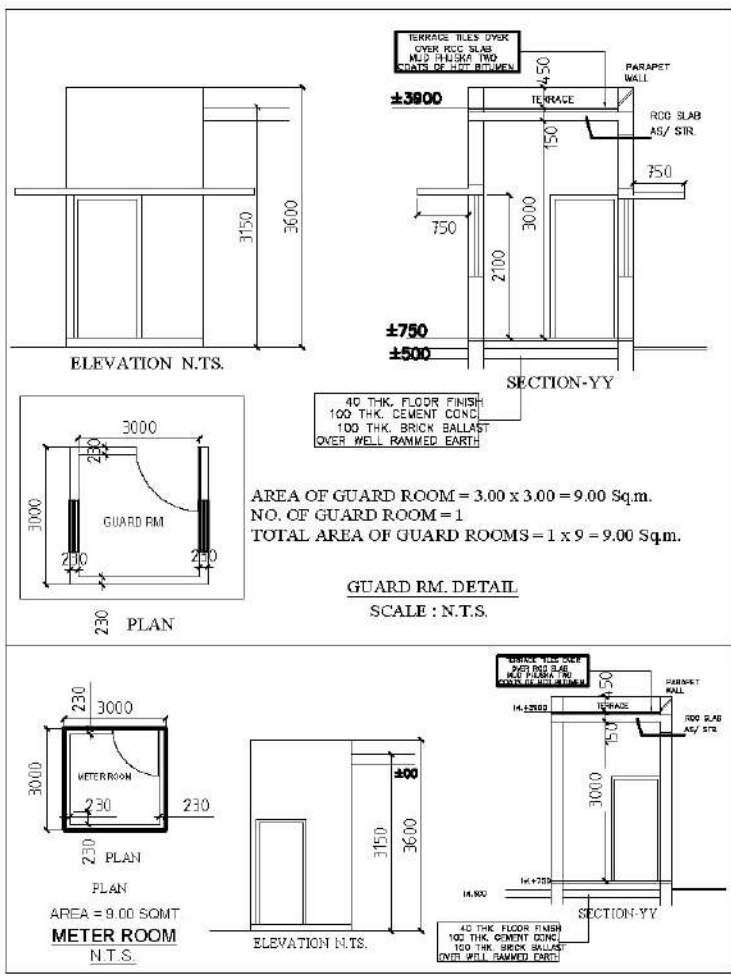


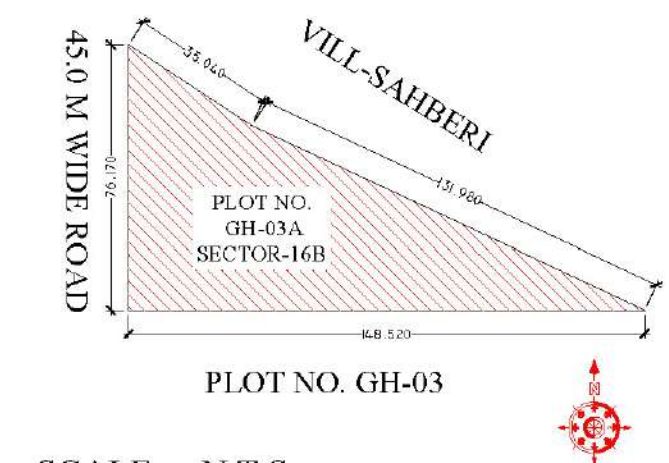


(GULSHAN AVANTE) F.A.R. AREA CALCULATION										
FLOOR	TOWER-A			TOWER-B			Community Hall Area	TOTAL		
	NO. OF UNITS	F.A.R. AREA	15% AREA	NO. OF UNITS	F.A.R. AREA	15% AREA		NO. OF UNITS	F.A.R. AREA	15% AREA
Ground Floor/Stilt		137.083	45.220		136.801	45.220			273.884	90.440
1st floor/ COMMUNITY HALL		52.113	44.734		52.113	44.734	765.811		104.226	855.279
2nd floor	2	401.684	46.285	2	401.684	46.285		4	803.368	92.570
3rd floor	2	401.684	46.285	2	401.684	46.285		4	803.368	92.570
4th floor	2	401.684	46.285	2	401.684	46.285		4	803.368	92.570
5th floor	2	401.684	46.285	2	401.684	46.285		4	803.368	92.570
6th floor	2	401.684	46.285	2	401.684	46.285		4	803.368	92.570
7th floor	2	401.684	46.285	2	401.684	46.285		4	803.368	92.570
8th floor	2	401.684	46.285	2	401.684	46.285		4	803.368	92.570
9th floor	2	401.684	46.285	2	401.684	46.285		4	803.368	92.570
10th floor	2	401.684	46.285	2	401.684	46.285		4	803.368	92.570
11th floor	2	401.684	46.285	2	401.684	46.285		4	803.368	92.570
12th floor	2	401.684	46.285	2	401.684	46.285		4	803.368	92.570
13th floor	2	401.684	46.285	2	401.684	46.285		4	803.368	92.570
14th floor	2	401.684	46.285	2	401.684	46.285		4	803.368	92.570
15th floor	2	401.684	46.285	2	401.684	46.285		4	803.368	92.570
16th floor	2	401.684	46.285	2	401.684	46.285		4	803.368	92.570
17th floor(REFUGE)	2	401.684	69.403	2	401.684	69.403		4	803.368	138.806
18th floor	2	401.684	46.285	2	401.684	46.285		4	803.368	92.570
19th floor	2	401.684	46.285	2	401.684	46.285		4	803.368	92.570
20th floor	2	401.684	46.285	2	401.684	46.285		4	803.368	92.570
21st floor	2	401.684	46.285	2	401.684	46.285		4	803.368	92.570
22nd floor	2	401.684	46.285	2	401.684	46.285		4	803.368	92.570
23rd floor	2	401.684	46.285	2	401.684	46.285		4	803.368	92.570
24th floor	2	401.684	46.285	2	401.684	46.285		4	803.368	92.570
Terrace Floor			76.098			76.098				152.196
TOTAL	46	9427.928	1253.725	46	9427.646	1253.725	765.811	92	18855.574	3273.261
METER ROOM F.A.R. AREA									26.541	
OPEN STEPS AREA									3.600	
PROPOSED COMMERCIAL F.A.R. AREA AT Ground Floor									189.088	
TOTAL F.A.R. AREA									19074.803	

(GULSHAN AVANTE) AREA ANALYSIS			
Total Plot Area		5,416.540	
Permissible Ground Coverage	35%	1,896.789	
Achieved Ground Coverage	23.26%	1,260.028	
Permissible F.A.R. (As per lease deed)	2.75	14,896.485	
Purchasable F.A.R. (As per lease deed)	0.75	4,062.405	
Total Permissible F.A.R. with Purchasable F.A.R.	3.50	18,957.890	
Green Building F.A.R. (5% of Permissible F.A.R.) @ 3.5 F.A.R.	0.175	947.895	
Total Permissible F.A.R. with Green Building F.A.R.	3.675	19,905.785	
Achieved F.A.R. Area (As per F.A.R. Area chart)	3.622	19,074.803	
Additional 15% F.A.R. Area (15% of Permissible F.A.R.) @ 3.5 F.A.R.	15%	2,843.684	
Achieved 15% F.A.R. Area	24.83%	3,669.303	
Exceed 15% F.A.R. Area		826.620	
Achieved F.A.R. Area With Exceeded 15% F.A.R. Area	3.674	19,900.423	
Permissible Density (As per 2.75 F.A.R.)		1,650	Person/Hect.
Purchasable Density (As per 0.75 F.A.R.)		450	Person/Hect.
Total Permissible Density (As per 3.50 F.A.R.)		2,100	Person/Hect.
Permissible Population (As per 3.50 F.A.R.)		1,137	Person
Permissible Unit (Assuming 4.5 Person per unit)		253	
Achieved Unit		92	
Achieved Population (4.5 person per unit)		414	Person
Achieved Density		764	Person/Hect.
Permissible Commercial Area (1% of Permissible F.A.R.)	1.00%	189.579	
Achieved Commercial Area	1.00%	189.088	
Total Additional 15% of F.A.R.			
Particulars		Area	
Total 15% F.A.R. Area of Towers		3273.261	
Basement-1 Services		228.281	
Basement-2 Services		158.761	
Area for Watchman & Security Shelter		9.000	
Total Area		3669.303	
Ground Coverage Calculation			
Particulars		Area	Percentage
Tower -A Addition Area Envelope		180.712	
Tower -B Addition Area Envelope		180.712	
Balcony Projection Area		8.086	
Ground Coverage of Stilt Area		656.459	
Ground Coverage of Commercial Area of Projection		189.088	
Area for Watchman & Security Shelter		5.830	
Area for Meter Room		9.000	
Area of Meter Room		26.541	
Open Steps Area		3.600	
Total Area		1,260.028	23.263%
Basement / Non F.A.R. Area Calculation			
Particulars		Area	
Ground Floor/Stilt		656.459	
Basement-1		2,219.148	
Basement-2		2,351.586	
Total Area		5,227.191	
Required Parking Calculation			
Particulars	Area	Space/E.C.S.	Parking Required
Total Permissible F.A.R. with Green Building F.A.R.	19,905.785	80	249
Total			249
Proposed Parking Calculation			
Particulars	Parking Area	Space/E.C.S.	Parking provided
Surface Parking	475.750	20	23.788
Ground/Stilt Parking	656.459	30	21.882
Basement-1 (Mechanical Parking)	1,877.409	18	104.301
Basement-2 (Mechanical Parking)	2,136.472	18	118.860
Total	5,149.090		266
Landscape Area Calculation			
Open Area = Plot Area - Proposed Ground Coverage		4,156.512	
Required Landscape Area (25% of open area)		1,039.128	25.00%
Proposed Hard Landscape Area		509.710	12.26%
Proposed Soft Landscape Area		535.197	12.88%
Total Proposed Landscape Area		1,044.907	25.14%
No of Tree Required (One Tree per 100 Sqm. of open area) =		42	
No of Tree Proposed =		45	
Built-up Area Calculation			
	F.A.R. Area	Non F.A.R. Area	Service Area (15% F.A.R. Area)
	19,900.423	5,227.191	2,843.684
			27,971.297

- NOTES:-
1. ALL DIMENSIONS & LEVELS ARE IN MILLIMETERS.
 2. ALL THE AREAS INDICATED ARE IN SQ.M.
 3. COLUMNS ARE ONLY INDICATIVE AND WILL BE AS PER RELEVANT STRUCTURAL DRAWINGS.
 4. ENTIRE BUILDING WILL BE CENTRALLY AIR CONDITIONED AND ALL STORES & TOILETS, KITCHEN & PANTRIES WILL BE MECHANICALLY VENTILATED.
 5. ALL EXIT DOORS SHALL HAVE 1 HOUR FIRE RESISTANT RATING.
 6. ALL LIFT, ESCALATOR & MACHINE ROOM SHOULD BE AS PER ISI STANDARD.
 7. THE BUILDING SHALL BE FULLY SPRINKLER EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.

KEY PLAN



SCALE :- N.T.S.

23 TREES

22 TREES

22 EVERGREEN TREES
23 NON EVERGREEN TREES
TOTAL 45 TREES

PROJECT

PROPOSED GROUP HOUSING AT PLOT NO.GH-03A, SECTOR-16B, GREATER NOIDA, U.P.

OWNER

M/S GULSHAN DEVELOPERS PRIVATE LIMITED
ADD:- 4,DAYANAND VIHAR, DELHI-110092

ARCHITECT'S SEAL

AMIT KUMAR
Digitally signed by AMIT KUMAR
Date: 2023.04.21 18:18:47 +05'30'

OWNER'S SEAL

Prabhleen Singh Saggi
Digitally signed by Prabhleen Singh Saggi
Date: 2023.04.21 17:52:03 +05'30'

ARCHITECT



Drawing Title

SITE PLAN PLAN & AREA CALCULATIONS

North

Checked by	MANISH TIWARI	Date	
Drawn by	LOKESH SHARMA	Scale	1:200
Drawing No.	MA - GGH - SANCTION		

METER ROOM				
ADDITION AREA ENVELOPES				
S.NO.	X	Y	NO.	AREA
ENVELOPES				
M1	3.445	4.460	1	15.365
M2	3.230	3.460	1	11.176
TOTAL ADDITION AREA				26.541

SURFACE PARKING				
ADDITION AREA ENVELOPES				
S.NO.	X	Y	NO.	AREA
ENVELOPES				
SP1	12.500	27.860	1	348.250
SP2	10.000	10.250	1	102.500
SP3	5.000	5.000	1	25.000
TOTAL ADDITION AREA				475.750

Landscape Area Calculation		
Open Area = Plot Area - Proposed Ground Coverage	4,156.512	
Required Landscape Area (25% of open area)	1,039.128	25.00%
Proposed Hard Landscape Area	509.710	12.26%
Proposed Soft Landscape Area	535.197	12.88%
Total Proposed Landscape Area	1,044.907	25.14%
No of Tree Required (One Tree per 100 Sqm. of open area) =	42	
No of Tree Proposed =	45	

Rajesh
Sharma

Digitally signed
by Rajesh
Sharma
Date: 2023.04.27
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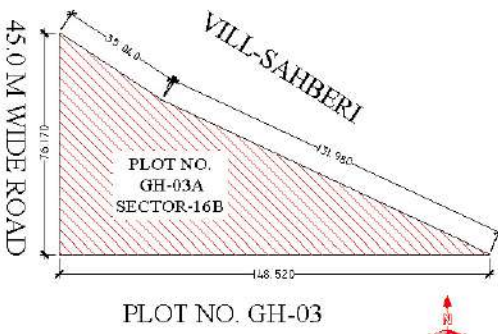
AMIT
VARMA

Digitally signed
by AMIT VARMA
Date:
2023.04.26
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NOTES:-

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7. THE BUILDING SHALL BE FULLY SPRINKLER EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.

KEY PLAN



SCALE :- N.T.S

23 TREES

22 TREES

22 EVERGREEN TREES
23 NON EVERGREEN TREES
TOTAL 45 TREES

PROJECT

PROPOSED GROUP HOUSING AT PLOT NO.GH-03A, SECTOR-16B, GREATER NOIDA, U.P.

OWNER

M/S GULSHAN DEVELOPERS
PRIVATE LIMITED
ADD:- 4,DAYANAND VIHAR,
DELHI-110092

ARCHITECT'S SEAL

AMIT
KUMAR

Digitally signed
by AMIT
KUMAR
Date:
2023.04.21
18:19:31
+05'30'

OWNER'S SEAL

Prabhleen
Singh
Saggu

Digitally signed
by Prabhleen
Singh Saggu
Date: 2023.04.21
17:52:36 +05'30'

ARCHITECT

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architects interior designers & planners
studio: 1st floor, B-46, sector-63, Noida - 201301, U.P.
phone: 0120-4202653, email: amitganga@gmail.com
website: www.modarch.in

Drawing Title

LANDSCAPE & PARKING PLAN
& AREA CALCULATIONS

North



Checked by

MANISH TIWARI

Date

Drawn by

LOKESH SHARMA

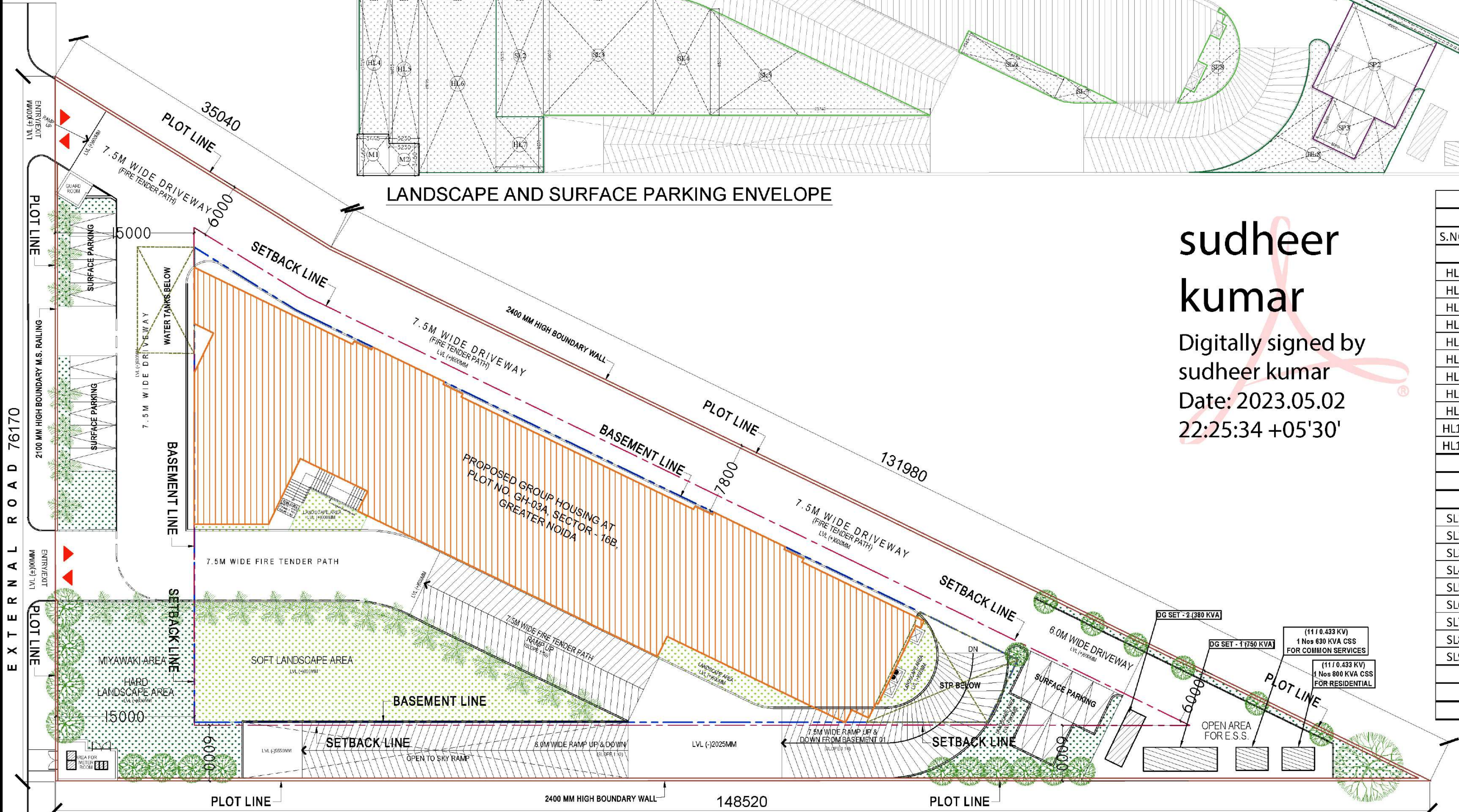
Scale

1:200

Drawing No.

MA - GGH - SANCTION

02



LANDSCAPE AND SURFACE PARKING ENVELOPE

sudheer
kumar

Digitally signed by
sudheer kumar
Date: 2023.05.02
22:25:34 +05'30'

LANDSCAPE AREA CALCULATION				
ADDITION AREA ENVELOPES				
S.NO.	X	Y	NO.	AREA
HARD LANDSCAPE				
HL1	AS PER COMP. CALC.		1	9.814
HL2	1.380	10.000	1	13.800
HL3	6.375	6.440	1	41.055
HL4	3.230	15.035	1	48.563
HL5	3.230	16.035	1	51.793
HL6	8.320	19.195	1	159.702
HL7	5.125	6.035	1	30.929
HL8	AS PER COMP. CALC.		1	88.983
HL9	35.810	0.750	1	26.858
HL10	AS PER COMP. CALC.		1	21.025
HL11	1.375	12.500	1	17.188
TOTAL HARD LANDSCAPE AREA				509.710
SOFT LANDSCAPE				
SL1	AS PER COMP. CALC.		1	23.826
SL2	5.125	13.155	1	67.419
SL3	11.830	13.000	1	153.790
SL4	AS PER COMP. CALC.		1	77.235
SL5	23.740	11.500	0.5	136.505
SL6	11.495	2.525	1	29.025
SL7	AS PER COMP. CALC.		1	9.329
SL8	AS PER COMP. CALC.		1	30.881
SL9	8.075	0.890	1	7.187
TOTAL SOFT LANDSCAPE AREA				535.197
TOTAL LANDSCAPE AREA				1044.907