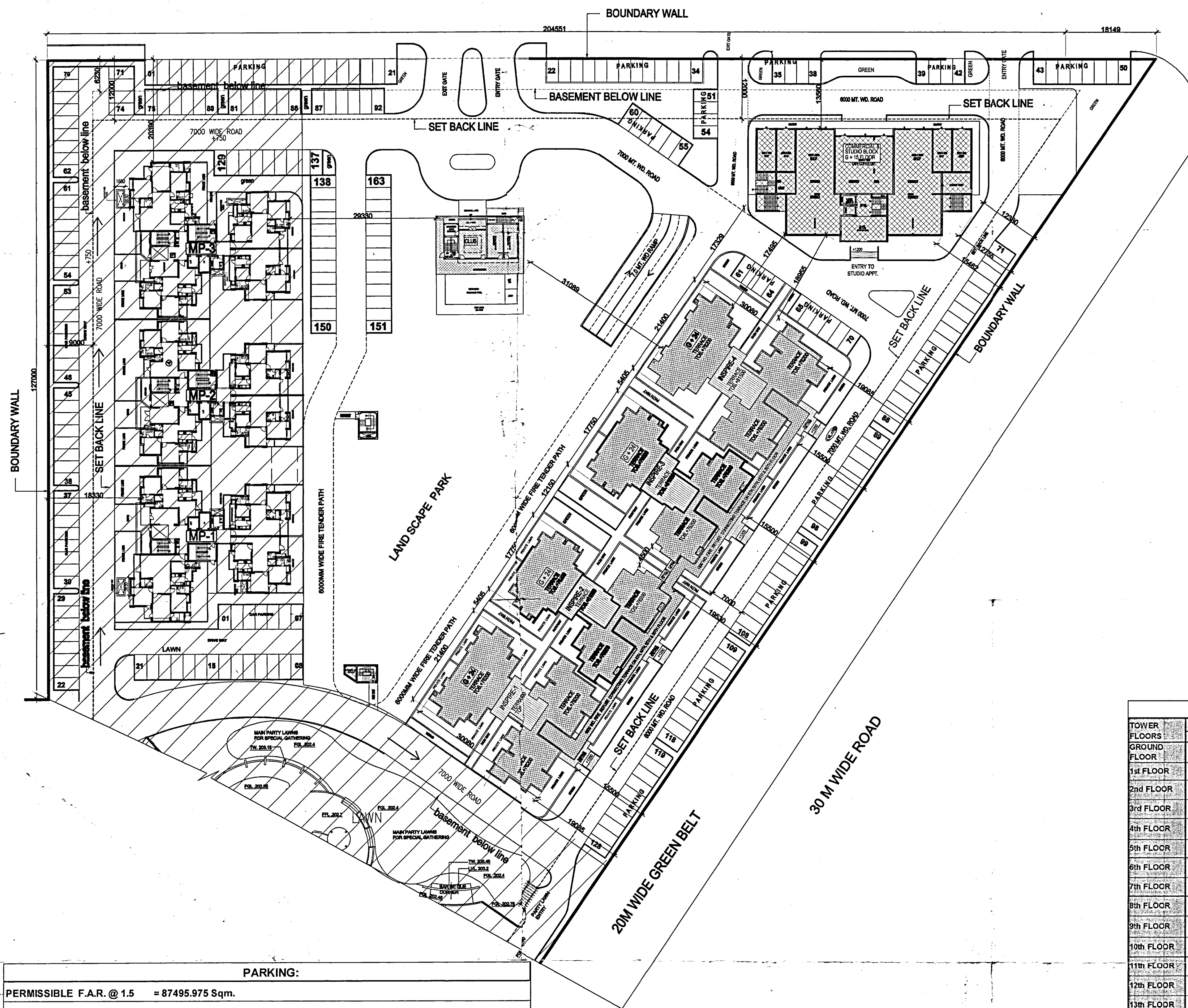




PARKING:	
PERMISSIBLE F.A.R. @ 1.5	= 87495.975 Sqm.
PREVIOUS SANCTIONED FAR	= 87462.80 Sqm
PURCHASED FAR @ 0.891	= 52000 Sqm.
TOTAL FAR @ 2.39	= 139462.80 SQM.
ALLOWABLE FAR FOR COMMERCIAL @ 1%	= 1394.62 Sqm.
PROPOSED FAR FOR COMMERCIAL	= 1394.0 SQMT.
PARKING REQUIRED COMMERCIAL	= 1394/30 = 46 ECS
PROPOSED FAR FOR RESIDENTIAL	= 138250.80 SQMT.
REQUIRED PARKING FOR RESIDENTIAL	= 138068.8/80 = 1725 ECS
TOTAL REQUIRED PARKING = RESIDENTIAL + COMMERCIAL	= 1771 ECS
PREVIOUS SANCTIONED ECS PARKING	= 1329
PROPOSED PARKING FOR PHASE-2	
PROPOSED ECS ON BASEMENT PHASE-2	= 545 ECS OUT OF WHICH 100 NOS AS MECHANICAL PARKING
PROPOSED ECS ON SURFACE	= 163 ECS
TOTAL PROPOSED ECS = SURFACE + BASEMENT	= 545+163 = 708 ECS
TOTAL OF PREVIOUS SANCTIONED & PROPOSED ECS	= 1329+708 = 2037 ECS

TOTAL PLOT AREA = 58330.65 SQMT.(5.833 HECT.)
PERMISSIBLE DENSITY @ 1127PPH(6573 PERSONS)
PERVIOUS SANCTIONED DENSITY = 3970 PERSONS
PROPOSED DENSITY
MAIN DUS = 400 X 5 = 2000 PERSONS
SINGLE ROOM UNITS = 210 X 2.5 = 525 PERSONS
PROPOSED DENSITY = 2525 PERSONS
TOTAL PROPOSED DENSITY = PREVIOUS SANCTIONED+PROPOSED
TOTAL PROPOSED DENSITY = 3970+2525 = 6495 PERSONS
PERVIOUS SANCTIONED & PROPOSED
ACHIEVED DENSITY = 6495/5.833 = 1114 PPH

AREA STATEMENT CHART	
TOTAL PLOT AREA	= 58330.65 Sqm.
PERMISSIBLE F.A.R. @ 1.5	= 87495.975 Sqm.
TOTAL PREVIOUS SANCTIONED FAR	= 87462.80 Sqm. (1.49)
PURCHASABLE F.A.R. @ 0.832	= 52000 Sqm.
TOTAL PROPOSED FAR FOR PHASE-II	= 52000 Sqm.
TOTAL PROJECT FAR = SANCTIONED + PROPOSED	= 139462.8 SQMT.(2.39)
PERMISSIBLE GR. COVERAGE @35%	= 20415.73 SQMT.
PREVIOUS SANCTIONED GR. COVERAGE	= 7885.28 SQMT.(13.518%)
PROPOSED GR. COVERAGE FOR PHASE-II	= 3476.12 SQMT.(5.96%)
TOTAL PROJECT GROUND COVERAGE = SANCTIONED + PROPOSED	= 11361.40 SQMT.(19.478%)

PREVIOUS SANCTIONED AREA CHART					
Tower Nos.	Ground Coverage (sq.mt.)	No. of Aptt.	Total Area (FAR) sq.mt.	Service Area (Sq.mt.)	Total Basement Area (Sq.mt.)
S1 to S6	4637.49	449	59409.37	1312.93	
MP1 to MP3	1707.76	210	26103.35	2518.02	
Club	1098.67		1950.08	393.85	
Meter Rm.	123.86				
Guard Rm.	22.16				
Kiosks	35.36			441.36	
Public Toilet	41.48				
DW Facility	8.5				
OAT	210				
DG+ Pump room+ ESS+ UG water tank				3670.37(INCLUDED IN THE BASEMENT AREA)	
TOTAL	7885.28	659	87462.8	4666.16	33892.1
					126021.06

PROPOSED BUILDING AREA CHART FOR PHASE-II					
Tower Nos.	Ground Coverage (sq.mt.)	Total Area (FAR) sq.mt.	Service Area (Sq.mt.)	Total Basement Area (Sq.mt.)	Total Area OF PHASE-II
INSPIRE-1 TO INSPIRE-4	2220.85	400	40912.28	3500.00	
Club Ph-II	215.4		92.92	100	
Commercial & Studio	981.71	210	10994.8	500	
Guard Rm.	22.16				
Kiosks	36				
TOTAL	3476.12	610	52000	4100.00	13366.8
TOTAL PREVIOUS SANCTIONED +PROPOSED	11361.40	1269	139462.8	8766.16	47258.9
					195487.8

PROPOSED FAR AREA DETAIL						
TOWER FLOORS	INSPIRE-1 FAR	INSPIRE-2 FAR	INSPIRE-3 FAR	INSPIRE-4 FAR	Club FAR	COMMERCIAL & STUDIO FAR
GROUND FLOOR	509.31	426.41	426.41	509.31	92.92	831.08
1st FLOOR	451.61	371.94	371.94	451.61		715.44
2nd FLOOR	446.48	370.33	370.33	446.48		704.22
3rd FLOOR	446.48	366.25	366.25	446.48		704.22
4th FLOOR	446.48	366.25	366.25	446.48		704.22
5th FLOOR	446.48	366.25	366.25	446.48		704.22
6th FLOOR	446.48	366.25	366.25	446.48		704.22
7th FLOOR	446.48	366.25	366.25	446.48		704.22
8th FLOOR	446.48	366.25	366.25	446.48		704.22
9th FLOOR	446.48	366.25	366.25	446.48		704.22
10th FLOOR	446.48	366.25	366.25	446.48		704.22
11th FLOOR	446.48	366.25	366.25	446.48		704.22
12th FLOOR	446.48	366.25	366.25	446.48		704.22
13th FLOOR	446.48	366.25	366.25	446.48		704.22
14th FLOOR	446.48	366.25	366.25	446.48		704.22
15th FLOOR	446.48	366.25	366.25	446.48		293.42
16th FLOOR	446.48	366.25	366.25	446.48		1625.46
17th FLOOR	446.48	366.25	366.25	446.48		1625.46
18th FLOOR	446.48	366.25	366.25	446.48		1625.46
19th FLOOR	446.48	366.25	366.25	446.48		1625.46
20th FLOOR	446.48	366.25	366.25	446.48		1625.46
21st FLOOR	446.48	366.25	366.25	446.48		1625.46
22nd FLOOR	446.48	366.25	366.25	446.48		1625.46
23rd FLOOR	446.48	366.25	366.25	446.48		1625.46
24th FLOOR	446.48	366.25	366.25	446.48		1625.46
TOTAL	11229.96	9226.18	9226.18	11229.96	92.92	10994.80
						52000.00
						SqMt.

NOTED
ARCHITECT
CA / 93 / 16250

Architect sign:

For Eldeco Infrastructure:

Owner sign:

SUBMISSION DRAWING

PART LAYOUT PLAN PHASE-II
 (MP-4,5,6,7, CLUB & COMM/STUDIO)

Project:
PROPOSED GROUP HOUSING AT GH-003, SECTOR 119, NOIDA. (UP)

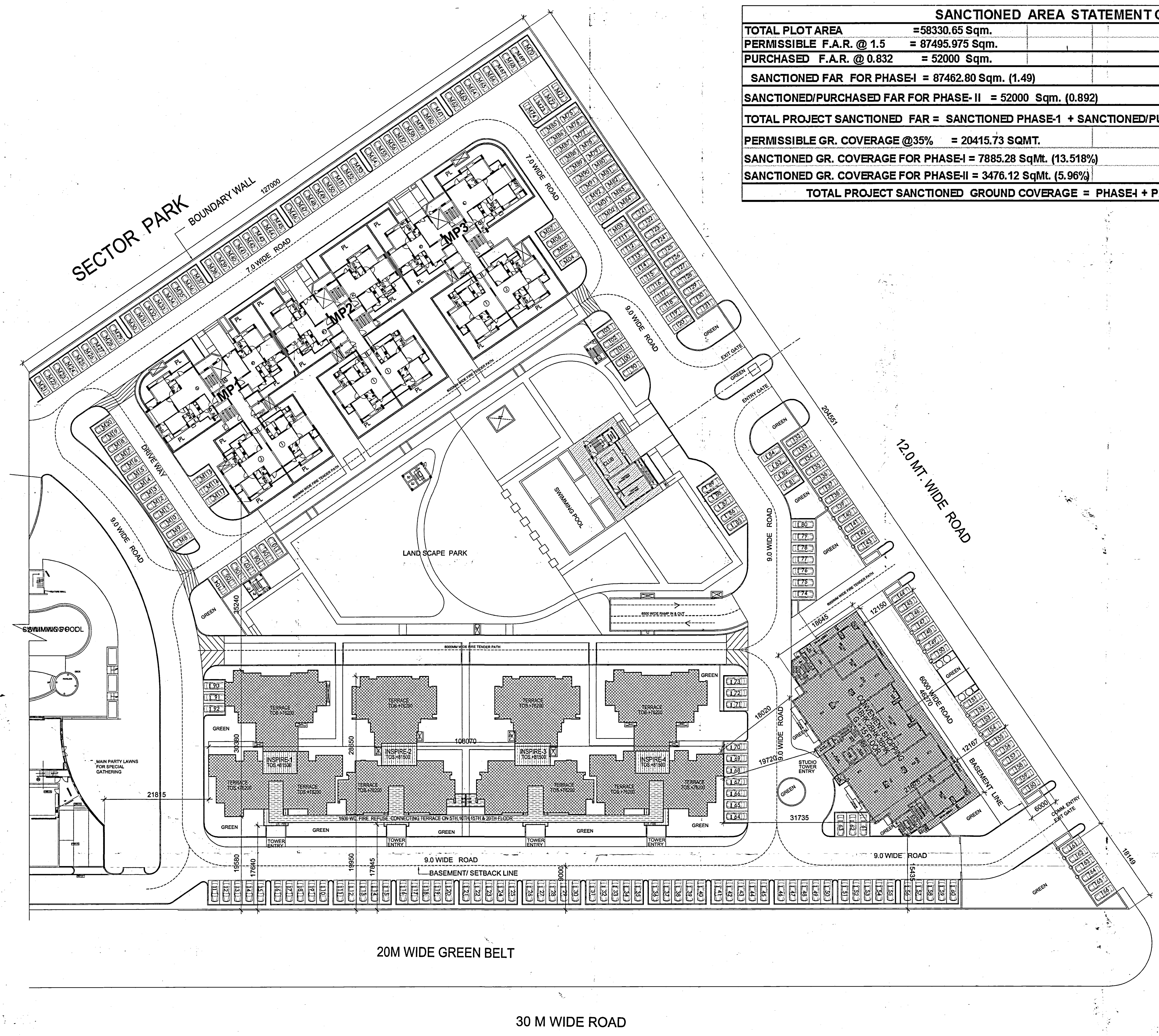
Client:
ELDECO Infrastructure & Properties Ltd.

Architect:
SPACE COMBINE
 Architects, Engineers, Planners
 project management consult.
 A/112 SAFDARJUNG ENCLAVE,
 NEW DELHI-110029
 PH : 011-46150000

Drawing released for:
☐ APPROVAL ☒ SUBMISSION
☐ ADVANCE COPY ☐ CONSTRUCTION

Scale: 1:1000

North Arrow



SANCTIONED AREA STATEMENT CHART	
TOTAL PLOT AREA	=58330.65 Sqm.
PERMISSIBLE F.A.R. @ 1.5	= 87495.975 Sqm.
PURCHASED F.A.R. @ 0.832	= 52000 Sqm.
SANCTIONED FAR FOR PHASE-I = 87462.80 Sqm. (1.49)	
SANCTIONED/PURCHASED FAR FOR PHASE- II = 52000 Sqm. (0.892)	
TOTAL PROJECT SANCTIONED FAR = SANCTIONED PHASE-I + SANCTIONED/PURCHASED PHASE-II = 139462.80 SQMT.	
PERMISSIBLE GR. COVERAGE @35%	= 20415.73 SQMT.
SANCTIONED GR. COVERAGE FOR PHASE-I = 7885.28 SqMt. (13.518%)	
SANCTIONED GR. COVERAGE FOR PHASE-II = 3476.12 SqMt. (5.96%)	
TOTAL PROJECT SANCTIONED GROUND COVERAGE = PHASE-I + PHASE-II = 11361.4SQMT.(19.478%)	

YIYOTI SINGHAL
ARCHITECT
CA / 93 / 16250

Architect sign:

For Eldeco Infrastructure & Projects
Owner sign:

PART LAYOUT PLAN
(MP-1,2&3, CLUB, INSPIRE-1,2,3&4
& COMMERCIAL STUDIO)

PROPOSED GROUP HOUSING AT
GH-003, SECTOR 119, NOIDA, (UP)

SPACE COMBINE
Architects,Engineers,Planners
project management consult.
A/112 SAFDARJUNG ENCLAVE,
NEW DELHI -110029
PH : 011-46150000

☐ APPROVAL

☐ COMPLETION

☐ ADVANCE COPY

☐ CONSTRUCTION

SC / EA /

SCALE: 1:100

DATE: 11/11/19