

LEGEND

- COMPLETION TOWER
- PROPOSED TOWER
- FUTURE EXPANSION
- GREEN AREA
- FIRE TENDER MOVEMENT
- ATRIUM
- PLOT LINE
- BASEMENT SET BACK LINE
- BUILDING SET BACK LINE

Architecture Submission Drawings

Project:-
Max One (Formerly Known as DELHI ONE)
 Address :- Plot no - C-001/A, Sector -16B, Noida, Dist. Gautam Buddha Nagar, Uttar Pradesh - 201301

Client:-
Boulevard Projects Private Limited
 Registered Address:- Max House 1, Dr. Jha Marg, Okhla Phase-3, Okhla Industrial Estate, South Delhi, Delhi, India - 110020
 Corporate Office:- Max Towers, L-20, C-001/A/1, Sector-16B, Gautam Buddha Nagar, Noida-201301, Uttar Pradesh

Structure Consultant:-
VINTECH CONSULTANTS
 C-35, Pamposh Enclave, GK-1, New Delhi - 110048
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Approval Consultant:-
August Studio
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 Email:- mayank@auguststudio.in
 Mobile:- 9911570352

Client Sign **Architect Sign**

Sheet Title :-
SITE PLAN

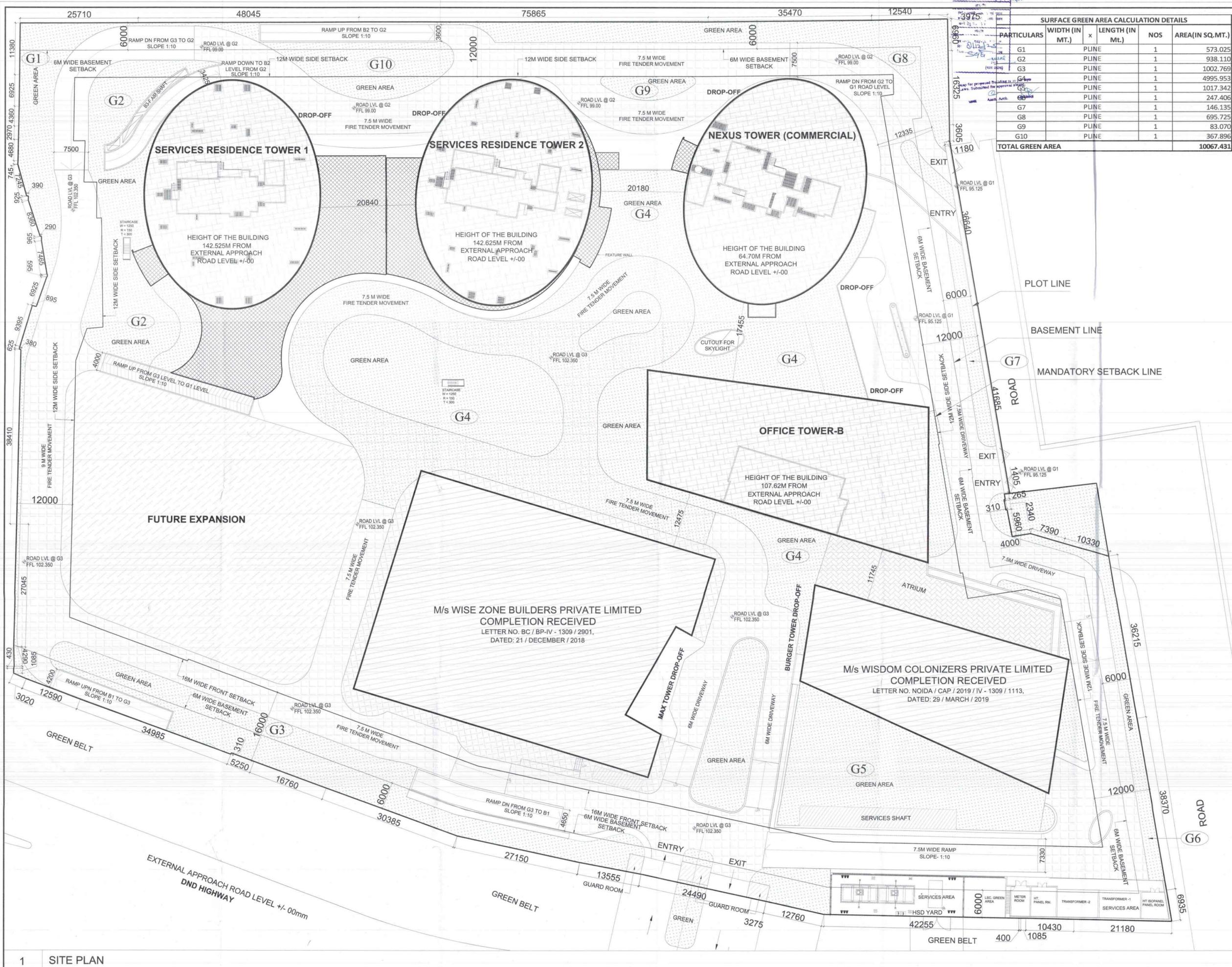
North **Date** 15/09/2025
Scale 1:250
Sheet no:- **SD-A**

PROPOSED FAR & SERVICES AREA																													
S.NO.	SERVICES RESIDENCE TOWER 1						SERVICES RESIDENCE TOWER 2						NEXUS TOWER (COMMERCIAL)				OFFICE TOWER -B				OFFICE TOWER - A (COMPLETION RECEIVED) (DATED 29/03/2019)			MIX LAND USE (COMPLETION RECEIVED) (DATED 21/12/2018)			BALANCE AREA FOR FUTURE EXPANSION		
	LEVELS	F.A.R AREA (SQ.M.)	SERVICES AREA (15% of Prescribed FAR) (SQ.M.)	FAR + SERVICES (SQ.M.)	NO. OF DU	NO. OF STAFF ROOM	LEVELS	F.A.R AREA (SQ.M.)	SERVICES AREA (15% of Prescribed FAR) (SQ.M.)	FAR + SERVICES (SQ.M.)	NO. OF DU	NO. OF STAFF ROOM	LEVELS	F.A.R AREA (SQ.M.)	SERVICES AREA (15% of Prescribed FAR) (SQ.M.)	FAR + SERVICES (SQ.M.)	LEVELS	F.A.R AREA (SQ.M.)	SERVICES AREA (15% of Prescribed FAR) (SQ.M.)	FAR + SERVICES (SQ.M.)	F.A.R AREA (SQ.M.)	SERVICES AREA (15% of Prescribed FAR) (SQ.M.)	FAR + SERVICES (SQ.M.)	F.A.R AREA (SQ.M.)	SERVICES AREA (15% of Prescribed FAR) (SQ.M.)	FAR + SERVICES (SQ.M.)	F.A.R AREA (SQ.M.)	SERVICES AREA (15% of Prescribed FAR) (SQ.M.)	FAR + SERVICES (SQ.M.)
1	BASEMENT - 01	794.773	18.651	813.424			BASEMENT - 01	662.775	20.215	682.990			BASEMENT - 01	215.045	19.694	234.739	BASEMENT - 02	4059.362	170.033	4229.395									
2	GROUND FLOOR LEVEL	1184.511	79.178	1263.687			GROUND FLOOR LEVEL	860.174	26.166	886.340			GROUND FLOOR LEVEL	1162.431	80.502	1242.933	GROUND FLOOR LEVEL	1482.842	104.735	1587.577									
3	MEZZANINE FLOOR (As per Sanction)						LEVEL-1	1061.599	73.524	1155.123			LEVEL-1	1332.365	80.121	1412.486	MEZZANINE FLOOR (As per Sanction)												
4	LEVEL-1	991.158	397.936	1389.094			LEVEL-2 (SERVICE FLOOR-01)					LEVEL-2 (SERVICE FLOOR-01)				LEVEL-1	1573.180	110.985	1684.165										
5	LEVEL-2	1091.207	91.957	1183.164			LEVEL-3 (SERVICE FLOOR-02)					LEVEL-2	1224.122	172.475	1396.597	LEVEL-2	1582.052	85.985	1668.037										
6	LEVEL-3 (SERVICE FLOOR-01)						LEVEL-4	1071.728	58.668	1130.396	2	0	LEVEL-3	1252.474	142.802	1395.276	LEVEL-3	1542.418	292.854	1835.272									
7	LEVEL-4	1062.306	59.567	1121.873	2	2	LEVEL-5	1071.728	58.668	1130.396	2	0	LEVEL-4	1222.810	172.475	1395.285	LEVEL-4	1525.949	85.985	1611.934									
8	LEVEL-5	1053.182	59.567	1112.749	2	2	LEVEL-6	1071.728	58.668	1130.396	2	0	LEVEL-5	1252.474	142.802	1395.276	LEVEL-5	1509.821	85.985	1595.806									
9	LEVEL-6	1056.480	59.567	1116.047	2	2	LEVEL-7	1071.728	58.668	1130.396	2	0	LEVEL-6	1252.474	142.802	1395.276	LEVEL-6	1491.362	85.985	1577.347									
10	LEVEL-7	1053.182	59.567	1112.749	2	2	LEVEL-8	1071.728	58.668	1130.396	2	0	LEVEL-7	1252.474	142.802	1395.276	LEVEL-7	1472.982	264.205	1737.187									
11	LEVEL-8	1056.480	59.567	1116.047	2	2	LEVEL-9	1071.728	58.668	1130.396	2	0	LEVEL-8	1252.474	142.802	1395.276	LEVEL-8	1454.586	85.985	1540.571									
12	LEVEL-9	1049.783	59.567	1109.350	2	2	LEVEL-10	1071.728	58.668	1130.396	2	0	LEVEL-9	1252.474	142.802	1395.276	LEVEL-9	1411.195	110.985	1522.180									
13	LEVEL-10	1052.932	59.567	1112.499	2	2	LEVEL-11	1071.728	58.668	1130.396	2	0	LEVEL-10	1222.810	172.475	1395.285	LEVEL-10	1417.971	85.985	1503.956									
14	LEVEL-11	1049.783	59.567	1109.350	2	2	LEVEL-12	1018.198	116.036	1134.234	2	0	LEVEL-11	1252.474	142.802	1395.276	LEVEL-11	1436.415	85.985	1499.386									
15	LEVEL-12	998.054	117.701	1115.755	2	2	LEVEL-13	1071.728	58.668	1130.396	2	0	LEVEL-12	1252.474	142.802	1395.276	LEVEL-12	1439.729	85.985	1525.714									
16	LEVEL-13	1049.783	59.567	1109.350	2	2	LEVEL-14	1071.728	58.668	1130.396	2	0	LEVEL-13	1071.728	58.668	1130.396	LEVEL-13	1452.941	266.802	1719.743									
17	LEVEL-14	1052.932	59.567	1112.499	2	2	LEVEL-15	1071.728	58.668	1130.396	2	0	LEVEL-14	1071.728	58.668	1130.396	LEVEL-14	1495.092	85.985	1581.077									
18	LEVEL-15 (SERVICE FLOOR-02)						LEVEL-16	1071.728	58.668	1130.396	2	0	LEVEL-15	1071.728	58.668	1130.396	LEVEL-15	1454.304	110.985	1565.289									
19	LEVEL-16	1067.330	59.567	1126.897	4	4	LEVEL-17	1071.728	58.668	1130.396	2	0	LEVEL-16	1071.728	58.668	1130.396	LEVEL-16	1493.447	85.985	1579.432									
20	LEVEL-17	1067.330	59.567	1126.897	4	4	LEVEL-18	1071.728	58.668	1130.396	2	0	LEVEL-17	1071.728	58.668	1130.396	LEVEL-17	1507.560	266.414	1773.974									
21	LEVEL-18	1067.330	59.567	1126.897	4	4	LEVEL-19	1071.728	58.668	1130.396	2	0	LEVEL-18	1071.728	58.668	1130.396	LEVEL-18	1521.733	85.985	1607.718									
22	LEVEL-19	1067.330	59.567	1126.897	4	4	LEVEL-20	1018.198	116.036	1134.234	2	0	LEVEL-19	1071.728	58.668	1130.396	LEVEL-19	1510.866	110.985	1621.851									
23	LEVEL-20	1015.883	117.454	1133.337	3	3	LEVEL-21	1071.728	58.668	1130.396	2	0	LEVEL-20	1071.728	58.668	1130.396	LEVEL-20	1525.025	110.985	1636.010									
24	LEVEL-21	1067.330	59.567	1126.897	4	4	LEVEL-22	1071.728	58.668	1130.396	2	0	LEVEL-21	1071.728	58.668	1130.396	LEVEL-21												
25	LEVEL-22	1067.330	59.567	1126.897	4	4	LEVEL-23	1071.728	58.668	1130.396	2	0	LEVEL-22	1071.728	58.668	1130.396	LEVEL-22												
26	LEVEL-23	1067.330	59.567	1126.897	4	4	LEVEL-24	1071.728	58.668	1130.396	2	0	LEVEL-23	1071.728	58.668	1130.396	LEVEL-23												
27	LEVEL-24 (SERVICE FLOOR-03)						LEVEL-25	1071.728	58.668	1130.396	2	0	LEVEL-24	1071.728	58.668	1130.396	LEVEL-24												
28	LEVEL-25	998.767	59.567	1058.334			LEVEL-26	1071.728	58.668	1130.396	2	0	LEVEL-25	1071.728	58.668	1130.396	LEVEL-25												
29	LEVEL-26	1004.561	59.567	1064.128	2	2	LEVEL-27	1018.198	116.036	1134.234	2	0	LEVEL-26	1071.728	58.668	1130.396	LEVEL-26												
30	LEVEL-27	117.701	117.701	117.701			LEVEL-28	1071.728	58.668	1130.396	2	0	LEVEL-27	1071.728	58.668	1130.396	LEVEL-27												
31	LEVEL-28	1037.041	59.567	1096.608	3	3	LEVEL-29	1071.728	58.668	1130.396	2	0	LEVEL-28	1071.728	58.668	1130.396	LEVEL-28												
32	LEVEL-29	998.767	59.567	1058.334			LEVEL-30	1071.728	58.668	1130.396	2	0	LEVEL-29	1071.728	58.668	1130.396	LEVEL-29												
33	LEVEL-30	1004.561	59.567	1064.128	2	2	LEVEL-31	1071.728	58.668	1130.396	2	0	LEVEL-30	1071.728	58.668	1130.396	LEVEL-30												
34	LEVEL-31	998.767	59.567	1058.334			LEVEL-32	1071.728	58.668	1130.396	2	0	LEVEL-31	1071.728	58.668	1130.396	LEVEL-31												
35	LEVEL-32	1004.561	59.567	1064.128	2	2																							
36	MUMTY/MACHINE ROOM	0.000	226.036	226.036			MUMTY/MACHINE ROOM	0.000	226.208	226.208			MUMTY/MACHINE ROOM	0.000	215.446	215.446	MUMTY/MACHINE ROOM	0.000	323.636	323.636									
37	TOTAL FAR & SERVICES	32104.097	2596.287	34700.384			TOTAL FAR & SERVICES	33524.070	2219.589	35743.659			TOTAL FAR & SERVICES	15146.801	1912.802	17059.703	TOTAL FAR & SERVICES	39710.882	3577.506	43288.388									
38	TOTAL DU				62		TOTAL DU				58		TOTAL DU				TOTAL DU												
39	TOTAL SERVANT ROOM					62	TOTAL SERVANT ROOM					0		TOTAL SERVANT ROOM				TOTAL SERVANT ROOM											
40	BREAKUP AREAS F.A.R.	65628.167											137053.327																

SERVICES RESIDENCE TOWER 1				
S. NO.	LEVELS	SERVICE FLOOR AREA (SQ.M.)	NON FAR AREA (SQ.M.)	TOTAL
1	BASEMENT - 05		28778.595	28778.595
2	BASEMENT - 04		29061.226	29061.226
3	BASEMENT - 03		25142.230	25142.230
4	BASEMENT - 01		263.379	263.379
5	MEZZANINE FLOOR (As per Sanction)	566.114		566.114
6	LEVEL-3 (SERVICE FLOOR-01)	1404.087		1404.087
7	LEVEL-16 (SERVICE FLOOR-02)	1106.783		1106.783
8	LEVEL-24 (SERVICE FLOOR-03)	1120.380		1120.380
10	TOTAL	4197.364	83245.430	87442.794

SERVICES RESIDENCE TOWER 2				
S. NO.	LEVELS	SERVICE FLOOR AREA (SQ.M.)	NON FAR AREA (SQ.M.)	TOTAL
1	BASEMENT - 01		295.201	295.201
2	LEVEL-2 (SERVICE FLOOR-01)	1359.637		1359.637
3	LEVEL-3 (SERVICE FLOOR-02)	1404.082		1404.082
	TOTAL	2763.719	295.201	3058.920

NEXUS TOWER (COMMERCIAL)				
S. NO.	LEVELS	SERVICE FLOOR AREA (SQ.M.)	NON FAR AREA (SQ.M.)	TOTAL
1	BASEMENT - 01		361.430	361.430
2	LEVEL-2 (SERVICE FLOOR-01)	1386.267		1386.267
	TOTAL	1386.267		



SURFACE GREEN AREA CALCULATION DETAILS				
PARTICULARS	WIDTH (IN MT.)	x	LENGTH (IN Mt.)	AREA (IN SQ.MT.)
G1	PLINE			573.025
G2	PLINE			938.110
G3	PLINE			1002.769
G4	PLINE			4995.953
G5	PLINE			1017.342
G6	PLINE			247.406
G7	PLINE			146.135
G8	PLINE			695.725
G9	PLINE			83.070
G10	PLINE			367.896
TOTAL GREEN AREA				10067.431

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	FUTURE EXPANSION
	GREEN AREA
	FIRE TENDER MOVEMENT
	ATRIUM
	PLOT LINE
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Architecture Submission Drawings

Project:-
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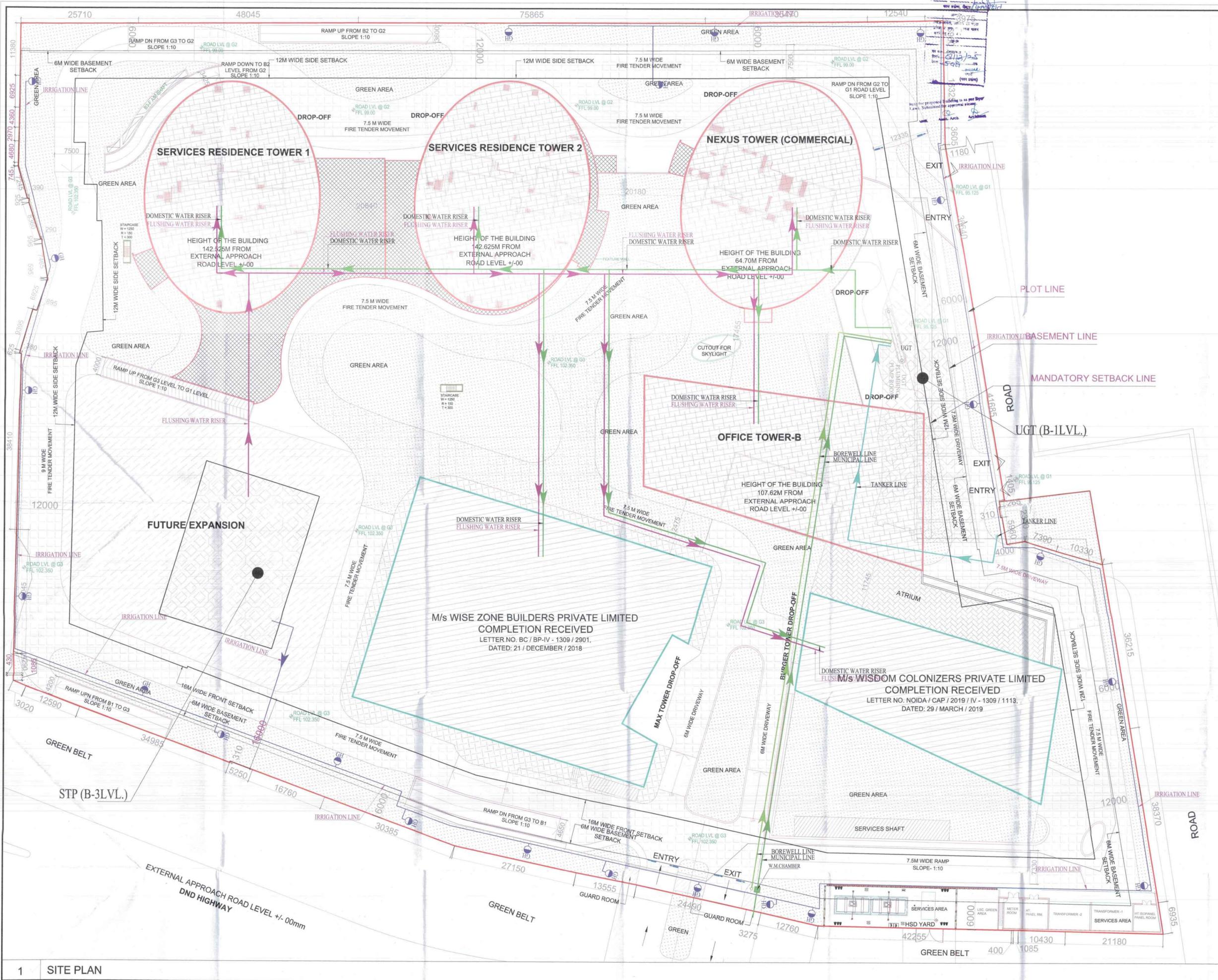
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Sheet Title :-
GREEN AREA CALCULATION

North

Date 15/09/2025
 Scale 1:250

Sheet no:-
SD-C



LEGEND

- COMPLETION TOWER
- PROPOSED TOWER
- FUTURE EXPANSION
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WATER SUPPLY LEGEND:-

- DOMESTIC WATER RISER
- FLUSHING WATER RISER
- IRRIGATION LINE
- TUBE WELL LINE
- MUNICIPAL LINE
- TANKER LINE
- VALVE
- EXTERNAL GARDEN HYDRANT
- WATER METER WITH CHAMBER

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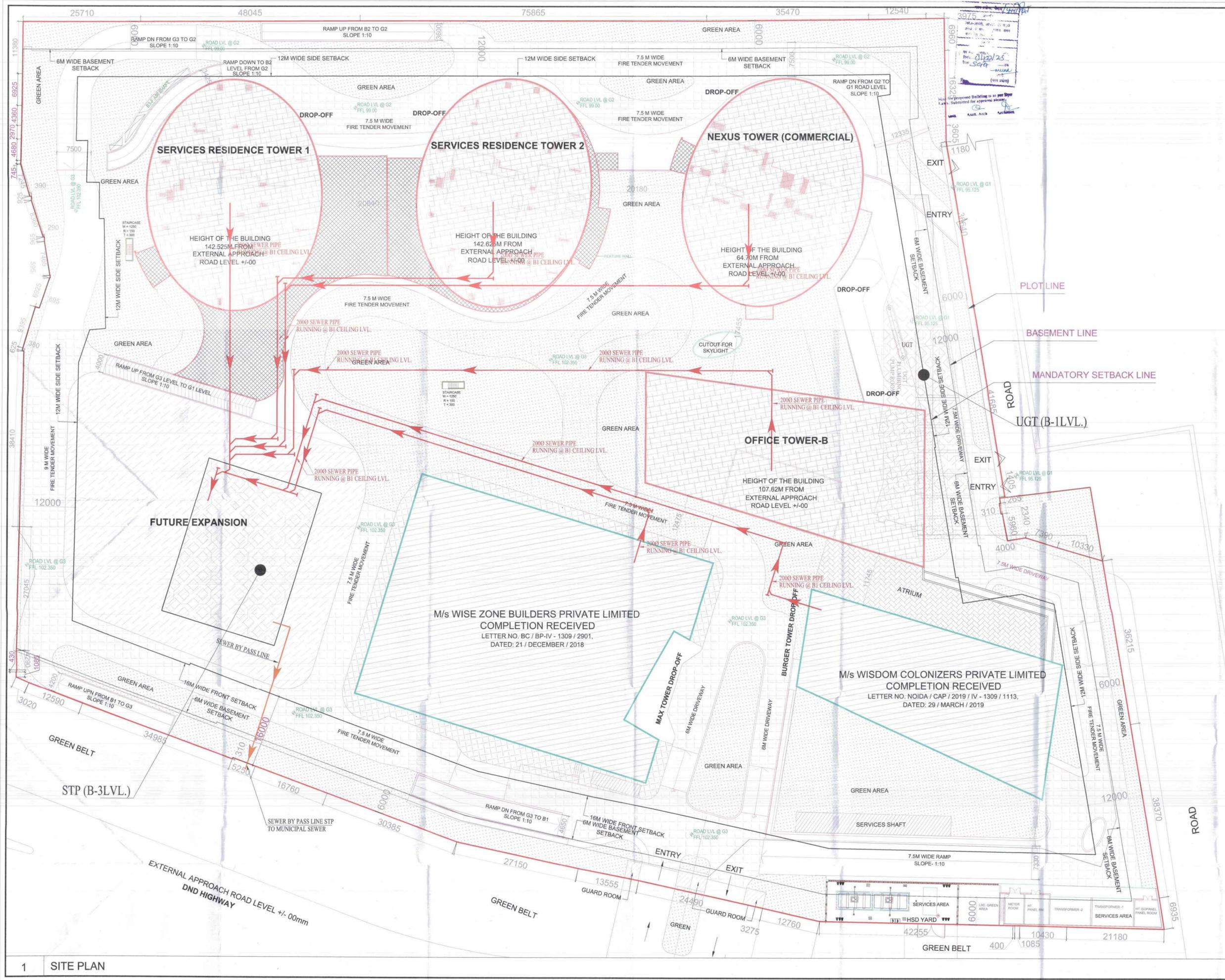
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Sheet Title :-
SITE PLAN WATER SUPPLY SCHEME

North **Date**
 24.09.2025

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Sheet no:-
 MAX-SP-04



LEGEND

[Symbol]	COMPLETION TOWER
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SEWERAGE LEGEND:-

[Symbol]	SEWER MANHOLE
[Symbol]	SEWER LINE
[Symbol]	SEWER BYPASS

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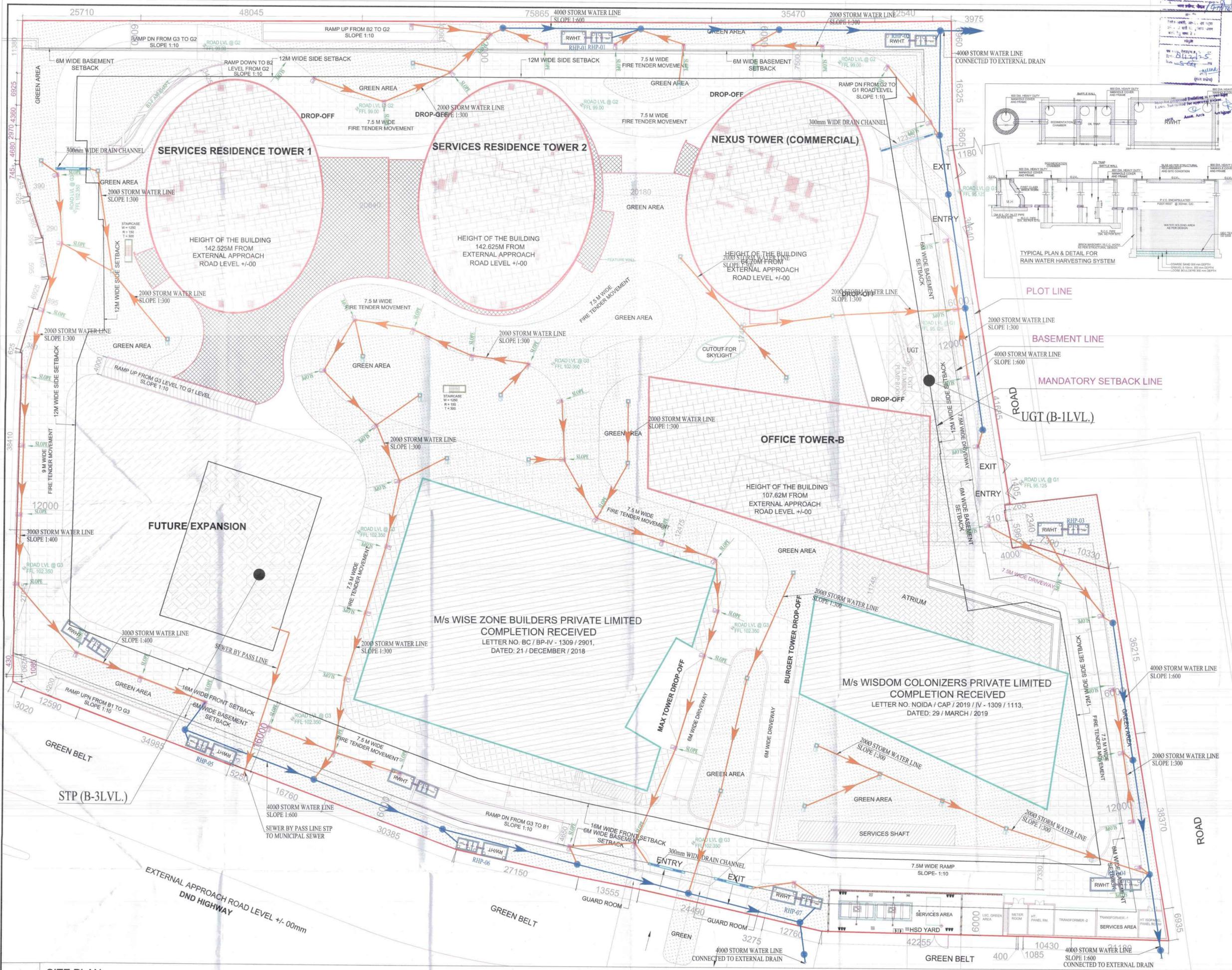
Client Sign **Architect Sign**

Sheet Title :-
 SITE PLAN
 SEWERAGE SCHEME

North **Date**
 24.09.2025

Scale
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Sheet no.:
 MAX-SP-03

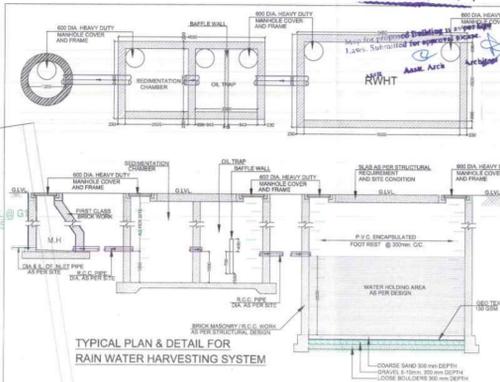


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[Symbol]	PLOT LINE
[Symbol]	BASEMENT LINE
[Symbol]	SET BACK LINE
[Symbol]	BUILDING SET BACK LINE

DRAINAGE LEGEND:-

[Symbol]	STORM MANNHOLE
[Symbol]	RAIN WATER HARVESTING PIT
[Symbol]	300x600mm CATCH BASIN
[Symbol]	450x450mm CATCH BASIN
[Symbol]	SEWER BYPASS
[Symbol]	STORM PIPE (MH TO MH)
[Symbol]	STORM PIPE (CB TO MH)



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 vintech@vintechconsultants.com

Electrical Consultant:-
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 B-222, (Second Floor), Naraina Ind. Area, Phase-1,
 Near Bikaspetika, New Delhi-110028
 P: 25895772, 41414735; F: 41414735
 vivekjp@gmail.com; vivekjp@ampowerconsultancy.com

Plumbing Consultant:-
C P VIDYA & ASSOCIATES
 312A, Unitech Arcadia,
 South City - II, Sector 48,
 Gurgaon, Haryana - 122018
 cpvidyaassociates@gmail.com

HVAC Consultant:-
DEW POINT CONSULTANTS PVT. LTD.
 Suite TA-8 & 10, 3 Floor, Crown Plaza,
 Mathura Road, Sector-15A, Faridabad
 Haryana (India)-121003
 pramod@dewpoint.net.in

Architecture Consultant:-
RSP
RSP Design Consultant Pvt. Ltd.
 Unit 103, Betech Business Tower, Sector-48
 Sohna Road, Gurgaon-122018
 Head Office: No.30, Museum Road, Bangalore - 560001
 Tel: 25596868 Fax: 25596818
 Email: rsp@rspindia.net; Web: www.rspindia.net

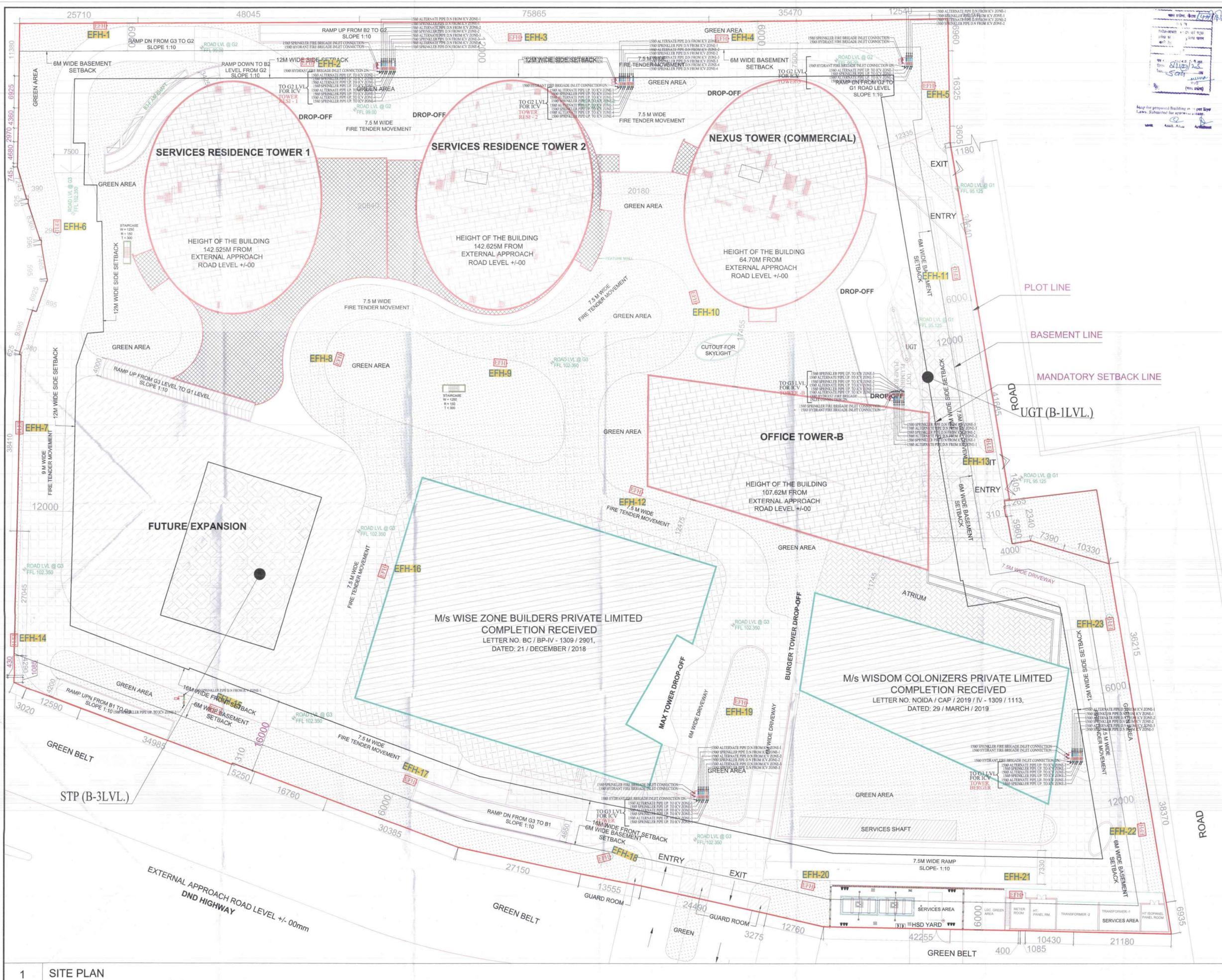
Approval Consultant:-
August Studio
 L-89, Sector-25, Noida, Uttar Pradesh, 201301
 Email: mayank@auguststudio.in
 Mobile: 9911579352

Client Sign [Signature]
Architect Sign [Signature]

Sheet Title :-
SITE PLAN DRAINAGE SCHEME

North [Arrow]
Date 24.09.2025
Scale 1:250

Sheet no.:
 MAX-SP-02



LEGEND

[Symbol]	COMPLETION TOWER
[Symbol]	PROPOSED TOWER
[Symbol]	FUTURE EXPANSION
[Symbol]	GREEN AREA
[Symbol]	FIRE TENDER MOVEMENT
[Symbol]	ATRIUM
[Symbol]	PLOT LINE
[Symbol]	BASEMENT SET BACK LINE
[Symbol]	BUILDING SET BACK LINE

FIRE LEGEND:-

SYMBOLS	DESCRIPTIONS
[Symbol]	EFH EXTERNAL FIRE HYDRANT
[Symbol]	VALVE
[Symbol]	NRV NON RETURN VALVE
[Symbol]	ICV INSTALLATION CONTROL VALVE
[Symbol]	FBC FIRE BRIGADE INLET CONNECTION

Architecture Submission Drawings

Project:-
Max One (Formerly Known as DELHI ONE)
 Address :- Plot no. C-001/A, Sector -16B, Noida, Dist. Gautam Buddha Nagar, Uttar Pradesh - 201301

Client:-
Boulevard Projects Private Limited
 Registered Address:-
 Max House 1, Df. Jha Marg, Okha Phase-3,
 Okha Industrial Estate, South Delhi, Delhi, India - 110020
Corporate Office:-
 Max Towers, L-20, C-001/A/1, Sector-16B, Gautam Buddha
 Nagar, Noida - 201301, Uttar Pradesh

Structure Consultant:-
VINTECH CONSULTANTS
 C-35, Pamposh Enclave, Gk-I,
 New Delhi - 110048
 TEL: 43141516, 26296766 FAX: 26296767
 vintech@vintechconsultants.com

Electrical Consultant:-
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 vivek@rediffmail.com; vivek@ampowerconsultancy.com

Plumbing Consultant:-
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 South City - II, Sector 49,
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HVAC Consultant:-
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 Mobile: 9911570352

Client Sign [Signature] **Architect Sign** [Signature]

Sheet Title :-
 SITE PLAN
 EXTERNAL FIRE HYDRANT SCHEME
North [North Arrow] **Date** 24.09.2025
Scale 1:250
Sheet no.:-
 MAX-SP-01