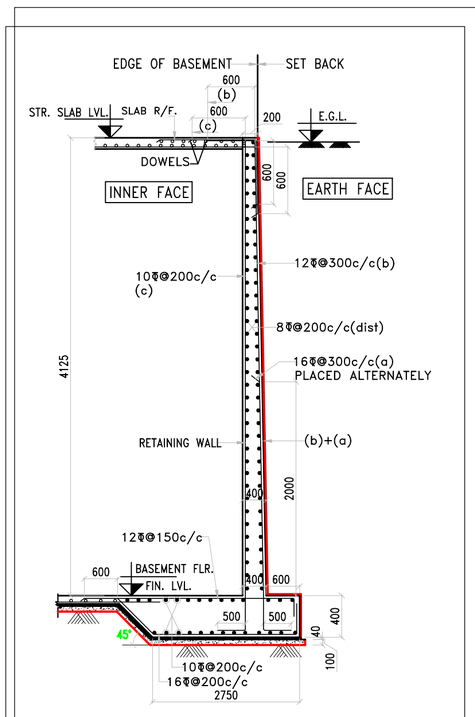
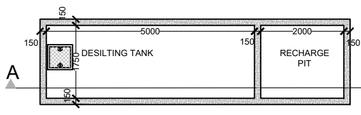
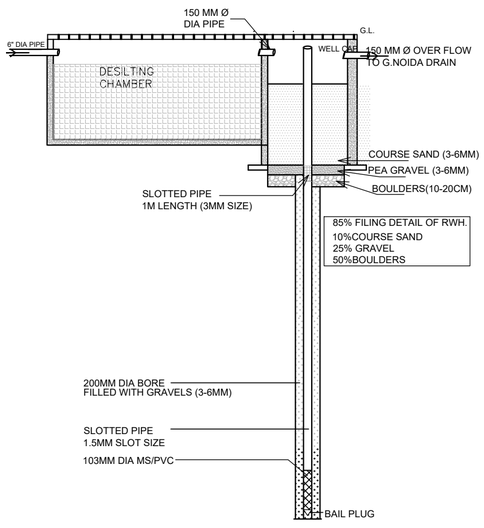


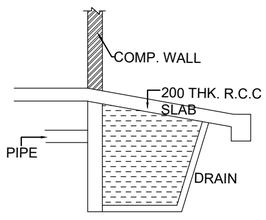
TYP. SECTION OF RETAINING WALL.



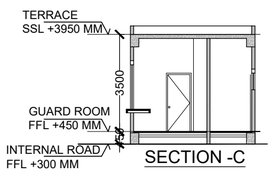
R.W.H. LAYOUT



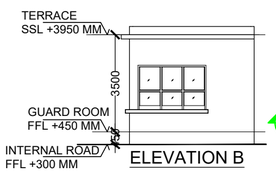
SECTION AA'



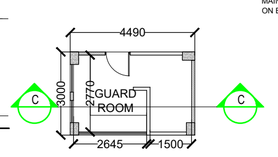
CULVERT DETAIL



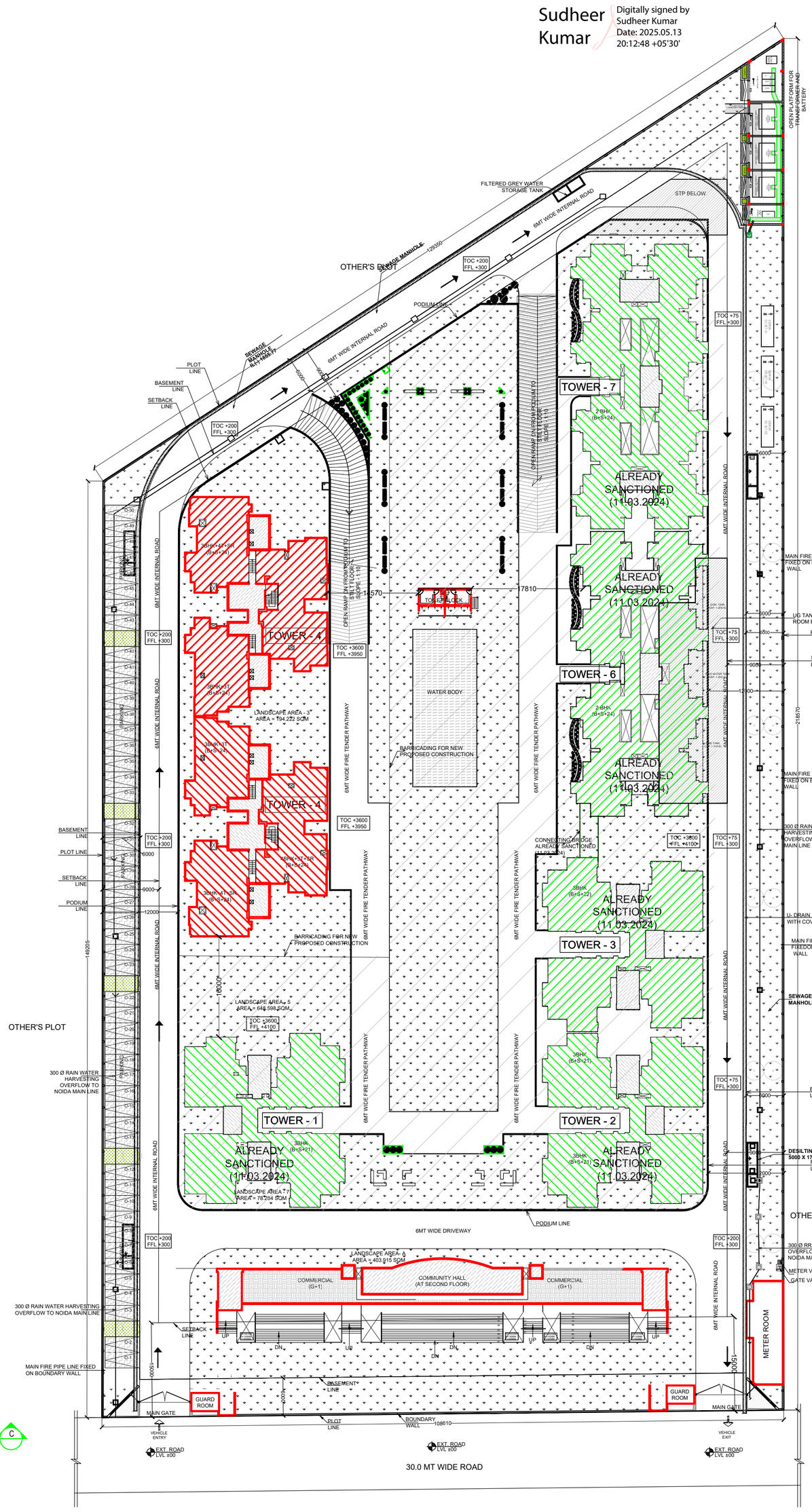
SECTION -C

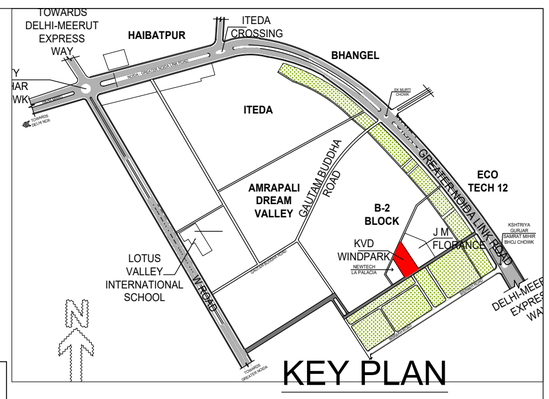


ELEVATION B



TYP GUARD ROOM DETAIL





KEY PLAN

REQUIRED GREEN AREA =
(PLOT AREA - G.COVERAGE) / 2 =
=(19986 - 4212.891)/2 = 7886.55 SQM

A PODIUM LAWN AREA:-

S.NO	PARTICULARS	AREA SQM
1	LANDSCAPE AREA - 1	239.165
2	LANDSCAPE AREA - 2	123.72
3	LANDSCAPE AREA - 3	194.22
4	LANDSCAPE AREA - 4	74.69
5	LANDSCAPE AREA - 5	650.28
6	LANDSCAPE AREA - 6	78.284
7	LANDSCAPE AREA - 7	62.301
8	LANDSCAPE AREA - 8	53.50
9	LANDSCAPE AREA - 9	456.58
10	LANDSCAPE AREA - 10	22.81
11	LANDSCAPE AREA - 11	24.61
12	LANDSCAPE AREA - 12	22.12
13	LANDSCAPE AREA - 13	88.32
14	LANDSCAPE AREA - 14	15.56
15	LANDSCAPE AREA - 15	24.8
16	LANDSCAPE AREA - 16	22.8
17	LANDSCAPE AREA - 17	22.8
18	LANDSCAPE AREA - 18	22.8
19	LANDSCAPE AREA - 19	170
20	LANDSCAPE AREA - 20	2658.55
21	LANDSCAPE AREA - 21	333.436
22	LANDSCAPE AREA - 22	26.1
	TOTAL LANDSCAPE AREA	5177.17

B LAWN AREA AT GROUND FLOOR LEVEL:-

S.NO	PARTICULARS	AREA SQM
1	LANDSCAPE AREA - A	403.915
2	LANDSCAPE AREA - B	761.81
3	LANDSCAPE AREA - C	82.39
4	LANDSCAPE AREA - D	15
5	LANDSCAPE AREA - E	9.2
6	LANDSCAPE AREA - F	52.8
7	LANDSCAPE AREA - G	1154.06
8	LANDSCAPE AREA - H	39.37
9	LANDSCAPE AREA - J	223.06
10	LANDSCAPE AREA - K	99.6
	TOTAL	2841.055

NET GREEN AREA ACHIEVED = A + B =
5177.17 + 2841.055 = 8018.225 SQMT

REQUIRED TREE AS PER 1 NO'S OF TREE PER 100 SQM OF OPEN AREA = (PLOT AREA - GROUND COVERAGE) / 100 = (19986 - 4188.819)/100 = 157	157	
REQUIRED TREE AS PER 1 NO'S OF TREE PER 100 SQM OF OPEN AREA = (PLOT AREA - GROUND COVERAGE) / 100 = (19986 - 4272.99)/100 = 157	157	

TOTAL NO'S OF TREE PROPOSED = 160

S.NO	PARTICULARS	AREA SQM
1	PROPOSED TOILET / CHANGE ROOM	24.091

TOTAL STILT / G. COVERAGE AREA:-

	NAME OF TOWER	AREA (SQM)
1	T1	405.640
2	T2	410.930
3	T3	410.930
4	T4	417.189
5	T5	417.189
6	T6	593.330
7	T7	593.330
	TOTAL STILT AREA	3248.538

NET PODIUM PARKING AREA =
TOTAL PODIUM AREA - TOTAL TOWER STILT AREA
= 11328.405- 3248.538 SQM
= 8079.867 SQM

NET OPEN PARKING AREA =
P1+P2+P3+P4+P5+P6 =
44.595+144.675+144.581+144.581+144.618+119.177 =742.227 SQ.MT

DETAILS OF EXISTING BUILDINGS AT SITE (FOR RE-VALIDATION):-

	COLOUR CODE	NAME OF TOWER	SANCTIONED NO. OF FLOORS
1		TOWER T1	B+S+21.5
2		TOWER T2	B+S+21.5
3		TOWER T3	B+S+22
4		TOWER T6	B+S+24
5		TOWER T7	B+S+24
6			

DETAILS OF PROPOSED BUILDINGS AT SITE:-

	COLOUR CODE	NAME OF BUILDING	NO. EXISTING FLOORS
2		TOWER T4 / 5	B+S+25
3		COMMERCIAL COMPLEX	G+2
4		GUARD ROOM	
5		METER ROOM	
6		TOILET BLOCK	

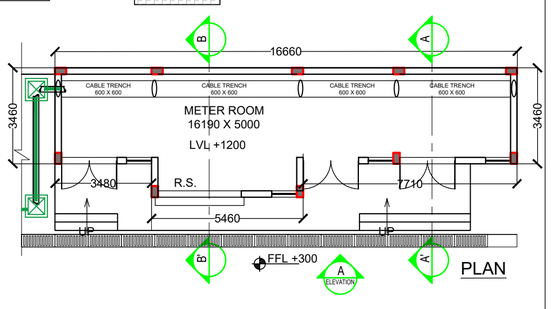
S.NO	PARTICULARS	FAR	SQM
1	TOTAL PLOT AREA		19986.0
2	PERMISSIBLE FAR FOR HOUSING	3.5	69951.0
	A PERMISSIBLE FAR FOR HOUSING = 2.75 X 19986.0 = 54961.50 SQM		
	B ADDITIONAL 0.75 FAR PURCHASABLE = 19986.0 X 0.75 = 14989.5 SQM		
3	PERMISSIBLE FAR FOR HOUSING A+B = 54961.5 + 14989.5 = 69951.0 SQM		
4	PERMISSIBLE 15% FAR FOR FACILITY		10492.65
	A PERMISSIBLE 15% FAR FOR FACILITY OF TOTAL MAIN FAR AREA = 15% OF 54961.5 = 8244.255 SQM		
	B PERMISSIBLE 15% FAR FOR FACILITY OF TOTAL PURCHASABLE FAR AREA = 15% OF 14989.5 = 2248.425 SQM		
	TOTAL PERMISSIBLE FAR FOR HOUSING A+B = 8244.255 + 2248.425 =10492.65 SQM		
5	PERMISSIBLE GROUND COVERAGE 19986.0 SQM @ 35% = 6995.10 SQM	35%	6995.10
6	PROPOSED TOTAL GROUND COVERAGE	21.7%	4348.464
7	PERMISSIBLE FAR AREA FOR COMMERCIAL 1.0% OF TOTAL FAR AREA = 1.0 X (54961.5 + 14989.5) = 699.51 SQM		699.51
8	PROPOSED FAR AREA OF COMMERCIAL		697.11
9	TOTAL ACHIEVED FAR	3.5	69581.332
	A FAR ACHIEVED OF RESIDENTIAL	68739.332	
	B FAR ACHIEVED OF COMMERCIAL	697.11	
	C FAR ACHIEVED OF COMMUNITY	144.89	
10	ACHIEVED 15% FAR FOR FACILITY FIRE STAIRCASE + LIFT LOBBY + MUMTY AREA + MACHINE ROOM + +SERVICE SHAFT + +CUPBOARD + GUARD ROOM + OVER HEAD TANK + STP + LT PANEL ROOM + U.G. TANK + COMMUNITY HALL+TOILET		10786.435
11	PERMISSIBLE DENSITY = 2100 PPH		
	A ACHIEVED DENSITY (ASSUMING 4.5 NO'S PERSON PER UNIT FOR 787 UNITS = 4.5 X 787 X 1000/1500 = 1771.99		
	B ACHIEVED UNITS = 787		
	C ACHIEVED PERSONS = 4.5 X 787 = 3541		
12	REQUIRED LANDSCAPE AREA 50% OPEN AREA OPEN AREA = PLOT AREA - GROUND COVERAGE = 50% OF (19986 - 4348.464) = 7818.768 SQM		7818.768
13	PROPOSED LANDSCAPE AREA		8043.6
14	REQUIRED TREE AS PER 1 NO'S OF TREE PER 100 SQM OF OPEN AREA = (PLOT AREA - GROUND COVERAGE) / 100 =(19986 - 4348.464)/100 = 156		156
15	PROPOSED NO'S OF TREE		160 NO'S
16	PARKING REQUIRED @ 1 ECS /80 SQM FAR AREA 69951.0/80 = 874.387 = 875		875 ECS
17	PARKING PROPOSED		885 ECS
	A BASEMENT AREA 14814.697 @ 30 SQM PER ECS 14814.697 / 30 = 493 ECS	493	
	B PODIUM PARKING 7976.85 @ 30 SQM PER ECS 7976.85 / 30 = 265 ECS	355	
	C STILT PARKING 2705.52 @ 30 SQM PER ECS 2705.52 / 30 = 90 ECS		
	D OPEN PARKING 742.227 @ 20 SQM PER ECS 742.227 / 20 = 37 ECS	37	
	TOTAL PARKING AREA	885	
18	TOTAL NON FAR AREA		26533.516
	A TOTAL BASEMENT AREA	15851.146	
	B PODIUM NON FAR AREA	7976.85	
	C TOTAL STILT AREA	2705.52	
	TOTAL NON FAR AREA	26533.516	
19	TOTAL BUILT - UP AREA		
	A TOTAL FAR AREA	69581.332	
	B TOTAL FACILITY AREA	10786.435	
	C TOTAL NON FAR AREA	26533.516	
	TOTAL A+B+C =		106901.283

NOTE:-
PERMISSIBLE TOTAL FAR = 69951 SQMT
ACHIEVED TOTAL FAR = 69581.664 SQMT
BALANCED FAR = 369.336 SQMT

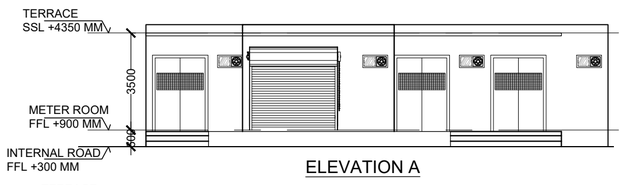
PERMISSIBLE 15% FACILITY AREA = 10492.65 SQMT
ACHIEVED 15% FACILITY AREA = 10802.99 SQMT
EXCEEDED 15% FACILITY AREA = 310.34 SQMT

SO THIS EXCEEDED 15% FACILITY IS TO BE COMPENSATED BY
BALANCED FAR AREA = 369.336 - 310.34 = 58.99 SQMT
SO NET BALANCE FAR WE HAVE = 58.99 SQMT

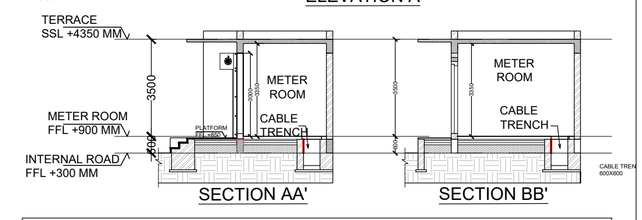
5% (50 NO'S)
PARKING RESERVES FOR VISITORS & E.V. VEHICLES



PLAN



ELEVATION A



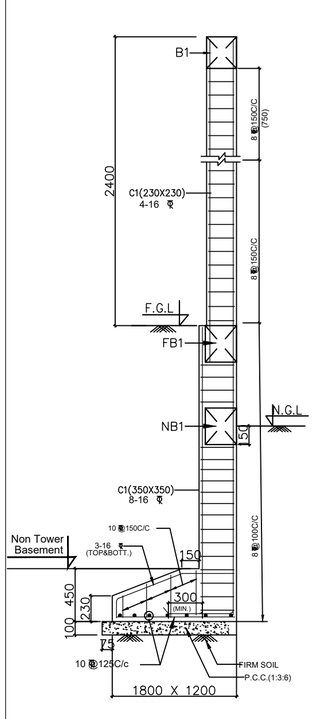
SECTION AA' SECTION BB'

AREA STATEMENT - COMPARING

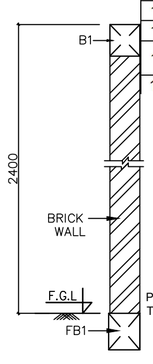
SR. NO.	PARTICULARS	PERMISSIBLE AREA (SQM)	TOTAL ACHIEVED AREA (SQM)	ALREADY SANCTIONED AREA (SQM)
1	FAR FOR HOUSING @ 3.5	69951	69581.132	69939.96
2	15% FACILITY AREA	10492.65	10786.435	10463.95
3	G. COVERAGE	6995.10	4316.829	4259.680
4	COMMERCIAL COMPLEX @ 1%	699.51	696.51	686.91
5	15% FACILTY AREA OF COMMUNITY HALL	N.A.	144.89	145.66
6	15% FACLITY FOR UG TANK+LT PANEL +STP	N.A.	636.041	335.72
7	BASEMENT NON FAR AREA	N.A.	15851.146	15941.910
8	STILT NON FAR AREA	N.A.	2705.520	
9	PODIUM NON FAR AREA	N.A.	7976.85	7738.900
10	BUILT-UP AREA	N.A.		
11	GREEN AREA	7886.55	8043.6	7880
12	PARKING ECS	875 NO'S	885	880
13	UNITS	N.A.	787	924

AREA STATEMENT - COMPARING

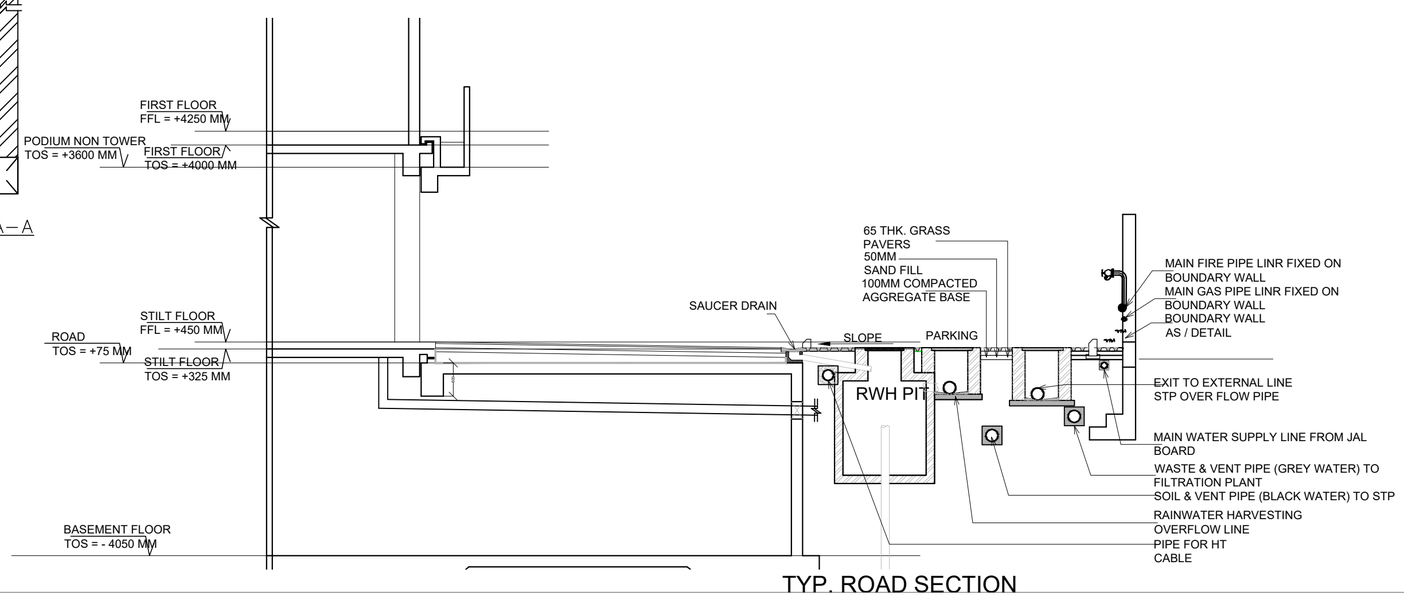
SR. NO.	PARTICULARS	PERMISSIBLE AREA (SQM)	TOTAL ACHIEVED AREA (SQM)	ALREADY SANCTIONED AREA (SQM)	TOTAL ACHIEVED BUILT UP AREA (SQM)	PROPOSED FAR (SQM)	PROPOSED 15% FACILITY AREA AREA (SQM)	PROPOSED BUILT - UP AREA (SQM)	PROPOSED 15% FACILITY AREA OF TOWER - 4 AREA (SQM)	PROPOSED 15% FACILITY AREA OF TOWER - 5 AREA (SQM)	PROPOSED TOWER - 4 AREA (SQM)	PROPOSED TOWER - 5 AREA (SQM)	PROPOSED GUARD ROOM AREA (SQM)	PROPOSED TOILET AT PODIUMFLOOR AREA (SQM)	PROPOSED METER ROOM AREA (SQM)
1	FAR FOR HOUSING @ 3.5	69951	69581.132	69939.96	106901.283	19635.822	3056.714	23389.046	N.A.	N.A.	9719.208	9828.453	N.A.	24	64.161
2	15% FACILITY AREA	10492.65	10786.435	10463.95					1442.442	1442.442	N.A.	N.A.	26.94	N.A.	N.A.
3	G. COVERAGE	6995.10	4316.829	4259.680					N.A.	N.A.	468.704	468.704	26.94	24	64.161
4	COMMERCIAL COMPLEX @ 1%	699.51	696.51	686.91					N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
5	15% FACILTY AREA OF COMMUNITY HALL	N.A.	144.89	145.66					N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
6	15% FACLITY FOR UG TANK+LT PANEL +STP	N.A.	636.041	335.72					N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
7	BASEMENT NON FAR AREA	N.A.	15851.146	15941.910					N.A.	N.A.	N.A.	N.A.			
8	STILT NON FAR AREA	N.A.	2705.520								358.800	358.800			
9	PODIUM NON FAR AREA	N.A.	7976.85	7738.900											
10	BUILT-UP AREA	N.A.													
11	GREEN AREA	7886.55	8043.6	7880											
12	PARKING ECS	875 NO'S	885	880											
13	UNITS	N.A.	787	924											



TYP. BOUNDARY WALL DETAIL



SEC. A–A



TYP. ROAD SECTION

REVISED SUBMISSION DRAWING

PROJECT:
PROPOSED GROUP HOUSING
AT PLOT NO . DV-GH-09B,
SECTOR - TECHZONE IV, G. NOIDA

CLIENT:
KV DEVELOPERS PVT. LTD.

TITLE:
SITE PLAN
AREA STATEMENT

DATE: 17.03.2025	DRG. NO: KVD.NT.SD_A01
SCALE: 1:300 @A1	NORTH
PARAMESH ROY CHOWDHURY Digitally signed by PARAMESH ROY CHOWDHURY Date: 2025.05.08 15:04:45 +05'30' OWNER'S SIGN	MAHTAB ALAM SAIFI Digitally signed by MAHTAB ALAM SAIFI Date: 2025.05.10 12:57:37 +05'30' ARCHITECT SIGN