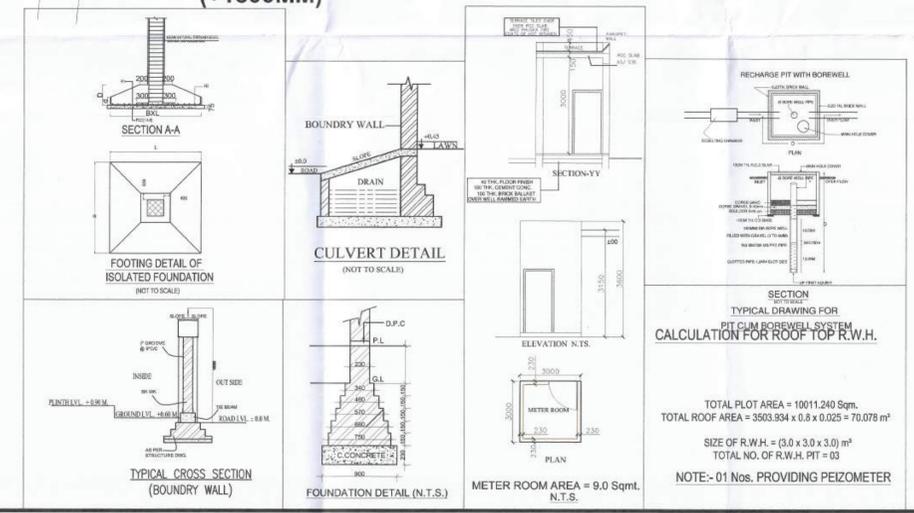


GROUND FLOOR PLAN (+1500MM)
30.0 M WIDE ROAD 112443



AREA ANALYSIS (H1, SECTOR-63, NOIDA)

Plot Area (As per New lease deed)	10,011.240			
Set backs	Front 15 Mt.	Rear 15 Mt.	Side 1 9 Mt.	Side 2 9 Mt.
Permissible Ground Coverage	30.00%		3,003.372	
Proposed Ground Coverage	29.00%		2,902.947	
Permissible F.A.R. (As per lease deed)	1.607		16,092.500	
Proposed F.A.R.	1.607		16,091.597	
Permissible Additional 15% F.A.R. Area	15%		2,413.875	
Proposed Additional 15% F.A.R. Area	14.645%		2,356.746	
Permissible Commercial Area (40% of Total Permissible F.A.R.)	40.00%		6,437.000	
Proposed Commercial Area	40.000%		6,436.971	
Remaining Permissible F.A.R. Area for Hotel	60.00%		9,655.500	
Proposed F.A.R. Area for Hotel	59.939%		9,645.626	

Proposed Additional 15% of F.A.R. Area calculation

Particulars	Area
15% F.A.R. Area of Building (As per Detailed Area chart)	2356.746
Total Area	2356.746

Proposed Ground Coverage Calculation

Particulars	Area	Percentage
F.A.R. Area of Ground Floor	2,711.464	
15% F.A.R. Area on Ground Floor	164.483	
Area for Watchman & Security Shelter	18.000	
Area of Meter Room	9.000	
Total Area	2,902.947	28.997%

Proposed Basement/ Non F.A.R. Area Calculation

Particulars	Area
Total Basements Area	14,731.376
Service Floor Area - 4th Floor	1,756.985
Total Area	16,488.361

Required Parking Calculation

Particulars	Parking Required
Required Parking (As per Control Norms)	710

Proposed Parking Calculation

Particulars	Parking Area	Space/E.C.S.	Parking provided	Proposed parking
Basement-1 (Mechanical Parking)	1,950.097	18	108.339	108
Basement-2 (Mechanical Parking)	5,481.718	18	304.540	305
Basement-3 (Mechanical Parking)	5,417.418	18	300.968	301
Total	12,849.233			714

Proposed Landscape Area Calculation

Open Area = Plot Area - Ground Coverage	7,108.293
Required Landscape Area 25% of Open Area =	1,777.073
Proposed Landscape Area =	1,780.156
No of Tree Required (One Tree per 100 Sqm. of Open Area) =	71
No of Tree Proposed	75

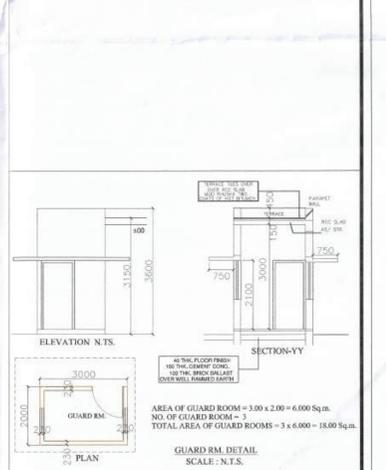
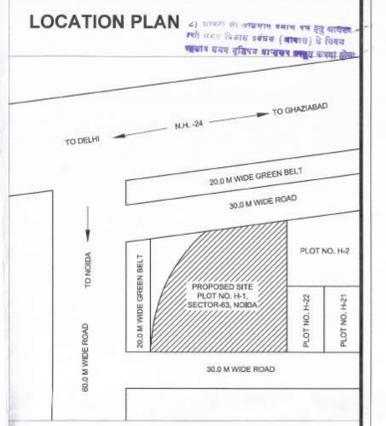
Proposed Built-up Area Calculation

Particulars	F.A.R. Area	Service Area (15% F.A.R. Area)	Non F.A.R. Area	Total Built-up Area
Built-up Area Calculation	16091.597	2356.746	16488.361	34936.704

NOTES:

- ALL DIMENSIONS/LEVELS ARE IN METERS.
- ALL THE AREAS INDICATED ARE IN SQ.M.
- COLUMNS ARE ONLY INDICATED AND WILL BE AS PER DESIGN.
- ALL LIFT, ESCALATOR & MACHINE ROOM IS STANDARD.

Map for proposed Building as per Plot No. H-1, Sector-63, Noida. The map shows the location of the proposed site within the sector boundaries.



S.NO.	NO. OF TREE	SYMBOL	NAME OF TREE PROPOSED	TYPE
A	36	🌳	ALSTONIA SCHOLARIS	EVER GREEN
B	34	🌳	ANTHOCEPHALUS	DECIDUOUS

75 = NO. OF TREE PROPOSED, 183 EVER GREEN, 200 DECIDUOUS TREES

PROJECT
HOTEL CUM COMMERCIAL PROJECT AT PLOT NO. H1, SECTOR-63, NOIDA, 201301 (U.P.)

OWNER
M/S JLG PROPERTIES PVT. LTD.
OFFICE AT-22A, JANPATH, NEW DELHI - 110001

ARCHITECT'S SEAL

OWNER'S SEAL

For JLG Properties Pvt. Ltd.
Authorised Signatory

ARCHITECT

modarchindia
architects interior designers & planners
studio: 1st floor, B-49, sector-63, Noida - 201301, U.P.
phone: 0120-4206253, email: amingangal@hotmail.com
website: www.modarch.in

Drawing Title: **SITE PLAN & AREA CALCULATIONS**

Checked by: MANISH TIWARI Date: _____
Drawn by: LOKESH SHARMA Scale: 1:200
Drawing No: MI - H1 - SANCTION 01

DETAILED AREA CHART (H1, SECTOR-63, NOIDA)

FLOORS	COMMERCIAL/RETAIL		HOTEL		NON F.A.R.		TOTAL			
	F.A.R.	15% F.A.R.	F.A.R.	15% F.A.R.	BASEMENTS	SERVICE FLOOR	F.A.R.	15% F.A.R.	NON F.A.R.	
BASEMENT - 03					6,336.593	-	-	-	117.624	6,336.593
BASEMENT - 02					6,082.641	-	-	-	128.544	6,082.641
BASEMENT - 01	1383.783	50.781	1,090.030	169.203	2,312.142	-	2,473.813	219.984	2,312.142	
GROUND FLOOR	2658.224	164.483	53.240	-	-	-	2,711.464	164.483	-	
1st FLOOR	2394.964	163.589	15.755	37.485	-	-	2,410.719	201.074	-	
2nd FLOOR	-	-	1,733.325	247.822	-	-	1,733.325	247.822	-	
3rd FLOOR	-	-	1,611.016	272.858	-	-	1,611.016	272.858	-	
4th FLOOR (Service Floor)	-	-	-	-	-	1,756.985	-	-	1,756.985	
5th FLOOR	-	-	1,210.888	142.149	-	-	1,210.888	142.149	-	
6th FLOOR	-	-	1,026.883	149.754	-	-	1,026.883	149.754	-	
7th FLOOR	-	-	1,019.253	157.384	-	-	1,019.253	157.384	-	
8th FLOOR	-	-	1,019.253	157.384	-	-	1,019.253	157.384	-	
9th FLOOR	-	-	865.983	155.134	-	-	865.983	155.134	-	
10th/Terrace FLOOR	-	-	-	-	-	-	-	224.552	-	
METER ROOM (Ground)	-	-	-	-	-	-	9.000	-	-	
GUARD ROOMS (Ground)	-	-	-	-	-	-	-	-	18.000	
TOTAL	6,436.971	378.853	9,645.626	1,489.173	14,731.376	1,756.985	16,091.597	2,356.746	16,488.361	