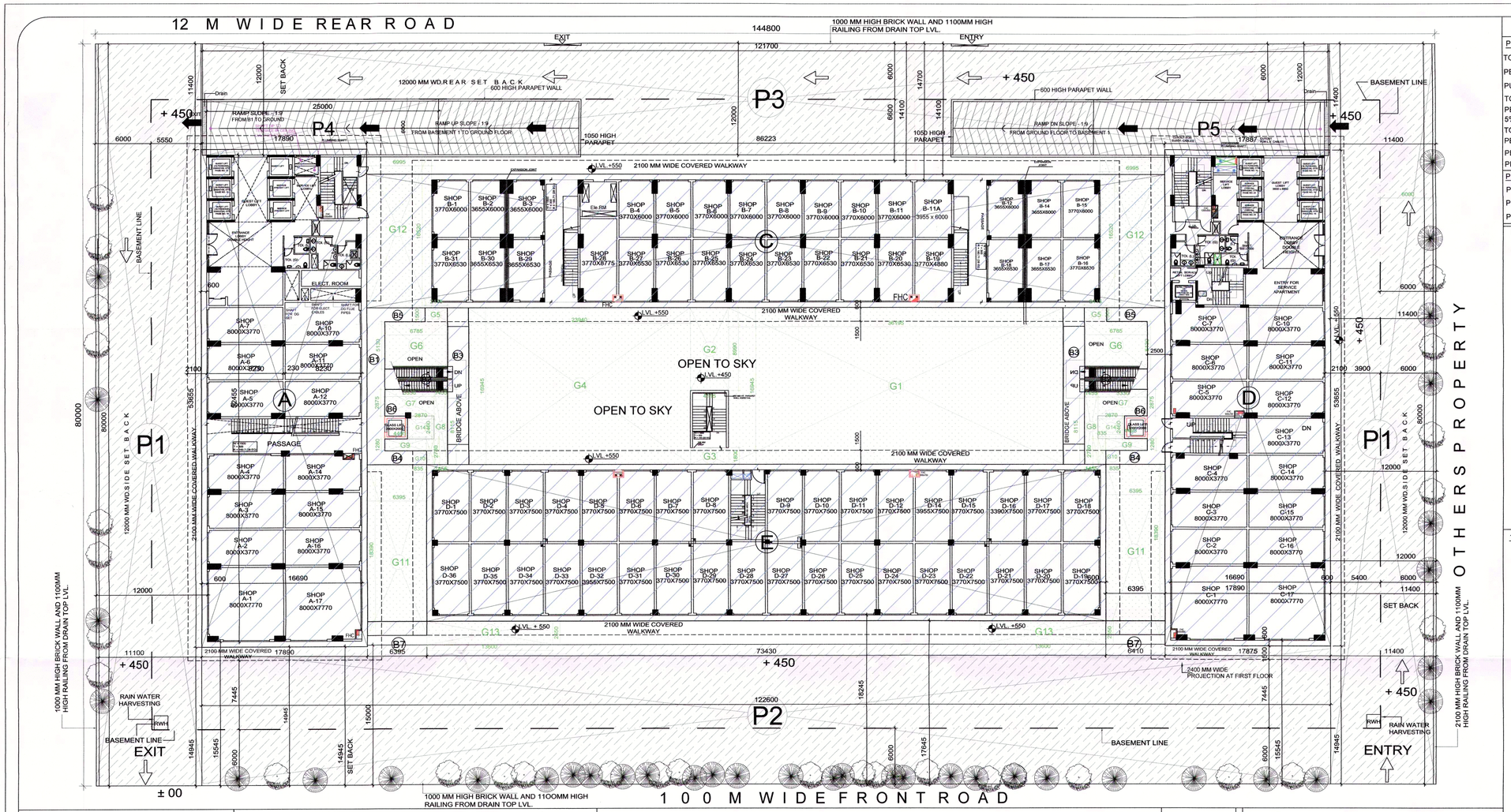


AREA STATEMENT

PERMISSIBLE STATEMENT

TOTAL PLOT AREA = 144.80 X 80.00 = 11584.00 SQMT. (AS PER LEASE PLAN)
PERMISSIBLE GROUND COVERAGE = 30% OF PLOT AREA = 3475.2SQMT.
PURCHASABLE GROUND COVERAGE = 10% OF PLOT AREA=1158.4SQMT.
TOTAL PERMISSIBLE GROUND COVERAGE = 3475.2 + 1158.4=4633.6 SQ MT
PERMISSIBLE FAR = 400 = 46336.00 SQMT.
5% ADDITIONAL FAR FOR GREEN BUILDING = 2316.80 SQMT.
TOTAL PERMISSIBLE FAR = 48652.80 SQMT.
PERMISSIBLE 15% ADDITIONAL SERVICES OF THE FAR = 6950.4 SQMT.
PERMISSIBLE ECS REQUIRED = 934 ECS
PROPOSED ECS REQUIRED = 974 ECS

PROPOSED STATEMENT

PROP.GROUND COVERAGE = OF PLOT AREA = 4633.376 SQMT. (39.99 %
PROP. FAR = 47814.095 SQMT.
PROP. ADDITIONAL SERVICES = 5281.321 SQMT.

FAR CALCULATION

FAR CALCULATION

FLOOR NAME	COVERED AREA(SQ MT)
TOTAL COVERED AREA ON GROUND FLOOR	4400.794
TOTAL COVERED AREA ON UPPER GROUND FLOOR	4006.453
TOTAL COVERED AREA ON FIRST FLOOR	3318.191
TOTAL COVERED AREA ON SECOND FLOOR	2558.958
TOTAL COVERED AREA ON THIRD FLOOR	2566.01
TOTAL COVERED AREA ON FOURTH FLOOR	2566.01
TOTAL COVERED AREA ON FIFTH FLOOR	2566.01
TOTAL COVERED AREA ON SIXTH FLOOR	2390.57
TOTAL COVERED AREA ON SEVENTH FLOOR	2390.57
TOTAL COVERED AREA ON EIGTH FLOOR	2390.58
TOTAL COVERED AREA ON NINTH FLOOR	2221.65
TOTAL COVERED AREA ON TENTH FLOOR	2221.65
TOTAL COVERED AREA ON ELEVENTH FLOOR	2221.65
TOTAL COVERED AREA ON TWELTH FLOOR	1939.01
TOTAL COVERED AREA ON FOURTEENTH FLOOR	1939.01
TOTAL COVERED AREA ON FIFTEENTH FLOOR	1939.01
TOTAL COVERED AREA ON SIXTEENTH FLOOR	1847.19
TOTAL COVERED AREA ON SEVENTEENTH FLOOR	1847.19
TOTAL COVERED AREA ON EIGHTEENTH FLOOR	1890.296
TOTAL COVERED AREA ON NINTEENTH FLOOR	593.293
TOTAL COVERED AREA ON ALL FLOORS	47814.095

15% ADDITIONAL SERVICES CALCULATION :-

15 % ADDITIONAL FAR CALCULATION

FLOOR NAME	MT)
TOTAL 15% AREA ON GROUND FLOOR	232.582
TOTAL 15% AREA ON UPPER GROUND FLOOR	233.325
TOTAL 15% AREA ON FIRST FLOOR	257.157
TOTAL 15% AREA ON SECOND FLOOR	182.6
TOTAL 15% AREA ON THIRD FLOOR	292.57
TOTAL 15% AREA ON FOURTH FLOOR	292.57
TOTAL 15% AREA ON FIFTH FLOOR	292.57
TOTAL 15% AREA ON SIXTH FLOOR	289.24
TOTAL 15% AREA ON SEVENTH FLOOR	289.24
TOTAL 15% AREA ON EIGTH FLOOR	289.24
TOTAL 15% AREA ON NINTH FLOOR	277.39
TOTAL 15% AREA ON TENTH FLOOR	277.39
TOTAL 15% AREA ON ELEVENTH FLOOR	277.39
TOTAL 15% AREA ON TWELTH FLOOR	266.710
TOTAL 15% AREA ON FOURTEENTH FLOOR	266.710
TOTAL 15% AREA ON FIFTEENTH FLOOR	266.710
TOTAL 15% AREA ON SIXTEENTH FLOOR	238.250
TOTAL 15% AREA ON SEVENTEENTH FLOOR	238.250
TOTAL 15% AREA ON EIGHTEENTH FLOOR	143.054
TOTAL 15% AREA ON NINETEENTH FLOOR	140.546
TOTAL 15% AREA ON TERRACE	237.827
TOTAL 15% AREA ON ALL FLOORS	5281.321

NON FAR CALCULATION

NON FAR AREA CALCULATION

FLOOR NAME	COVERED AREA(SQ MT)
FIRST BASEMENT AREA	9030.4
SECOND BASEMENT AREA	9030.4
AREA ON SERVICE FLOOR 1	2718.615
AREA ON SERVICE FLOOR 2	2009.679
TOTAL NON FAR AREA	22789.094

TOTAL COVERED AREA CALCULATION

TOTAL COVERED AREA

FAR + 15% + NON FAR AREA DETAIL	COVERED AREA(SQ MT)
TOTAL COVERED AREA(FAR AREA) ON ALL FLOOR	47814.095
TOTAL AREA UNDER (15%) ADDITIONAL FAR	5281.321
TOTAL AREA UNDER (NON FAR)	22789.094
TOTAL COVERED AREA	75884.510

Greater Noida Industrial Dev. Authority
APPROVED
Vide Letter No. 9286 Dated 23/11/2019
Valid upto Dated..... 5/5/2023
Sr. Ex. (Plng.)
Town Planner
Drawing Checked & Verified By
MGR-II

GREEN AREA DETAIL :-

OPEN AREA = PLOT AREA - GROUND COVERAGE
= (11584 - 4633.376) = 6950.624 SQ.MTS.
NO. OF TREE REQUIRED = OPEN AREA / 100
= 6950.624 /100 = 69.5 (SAY 70)
PROPOSED NO. OF TREE = 72 NOS.

TYPE OF TREE

1. EVERGREEN TREE 50% OF TOTAL TREE = 36 NOS.
2. ORNAMENTAL TREE 50% OF TOTAL TREE =36 NOS.

PERM. AREA REQ. FOR LANDSCAPE/GREEN
= 25% OF OPEN AREA
= 25% OF 6950.624 = 1737.65 SQ.MT.
PROPOSED GREEN AREA G = 1760.463 SQ. M.

GREEN AREA CALCULATION

TYPE	L(mm)	B(mm)	NO.	AREA IN SQ.MT
G1	36195	16945	1	613.324
G2	8990	4115	1	36.994
G3	4115	1800	1	7.407
G4	23940	16945	1	405.663
G5	2415	1500	2	7.245
G6	6785	5130	2	69.614
G7	5330	2875	2	30.648
G8	1455	8115	2	23.615
G9	4495	1280	2	11.507
G10	835	2780	2	4.643
G11	18390	6395	2	235.208
G12	16520	6995	2	231.115
G13	2550	13600	2	69.360
G14	2870	2460	2	14.120
TOTAL				1760.463

PARKING CACULATIONS :-

TOTAL PLOT AREA = 11584 SQ.MTS.
TOTAL PROPOSED. F.A.R. AREA = 47814.095 SQ.MTS.
PARKING NORMS
CARS REQUIRED FOR RETAIL AREA=1 CAR FOR EACH 30 SQM COVERED AREA
TOTAL AREA FOR RETAIL = GROUND FLOOR AREA +UPPER GROUND FLOOR AREA + FIRST FLOOR AREA = 4400.794+4006.453+3318.191 = 11725.438 SQM
CAR REQUIRED= 11725.438 / 30 = 390.84 ECS say 391

CAR REQUIREMENT FOR ROOM = 1 CAR FOR 2 ROOMS
TOTAL NUMBER OF ROOMS = 984 NOS.
CAR REQUIRED = 492 CARS

CAR REQUIREMENT FOR OFFICE = 1 CAR FOR EACH 50 SQM COVERED AREA
TOTAL AREA FOR OFFICE SPACE= AREA OF OFFICE SPACE ON 2ND FLOOR = 2558.958 SQMT.
CAR REQUIRED = 2558.958 / 50 = 51 CARS

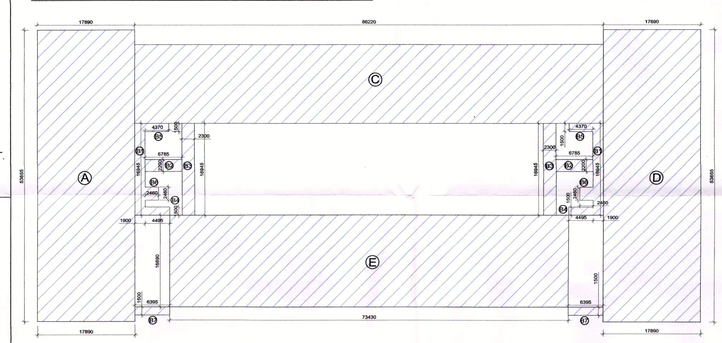
TOTAL CAR REQUIRED = 391 + 492 + 51 = **934 CARS**

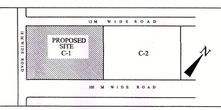
1 CAR PARKING SPACE REQD. (IN OPEN) = 20.00 SQ.MTS.
1 CAR PARKING SPACE REQD. (IN BASEMENT) = 30.00 SQMT
1 CAR PARKING SPACE REQD. (IN DOUBLE STACK PARKING) = 18.00 SQMT

PROPOSED PARKING AREA DETAILS

PROP. ECS (CARS) IN FIRST BASEMENT AREA(REFER BASEMENT DRG) = 2548.933 / 30 = 84 CARS
PROP. ECS (CARS) IN FIRST BASEMENT AREA(REFER BASEMENT DRG) = 4422.78 / 18 = 245 CARS
PROP. ECS (CARS) IN SECOND BASEMENT AREA(REFER BASEMENT DRG) = 7339.531 / 18 = 407 CARS
PROPOSED ECS (CARS) IN OPEN AREA =4775.40 / 20 = 238 CARS
TOTAL NO. ECS=238 (OPEN) + 84 + 245 (FIRST BASEMENT) +407 (SECOND BASEMENT) = **974 CARS**

GROUND COVERAGE AREA CHART





GROUND COVERAGE

AREA OF "A" =	17890	53655	1	959.888
AREA OF "B1" =	1900	16945	2	64.391
AREA OF "B2" =	6785	2200	2	29.854
AREA OF "B3" =	2300	16945	2	77.947
AREA OF "B4" =	4495	1500	2	13.485
AREA OF "B5" =	4370	1500	2	13.110
AREA OF "B6" =	2460	2460	2	12.103
AREA OF "B7" =	6395	1500	2	19.185
AREA OF "C" =	86220	14420	1	1243.292
AREA OF "D" =	17890	53655	1	959.888
AREA OF "E" =	73430	16890	1	1240.233
			TOTAL GROUND COVERAGE	4633.376

OPEN PARKING AREA CALCULATION

TYPE	L(mm)	B(mm)	NO.	AREA IN SQ.MT
P1	11100	80000	2	1776.000
P2	122600	15000	1	1839.000
P3	121700	12000	1	1460.400
		TOTAL		5075.400
DEDUCTIONS				
P4	25000	6000	2	300.000
		TOTAL		4775.400

Project Name :	Scale:	Checked By:	Date:	Drg Title:	Sheet No:	Arch Sign:	Owner Sign:		
OMAXE INDIA TRADE CENTRE	NTS			SITE PLAN/LANDSCAPE & PARKING PLAN (Commercial, Hotel & Office)	01	DURGI MAHESH KUMAR ARCHITECT CA/1990/13441	Omaxe India Trade Centre Pvt. Limited	Stamp:	

Owner:
OMAXE INDIA TRADE CENTRE PRIVATE LIMITED
(FORMERLY KNOWN AS AVJ TOWER PVT. LTD.)

PROPOSED PLAN FOR PLOT NO.C-1, COMMERCIAL BELT, SECTOR-ALPHA-II, GREATER NOIDA.

OMAXE LTD.
BUILDING NO. 7 L.S.C, KALKA JI,
NEW DELHI-110019

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