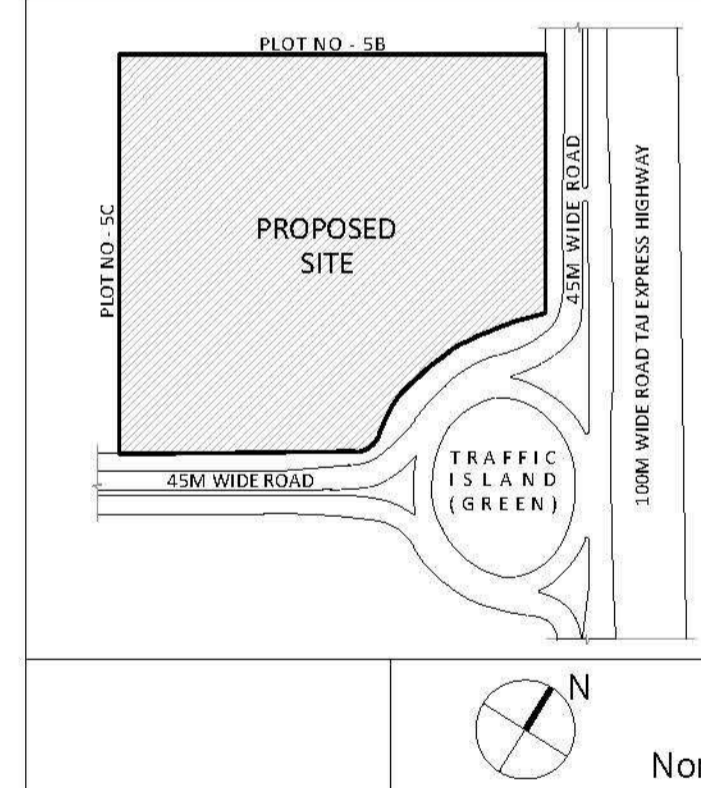


OWNER'S SIGNATURE: PRATAP SINGH RATHI
 ARCHITECT'S SIGNATURE: VINEET JAIN
 TOWN PLANNER'S SIGNATURE: NIRMITA MEHROTRA
 Digitally signed by NIRMITA MEHROTRA Date: 2026.01.06 19:45:27 +05'30'

AUTHORITY SIGNATURES

NOTE:
 OWNER: M/S. STAR LANDCRAFT PVT. LTD.
 RELEASED FOR: SUBMISSION DRAWING
 KEY PLAN:

OWNER'S SIGNATURE: ARVIND KUMAR TRIPATHI
 ARCHITECT'S SIGNATURE: ARVIND KUMAR TRIPATHI
 Digitally signed by ARVIND KUMAR TRIPATHI Date: 2026.01.07 17:26:55 +05'30'



1 SITE PLAN SCALE - 1:500

LANDSCAPE AREA & TREES CALCULATION:-

DESCRIPTION	AREA	UNIT
TOTAL PLOT AREA (A)	48,567.00	SQM.
PERM. GR. COVERAGE AREA FOR IT, COMMERCIAL AND SERVICES @30% OF PLOT AREA (B)	14,570.10	SQM.
ADD. PERM. GR. COVERAGE FOR MLCP @5% OF PLOT AREA (C)	2,428.35	SQM.
TOTAL OPEN AREA (A-B-C) (D)	31,568.55	SQM.
REQUIRED GREEN AREA (50% OF D)	15,784.28	SQM.
PROPOSED GREEN AREA	16,000.24	SQM.
REQUIRED NUMBER OF TREES @01 TREE FOR EVERY 100 SQ.M. OF OPEN AREA	315.69	NOS.
SAY	320.00	NOS.
TOTAL PROPOSED TREES	320.00	NOS.
TOTAL PROPOSED TREES (IN EM, PEPPAL, BARBOOL ETC.)		

GROUND COVERAGE CALCULATION:-

DESCRIPTION	ACHIEVED GC (SQMT)
TOTAL PLOT AREA	48,567.00
PERM. GR. COVERAGE AREA FOR IT, COMMERCIAL AND SERVICES @30% OF PLOT AREA	14,570.10
ACHIEVED GR. COVERAGE AREA FOR IT, COMMERCIAL AND SERVICES	10,606.19
BALANCE GC FOR FUTURE EXPANSION	3,963.91
ADD. PERM. GR. COVERAGE FOR MLCP @5% OF PLOT AREA	2,428.35
ACHIEVED GR. COVERAGE AREA FOR MLCP	2,063.68
TOTAL PROPOSED GC	12,669.87

SUMMARY SHEET

DESCRIPTION	AREA	UNIT
TOTAL PLOT AREA	48,567.00	SQM.
PERMISSIBLE F.A.R. @2 OF PLOT AREA (1)	97134.00	SQM.
GREEN BUILDING F.A.R. @ 5% OF PERMISSIBLE F.A.R. (2)	4856.70	SQM.
TOTAL PERMISSIBLE F.A.R. (1+2)	101990.70	SQM.
ACHIEVED TOTAL F.A.R. AREA	101361.50	SQM.
BALANCE F.A.R. AREA FOR FUTURE EXPANSION	629.20	SQM.
PERMISSIBLE F.A.R. FOR COMMERCIAL @5% OF BASE FAR (1)	4856.70	SQM.
ACHIEVED FAR FOR COMMERCIAL	4856.03	SQM.
PERMISSIBLE SERVICE AREA @15% OF PERM.F.A.R (1)	14,570.10	SQM.
ACHIEVED SERVICE F.A.R.	14,458.19	SQM.
BALANCE SERVICES F.A.R. AREA FOR FUTURE EXPANSION	111.91	SQM.
PERM. GR. COVERAGE AREA FOR IT, COMMERCIAL AND SERVICES @30% OF PLOT AREA	14,570.10	SQM.
ACHIEVED GR. COVERAGE AREA FOR IT, COMMERCIAL AND SERVICES	10,606.19	SQM.
BALANCE GR. COVERAGE AREA FOR IT, COMMERCIAL AND SERVICES FOR FUTURE EXPANSION	3,963.91	SQM.
ADD. PERM. GR. COVERAGE FOR MLCP @5% OF PLOT AREA	2,428.35	SQM.
ACHIEVED GR. COVERAGE AREA FOR MLCP	2,063.68	SQM.
BALANCE GR. COVERAGE AREA FOR MLCP FOR FUTURE EXPANSION	364.67	SQM.
TOTAL BUILT-UP AREA	183427.00	SQM.

TOWER-01

FLOORS	F.A.R.	SERVICES	NON F.A.R.	COVERED AREA
BASEMENT FLOOR				
GROUND FLOOR	3065.51	190.84	50.35	3306.70
1st FLOOR	2300.36	165.59		2465.95
2nd FLOOR	2538.38	165.61		2703.99
3rd FLOOR	2538.38	165.61		2703.99
4th FLOOR	2538.38	165.61		2703.99
5th FLOOR	2538.38	165.61		2703.99
6th FLOOR	2416.66	325.82		2742.48
7th FLOOR	2426.57	166.02		2592.58
8th FLOOR	2537.97	166.02		2703.99
9th FLOOR	2537.97	166.02		2703.99
10th FLOOR	2416.23	326.25		2742.48
11th FLOOR	2426.57	166.02		2592.58
12th FLOOR	2537.97	166.02		2703.99
SERVICE FLOOR			2703.99	2703.99
14th FLOOR	2425.26	326.47		2751.73
15th FLOOR	2424.66	166.02		2590.67
16th FLOOR	2536.37	166.02		2702.38
17th FLOOR	2536.37	166.02		2702.38
18th FLOOR	2223.53	326.47		2549.01
19th FLOOR	2225.19	166.02		2401.20
20th FLOOR	2225.19	166.02		2401.20
21st FLOOR	2225.19	166.02		2401.20
22nd FLOOR		0.00		0.00
23rd FLOOR		0.00		0.00
24th FLOOR		0.00		0.00
TERRACE		367.89		367.89
TOTAL	51670.09	4517.94	2754.34	58942.36

TOWER-02

FLOORS	F.A.R.	SERVICES	NON F.A.R.	COVERED AREA
BASEMENT FLOOR				
GROUND FLOOR	1380.77	793.17	3541.37	5715.31
1st FLOOR			3806.23	3806.23
2nd FLOOR			3806.23	3806.23
3rd FLOOR			4817.26	4817.26
4th FLOOR			4715.00	4715.00
5th FLOOR			4715.00	4715.00
6th FLOOR	2473.37	181.51	6.92	2661.79
7th FLOOR	2442.90	347.83	4.74	2795.47
8th FLOOR	2434.15	181.51	6.92	2622.57
9th FLOOR	2575.17	181.51	6.92	2763.60
10th FLOOR	2575.17	181.51	6.92	2763.60
11th FLOOR	2442.90	347.83	4.74	2795.47
12th FLOOR	2434.15	181.51	6.92	2622.57
SERVICE FLOOR			2761.77	2761.77
14th FLOOR	2575.17	181.51	6.92	2763.60
15th FLOOR	2442.90	347.83	4.74	2795.47
16th FLOOR	2434.15	181.51	6.92	2622.57
17th FLOOR	2545.61	181.51	6.92	2734.04
18th FLOOR	2412.14	347.83	4.74	2764.71
19th FLOOR	2408.52	181.51	6.92	2596.95
20th FLOOR	2219.55	181.51	6.92	2407.98
21st FLOOR	2219.55	181.51	6.92	2407.98
22nd FLOOR	2087.38	347.83	4.74	2439.95
23rd FLOOR	2083.66	181.51	6.92	2272.09
TERRACE		327.86	6.92	334.77
TOTAL	44732.82	5219.83	28283.36	78236.01

COMMERCIAL BLOCK - A

F.A.R.	SERVICES	NON F.A.R.	COVERED AREA	
2075.98	96.75	70.91	2243.64	
1447.01	96.75		1543.76	
606.15	96.74		702.90	
TOTAL	4129.15	419.65	70.91	4610.71

COMMERCIAL BLOCK - B

FAR	SERVICES	NON FAR	COVERED AREA	
616.73	49.61		666.34	
110.15	49.61		159.76	
TOTAL	726.88	137.50	0.00	864.38

COMBINE AREA DETAIL

FLOORS	F.A.R.	SERVICES	NON F.A.R.	COVERED AREA
BASEMENT FLOOR		3986.30	36498.70	40485.00
GROUND FLOOR	7138.99	1130.37	3662.63	11931.99
1st FLOOR	3857.52	311.94	3806.23	7975.69
2nd FLOOR	3144.54	262.35	3806.23	7213.11
3rd FLOOR	2538.38	165.61	4817.26	7521.25
4th FLOOR	2538.38	165.61	4715.00	7418.99
5th FLOOR	2538.38	165.61	4715.00	7418.99
6th FLOOR	4890.02	507.33	6.92	5404.27
7th FLOOR	4869.47	513.84	4.74	5388.05
8th FLOOR	4972.12	347.53	6.92	5326.56
9th FLOOR	5113.14	347.53	6.92	5467.59
10th FLOOR	4991.40	507.76	6.92	5506.07
11th FLOOR	4869.47	513.84	4.74	5388.05
12th FLOOR	4972.12	347.53	6.92	5326.56
SERVICE FLOOR	0.00	0.00	5465.76	5465.76
14th FLOOR	5000.43	507.99	6.92	5515.33
15th FLOOR	4867.56	513.84	4.74	5386.14
16th FLOOR	4970.51	347.53	6.92	5324.96
17th FLOOR	5081.98	347.53	6.92	5436.42
18th FLOOR	4768.15	507.99	6.92	5283.05
19th FLOOR	4647.33	513.84	4.74	5165.91
20th FLOOR	4643.71	347.53	6.92	4998.15
21st FLOOR	4454.74	347.53	6.92	4809.18
22nd FLOOR	2219.55	181.51	6.92	2407.98
23rd FLOOR	2087.38	347.83	4.74	2439.95
24th FLOOR	2083.66	181.51	6.92	2272.09
TERRACE		863.45	6.92	870.37
TOTAL	101258.93	14281.22	67607.31	183427.00
FIRE EXIT STAIRCASES		132.17		132.17
GUARD ROOMS		44.80		44.80
METER ROOM		35.52		35.52
STORE ROOMS		67.04		67.04
GRAND TOTAL	101361.50	14458.19	67607.31	183427.00

LAL SINGH Digitally signed by LAL SINGH Date: 2026.01.08 11:42:39 +05'30'

Sudheer Kumar Digitally signed by Sudheer Kumar Date: 2026.01.08 17:59:56 +05'30'

PROJECT: PROPOSED IT/ITES BUILDING AT Plot No-5A, Sector-Techzone, Greater Noida

DATE: 29.09.2025 DEALT BY: AR. ROMI

SCALE: 1:500 CHECKED BY: AR. VINEET JAIN

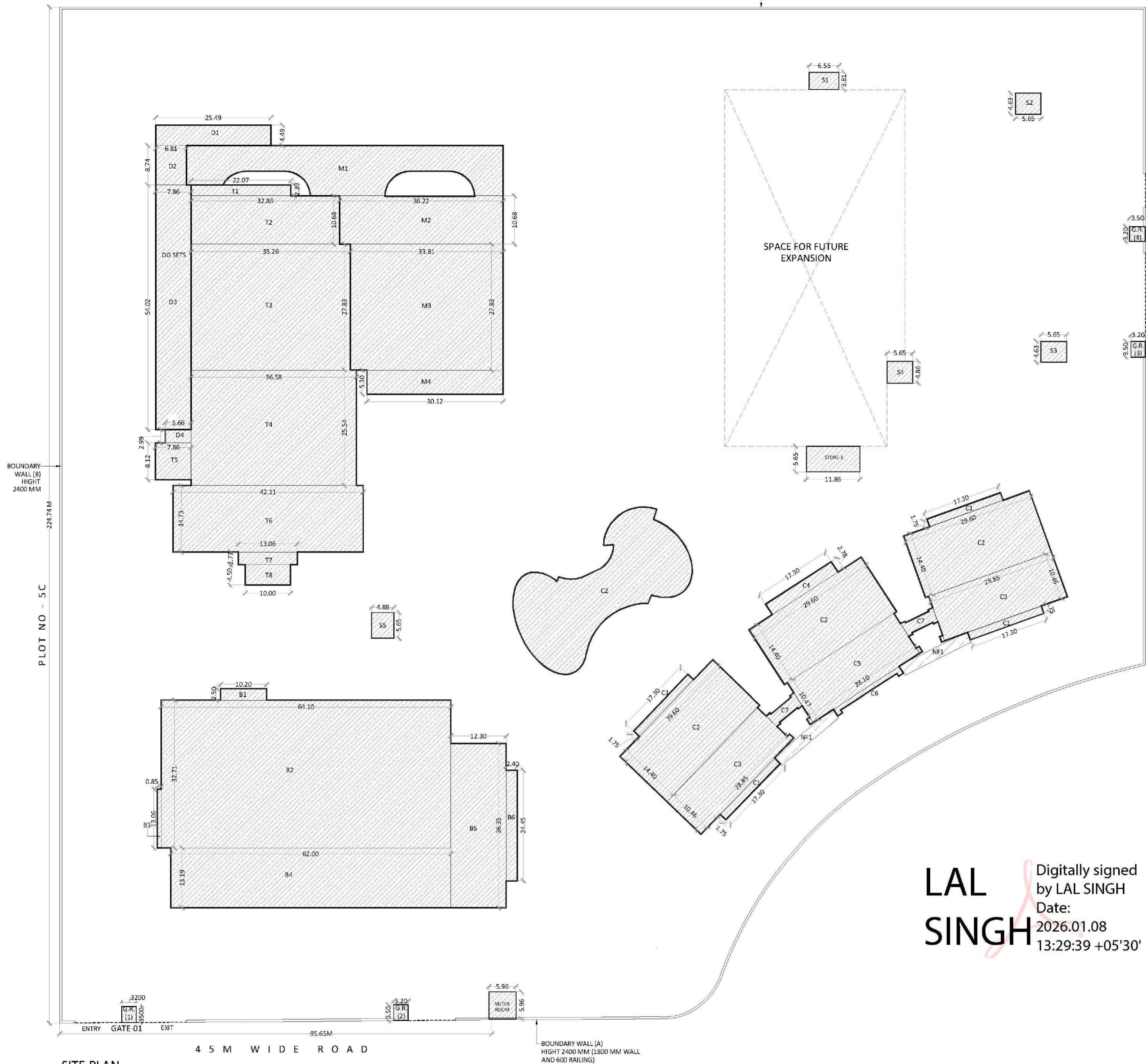
SITE PLAN

DRAWING TITLE: SITE PLAN

ARCHITECT SIGN

DRAWING NO. SITE/A/001 REVISION: R4

BOUNDARY WALL (B) HEIGHT 2400 MM



1 SITE PLAN
SCALE - 1:500

LAL SINGH Digitally signed by LAL SINGH
Date: 2026.01.08 13:29:39 +05'30'

Sudheer Kumar Digitally signed by Sudheer Kumar
Date: 2026.01.08 18:04:19 +05'30'

ARVIND KUMAR TRIPATHI Digitally signed by ARVIND KUMAR TRIPATHI
Date: 2026.01.07 17:31:14 +05'30'

GROUND COVERAGE AREA CALCULATION				
TOWER-01				
SL. NO.	LENGTH	WIDTH	NO.	AREA (SQM)
B1	10.20	2.50	1	25.50
B2	64.10	32.71	1	2096.71
B3	0.85	13.06	1	11.10
B4	62.00	13.19	1	817.78
B5	12.30	36.35	1	447.11
B6	2.40	24.45	1	58.68
TOTAL				3456.88
TOWER-02				
T1	22.06	2.39	1	52.72
T2	32.86	10.67	1	350.62
T3	35.26	27.83	1	981.29
T4	36.58	25.54	1	934.25
T5	7.86	8.12	1	63.82
T6	42.11	14.73	1	620.28
T7	13.06	2.76	1	36.05
T8	10.00	4.50	1	45.00
TOTAL				3084.03
COMMERCIAL (A)				
C1	17.30	1.75	4	121.10
C2	29.60	14.40	3	1278.72
C3	28.85	10.47	2	604.12
C4	17.30	2.78	1	48.09
C5	28.10	10.47	1	294.21
C6	P LINE AREA		1	19.18
C7	P LINE AREA		2	43.14
NF1	P LINE AREA		2	70.91
TOTAL				2483.37
COMMERCIAL (B)				
D	P LINE AREA		1	686.89
D.G SETS				
D1	25.49	4.49	1	114.45
D2	6.81	8.74	1	59.52
D3	7.86	54.02	1	424.60
D4	5.66	2.99	1	16.92
TOTAL				615.49
FIRE EXIT STAIRCASES				
S1	6.54	3.81	1	24.92
S2	5.64	4.63	1	26.11
S3	5.64	4.63	1	26.11
S4	5.65	4.86	1	27.46
S5	4.88	5.65	1	27.57
TOTAL				132.17
GUARD ROOMS				
G1	3.20	3.50	4	44.8
METER ROOM				
METER ROOM	5.96	5.96	1	35.52
TOTAL				35.52
STORE ROOMS				
STORE-1	11.86	5.65	1	67.04
TOTAL				67.04
TOTAL GROUND COVERAGE FOR INSTITUTIONAL+SERVICES				10606.19
MLCP				
M1	P LINE AREA		1	576.59
M2	36.21	10.67	1	386.36
M3	33.81	27.83	1	940.93
M4	30.15	5.30	1	159.80
TOTAL				2063.68
TOTAL GROUND COVERAGE FOR MLCP				2063.68

OWNER'S SIGNATURE :

PRATAP SINGH RATHI

ARCHITECT'S SIGNATURE :
VINEET JAIN

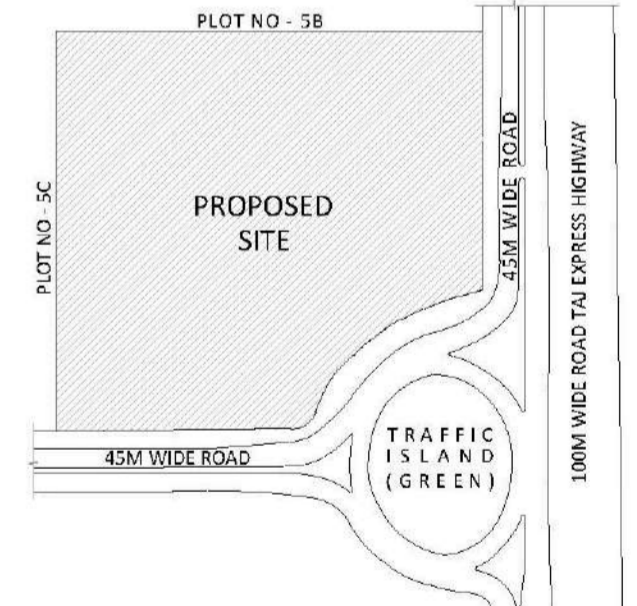
AUTHORITY SIGNATURES

NOTE:

OWNER
M/S. STAR LANDCRAFT PVT. LTD.

RELEASED FOR
SUBMISSION DRAWING

KEY PLAN:



PROJECT
PROPOSED IT/ITES BUILDING AT Plot No-5A, Sector-Techzone, Greater Noida

DATE
29.09.2025

DEALT BY
AR. ROMI

SCALE
1:500

CHECKED BY
AR. VINEET JAIN

SITE PLAN
DRAWING TITLE
SITE PLAN GROUND COVERAGE DETAIL

ARCHITECT SIGN

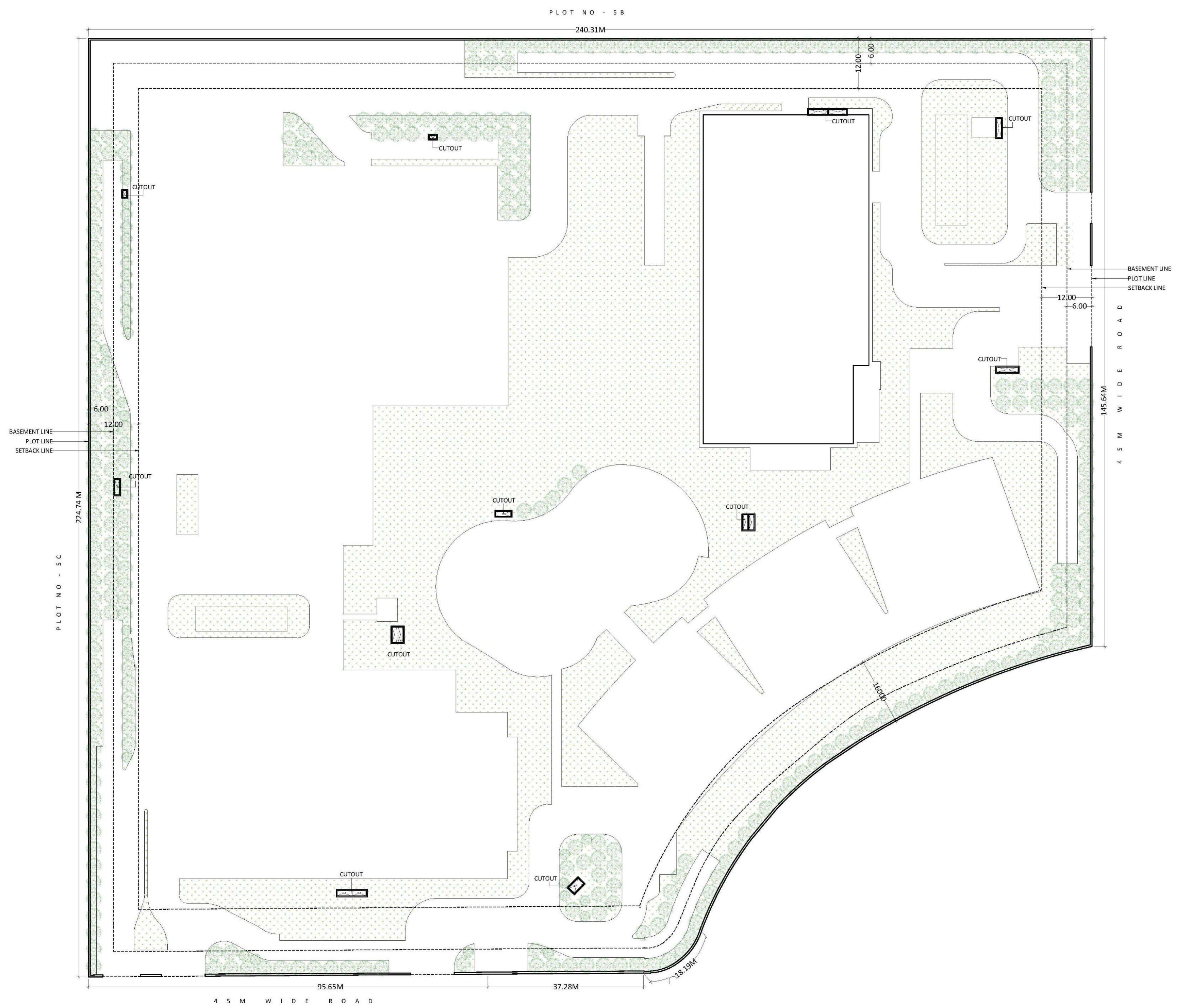
DRAWING NO.
SITE/A/002

REVISION
R4

ARVIND KUMAR TRIPATHI Digitally signed by ARVIND KUMAR TRIPATHI Date: 2026.01.07 17:35:30 +05'30'

LAL SINGH Digitally signed by LAL SINGH Date: 2026.01.08 13:27:27 +05'30'

Sudheer Kumar Digitally signed by Sudheer Kumar Date: 2026.01.08 18:06:17 +05'30'

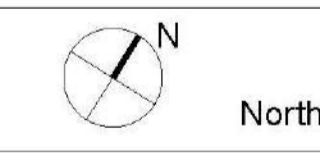
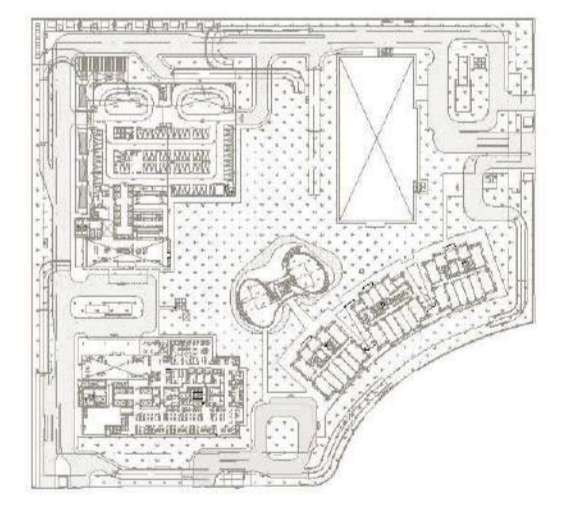


NOTE

OWNER
M/S. STAR LANDCRAFT PVT. LTD.

RELEASED FOR
SUBMISSION DRAWING

KEY PLAN



LEGEND	
	LANDSCAPE AREA
	TREES

PROJECT
PROPOSED IT/ITES BUILDING AT Plot No-5A, Sector-Techzone, Greater Noida

DATE 29.09.2025	DEALT BY AR. ROMI
--------------------	----------------------

SCALE 1:500	CHECKED BY AR. VINEET JAIN
----------------	-------------------------------

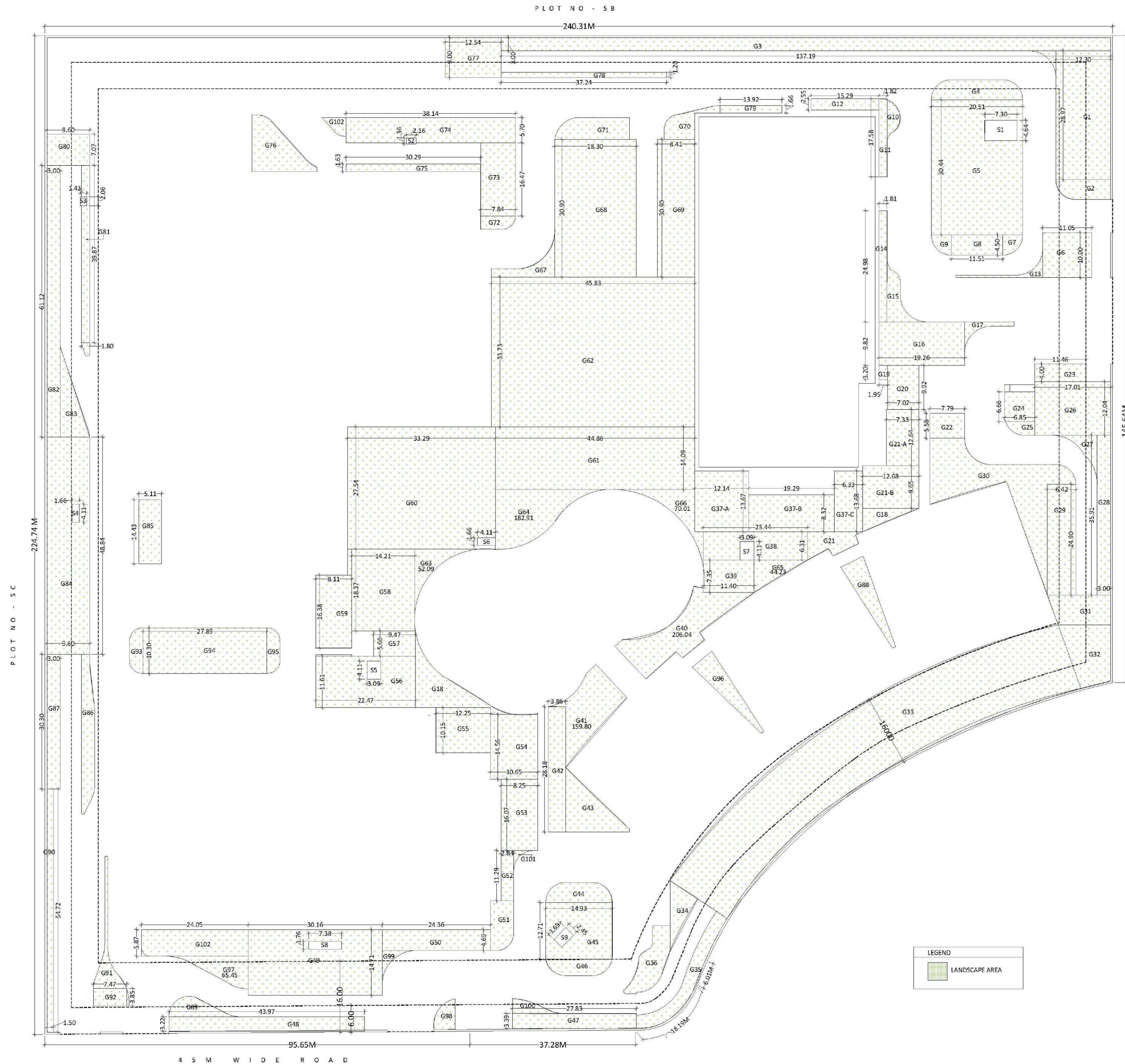
LANDSCAPE PLAN

DRAWING TITLE
GREEN AREA

ARCHITECT SIGN

DRAWING NO. SITE/A/003	REVISION R2
---------------------------	----------------

1 SITE PLAN
SCALE - 1:500



1 ENVELOPE SITE PLAN
SCALE - 1:500

LANDSCAPE AREA CALCULATION			
SL. NO.	LENGTH	W READTH	AREA (SQM)
G1	28.97	12.30	356.33
G2	P LINE AREA		51.05
G3	3.00	137.18	411.54
G4	P LINE AREA		83.00
G5	30.44	20.50	624.02
G6	11.05	10.00	110.50
G7	P LINE AREA		15.90
G8	4.49	11.50	51.64
G9	P LINE AREA		15.90
G10	P LINE AREA		17.12
G11	17.57	1.82	31.98
G12	2.55	15.29	38.99
G13	P LINE AREA		17.36
G14	24.98	1.81	45.21
G15	P LINE AREA		45.44
G16	9.82	19.26	189.13
G17	P LINE AREA		18.85
G18	P LINE AREA		111.53
G19	3.70	1.95	7.24
G20	9.97	7.02	69.94
G21-A	7.25	12.64	92.05
G21-B	12.68	9.65	122.36
G22	5.58	7.79	43.47
G23	4.00	11.46	45.84
G24	6.66	6.85	45.62
G25	P LINE AREA		16.94
G26	12.03	17.00	204.51
G27	4.23	28.20	119.00
G28	35.90	3.00	107.70
G29	24.89	6.42	159.79
G30	P LINE AREA		339.91
G31	P LINE AREA		87.16
G32	P LINE AREA		126.00
G33	P LINE AREA		1549.75
G34	P LINE AREA		48.95
G35	P LINE AREA		97.94
G36	P LINE AREA		79.70
G37-A	12.14	13.67	165.95
G37-B	19.29	8.32	160.49
G37-C	6.33	13.68	86.59
G38	6.31	23.44	147.91
G39	7.35	11.39	83.72
G40	P LINE AREA		206.04
G41	P LINE AREA		159.80
G42	28.18	3.85	108.49
G43	P LINE AREA		104.30
G44	P LINE AREA		58.61
G45	12.71	14.92	189.63
G46	P LINE AREA		47.01
G47	3.39	27.83	94.34
G48	3.21	48.97	141.14
G49	14.70	30.16	443.35
G50	4.69	24.36	114.25
G51	P LINE AREA		55.49
G52	2.84	11.29	32.06
G53	16.06	8.25	132.50
G54	14.56	10.65	155.06
G55	10.15	12.24	124.24
G56	11.60	22.47	260.65
G57	5.66	9.47	53.60
G58	18.37	14.21	261.04
G59	16.38	8.11	132.84
G60	27.54	33.29	916.81
G61	14.09	44.85	631.94
G62	33.73	45.83	1545.85
G63	P LINE AREA		52.09
G64	P LINE AREA		182.91
G65	P LINE AREA		44.23
G66	P LINE AREA		70.01
G67	1.81	14.32	42.74
G68	30.90	18.29	565.16
G69	30.90	8.41	259.87
G70	P LINE AREA		44.74
G71	P LINE AREA		76.03
G72	P LINE AREA		21.00
G73	16.46	7.83	128.88
G74	5.70	38.13	217.34
G75	1.62	30.28	49.05
G76	P LINE AREA		112.34
G77	9.00	12.54	112.86
G78	1.20	37.24	44.69
G79	1.66	13.92	23.11
G80	7.07	9.60	67.87
G81	39.86	1.80	71.75
G82	61.11	3.00	183.33
G83	P LINE AREA		67.1
G84	48.84	9.59	468.4
G85	14.43	5.11	73.7
G86	P LINE AREA		91.5
G87	30.30	3.00	90.9
G88	P LINE AREA		67.4
G89	P LINE AREA		41.2
G90	54.71	1.50	82.1
G91	22.61	4.90	110.9
G92	3.84	7.47	28.7
G93	6.12	27.0	165.24
G94	10.30	27.89	287.3
G95	5.85	2.94	17.2
G96	P LINE AREA		66.4
G97	P LINE AREA		65.45
G98	P LINE AREA		25.9
G99	P LINE AREA		12.1
G100	P LINE AREA		20.5
G101	P LINE AREA		4.4
G102	P LINE AREA		14.5
TOTAL AREA			16101.87

LANDSCAPE AREA & TREES CALCULATION:-			
DESCRIPTION	AREA	UNIT	
TOTAL PLOT AREA (A)	48,567.00	SQM.	
PERM. GR. COVERAGE AREA FOR IT, COMMERCIAL AND SERVICES @30% OF PLOT AREA (B)	14,570.10	SQM.	
ADD. PERM. GR. COVERAGE FOR MLCP @5% OF PLOT AREA (C)	2,428.35	SQM.	
TOTAL OPEN AREA (A-B-C) (D)	31,568.55	SQM.	
REQUIRED GREEN AREA (50% OF D)	15,784.28	SQM.	
PROPOSED GREEN AREA	16,000.24	SQM.	
REQUIRED NUMBER OF TREES @01 TREE FOR EVERY 100 SQ.M. OF OPEN AREA	315.69	NOS	
SAY	320.00	NOS	
TOTAL PROPOSED TREES	320.00	NOS	
50% TREES IN CATEGORY OF EVERGREEN (NEEM, PEPPAL, BAROOL, ETC.)			

LANDSCAPE AREA CALCULATION			
SL. NO.	LENGTH	W READTH	AREA (SQM)
S1	4.77	7.29	34.77
S2	1.36	2.16	2.94
S3	2.06	1.43	2.95
S4	4.11	1.66	6.82
S5	4.11	3.09	12.70
S6	1.66	4.11	6.82
S7	4.11	3.09	12.70
S8	1.76	7.38	12.99
S9	2.45	3.69	9.04
TOTAL AREA			101.79
TOTAL GREEN AREA			16000.24

OWNER'S SIGNATURE :

PRATAP SINGH RATHI

ARCHITECT'S SIGNATURE :

VINEET JAIN

AUTHORITY SIGNATURES

ARVIND KUMAR TRIPATHI

Digitally signed by ARVIND KUMAR TRIPATHI Date: 2026.01.07 17:39:48 +05'30'

LAL SINGH

Digitally signed by LAL SINGH Date: 2026.01.08 13:25:06 +05'30'

Sudheer Kumar

Digitally signed by Sudheer Kumar Date: 2026.01.08 18:10:02 +05'30'

NOTE:

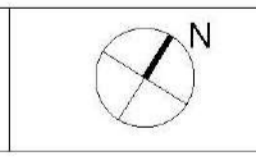
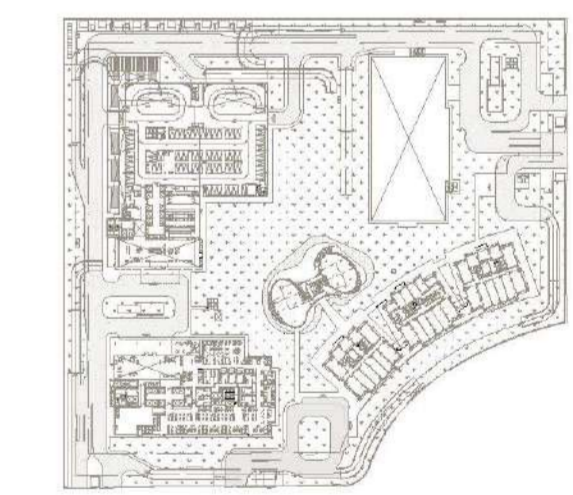
OWNER

M/S. STAR LANDCRAFT PVT. LTD.

RELEASED FOR

SUBMISSION DRAWING

KEY PLAN:



PROJECT

PROPOSED IT/ITES BUILDING AT Plot No-5A, Sector-Techzone, Greater Noida

DATE
29.09.2025

DEALT BY
AR. ROMI

SCALE
1:500

CHECKED BY
AR. VINEET JAIN

LANDSCAPE PLAN

DRAWING TITLE

ENVELOPE PLAN GREEN AREA

ARCHITECT SIGN

DRAWING NO.
SITE/A/004

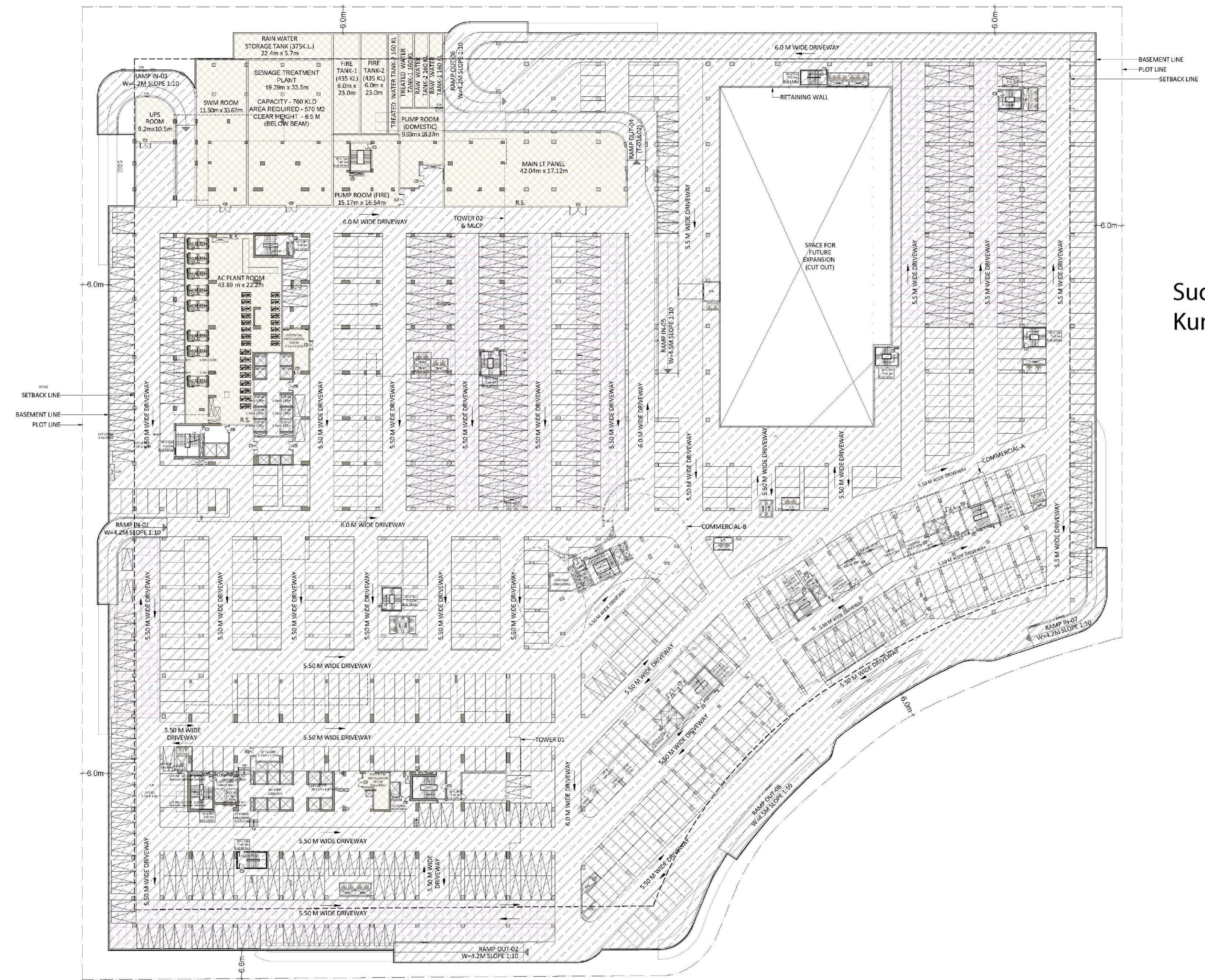
REVISION
R3

AUTHORITY SIGNATURES

ARVIND KUMAR TRIPATHI
Digitally signed by ARVIND KUMAR TRIPATHI
Date: 2026.01.07 17:44:24 +05'30'

LAL SINGH
Digitally signed by LAL SINGH
Date: 2026.01.08 11:57:28 +05'30'

Sudheer Kumar
Digitally signed by Sudheer Kumar
Date: 2026.01.08 18:12:04 +05'30'



1 BASEMENT PLAN
SCALE - 1:500

	STACK PARKING
	NON STACK PARKING

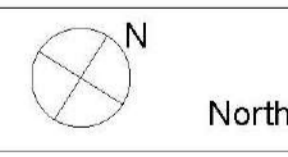
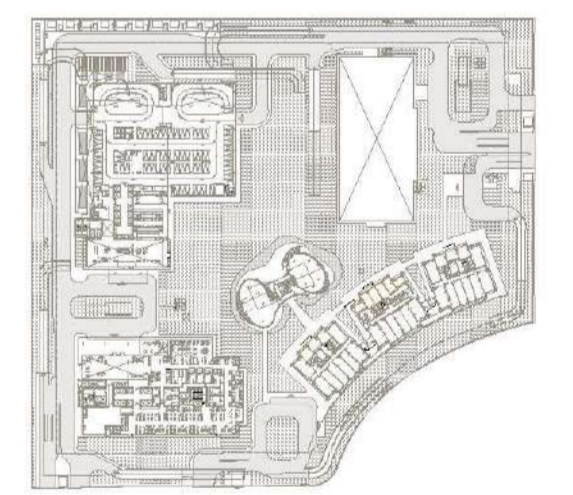
LEGEND	
	NON STACK PARKING
	NON F.A.R. AREA
	SERVICE AREA

NOTE:
1. ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
2. THE REINFORCEMENT SHALL BE PROVIDED IN ALL THE SERVICES SHAFTS (ELECTRICAL, LOW VOLTAGE, FHC ETC.) AND SHALL BE CAST AFTER INSTALLATION OF ALL THE REQUIRED SERVICES CONDUITS, SLEEVES, CABLES/ CABLE TRAYS/ CABLE LADDERS FOR FIRE COMPARTMENTATION REASON AS PER NBC 2016, PART - 4 CLAUSE NUMBER 3.4.3.3. (FOR FIRE RATING OF WALL ENCLOSURE & FIRE RATING OF FIRE DOORS) & CLAUSE NO. C-1.9 'SERVICE DUCTS/SHAFTS'. ALL THE TOILET CUTOUTS FOR FLOOR TRAPS AND WC TRAPS SHALL BE CAST AFTER LAYING ALL THE REQUIRED PLUMBING PIPES. ALL THE INTERNAL PLUMBING SHAFT SHALL ALSO BE CLOSED AS PER AFORESAID CLAUSE BARING THE PERIPHERAL PLUMBING SHAFT. THESE PERIPHERAL SHAFTS SHALL BE PROVIDED WITH CAT-WALK FOR MAINTENANCE REASONS."

OWNER
M/S. STAR LANDCRAFT PVT. LTD.

RELEASED FOR
SUBMISSION DRAWING

KEY PLAN



PROJECT
PROPOSED IT/ITES BUILDING AT Plot No-5A,
Sector-Techzone, Greater Noida

DATE 29.09.2025	DEALT BY ROMI
SCALE 1:500	CHECKED BY VINEET

BASEMENT PLAN

DRAWING TITLE
BASEMENT PLAN

ARCHITECT SIGN

DRAWING NO. BASEMENT/001	REVISION R2
-----------------------------	----------------

ARVIND KUMAR
Digitally signed by ARVIND KUMAR
Date: 2026.01.07
12:48:49

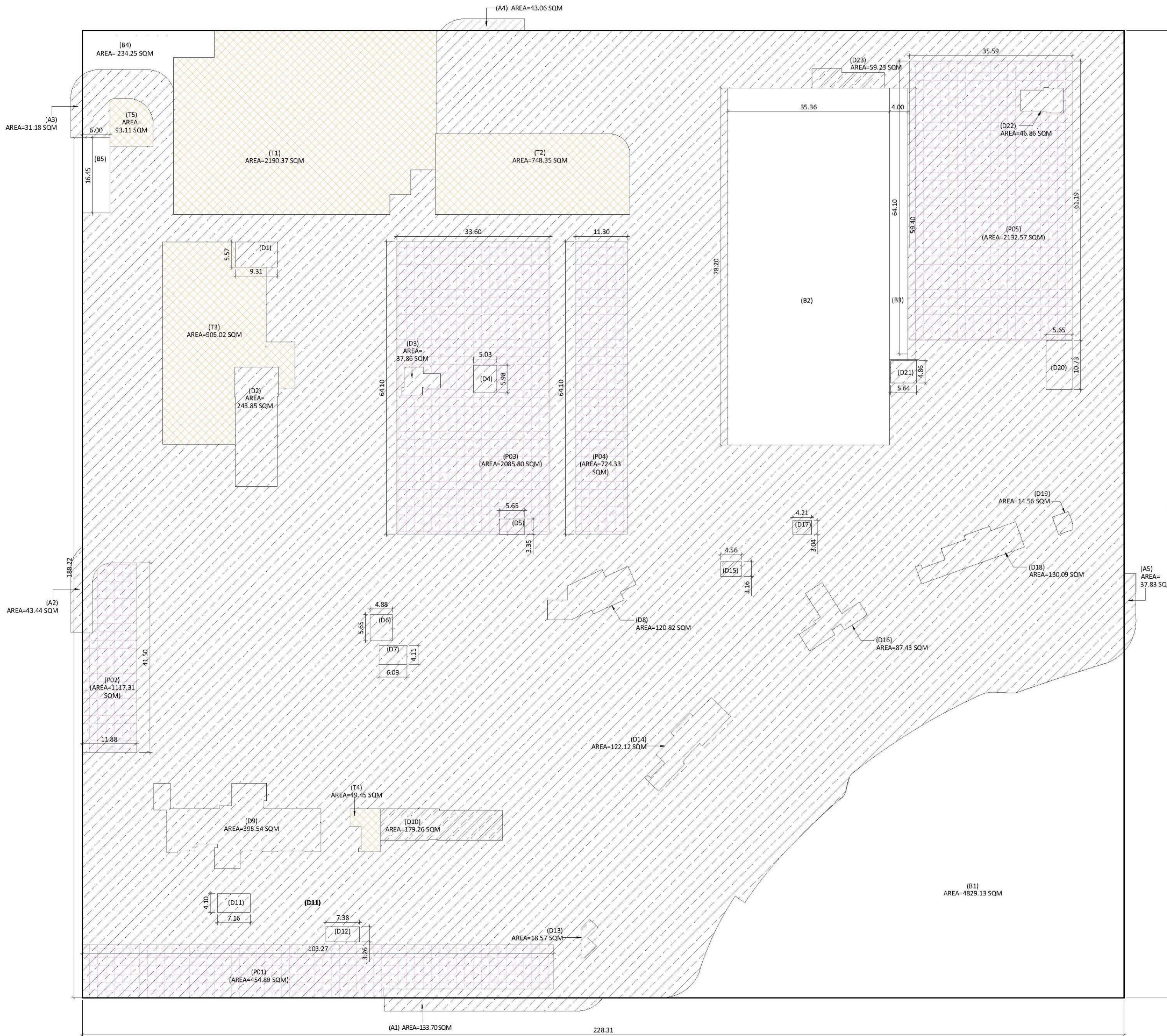
PRATAP SINGH RATHI
Digitally signed by PRATAP SINGH RATHI
Date: 2026.01.07
13:03:45

VINEET JAIN
Digitally signed by VINEET JAIN
Date: 2026.01.07
13:03:45

AUTHORITY SIGNATURES

Sudheer Kumar
Digitally signed by Sudheer Kumar
Date: 2026.01.08
18:16:39 +05'30'

LAL SINGH
Digitally signed by LAL SINGH
Date: 2026.01.08
11:57:45 +05'30'



LEGEND	LENGTH	WIDTH	NOS.	AREA IN SQM	SPACE USAGE	
(A)	228.31	211.82	1	48360.62	COVERED AREA	
				TOTAL AREA =	48360.62 (I)	
ADDITION						
(A1)			P. LINE AREA	1	133.70	
(A2)			P. LINE AREA	1	43.44	
(A3)			P. LINE AREA	1	31.18	
(A4)			P. LINE AREA	1	43.06	
(A5)			P. LINE AREA	1	37.83	
				TOTAL	289.21 (II)	
DEDUCTION						
(B1)			P. LINE AREA	1	4829.13	EXTERNAL CUTOUT
(B2)			P. LINE AREA	1	2765.15	FUTURE EXPANSION
(B3)			P. LINE AREA	1	237.60	FUTURE EXPANSION
(B4)			P. LINE AREA	1	234.25	EXTERNAL CUTOUT
(B5)			P. LINE AREA	1	98.70	EXTERNAL CUTOUT
				TOTAL	8164.83 (III)	
NETT. ENVELOPE AREA (I)-(II)-(III)				40485.00	(IV)	
SERVICES AREA						
(T1)			P. LINE AREA	1	2190.37	
(T2)			P. LINE AREA	1	748.35	
(T3)			P. LINE AREA	1	905.02	
(T4)			P. LINE AREA	1	49.45	
(T5)			P. LINE AREA	1	93.11	
				TOTAL	3986.30 (V)	
NETT. (NON F.A.R.) AREA (IV)-(V)				36498.70	(VI)	
AREA DEDUCTION FOR PARKING						
(D1)			P. LINE AREA	1	51.86	
(D2)			P. LINE AREA	1	243.85	
(D3)			P. LINE AREA	1	37.86	
(D4)			P. LINE AREA	1	30.08	
(D5)			P. LINE AREA	1	18.93	
(D6)			P. LINE AREA	1	27.57	
(D7)			P. LINE AREA	1	25.03	
(D8)			P. LINE AREA	1	120.82	
(D9)			P. LINE AREA	1	395.54	
(D10)			P. LINE AREA	1	179.26	
(D11)			P. LINE AREA	1	29.36	
(D12)			P. LINE AREA	1	24.06	
(D13)			P. LINE AREA	1	18.57	
(D14)			P. LINE AREA	1	122.12	
(D15)			P. LINE AREA	1	14.41	
(D16)			P. LINE AREA	1	87.43	
(D17)			P. LINE AREA	1	12.80	
(D18)			P. LINE AREA	1	130.09	
(D19)			P. LINE AREA	1	14.56	
(D20)			P. LINE AREA	1	60.62	
(D21)			P. LINE AREA	1	27.41	
(D22)			P. LINE AREA	1	46.86	
(D23)			P. LINE AREA	1	59.23	
				TOTAL AREA	1778.31 (VII)	
TOTAL PARKING AREA = (VI)-(VII)				34720.39	(VIII)	
NON STACK PARKING AREA						
(P01)			P. LINE AREA	1	454.89	
(P02)			P. LINE AREA	1	1117.31	
(P03)			P. LINE AREA	1	2085.80	
(P04)			P. LINE AREA	1	724.33	
(P05)			P. LINE AREA	1	2132.57	
				TOTAL	6514.90	
PARKING CALCULATION:						
DESCRIPTION					UNIT	
PERMISSIBLE F.A.R. AREA	=	101990.70			SQM.	
REQUIRED PARKING= PERMISSIBLE F.A.R. AREA /50	=	2040			ECS	
SAY	=	2040			ECS	
TOTAL PARKING AREA (Sqm) = (VI)-(VII)	=	34720.39			(VIII)	
DEDUCTED AREA FOR NON-STACK PARKING (Sqm)	=	6514.90			(IX)	
NO. OF NON-STACK PARKING (2085.80/30)	=	217			ECS	
AREA FOR STACK PARKING (VIII-IX)	=	28205.49				
NO. OF STACK PARKING(28205.49/18)	=	1567			ECS	
TOTAL PARKING PROVIDED IN BASEMENT (217+1567)	=	1784				
ACTUAL PARKING PROVIDED IN BASEMENT	=	1602			Nos	
MLCP PARKING AREA (Sqm)	=	19367.53				
MLCP PARKING AS PER CALCULATION (19367.53/30)	=	646			Nos	
ACTUAL PARKING PROVIDED IN MLCP	=	574			Nos	
TOTAL PARKING PROVIDED IN BASEMENT AND MLCP AS PER AREA CALCULATION (1784+646)	=	2430			Nos	
TOTAL ACTUAL PARKING PROVIDED IN BASEMENT AND MLCP (1602+574)	=	2176			Nos	

1 BASEMENT PLAN
SCALE - 1:500

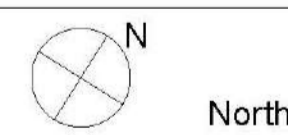
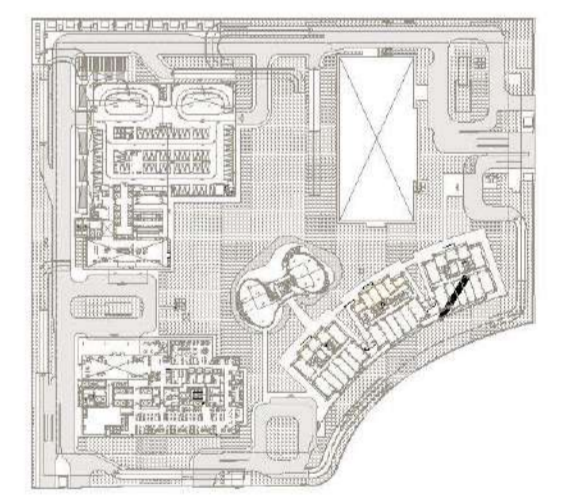
LEGEND	
	NON STACK PARKING
	NON F.A.R. AREA
	SERVICE AREA

NOTE:
1. ALL DIMENSIONS ARE IN MM UNLESS NOTED OTHERWISE.
2. THE REINFORCEMENT SHALL BE PROVIDED IN ALL THE SERVICES SHAFTS (ELECTRICAL, LOW VOLTAGE, FHC ETC.) AND SHALL BE CAST AFTER INSTALLATION OF ALL THE REQUIRED SERVICES CONDUITS, SLEEVES, CABLES/ CABLE TRAYS/ CABLE LADDERS FOR FIRE COMPARTMENTATION REASON AS PER NBC 2016, PART - 4 CLAUSE NUMBER 3.4.3.3. (FOR FIRE RATING OF WALL ENCLOSURE & FIRE RATING OF FIRE DOORS) & CLAUSE NO. C-1.9 'SERVICE DUCTS/SHAFTS'. ALL THE TOILET CUTOUTS FOR FLOOR TRAPS AND WC TRAPS SHALL BE CAST AFTER LAYING ALL THE REQUIRED PLUMBING PIPES. ALL THE INTERNAL PLUMBING SHAFT SHALL ALSO BE CLOSED AS PER AFORESAID CLAUSE BARING THE PERIPHERAL PLUMBING SHAFT. THESE PERIPHERAL SHAFTS SHALL BE PROVIDED WITH CAT-WALK FOR MAINTENANCE REASONS."

OWNER
M/S. STAR LANDCRAFT PVT. LTD.

RELEASED FOR
SUBMISSION DRAWING

KEY PLAN:



PROJECT
PROPOSED IT/ITES BUILDING AT Plot No-5A,
Sector-Techzone, Greater Noida

DATE
29.09.2025

DEALT BY
ROMI

SCALE
1:500

CHECKED BY
VINEET

BASEMENT ENVELOPE PLAN

DRAWING TITLE
BASEMENT ENVELOPE PLAN

ARCHITECT SIGN

DRAWING NO.
BASEMENT/002

REVISION
R3