216.938
C16	5.450	12.025	1	65.536
C17	4.565	14.055	1	64.161
C18	9.915	2.905	1	28.803
C19	4.870	0.515	3	7.524
C20	4.855	5.755	1	27.941
C21	2.815	3.340	1	9.402
C22	4.550	5.535	1	25.184
C23	19.500	8.870	1	172.965
C24	4.350	9.900	1	43.065
C25	AS PER POLYLINE		1	577.147
C26	19.190	5.430	1	104.202
C27	2.200	1.100	1	2.420
C28	4.565	7.785	1	35.539
C29	5.800	5.755	1	33.379
C30	12.500	8.180	1	102.250
C33	22.765	9.370	1	213.308
C37	4.300	5.670	1	24.381
C38	4.175	8.075	1	33.713
C42	29.865	15.320	1	457.532
C49	6.400	4.125	1	26.400
C50	7.400	9.800	1	72.520
C51	6.095	3.805	2	46.383
C52	27.340	17.695	1	483.781
C53	5.225	1.900	1	9.928
C54	6.600	50.055	1	330.363
C55	5.430	1.900	1	10.317
TOTAL AREA				5019.024
PARKING FOR DOUBLE STACK (A-B)				11458.368
PARKING FOR SINGLE STACK (C-D)				11506.401

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 ARE AS PER ISI STANDARD.
5. THE BUILDING SHALL BE FULLY SPRINKLED EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.
6. ALL TOILETS HAVING A MECHANICAL VENTILATION

KEY PLAN

STRUCTURAL CONSULTANT

MELIOR
STRUCTURAL SOLUTIONS
#2174/2, Sector 38C, Chandigarh - 160014

MEP CONSULTANT

Proion
Proion Consultants Private Limited
Building Services - MEP Consulting
82, Sukhdev Vihar,
New Delhi 110 025, India.
Tel: 26324400, www.proion.net

RSP
RSP Design Consultants Pvt. Ltd.
Unit 103, Bestech Business Tower, Sector-48
Sohna Road, Gurgaon-122018
Head Office: No.30, Museum Road, Bangalore - 560001
Tel: 25596868 Fax: 25596818
Email: rsp@rspindia.net; Web: www.rspindia.net

PROJECT

PROPOSED MIXED USE DEVELOPMENT -
MAX 105 AT PLOT NO C - 02 SECTOR 105
NOIDA 201304 UTTAR PARDESH , INDIA

OWNER:-

MAX ESTATES NOIDA PRIVATE LTD AND
FLOOR L - 20 BUILDING NO.- FLAT NO - C 001A
SECTOR 16B , NOIDA 201301

ARCHITECT'S SEAL

Shiv Kumar
AR. SHIV KUMAR
B.ARCH
Reg. No.- CA/2017/88101
D-230, Govindpuri, Modinagar-201201, Ghaziabad (U.P.)
Mob.- +91-7417486698

OWNER'S SEAL

Max Estates Noida Private Limited

ARCHITECT

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

Drawing Title

BASEMENT -02
FLOOR AREA CALCULATION

North

Checked by

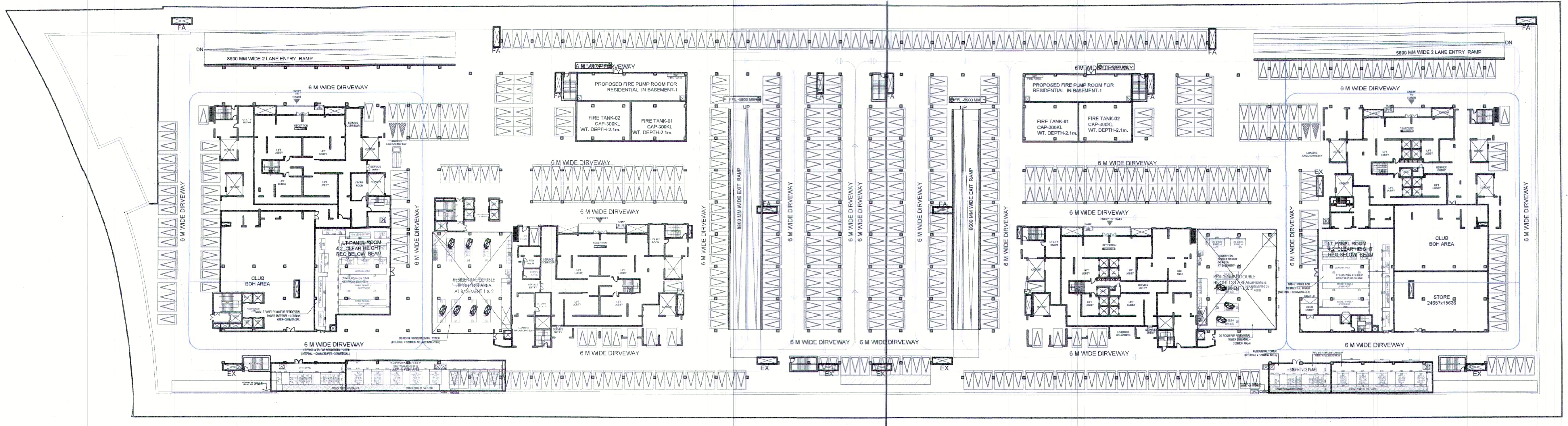
Date

Drawn by ADITYA CHAUDHARY

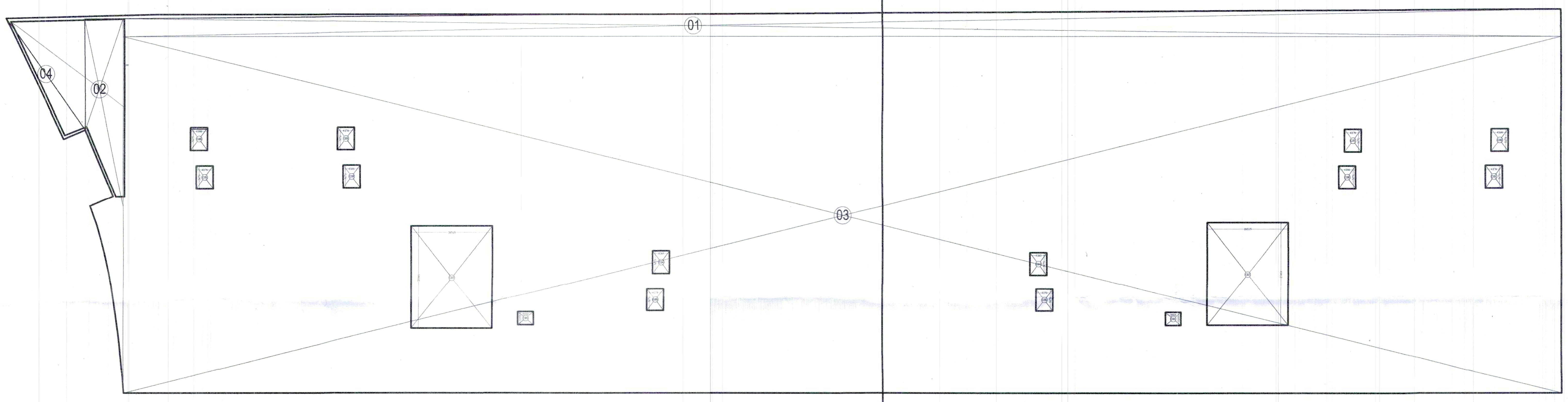
Scale 1:200

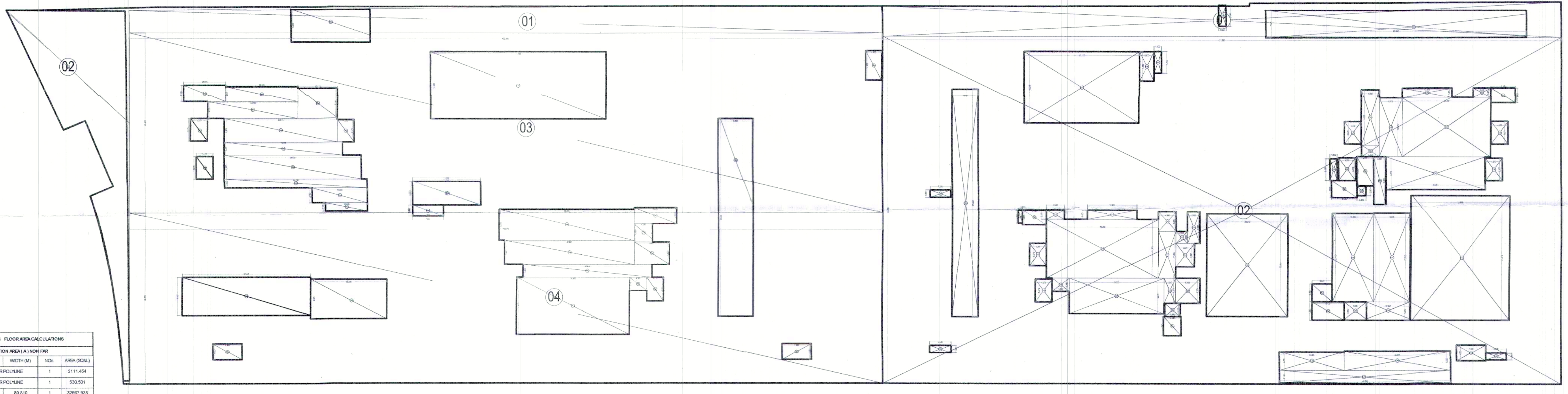
Drawing No. MA - C-02GN - SANCTION

03



Basement -1





BASEMENT 01 FLOOR AREA CALCULATIONS				
ADDITION AREA (A) NON FAR				
ITEM	LENGTH (M)	WIDTH (M)	NOs.	AREA (SQM.)
1	AS PER POLYLINE		1	2111.454
2	AS PER POLYLINE		1	530.501
3	363.745	89.810	1	32667.938
4	363.745	89.810	1	446.328
TOTAL NON FAR AREA				35744.769
DEDUCTION AREA (B) PARKING FOR COMM.				
ITEM	LENGTH (M)	WIDTH (M)	NOs.	AREA (SQM.)
C01	19.030	2.920	1	55.568
C04	4.285	5.675	1	24.317
C05	4.270	5.670	5	121.055
C06	3.950	3.335	2	26.347
C07	20.515	25.960	2	1065.139
C08	4.300	5.670	2	48.762
C09	4.270	5.670	1	24.211
TOTAL AREA				1365.398
15% SERVICE FAR (C)				
S01	AS PER POLYLINE		1	709.815
TOTAL AREA				709.815
TOTAL NON FAR AREA BASEMENT 03 (A-B)				33669.556

BASEMENT 01 PARKING FLOOR AREA CALCULATIONS				
ADDITION AREA (A) PARKING DOUBLE STACK				
.	LENGTH (M)	WIDTH (M)	NOs.	AREA (SQM.)
1	AS PER POLYLINE		1	1236.909
2	AS PER POLYLINE		1	1134.079
3	190.485	45.410	1	8649.924
4	190.475	43.170	1	8222.806
TOTAL NON FAR AREA				19243.718
DEDUCTION AREA (B) PARKING DOUBLE STACK				
ITEM	LENGTH (M)	WIDTH (M)	NOs.	AREA (SQM.)
C01	66.000	8.800	1	580.800
C02	10.650	4.200	1	44.730
C03	18.300	3.800	1	69.540
C04	22.420	7.680	1	172.186
C05	28.950	4.275	1	123.761
C06	28.615	5.975	1	170.975
C07	12.410	5.980	1	74.212
C08	29.950	3.305	1	98.985
C09	34.650	5.970	1	206.861
C10	36.150	2.300	1	83.145
C11	14.000	3.750	1	52.500
C12	10.650	2.125	1	22.631
C13	24.860	31.670	1	787.316
C14	20.075	27.100	1	544.033
C17	86.455	8.155	1	705.041
C18	20.910	26.360	1	551.188
C19	AS PER POLYLINE		1	21.521
C20	11.705	4.200	1	49.161
C21	35.825	8.075	1	289.287
C22	11.705	4.645	1	54.370
C23	35.800	5.970	1	213.726
C24	11.705	5.600	1	65.548
C25	47.505	3.300	1	156.767
C27	47.505	14.420	1	685.022
C30	8.800	57.655	1	507.364
C31	34.725	7.455	1	258.875
C32	34.725	10.645	1	369.648
C33	4.100	7.400	1	30.340
C34	1.875	9.600	1	18.000
C35	17.200	6.000	1	103.200
C36	7.805	2.885	1	22.517
C37	AS PER POLYLINE		1	1219.938
C38	10.350	17.550	1	181.643
C39	4.875	8.845	1	43.119
TOTAL AREA				8577.947
ADDITION AREA (C) PARKING SINGLE STACK				
ITEM	LENGTH (M)	WIDTH (M)	NOs.	AREA (SQM.)
1	AS PER POLYLINE		1	1420.702
2	171.685	87.725	1	15061.067
TOTAL NON FAR AREA				16481.769
DEDUCTION AREA (D)				
ITEM	LENGTH (M)	WIDTH (M)	NOs.	AREA (SQM.)
C01	5.225	1.900	1	9.928
C02	6.600	57.655	1	380.523
C03	5.430	5.430	1	29.485
C04	1.900	5.430	4	41.268
C05	5.225	1.900	1	9.928
C06	6.600	57.655	1	380.523
C07	29.125	18.045	1	525.561
C08	3.700	7.405	1	27.399
C09	1.900	5.435	1	10.327
C10	4.550	2.425	1	11.034
C11	12.495	2.425	1	30.300
C12	4.565	5.005	1	22.848
C13	2.935	3.080	1	9.040
C14	3.135	8.080	1	25.331
C15	4.285	5.675	1	24.317
C16	28.300	14.925	1	422.378
C17	4.565	11.955	1	54.575
C18	4.670	5.970	1	27.880
C19	4.270	5.670	1	24.211
C20	4.365	3.340	1	14.579
C21	24.050	8.875	1	213.444
C22	2.915	6.275	1	18.292
C23	6.135	6.270	1	38.466
C24	3.950	3.335	1	13.173
C25	20.515	25.960	1	532.569
C26	65.960	7.040	1	464.358
C27	4.270	5.670	1	24.211
C28	4.565	14.055	1	64.161
C29	5.800	14.925	1	86.565
C30	12.500	2.425	1	30.313
C31	22.400	14.925	1	334.320
C32	4.445	2.425	1	10.779
C33	4.300	5.675	1	24.403
C34	4.465	2.900	1	12.949
C35	25.065	8.275	1	207.413
C36	4.270	5.670	1	24.211
C37	1.865	5.430	1	10.127
C38	4.300	5.670	1	24.381
C39	2.300	2.390	1	5.497
C40	10.450	22.410	1	234.185
C41	9.225	22.510	1	207.655
C42	24.865	31.670	1	787.475
C43	5.685	4.590	1	26.094
C44	10.940	4.590	1	50.215
C45	16.385	4.755	1	77.911
C46	26.900	5.020	1	135.038
C47	43.285	3.140	1	135.915
C48	5.230	1.885	1	9.859
C49	1.055	3.365	1	3.550
C50	6.100	3.800	1	23.180
C51	4.450	4.840	1	21.538
C52	5.075	4.460	1	22.635
C53	8.130	4.590	1	37.317
C54	6.405	4.325	1	27.702
C55	4.250	7.315	1	31.089
C56	3.080	12.025	1	37.037
C57	6.195	3.800	1	23.541
TOTAL AREA				5693.060
PARKING FOR DOUBLE STACK (A-B)				10665.771
PARKING FOR SINGLE STACK (C-D)				10788.709

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 ARE AS PER ISI STANDARD.
5. THE BUILDING SHALL BE FULLY SPRINKLED EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.
6. ALL TOILETS HAVING A MECHANICAL VENTILATION

KEY PLAN

सत्यापित प्रति
वस्तुविद एवं नियोजन विभाग
नौएडा

STRUCTURAL CONSULTANT

MELIOR
STRUCTURAL SOLUTIONS
#2174/2, Sector 38C, Chandigarh - 160014

MEP CONSULTANT

Proion Consultants Private Limited
Building Services - MEP Consulting
82, Sukhdev Vihar,
New Delhi 110 025, India.
Proion Tel: 26324400, www.proion.net

RSP
RSP Design Consultants Pvt. Ltd.
Unit 103, Bestech Business Tower, Sector-48
Sohna Road, Gurgaon-122018
Head Office: No.30, Museum Road, Bangalore - 560001
Tel: 25596868 Fax: 25596818
Email: rsp@rspindia.net; Web: www.rspindia.net

PROJECT

PROPOSED MIXED USE DEVELOPMENT -
MAX 105 AT PLOT NO C - 02 SECTOR 105
NOIDA 201304 UTTAR PARDESH , INDIA

OWNER:-

MAX ESTATES NOIDA PRIVATE LTD AND
FLOOR L - 20 BUILDING NO.- FLAT NO - C 001A
SECTOR 16B , NOIDA 201301

ARCHITECT'S SEAL	OWNER'S SEAL
Shiv Kumar AR. SHIV KUMAR B.ARCH Reg. No.- CA/2017/88101 D-230, Govindpuri, Modinagar-201201, Ghaziabad (U.P.) Mob.- +91-7417486698	Max Estates Noida Private Limited

ARCHITECT

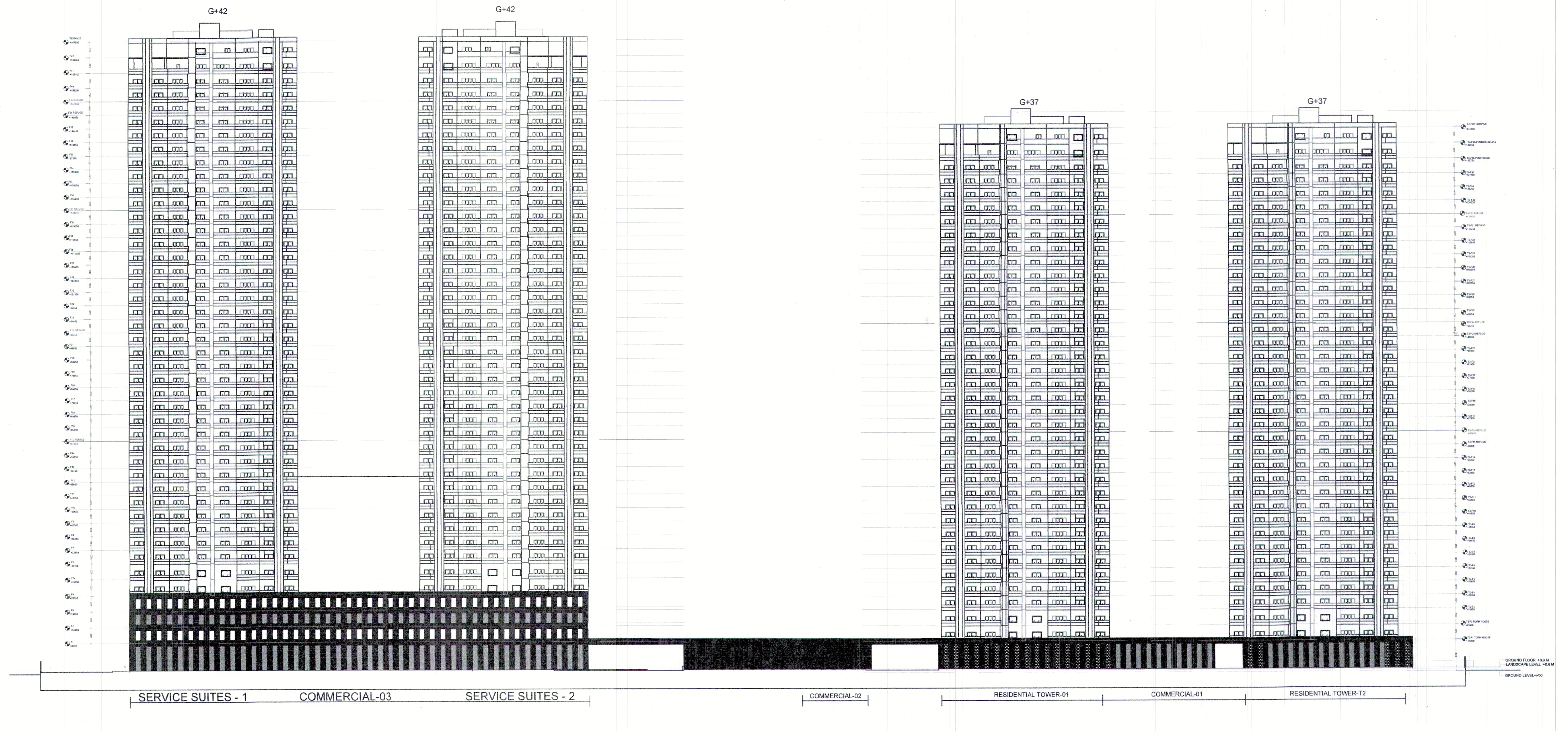
modarchindia
architects interior designers & planners
studio: 1st floor, B-99, sector-63, Noida -201301, U.P.
phone: 0120-4206253, email: amitgangal@hotmail.com
website: www.modarch.in

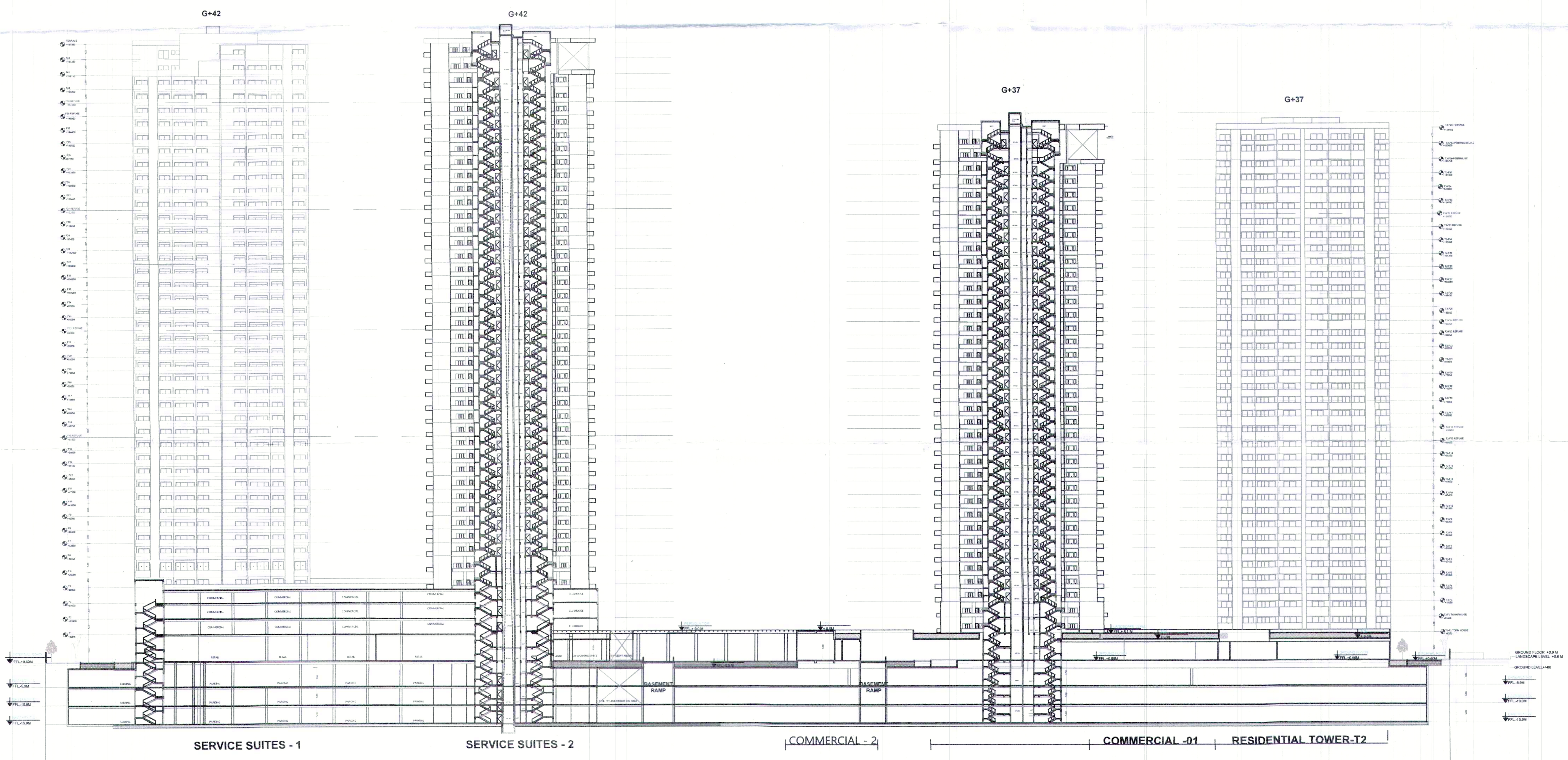
Drawing Title

BASEMENT -01
FLOOR AREA CALCULATION

North

Checked by		Date	
Drawn by	ADITYA CHAUDHARY	Scale	1:200
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.
3. COLUMNS ARE ONLY INDICATIVE AND WILL BE AS PER RELEVANT STRUCTURAL DRAWINGS.
4. ALL LIFT, ESCALATOR & MACHINE ROOM ARE AS PER ISI STANDARD.
5. THE BUILDING SHALL BE FULLY SPRINKLED EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.
6. ALL TOILETS HAVING A MECHANICAL VENTILATION

KEY PLAN

सत्यापित प्रति
वस्तुविद एवं नियोजन विभाग
नौएडा

STRUCTURAL CONSULTANT

MELIOR
STRUCTURAL SOLUTIONS
#2174/2, Sector 38C, Chandigarh - 160014

MEP CONSULTANT

Proion
Proion Consultants Private Limited
Building Services - MEP Consulting
82, Sukhdev Vihar,
New Delhi 110 025, India.
Tel: 26324400, www.proion.net

RSP
RSP Design Consultants Pvt. Ltd.
Unit 103, Bestech Business Tower, Sector-48
Sohna Road, Gurgaon-122018
Head Office: No.30, Museum Road, Bangalore - 560001
Tel: 25596868 Fax: 25596818
Email: rsp@rspindia.net; Web: www.rspindia.net

PROJECT

PROPOSED MIXED USE DEVELOPMENT -
MAX 105 AT PLOT NO C - 02 SECTOR 105
NOIDA 201304 UTTAR PARDESH , INDIA

OWNER:-
MAX ESTATES NOIDA PRIVATE LTD AND
FLOOR L - 20 BUILDING NO.- FLAT NO - C 001A
SECTOR 16B , NOIDA 201301

ARCHITECT'S SEAL	OWNER'S SEAL
Shiv Kumar AR. SHIV KUMAR B.ARCH Reg. No - CA/2017/88101 D-230, Govindpuri, Modinagar-201201, Ghaziabad (U.P.) Mob:- +91-7417486698	Max Estates Noida Private Limited

ARCHITECT

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

Drawing Title

ELEVATION

North

Checked by		Date	
Drawn by	ADITYA CHAUDHARY		
Drawing No.	MA - C-02-GN - SANCTION		23