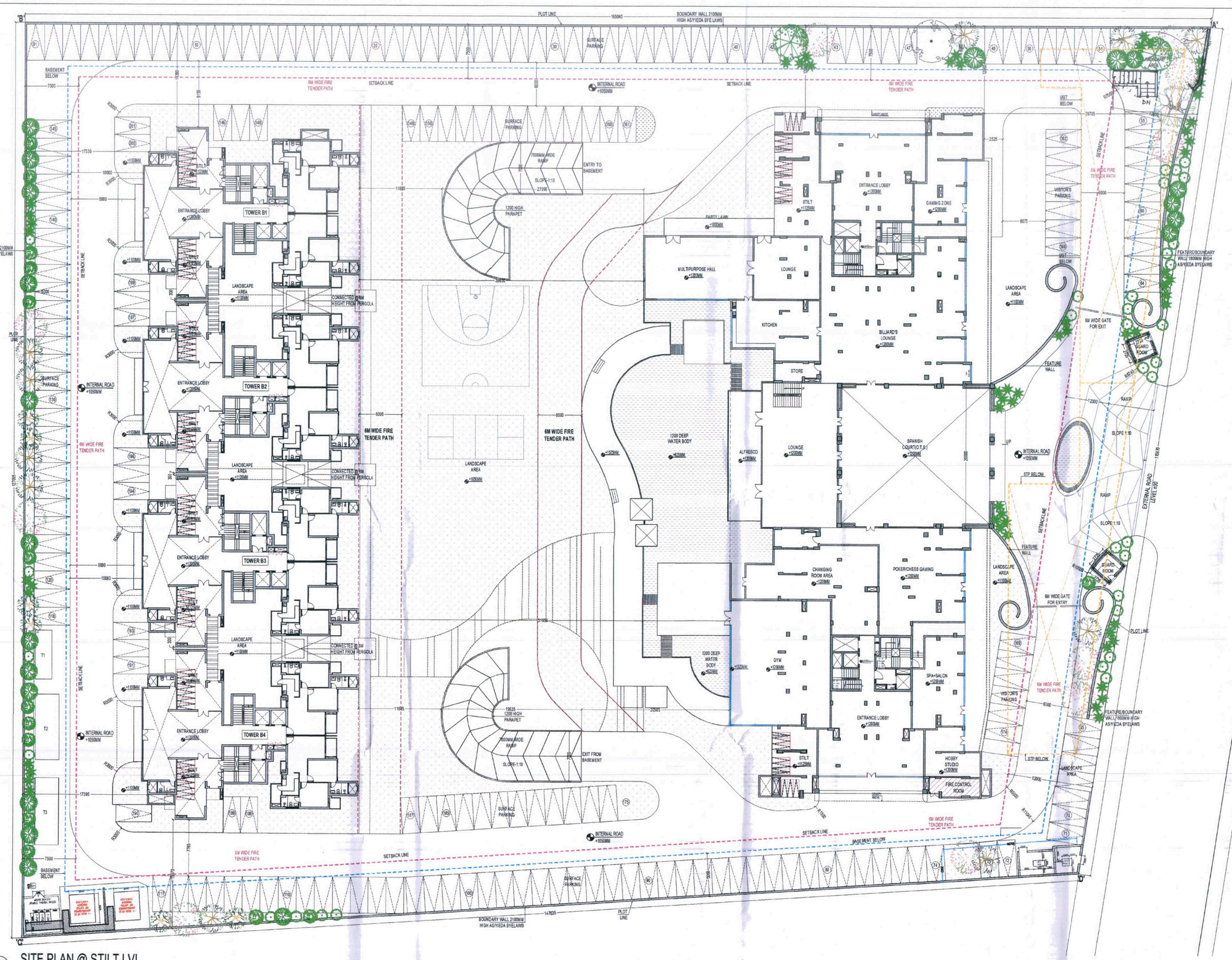


01 SITE PLAN @ STILT LVL.
Scale:1:250

AREA SUMMARY					
	DESCRIPTION		ACRES	SQM	HECTARE
A	PLOT AREA		4.7046	19039.00	1.9039
B	PERMISSIBLE FAR @ 3	3		57117.00	
C	IGBC FAR @ 5% of B (Permissible FAR)			2855.85	
D	TOTAL PERMISSIBLE FAR *(D = B+C)-(WITH GRREN BUILDING)*	3.15		59972.85	
E	TOTAL PROPOSED FAR	3.150		59972.23	
F	BALANCE FAR *(F=D-E)*			0.62	
G	PERMISSIBLE GROUND COVERAGE @ 35%	35.00		6663.65	
H	ACHIEVED GROUND COVERAGE @ 23.66	24.83		4723.73	
I	PROPOSED BASEMENT AREA			15849.6	
J	PROPOSED STILT AREA			342.0	
K	TOTAL PROPOSED BUA			97265.03	
L	PARKING SPACE REQUIRED RESIDENTIAL @ 80 SQ.M (C/80)			*750*	*ECS*
M	PARKING SPACE PROPOSED IN BASEMENT			477	*ECS*
N	PARKING SPACE PROPOSED IN OPEN AREA			257	*ECS*
O	PARKING SPACE PROPOSED IN STILT AREA			17	*ECS*
P	TOTAL PARKING SPACE PROPOSED *(P=M+N+O)*			*751*	*ECS*
Q	INDEPENDENT PARKING PROVIDED @ BASEMENT LEVEL *(In No.'s)*			352	*No.'s*
R	DEPENDENT PARKING PROVIDED @ BASEMENT LEVEL *(In No.'s)*			131	*No.'s*
S	OPEN PARKING PROVIDED for RESIDENTIAL @ SITE LEVEL *(In No.'s)*			201	*No.'s*
T	PERMISSIBLE FACILITY AREA @ 15%	15%		8995.83	
U	PROPOSED FACILITY AREA	14.63%		8775.47	
V	REQUIRED LANDSCAPE AREA *(50 % of OPEN AREA)*	50%		7157.63	
W	PROPOSED LANDSCAPE AREA	53%		7559.31	
X	PERMISSIBLE POPULATION			3046	
Y	PROPOSED POPULATION			2484	
Z	PROPOSED CLUB AREA			*1794.639*	

DENSITY & POPULATION CALCULATION					
S.No.	Bldg Type	Description		No. of Bldgs.	Total No. of Apartments
		No. of Floors	Building Heights		
			TERRACE		
1	Tower-A1 (4BHK+ servant room)	(G/S+20)	70630	1	76.00
2	Tower-A2 (4BHK+ servant room)	(G/S+20)	70630	1	76.00
3	Tower- B1 (2BHK)	(G/S+25)	83230	1	100.00
4	Tower- B2 (2BHK)	(G/S+25)	83230	1	100.00
5	Tower- B3 (2BHK)	(G/S+25)	83230	1	100.00
6	Tower- B4 (2BHK)	(G/S+25)	83230	1	100.00
					552.000

DENSITY CALCULATION					
PERMISSIBLE DENSITY	@	1650	PPH	3141	3141.435
PERMISSBLE APPT.	@	4.5	PPA	698	698.097
PROPOSED DENSITY	@	1304.69	PPH	2484	2484.000
PROPOSED APPT.	@	4.5	PPA	**552**	552.000

TREE LIST

	SR. No.	BOTANICAL NAME		COMMON NAME	NO.OF TREES
	1	**Azadirachta indica**	**Ai**	**Neem**	**12**
	2	**Cassia fistula**	**Cf**	**Amaltas**	**10**
	3	**Grevillea robusta**	**Gr**	**Silver Oak**	**20**
	4	**Plumeria rubra**	**Pr**	**Red frangipani**	**18**
	5	**Phoenix Sylvestris**	**Ps**	**Khajoor**	**50**
	6	**Wadyetia bifurcata**	**Wa**	**Foxtail palm**	**2**
	7	Saraca indica	Si	Sita ashok	**16**
	8	Mangifera indica	Mi	Mango	**22**

TOTAL NO. OF TREES : 150

Plot area = 19039 sq m
Proposed open area 75 % of plot area = 19039x0.75 =14279.25 sq m
1 tree @ 100 sq m
Required Trees = 142.79 say 143 Trees
Out of which 50 % Trees are Ever green

PROPOSED GREEN AREA (53% of 75% of Total Plot Area)
= 7559.31Sq.m

TOWER - A1							TOWER - A2							TOWER - B1							TOWER - B2							TOWER - B3							TOWER - B4							TOTAL AREAS		
S.no	Tower A1	FAR	Units per floor	15 % Utility FAR	Non FAR	Populat bn	Built-up area	Tower A2	FAR	Units per floor	15 % Utility FAR	Non FAR	Populat bn	Built-up area	Tower B1	FAR	Units per floor	15 % Utility FAR	Non FAR	Populat bn	Built-up area	Tower B2	FAR	Units per floor	15 % Utility FAR	Non FAR	Populat bn	Built-up area	Tower B3	FAR	Units per floor	15 % Utility FAR	Non FAR	Populat bn	Built-up area	Tower B4	FAR	Units per floor	15 % Utility FAR	Non FAR	Populat bn	Built-up area	TOTAL FAR	15 % Utility FAR	Non FAR
1	Ground Coverage						2750.48								Ground Coverage			493.27				Ground Coverage			493.27				Ground Coverage			493.27				Ground Coverage			493.27						
2	Ground Floor Plan	378.46		166.52	426.01		955.99	Ground Floor Plan							Ground Floor Plan	301.75	2	52.36	139.17	9	493.27	Ground Floor Plan	301.75	2	52.36	139.17	9	493.27	Ground Floor Plan	301.75	2	52.36	139.17	9	493.27	Ground Floor Plan	301.75	2	52.36	139.17	9	493.27	1586.44	375.90	986.70
3	First Floor Plan	1239.42	4	114.95	328.195	18	1682.56	First Floor Plan	180.21	2	52.72	38.703	9	271.63	First Floor Plan	180.21	2	52.72	38.703	9	271.63	First Floor Plan	180.21	2	52.72	38.703	9	271.63	First Floor Plan	180.21	2	52.72	38.703	9	271.63	First Floor Plan	180.21	2	52.72	38.703	9	271.63	1960.24	323.42	487.03
4	Second Floor Plan	619.75	4	57.48	160.10	18	837.32	Second Floor Plan	619.75	4	57.48	160.10	18	837.32	Second Floor Plan	325.13	4	56.36	46.65	18	428.14	Second Floor Plan	325.13	4	56.36	46.65	18	428.14	Second Floor Plan	325.13	4	56.36	46.65	18	428.14	Second Floor Plan	325.13	4	56.36	46.65	18	428.14	2540.01	340.99	506.83
5	Third Floor Plan	619.75	4	57.48	160.10	18	837.32	Third Floor Plan	619.75	4	57.48	160.10	18	837.32	Third Floor Plan	325.13	4	56.48	46.65	18	428.26	Third Floor Plan	325.13	4	56.48	46.65	18	428.26	Third Floor Plan	325.13	4	56.48	46.65	18	428.26	Third Floor Plan	325.13	4	56.48	46.65	18	428.26	2540.03	340.87	506.83
6	Fourth Floor Plan	619.75	4	57.48	160.10	18	837.32	Fourth Floor Plan	619.75	4	57.48	160.10	18	837.32	Fourth Floor Plan	325.13	4	56.48	46.65	18	428.26	Fourth Floor Plan	325.13	4	56.48	46.65	18	428.26	Fourth Floor Plan	325.13	4	56.48	46.65	18	428.26	Fourth Floor Plan	325.13	4	56.48	46.65	18	428.26	2540.03	340.87	506.83
7	Fifth Floor Plan	619.75	4	57.48	160.10	18	837.32	Fifth Floor Plan	619.75	4	57.48	160.10	18	837.32	Fifth Floor Plan	325.13	4	56.48	46.65	18	428.26	Fifth Floor Plan	325.13	4	56.48	46.65	18	428.26	Fifth Floor Plan	325.13	4	56.48	46.65	18	428.26	Fifth Floor Plan	325.13	4	56.48	46.65	18	428.26	2540.03	340.87	506.83
8	Sixth Floor Plan	619.75	4	57.48	160.10	18	837.32	Sixth Floor Plan	619.75	4	57.48	160.10	18	837.32	Sixth Floor Plan	325.13	4	56.48	46.65	18	428.26	Sixth Floor Plan	325.13	4	56.48	46.65	18	428.26	Sixth Floor Plan	325.13	4	56.48	46.65	18	428.26	Sixth Floor Plan	325.13	4	56.48	46.65	18	428.26	2540.03	340.87	506.83
9	Seventh Floor Plan	619.75	4	57.48	160.10	18	837.32	Seventh Floor Plan	619.75	4	57.48	160.10	18	837.32	Seventh Floor Plan	325.13	4	56.48	46.65	18	428.26	Seventh Floor Plan	325.13	4	56.48	46.65	18	428.26	Seventh Floor Plan	325.13	4	56.48	46.65	18	428.26	Seventh Floor Plan	325.13	4	56.48	46.65	18	428.26	2540.03	340.87	506.83
10	Eighth Floor Plan	619.75	4	57.48	160.10	18	837.32	Eighth Floor Plan	619.75	4	57.48	160.10	18	837.32	Eighth Floor Plan	325.13	4	56.48	46.65	18	428.26	Eighth Floor Plan	325.13	4	56.48	46.65	18	428.26	Eighth Floor Plan	325.13	4	56.48	46.65	18	428.26	Eighth Floor Plan	325.13	4	56.48	46.65	18	428.26	2540.03	340.87	506.83
11	9 th Floor Plan	619.75	4	57.48	160.10	18	837.32	9 th Floor Plan	619.75	4	57.48	160.10	18	837.32	9 th Floor Plan	325.13	4	56.48	46.65	18	428.26	9 th Floor Plan	325.13	4	56.48	46.65	18	428.26	9 th Floor Plan	325.13	4	56.48	46.65	18	428.26	9 th Floor Plan	325.13	4	56.48	46.65	18	428.26	2540.03	340.87	506.83
12	10 th Floor Plan	619.75	4	57.48	160.10	18	837.32	10 th Floor Plan	619.75	4	57.48	160.10	18	837.32	10 th Floor Plan	325.13	4	56.48	46.65	18	428.26	10 th Floor Plan	325.13	4	56.48	46.65	18	428.26	10 th Floor Plan	325.13	4	56.48	46.65	18	428.26	10 th Floor Plan	325.13	4	56.48	46.65	18	428.26	2540.03	340.87	506.83
13	11th Floor Plan	619.75	4	57.48	160.10	18	837.32	11th Floor Plan	619.75	4	57.48	160.10	18	837.32	11th Floor Plan	325.13	4	56.48	46.65	18	428.26	11th Floor Plan	325.13	4	56.48	46.65	18	428.26	11th Floor Plan	325.13	4	56.48	46.65	18	428.26	11th Floor Plan	325.13	4	56.48	46.65	18	428.26	2540.03	340.87	506.83
14	12th Floor Plan	619.75	4	57.48	160.10	18	837.32	12th Floor Plan	619.75	4	57.48	160.10	18	837.32	12th Floor Plan	325.13	4	56.48	46.65	18	428.26	12th Floor Plan	325.13	4	56.48	46.65	18	428.26	12th Floor Plan	325.13	4	56.48	46.65	18	428.26	12th Floor Plan	325.13	4	56.48	46.65	18	428.26	2540.03	340.87	506.83
15	13 th Floor Plan	619.75	4	57.48	160.10	18	837.32	13 th Floor Plan	619.75	4	57.48	160.10	18	837.32	13 th Floor Plan	325.13	4	56.48	46.65	18	428.26	13 th Floor Plan	325.13	4	56.48	46.65	18	428.26	13 th Floor Plan	325.13	4	56.48	46.65	18	428.26	13 th Floor Plan	325.13	4	56.48	46.65	18	428.26	2540.03	340.87	506.83
16	14 th Floor Plan	619.75	4	57.48	160.10	18	837.32	14 th Floor Plan	619.75	4	57.48	160.10	18	837.32	14 th Floor Plan	325.13	4	56.48	46.65	18	428.26	14 th Floor Plan	325.13	4	56.48	46.65	18	428.26	14 th Floor Plan	325.13	4	56.48	46.65	18	428.26	14 th Floor Plan	325.13	4	56.48	46.65	18	428.26	2540.03	340.87	506.83
17	15 th Floor Plan	619.75	4	57.48	160.10	18	837.32	15 th Floor Plan	619.75	4	57.48	160.10	18	837.32	15 th Floor Plan	325.13	4	56.48	46.65	18	428.26	15 th Floor Plan	325.13	4	56.48	46.65	18	428.26	15 th Floor Plan	325.13	4	56.48	46.65	18	428.26	15 th Floor Plan	325.13	4	56.48	46.65	18	428.26	2540.03	340.87	506.83
18	16 th Floor Plan	619.75	4	57.48	160.10	18	837.32	16 th Floor Plan	619.75	4	57.48	160.10	18	837.32	16 th Floor Plan	325.13	4	56.48	46.65	18	428.26	16 th Floor Plan	325.13	4	56.48	46.65	18	428.26	16 th Floor Plan	325.13	4	56.48	46.65	18	428.26	16 th Floor Plan	325.13	4	56.48	46.65	18	428.26	2540.03	340.87	506.83
19	17 th Floor Plan	619.75	4	57.48	160.10	18	837.32	17 th Floor Plan	619.75	4	57.48	160.10	18	837.32	17 th Floor Plan	325.13	4	56.48	46.65	18	428.26	17 th Floor Plan	325.13	4	56.48	46.65	18	428.26	17 th Floor Plan	325.13	4	56.48	46.65	18	428.26	17 th Floor Plan	325.13	4	56.48	46.65	18	428.26	2540.03	340.87	506.83
20	18 th Floor Plan	619.27	4	57.48	160.10	18	836.85	18 th Floor Plan	619.27	4	57.48	160.10	18	836.85	18 th Floor Plan	325.13	4	56.48	46.65	18	428.26	18 th Floor Plan	325.13	4	56.48	46.65	18	428.26	18 th Floor Plan	325.13	4	56.48	46.65	18	428.26	18 th Floor Plan	325.13	4	56.48	46.65	18	428.26	2539.61	340.87	506.83
21	19 th Floor Plan	640.58	4	57.48	145.73	18	843.79	19 th Floor Plan	640.58	4	57.48	145.73	18	843.79	19 th Floor Plan	317.16	4	56.48	55.97	18	429.60	19 th Floor Plan	317.16	4	56.48	55.97	18	429.60	19 th Floor Plan	317.16	4	56.48	55.97	18	429.60	19 th Floor Plan	317.16	4	56.48	55.97	18	429.60	2549.79	340.87	515.19
22	20 th Floor Plan	549.33		65.93	157.61		772.87	20 th Floor Plan	549.33		65.93	157.61		770.87	20 th Floor Plan	325.13	4	56.48	46.65	18	428.26	20 th Floor Plan	325.13	4	56.48	46.65	18	428.26	20 th Floor Plan	325.13	4	56.48	46.65	18	428.26	20 th Floor Plan	325.13	4	56.48	46.65	18	428.26	2 299.79	353.76	501.83
23	21st Floor Plan							21st Floor Plan							21st Floor Plan	325.13	4	56.48	46.65	18	428.26	21st Floor Plan	325.13	4	56.48	46.65	18	428.26	21st Floor Plan	325.13	4	56.48	46.65	18	428.26	21st Floor Plan	325.13	4	56.48	46.65	18	428.26	1300.52	225.92	186.61
24	22nd Floor Plan							22nd Floor Plan							22nd Floor Plan	325.13	4	56.48	46.65	18	428.26	22nd Floor Plan	325.13	4	56.48	46.65	18	428.26	22nd Floor Plan	325.13	4	56.48	46.65	18	428.26	22nd Floor Plan	325.13	4	56.48	46.65	18	428.26	1300.52	225.92	186.61
25	23rd Floor Plan							23rd Floor Plan							23rd Floor Plan	325.13	4	56.48	46.65	18	428.26	23rd Floor Plan	325.13	4	56.48	46.65	18	428.26	23rd Floor Plan	325.13	4	56.48	46.65	18	428.26	23rd Floor Plan	325.13	4	56.48	46.65	18	428.26	1300.52	225.92	186.61
26	24th Floor Plan							24th Floor Plan							24th Floor Plan	325.13	4	56.48	46.65	18	428.26	24th Floor Plan	325.13	4	56.48	46.65	18	428.26	24th Floor Plan	325.13	4	56.48	46.65	18	428.26	24th Floor Plan	325.13	4	56.48	46.65	18	428.26	1300.52	225.92	186.61
27	25th Floor Plan							25th Floor Plan							25th Floor Plan	325.13	4	56.48	46.65	18	428.26	25th Floor Plan	325.13	4	56.48	46.65	18	428.26	25th Floor Plan	325.13	4	56.48	46.65	18	428.26	25th Floor Plan	325.13	4	56.48	46.65	18	428.26	1300.52	225.92	186.61
28	26th Floor Plan							26th Floor Plan																																				
29	Mumty						88.92	Mumty														Mumty						90.55	Mumty						90.55	Mumty						90.55			140.05
30	Machine Room / Water tank						80.80	Machine Room / Water tank														Machine Room / Water tank						90.55	Machine Room / Water tank						90.55	Machine Room / Water tank						90.55			323.83
31	Club Area	1794.639						Club Area																																		1794.64		
32	Basement Area							Basement Area																																			411.77	15437.67	
33	Electrical Rooms							Electrical Rooms																																			32.27		
34	Guard Rooms							Guard Rooms																																			11.00		
35	TOTAL	15138.64	76.00	1379.96	3763.20	342	18657	TOTAL	11725.12	76.00	1098.49	3024.99	342	16018.32	TOTAL	8277.12	100.00	952.17	877.66	450.00	11225.57	TOTAL	8277.12	100.00	952.17	877.66	450.00	11225.57	TOTAL	8277.12	100.00	952.17	877.66	450.00	11225.57	TOTAL	8277.12	100.00	952.17	877.66	450.00	11225.57	53972.23	8775.47465	28517.31885
36	TOTAL BUA																																									97265.03		

SUBMISSION DRAWINGS

Approved by Competent Authority Industrial Development Authority
APPROVED
Vide Letter No. YEIA/PLAN/ Exp Date: 25-06-25
Valid Upto Date: 18-06-2027
Manager (Plng.) | Dy. Manager (Plng. & Arch)
Drawing Checked & Verified by Manager (Planning)

PRINCIPAL ARCHITECT:

DESIGN FORUM INTERNATIONAL

K47, KAILASH COLONY, NEW DELHI - 110048
PHONE NO. 011-46556600

ARCHITECT'S SIGNATURE

VIKAS KUMAR
CA/2022/146770

OWNER'S SIGNATURE

For IMPERIA STRUCTURES LTD.
Authorised Signatory

CLIENT:

IMPERIA STRUCTURES LTD.

PROJECT:

THE SEPHYRA

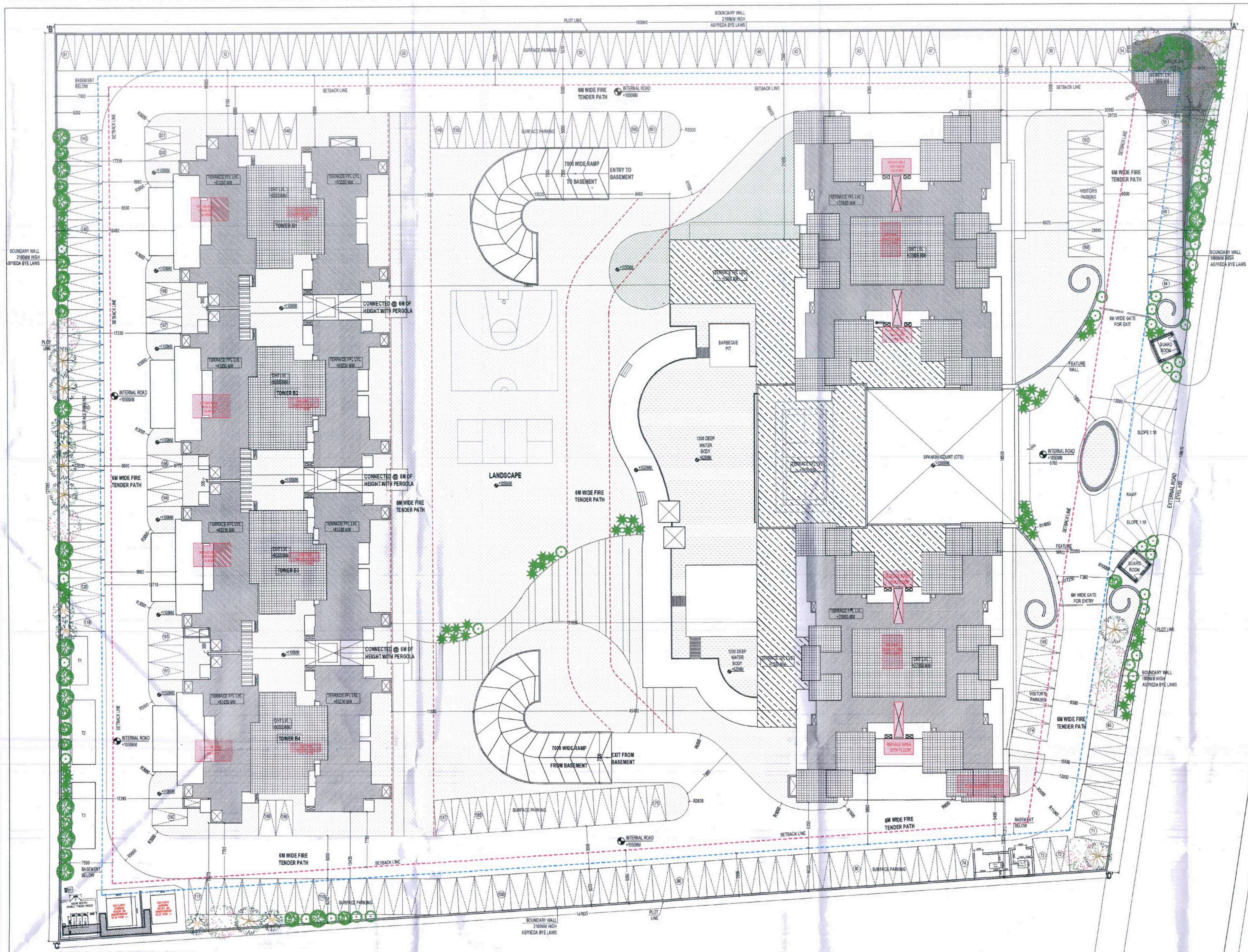
IMPERIA HOUSING IN JAYPEE GREENS SPORTS CITY SDZ SECTOR - 25, YEIDA AREA

DRAWING TITLE:

SITE PLAN @ STILT LEVEL

IMPERIA STRUCTURES LTD.
Authorised Signatory

SCALE	NORTH	SHEET NO.
1:250		01
DATE		
23.06.2025		



01 SITE PLAN @ TERRACE LVL.
Scale:1:250

S.no	Tower A1	FAR	Units per floor	15 % Utility FAR	Non FAR	Populat bn	Built-up area	Tower A2	FAR	Units per floor	15 % Utility FAR	Non FAR	Populat bn	Built-up area
	TOWER - A1							TOWER - A2						
1	Ground Coverage							2750.63						
2	Ground floor Plan	379.46		166.52	410.01		955.99	Ground floor Plan						
3	First Floor Plan	1239.42	4	114.95	328.195	18	1682.56	First Floor Plan		4			18	
4	Second floor Plan	619.75	4	57.48	160.10	18	837.32	Second floor Plan	619.75	4	57.48	160.10	18	837.32
5	Third floor Plan	619.75	4	57.48	160.10	18	837.32	Third floor Plan	619.75	4	57.48	160.10	18	837.32
6	Fourth floor Plan	619.75	4	57.48	160.10	18	837.32	Fourth floor Plan	619.75	4	57.48	160.10	18	837.32
7	Fifth floor Plan	619.75	4	57.48	160.10	18	837.32	Fifth floor Plan	619.75	4	57.48	160.10	18	837.32
8	Sixth floor Plan	619.75	4	57.48	160.10	18	837.32	Sixth floor Plan	619.75	4	57.48	160.10	18	837.32
9	Seventh floor Plan	619.75	4	57.48	160.10	18	837.32	Seventh floor Plan	619.75	4	57.48	160.10	18	837.32
10	Eighth floor Plan	619.75	4	57.48	160.10	18	837.32	Eighth floor Plan	619.75	4	57.48	160.10	18	837.32
11	9th floor Plan	619.75	4	57.48	160.10	18	837.32	9th floor Plan	619.75	4	57.48	160.10	18	837.32
12	10 th floor Plan	619.75	4	57.48	160.10	18	837.32	10 th floor Plan	619.75	4	57.48	160.10	18	837.32
13	11th floor Plan	619.75	4	57.48	160.10	18	837.32	11th floor Plan	619.75	4	57.48	160.10	18	837.32
14	12th floor Plan	619.75	4	57.48	160.10	18	837.32	12th floor Plan	619.75	4	57.48	160.10	18	837.32
15	13 th floor Plan	619.75	4	57.48	160.10	18	837.32	13 th floor Plan	619.75	4	57.48	160.10	18	837.32
16	14 th floor Plan	619.75	4	57.48	160.10	18	837.32	14 th floor Plan	619.75	4	57.48	160.10	18	837.32
17	15 th floor Plan	619.75	4	57.48	160.10	18	837.32	15 th floor Plan	619.75	4	57.48	160.10	18	837.32
18	16 th floor Plan	619.75	4	57.48	160.10	18	837.32	16 th floor Plan	619.75	4	57.48	160.10	18	837.32
19	17 th floor Plan	619.75	4	57.48	160.10	18	837.32	17 th floor Plan	619.75	4	57.48	160.10	18	837.32
20	18 th floor Plan	619.27	4	57.48	160.10	18	836.85	18 th floor Plan	619.27	4	57.48	160.10	18	836.85
21	19 th floor Plan	640.58	4	57.48	145.73	18	843.79	19 th floor Plan	640.58	4	57.48	145.73	18	843.79
22	20 th floor Plan	549.33		63.93	157.61		770.87	20 th floor Plan	549.33		63.93	157.61		770.87
23	21st floor Plan							21st floor Plan						
24	22nd floor Plan							22nd floor Plan						
25	23rd floor Plan							23rd floor Plan						
26	24th floor Plan							24th floor Plan						
27	25th floor Plan							25th floor Plan						
28	26th floor Plan							26th floor Plan						
29	Mumty						88.92	Mumty						88.92
30	Machine Room / Water tank						80.80	Machine Room / Water tank						80.80
31	Club Area	1794.639						Club Area						
32	Basement Area							Basement Area						
33	Electrical Rooms							Electrical Rooms						
34	Guard Rooms							Guard Rooms						
35	TOTAL	15138.64	76.00	1379.96	3763.20	342	18657	TOTAL	11725.12	76.00	1098.49	3024.99	342	16018.32
36	TOTAL BUA													

S.no	Tower B1	FAR	Units per floor	15 % Utility FAR	Non FAR	Populat bn	Built-up area	Tower B2	FAR	Units per floor	15 % Utility FAR	Non FAR	Populat bn	Built-up area
	TOWER - B1							TOWER - B2						
1	Ground Coverage			493.27				Ground Coverage			493.27			
2	Ground floor Plan	301.75	2	52.36	139.17	9	493.27	Ground floor Plan	301.75	2	52.36	139.17	9	493.27
3	First Floor Plan	180.21	2	52.72	38.703	9	271.63	First Floor Plan	180.21	2	52.72	38.703	9	271.63
4	Second floor Plan	325.13	4	56.36	46.65	18	428.14	Second floor Plan	325.13	4	56.36	46.65	18	428.14
5	Third floor Plan	325.13	4	56.48	46.65	18	428.26	Third floor Plan	325.13	4	56.48	46.65	18	428.26
6	Fourth floor Plan	325.13	4	56.48	46.65	18	428.26	Fourth floor Plan	325.13	4	56.48	46.65	18	428.26
7	Fifth floor Plan	325.13	4	56.48	46.65	18	428.26	Fifth floor Plan	325.13	4	56.48	46.65	18	428.26
8	Sixth floor Plan	325.13	4	56.48	46.65	18	428.26	Sixth floor Plan	325.13	4	56.48	46.65	18	428.26
9	Seventh floor Plan	325.13	4	56.48	46.65	18	428.26	Seventh floor Plan	325.13	4	56.48	46.65	18	428.26
10	Eighth floor Plan	325.13	4	56.48	46.65	18	428.26	Eighth floor Plan	325.13	4	56.48	46.65	18	428.26
11	9th floor Plan	325.13	4	56.48	46.65	18	428.26	9th floor Plan	325.13	4	56.48	46.65	18	428.26
12	10th floor Plan	325.13	4	56.48	46.65	18	428.26	10th floor Plan	325.13	4	56.48	46.65	18	428.26
13	11th floor Plan	325.13	4	56.48	46.65	18	428.26	11th floor Plan	325.13	4	56.48	46.65	18	428.26
14	12th floor Plan	325.13	4	56.48	46.65	18	428.26	12th floor Plan	325.13	4	56.48	46.65	18	428.26
15	13th floor Plan	325.13	4	56.48	46.65	18	428.26	13th floor Plan	325.13	4	56.48	46.65	18	428.26
16	14th floor Plan	325.13	4	56.48	46.65	18	428.26	14th floor Plan	325.13	4	56.48	46.65	18	428.26
17	15th floor Plan	325.13	4	56.48	46.65	18	428.26	15th floor Plan	325.13	4	56.48	46.65	18	428.26
18	16th floor Plan	325.13	4	56.48	46.65	18	428.26	16th floor Plan	325.13	4	56.48	46.65	18	428.26
19	17th floor Plan	325.13	4	56.48	46.65	18	428.26	17th floor Plan	325.13	4	56.48	46.65	18	428.26
20	18th floor Plan	325.13	4	56.48	46.65	18	428.26	18th floor Plan	325.13	4	56.48	46.65	18	428.26
21	19th floor Plan	317.16	4	56.48	55.97	18	429.60	19th floor Plan	317.16	4	56.48	55.97	18	429.60
22	20th floor Plan	325.13	4	56.48	46.65	18	428.26	20th floor Plan	325.13	4	56.48	46.65	18	428.26
23	21st floor Plan	325.13	4	56.48	46.65	18	428.26	21st floor Plan	325.13	4	56.48	46.65	18	428.26
24	22nd floor Plan	325.13	4	56.48	46.65	18	428.26	22nd floor Plan	325.13	4	56.48	46.65	18	428.26
25	23rd floor Plan	325.13	4	56.48	46.65	18	428.26	23rd floor Plan	325.13	4	56.48	46.65	18	428.26
26	24th floor Plan	325.13	4	56.48	46.65	18	428.26	24th floor Plan	325.13	4	56.48	46.65	18	428.26
27	25th floor Plan	325.13	4	56.48	46.65	18	428.26	25th floor Plan	325.13	4	56.48	46.65	18	428.26
28														
29	Mumty						90.55	Mumty						90.55
30	Machine Room / Water tank						90.55	Machine Room / Water tank						90.55
31														
32														
33														
34														
35	TOTAL	8277.12	100.00	952.17	877.66	450.00	11225.57	TOTAL	8277.12	100.00	952.17	877.66	450.00	11225.57
36														

S.no	Tower B3	FAR	Units per floor	15 % Utility FAR	Non FAR	Populat bn	Built-up area	Tower B4	FAR	Units per floor	15 % Utility FAR	Non FAR	Populat bn	Built-up area	TOTAL AREAS: TOTAL FAR	15 % Utility FAR	Non FAR
	TOWER - B3							TOWER - B4									
1	Ground Coverage			493.27				Ground Coverage			493.27						
2	Ground floor Plan	301.75	2	52.36	139.17	9	493.27	Ground floor Plan	301.75	2	52.36	139.17	9	493.27	1586.44	375.96	966.70
3	First Floor Plan	180.21	2	52.72	38.703	9	271.63	First Floor Plan	180.21	2	52.72	38.703	9	271.63	1960.24	325.82	483.01
4	Second floor Plan	325.13	4	56.36	46.65	18	428.14	Second floor Plan	325.13	4	56.36	46.65	18	428.14	2540.02	340.39	506.81
5	Third floor Plan	325.13	4	56.48	46.65	18	428.26	Third floor Plan	325.13	4	56.48	46.65	18	428.26	2540.02	340.87	506.81
6	Fourth floor Plan	325.13	4	56.48	46.65	18	428.26	Fourth floor Plan	325.13	4	56.48	46.65	18	428.26	2540.02	340.87	506.81
7	Fifth floor Plan	325.13	4	56.48	46.65	18	428.26	Fifth floor Plan	325.13	4	56.48	46.65	18	428.26	2540.02	340.87	506.81
8	Sixth floor Plan	325.13	4	56.48	46.65	18	428.26	Sixth floor Plan	325.13	4	56.48	46.65	18	428.26	2540.02	340.87	506.81
9	Seventh floor Plan	325.13	4	56.48	46.65	18	428.26	Seventh floor Plan	325.13	4	56.48	46.65	18	428.26	2540.02	340.87	506.81
10	Eighth floor Plan	325.13	4	56.48	46.65	18	428.26	Eighth floor Plan	325.13	4	56.48	46.65	18	428.26	2540.02	340.87	506.81
11	9th floor Plan	325.13	4	56.48	46.65	18	428.26	9th floor Plan	325.13	4	56.48	46.65	18	428.26	2540.02	340.87	506.81
12	10th floor Plan	325.13	4	56.48	46.65	18	428.26	10th floor Plan	325.13	4	56.48	46.65	18	428.26	2540.02	340.87	506.81
13	11th floor Plan	325.13	4	56.48	46.65	18	428.26	11th floor Plan	325.13	4	56.48	46.65	18	428.26	2540.02	340.87	506.81
14	12th floor Plan	325.13	4	56.48	46.65	18	428.26	12th floor Plan	325.13	4	56.48	46.65	18	428.26	2540.02	340.87	506.81
15	13th floor Plan	325.13	4	56.48	46.65	18	428.26	13th floor Plan	325.13	4	56.48	46.65	18	428.26	2540.02	340.87	506.81
16	14th floor Plan	325.13	4	56.48	46.65	18	428.26	14th floor Plan	325.13	4	56.48	46.65	18	428.26	2540.02	340.87	506.81
17	15th floor Plan	325.13	4	56.48	46.65	18	428.26	15th floor Plan	325.13	4	56.48	46.65	18	428.26	2540.02	340.87	506.81
18	16th floor Plan	325.13	4	56.48	46.65	18	428.26	16th floor Plan	325.13	4	56.48	46.65	18	428.26	2540.02	340.87	506.81
19	17th floor Plan	325.13	4	56.48	46.65	18	428.26	17th floor Plan	325.13	4	56.48	46.65	18	428.26	2540.02	340.87	506.81
20	18th floor Plan	325.13	4	56.48	46.65	18	428.26	18th floor Plan	325.13	4	56.48	46.65	18	428.26	2539.07	340.87	506.81
21	19th floor Plan	317.16	4	56.48	55.97	18	429.60	19th floor Plan	317.16	4	56.48	55.97	18	429.60	2549.79	340.87	515.33
22	20th floor Plan	325.13	4	56.48	46.65	18	428.26	20th floor Plan	325.13	4	56.48	46.65	18	428.26	2399.19	353.78	501.83
23	21st floor Plan	325.13	4	56.48	46.65	18	428.26	21st floor Plan	325.13	4	56.48	46.65	18	428.26	1300.52	225.92	186.61
24	22nd floor Plan	325.13	4	56.48	46.65	18	428.26	22nd floor Plan	325.13	4	56.48	46.65	18	428.26	1300.52	225.92	186.61
25	23rd floor Plan	325.13	4	56.48	46.65	18	428.26	23rd floor Plan	325.13	4	56.48	46.65	18	428.26	1300.52	225.92	186.61
26	24th floor Plan	325.13	4	56.48	46.65	18	428.26	24th floor Plan	325.13	4	56.48	46.65	18	428.26	1300.52	225.92	186.61
27	25th floor Plan	325.13	4	56.48	46.65	18	428.26	25th floor Plan	325.13	4	56.48	46.65	18	428.26	1300.52	225.92	186.61
28																	
29	Mumty						90.55	Mumty						90.55			540.05
30	Machine Room / Water tank						90.55	Machine Room / Water tank						90.55			523.81
31															1794.64		
32																411.77	15437.87
33																32.27	
34																11.00	
35	TOTAL	8277.12	100.00	952.17	877.66	450.00	11225.57	TOTAL	8277.12	100.00	952.17	877.66	450.00	11225.57	59972.23	8775.47465	28517.31885
36															97265.03		

	AREA SUMMARY				
	DESCRIPTION		ACRES	SQM	HECTARE
A	PLOT AREA		4.7046	19039.00	1.9039
B	PERMISSIBLE FAR @ 3	3		57117.00	
C	IGBC FAR @ 5% of B (Permissible FAR)			2855.85	
D	TOTAL PERMISSIBLE FAR (D = B+C)-(WITH GRREN BUILDING)	3.15		59972.85	
E	TOTAL PROPOSED FAR	3.150		59972.23	
F	BALANCE FAR (F=D-E)			0.62	
G	PERMISSIBLE GROUND COVERAGE @ 35%	35.00		6663.65	
H	ACHIEVED GROUND COVERAGE @ 23.66	24.81		4723.73	
I	PROPOSED BASEMENT AREA			15849.6	
J	PROPOSED STILT AREA			342.0	
K	TOTAL PROPOSED BUA			97265.03	
L	PARKING SPACE REQUIRED RESIDENTIAL @ 80 SQ.M (C/80)			750	ECS
M	PARKING SPACE PROPOSED IN BASEMENT			477	ECS
N	PARKING SPACE PROPOSED IN OPEN AREA			257	ECS
O	PARKING SPACE PROPOSED IN STILT AREA			17	ECS
P	TOTAL PARKING SPACE PROPOSED (P=M+N+O)			751	ECS
Q	INDEPENDENT PARKING PROVIDED @ BASEMENT LEVEL (In No.'s)			352	No.'s
R	DEPENDENT PARKING PROVIDED @ BASEMENT LEVEL (In No.'s)			131	No.'s
S	OPEN PARKING PROVIDED for RESIDENTIAL @ SITE LEVEL (In No.'s)			201	No.'s
T	PERMISSIBLE FACILITY AREA @ 15%	15%		8995.83	
U	PROPOSED FACILITY AREA	14.63%		8775.47	
V	REQUIRED LANDSCAPE AREA (50 % of OPEN AREA)	50%		7157.63	
W	PROPOSED LANDSCAPE AREA	53%		7559.31	
X	PERMISSIBLE POPULATION			3046	
Y	PROPOSED POPULATION			2484	
Z	PROPOSED CLUB AREA			1794.639	

DENSITY & POPULATION CALCULATION						
S.No.	Bldg Type	Description			No. of Bldgs.	Total No. of Apartments
		No. of Floors	Building Heights TERRACE			
1	Tower-A1 (4BHK+ servant room)	(G/S+20)	70630		1	76.00
2	Tower-A2 (4BHK+ servant room)	(G/S+20)	70630		1	76.00
3	Tower- B1 (2BHK)	(G/S+25)	83230		1	100.00
4	Tower- B2 (2BHK)	(G/S+25)	83230		1	100.00
5	Tower- B3 (2BHK)	(G/S+25)	83230		1	100.00
6	Tower- B4 (2BHK)	(G/S+25)	83230		1	100.00
						552.000
DENSITY CALCULATION						
PERMISSIBLE DENSITY		@	1650	PPH	3141	3141.435
PERMISSBLE APPT.		@	4.5	PPA	698	698.097
PROPOSED DENSITY		@	1304.69	PPH	2484	2484.000
PROPOSED APPT.		@	4.5	PPA	552	552.000

TREE LIST

SR. No.	BOTANICAL NAME		COMMON NAME	NO.OF TREES
1	Azadirachta indica	Ai	Neem	12
2	Cassia fistula	Cf	Amaltas	10
3	Grevillea robusta	Gr	Silver Oak	20
4	Plumeria rubra	Pr	Red frangipani	18
5	Phoenix Sylvestris	Ps	Khajoor	50
6	Wadyetia bifurcata	Wa	Foxtail palm	2
7	Saraca indica	Si	Sita ashok	16
8	Mangifera indica	Mi	Mango	22

TOTAL NO. OF TREES : 150

Plot area = 19039 sq m
Proposed open area 75 % of plot area = 19039x0.75 =14279.25 sq m
1 tree @ 100 sq m
Required Trees = 142.79 say 143 Trees
Out of which 50 % Trees are Ever green

PROPOSED GREEN AREA (53% of 75% of Total Plot Area)
= 7559.31Sq.m

SUBMISSION DRAWINGS

Yamuna Expressway Industrial Development Authority
APPROVED
Vide Letter No. YEA/PLNG/ 869 Date 28-08-25
Valid Upto Date 19-02-2029
Checked & Verified by Manager (Planning)

For IMPERIA STRUCTURES LTD.
Authorised Signatory

PRINCIPAL ARCHITECT:

DESIGN FORUM INTERNATIONAL
K47, KAILASH COLONY, NEW DELHI - 110048
PHONE NO. 011-46556600

ARCHITECT'S SIGNATURE

VIKAS KUMAR
CA/2022/146770

OWNER'S SIGNATURE

For IMPERIA STRUCTURES LTD.
Authorised Signatory

CLIENT:

IMPERIA STRUCTURES . . . LTD.

PROJECT: THE SEPHYRA

IMPERIA HOUSING IN JAYPEE GREENS SPORTS CITY SDZ SECTOR - 25, YEIDA AREA

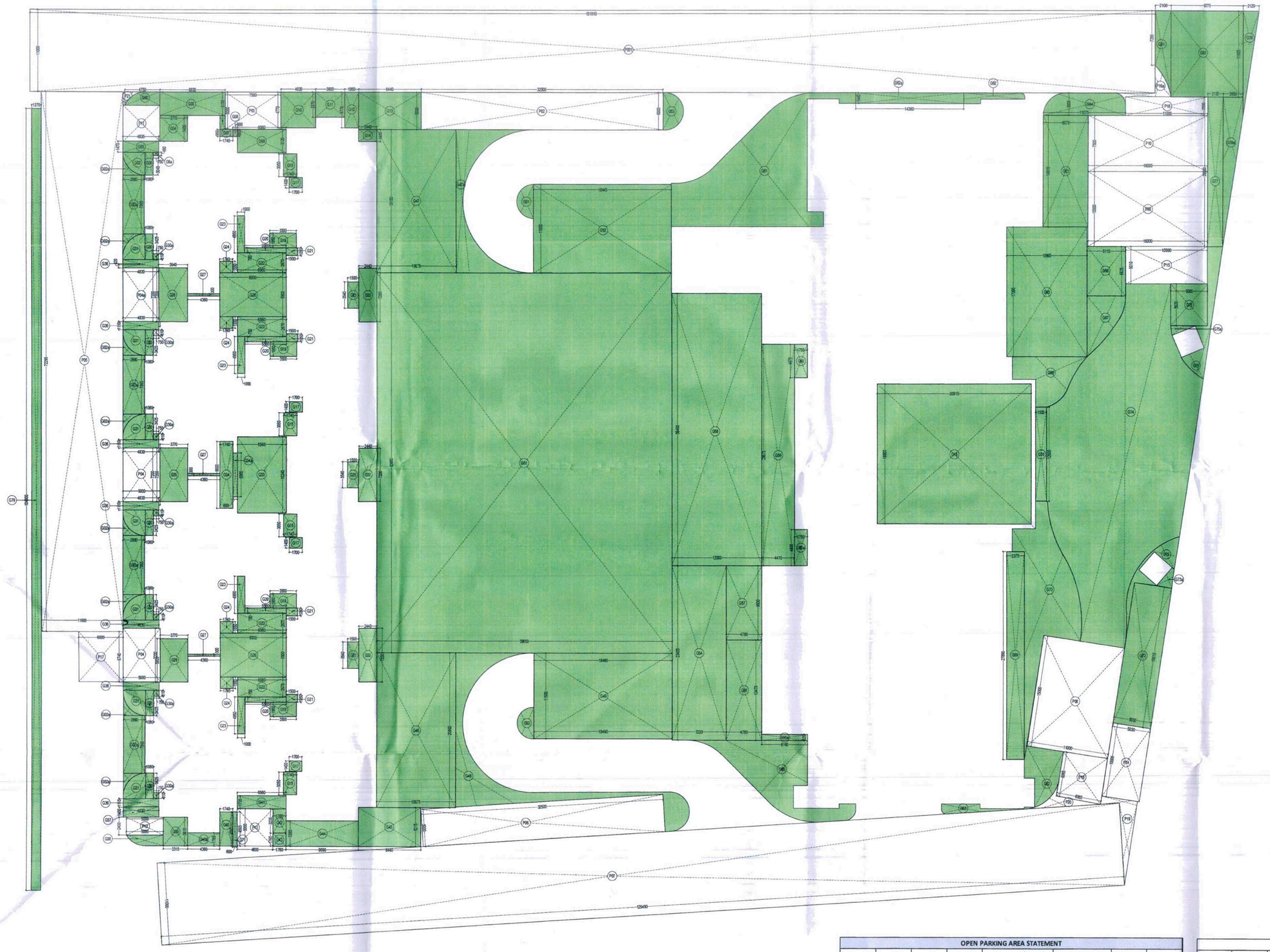
DRAWING TITLE:

SITE PLAN @ TERRACE LEVEL

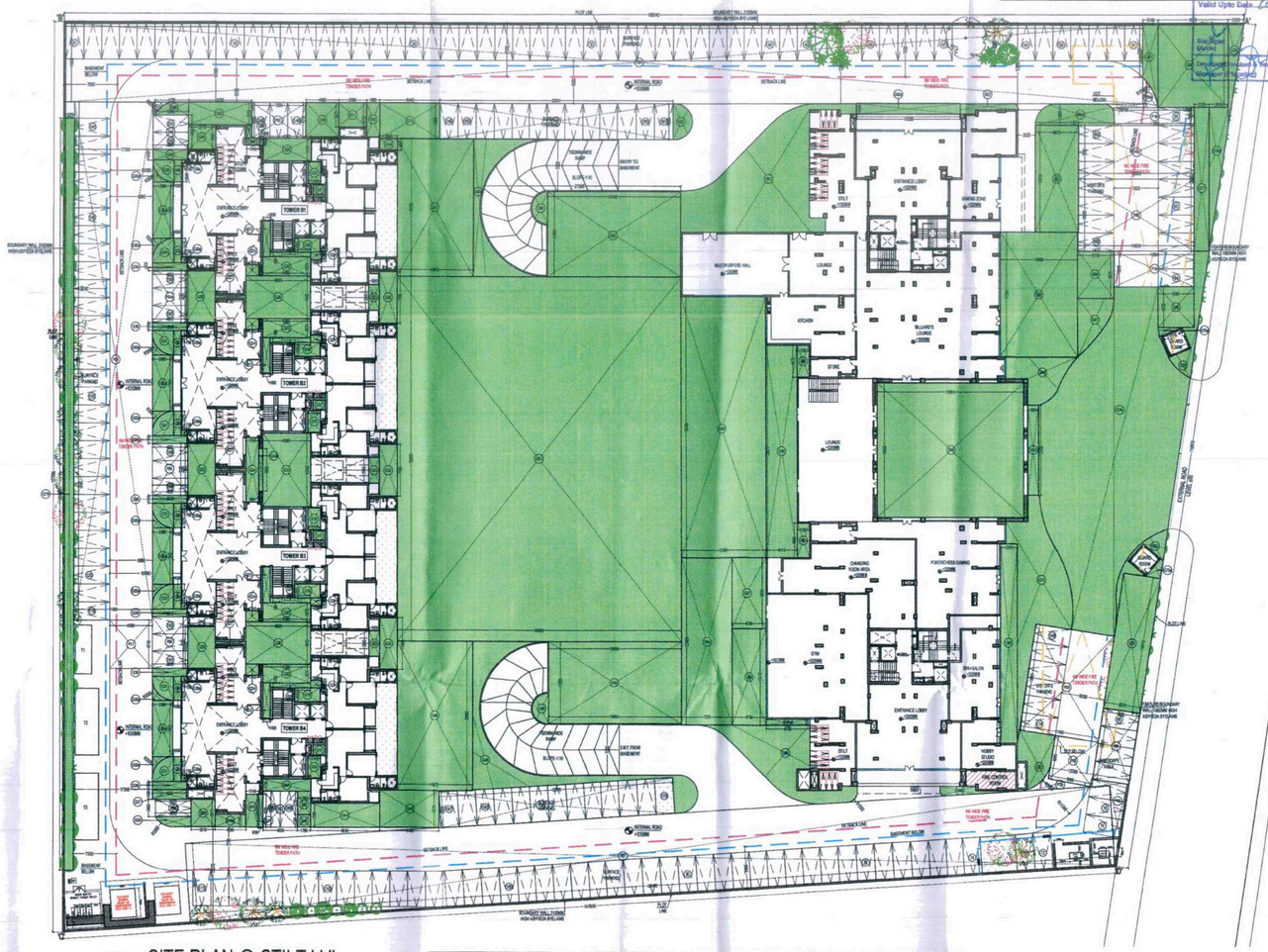
SCALE	NORTH	SHEET NO.
1:250		02
DATE 23.06.2025		

SUBMISSION DRAWINGS

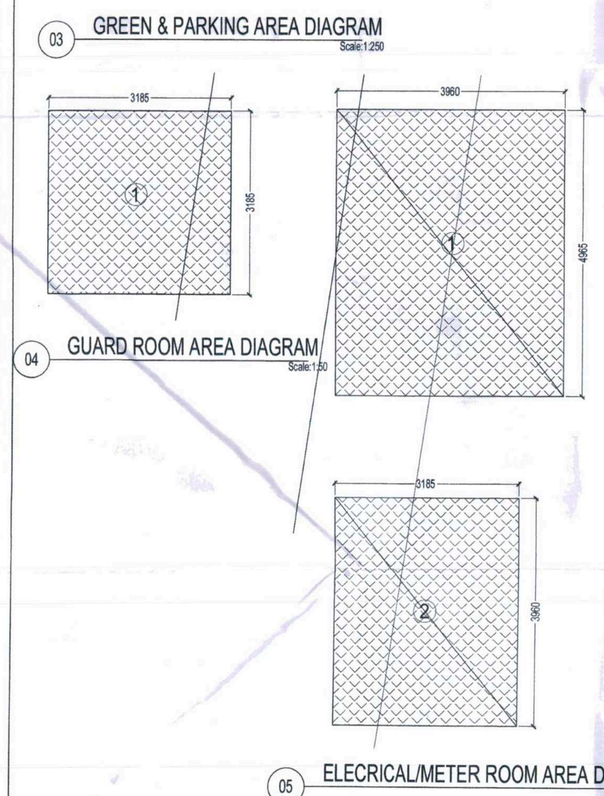
Town ... Industrial Development Authority
APPROVED
Vide Letter No. YEA/PLAN/2409 Date: 05-09-25
Valid Upto Date: 04.09.2028
Drawing Verified by
Dy. Manager (Plng. & Arch)



03 GREEN & PARKING AREA DIAGRAM
Scale:1:250



03 SITE PLAN @ STILT LVL.
Scale:1:400



04 GUARD ROOM AREA DIAGRAM
Scale:1:50

05 ELECRICAL/METER ROOM AREA DIAGRAM
Scale:1:50

AREA CALCULATION - GUARD ROOM

	DEDUCTIONS (A)						
1	1	Rectangle	1	3.185	3.185	**10.144**	sqm.
A							
	TOTAL AREA(A)					**10.144**	**sqm.**
	ACHIEVED AREA OF GUARD ROOM AT GROUND LEVEL =(A)					**10.144**	**SQM.**

AREA CALCULATION - ELECTRICAL/METER ROOM

	DEDUCTIONS (A)						
1	1	Rectangle	1	3.960	4.965	**19.661**	sqm.
2	2	Rectangle	1	3.185	3.960	**12.613**	sqm.
A							
	TOTAL AREA(A)					**32.274**	**sqm.**
	ACHIEVED AREA OF GUARD ROOM AT GROUND LEVEL =(A)					**32.274**	**SQM.**

OPEN PARKING AREA STATEMENT

S.no.	Description	Type	Number	Dimension(Meter) Length	Dimension(Meter) Breadth	Calculation	Answer	Unit
ADDITION								
OPEN PARKING AREA STATEMENT								
S.no.	Description	Type	Number	Dimension(Meter) Length	Dimension(Meter) Breadth	Calculation	Answer	Unit
ADDITION								
1	P001	Rectangle	1	151.010	11.000	Length X breadth	1661.110	sqm.
2	P002	Rectangle	1	32.500	5.000	Length X breadth	162.500	sqm.
3	P003	Rectangle	1	7.500	5.000	Length X breadth	37.500	sqm.
4	P004	Rectangle	2	5.000	7.950	Length X breadth	79.500	sqm.
5	P004a	Rectangle	1	4.830	7.950	Length X breadth	38.399	sqm.
6	P005	Rectangle	1	11.000	72.295	Length X breadth	795.245	sqm.
7	P006	Rectangle	1	32.500	5.000	Length X breadth	162.500	sqm.
8	P007	Rectangle	1	129.490	11.000	Length X breadth	1424.390	sqm.
9	P008	Rectangle	1	11.000	15.000	Length X breadth	165.000	sqm.
10	P009	Rectangle	1	16.000	10.000	Length X breadth	160.000	sqm.
11	P010	Rectangle	1	16.000	7.500	Length X breadth	120.000	sqm.
12	P011	Rectangle	1	5.000	4.800	Length X breadth	24.000	sqm.
13	P012	Rectangle	1	5.000	2.400	Length X breadth	12.000	sqm.
14	P013	Rectangle	1	4.800	5.000	Length X breadth	24.000	sqm.
15	P014	Rectangle	1	5.030	10.000	Length X breadth	50.300	sqm.
16	P015	Rectangle	1	10.990	5.010	Length X breadth	55.060	sqm.
17	P016	Rectangle	1	11.000	2.500	Length X breadth	27.500	sqm.
18	P016a	Polyline	1			Polyline	15.934	sqm.
19	P017	Polyline	1	6.000	6.740	Length X breadth	40.440	sqm.
20	P018	Polyline	1	6.065	6.065	Length X breadth	36.784	sqm.
21	P019	Polyline	1			Polyline	21.030	sqm.
22	P020	Polyline	1			Polyline	15.602	sqm.
23	P021	Polyline	1			Polyline	2.830	sqm.
	TOTAL AREA AVAILABLE FOR OPEN PARKING **(B)**						5131.624	sqm.
	OPEN PARKING @ 20 SQ.M PER CAR **(B /20)**						256.581	ECS
						SAY	**257**	**ECS**

STILT AREA STATEMENT

S.no.	Description	Type	Number	Dimension(Meter) Length	Dimension(Meter) Breadth	Calculation	Answer	Unit
ADDITION- TOWER A1 & A2								
1	S1	Rectangle	1	4.300	17.090	Length X breadth	73.487	sqm.
2	S2	Rectangle	1	1.330	2.430	Length X breadth	3.232	sqm.
3	S3	Rectangle	1	1.930	6.695	Length X breadth	12.921	sqm.
4	S4	Rectangle	1	3.720	7.355	Length X breadth	27.361	sqm.
5	S5	Rectangle	1	4.560	9.330	Length X breadth	42.545	sqm.
6	S6	Rectangle	1	1.670	6.495	Length X breadth	10.847	sqm.
7	S7	Rectangle	1	1.070	2.430	Length X breadth	2.600	sqm.
8	S8	Rectangle	1	4.300	0.610	Length X breadth	2.623	sqm.
	TOTAL AREA AVAILABLE FOR STILT PARKING **(A)**						175.615	sqm.
ADDITION- TOWER B1,B3 & B3,B4								
1	S1	Rectangle	8	7.760	4.160	Length X breadth	258.253	sqm.
2	S2	Rectangle	8	2.840	0.200	Length X breadth	4.544	sqm.
3	S3	Rectangle	8	0.360	2.690	Length X breadth	7.747	sqm.
4	S4	Rectangle	8	4.020	2.090	Length X breadth	67.214	sqm.
5	S5	Rectangle	8	0.440	1.215	Length X breadth	4.277	sqm.
	TOTAL AREA AVAILABLE FOR STILT PARKING **(B)**						342.035	sqm.
	TOTAL AREA AVAILABLE FOR STILT PARKING **(A+B)**						517.6506	
	STILT PARKING @ 20 SQ.M PER CAR **(A+B /30)**						17.255	ECS
						SAY	**17**	**ECS**

LANDSCAPE AREA STATEMENT

S.no.	Description	Type	Dimension(Meter) Length	Dimension(Meter) Breadth	Length X breadth	Number	Answer	Unit
	ADDITION (A)							
1	G001	Rectangle	39.650	50.950	2020.17	1	**2020.168**	sqm.
2	G002	Polyline	-	-	7.280	2	**14.560**	sqm.
3	G002a	Polyline	-	-	1.925	8	**15.400**	sqm.
4	G003	Rectangle	8.830	3.150	27.81	1	**27.815**	sqm.
5	G003a	Rectangle	2.880	7.865	22.65	4	**90.605**	sqm.
6	G004	Rectangle	3.770	3.450	13.01	1	**13.007**	sqm.
7	G005	Rectangle	4.835	1.470	7.11	1	**7.107**	sqm.
8	G006	Rectangle	1.080	3.045	3.29	1	**3.289**	sqm.
9	G006a	Rectangle	0.750	0.450	0.34	1	**0.338**	sqm.
10	G007	Rectangle	1.740	0.950	1.65	1	**1.653**	sqm.
11	G008	Rectangle	0.600	0.950	0.57	1	**0.570**	sqm.
12	G009	Rectangle	6.560	3.120	20.47	1	**20.467**	sqm.
13	G010	Rectangle	4.630	4.770	22.09	1	**22.085**	sqm.
14	G011	Rectangle	3.900	3.370	13.14	1	**13.143**	sqm.
15	G012	Rectangle	1.860	4.770	8.87	1	**8.872**	sqm.
16	G013	Rectangle	8.440	5.000	42.20	1	**42.200**	sqm.
17	G014	Rectangle	2.440	1.600	3.90	1	**3.904**	sqm.
18	G015	Rectangle	1.740	3.050	5.31	4	**21.228**	sqm.
19	G016	Rectangle	1.500	12.600	18.90	1	**18.900**	sqm.
20	G017	Rectangle	1.700	1.400	2.38	4	**9.520**	sqm.
21	G018	Rectangle	20.615	18.800	387.56	1	**387.562**	sqm.
22	G019	Rectangle	3.500	1.950	6.83	4	**27.300**	sqm.
23	G020	Rectangle	5.560	0.700	3.89	4	**15.568**	sqm.
24	G021	Rectangle	1.500	1.050	1.58	4	**6.300**	sqm.
25	G022	Rectangle	6.560	2.670	17.52	4	**70.061**	sqm.
26	G023	Rectangle	1.000	4.950	4.95	4	**19.800**	sqm.
27	G024	Rectangle	1.740	1.550	2.70	4	**10.788**	sqm.
28	G025	Rectangle	1.500	3.540	5.31	3	**15.930**	sqm.
29	G026	Rectangle	8.900	5.900	52.51	2	**105.020**	sqm.
30	G027	Rectangle	4.360	0.300	1.31	3	**3.924**	sqm.
31	G028	Rectangle	3.940	7.200	28.37	1	**28.368**	sqm.
32	G029	Rectangle	3.770	5.805	21.88	1	**21.885**	sqm.
33	G030	Rectangle	1.080	3.425	3.70	7	**25.893**	sqm.
34	G030a	Rectangle	0.750	0.810	0.61	7	**4.253**	sqm.
35	G031	Polyline	-	-	8.370	7	**58.590**	sqm.
36	G032	Rectangle	2.440	7.200	17.57	3	**52.704**	sqm.
37	G033	Rectangle	6.560	10.240	67.17	1	**67.174**	sqm.
38	G034	Rectangle	1.740	9.000	15.66	1	**15.660**	sqm.
39	G034a	Rectangle	0.600	5.900	3.54	1	**3.540**	sqm.
40	G035	Rectangle	3.770	7.200	27.14	1	**27.144**	sqm.
41	G036	Rectangle	4.830	1.110	5.36	7	**37.529**	sqm.
42	G037	Rectangle	4.830	1.400	6.76	1	**6.762**	sqm.
43	G038	Polyline	-	-	6.020	1	**6.020**	sqm.
44	G039	Rectangle	3.315	3.815	12.65	1	**12.647**	sqm.
45	G040	Rectangle	1.740	4.565	7.94	1	**7.943**	sqm.
46	G040a	Rectangle	4.360	1.765	7.70	1	**7.695**	sqm.
47	G041	Rectangle	6.560	1.735	11.38	1	**11.382**	sqm.
48	G042	Rectangle	1.760	3.235	5.69	1	**5.694**	sqm.
49	G043	Rectangle	1.760	1.765	3.11	1	**3.106**	sqm.
50	G044	Rectangle	9.690	3.385	32.80	1	**32.801**	sqm.
51	G045	Rectangle	8.440	5.215	44.01	1	**44.015**	sqm.
52	G046	Rectangle	10.675	20.860	222.68	1	**222.681**	sqm.
53	G047	Rectangle	10.675	19.150	204.43	1	**204.426**	sqm.
54	G047a	Polyline	-	-	57.216	1	**57.216**	sqm.
55	G048	Polyline	-	-	101.289	1	**101.289**	sqm.
56	G049	Rectangle	18.490	11.500	212.64	1	**212.635**	sqm.
57	G050	Polyline	-	-	7.563	1	**7.563**	sqm.
58	G051	Polyline	-	-	8.024	1	**8.024**	sqm.
59	G052	Rectangle	18.445	11.850	218.57	1	**218.573**	sqm.
60	G053	Polyline	-	-	10.841	1	**10.841**	sqm.
61	G054	Rectangle	7.220	23.400	168.95	1	**168.948**	sqm.
62	G055	Polyline	-	-	93.322	1	**93.322**	sqm.
63	G055a	Rectangle	6.160	0.820	5.05	1	**5.051**	sqm.
64	G056	Rectangle	4.780	13.470	64.39	1	**64.387**	sqm.
65	G057	Rectangle	4.780	9.930	47.47	1	**47.465**	sqm.
66	G058	Rectangle	12.000	36.460	437.52	1	**437.520**	sqm.
67	G059	Rectangle	4.410	29.675	130.87	1	**130.867**	sqm.
68	G060	Rectangle	1.750	4.475	7.83	1	**7.831**	sqm.
69	G060a	Rectangle	1.750	4.800	8.40	1	**8.400**	sqm.
70	G061	Polyline	-	-	220.399	1	**220.399**	sqm.
71	G062	Polyline	-	-	7.955	1	**7.955**	sqm.
72	G062a	Rectangle	14.380	1.440	20.71	1	**20.707**	sqm.
73	G063	Rectangle	6.675	14.910	90.58	1	**90.578**	sqm.
74	G064	Polyline	-	-	30.781	1	**30.781**	sqm.
75	G065	Rectangle	10.860	17.390	188.86	1	**188.855**	sqm.
76	G066	Rectangle	5.110	6.625	33.85	1	**33.854**	sqm.
77	G067	Polyline	-	-	26.717	1	**26.717**	sqm.
78	G068	Polyline	-	-	41.185	1	**41.185**	sqm.
79	G069	Rectangle	2.375	27.890	66.24	1	**66.239**	sqm.
80	G070	Polyline	-	-	127.097	1	**127.097**	sqm.
81	G071	Polyline	0.600	4.565	2.74	1	**2.739**	sqm.
82	G072	Rectangle	5.030	19.015	95.65	1	**95.645**	sqm.
83	G073	Polyline	-	-	15.288	1	**15.288**	sqm.
84	G073a	Polyline	-	-	3.242	1	**3.242**	sqm.
85	G074	Polyline	-	-	638.110	1	**638.110**	sqm.
86	G075	Polyline	-	-	26.209	1	**26.209**	sqm.
87	G075a	Polyline	-	-	2.161	1	**2.161**	sqm.
88	G076	Rectangle	5.000	5.620	28.10	1	**28.100**	sqm.
89	G077	Rectangle	2.120	20.000	42.40	1	**42.400**	sqm.
90	G078	Polyline	-	-	14.867	1	**14.867**	sqm.
91	G078a	Polyline	-	-	29.82	1	**29.821**	sqm.
92	G079	Triangle	1.270	104.900	133.22	1	**133.223**	sqm.
93	G080	Rectangle	9.775	11.505	112.46	1	**112.461**	sqm.
94	G081	Polyline	-	-	18.691	1	**18.691**	sqm.
95	G082	Polyline	-	-	29.144	1	**29.144**	sqm.
96	G083	Polyline	-	-	7.936	1	**7.936**	sqm.
	TOTAL ADDITION (A)						**7559.310**	sqm.
	TOTAL LANDSCAPE AREA ACHIEVED						**7559.310**	**sqm.**

PRINCIPAL ARCHITECT:

DESIGN FORUM INTERNATIONAL

K47, KAILASH COLONY, NEW DELHI - 110048
PHONE NO. 011-46556600

ARCHITECT'S SIGNATURE

VIKAS KUMAR
CA/2022/146770

OWNER'S SIGNATURE

For IMPERIA STRUCTURES LTD.
Authorised Signatory

CLIENT:

IMPERIA STRUCTURES LTD.

PROJECT: **THE SEPHYRA**

IMPERIA HOUSING IN JAYPEE GREENS SPORTS CITY SDZ SECTOR - 25, YEIDA AREA

DRAWING TITLE:

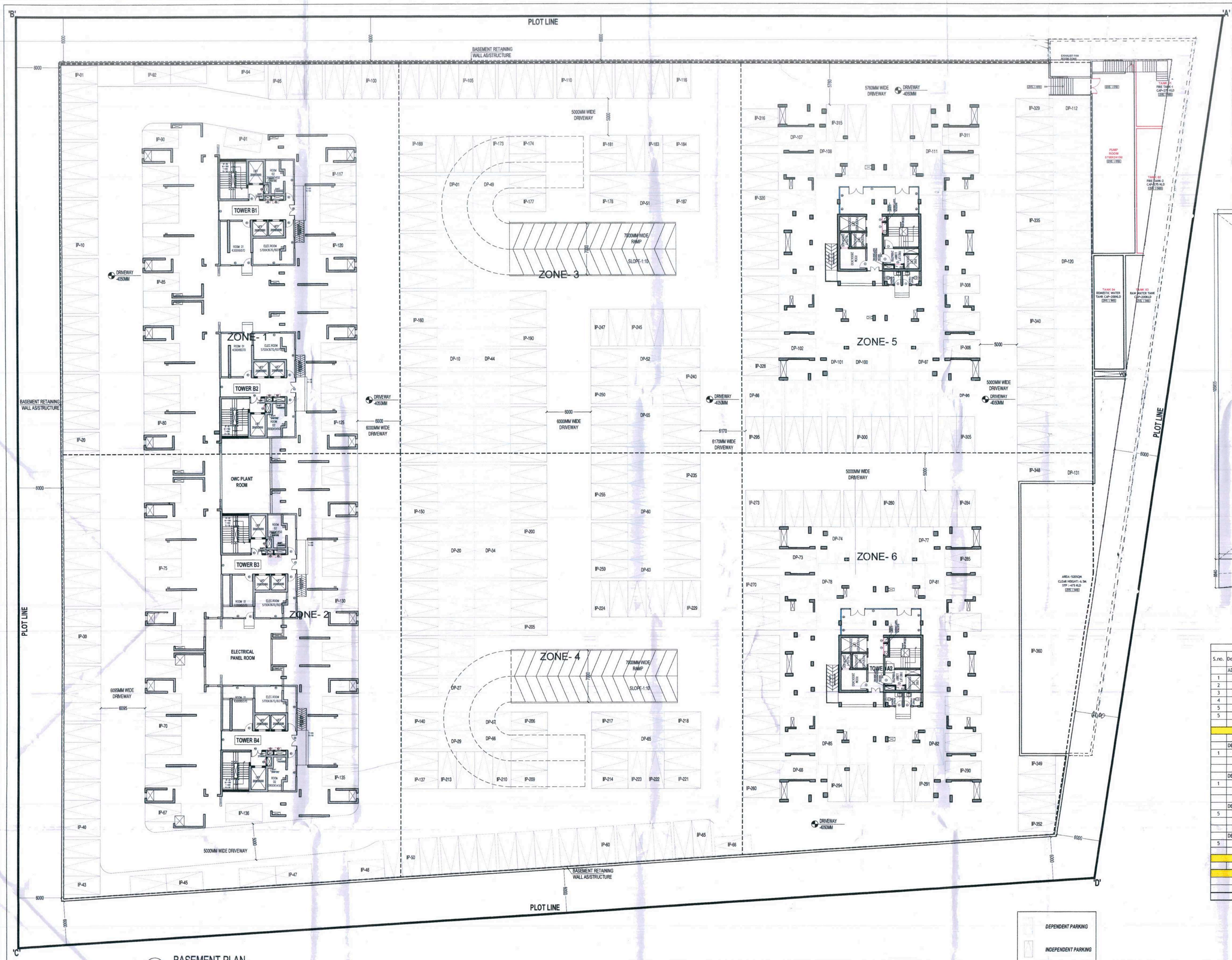
SITE PLAN @ GREEN & PARKING AREA DIAGRAM

For IMPERIA STRUCTURES LTD.
Authorised Signatory

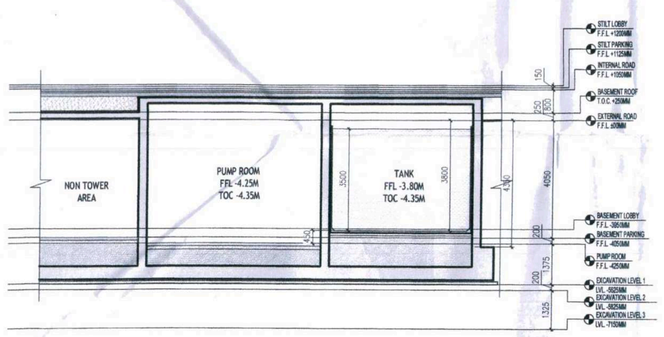
SCALE	NORTH	SHEET NO.
AS MENTIONED		03
DATE		
23.06.2025		

SUBMISSION DRAWINGS

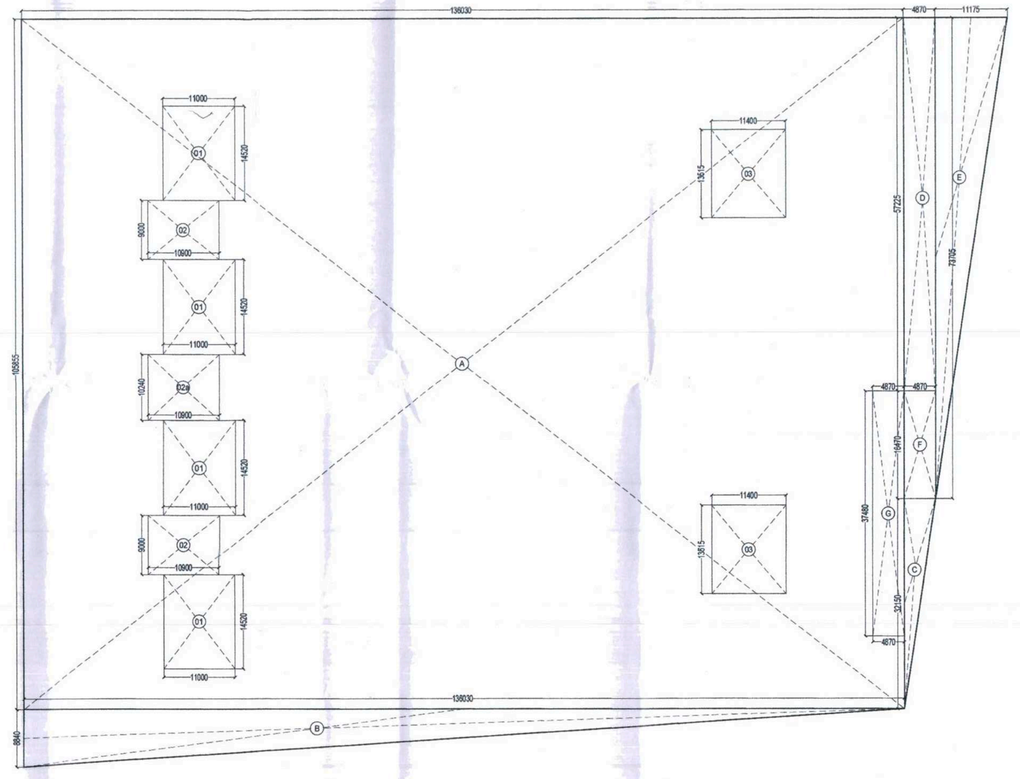
Yamuna Expressway Industrial Development Authority
APPROVED
Vide Letter No. YEA/PLNG/389 Date 2.7.25
Valid Upto Date 1.7.28
Director
Chief Planner
Planning Cluster is Verified by
Manager (Planning)



01 BASEMENT PLAN
Scale:1:250



03 RAIN WATER TANK SECTION
Scale:1:50



02 BASEMENT PARKING AREA DIAGRAM
Scale:1:400

BASEMENT AREA									
S.no.	Description		Type	Number	Dimension(Meter) Length	Breadth	Calculation	Answer	Unit
	ADDITION								
1	A		Rectangle	1	136.030	105.855	Length X breadth	14399.456	sqm.
2	B		Polyline	1	601.188		Polyline	601.188	sqm.
3	C		Polyline	1	78.284		Polyline	78.284	sqm.
4	D		Rectangle	1	4.870	57.235	Length X breadth	278.734	sqm.
5	E		Polyline	1	411.769		Polyline	411.769	sqm.
5	F		Rectangle	1	4.870	16.470	Length X breadth	80.209	sqm.
	TOTAL BASEMENT AREA (Y)							15849.640	sqm.
	LOBBY TOWER B1,B2,B3 & B4								
	DEDUCTION (B)								
1	1		Rectangle	4	11.000	14.520	Length X breadth	638.880	sqm.
	OWC								
	LOBBY TOWER A1 & A2								
	DEDUCTION (F)								
1	3		Rectangle	2	11.400	13.515	Length X breadth	308.142	sqm.
									sqm.
	UGT								
	DEDUCTION (G)								
5	E		Polyline	1	411.769		Polyline	411.769	sqm.
	STP								
	DEDUCTION (H)								
5	G		Rectangle	1	4.870	37.480	Length X breadth	182.528	sqm.
	TOTAL DEDUCTIONS (Z=B+C+D+E+F+G)							1541.319	sqm.
	BASEMENT PARKING AREA (X=Y-Z)							14308.321	SQM.
	CAR PARKING AVAILABLE @ 30 SQ.M / ECS = X /30							476.94	NOS.
							SAY	477	CAR NOS.

S.no.	Description	No.'s
1	Site Open Parking (Residential)	201
2	Basement - Independent Parking	352
3	Basement - Dependent Parking	131
	Total Parking for Residential	**684**

PRINCIPAL ARCHITECT:

DESIGN FORUM INTERNATIONAL

K47, KAILASH COLONY, NEW DELHI - 110048
PHONE NO. 011-46556600

ARCHITECT'S SIGNATURE

VIKAS KUMAR CA/2022/146770

OWNER'S SIGNATURE

For IMPERIA STRUCTURES LTD.
Authorised Signatory

CLIENT:

IMPERIA STRUCTURES LTD.

PROJECT: **THE SEPHYRA**

IMPERIA HOUSING IN JAYPEE GREENS SPORTS CITY SDZ SECTOR - 25, YEIDA AREA

DRAWING TITLE:

BASEMENT PLAN

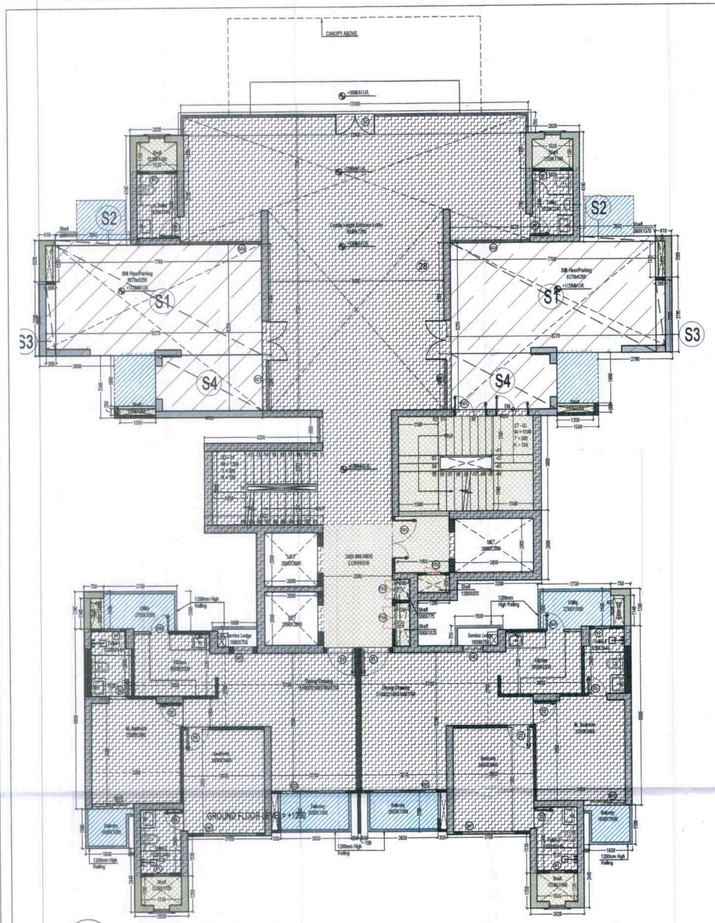
For IMPERIA STRUCTURES LTD.
Authorised Signatory

SCALE: AS MENTIONED
DATE: 23.06.2025
NORTH
SHEET NO. 04

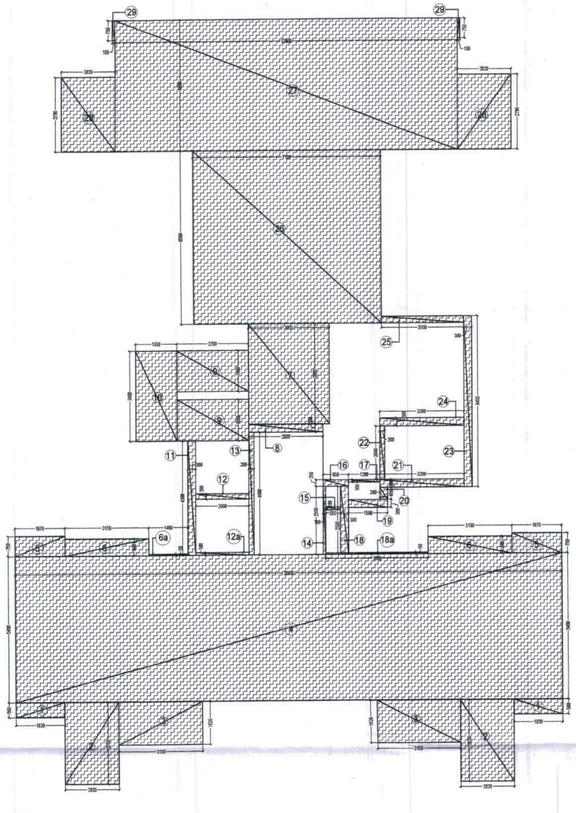
SUBMISSION DRAWINGS

Yamuna Expressway Industrial Development Authority
APPROVED
Vide Letter No. YEA/PLNG/ 859 Date 25-06-25
Valid Upto Date 10-06-2029
Manager (Plng.) — Gen. Manager (Plng. & Arch)
Drawing Checked & Verified by Manager (Planning)

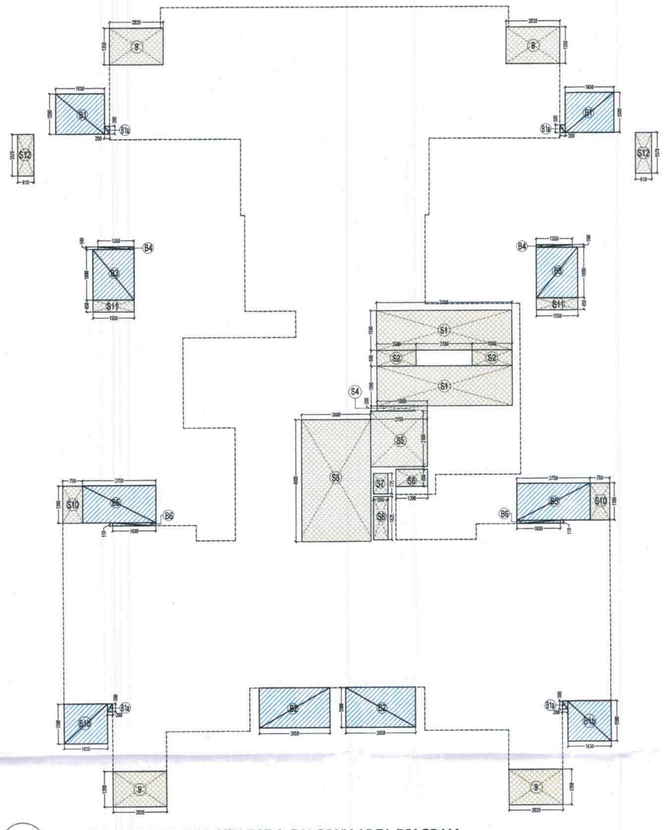
For IMPERIA STRUCTURES LTD.
Authorised Signatory



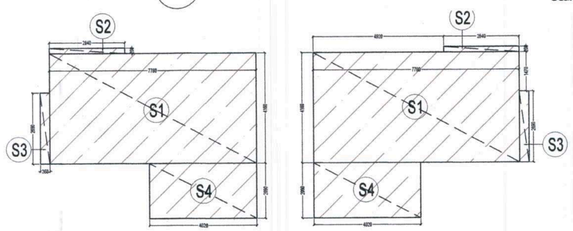
1 GROUND FLOOR PLAN
Scale:1:100



2 GROUND FLOOR AREA ADDITION DIAGRAM(FAR)
Scale:1:100



3 GROUND FLOOR 15% SERVICE & BALCONY AREA DIAGRAM
Scale:1:100



4 STILT AREA DIAGRAM
Scale:1:100

TOWER B1,B2,B3 & B4 GROUND COVERAGE AREA

S.no.	Description	Type	Number	Dimension(Meter) Length	Breadth	Answer	Unit
	ADDITIONS						
1	1	Rectangle	2	1.420	4.360	12.382	sqm.
2	2	Rectangle	2	2.030	4.660	18.920	sqm.
3	2a	Rectangle	2	1.830	1.200	4.392	sqm.
4	2b	Rectangle	2	1.630	1.200	3.912	sqm.
5	3	Rectangle	2	2.020	3.000	12.120	sqm.
6	3a	Rectangle	2	3.150	0.120	0.756	sqm.
7	3b	Rectangle	1	0.100	1.550	0.155	sqm.
8	4	Rectangle	1	13.100	0.750	9.825	sqm.
9	5	Rectangle	1	16.940	10.640	180.242	sqm.
10	5a	Rectangle	2	0.650	2.340	3.042	sqm.
11	6	Rectangle	1	4.250	3.400	14.450	sqm.
12	7	Rectangle	1	8.450	6.200	52.390	sqm.
13	8	Rectangle	1	2.300	1.800	4.140	sqm.
14	9	Rectangle	1	6.050	2.450	14.823	sqm.
15	10	Rectangle	1	1.500	0.750	1.125	sqm.
16	11	Rectangle	2	3.500	2.090	14.630	sqm.
17	12	Rectangle	2	1.320	0.590	1.558	sqm.
18	13	Rectangle	1	1.680	0.750	1.260	sqm.
19	14	Rectangle	1	1.830	0.750	1.373	sqm.
20	15	Rectangle	1	20.600	5.540	114.124	sqm.
21	16	Rectangle	2	8.170	1.500	24.510	sqm.
22	16a	Rectangle	2	1.830	0.860	3.148	sqm.
	ACHIEVED GROUND COVERAGE =(A)					493.275	SQM.

ADDITION- TOWER B1,B3 & B3,B4								
1	S1	Rectangle	8	7.760	4.160	Length X breadth	258.253	sqm.
2	S2	Rectangle	8	2.840	0.200	Length X breadth	4.544	sqm.
3	S3	Rectangle	8	0.360	2.690	Length X breadth	7.747	sqm.
4	S4	Rectangle	8	4.020	2.090	Length X breadth	67.214	sqm.
5	S5	Rectangle	8	0.440	1.215	Length X breadth	4.277	sqm.
	TOTAL AREA AVAILABLE FOR STILT PARKING (B)						342.035	sqm.

FAR AREA - TOWER B1,B2,B3 & B4 GROUND FLOOR AREA

S.no.	Description	Type	Number	Dimension(Meter) Length	Breadth	Answer	Unit
	ADDITIONS						
1	1	Rectangle	2	1.830	0.560	2.050	sqm.
2	2	Rectangle	2	2.020	3.150	12.726	sqm.
3	3	Rectangle	2	3.150	1.620	10.206	sqm.
4	4	Rectangle	1	20.600	5.490	113.094	sqm.
5	5	Rectangle	2	1.870	0.750	2.805	sqm.
6	6	Rectangle	2	3.150	0.640	4.032	sqm.
7	6a	Rectangle	1	1.480	0.050	0.074	sqm.
8	7	Rectangle	1	3.050	3.800	11.590	sqm.
9	8	Rectangle	1	2.800	0.300	0.840	sqm.
10	9	Rectangle	2	2.700	1.550	8.370	sqm.
11	10	Rectangle	1	1.550	3.400	5.270	sqm.
12	11	Rectangle	1	0.300	4.300	1.290	sqm.
13	12	Rectangle	1	2.000	0.200	0.400	sqm.
14	12a	Rectangle	1	2.000	0.100	0.200	sqm.
15	13	Rectangle	1	0.200	4.600	0.920	sqm.
16	14	Rectangle	1	0.100	2.550	0.255	sqm.
17	15	Rectangle	1	0.550	0.100	0.055	sqm.
18	16	Rectangle	1	0.950	0.250	0.238	sqm.
19	17	Rectangle	1	1.200	0.100	0.120	sqm.
20	18	Rectangle	1	0.300	2.500	0.750	sqm.
21	18a	Rectangle	1	3.880	0.050	0.194	sqm.
22	19	Rectangle	1	1.500	0.300	0.450	sqm.
23	20	Rectangle	1	0.300	0.450	0.135	sqm.
24	21	Rectangle	1	3.200	0.300	0.960	sqm.
25	22	Rectangle	1	0.200	2.000	0.400	sqm.
26	23	Rectangle	1	0.300	6.450	1.935	sqm.
27	24	Rectangle	1	3.200	0.300	0.960	sqm.
28	25	Rectangle	1	3.100	0.250	0.775	sqm.
29	26	Rectangle	1	7.100	6.500	46.150	sqm.
30	27	Rectangle	1	12.900	4.890	63.081	sqm.
31	28	Rectangle	2	2.020	2.790	11.272	sqm.
32	29	Rectangle	2	0.100	0.750	0.150	sqm.
	FAR ACHIEVED ON GROUND FLOOR =(A)					301.746	SQM.

SERVICE FAR(15%) AREA - TOWER B1,B2,B3 & B4 GROUND FLOOR AREA

	DEDUCTIONS (S)						
1	S1	Rectangle	2	5.100	1.500	15.300	sqm.
2	S2	Rectangle	2	1.500	0.600	1.800	sqm.
3	S3	Rectangle	1	2.600	4.600	11.960	sqm.
4	S4	Rectangle	1	1.900	0.200	0.380	sqm.
5	S5	Rectangle	1	2.150	2.100	4.515	sqm.
6	S6	Rectangle	1	1.200	0.650	0.780	sqm.
7	S7	Rectangle	1	0.550	0.775	0.426	sqm.
8	S8	Rectangle	1	0.550	1.625	0.894	sqm.
9	S9	Rectangle	4	2.020	1.350	10.908	sqm.
10	S10	Rectangle	2	0.750	1.390	2.085	sqm.
11	S11	Rectangle	2	1.550	0.450	1.395	sqm.
12	S12	Rectangle	2	0.610	1.570	1.915	sqm.
	ACHIEVED FAR ON SERVICE AREA(15%)					52.358	SQM.

BALCONY NON FAR AREA - TOWER B1,B2,B3 & B4 GROUND FLOOR AREA

	DEDUCTIONS (B)						
1	B1	Rectangle	2	1.830	1.500	5.490	sqm.
2	B1a	Rectangle	4	0.200	0.300	0.240	sqm.
3	B1b	Rectangle	2	1.630	1.500	4.890	sqm.
4	B2	Rectangle	2	2.650	1.500	7.950	sqm.
5	B3	Rectangle	2	1.550	1.890	5.859	sqm.
6	B4	Rectangle	2	1.350	0.100	0.270	sqm.
7	B5	Rectangle	2	2.750	1.390	7.645	sqm.
13	S13	Rectangle	1	3.000	2.000	6.000	sqm.
8	B6	Rectangle	2	1.630	0.110	0.359	sqm.
	NON FAR BALCONY AREA					38.703	SQM.

TOWER B DOOR-WINDOW OPENING SCHEDULE

SR.	TAG/S	DOOR SIZE (WXH)	BILL	UNITS	DESCRIPTION
		DOOR			
1	D1	1100 X 2400	05	2400	ENTRANCE DOOR
2	D2	900 X 2400	05	2400	BEDROOME DOOR
3	D3	750 X 2400	05	2400	TOILET I&J
4	D4	800 X 2400	05	2400	UTILITY / KITCHEN DOOR
5	D5	1200 X 2400	05	2400	MUMTY DOOR
6	FD1	1500 X 2400	05	2400	STAIRCASE FIRE DOOR
7	FD2	900X 2000	+400	2400	FHC FIRE DOOR
8	FD3	750X 2000	+400	2400	LV SHAFT FIRE DOOR
9	FD4	900 X 2000	+400	2400	ELEC. SHAFT FIRE DOOR
10	SD1	1500 X 2400	05	2400	SLIDING DOOR
11	SD2	2400 X 2400	05	2400	SLIDING DOOR
		GLAZING			
12	GZ	13100 X 2400	05	2400	ENTRANCE LOBBY(STILT)
13	GZa	1580 X 2400	05	2400	LOBBY(STILT)-DOUBLE HEIGHT
14	GZb	6900 X 2400	05	2400	ENTRANCE LOBBY(STILT)
15	GZc	900 X 2400	05	2400	LOBBY(STILT)-DOUBLE HEIGHT
16	GZ1	3350 X 2400	05	2400	ENTRANCE LOBBY(STILT)
17	GZ1a	3350 X 2400	05	2400	ENTRANCE LOBBY(FIFTH) DOUBEL HEIGHT
18	GZ1b	3680 X 2400	05	2400	LIFT LOBBY(BASEMENT)
19	GZ3	3680 X 2400	05	2400	LIFT LOBBY(FIRST FLOOR)
		WINDOW			
20	W1	2080 X 1500	600	2400	BEDROOM WINDOW
21	W2	750 X 1500	600	2400	DINING/DRAWING
22	W3	1580 X 1500	600	2400	LIFT LOBBY(BASEMENT)
		DOOR WINDOW			
23	DwI	1350 X 2400	1200	2400	UTILITY/KITCHEN DOOR WINDOW
		VENTILATOR			
24	V1	600 X 1500	1400	2400	TOILETS VENTILATOR

AREA LEGENDS:-

- F.A.R AREA
- 15% SERVICES AREA
- NON FAR AREA
- STILT AREA

PRINCIPAL ARCHITECT:

DESIGN FORUM INTERNATIONAL

K47, KAILASH COLONY, NEW DELHI - 110048
PHONE NO. 011-46556600

ARCHITECT'S SIGNATURE

VIKAS KUMAR CA/2022/146770

OWNER'S SIGNATURE

For IMPERIA STRUCTURES LTD.
Authorised Signatory

CLIENT:

IMPERIA STRUCTURES LIMITED,
A-25, MOHAN COOPERATIVE INDUSTRIAL ESTATE,
MATHURA ROAD, NEW DELHI-110044

PROJECT: THE SEPHYRA

PROPOSED GROUP HOUSING @ PLOT A4
IN SECTOR -25, JAYPEE GREENS, SPORTS CITY
SDZ YEIDA AREA

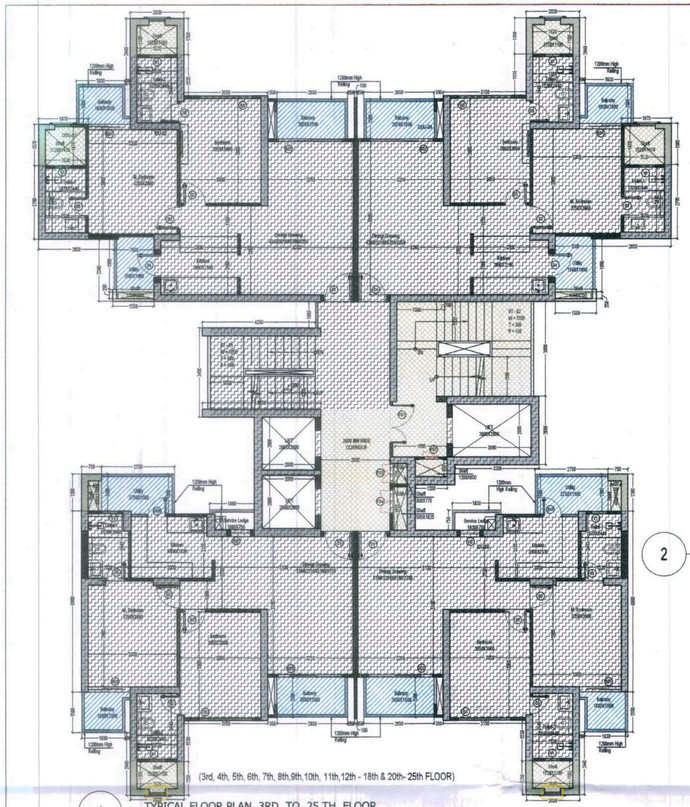
DRAWING TITLE:

GROUND FLOOR 2BHK TOWER B- FLOOR PLANS, AREA DIAGRAMS & CALCULATIONS

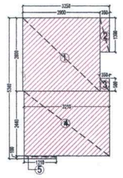
SCALE	NORTH	SHEET NO.
AS SHOWN		05
DATE 23.06.2025		

SUBMISSION DRAWINGS

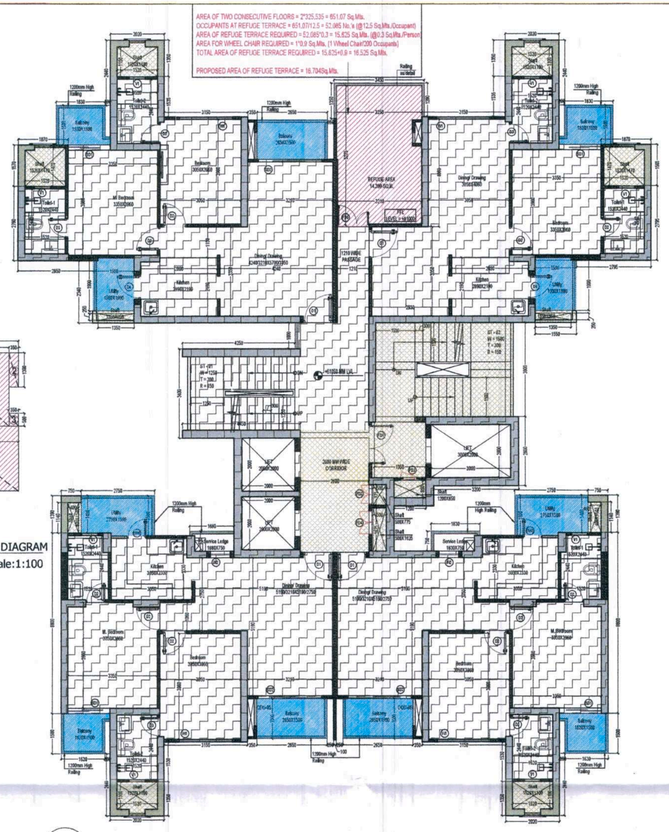
Greater Noida Industrial Development Authority
APPROVED
Vide Letter No. YEA/[illegible] Date 25
Valid Upto Date [illegible]
Dy. Manager (Plng. & Arch)
Checked & Verified by
Manager (Planning)



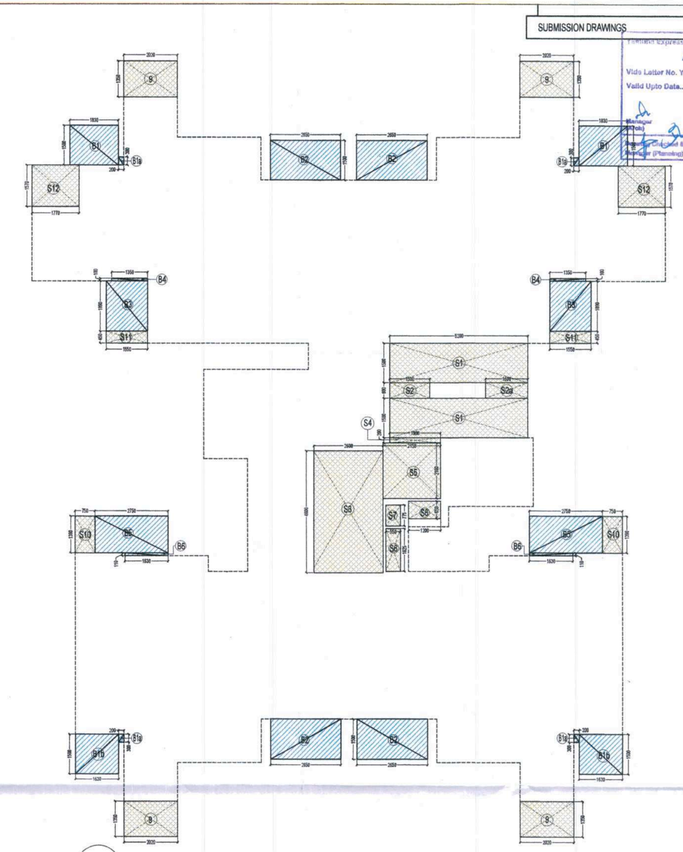
1 TYPICAL FLOOR PLAN 3RD TO 25 TH FLOOR
Scale:1:100



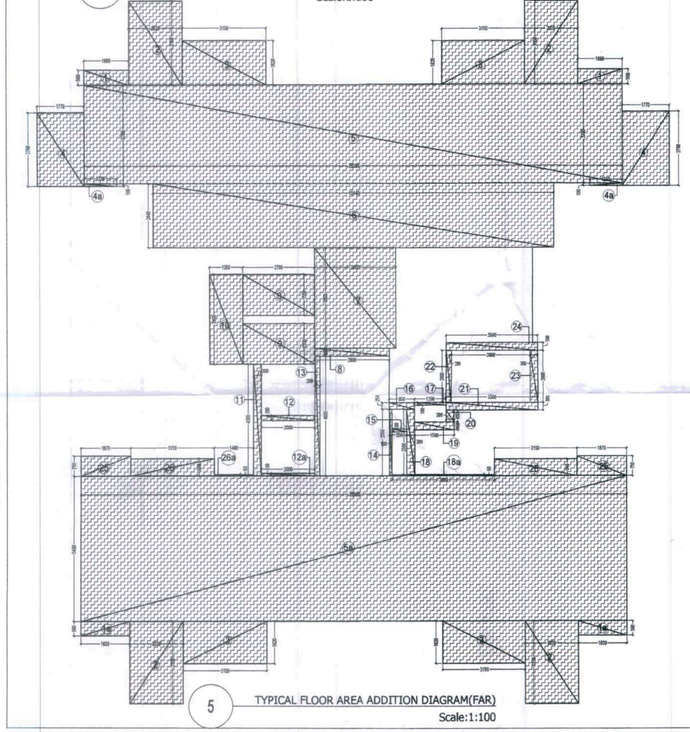
2 REFUGE AREA DIAGRAM
Scale:1:100



3 19th FLOOR PLAN(REFUGE AREA)
Scale:1:100



4 TYPICAL FLOOR 15% SERVICE & BALCONY AREA DIAGRAM
Scale:1:100



5 TYPICAL FLOOR AREA ADDITION DIAGRAM(FAR)
Scale:1:100

FAR AREA - TOWER B1,B2,B3 & B4 TYPICAL FLOOR AREA

S.no.	Description	Type	Number	Dimension(Meter) Length	Breadth	Answer	Unit
	ADDITIONS						
1	1	Rectangle	2	1.680	0.560	1.882	sqm.
2	1a	Rectangle	2	1.830	0.560	2.050	sqm.
3	2	Rectangle	4	2.020	3.150	25.452	sqm.
4	3	Rectangle	4	3.150	1.620	20.412	sqm.
5	4	Rectangle	2	1.770	2.790	9.877	sqm.
6	4a	Rectangle	2	1.230	0.100	0.246	sqm.
7	5	Rectangle	1	20.300	3.700	75.110	sqm.
8	5a	Rectangle	1	20.600	5.490	113.094	sqm.
9	6	Rectangle	1	15.140	2.440	36.942	sqm.
10	7	Rectangle	1	3.050	3.800	11.590	sqm.
11	8	Rectangle	1	2.800	0.300	0.840	sqm.
12	9	Rectangle	2	2.700	1.550	8.370	sqm.
13	10	Rectangle	1	1.250	3.400	4.250	sqm.
14	11	Rectangle	1	0.300	4.300	1.290	sqm.
15	12	Rectangle	1	2.000	0.200	0.400	sqm.
16	12a	Rectangle	1	2.000	0.100	0.200	sqm.
17	13	Rectangle	1	0.200	4.600	0.920	sqm.
18	14	Rectangle	1	0.100	2.550	0.255	sqm.
19	15	Rectangle	1	0.550	0.100	0.055	sqm.
20	16	Rectangle	1	0.950	0.250	0.238	sqm.
21	17	Rectangle	1	1.200	0.100	0.120	sqm.
22	18	Rectangle	1	0.300	2.500	0.750	sqm.
23	18a	Rectangle	1	3.880	0.050	0.194	sqm.
24	19	Rectangle	1	1.500	0.300	0.450	sqm.
25	20	Rectangle	1	0.300	0.450	0.135	sqm.
26	21	Rectangle	1	3.500	0.300	1.050	sqm.
27	22	Rectangle	1	0.200	2.000	0.400	sqm.
28	23	Rectangle	1	0.300	2.000	0.600	sqm.
29	24	Rectangle	1	3.500	0.300	1.050	sqm.
30	25	Rectangle	2	1.870	0.750	2.805	sqm.
31	26	Rectangle	2	3.150	0.640	4.032	sqm.
32	26a	Rectangle	1	1.480	0.050	0.074	sqm.
	FAR ACHIEVED ON TYPICAL FLOOR =(A)					326.131	SQM.

SERVICE FAR(15%) AREA - TOWER B1,B2,B3 & B4 TYPICAL FLOOR AREA

	DEDUCTIONS (S)						
1	S1	Rectangle	2	5.200	1.500	15.600	sqm.
2	S2	Rectangle	1	1.500	0.600	0.900	sqm.
3	S2a	Rectangle	1	1.600	0.600	0.960	sqm.
4	S3	Rectangle	1	2.600	4.600	11.960	sqm.
5	S4	Rectangle	1	1.800	0.200	0.360	sqm.
6	S5	Rectangle	1	2.150	2.100	4.515	sqm.
7	S6	Rectangle	1	1.200	0.750	0.900	sqm.
8	S7	Rectangle	1	0.550	0.775	0.426	sqm.
9	S8	Rectangle	1	0.550	1.625	0.894	sqm.
10	S9	Rectangle	4	2.020	1.350	10.908	sqm.
11	S10	Rectangle	2	0.750	1.390	2.085	sqm.
12	S11	Rectangle	2	1.550	0.600	1.860	sqm.
13	S12	Rectangle	2	1.770	1.570	5.558	sqm.
	ACHIEVED FAR ON SERVICE AREA(15%)					56.481	SQM.

BALCONY NON FAR AREA - TOWER B1,B2,B3 & B4 TYPICAL FLOOR AREA

	DEDUCTIONS (B)						
1	B1	Rectangle	2	1.830	1.500	5.490	sqm.
2	B1a	Rectangle	4	0.200	0.300	0.240	sqm.
3	B1b	Rectangle	2	1.630	1.500	4.890	sqm.
4	B2	Rectangle	4	2.650	1.500	15.900	sqm.
5	B3	Rectangle	2	1.550	1.890	5.859	sqm.
6	B4	Rectangle	2	1.350	0.100	0.270	sqm.
7	B5	Rectangle	2	2.750	1.390	7.645	sqm.
14	S13	Rectangle	1	3.000	2.000	6.000	sqm.
8	B6	Rectangle	2	1.630	0.110	0.359	sqm.
	NON FAR BALCONY AREA					46.653	SQM.

FAR AREA - TOWER B1,B2,B3 & B4 REFUSE FLOOR AREA AT 19TH FLOOR

S.no.	Description	Type	Number	Dimension(Meter) Length	Breadth	Answer	Unit
	ADDITIONS						
1	1	Rectangle	2	1.680	0.560	1.882	sqm.
2	1a	Rectangle	2	1.830	0.560	2.050	sqm.
3	2	Rectangle	4	2.020	3.150	25.452	sqm.
4	3	Rectangle	4	3.150	1.620	20.412	sqm.
5	4	Rectangle	2	1.770	2.790	9.877	sqm.
6	4a	Rectangle	2	1.230	0.100	0.246	sqm.
7	5	Rectangle	2	2.580	3.700	19.092	sqm.
8	5a	Rectangle	1	20.600	5.490	113.094	sqm.
9	6	Rectangle	1	7.660	6.140	47.032	sqm.
10	6a	Rectangle	1	4.270	6.135	26.196	sqm.
11	6b	Rectangle	1	2.000	3.700	7.400	sqm.
12	6c	Rectangle	1	1.210	3.600	4.356	sqm.
13	7	Rectangle	1	3.050	3.800	11.590	sqm.
14	8	Rectangle	1	2.800	0.300	0.840	sqm.
15	9	Rectangle	2	2.700	1.550	8.370	sqm.
16	10	Rectangle	1	1.250	3.400	4.250	sqm.
17	11	Rectangle	1	0.300	4.300	1.290	sqm.
18	12	Rectangle	1	2.000	0.200	0.400	sqm.
19	12a	Rectangle	1	2.000	0.100	0.200	sqm.
20	13	Rectangle	1	0.200	4.600	0.920	sqm.
21	14	Rectangle	1	0.100	2.550	0.255	sqm.
22	15	Rectangle	1	0.550	0.100	0.055	sqm.
23	16	Rectangle	1	0.950	0.250	0.238	sqm.
24	17	Rectangle	1	1.200	0.100	0.120	sqm.
25	18	Rectangle	1	0.300	2.500	0.750	sqm.
26	18a	Rectangle	1	3.880	0.050	0.194	sqm.
27	19	Rectangle	1	1.500	0.300	0.450	sqm.
28	20	Rectangle	1	0.300	0.450	0.135	sqm.
29	21	Rectangle	1	3.500	0.300	1.050	sqm.
30	22	Rectangle	1	0.200	2.000	0.400	sqm.
31	23	Rectangle	1	0.300	2.000	0.600	sqm.
32	24	Rectangle	1	3.500	0.300	1.050	sqm.
34	25	Rectangle	2	1.870	0.750	2.805	sqm.
35	26	Rectangle	2	3.150	0.840	4.032	sqm.
36	26a	Rectangle	1	1.480	0.050	0.074	sqm.
	FAR ACHIEVED ON REFUSE FLOOR AREA AT 19TH FLOOR = (A)					317.156	SQM.

SERVICE FAR(15%) AREA - TOWER B1,B2,B3 & B4 REFUSE FLOOR AREA AT 19TH FLOOR

	DEDUCTIONS (S)						
1	S1	Rectangle	2	5.200	1.500	15.600	sqm.
2	S2	Rectangle	1	1.500	0.600	0.900	sqm.
3	S2a	Rectangle	1	1.600	0.600	0.960	sqm.
4	S3	Rectangle	1	2.600	4.600	11.960	sqm.
5	S4	Rectangle	1	1.900	0.200	0.380	sqm.
6	S5	Rectangle	1	2.150	2.100	4.515	sqm.
7	S6	Rectangle	1	1.200	0.650	0.780	sqm.
8	S7	Rectangle	1	0.550	0.775	0.426	sqm.
9	S8	Rectangle	1	0.550	1.625	0.894	sqm.
10	S9	Rectangle	4	2.020	1.350	10.908	sqm.
11	S10	Rectangle	2	0.750	1.390	2.085	sqm.
12	S11	Rectangle	2	1.550	0.600	1.860	sqm.
13	S12	Rectangle	2	1.770	1.570	5.558	sqm.
	ACHIEVED FAR ON SERVICE AREA(15%)					56.826	SQM.

BALCONY NON FAR AREA - TOWER B1,B2,B3 & B4 REFUSE FLOOR AREA AT 19TH FLOOR

	DEDUCTIONS (B)						
1	B1	Rectangle	2	1.830	1.500	5.490	sqm.
2	B1a	Rectangle	4	0.200	0.300	0.240	sqm.
3	B1b	Rectangle	2	1.630	1.500	4.890	sqm.
4	B2	Rectangle	4	2.650	1.500	15.900	sqm.
5	B3	Rectangle	2	1.550	1.890	5.859	sqm.
6	B4	Rectangle	2	1.350	0.100	0.270	sqm.
7	B5	Rectangle	2	2.750	1.390	7.645	sqm.
14	S13	Rectangle	1	3.000	2.000	6.000	sqm.
8	B6	Rectangle	2	1.630	0.110	0.359	sqm.
	NON FAR BALCONY AREA					55.968	SQM.

REFUGE AREA CALCULATION - TOWER B1,B2,B3 & B4 19TH FLOOR AREA

S.no.	Description	Type	Number	Dimension(Meter) Length	Breadth	Answer	Unit
	ADDITIONS						
1	1	Rectangle	1	2.900	2.800	8.120	sqm.
2	2	Rectangle	1	0.350	1.300	0.455	sqm.
3	3	Rectangle	1	0.350	0.500	0.175	sqm.
4	4	Rectangle	1	3.210	2.440	7.832	sqm.
5	5	Rectangle	1	1.210	0.100	0.121	sqm.
	ACTUAL REFUGE AREA AT 19TH FLOOR					16.703	SQM.

AREA LEGENDS:-

- F.A.R AREA
- 15% SERVICES AREA
- NON FAR AREA

PRINCIPAL ARCHITECT:

DESIGN FORUM INTERNATIONAL

K47, KAILASH COLONY, NEW DELHI - 110048
PHONE NO. 011-46556600

ARCHITECT'S SIGNATURE:

VIKAS KUMAR CA/2022/146770

OWNER'S SIGNATURE:

For IMPERIA STRUCTURES LTD.
Authorised Signatory

CLIENT:

IMPERIA STRUCTURES LIMITED,
A-25, MOHAN COOPERATIVE INDUSTRIAL ESTATE,
MATHURA ROAD, NEW DELHI-110044

THE SEPHYRA

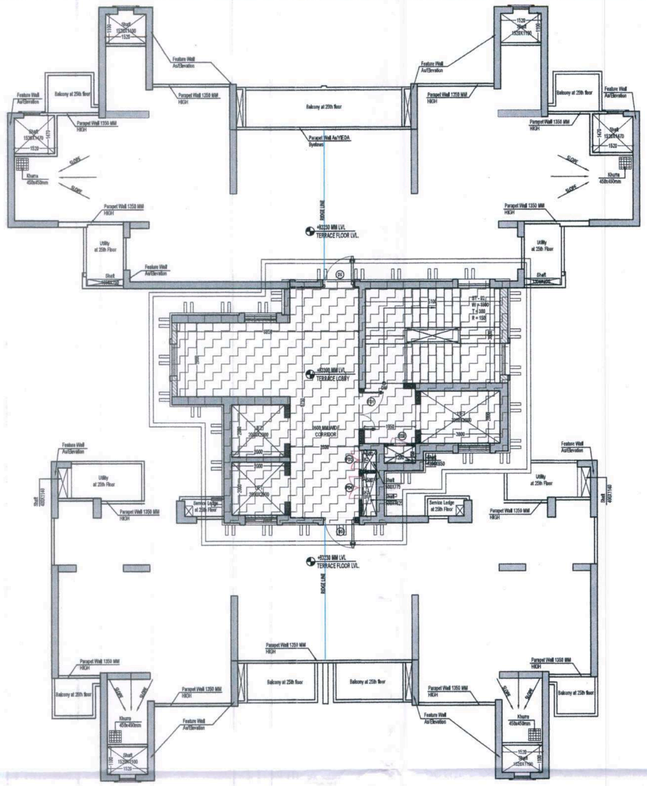
PROJECT:

PROPOSED GROUP HOUSING @ PLOT A4
IN SECTOR -25, JAYPEE GREENS, SPORTS CITY
SDZ YEIDA AREA

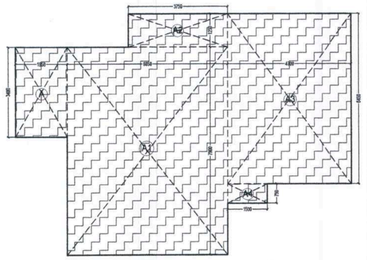
DRAWING TITLE:

TYPICAL FLOOR 2BHK TOWER B- FLOOR PLANS, AREA DIAGRAMS & CALCULATIONS

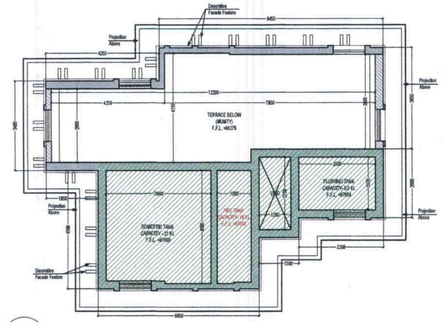
SCALE	NORTH	SHEET NO.
AS SHOWN		06
DATE 23.06.2025		



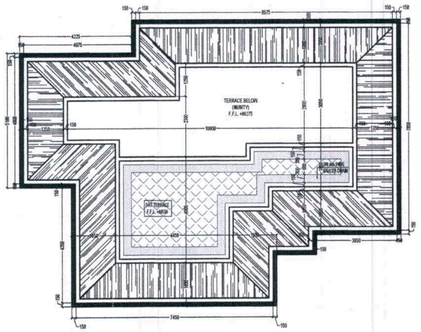
1 TERRACE FLOOR LAYOUT
Scale:1:100



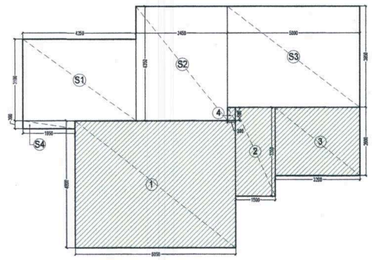
2 MUMTY AREA DIAGRAM
Scale:1:100



3 WATER TANK (OHT) LAYOUT PLAN
Scale:1:100



4 WATER TANK (OHT) ROOF / TERRACE LAYOUT PLAN
Scale:1:100



5 WATER TANK (OHT) - AREA DIAGRAM
Scale:1:100

MUMTY BUILT UP AREA DETAIL - TOWER B1,B2,B3 & B4

S.no.	Description	Type	Number	Dimension(Meter)		Answer	Unit
				Length	Breadth		
	ADDITIONS						
1	A	Rectangle	1	1.950	3.400	6.630	sqm.
2	A1	Rectangle	1	6.050	7.900	47.795	sqm.
3	A2	Rectangle	1	3.750	1.250	4.688	sqm.
4	A3	Rectangle	1	4.700	6.450	30.315	sqm.
5	A4	Rectangle	1	1.500	0.750	1.125	sqm.
	MUMTY BUILT UP AREA					**90.553**	**SQM.**

WATER TANK AREA(OHT) DETAIL- TOWER – B1,B2,B3 & B4

S.no.	Description	Type	Number	Dimension(Meter)		Answer	Unit
				Length	Breadth		
	ADDITIONS						
1	1	Rectangle	1	6.050	4.800	29.040	sqm.
2	2	Rectangle	1	1.500	3.350	5.025	sqm.
3	3	Rectangle	1	3.200	2.600	8.320	sqm.
4	4	Rectangle	1	0.300	0.500	0.150	sqm.
1	S1	Rectangle	1	4.250	3.100	**13.175**	sqm.
2	S2	Rectangle	1	3.450	4.350	**15.008**	sqm.
3	S3	Rectangle	1	5.000	3.850	**19.250**	sqm.
4	S4	Rectangle	1	1.950	0.300	**0.585**	sqm.
	WATER TANK AREA DETAIL					**90.553**	**sqm.**

AREA LEGENDS:-

MUMTY BUILT UP AREA

WATER TANK(OHT) AREA

SUBMISSION DRAWINGS

Yamuna Expressway Industrial Development Authority
APPROVED
Vide Letter No. YEA/PLNG/809 Date 25-04-2025
Valid Upto Date 10-03-2029
Manager (Arch.) Asstt. Manager (Plng. & Arch.)
Drawing Checked & Verified by Manager (Planning)

PRINCIPAL ARCHITECT:
DESIGN FORUM INTERNATIONAL
K-47, KAILASH COLONY, NEW DELHI - 110048
PHONE NO. 011-46556600
ARCHITECT'S SIGNATURE
VIKAS KUMAR CA/2002/31467/0

OWNER'S SIGNATURE
For IMPERIA STRUCTURES LTD.
Authorised Signatory

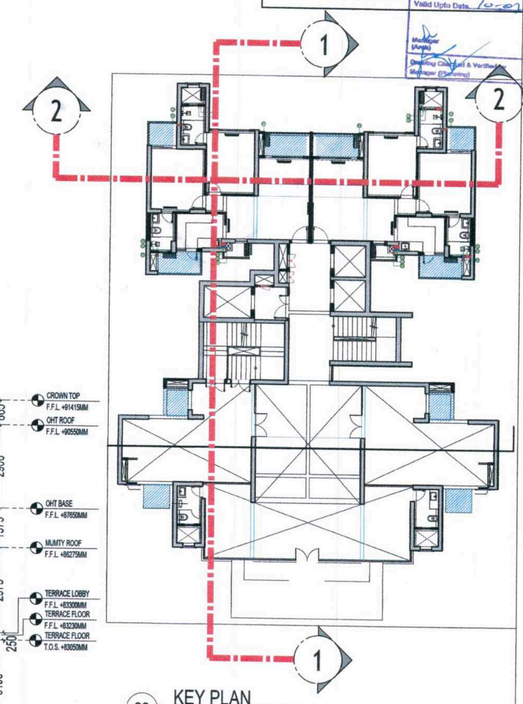
CLIENT:
IMPERIA STRUCTURES LIMITED,
A-25, MOHAN COOPERATIVE INDUSTRIAL ESTATE,
MATHURA ROAD, NEW DELHI-110044

PROJECT:
THE SEPHYRA
PROPOSED GROUP HOUSING @ PLOT A4
IN SECTOR -25, JAYPEE GREENS, SPORTS CITY
SDZ YEIDA AREA

DRAWING TITLE:
TERRACE, MUMTY & OHT LAYOUT
2BHK TOWER B- FLOOR PLANS, AREA DIAGRAMS & CALCULATIONS

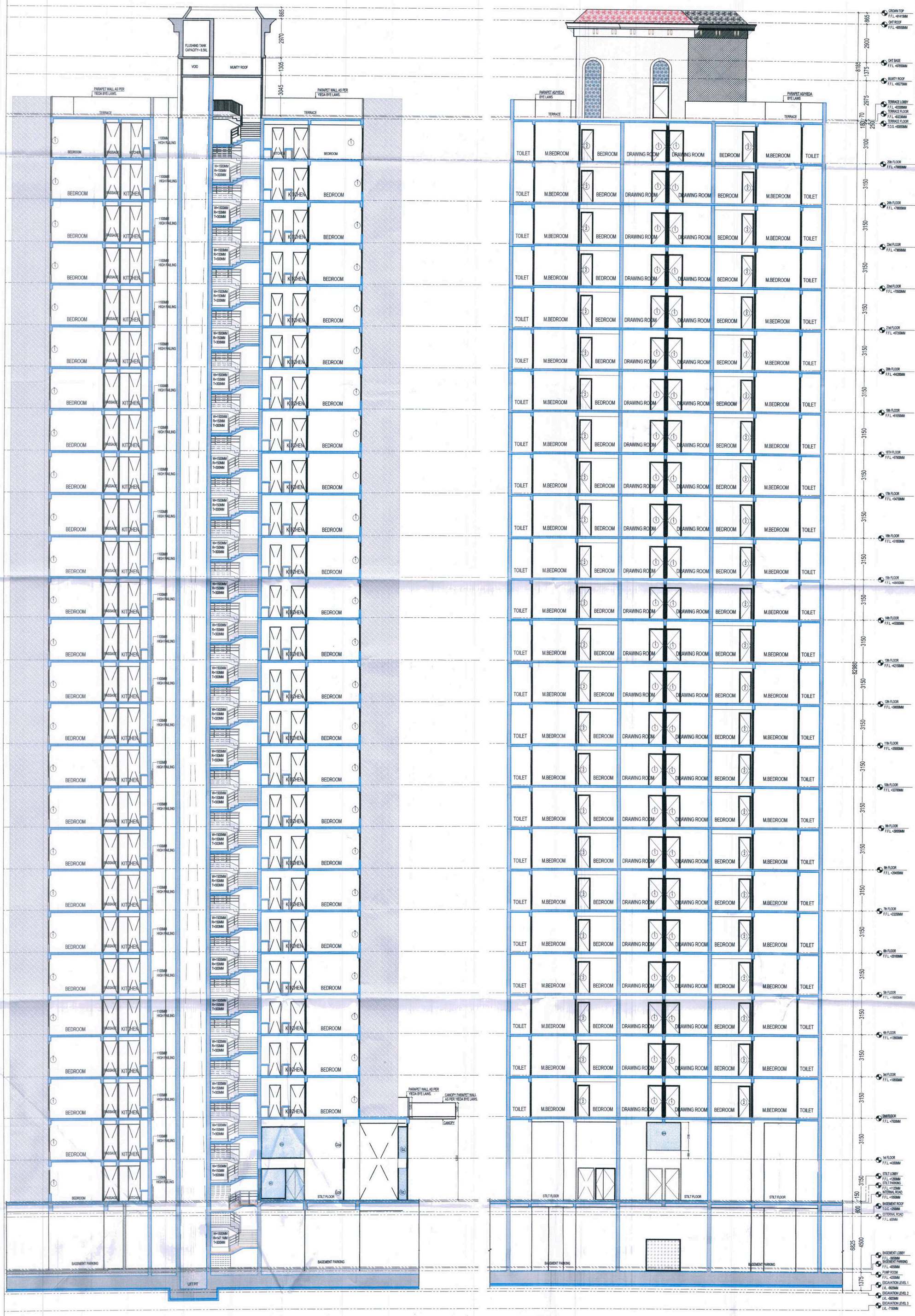
SCALE	NORTH	SHEET NO.
AS SHOWN		07
DATE 23.08.2025		

SUBMISSION DRAWINGS



03 KEY PLAN

Scale: N.T.S.



01 SECTION -1

Scale- 1:100

02 SECTION -2

Scale- 1:100

PRINCIPAL ARCHITECT:

DESIGN FORUM INTERNATIONAL

K47, KAILASH COLONY, NEW DELHI - 110048
PHONE NO. 011-46556600

ARCHITECT'S SIGNATURE

VIKAS KUMAR CA/2022/146770

OWNER'S SIGNATURE

For IMPERIA STRUCTURES LTD.
Authorised Signatory

CLIENT:

IMPERIA STRUCTURES LIMITED,
A-25, MOHAN COOPERATIVE INDUSTRIAL ESTATE,
MATHURA ROAD, NEW DELHI-110044

PROJECT: **THE SEPHYRA**

PROPOSED GROUP HOUSING @ PLOT A4
IN SECTOR -25, JAYPEE GREENS, SPORTS CITY
SDZ YEIDA AREA

For IMPERIA STRUCTURES LTD.
Authorised Signatory

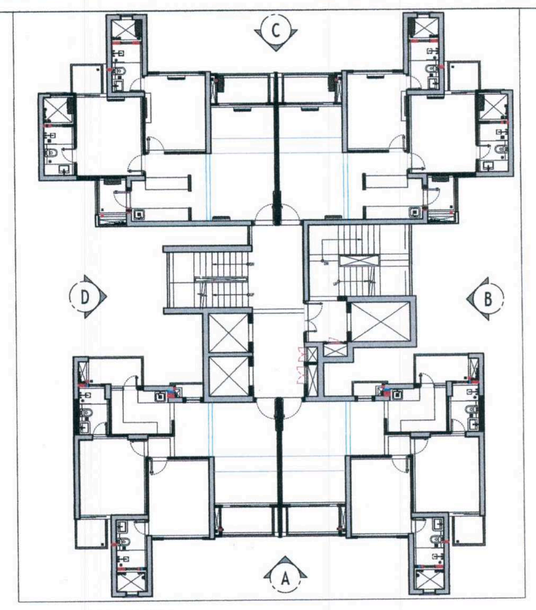
DRAWING TITLE:

SECTION 1 & 2 2BHK TOWER B

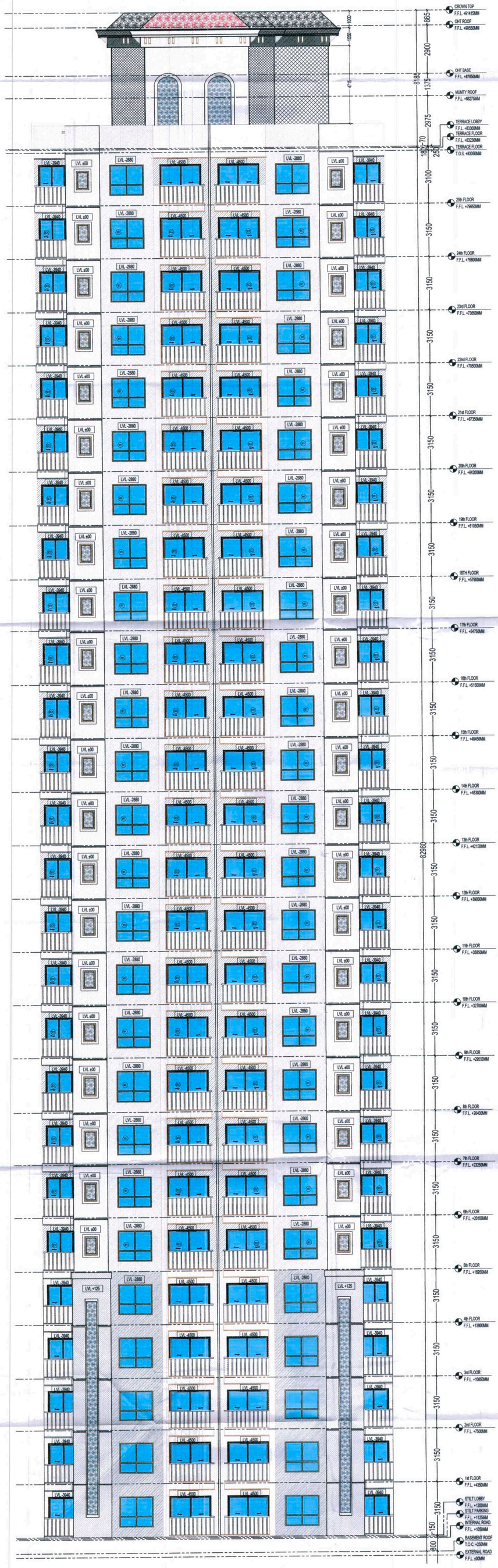
SCALE	NORTH	SHEET NO.
AS SHOWN		08
DATE 23.06.2025		

SUBMISSION DRAWINGS

Yamuna Expressway Industrial Development Authority
APPROVED
Vide Letter No. YEA/PLNG/859 Date 25-06-2025
Valid Upto Date 24-07-2028
Manager (Arch) Gen. Manager (Plng. & Arch)
Drawing Checked & Verified by Manager (Planning)



03 KEY PLAN
Scale: N.T.S.



01 ELEVATION - A
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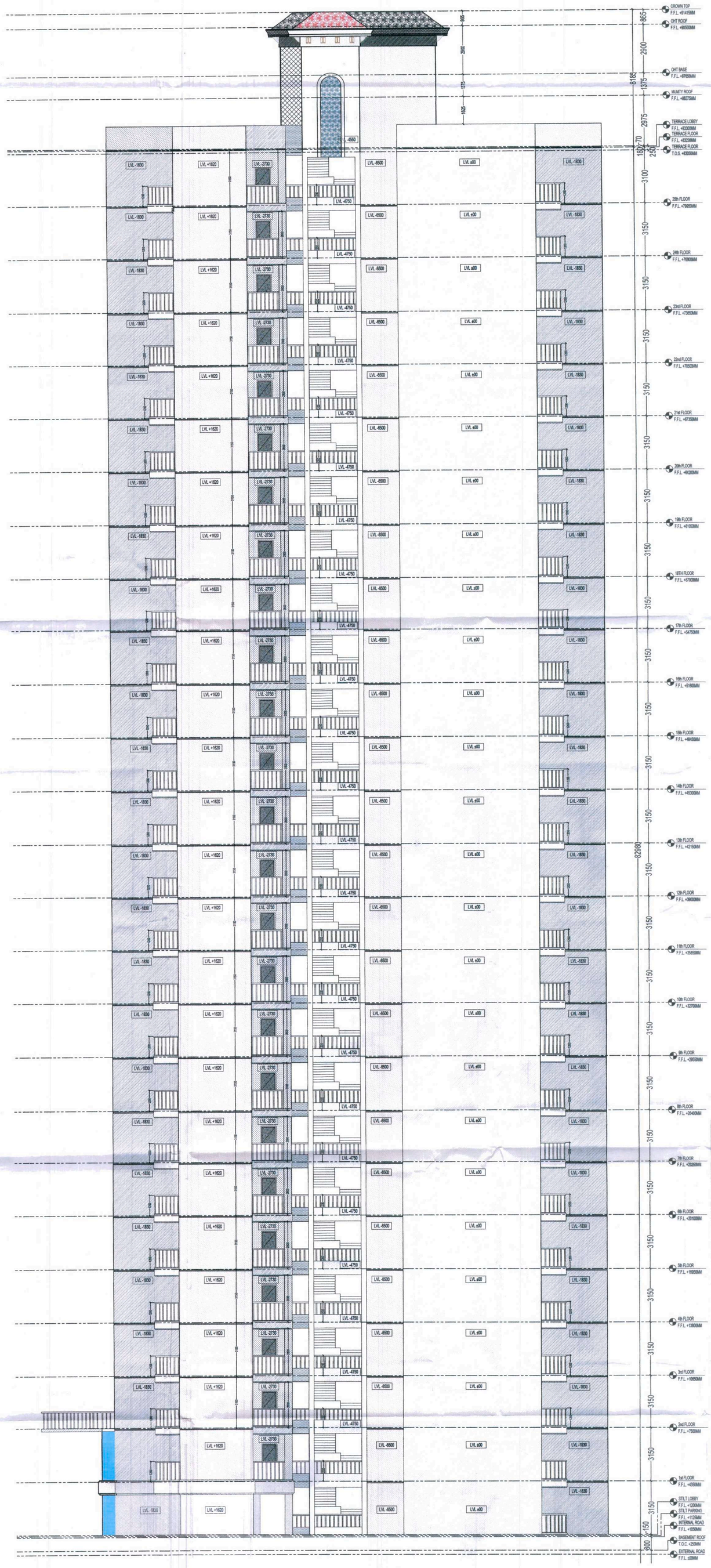


02 ELEVATION - B
Scale:1:100

PRINCIPAL ARCHITECT:

DESIGN FORUM INTERNATIONAL

K47, KAILASH COLONY, NEW DELHI - 110048
PHONE NO. 011-46556600

ARCHITECT'S SIGNATURE

VIKAS KUMAR CA/2022/146770

OWNER'S SIGNATURE

FOR IMPERIA STRUCTURES LTD.
Authorised Signatory

CLIENT:

IMPERIA STRUCTURES LIMITED,
A-25, MOHAN COOPERATIVE INDUSTRIAL ESTATE,
MATHURA ROAD, NEW DELHI-110044

PROJECT: **THE SEPHYRA**

PROPOSED GROUP HOUSING @ PLOT A4
IN SECTOR -25, JAYPEE GREENS SPORTS CITY
SDZ YEIDA AREA

FOR IMPERIA STRUCTURES LTD.
Authorised Signatory

DRAWING TITLE:

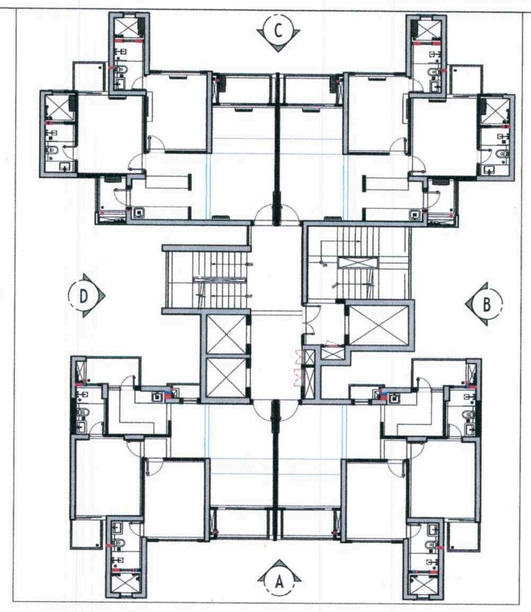
ELEVATION A & B 2BHK TOWER B

SCALE	NORTH	SHEET NO.
AS SHOWN		09
DATE 23.06.2025		

SUBMISSION DRAWINGS

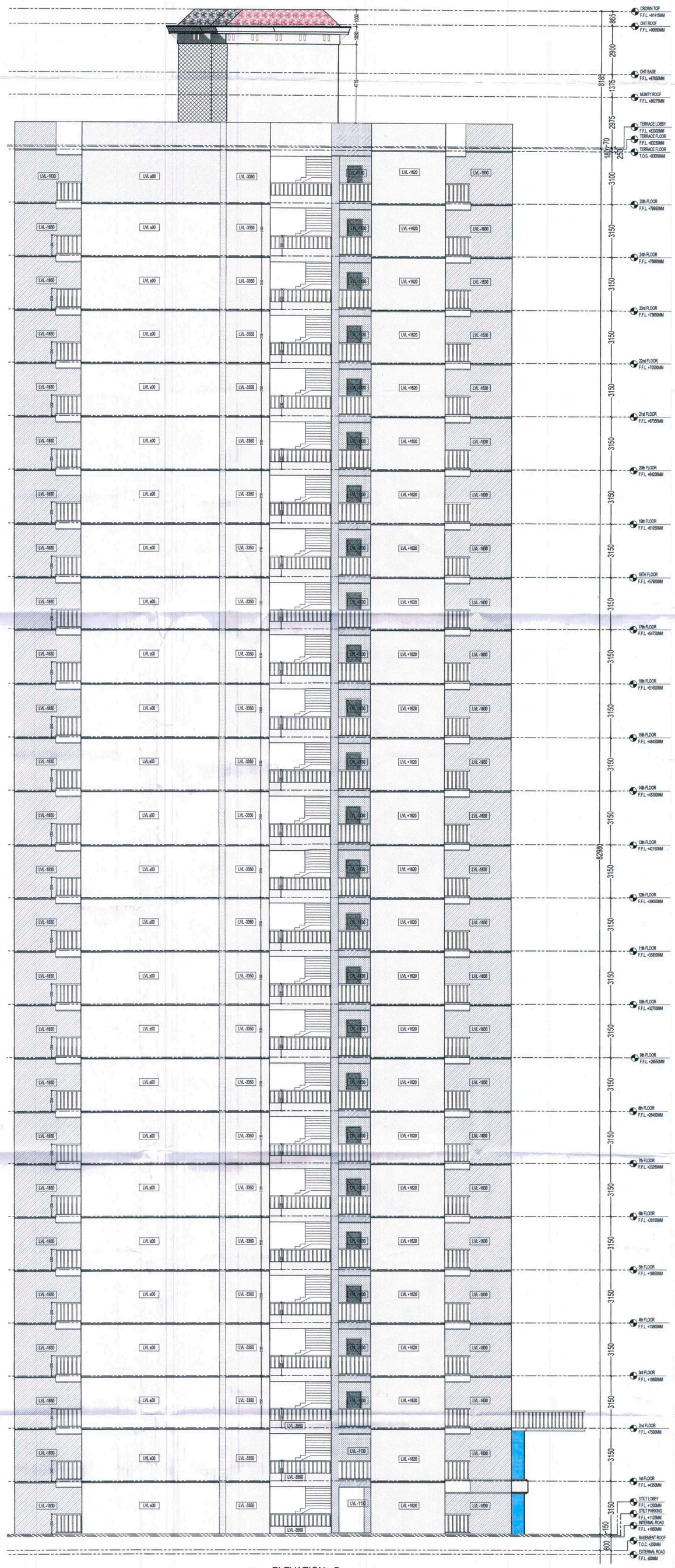
Yamuna Expressway Industrial Development Authority
APPROVED
Vide Letter No. YEA/PLNG/ 509 Date 25.04.25
Valid Upto Date 10.04.28
Manager (Plng.) | Dy. Chief (Arch.) Verified by Manager (Planning) | Gen. Manager (Plng. & Arch.)

For IMPERIA STRUCTURES LTD.
Authorised Signatory



03 KEY PLAN
Scale: N.T.S.

01 ELEVATION - C
Scale:1:100



02 ELEVATION - D
Scale:1:100

PRINCIPAL ARCHITECT:

DESIGN FORUM INTERNATIONAL

K47, KAILASH COLONY, NEW DELHI - 110048
PHONE NO. 011-46556600

ARCHITECT'S SIGNATURE

VIKAS KUMAR
CA/2022/146770

OWNER'S SIGNATURE

For IMPERIA STRUCTURES LTD.
Authorised Signatory

CLIENT:

IMPERIA STRUCTURES LIMITED,
A-25, MOHAN COOPERATIVE INDUSTRIAL ESTATE,
MATHURA ROAD, NEW DELHI-110044

PROJECT: **THE SEPHYRA**

PROPOSED GROUP HOUSING @ PLOT A4
IN SECTOR -25, JAYPEE GREENS, SPORTS CITY
SDZ YEIDA AREA

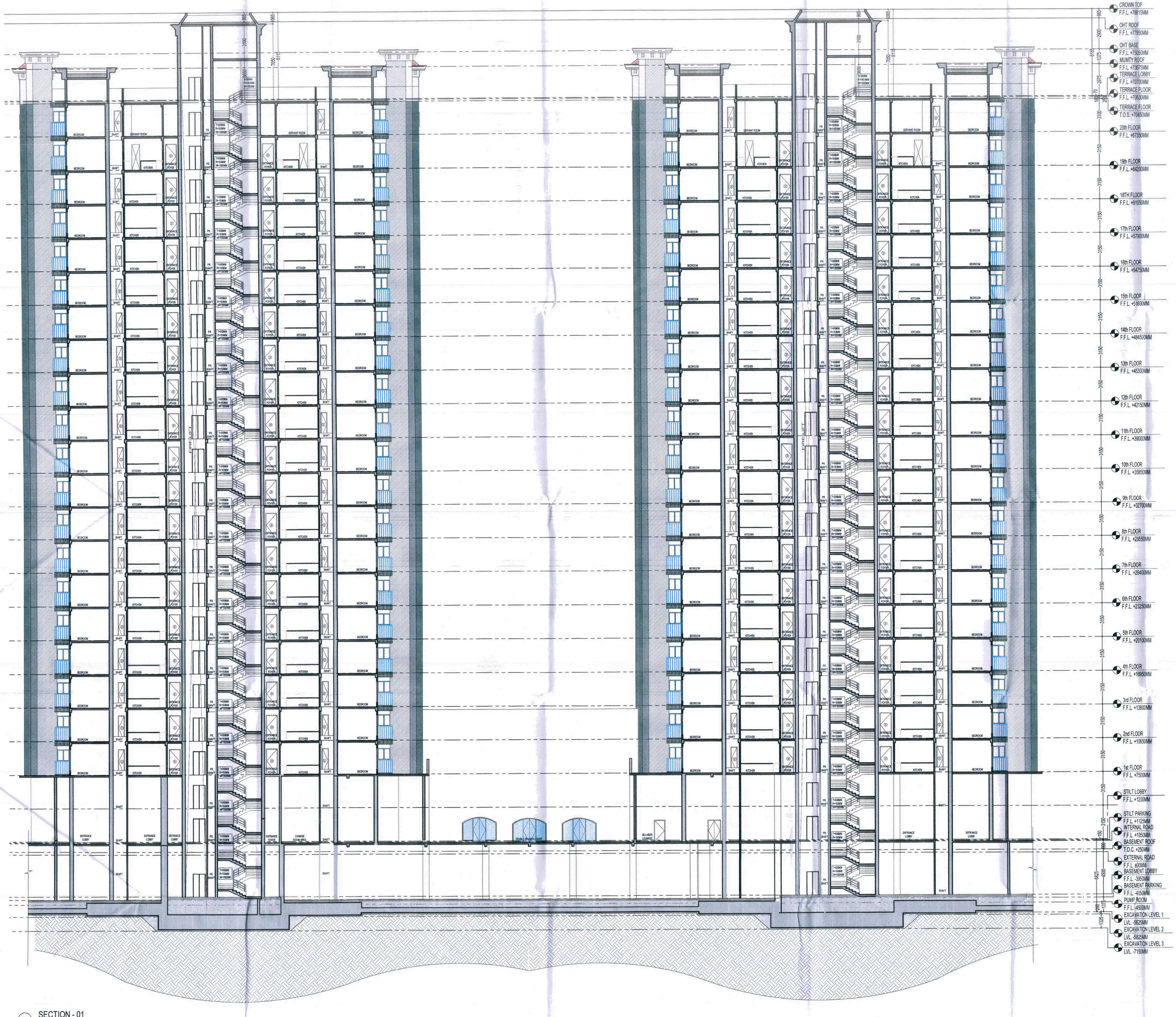
DRAWING TITLE:

ELEVATION C & D 2BHK TOWER B

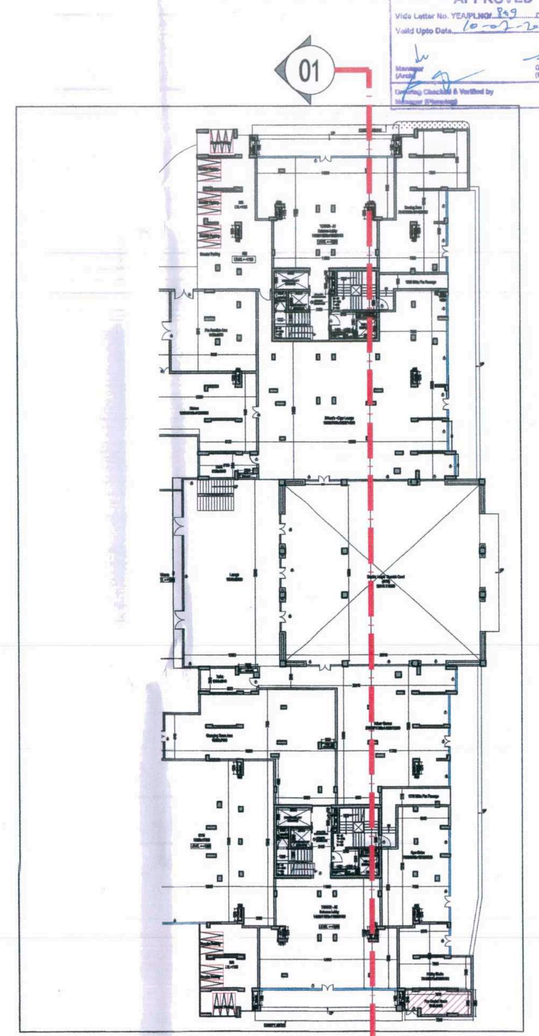
SCALE	NORTH	SHEET NO.
AS SHOWN		10
DATE 23.06.2025		

SUBMISSION DRAWINGS

Greater Noida Industrial Development Authority
APPROVED
Vide Letter No. YEA/Plg.Instt./ 2nd /... Date 25-6-2025
Valid Upto Date... 10-12-2025
Manager (Plng.)
Dy. Manager (Plng.)
Building Cleared & Verified by
Assistant Engineer



01 SECTION - 01
Scale- 1:120



02 KEY PLAN
Scale- N.T.S

PRINCIPAL ARCHITECT:

DESIGN FORUM INTERNATIONAL

K47, KAILASH COLONY, NEW DELHI - 110048
PHONE NO. 011-46556600

ARCHITECT'S SIGNATURE

VIKAS KUMAR
CA/2022/146770

OWNER'S SIGNATURE

For IMPERIA STRUCTURES LTD.
Authorised Signatory

CLIENT:

IMPERIA STRUCTURES LTD.

PROJECT: THE SEPHYRA

IMPERIA HOUSING IN JAYPEE GREENS SPORTS CITY SDZ SECTOR - 25, YEIDA AREA

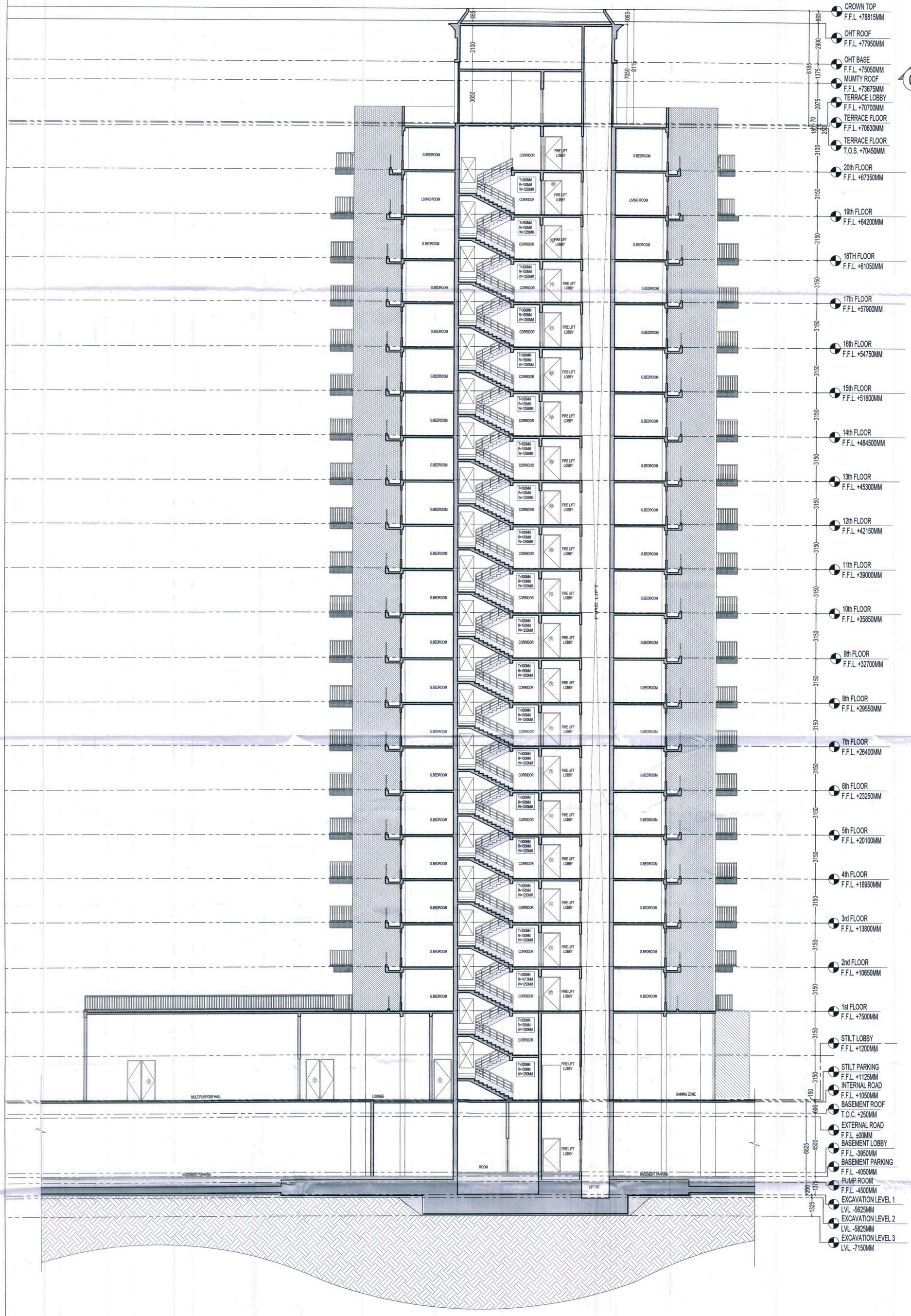
DRAWING TITLE:
SECTION - 01 4BHK TOWER A
(T-A1 & T-A2)

For IMPERIA STRUCTURES LTD.
Authorised Signatory

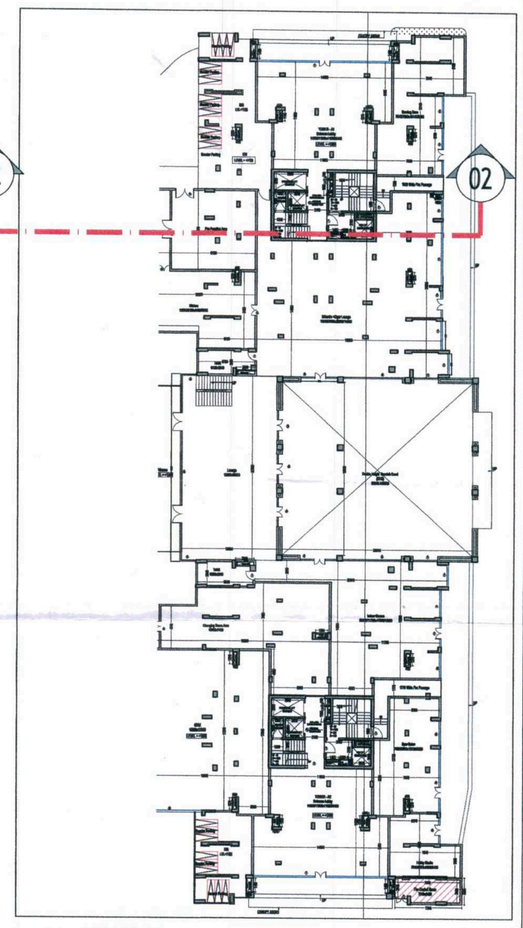
SCALE	NORTH	SHEET NO.
AS SHOWN		11
DATE		
23.06.2025		

SUBMISSION DRAWINGS

Yamuna Expressway Industrial Development Authority
APPROVED
Vide Letter No. YEA/PLG/[illegible] Dated [illegible]
Valid Upto Date 10-07-2028
Manager (Arch.) / Dy. Manager (Plng. & Arch.)
Drawing Checked & Verified by Manager (Planning)



01 SECTION - 02
Scale- 1:100



02 KEY PLAN
Scale- N.T.S

PRINCIPAL ARCHITECT:

DESIGN FORUM INTERNATIONAL

K47, KAILASH COLONY, NEW DELHI - 110048
PHONE NO. 011-46556600

ARCHITECT'S SIGNATURE

VIKAS KUMAR
CA/2022/146770

OWNER'S SIGNATURE

For IMPERIA STRUCTURES LTD.
Authorised Signatory

CLIENT:

IMPERIA STRUCTURES LTD.

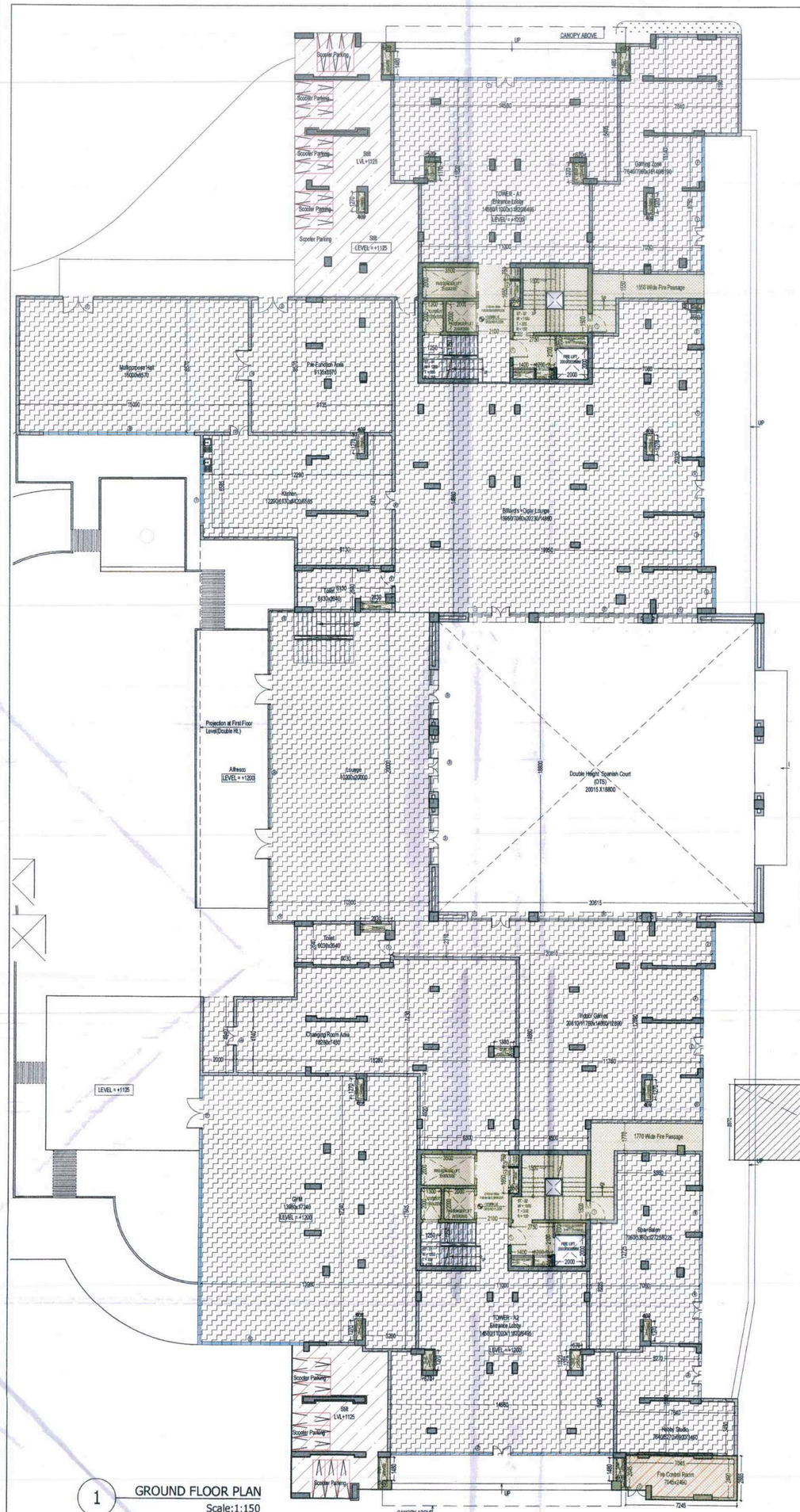
PROJECT: **THE SEPHYRA**

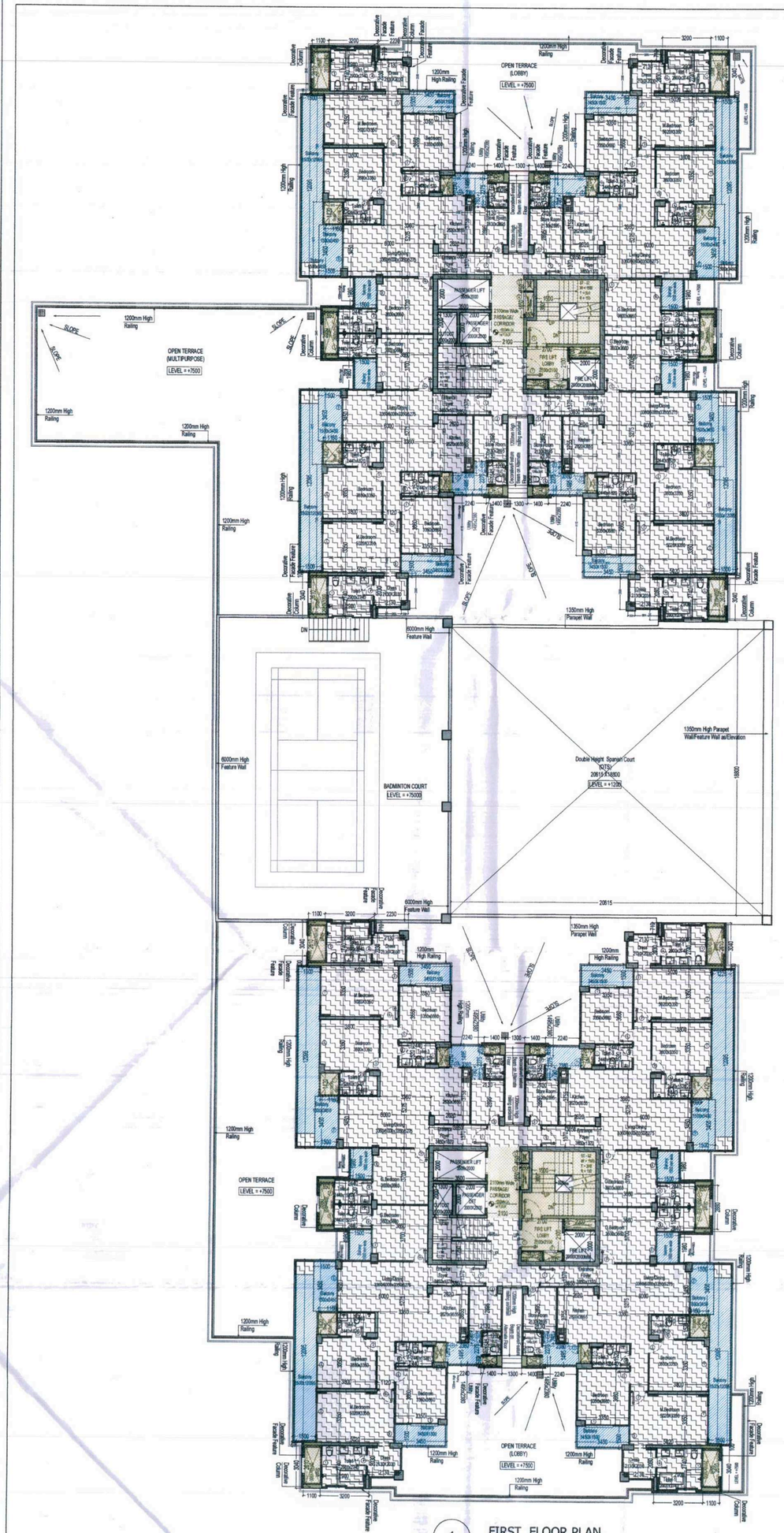
IMPERIA HOUSING IN JAYPEE GREENS SPORTS CITY SDZ SECTOR - 25, YEIDA AREA

DRAWING TITLE:
SECTION - 02 4BHK TOWER A (T-A1 & T-A2)

For IMPERIA STRUCTURES LTD.
Authorised Signatory

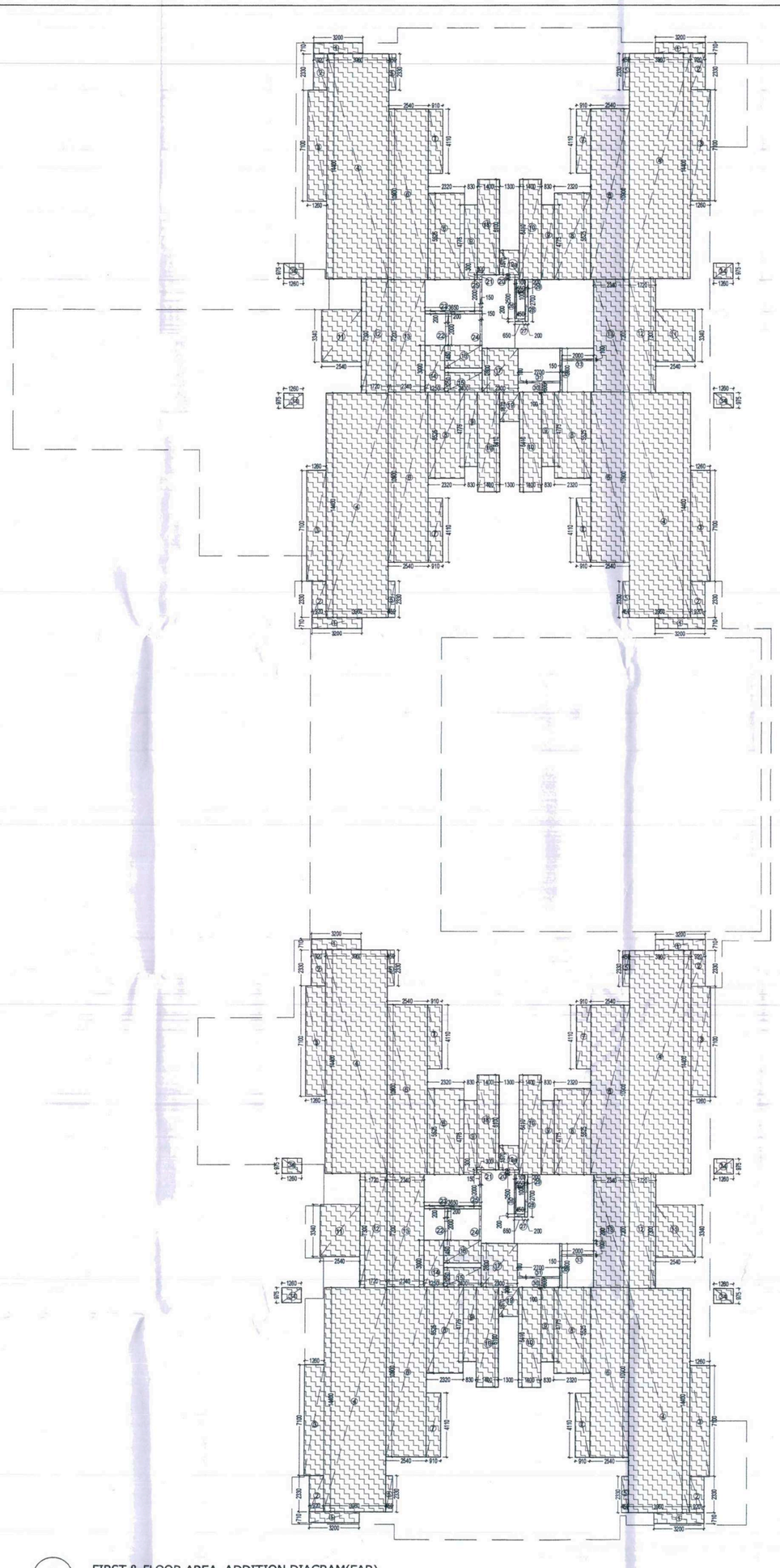
SCALE	NORTH	SHEET NO.
1:100		12
DATE		
23.06.2025		


CANOPY ABOVE
Double Parking
Scooter Parking
Stilt LVL+1135
LEVEL + 1135
Machine Room
Pit Lift Lobby
Pit Lift Lobby
Lift Lobby
Lift Lobby
1200 Wide Fire Passage
Lift Lobby
Lift Lobby
Lift Lobby



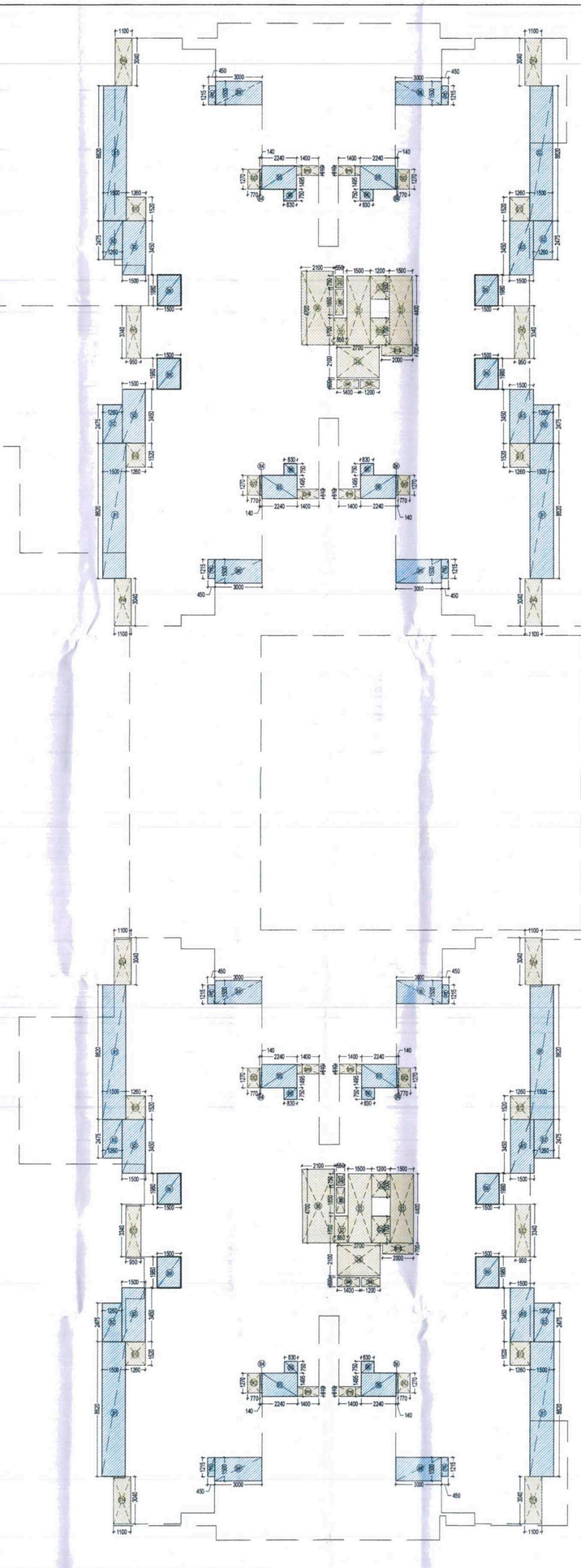
1 FIRST FLOOR PLAN

Scale:1:150



2 FIRST & FLOOR AREA ADDITION DIAGRAM(FAR)

Scale:1:150



3 FIRST FLOOR 15% SERVICE & BALCONY AREA DIAGRAM

Scale:1:150

FAR AREA - TOWER A1 & A2 FIRST FLOOR AREA

S.no.	Description	Type	Number	Dimension(Meter) Length	Breadth	Answer	Unit
	ADDITIONS						
1	1	Rectangle	8	3.200	0.710	**18.176**	sqm.
2	2	Rectangle	8	0.920	2.330	**17.149**	sqm.
3	3	Rectangle	8	1.260	7.100	**71.568**	sqm.
4	4	Rectangle	8	3.950	14.400	**456.192**	sqm.
5	5	Rectangle	8	0.450	2.330	**8.388**	sqm.
6	6	Rectangle	8	2.540	10.900	**221.488**	sqm.
7	7	Rectangle	8	0.910	4.110	**29.921**	sqm.
8	8	Rectangle	8	2.320	5.525	**102.544**	sqm.
9	9	Rectangle	8	0.830	4.775	**31.706**	sqm.
10	10	Rectangle	6	1.400	6.410	**53.844**	sqm.
11	11	Rectangle	4	2.540	3.340	**33.934**	sqm.
12	12	Rectangle	4	1.720	7.300	**50.224**	sqm.
13	13	Rectangle	4	2.340	7.200	**67.392**	sqm.
14	14	Rectangle	2	1.250	3.000	**7.500**	sqm.
15	15	Rectangle	2	2.400	1.250	**6.000**	sqm.
16	16	Rectangle	2	2.400	1.450	**6.960**	sqm.
17	17	Rectangle	2	2.300	2.800	**12.880**	sqm.
18	18	Rectangle	2	1.400	6.110	**17.108**	sqm.
19	19	Rectangle	2	1.300	1.870	**4.862**	sqm.
20	19a	Rectangle	2	1.300	1.570	**4.082**	sqm.
21	20	Rectangle	2	0.300	0.300	**0.180**	sqm.
22	21	Rectangle	2	0.300	0.300	**0.180**	sqm.
23	22	Rectangle	2	0.200	2.000	**0.800**	sqm.
24	23	Rectangle	2	3.650	0.200	**1.460**	sqm.
25	24	Rectangle	2	0.150	2.000	**0.600**	sqm.
26	25	Rectangle	2	0.150	2.000	**0.600**	sqm.
27	26	Rectangle	2	0.100	2.500	**0.500**	sqm.
28	27	Rectangle	2	0.650	0.200	**0.260**	sqm.
29	28	Rectangle	2	0.200	2.700	**1.080**	sqm.
30	29	Rectangle	2	0.550	0.100	**0.110**	sqm.
31	30	Rectangle	2	0.100	0.600	**0.120**	sqm.
32	31	Rectangle	2	2.700	0.100	**0.540**	sqm.
33	32	Rectangle	2	0.150	2.800	**0.840**	sqm.
34	33	Rectangle	2	2.000	0.100	**0.400**	sqm.
35	34	Rectangle	8	1.260	0.975	**9.828**	sqm.
	FAR ACHIEVED ON FIRST FLOOR =(A)					**1239.416**	SQM.

SERVICE FAR(15%) AREA - TOWER A1 & A2 FIRST FLOOR AREA

	DEDUCTIONS (S)					
1	S1	Rectangle	4	1.500	4.400	**26.400** sqm.
2	S2	Rectangle	2	1.200	1.500	**3.600** sqm.
3	S2a	Rectangle	2	1.200	1.700	**4.080** sqm.
4	S4	Rectangle	2	1.400	0.600	**1.680** sqm.
5	S5	Rectangle	2	1.200	0.600	**1.440** sqm.
6	S7	Rectangle	2	0.850	1.700	**2.890** sqm.
7	S8	Rectangle	2	0.550	1.650	**1.815** sqm.
8	S9	Rectangle	2	0.550	0.750	**0.825** sqm.
9	S10	Rectangle	2	2.000	0.700	**2.800** sqm.
10	S11	Rectangle	8	1.260	1.520	**16.322** sqm.
11	S12	Rectangle	8	0.770	1.270	**7.823** sqm.
12	S13	Rectangle	4	0.950	3.340	**12.692** sqm.
13	S14	Rectangle	8	1.100	3.040	**26.752** sqm.
14	S15	Rectangle	8	1.400	0.610	**6.832** sqm.
	ACHIEVED FAR ON SERVICE AREA(15%)					**114.951** SQM.

BALCONY NON FAR AREA - TOWER A1 & A2 FIRST FLOOR AREA

	DEDUCTIONS (B)					
1	B1	Rectangle	8	1.500	8.620	**103.440** sqm.
2	B2	Rectangle	8	1.260	2.475	**24.948** sqm.
3	B3	Rectangle	8	1.500	3.450	**41.400** sqm.
4	B4	Rectangle	8	0.140	1.270	**1.422** sqm.
5	B5	Rectangle	8	2.240	1.495	**26.790** sqm.
6	B6	Rectangle	8	0.830	0.750	**4.980** sqm.
7	B7	Rectangle	8	0.450	1.215	**4.374** sqm.
4	S3	Rectangle	2	2.100	4.700	**19.740** sqm.
7	S6	Rectangle	2	2.700	2.100	**11.340** sqm.
8	B8	Rectangle	8	3.000	1.500	**36.000** sqm.
9	B9	Rectangle	8	1.500	1.980	**23.760** sqm.
10	S16	Rectangle	4	2.000	2.000	**16.000** sqm.
11	S17	Rectangle	2	3.500	2.000	**14.000** sqm.
						328.196 SQM.

SUBMISSION DRAWINGS

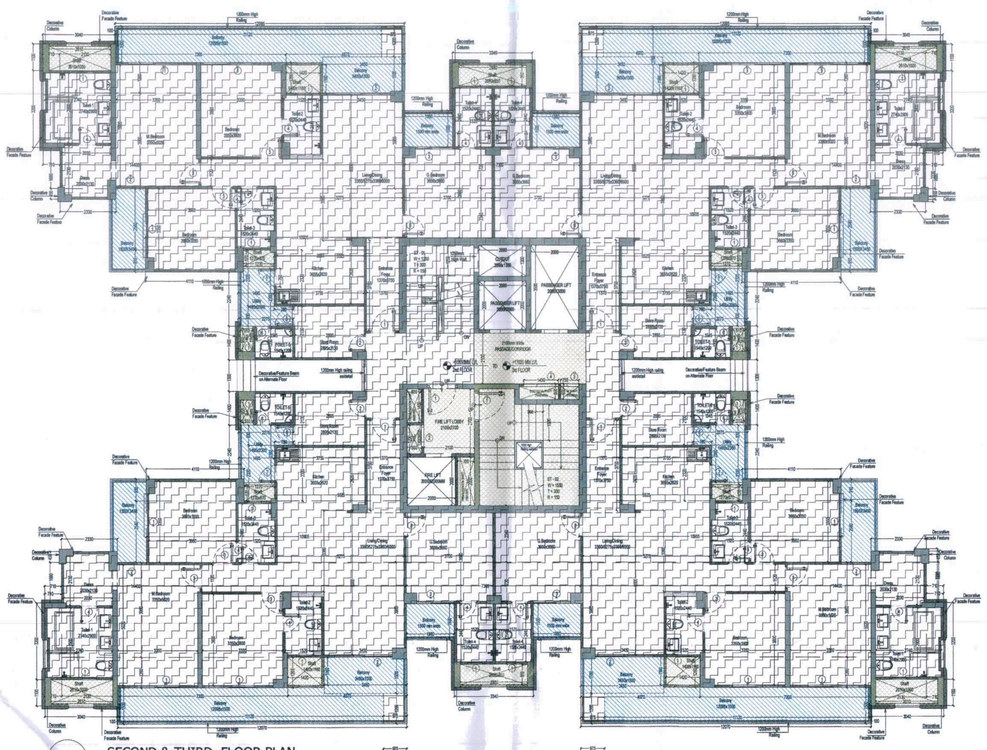
Authority

APPROVED

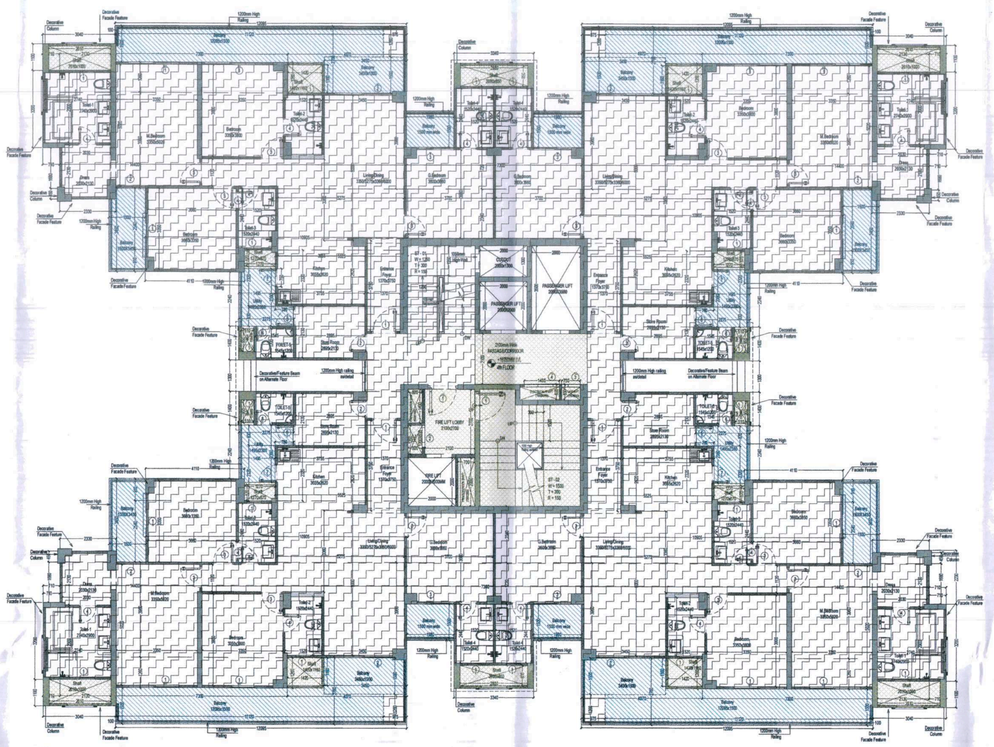
Vide Letter No. YEA/Plans/369 Date 25-6-2025

Valid Upto Date 26-6-2027

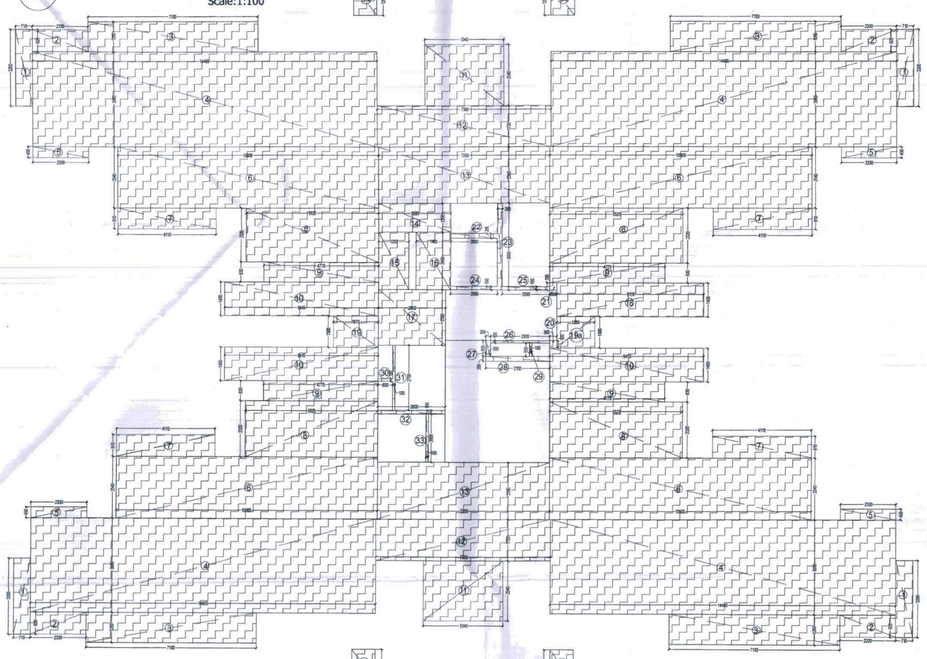
SIZE	TYPE	DOOR/DOOR (Mtrs)	NO.	CODE	DESCRIPTION	SHAPE
					DOOR	
1	D1	1000 X 2400	16	D1000	FOYER DOOR	1
2	D2	750 X 2400	72	D750	STORE DOOR	1
3	D3	900 X 2400	96	D900	BEDROOM DOOR	1
4	D4	750 X 2400	20	D750	STUDY DOOR	1
5	D5	900 X 2400	20	D900	STUDY DOOR	1
6	D6	900 X 2400	16	D900	TOILET DOOR	1
7	D7	750 X 2400	72	D750	UTILITY, UTILITY DOOR	1
8	D8	1200 X 2400	32	D1200	TERRACE LOBBY DOOR	1
9	D9	1000 X 2400	16	D1000	TOILET DOOR	1
10	D10	1200 X 2400	96	D1200	KITCHEN/LIVING DOOR	1
11	D11	2000 X 2400	32	D2000	MULTI PURPOSE HALL FIRE DOOR	1
12	D12	1200 X 2400	32	D1200	DOUBLE FIRE DOOR	1
13	D13	900 X 2400	4400	D900	FIRE DOOR	1
14	D14	750 X 2400	4400	D750	LOBBY FIRE DOOR	1
15	D15	1400 X 2400	4100	D1400	EXIT, SHAFT FIRE DOOR	1
16	D16	1200 X 2400	16	D1200	DOUBLE DOOR LOBBY FIRE DOOR	1
17	D17	2100 X 2400	32	D2100	SLIDING DOOR	1
18	D18	2400 X 2400	16	D2400	SLIDING DOOR	1
					WINDOW	
19	W1	1800 X 1800	800	W1800	BEDROOM WINDOW	4
20	W2	1200 X 1800	400	W1200	KITCHEN WINDOW	4
21	W3	1500 X 1800	72	W1500	LIVING ROOM WINDOW	4
22	W4	750 X 1800	1000	W750	TOILET VENTILATOR	4
23	W5	2400 X 1800	800	W2400	MASTER BEDROOM WINDOW	4
24	W6	2400 X 1800	400	W2400	DOUBLE HEIGHT WINDOW/OPENING	4
					VENTILATOR	
25	V1	600 X 600	1400	V600	TOILETS VENTILATOR	4
26	V2	900 X 300	200	V900	TOILETS VENTILATOR	4
					GLAZING	
27	G3	1400 X 2400	32	G400	ENTRANCE LOBBY THERMA A/C	1
28	G5	3810 X 2400	32	G810	GRAND STAIRS	1
29	G5	5300 X 2400	32	G810	GRAND STAIRS	1
30	G6	2340 X 2400	20	G400	BILLIARDS ROOM	1
31	G6	6800 X 2400	16	G400	BILLIARDS ROOM	1
32	G6	3810 X 2400	16	G400	BILLIARDS ROOM	1
33	G7	3810 X 2400	32	G400	BILLIARDS ROOM	1
34	G8	3810 X 2400	16	G400	BILLIARDS ROOM	1
35	G9	3810 X 2400	16	G400	BILLIARDS ROOM/SPORTS ROOM	1
36	G10	4400 X 2400	16	G400	BILLIARDS ROOM/SPORTS ROOM	1
37	G11	4400 X 2400	32	G400	BILLIARDS ROOM/SPORTS ROOM	1
38	G12	2100 X 2400	16	G400	BILLIARDS ROOM/SPORTS ROOM	1
39	G13	2100 X 2400	16	G400	BILLIARDS ROOM/SPORTS ROOM	1
40	G14	2100 X 2400	16	G400	BILLIARDS ROOM/SPORTS ROOM	1



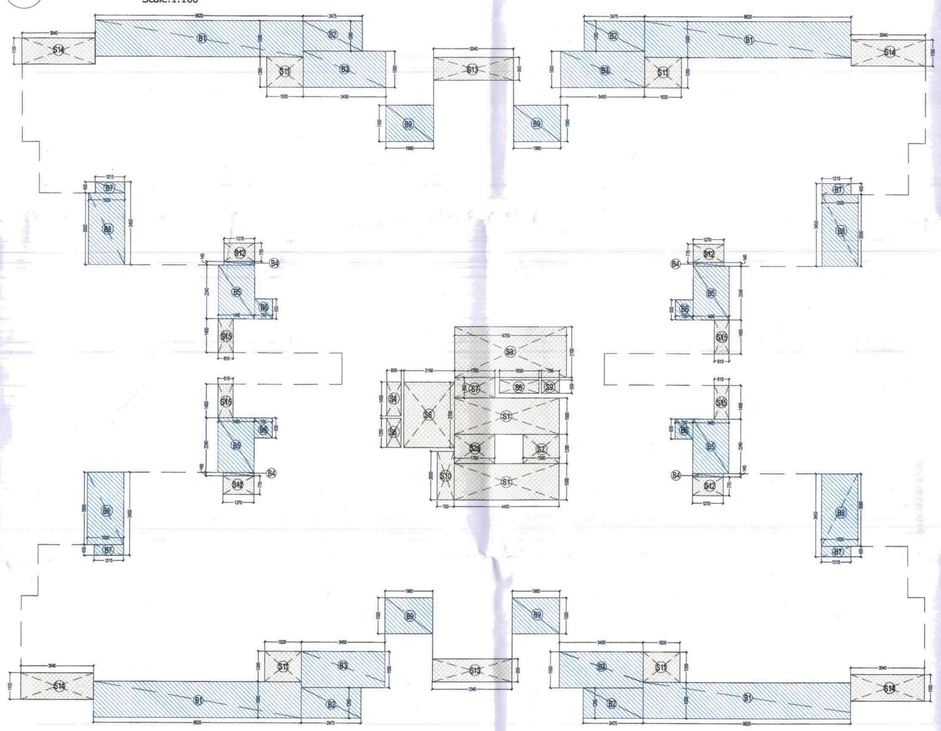
1 SECOND & THIRD FLOOR PLAN
Scale:1:100



2 FOURTH FLOOR PLAN
Scale:1:100



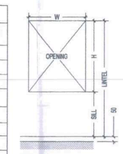
3 SECOND, THIRD & 4TH FLOOR AREA ADDITION DIAGRAM(FAR)
Scale:1:100



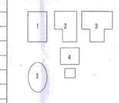
4 SECOND , THIRD & 4TH FLOOR 15 % SERVICE & BALCONY AREA DIAGRAM
Scale:1:100

DOOR WINDOW OPENING SCHEDULE

SN	TAGS	DOOR SIZE (WXH)	SILL	LINTEL	DESCRIPTION	SHAPE
		DOOR				
1	D1	1050.X 2400	00	2400	FOYER DOOR	1
2	D2	750.X 2400	00	2400	STORE ROOM DOOR	1
3	D3	900.X 2400	00	2400	BEDROOM/ STORE ROOM/GP/TOILET DOOR	1
4	D4	750.X 2400	00	2400	TOILET CUM WET KITCHEN DOOR	1
5	D5	800.X 2400	00	2400	UTILITY DOOR	1
6	D6	600.X 2400	00	2400	TOILET 3 DOOR	1
7	D7	750.X 2400	00	2400	UTILITY, STORE ROOM DOOR	1
8	D8	1350.X 2400	00	2400	TERRACE LOBBY DOOR	1
9	D9	1000.X 2400	00	2400	TOILET ROOM	1
10	D10	1200.X 2400	00	2400	KITCHEN/HANGE ROOM	1
11	D11	2000.X 2400	00	2400	MULTI PURPOSE HALL/ FIRE FUNCTION	1
12	FD1	1250.X 2400	00	2400	STAIRCASE FIRE DOOR	1
13	FD2	900.X 1800	+400	2800	FHC FIRE DOOR	1
14	FD3	750.X 1800	+400	2800	LV SHAFT FIRE DOOR	1
15	FD4	1400.X 2400	+100	2400	ELEC. SHAFT FIRE DOOR	1
16	FD5	1200.X 2400	00	2400	STAIRCASE/LIFT LOBBY FIRE DOOR	1
17	SD1	2100 X 2400	00	2400	SLIDING DOOR	1
18	SD2	2400 X 2400	00	2400	SLIDING DOOR	1
		WINDOW				
19	W1	1800.X 1800	600	2400	BEDROOM WINDOW	4
20	W2	1215 X 1800	600	2400	M.BEDROOM WINDOW	4
21	W3	1550 X 2400	00	2400	G.BEDROOM WINDOW	4
22	W4	750 X 1200	1200	2400	KITCHEN WINDOW(PENTHOUSE)	4
23	W5	2100 X 1800	600	2400	STAIRCASE WINDOW(PENTHOUSE)	4
24	W6	2400 X 1800	600	2400	DOUBLE HEIGHT WINDOW(PENTHOUSE)	4
		VENTILATOR				
25	V1	600 X 1000	1400	2400	TOILETS VENTILATOR	4
26	V2	600 X 550	2000	2400	TOILETS VENTILATOR	4
		GLAZING				
27	GZ1	14580 X2400	00	2400	ENTRANCE LOBBY TOWER A1-A2	1
28	GZ2	2000 X2400	00	2400	GAMING ZONES	1
29	GZ3	52800X2400	00	2400	GAMING ZONES	1
30	GZ4	22400X2400	00	2400	BILLIARDS /CHESS	1
31	GZ5	68800X2400	00	2400	BILLIARDS /CHESS	1
32	GZ6	2800 X2400	00	2400	BILLIARDS /CHESS	1
33	GZ7	3200 X2400	00	2400	BILLIARDS /CHESS	1
34	GZ8	2340 X2400	00	2400	BILLIARDS /CHESS	1
35	GZ9	26750X2400	00	2400	BILLIARDS CHESS/SPANISH COURT	1
36	GZ10	64800X2400	00	2400	BILLIARDS CHESS/SPANISH COURT	1
37	GZ11	45000X2400	00	2400	BILLIARDS CHESS/SPANISH COURT	1
38	GZ12	27000X2400	00	2400	INDOOR GAMES	1
39	GZ13	30400X2400	00	2400	SPA+SALOON	1
40	GZ14	69000X2400	00	2400	SPA+SALOON	1
41	GZ15	20000X2400	00	2400	HOBBY STUDIO	1
42	GZ16	95400X2400	00	2400	MULTIPURPOSE HALL	1
43	GZ17	44000X2200	1200	2400	KITCHEN	1
44	GZ18	15580X2400	00	2400	LOUNGE	1
45	GZ19	20400X2400	00	2400	LOUNGE/ALFRESCO	1
46	GZ20	32000X2400	00	2400	LOUNGE/SPANISH COURT	1
47	GZ21	17440X2400	00	2400	GYM	1
48	GZ22	67200X2400	00	2400	GYM	1
49	GZ23	10080X2400	00	2400	LIFT LOBBY(BASEMENT)	1
50	GZ24	17750X2400	00	2400	LIFT LOBBY(BASEMENT)	1
51	GZ24	21000X2400	00	2400	LIFT LOBBY(BASEMENT)	1



NOTE:
ABOVE MENTIONED SIZES ARE MASONRY OPENING.



FAR AREA - TOWER A1 & A2 FOURTH FLOOR AREA

S.no.	Description	Type	Number	Dimension(Meter) Length	Breadth	Answer	Unit
	ADDITIONS						
1	1	Rectangle	4	0.710	3.200	**9.088**	sqm.
2	2	Rectangle	4	2.330	0.920	**8.574**	sqm.
3	3	Rectangle	4	7.100	1.260	**35.784**	sqm.
4	4	Rectangle	4	14.400	3.960	**228.096**	sqm.
5	5	Rectangle	4	2.330	0.450	**4.194**	sqm.
6	6	Rectangle	4	10.905	2.540	**110.795**	sqm.
7	7	Rectangle	4	4.110	0.910	**14.960**	sqm.
8	8	Rectangle	4	5.525	2.320	**51.272**	sqm.
9	9	Rectangle	4	4.775	0.830	**15.853**	sqm.
10	10	Rectangle	3	6.410	1.400	**26.922**	sqm.
11	11	Rectangle	2	3.340	2.540	**16.967**	sqm.
12	12	Rectangle	2	7.300	1.720	**25.112**	sqm.
13	13	Rectangle	2	7.200	2.340	**33.696**	sqm.
14	14	Rectangle	1	3.000	1.250	**3.750**	sqm.
15	15	Rectangle	1	1.250	2.400	**3.000**	sqm.
16	16	Rectangle	1	1.450	2.400	**3.480**	sqm.
17	17	Rectangle	1	2.800	2.300	**6.440**	sqm.
18	18	Rectangle	1	6.110	1.400	**8.554**	sqm.
19	19	Rectangle	1	1.870	1.300	**2.431**	sqm.
20	19a	Rectangle	1	1.560	1.300	**2.028**	sqm.
21	20	Rectangle	1	0.300	0.300	**0.090**	sqm.
22	21	Rectangle	1	0.300	0.300	**0.090**	sqm.
23	22	Rectangle	1	2.000	0.200	**0.400**	sqm.
24	23	Rectangle	1	0.200	3.650	**0.730**	sqm.
25	24	Rectangle	1	2.000	0.150	**0.300**	sqm.
26	25	Rectangle	1	2.000	0.150	**0.300**	sqm.
27	26	Rectangle	1	2.500	0.100	**0.250**	sqm.
28	27	Rectangle	1	0.200	0.650	**0.130**	sqm.
29	28	Rectangle	1	2.700	0.200	**0.540**	sqm.
30	29	Rectangle	1	0.100	0.550	**0.055**	sqm.
31	30	Rectangle	1	0.600	0.100	**0.060**	sqm.
32	31	Rectangle	1	0.100	2.700	**0.270**	sqm.
33	32	Rectangle	1	2.800	0.150	**0.420**	sqm.
34	33	Rectangle	1	0.100	2.000	**0.200**	sqm.
35	34	Rectangle	4	0.975	1.260	**4.914**	sqm.
	FAR ACHIEVED ON FOURTH FLOOR =(A)					**619.746**	SQM.

SERVICE FAR(15%) AREA - TOWER A1 & A2 FOURTH FLOOR AREA

	DEDUCTIONS (A)						
1	S1	Rectangle	2	4.400	1.500	**13.200**	sqm.
2	S2	Rectangle	1	1.500	1.200	**1.800**	sqm.
3	S2a	Rectangle	1	1.700	1.200	**2.040**	sqm.
5	S4	Rectangle	1	0.600	1.400	**0.840**	sqm.
6	S5	Rectangle	1	0.600	1.200	**0.720**	sqm.
8	S7	Rectangle	1	1.700	0.850	**1.445**	sqm.
9	S8	Rectangle	1	1.650	0.550	**0.908**	sqm.
10	S9	Rectangle	1	0.750	0.550	**0.413**	sqm.
11	S10	Rectangle	1	0.700	2.000	**1.400**	sqm.
12	S11	Rectangle	4	1.520	1.260	**7.661**	sqm.
13	S12	Rectangle	4	1.270	0.770	**3.912**	sqm.
14	S13	Rectangle	2	3.340	0.950	**6.346**	sqm.
15	S14	Rectangle	4	3.040	1.100	**13.376**	sqm.
16	S15	Rectangle	4	0.610	1.400	**3.416**	sqm.
	ACHIEVED FAR ON SERVICE AREA(15%)					**57.475**	SQM.

BALCONY NON FAR AREA - TOWER A1 & A2 FOURTH FLOOR AREA

	DEDUCTIONS (B)						
1	B1	Rectangle	4	8.620	1.500	**51.720**	sqm.
2	B2	Rectangle	4	2.475	1.260	**12.474**	sqm.
3	B3	Rectangle	4	3.450	1.500	**20.700**	sqm.
4	B4	Rectangle	4	1.270	0.140	**0.711**	sqm.
5	B5	Rectangle	4	1.495	2.240	**13.395**	sqm.
6	B6	Rectangle	4	0.750	0.830	**2.490**	sqm.
7	B7	Rectangle	4	1.215	0.450	**2.187**	sqm.
4	S3	Rectangle	1	4.700	2.100	**9.870**	sqm.
7	S6	Rectangle	1	2.100	2.700	**5.670**	sqm.
8	B8	Rectangle	4	1.500	3.000	**18.000**	sqm.
9	B9	Rectangle	4	1.960	1.500	**11.880**	sqm.
10	S16	Rectangle	1	2.000	2.000	**4.000**	sqm.
11	S17	Rectangle	1	3.500	2.000	**7.000**	sqm.
	NON FAR BALCONY AREA					**160.097**	SQM.

FAR AREA - TOWER A1 & A2 SECOND & THIRD FLOOR AREA

S.no.	Description	Type	Number	Dimension(Meter) Length	Breadth	Answer	Unit
	ADDITIONS						
1	1	Rectangle	4	0.710	3.200	**9.088**	sqm.
2	2	Rectangle	4	2.330	0.920	**8.574**	sqm.
3	3	Rectangle	4	7.100	1.260	**35.784**	sqm.
4	4	Rectangle	4	14.400	3.960	**228.096**	sqm.
5	5	Rectangle	4	2.330	0.450	**4.194**	sqm.
6	6	Rectangle	4	10.905	2.540	**110.795**	sqm.
7	7	Rectangle	4	4.110	0.910	**14.960**	sqm.
8	8	Rectangle	4	5.525	2.320	**51.272**	sqm.
9	9	Rectangle	4	4.775	0.830	**15.853**	sqm.
10	10	Rectangle	3	6.410	1.400	**26.922**	sqm.
11	11	Rectangle	2	3.340	2.540	**16.967**	sqm.
12	12	Rectangle	2	7.300	1.720	**25.112**	sqm.
13	13	Rectangle	2	7.200	2.340	**33.696**	sqm.
14	14	Rectangle	1	3.000	1.250	**3.750**	sqm.
15	15	Rectangle	1	1.250	2.400	**3.000**	sqm.
16	16	Rectangle	1	1.450	2.400	**3.480**	sqm.
17	18	Rectangle	1	2.800	2.300	**6.440**	sqm.
18	18	Rectangle	1	6.110	1.400	**8.554**	sqm.
19	19	Rectangle	1	1.870	1.300	**2.431**	sqm.
20	19a	Rectangle	1	1.560	1.300	**2.028**	sqm.
21	20	Rectangle	1	0.300	0.300	**0.090**	sqm.
22	21	Rectangle	1	0.300	0.300	**0.090**	sqm.
23	22	Rectangle	1	2.000	0.200	**0.400**	sqm.
24	23	Rectangle	1	0.200	3.650	**0.730**	sqm.
25	24	Rectangle	1	2.000	0.150	**0.300**	sqm.
26	25	Rectangle	1	2.000	0.150	**0.300**	sqm.
27	26	Rectangle	1	2.500	0.100	**0.250**	sqm.
28	27	Rectangle	1	0.200	0.650	**0.130**	sqm.
29	28	Rectangle	1	2.700	0.200	**0.540**	sqm.
30	29	Rectangle	1	0.100	0.550	**0.055**	sqm.
31	30	Rectangle	1	0.600	0.100	**0.060**	sqm.
32	31	Rectangle	1	0.100	2.700	**0.270**	sqm.
33	32	Rectangle	1	2.800	0.150	**0.420**	sqm.
34	33	Rectangle	1	0.100	2.000	**0.200**	sqm.
35	34	Rectangle	4	0.975	1.260	**4.914**	sqm.
	FAR ACHIEVED ON SECOND & THIRD FLOOR =(A)					**619.746**	SQM.

SERVICE FAR(15%) AREA - TOWER A1 & A2 SECOND & THIRD FLOOR AREA

	DEDUCTIONS (A)						
1	S1	Rectangle	2	4.400	1.500	**13.200**	sqm.
2	S2	Rectangle	1	1.500	1.200	**1.800**	sqm.
3	S2a	Rectangle	1	1.700	1.200	**2.040**	sqm.
5	S4	Rectangle	1	0.600	1.400	**0.840**	sqm.
6	S5	Rectangle	1	0.600	1.200	**0.720**	sqm.
8	S7	Rectangle	1	1.700	0.850	**1.445**	sqm.
9	S8	Rectangle	1	1.650	0.550	**0.908**	sqm.
10	S9	Rectangle	1	0.750	0.550	**0.413**	sqm.
11	S10	Rectangle	1	0.700	2.000	**1.400**	sqm.
12	S11	Rectangle	4	1.520	1.260	**7.661**	sqm.
13	S12	Rectangle	4	1.270	0.770	**3.912**	sqm.
14	S13	Rectangle	2	3.340	0.950	**6.346**	sqm.
15	S14	Rectangle	4	3.040	1.100	**13.376**	sqm.
16	S15	Rectangle	4	0.610	1.400	**3.416**	sqm.
	ACHIEVED FAR ON SERVICE AREA(15%)					**57.475**	SQM.

BALCONY NON FAR AREA - TOWER A1 & A2 SECOND & THIRD FLOOR AREA

	DEDUCTIONS (B)						
1	B1	Rectangle	4	8.620	1.500	**51.720**	sqm.
2	B2	Rectangle	4	2.475	1.260	**12.474**	sqm.
3	B3	Rectangle	4	3.450	1.500	**20.700**	sqm.
4	B4	Rectangle	4	1.270	0.140	**0.711**	sqm.
5	B5	Rectangle	4	1.495	2.240	**13.395**	sqm.
6	B6	Rectangle	4	0.750	0.830	**2.490**	sqm.
7	B7	Rectangle	4	1.215	0.450	**2.187**	sqm.
4	S3	Rectangle	1	4.700	2.100	**9.870**	sqm.
7	S6	Rectangle	1	2.100	2.700	**5.670**	sqm.
8	B8	Rectangle	4	1.500	3.000	**18.000**	sqm.
9	B9	Rectangle	4	1.960	1.500	**11.880**	sqm.
10	S16	Rectangle	1	2.000	2.000	**4.000**	sqm.
11	S17	Rectangle	1	3.500	2.000	**7.000**	sqm.
	NON FAR BALCONY AREA					**160.097**	SQM.

SUBMISSION DRAWINGS

Yamuna Expressway Industrial Development Authority
APPROVED
Vide Letter No. YEA/PLAN/ 893 Date 25-07-2025
Valid Upto Date 24-07-2028

Manager (Plan)
Checked & Verified by
Manager (Planning)

For IMPERIA STRUCTURES LTD.
Authorised Signatory

AREA LEGENDS:-

- F.A.R AREA
- 15% SERVICES AREA
- NON FAR AREA

PRINCIPAL ARCHITECT:

DESIGN FORUM INTERNATIONAL

K47, KAILASH COLONY, NEW DELHI - 110048
PHONE NO. 011-46559000

ARCHITECT'S SIGNATURE

VIKAS KUMAR
CA/2022/148770

OWNER'S SIGNATURE

For IMPERIA STRUCTURES LTD.
Authorised Signatory

CLIENT:

IMPERIA STRUCTURES LIMITED,
A-25, MOHAN COOPERATIVE INDUSTRIAL ESTATE,
MATHURA ROAD, NEW DELHI-110044

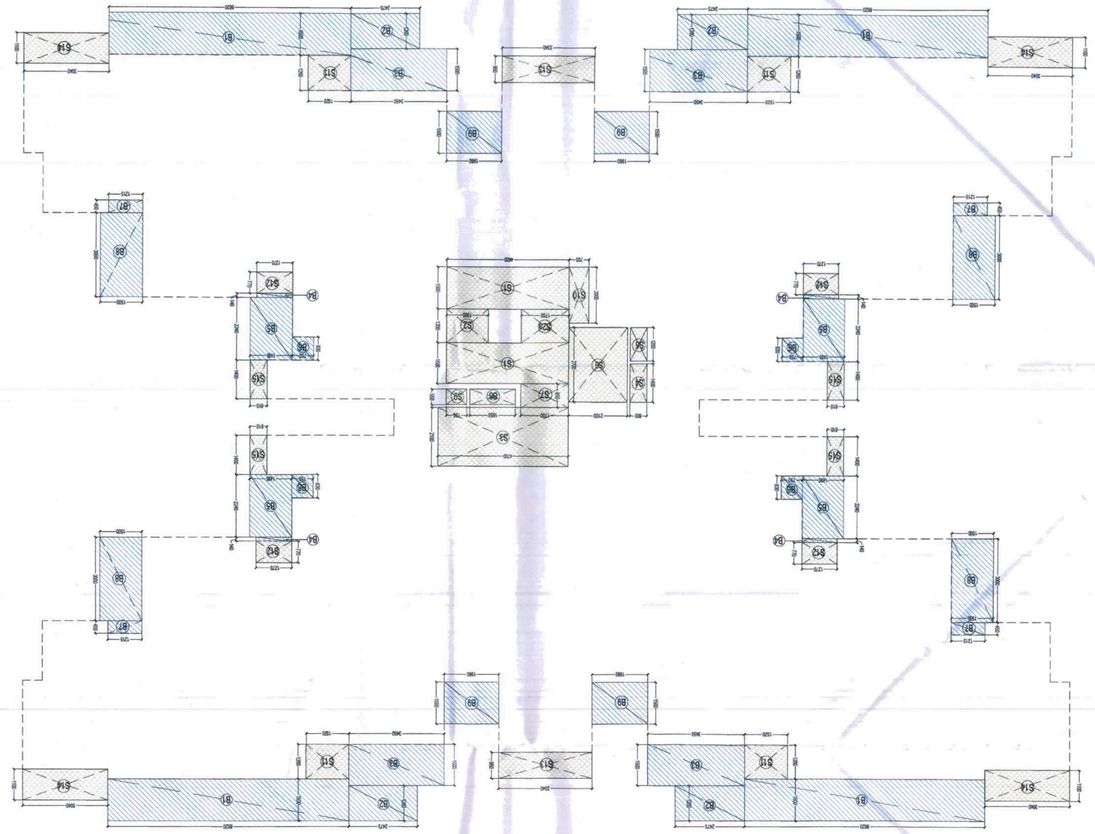
PROJECT: **THE SEPHYRA**

PROPOSED GROUP HOUSING @ PLOT A4
IN SECTOR -25, JAYPEE GREENS, SPORTS CITY
SDZ YEIDA AREA

DRAWING TITLE:

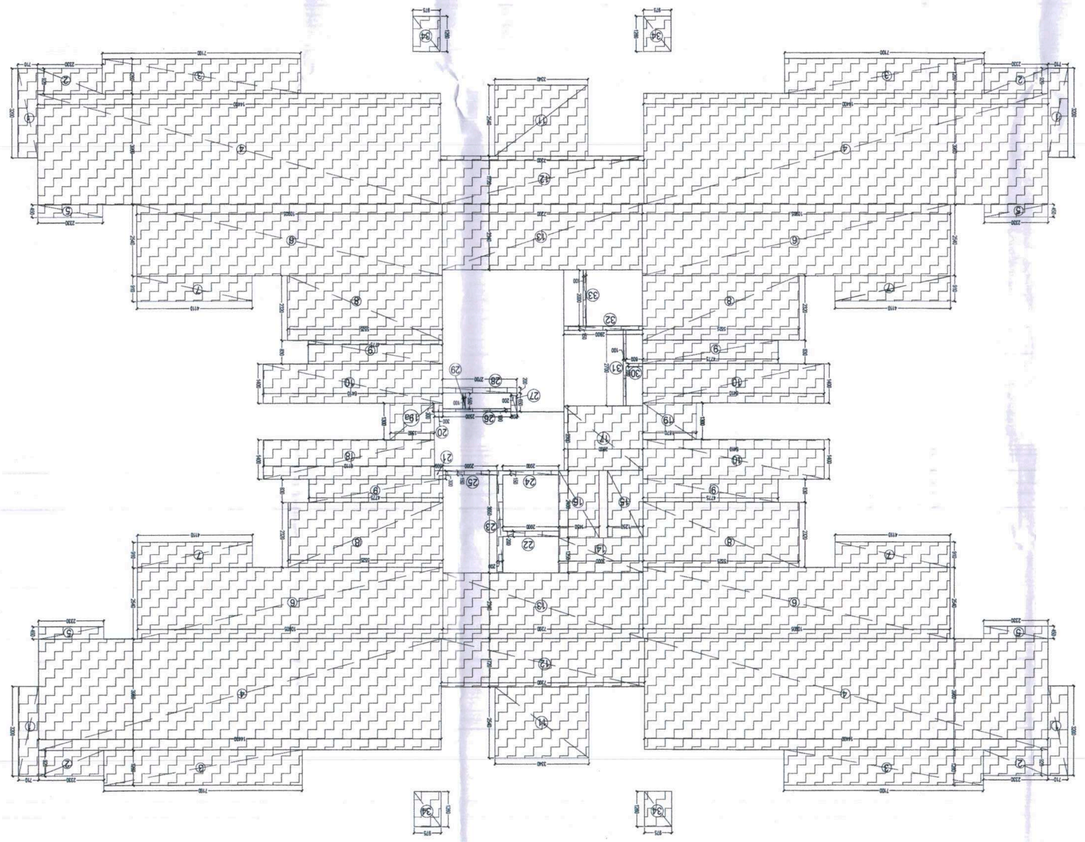
2nd,3rd & 4th FLOOR 4BHK TOWER A-FLOOR PLANS, AREA DIAGRAMS & CALCULATIONS

SCALE	NORTH	SHEET NO.
AS SHOWN		15
DATE 23.06.2025		



3 TYPICAL FLOOR 15 % SERVICE & BALCONY AREA DIAGRAM
Scale:1:100

1 TYPICAL FLOOR PLAN - 5TH TO 17TH FLOOR
Scale:1:100
(5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th & 17th FLOOR)



2 TYPICAL FLOOR AREA ADDITION DIAGRAM(FAR)
Scale:1:100

FAR AREA - TOWER A1 & A2 TYPICAL FLOOR AREA (5th to 17th Floor)

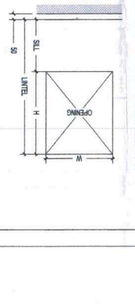
S.no.	Description	Type	Number	Dimension(Meter) Length	Breadth	Answer	Unit
ADDITIONS							
1	1	Rectangle	4	0.710	3.300	9.088	sqm.
2	2	Rectangle	4	3.330	0.820	8.574	sqm.
3	3	Rectangle	4	7.100	1.260	35.784	sqm.
4	4	Rectangle	4	14.400	3.960	228.096	sqm.
5	5	Rectangle	4	2.330	0.450	4.194	sqm.
6	6	Rectangle	4	10.905	2.540	110.795	sqm.
7	7	Rectangle	4	4.110	0.910	14.960	sqm.
8	8	Rectangle	4	5.525	2.320	51.272	sqm.
9	9	Rectangle	4	4.775	0.830	15.853	sqm.
10	10	Rectangle	3	6.410	1.400	26.922	sqm.
11	11	Rectangle	2	3.340	2.540	16.987	sqm.
12	12	Rectangle	2	7.300	1.720	25.112	sqm.
13	13	Rectangle	2	7.200	2.340	33.696	sqm.
14	14	Rectangle	1	3.000	1.250	3.750	sqm.
15	15	Rectangle	1	1.250	2.400	3.000	sqm.
16	16	Rectangle	1	1.450	2.400	3.480	sqm.
17	17	Rectangle	1	2.800	2.300	6.440	sqm.
18	18	Rectangle	1	6.110	1.400	8.554	sqm.
19	19	Rectangle	1	1.870	1.300	2.431	sqm.
20	19a	Rectangle	1	1.660	1.300	2.028	sqm.
21	20	Rectangle	1	0.300	0.300	0.090	sqm.
22	21	Rectangle	1	0.300	0.300	0.090	sqm.
23	22	Rectangle	1	2.000	0.200	0.400	sqm.
24	23	Rectangle	1	0.200	3.650	0.730	sqm.
25	24	Rectangle	1	2.000	0.150	0.300	sqm.
26	25	Rectangle	1	2.000	0.150	0.300	sqm.
27	26	Rectangle	1	2.500	0.100	0.250	sqm.
28	27	Rectangle	1	0.200	0.650	0.130	sqm.
29	28	Rectangle	1	2.700	0.200	0.540	sqm.
30	29	Rectangle	1	0.100	0.550	0.055	sqm.
31	30	Rectangle	1	0.600	0.100	0.060	sqm.
32	31	Rectangle	1	0.100	2.700	0.270	sqm.
33	32	Rectangle	1	2.800	0.150	0.420	sqm.
34	33	Rectangle	1	0.100	2.000	0.200	sqm.
35	34	Rectangle	4	0.975	1.280	4.914	sqm.
					FAR ACHIEVED ON TYPICAL FLOOR =(A)	619.746	SQM.

SERVICE FAR(15%) AREA - TOWER A1 & A2 TYPICAL FLOOR AREA (5th to 17th Floor)

DEDUCTIONS (X)							
1	S1	Rectangle	2	4.400	1.500	13.200	sqm.
2	S2	Rectangle	1	1.500	1.200	1.800	sqm.
3	S2a	Rectangle	1	1.700	1.200	2.040	sqm.
4	S4	Rectangle	1	0.600	1.400	0.840	sqm.
5	S5	Rectangle	1	0.600	1.200	0.720	sqm.
6	S7	Rectangle	1	1.700	0.850	1.445	sqm.
7	S8	Rectangle	1	1.650	0.550	0.908	sqm.
8	S9	Rectangle	1	0.750	0.550	0.413	sqm.
9	S10	Rectangle	1	0.700	2.000	1.400	sqm.
10	S11	Rectangle	4	1.520	1.260	7.661	sqm.
11	S12	Rectangle	4	1.270	0.770	3.912	sqm.
12	S13	Rectangle	2	3.340	0.960	6.346	sqm.
13	S14	Rectangle	4	3.040	1.100	13.376	sqm.
14	S15	Rectangle	4	0.810	1.400	3.416	sqm.
					ACHIEVED FAR ON SERVICE AREA(15%)	67.475	SQM.

BALCONY NON FAR AREA - TOWER A1 & A2 TYPICAL FLOOR AREA (5th to 17th Floor)

DEDUCTIONS (B)							
1	B1	Rectangle	4	8.620	1.500	51.720	sqm.
2	B2	Rectangle	4	2.475	1.260	12.474	sqm.
3	B3	Rectangle	4	3.450	1.500	20.700	sqm.
4	B4	Rectangle	4	1.270	0.140	0.711	sqm.
5	B5	Rectangle	4	1.496	2.240	13.386	sqm.
6	B6	Rectangle	4	0.750	0.830	2.490	sqm.
7	B7	Rectangle	4	1.215	0.460	2.187	sqm.
8	B8	Rectangle	4	1.500	3.000	18.000	sqm.
9	B9	Rectangle	4	1.980	1.500	11.880	sqm.
10	S17	Rectangle	1	2.000	2.000	4.000	sqm.
11	S16	Rectangle	1	3.500	2.000	7.000	sqm.
					NON FAR BALCONY AREA	160.097	SQM.



SN	NOTE	DOOR SIZE (MM)	SILL	LINTEL	DESCRIPTION	SHAPE
		DOOR				
1	D1	1200 X 2400	00	2400	FOYER DOOR	1
2	D2	750 X 2400	00	2400	STORE ROOM DOOR	1
3	D3	900 X 2400	00	2400	ROOM/SERVANT TOILET DOOR	1
4	D4	750 X 2400	00	2400	TOILET-1 DOOR MTR+DB DOOR	1
5	D5	600 X 2400	00	2400	UTILITY DOOR	1
6	D6	750 X 2400	00	2400	UTILITY STORE ROOM DOOR	1
7	D7	1200 X 2400	00	2400	SERVICE LOBBY DOOR	1
8	D8	1200 X 2400	00	2400	TOILET ROOM	1
9	D9	1200 X 2400	00	2400	KITCHEN/SERVANT ROOM	1
10	D10	2000 X 2400	00	2400	MULTI PURPOSE HALL/FIRE FUNCTION	1
11	PD1	1200 X 2400	00	2400	SYNDICATE/ FIRE DOOR	1
12	PD2	900 X 1800	+600	2600	LIFT LOBBY FIRE DOOR	1
13	PD3	750 X 1800	+600	2600	LIFT MACHINE ROOM FIRE DOOR	1
14	PD4	1800 X 2400	+100	2400	ELEC. SHAFT FIRE DOOR	1
15	PD5	1200 X 2400	00	2400	STAIRCASE/LIFT LOBBY FIRE DOOR	1
16	PD6	2100 X 2400	00	2400	SLIDING DOOR	1
17	SD1	2100 X 2400	00	2400	SLIDING DOOR	1
18	W1	1800 X 1800	600	2400	BEDROOM WINDOW	4
		WINDOW				
19	W1	1800 X 1800	600	2400	BEDROOM WINDOW	4
20	W2	1215 X 1800	600	2400	M.BEDROOM WINDOW	4
21	W3	1500 X 2400	00	2400	G.BEDROOM WINDOW	4
22	W4	750 X 1200	1200	2400	KITCHEN WINDOW/SKYLIGHT	4
23	W5	2100 X 1800	600	2400	STAIRCASE WINDOW/SKYLIGHT DOUBLE HEIGHT	4
24	W6	2400 X 1800	600	2400	WINDOW/SKYLIGHT	4
		VENTILATION				
25	V1	600 X 1800	1400	2400	TOILET/S VENTILATION	4
26	V2	600 X 300	2200	2400	TOILET/S VENTILATION	4
		GAZING				
27	GZ1	1450 X 2400	00	2400	PARTIALY LOBBY TOWER A1-A2	1
28	GZ2	2850 X 2400	00	2400	GAMING ZONES	1
29	GZ3	2250 X 2400	00	2400	GAMING ZONES	1
30	GZ4	2400 X 2400	00	2400	GAMING ZONES	1
31	GZ5	2250 X 2400	00	2400	BALUSTERS CHASSIS	1
32	GZ6	2550 X 2400	00	2400	BALUSTERS CHASSIS	1
33	GZ7	2250 X 2400	00	2400	BALUSTERS CHASSIS	1
34	GZ8	2340 X 2400	00	2400	BALUSTERS CHASSIS	1
35	GZ9	2870 X 2400	00	2400	BALUSTERS CHASSIS/SERVANT COURT	1
36	GZ10	3450 X 2400	00	2400	BALUSTERS CHASSIS/SERVANT COURT	1
37	GZ11	4500 X 2400	00	2400	BALUSTERS CHASSIS/SERVANT COURT	1
38	GZ12	2700 X 2400	00	2400	ROOM/S GAMES	1
39	GZ13	2400 X 2400	00	2400	SPA+SALOON	1
40	GZ14	8550 X 2400	00	2400	SPA+SALOON	1
41	GZ15	2850 X 2400	00	2400	HOBBY STUDIO	1
42	GZ16	3900 X 2400	00	2400	MULTIPURPOSE HALL	1
43	GZ17	4200 X 2100	1200	2400	KITCHEN	1
44	GZ18	1950 X 2400	00	2400	LOBBY	1
45	GZ19	2950 X 2400	00	2400	LOUNGE/LAYPEECOO	1
46	GZ20	3550 X 2400	00	2400	LOUNGE/SPANISH COURT	1
47	GZ21	1740 X 2400	00	2400	GYM	1
48	GZ22	6750 X 2400	00	2400	GYM	1
49	GZ23	1080 X 2400	00	2400	LIFT LOBBY BASEMENT	1
50	GZ24	1170 X 2400	00	2400	LIFT LOBBY BASEMENT	1
51	GZ24	2100 X 2400	00	2400	LIFT LOBBY BASEMENT	1

NOTE:
ABOVE MENTIONED SIZES ARE
AMONGST OTHERS.

SUBMISSION DRAWINGS

APPROVED
Vide Letter no. TCP/LAND/93 dated 25.07.19
Vide Upto Date Layout Plan dated 26.12.19
Regular Drawing
Competent Authority

Town & Country Planning Organisation, Haryana
Urban Complex, Sector-32 A, Gurugram

PRINCIPAL ARCHITECT.

DESIGN FORUM
INTERNATIONAL

147, KAILASH COLONY, NEW DELHI - 110048
PHONE NO. 011-46556600

ARCHITECTS SIGNATURE

VIKAS KUMAR
CA/2002/14617D

OWNERS SIGNATURE

For IMPERIA STRUCTURES LTD.
Authorised Signatory

CLIENT.

IMPERIA STRUCTURES LIMITED.
A-25, MOHAN COOPERATIVE INDUSTRIAL ESTATE
MATHURA ROAD, NEW DELHI-110044

PROJECT. THE SEPHYRA

PROPOSED GROUP HOUSING @ PLOT A4
IN SECTOR -25, JAYPEE GREENS, SPORTS CITY
SOZ YEIDA AREA

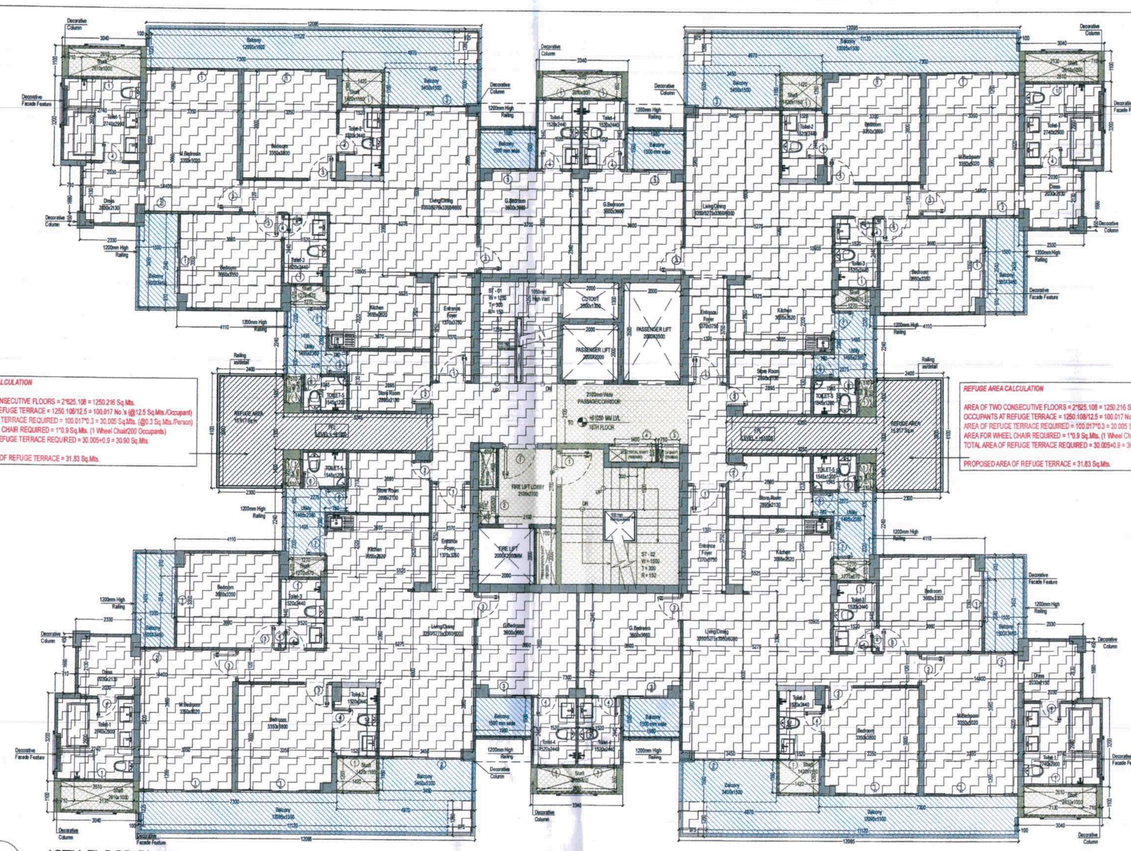
DRAWING TITLE.

TYPICAL FLOOR 49HK TOWER A-
FLOOR PLANS, AREA DIAGRAMS &
CALCULATIONS

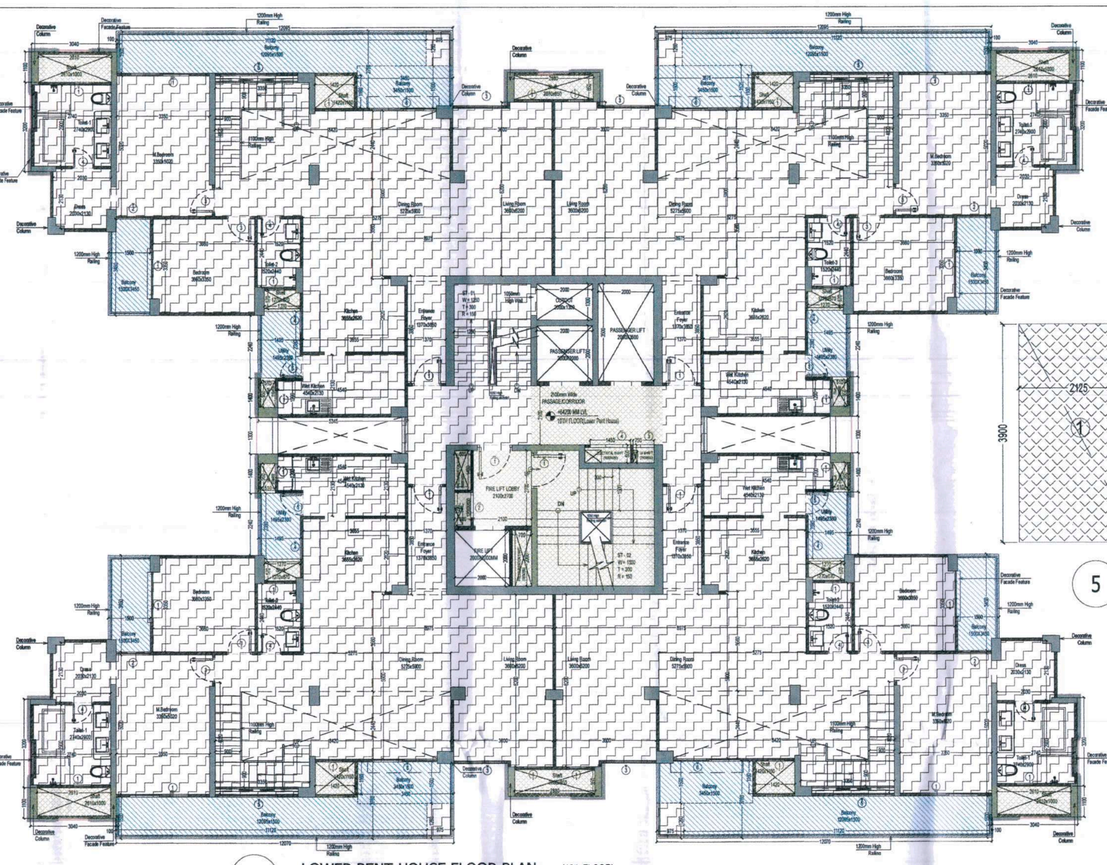
SCALE	NORTH	SHEET NO.
AS SHOWN		16
DATE		
23.08.2023		

For IMPERIA STRUCTURES LTD.
Authorised Signatory

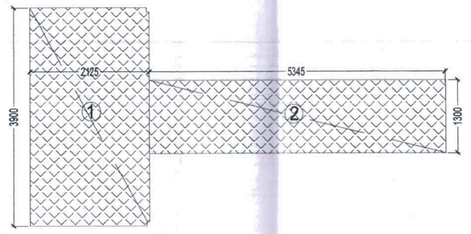
SUBMISSION DRAWINGS



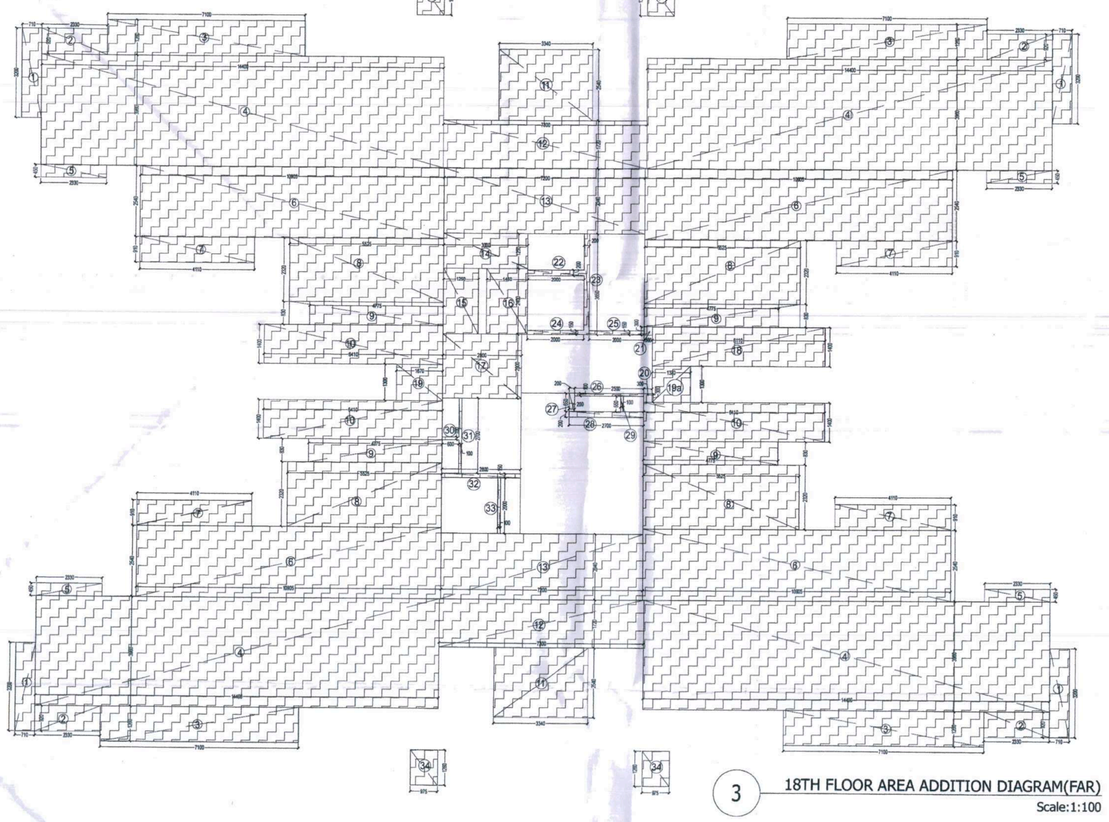
2 18TH FLOOR PLAN
Scale:1:100



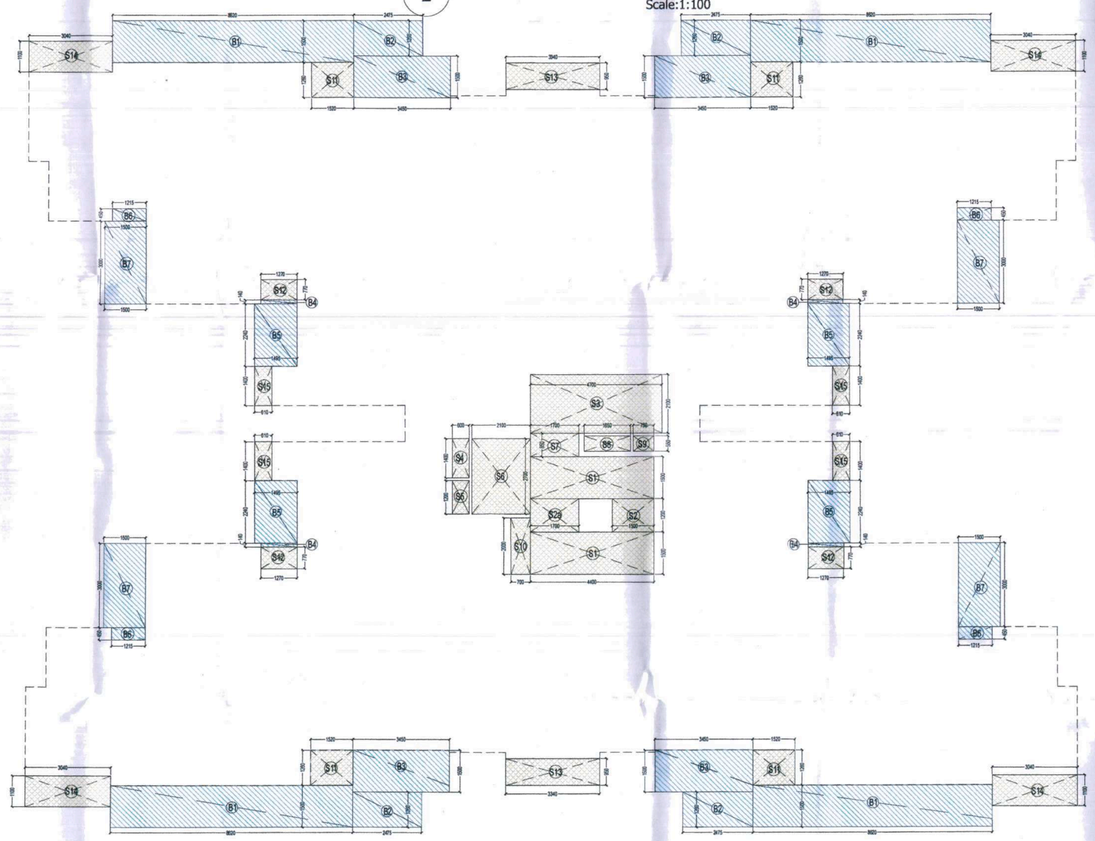
2 LOWER PENT HOUSE FLOOR PLAN (19th FLOOR)
Scale:1:100



5 REFUGE AREA DIAGRAM
Scale:1:100



3 18TH FLOOR AREA ADDITION DIAGRAM(FAR)
Scale:1:100

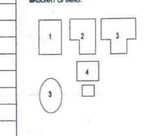


4 18TH & LOWER PENT HOUSE FLOOR 15 % SERVICE & BALCONY AREA DIAGRAM
Scale:1:100

DOOR-WINDOW OPENING SCHEDULE

S.N	TAG'S	DOOR SIZE (WIDTH)	SILL	LINTEL	DESCRIPTION	SHAPE	
			DOOR				
1	D1	1000 X 2400	00	2400	FOYER DOOR		1
2	D2	750 X 2400	00	2400	STORE ROOM DOOR		1
3	D3	900 X 2400	00	2400	BEDROOMS / STORE ROOMS/DY/TOILETDOOR		1
4	D4	750 X 2400	00	2400	TOILET 1,2,3,4,WET KITCHEN DOOR		1
5	D5	830 X 2400	00	2400	UTILITY DOOR		1
6	D6	600 X 2400	00	2400	TOILET 5 DOOR		1
7	D7	750 X 2400	00	2400	UTILITY, STORE ROOM DOOR		1
8	D8	1350 X 2400	00	2400	TERRACE LOBBY DOOR		1
9	D9	1000 X 2400	00	2400	TOILET ROOM		1
10	D10	1200 X 2400	00	2400	KITC+BENCHANGE ROOM		1
11	D11	2800 X 2400	00	2400	MULTI PURPOSE HALL/ PRE FUNCTION		1
12	FD1	1250 X 2400	00	2400	STAIRCASE FIRE DOOR		1
13	FD2	900 X 1800	+450	2850	FHC FIRE DOOR		1
14	FD3	750 X 1800	+450	2850	LV SHAFT FIRE DOOR		1
15	FD4	1450 X 2400	+150	2400	ELEC. SHAFT FIRE DOOR		1
16	FD5	1200 X 2400	00	2400	STAIRCASE/LIFT LOBBY FIRE DOOR		1
17	SD1	2000 X 2400	00	2400	SLIDING DOOR		1
18	SD2	2400 X 2400	00	2400	SLIDING DOOR		1
			WINDOW				
19	W1	1800 X 1800	600	2400	BEDROOM WINDOW		4
20	W2	1215 X 1800	600	2400	M.BEDROOM WINDOW		4
21	W3	1800 X 2400	00	2400	G.BEDROOM WINDOW		4
22	W4	750 X 1200	1200	2400	KITCHEN WINDOW(PENTHOUSE)		4
23	W5	2100 X 1800	600	2400	STAIRCASE WINDOW(PENTHOUSE)		4
24	W6	2400 X 1800	600	2400	DOUBLE HEIGHT WINDOW(PENTHOUSE)		4
			VENTILATOR				
25	V1	600 X 1200	1400	2400	TOILETS VENTILATOR		4
26	V2	600 X 350	2050	2400	TOILETS VENTILATOR		4
			GLAZING				
27	GZ1	16800 X2400	00	2400	ENTRANCE LOBBY TOWER A1-A2		1
28	GZ2	2850 X2400	00	2400	GAMING ZONES		1
29	GZ3	6300X2400	00	2400	GAMING ZONES		1
30	GZ4	2540X2400	00	2400	BILLIARDS /CHESS		1
31	GZ5	4500X2400	00	2400	BILLIARDS /CHESS		1
32	GZ6	2550 X2400	00	2400	BILLIARDS /CHESS		1
33	GZ7	2200 X2400	00	2400	BILLIARDS /CHESS		1
34	GZ8	2340 X2400	00	2400	BILLIARDS /CHESS		1
35	GZ9	3570X2400	00	2400	BILLIARDS /CHESS/SPINNISH COURT		1
36	GZ10	6400X2400	00	2400	BILLIARDS /CHESS/SPINNISH COURT		1
37	GZ11	4500X2400	00	2400	BILLIARDS /CHESS/SPINNISH COURT		1
38	GZ12	2750X2400	00	2400	INDOOR GAMES		1
39	GZ13	2640X2400	00	2400	SPA+SALOON		1
40	GZ14	6950X2400	00	2400	SPA+SALOON		1
41	GZ15	2950X2400	00	2400	HOBBY STUDIO		1
42	GZ16	9940X2400	00	2400	MULTIPURPOSE HALL		1
43	GZ17	4400X1200	1200	2400	KITCHEN		1
44	GZ18	1650X2400	00	2400	LOUNGE		1
45	GZ19	2040X2400	00	2400	LOUNGE/ALFRESCO		1
46	GZ20	1350X2400	00	2400	LOUNGE/SPANISH COURT		1
47	GZ21	1194X2400	00	2400	GYM		1
48	GZ22	6720X2400	00	2400	GYM		1
49	GZ23	1380X2400	00	2400	LIFT LOBBY(BASEMENT)		1
50	GZ23a	1770X2400	00	2400	LIFT LOBBY(BASEMENT)		1
51	GZ24	2100X2400	00	2400	LIFT LOBBY(BASEMENT)		1

NOTE:-
ABOVE MENTIONED SIZES ARE MASONRY OPENING.



FAR AREA - TOWER A1 & A2 LOWER PENT HOUSE FLOOR AREA (19th Floor)

S.no.	Description	Type	Number	Dimension(Meter) Length	Breadth	Answer	Unit
	ADDITIONS						
1	1	Rectangle	4	0.710	3.200	**9.088**	sqm.
2	2	Rectangle	4	2.330	0.920	**8.574**	sqm.
3	3	Rectangle	4	7.100	1.260	**35.784**	sqm.
4	4	Rectangle	4	14.400	3.960	**228.096**	sqm.
5	5	Rectangle	4	2.330	0.450	**4.194**	sqm.
6	6	Rectangle	4	10.905	2.540	**110.795**	sqm.
7	7	Rectangle	4	4.110	0.910	**14.960**	sqm.
8	8	Rectangle	4	5.525	2.320	**51.272**	sqm.
9	9	Rectangle	4	5.525	0.830	**18.343**	sqm.
10	10	Rectangle	3	6.410	1.400	**26.922**	sqm.
11	11	Rectangle	2	3.340	0.225	**1.503**	sqm.
12	12	Rectangle	2	7.300	4.035	**58.911**	sqm.
13	13	Rectangle	2	7.200	2.340	**33.696**	sqm.
14	14	Rectangle	1	3.000	1.250	**3.750**	sqm.
15	15	Rectangle	1	1.250	2.400	**3.000**	sqm.
16	16	Rectangle	1	1.450	2.400	**3.480**	sqm.
17	17	Rectangle	1	2.800	2.300	**6.440**	sqm.
18	18	Rectangle	1	6.110	1.400	**8.554**	sqm.
19	19	Rectangle	1	1.870	1.300	**2.431**	sqm.
20	19a	Rectangle	1	1.370	1.300	**1.781**	sqm.
21	20	Rectangle	1	0.300	0.300	**0.090**	sqm.
22	21	Rectangle	1	0.300	0.300	**0.090**	sqm.
23	22	Rectangle	1	2.000	0.200	**0.400**	sqm.
24	23	Rectangle	1	0.200	3.650	**0.730**	sqm.
25	24	Rectangle	1	2.000	0.150	**0.300**	sqm.
26	25	Rectangle	1	2.000	0.150	**0.300**	sqm.
27	26	Rectangle	1	2.500	0.100	**0.250**	sqm.
28	27	Rectangle	1	0.200	0.650	**0.130**	sqm.
29	28	Rectangle	1	2.700	0.200	**0.540**	sqm.
30	29	Rectangle	1	0.100	0.550	**0.055**	sqm.
31	30	Rectangle	1	0.600	0.100	**0.060**	sqm.
32	31	Rectangle	1	0.100	2.700	**0.270**	sqm.
33	32	Rectangle	1	2.800	0.150	**0.420**	sqm.
34	33	Rectangle	1	0.100	2.000	**0.200**	sqm.
35	34	Rectangle	4	0.975	1.260	**4.914**	sqm.
	FAR ACHIEVED ON LOWER PENT HOUSE FLOOR =(A)					**640.584**	SQM.

SERVICE FAR(15%) AREA - TOWER A1 & A2 LOWER PENT HOUSE FLOOR AREA (19th Floor)

	DEDUCTIONS (X)						
1	S1	Rectangle	2	4.400	1.500	**13.200**	sqm.
2	S2	Rectangle	1	1.500	1.200	**1.800**	sqm.
3	S2a	Rectangle	1	1.700	1.200	**2.040**	sqm.
5	S4	Rectangle	1	0.600	1.400	**0.840**	sqm.
6	S5	Rectangle	1	0.600	1.200	**0.720**	sqm.
8	S7	Rectangle	1	1.700	0.850	**1.445**	sqm.
9	S8	Rectangle	1	1.650	0.550	**0.908**	sqm.
10	S9	Rectangle	1	0.750	0.550	**0.413**	sqm.
11	S10	Rectangle	1	0.700	2.000	**1.400**	sqm.
12	S11	Rectangle	4	1.520	1.260	**7.661**	sqm.
13	S12	Rectangle	4	1.270	0.770	**3.912**	sqm.
14	S13	Rectangle	2	3.340	0.950	**6.346**	sqm.
15	S14	Rectangle	4	3.040	1.100	**13.376**	sqm.
16	S15	Rectangle	4	0.610	1.400	**3.416**	sqm.
	ACHIEVED FAR ON SERVICE AREA(15%)					**57.475**	SQM.

BALCONY NON FAR AREA - TOWER A1 & A2 LOWER PENT HOUSE FLOOR AREA (19th Floor)

	DEDUCTIONS (B)						
1	B1	Rectangle	4	8.620	1.500	**51.720**	sqm.
2	B2	Rectangle	4	2.475	1.260	**12.474**	sqm.
3	B3	Rectangle	4	3.450	1.500	**20.700**	sqm.
4	B4	Rectangle	4	1.270	0.140	**0.711**	sqm.
5	B5	Rectangle	4	1.495	2.240	**13.395**	sqm.
6	B6	Rectangle	4	1.215	0.450	**2.187**	sqm.
7	B7	Rectangle	4	1.500	3.000	**18.000**	sqm.
4	S3	Rectangle	1	4.700	2.100	**9.870**	sqm.
7	S6	Rectangle	1	2.100	2.700	**5.670**	sqm.
9	S16	Rectangle	1	2.000	2.000	**4.000**	sqm.
10	S17	Rectangle	1	3.500	2.000	**7.000**	sqm.
	NON FAR BALCONY AREA					**145.727**	SQM.

FAR AREA - TOWER A1 & A2 18TH FLOOR/ REFUGE FLOOR

S.no.	Description	Type	Number	Dimension(Meter) Length	Breadth	Answer	Unit
	ADDITIONS						
1	1	Rectangle	4	0.710	3.200	**9.088**	sqm.
2	2	Rectangle	4	2.330	0.920	**8.574**	sqm.
3	3	Rectangle	4	7.100	1.260	**35.784**	sqm.
4	4	Rectangle	4	14.400	3.960	**228.096**	sqm.
5	5	Rectangle	4	2.330	0.450	**4.194**	sqm.
6	6	Rectangle	4	10.905	2.540	**110.795**	sqm.
7	7	Rectangle	4	4.110	0.910	**14.960**	sqm.
8	8	Rectangle	4	5.525	2.320	**51.272**	sqm.
9	9	Rectangle	4	5.525	0.830	**18.343**	sqm.
10	10	Rectangle	3	6.410	1.400	**26.922**	sqm.
11	11	Rectangle	2	3.340	0.225	**1.503**	sqm.
12	12	Rectangle	2	7.300	4.035	**58.911**	sqm.
13	13	Rectangle	2	7.200	2.340	**33.696**	sqm.
14	14	Rectangle	1	3.000	1.250	**3.750**	sqm.
15	15	Rectangle	1	1.250	2.400	**3.000**	sqm.
16	16	Rectangle	1	1.450	2.400	**3.480**	sqm.
17	17	Rectangle	1	2.800	2.300	**6.440**	sqm.
18	18	Rectangle	1	6.110	1.400	**8.554**	sqm.
19	19	Rectangle	1	1.870	1.300	**2.431**	sqm.
20	19a	Rectangle	1	1.370	1.300	**1.781**	sqm.
21	20	Rectangle	1	0.300	0.300	**0.090**	sqm.
22	21	Rectangle	1	0.300	0.300	**0.090**	sqm.
23	22	Rectangle	1	2.000	0.200	**0.400**	sqm.
24	23	Rectangle	1	0.200	3.650	**0.730**	sqm.
25	24	Rectangle	1	2.000	0.150	**0.300**	sqm.
26	25	Rectangle	1	2.000	0.150	**0.300**	sqm.
27	26	Rectangle	1	2.500	0.100	**0.250**	sqm.
28	27	Rectangle	1	0.200	0.650	**0.130**	sqm.
29	28	Rectangle	1	2.700	0.200	**0.540**	sqm.
30	29	Rectangle	1	0.100	0.550	**0.055**	sqm.
31	30	Rectangle	1	0.600	0.100	**0.060**	sqm.
32	31	Rectangle	1	0.100	2.700	**0.270**	sqm.
33	32	Rectangle	1	2.800	0.150	**0.420**	sqm.
34	33	Rectangle	1	0.100	2.000	**0.200**	sqm.
35	34	Rectangle	4	0.975	1.289	**4.940**	sqm.
	FAR ACHIEVED ON 18TH FLOOR/ REFUGE FLOOR =(A)					**619.274**	SQM.

SERVICE FAR(15%) AREA - TOWER A1 & A2 18TH FLOOR/ REFUGE FLOOR

	DEDUCTIONS (X)						
1	S1	Rectangle	2	4.400	1.500	**13.200**	sqm.
2	S2	Rectangle	1	1.500	1.200	**1.800**	sqm.
3	S2a	Rectangle	1	1.700	1.200	**2.040**	sqm.
5	S4	Rectangle	1	0.600	1.400	**0.840**	sqm.
6	S5	Rectangle	1	0.600	1.200	**0.720**	sqm.
8	S7	Rectangle	1	1.700	0.850	**1.445**	sqm.
9	S8	Rectangle	1	1.650	0.550	**0.908**	sqm.
10	S9	Rectangle	1	0.750	0.550	**0.413**	sqm.
11	S10	Rectangle	1	0.700	2.000	**1.400**	sqm.
12	S11	Rectangle	4	1.520	1.260	**7.661**	sqm.
13	S12	Rectangle	4	1.270	0.770	**3.912**	sqm.
14	S13	Rectangle	2	3.340	0.950	**6.346**	sqm.
15	S14	Rectangle	4	3.040	1.100	**13.376**	sqm.
16	S15	Rectangle	4	0.610	1.400	**3.416**	sqm.
	ACHIEVED FAR ON SERVICE AREA(15%)					**57.475**	SQM.

BALCONY NON FAR AREA - TOWER A1 & A2 18TH FLOOR/ REFUGE FLOOR

	DEDUCTIONS (B)						
1	B1	Rectangle	4	8.620	1.500	**51.720**	sqm.
2	B2	Rectangle	4	2.475	1.260	**12.474**	sqm.
3	B3	Rectangle	4	3.450	1.500	**20.700**	sqm.
4	B4	Rectangle	4	1.270	0.140	**0.711**	sqm.
5	B5	Rectangle	4	1.495	2.240	**13.395**	sqm.
6	B6	Rectangle	4	0.750	0.830	**2.490**	sqm.
7	B7	Rectangle	4	1.215	0.450	**2.187**	sqm.
4	S3	Rectangle	1	4.700	2.100	**9.870**	sqm.
7	S6	Rectangle	1	2.100	2.700	**5.670**	sqm.
9	S16	Rectangle	1	2.000	2.000	**4.000**	sqm.
10	S15	Rectangle	1	2.000	2.000	**4.000**	sqm.
11	S16	Rectangle	1	3.500	2.000	**7.000**	sqm.
	NON FAR BALCONY AREA					**160.097**	SQM.

REFUGE AREA CALCULATION - TOWER A1 & A2 18TH FLOOR/ REFUGE FLOOR

	DEDUCTIONS (B)						
1	1	Rectangle	2	2.300	3.900	**17.940**	sqm.
2	2	Rectangle	2	5.345	1.300	**13.897**	sqm.
	ACHIEVED REFUGE AREA					**31.837**	SQM.

AREA LEGENDS:-

- F.A.R AREA
- 15% SERVICES AREA
- NON FAR AREA

PRINCIPAL ARCHITECT:

DESIGN FORUM INTERNATIONAL

K47, KAILASH COLONY, NEW DELHI - 110048
PHONE NO. 011-46556600

ARCHITECT'S SIGNATURE

VIKAS KUMAR CA/2022/146770

OWNER'S SIGNATURE

For IMPERIA STRUCTURES LTD.

Authorised Signatory

CLIENT:

IMPERIA STRUCTURES LIMITED,
A-25, MOHAN COOPERATIVE INDUSTRIAL ESTATE,
MATHURA ROAD, NEW DELHI-110044

PROJECT: **THE SEPHYRA**

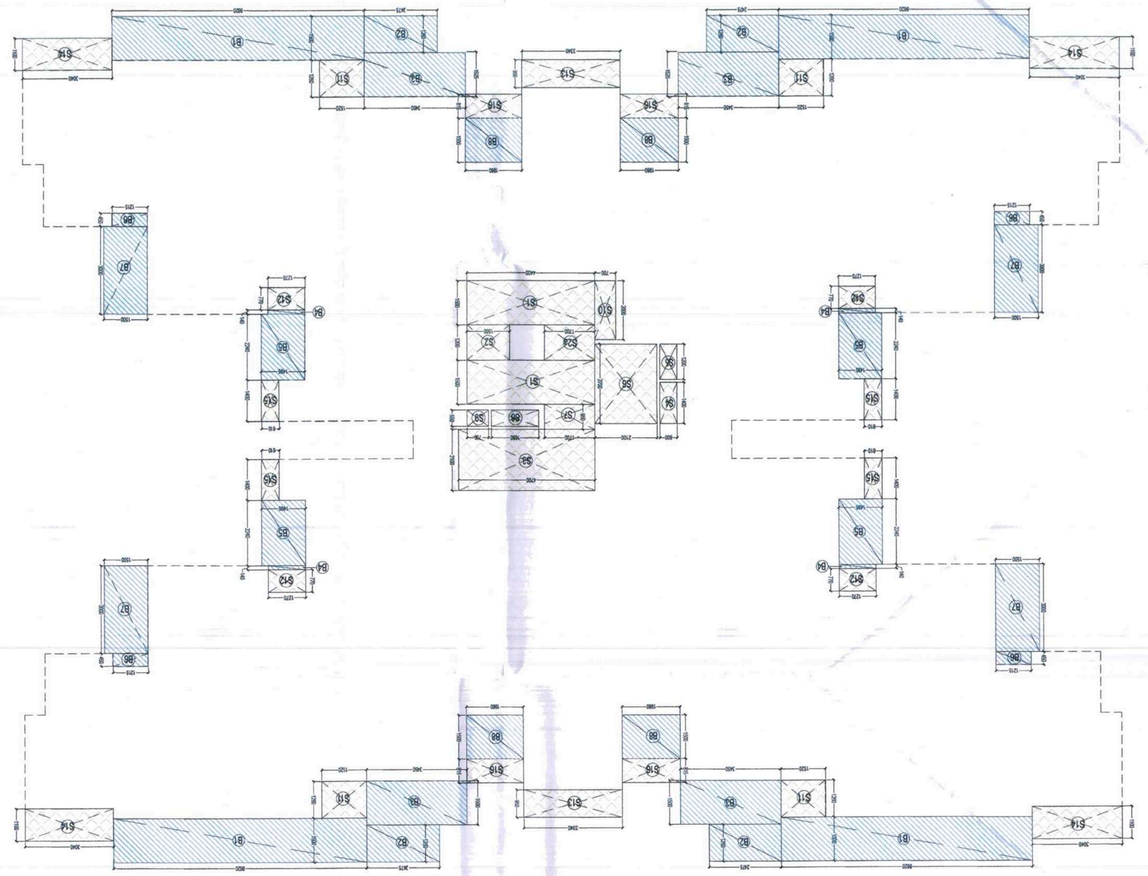
PROPOSED GROUP HOUSING @ PLOT-M
IN SECTOR -25, JAYPEE GREENS, SPORTS CITY
SDZ YEIDA AREA

For IMPERIA STRUCTURES LTD.
Authorised Signatory

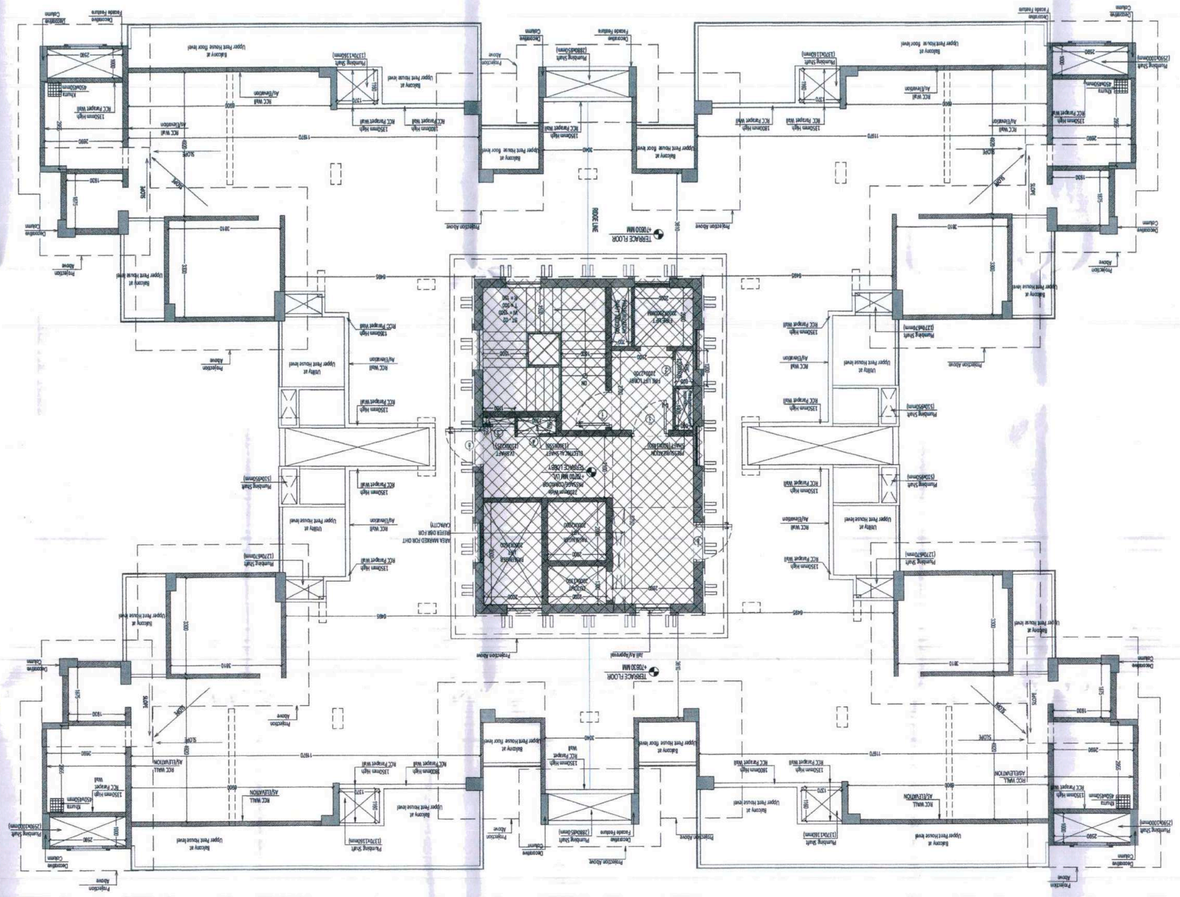
DRAWING TITLE:

LOWER PENT HOUSE 4BHK TOWER A-FLOOR PLANS, AREA DIAGRAMS & CALCULATIONS

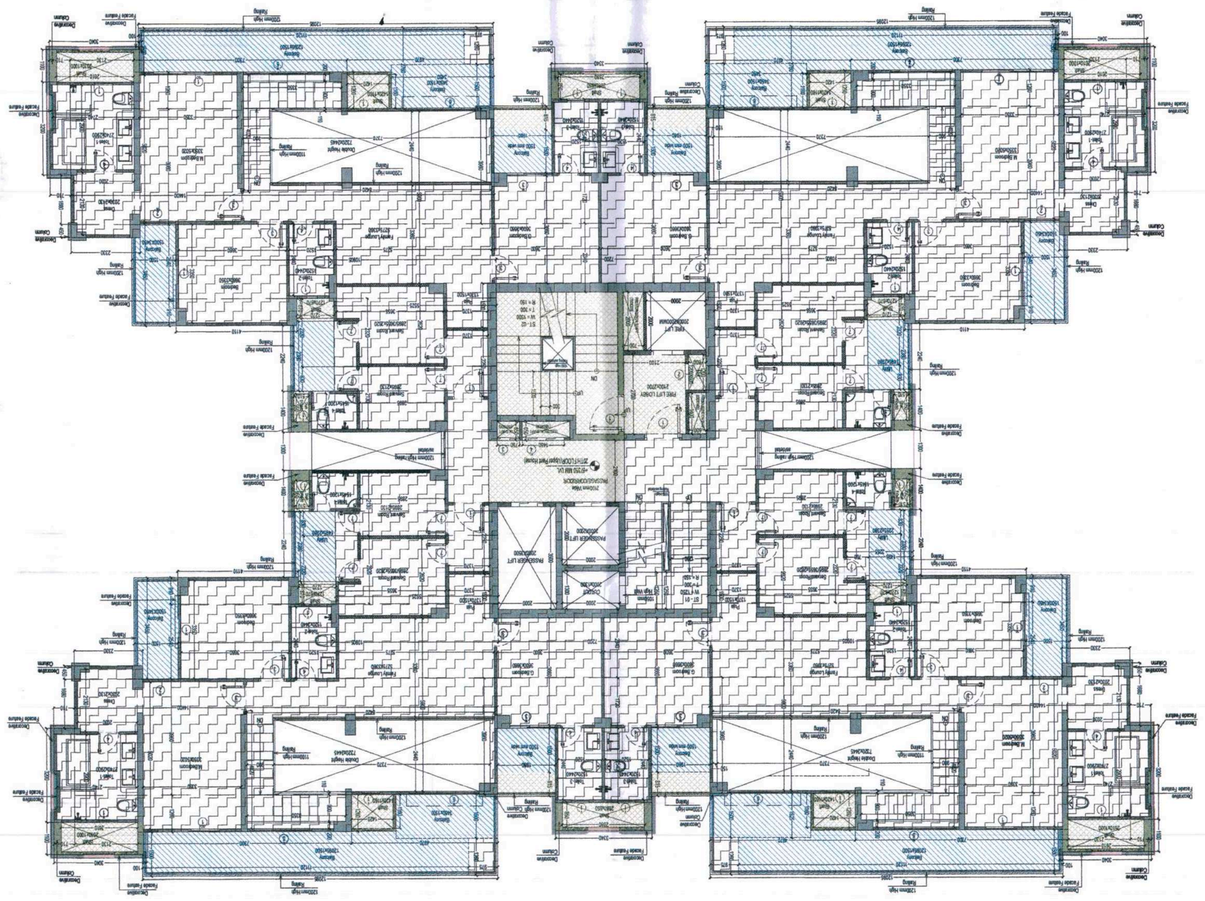
SCALE	NORTH	SHEET NO.
AS SHOWN		17
DATE: 22.06.2025		



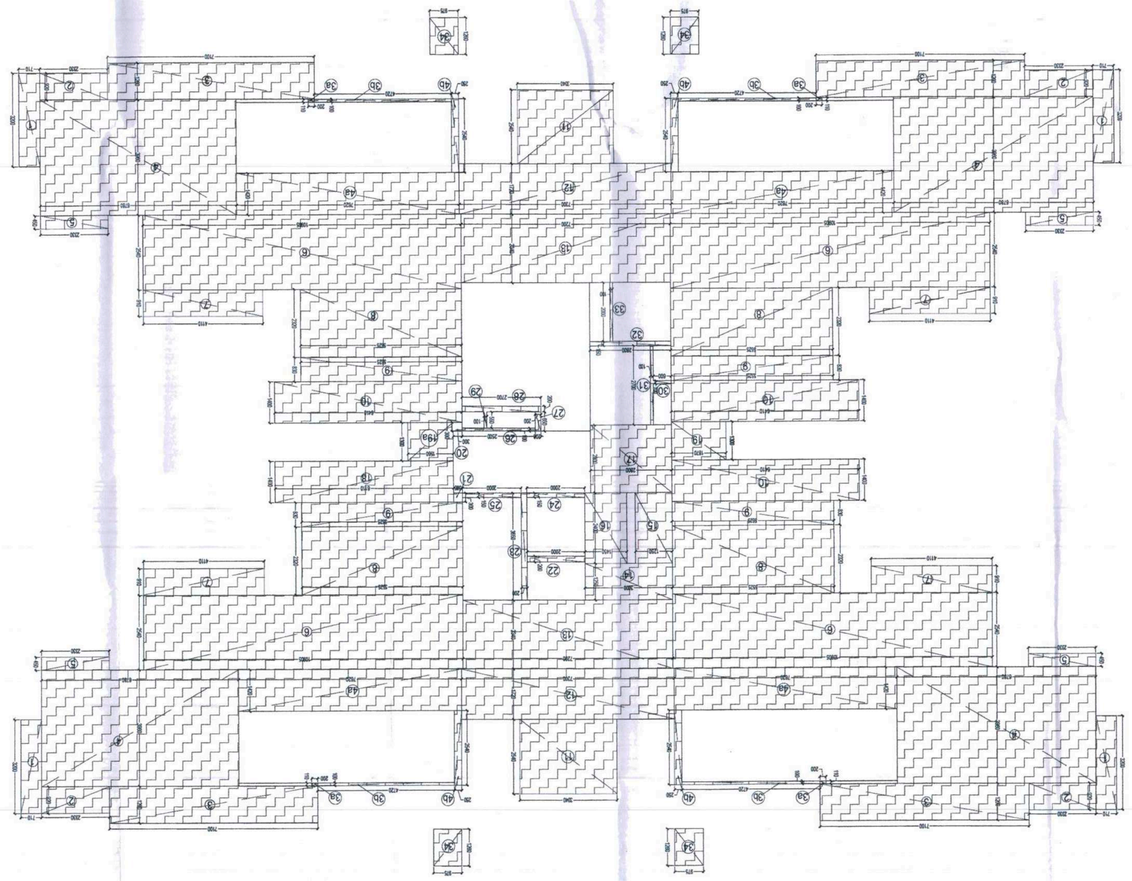
3 UPPER PENT HOUSE FLOOR 15 % SERVICE & BALCONY AREA DIAGRAM
Scale:1:100



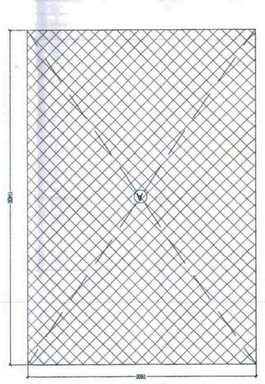
4 TERRACE FLOOR PLAN
Scale:1:100



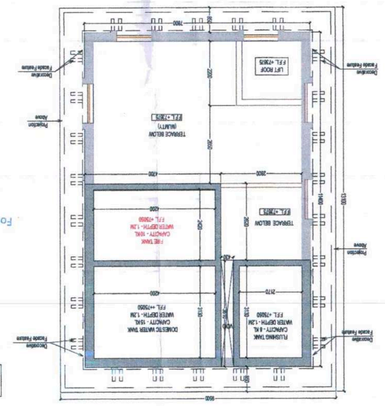
1 UPPER PENT HOUSE FLOOR PLAN
(20th FLOOR)
Scale:1:100



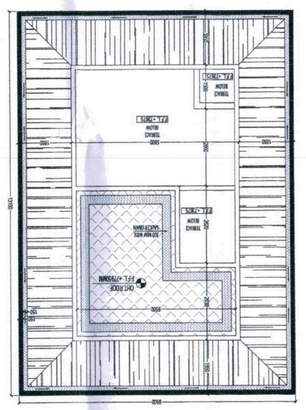
2 UPPER PENTHOUSE FLOOR AREA ADDITION DIAGRAM(FAR)
Scale:1:100



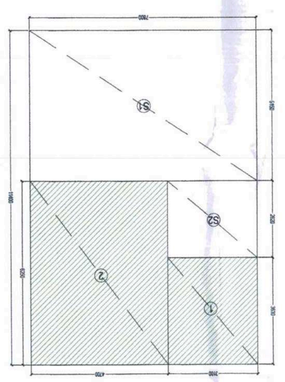
5 MUMTY AREA DIAGRAM
Scale:1:100



6 WATER TANK (OHT)LAYOUT PLAN
Scale:1:100



7 WATER TANK (OHT)ROOF /TERRACE LAYOUT PLAN
Scale:1:100



8 WATER TANK (OHT) -AREA DIAGRAM
Scale:1:100

WATTER TANK AREA DETAIL

Sl.no	Description	Type	Number	Dimension(Diameter) Length	Breadth	Answer	Unit	
	ADDITIONS							
1	1	Rectangle	1	11.253	3.100		sqm.	
2	2	Rectangle	1	4.700	6.250	29.375	sqm.	
3	3	Rectangle	1	13.100	3.100		sqm.	
	B1	Rectangle	1	7.900	9.150	68.179	sqm.	
						80.798	sqm.	

MUMTY BUILT UP AREA DETAIL - TOWER A1 & A2

S.no.	Description	Type	Number	Dimension(Diameter) Length	Breadth	Answer	Unit
	ADDITIONS						
1	A	Rectangle	1	7.900	11.400	88.920	sqm.
	TOTAL ADDITIONS (sq.m =					88.920	sqm.
	MUMTY BUILT UP AREA					88.920	SQM

NON FAR BALCONY AREA

10	B17	Rectangle	1	3.000	2.000	197.607	SQM
9	B16	Rectangle	1	2.000	2.000	4.000	sqm.
8	B6	Rectangle	4	1.950	1.200	11.680	sqm.
7	B6	Rectangle	1	2.100	2.700	5.670	sqm.
6	B7	Rectangle	4	1.900	2.200	16.808	sqm.
5	B5	Rectangle	4	1.270	0.450	2.287	sqm.
4	B4	Rectangle	4	1.650	2.240	13.305	sqm.
3	B3	Rectangle	4	1.650	1.500	26.790	sqm.
2	B2	Rectangle	4	2.475	1.250	12.474	sqm.
1	B1	Rectangle	4	1.620	1.100	27.720	sqm.

BALCONY NON FAR AREA - TOWER A1 & A2 UPPER PENT HOUSE FLOOR AREA (20th Floor)

DEDECTIONS (B)

1	B1	Rectangle	2	4.400	1.500	13.200	sqm.
2	B2A	Rectangle	1	1.700	1.200	2.040	sqm.
3	B2	Rectangle	1	1.600	1.200	1.920	sqm.
4	B4	Rectangle	1	0.800	1.200	0.960	sqm.
5	B5	Rectangle	1	1.600	0.900	1.440	sqm.
6	B6	Rectangle	1	0.750	0.900	0.675	sqm.
7	B7	Rectangle	1	1.700	0.900	1.530	sqm.
8	B8	Rectangle	1	1.600	0.900	1.440	sqm.
9	B9	Rectangle	1	0.800	0.750	0.600	sqm.
10	B10	Rectangle	1	0.750	2.000	1.500	sqm.
11	B11	Rectangle	1	1.700	1.200	2.040	sqm.
12	B12	Rectangle	2	1.350	1.200	3.240	sqm.
13	B13	Rectangle	2	1.350	1.000	2.700	sqm.
14	B14	Rectangle	4	0.810	1.400	4.536	sqm.
15	B15	Rectangle	4	0.810	1.400	4.536	sqm.
16	B16	Rectangle	4	1.950	1.200	9.360	sqm.

ADDECTED FAR ON SERVICE AREA(1%)

						83.930	SQM
1	B1	Rectangle	2	4.400	1.500	13.200	sqm.
2	B2A	Rectangle	1	1.700	1.200	2.040	sqm.
3	B2	Rectangle	1	1.600	1.200	1.920	sqm.
4	B4	Rectangle	1	0.800	1.200	0.960	sqm.
5	B5	Rectangle	1	1.600	0.900	1.440	sqm.
6	B6	Rectangle	1	0.750	0.900	0.675	sqm.
7	B7	Rectangle	1	1.700	0.900	1.530	sqm.
8	B8	Rectangle	1	1.600	0.900	1.440	sqm.
9	B9	Rectangle	1	0.800	0.750	0.600	sqm.
10	B10	Rectangle	1	0.750	2.000	1.500	sqm.
11	B11	Rectangle	1	1.700	1.200	2.040	sqm.
12	B12	Rectangle	2	1.350	1.200	3.240	sqm.
13	B13	Rectangle	2	1.350	1.000	2.700	sqm.
14	B14	Rectangle	4	0.810	1.400	4.536	sqm.
15	B15	Rectangle	4	0.810	1.400	4.536	sqm.
16	B16	Rectangle	4	1.950	1.200	9.360	sqm.

FAR AREA - TOWER A1 & A2 UPPER PENT HOUSE FLOOR AREA (20th Floor)

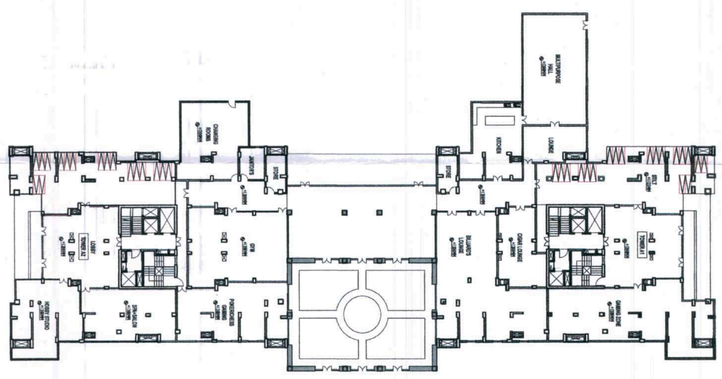
S.no.	Description	Type	Number	Dimension(Diameter) Length	Breadth	Answer	Unit
	ADDITIONS						
1	A	Rectangle	1	3.200	2.975	9.520	sqm.
2	B1	Rectangle	4	0.710	0.375	0.998	sqm.
3	B2	Rectangle	4	2.350	0.825	7.755	sqm.
4	B3	Rectangle	4	0.525	0.825	1.733	sqm.
5	B4	Rectangle	4	0.525	0.600	1.260	sqm.
6	B5	Rectangle	4	0.525	0.450	0.945	sqm.
7	B6	Rectangle	4	0.525	0.300	0.630	sqm.
8	B7	Rectangle	4	0.525	0.225	0.473	sqm.
9	B8	Rectangle	4	0.525	0.150	0.315	sqm.
10	B9	Rectangle	4	0.525	0.075	0.158	sqm.
11	B10	Rectangle	4	0.525	0.000	0.000	sqm.
12	B11	Rectangle	4	0.525	0.000	0.000	sqm.
13	B12	Rectangle	4	0.525	0.000	0.000	sqm.

SUBMISSION DRAWINGS

Yamuna Expressway Industrial Development Authority
APPROVED
Vide Letter No. YEA/PLN/369 Date 25-01-24
Valid Upto Date 16-03-2028
Manager (Architect) Manager (Fire & Safety)
Drawing Checked & Verified by Manager (Planning)

For IMPERIA STRUCTURES LTD.
Authorised Signatory

01 ELEVATION E01
Scale:1:100



02 KEY PLAN
Scale: N.T.S

PRINCIPAL ARCHITECT:

DESIGN FORUM INTERNATIONAL

K47, KAILASH COLONY, NEW DELHI - 110048
PHONE NO. 011-46556600

ARCHITECT'S SIGNATURE

VIKAS KUMAR
CA/2022/146770

OWNER'S SIGNATURE

For IMPERIA STRUCTURES LTD.
Authorised Signatory

CLIENT:

IMPERIA STRUCTURES LTD.

PROJECT: THE SEPHYRA

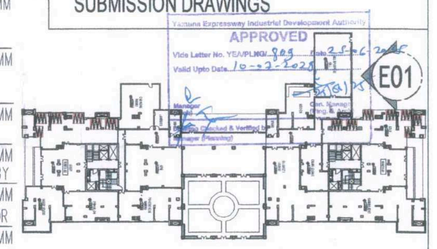
IMPERIA HOUSING IN JAYPEE GREENS SPORTS CITY SDZ SECTOR - 25, YEIDA AREA

DRAWING TITLE:
ELEVATION - E01 4BHK TOWER A
(T-A1 & T-A2)

SCALE	NORTH	SHEET NO.
AS SHOWN		19
DATE 23.06.2025		

02 ELEVATION E02
Scale:1:100

SUBMISSION DRAWINGS



02 KEY PLAN
Scale: N.T.S

E02

PRINCIPAL ARCHITECT:

DESIGN FORUM INTERNATIONAL

K47, KAILASH COLONY, NEW DELHI - 110048
PHONE NO. 011-46556600

ARCHITECT'S SIGNATURE

VIKAS KUMAR
CA/2022/146770

OWNER'S SIGNATURE

For IMPERIA STRUCTURES LTD.
Authorised Signatory

CLIENT:

IMPERIA STRUCTURES PVT. LTD.

PROJECT:

THE SEPHYRA

IMPERIA HOUSING IN JAYPEE GREENS SPORTS CITY SDZ SECTOR - 25, YEIDA AREA

DRAWING TITLE:

ELEVATION - E02 4BHK TOWER A (T-A1 & T-A2)

IMPERIA STRUCTURES LTD.
Authorised Signatory

SCALE	NORTH	SHEET NO.
1:100		20
DATE		
23.06.2025		