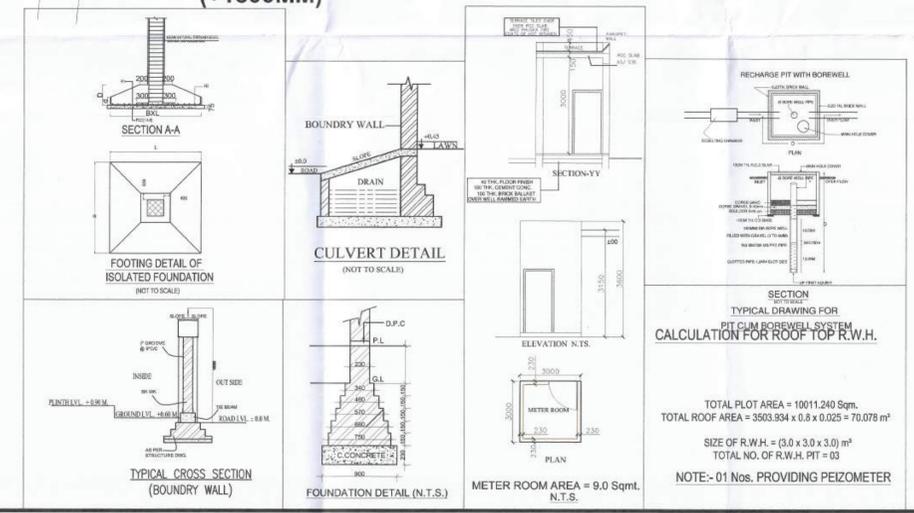


**GROUND FLOOR PLAN (+1500MM)**  
30.0 M WIDE ROAD 112443



**AREA ANALYSIS (H1, SECTOR-63, NOIDA)**

Plot Area (As per New lease deed)	10,011.240			
Set backs	Front 15 Mt.	Rear 15 Mt.	Side 1 9 Mt.	Side 2 9 Mt.
Permissible Ground Coverage	30.00%		3,003.372	
Proposed Ground Coverage	29.00%		2,902.947	
Permissible F.A.R. (As per lease deed)	1.607		16,092.500	
Proposed F.A.R.	1.607		16,091.597	
Permissible Additional 15% F.A.R. Area	15%		2,413.875	
Proposed Additional 15% F.A.R. Area	14.645%		2,356.746	
Permissible Commercial Area (40% of Total Permissible F.A.R.)	40.00%		6,437.000	
Proposed Commercial Area	40.000%		6,436.971	
Remaining Permissible F.A.R. Area for Hotel	60.00%		9,655.500	
Proposed F.A.R. Area for Hotel	59.939%		9,645.626	

**Proposed Additional 15% of F.A.R. Area calculation**

Particulars	Area
15% F.A.R. Area of Building (As per Detailed Area chart)	2356.746
<b>Total Area</b>	<b>2356.746</b>

**Proposed Ground Coverage Calculation**

Particulars	Area	Percentage
F.A.R. Area of Ground Floor	2,711.464	
15% F.A.R. Area on Ground Floor	164.483	
Area for Watchman & Security Shelter	18.000	
Area of Meter Room	9.000	
<b>Total Area</b>	<b>2,902.947</b>	<b>28.997%</b>

**Proposed Basement/ Non F.A.R. Area Calculation**

Particulars	Area
Total Basements Area	14,731.376
Service Floor Area - 4th Floor	1,756.985
<b>Total Area</b>	<b>16,488.361</b>

**Required Parking Calculation**

Particulars	Parking Required
Required Parking (As per Control Norms)	710

**Proposed Parking Calculation**

Particulars	Parking Area	Space/E.C.S.	Parking provided	Proposed parking
Basement-1 (Mechanical Parking)	1,950.097	18	108.339	108
Basement-2 (Mechanical Parking)	5,481.718	18	304.540	305
Basement-3 (Mechanical Parking)	5,417.418	18	300.968	301
<b>Total</b>	<b>12,849.233</b>			<b>714</b>

**Proposed Landscape Area Calculation**

Open Area = Plot Area - Ground Coverage	7,108.293
Required Landscape Area 25% of Open Area =	1,777.073
Proposed Landscape Area =	1,780.156
No of Tree Required (One Tree per 100 Sqm. of Open Area) =	71
No of Tree Proposed	75

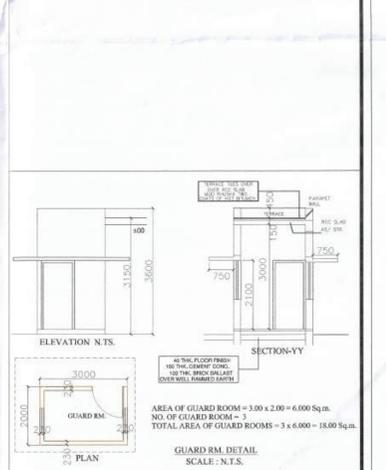
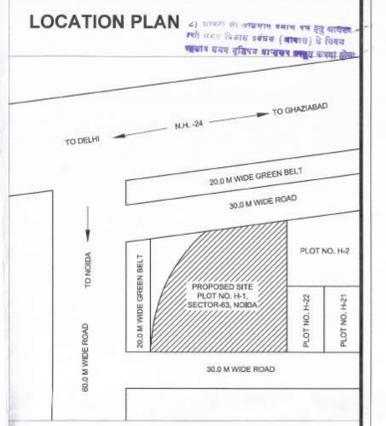
**Proposed Built-up Area Calculation**

Particulars	F.A.R. Area	Service Area (15% F.A.R. Area)	Non F.A.R. Area	Total Built-up Area
Built-up Area Calculation	16091.597	2356.746	16488.361	<b>34936.704</b>

**NOTES:**

- ALL DIMENSIONS/LEVELS ARE IN METERS.
- ALL THE AREAS INDICATED ARE IN SQ.M.
- COLUMNS ARE ONLY MINIMUM AND WILL BE AS PER DESIGN.
- ALL LIFT, ESCALATOR & MACHINE ROOM IS STANDARD.

Map for proposed Building as per Plot No. H-1, Sector-63, Noida. The map shows the location of the proposed site within the sector boundaries.



S.NO.	NO. OF TREE	SYMBOL	NAME OF TREE PROPOSED	TYPE
A	36	🌳	ALSTONIA SCHOLARIS	EVER GREEN
B	34	🌳	ANTHOCEPHALUS	DECIDUOUS

75 = NO. OF TREE PROPOSED, 183 EVER GREEN, 200 DECIDUOUS TREES

**PROJECT**  
HOTEL CUM COMMERCIAL PROJECT AT PLOT NO. H1, SECTOR-63, NOIDA, 201301 (U.P.)

**OWNER**  
M/S JLG PROPERTIES PVT. LTD.  
OFFICE AT-22A, JANPATH, NEW DELHI - 110001

**ARCHITECT'S SEAL** [Stamp]

**OWNER'S SEAL** [Stamp]

For JLG Properties Pvt. Ltd.  
Authorised Signatory

**ARCHITECT**  
**modarchindia**  
architects interior designers & planners  
studio: 1st floor, B-49, sector-43, Noida - 201301, U.P.  
phone: 0120-4206253, email: amingangal@hotmail.com  
website: www.modarch.in

Drawing Title: **SITE PLAN & AREA CALCULATIONS**

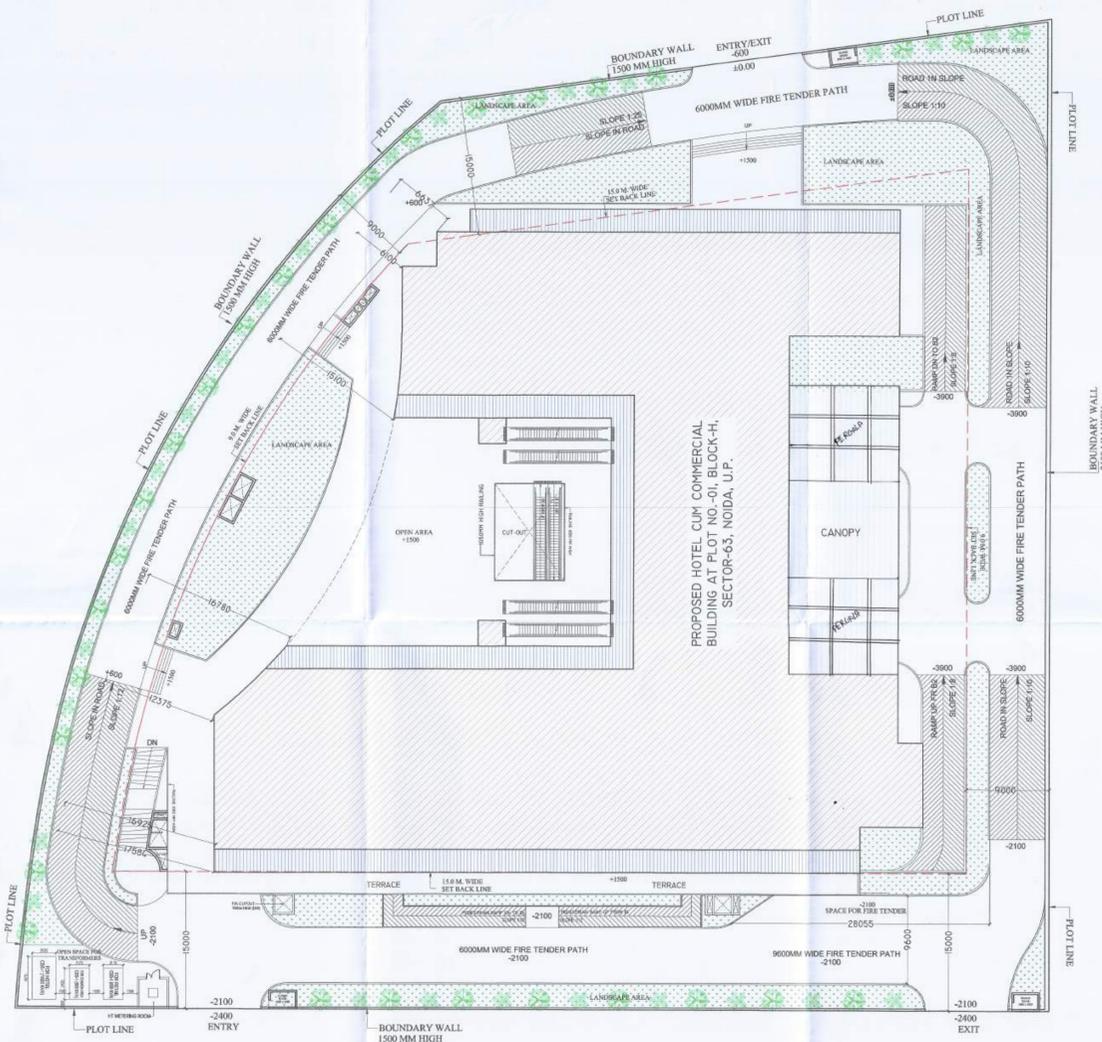
Checked by: MANISH TIWARI Date: \_\_\_\_\_

Drawn by: LOKESH SHARMA Scale: 1:200

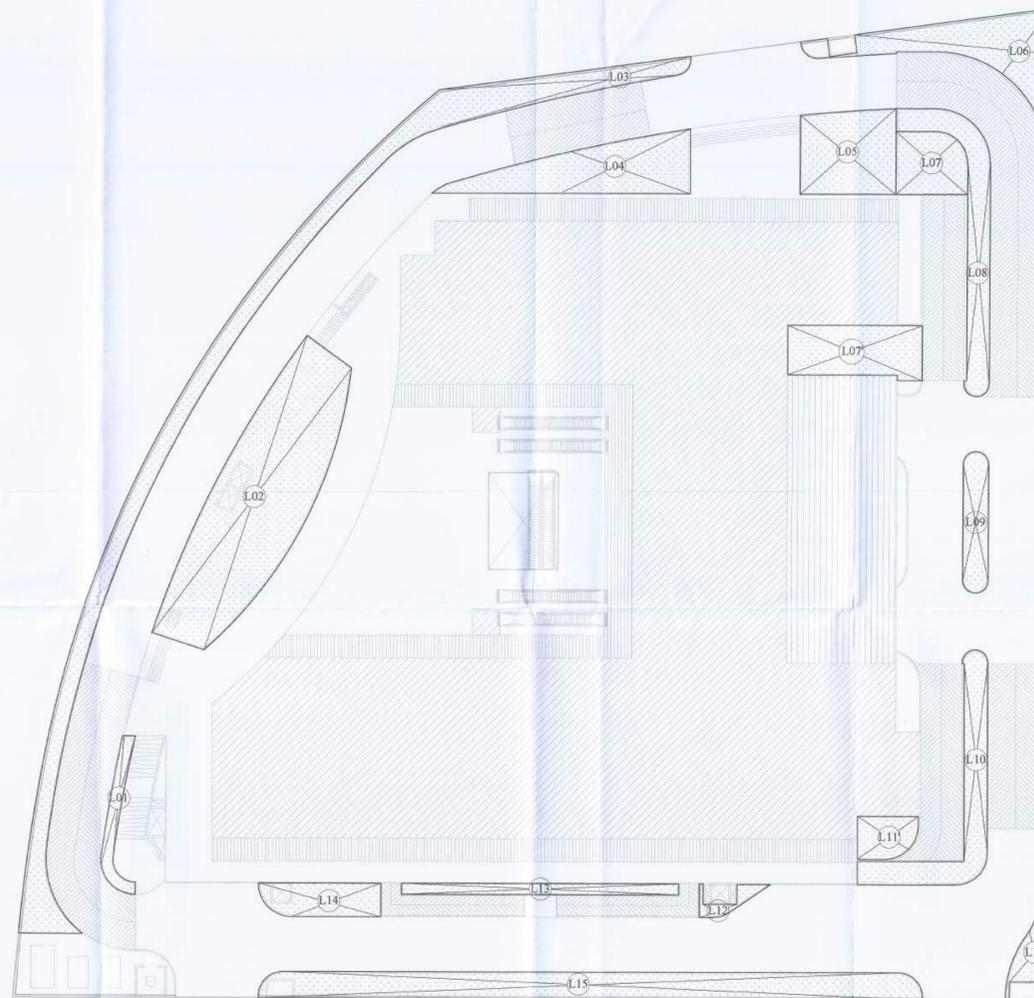
Drawing No: MI - H1 - SANCTION 01

**DETAILED AREA CHART (H1, SECTOR-63, NOIDA)**

FLOORS	COMMERCIAL/RETAIL		HOTEL		NON F.A.R.		TOTAL			
	F.A.R.	15% F.A.R.	F.A.R.	15% F.A.R.	BASEMENTS	SERVICE FLOOR	F.A.R.	15% F.A.R.	NON F.A.R.	
BASEMENT - 03					6,336.593	-	-	-	117.624	6,336.593
BASEMENT - 02					6,082.641	-	-	-	128.544	6,082.641
BASEMENT - 01	1383.783	50.781	1,090.030	169.203	2,312.142	-	2,473.813	219.984	2,312.142	
GROUND FLOOR	2658.224	164.483	53.240	-	-	-	2,711.464	164.483	-	
1st FLOOR	2394.964	163.589	15.755	37.485	-	-	2,410.719	201.074	-	
2nd FLOOR	-	-	1,733.325	247.822	-	-	1,733.325	247.822	-	
3rd FLOOR	-	-	1,611.016	272.858	-	-	1,611.016	272.858	-	
4th FLOOR (Service Floor)	-	-	-	-	-	1,756.985	-	-	1,756.985	
5th FLOOR	-	-	1,210.888	142.149	-	-	1,210.888	142.149	-	
6th FLOOR	-	-	1,026.883	149.754	-	-	1,026.883	149.754	-	
7th FLOOR	-	-	1,019.253	157.384	-	-	1,019.253	157.384	-	
8th FLOOR	-	-	1,019.253	157.384	-	-	1,019.253	157.384	-	
9th FLOOR	-	-	865.983	155.134	-	-	865.983	155.134	-	
10th/Terrace FLOOR	-	-	-	-	-	-	-	224.552	-	
METER ROOM (Ground)	-	-	-	-	-	-	9.000	-	-	
GUARD ROOMS (Ground)	-	-	-	-	-	-	-	-	18.000	
<b>TOTAL</b>	<b>6,436.971</b>	<b>378.853</b>	<b>9,645.626</b>	<b>1,489.173</b>	<b>14,731.376</b>	<b>1,756.985</b>	<b>16,091.597</b>	<b>2,356.746</b>	<b>16,488.361</b>	



LANDSCAPE PLAN



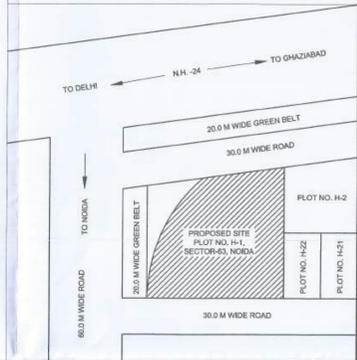
LANDSCAPE AREA ENVELOPE

LANDSCAPE AREA CALCULATION				
S NO.	X	Y	NOS	AREA
L1	AS / P. LINE CALCULATION		1	24.961
L2	AS / P. LINE CALCULATION		1	336.504
L3	AS / P. LINE CALCULATION		1	290.507
L4	AS / P. LINE CALCULATION		1	137.039
L5	AS / P. LINE CALCULATION		1	94.374
L6	AS / P. LINE CALCULATION		1	111.826
L7	AS / P. LINE CALCULATION		1	124.305
L7'	AS / P. LINE CALCULATION		1	80.903
L8	AS / P. LINE CALCULATION		1	91.931
L9	AS / P. LINE CALCULATION		1	41.268
L10	AS / P. LINE CALCULATION		1	91.985
L11	AS / P. LINE CALCULATION		1	25.911
L11'	AS / P. LINE CALCULATION		1	27.977
L12	AS / P. LINE CALCULATION		1	10.315
L13	AS / P. LINE CALCULATION		1	36.120
L14	AS / P. LINE CALCULATION		1	45.581
L15	AS / P. LINE CALCULATION		1	208.649
<b>TOTAL LANDSCAPE AREA</b>				<b>1780.156</b>

Map for proposed Building is as per Plot Lines indicated for approval purpose.  
 P.I. Ass't. - Anil Arora  
 P.I. Ass't. - Anil Arora  
 21/05/2018  
 21/05/2018  
 21/05/2018

- NOTES:-
1. ALL DIMENSIONS & LEVELS ARE IN MILLIMETERS.
  2. ALL THE AREAS INDICATED ARE IN SQ.M.
  3. COLUMNS ARE ONLY INDICATIVE AND WILL BE AS PER RELEVANT STRUCTURAL DRAWINGS.
  4. ALL LIFT, ESCALATOR & MACHINE ROOM SHOULD BE AS PER ISI STANDARD.

LOCATION PLAN



S.NO. OF TREE	SYMBOL	NAME OF TREE PROPOSED	TYPE
A	38	ALSTONIA SCHOLARIS	EVER GREEN
B	34	ANTHOCEPHALUS	DECIDUOUS
73 = NO. OF TREE PROPOSED, 163 EVER GREEN, 200 DECIDUOUS TREES			

PROJECT  
 HOTEL CUM COMMERCIAL PROJECT AT  
 PLOT NO. H1, SECTOR-63, NOIDA, 201301 (U.P.)

OWNER  
 M/S JLG PROPERTIES PVT. LTD.  
 OFFICE AT-22A, JANPATH, NEW DELHI - 110001

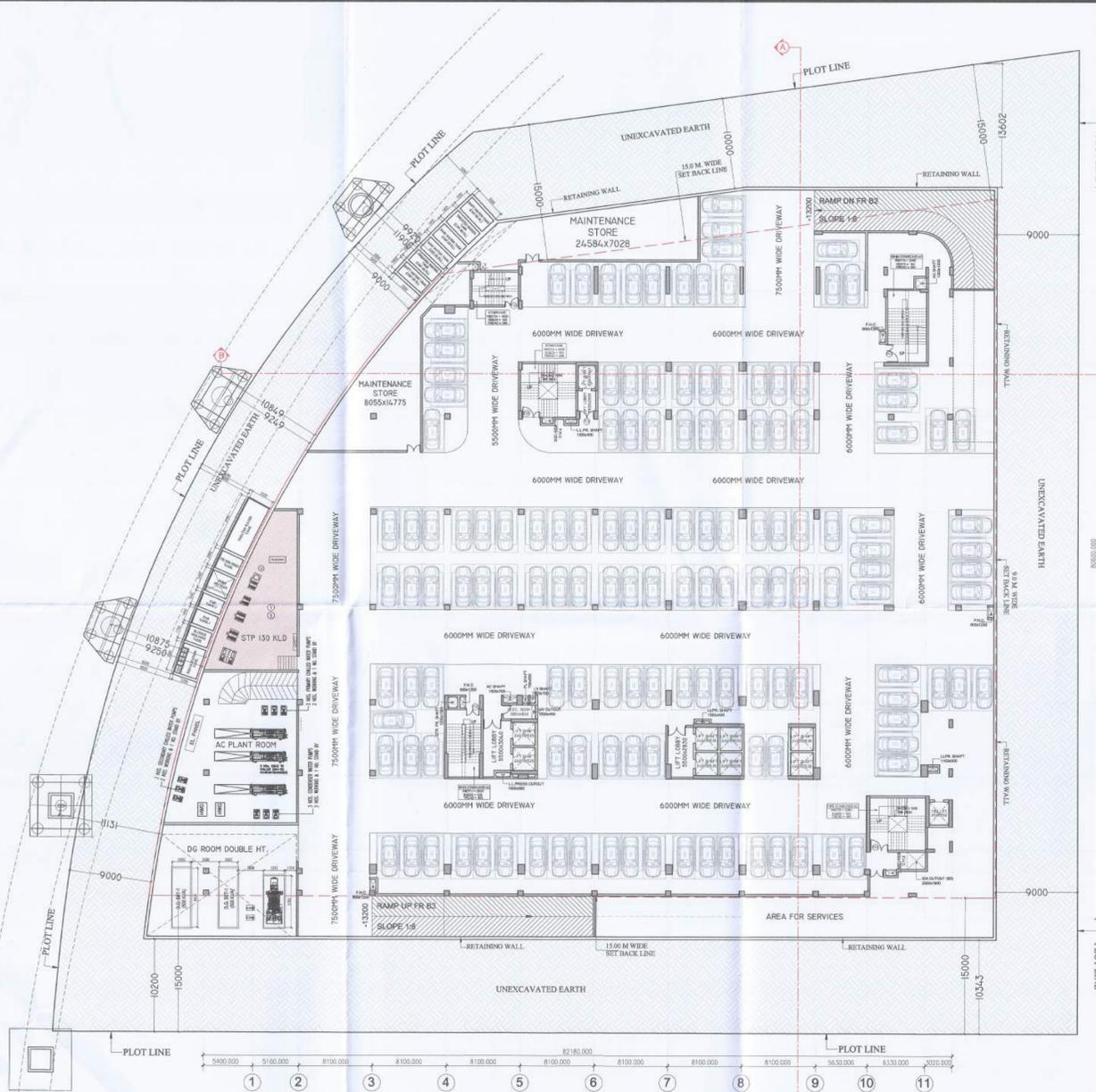
ARCHITECT'S SEAL	OWNER'S SEAL

ARCHITECT

architects interior designers & planners  
 studio: 1st floor, B-99, sector-63, Noida-201301, U.P.  
 phone: 0120-4206253, email: amitganga@hotmail.com  
 website: www.modarch.in

Drawing Title  
**LANDSCAPE PLAN & AREA CALCULATIONS**

Checked by: MANISH TIWARI Date: \_\_\_\_\_  
 Drawn by: LOKESH SHARMA Scale: 1:250  
 Drawing No: MI - H1 - SANCTION 02



B3 FLOOR PLAN (-13200MM)

**BASEMENT-3 FLOOR AREA CALCULATION (PARKING AREA) :-**

TOTAL ADDITION AREA = 6523.787 Sqm.  
 TOTAL DEDUCTION AREA = 1106.369 Sqm.  
 TOTAL PARKING AREA = ADDITION AREA - DEDUCTION AREA  
 = 6523.787 - 1106.369 = **5417.418 Sqm.**

**BASEMENT-3 FLOOR AREA CALCULATION (NON F.A.R. AREA) :-**

TOTAL ADDITION AREA = 6523.787 Sqm.  
 TOTAL DEDUCTION AREA = 178.309 Sqm.  
 TOTAL NON F.A.R. AREA = ADDITION AREA - DEDUCTION AREA + SHAFT  
 = 6523.787 - 178.309 - 8.885 = **6336.593 Sqm.**

**BASEMENT-3 15% AREA CALCULATION :-**

15% AREA = **117.624 Sqm.**

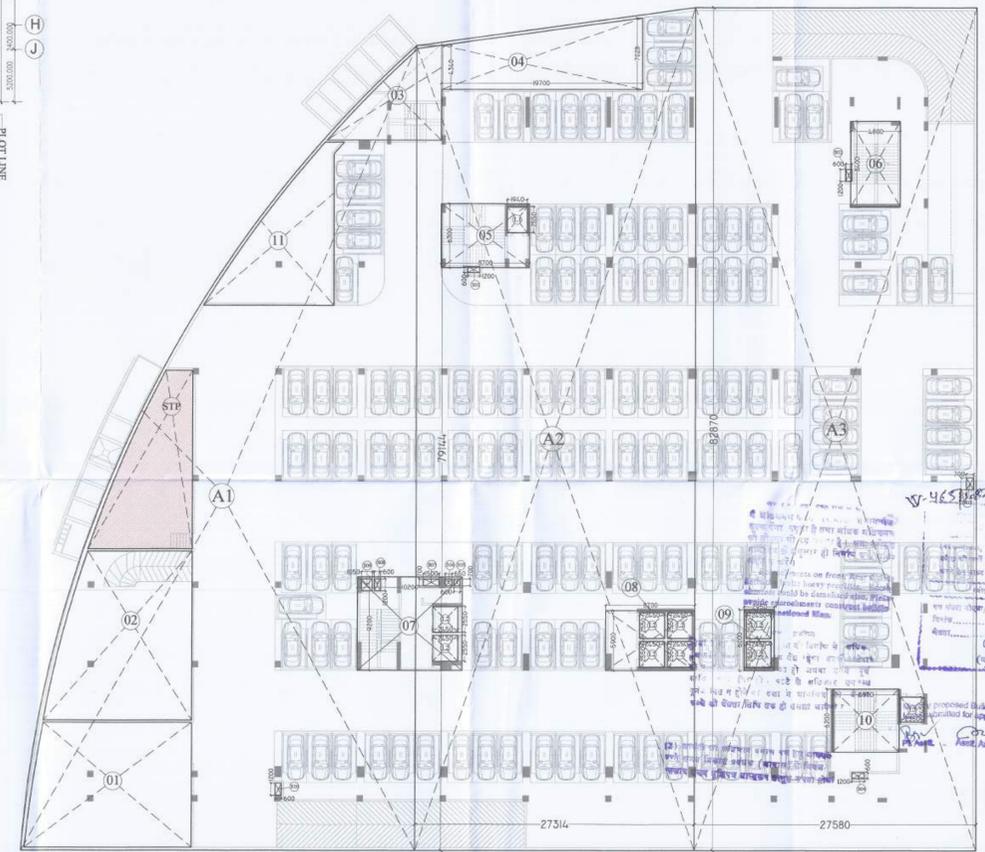
BASEMENT-3 ADDITION AREA ENVELOPE				
S.NO.	X	Y	NO.	AREA
ENVELOPES				
A1	AS PER P.LINE CALC.		1	2025.607
A2	(79.144+82.870)/2 x 27.314		1	2212.625
A3	27.580	82.870	1	2285.555
TOTAL ADDITION AREA				<b>6523.787</b>

BASEMENT-3 (NON F.A.R. DEDUCTION AREA)				
S.NO.	X	Y	NO.	AREA
ENVELOPES				
L1	1.940	2.550	1	4.947
L2	2.450	2.550	8	49.980
L3	2.350	2.450	1	5.758
STP	AS PER COMP. CALC.		1	117.624
TOTAL DEDUCTION AREA				<b>178.309</b>

BASEMENT-3 (15% AREA)				
S.NO.	X	Y	NO.	AREA
ENVELOPES				
STP	AS PER COMP. CALC.		1	117.624
TOTAL 15% AREA				<b>117.624</b>

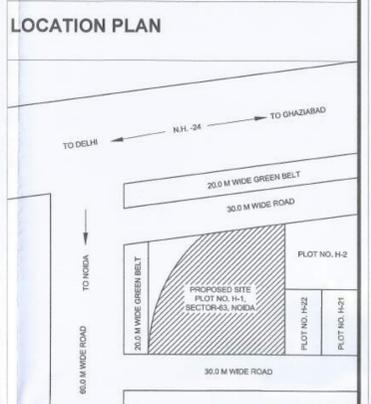
BASEMENT-3 (PARKING) DEDUCTION AREA ENVELOPE				
S.NO.	X	Y	NO.	AREA
ENVELOPES				
O1	AS PER COMP. CALC.		1	191.126
O2	6.250	5.900	1	209.369
O3	8.700	6.300	1	62.627
O4	(4.340+7.028)/2 x 19.700		1	111.975
O5	8.700	6.300	1	54.810
O6	4.800	8.400	1	40.320
O7	10.200	9.200	1	93.840
O8	8.700	5.900	1	51.330
O9	2.950	6.000	1	17.700
O10	6.500	6.200	1	40.300
O11	AS PER COMP. CALC.		1	115.348
STP	AS PER COMP. CALC.		1	117.624
TOTAL DEDUCTION AREA				<b>1106.369</b>

BASEMENT-3 (NON F.A.R.) SHAFT AREA				
S.NO.	X	Y	NO.	AREA
ENVELOPES				
S01	1.200	0.600	1	0.720
S02	0.600	1.200	1	0.720
S03	0.700	1.200	1	0.840
S04	0.600	1.200	1	0.720
S05	0.600	0.700	1	0.420
S06	0.650	0.700	1	0.455
S07	1.500	0.700	1	1.050
S08	0.600	1.200	1	0.720
S09	1.050	1.200	2	2.520
S10	0.600	1.200	1	0.720
TOTAL SHAFT AREA				<b>8.885</b>



BASEMENT-3 ADDITION & DEDUCTION AREA ENVELOPE

- NOTES:-
1. ALL DIMENSIONS & LEVELS ARE IN MILLIMETERS.
  2. ALL THE AREAS INDICATED ARE IN SQ.M.
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PROJECT  
 HOTEL CUM COMMERCIAL PROJECT AT  
 PLOT NO. H1, SECTOR-63, NOIDA, 201301 (U.P.)

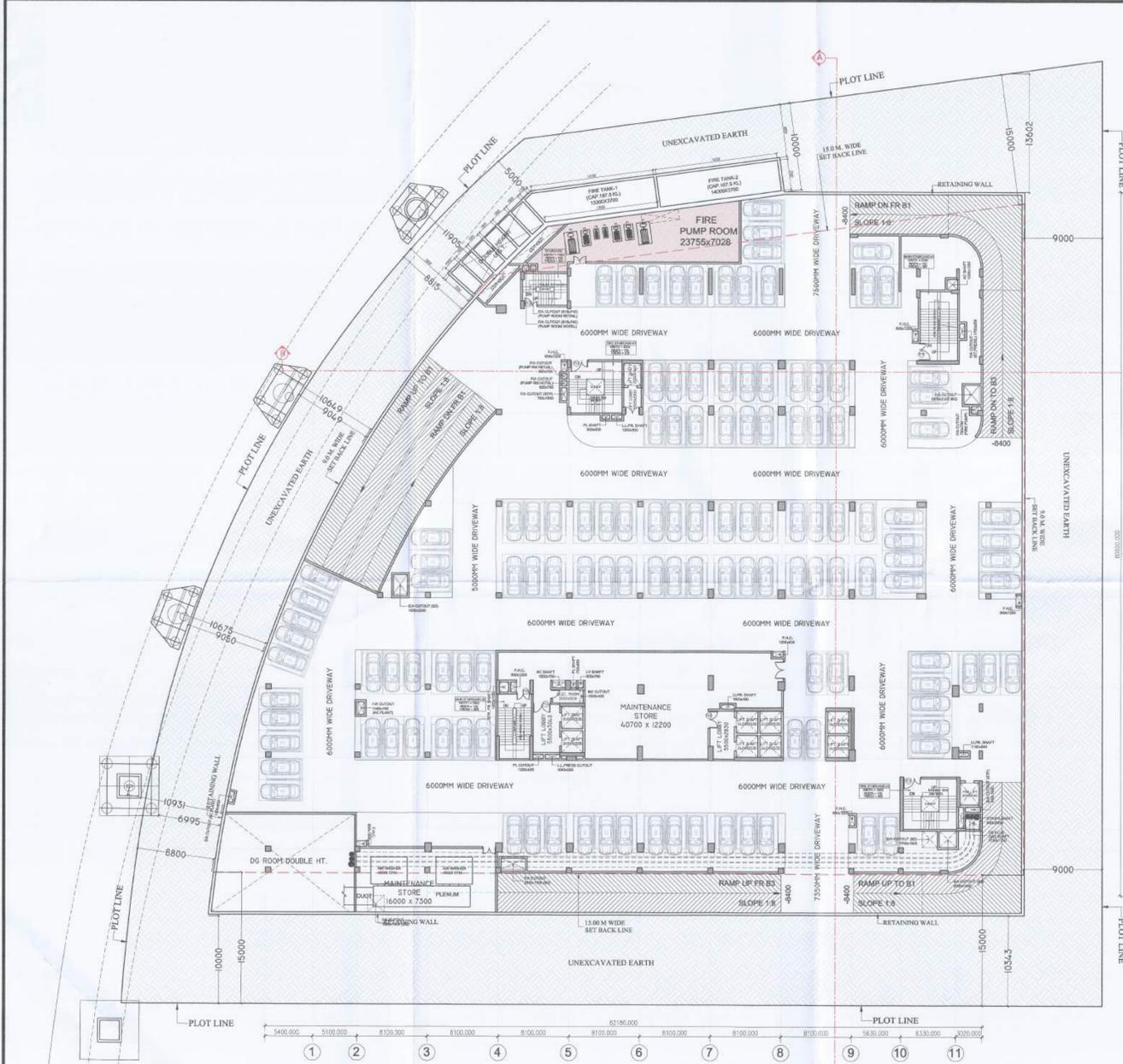
OWNER  
 M/S JLG PROPERTIES PVT. LTD.  
 OFFICE AT-22A, JANPATH, NEW DELHI - 110001

ARCHITECT'S SEAL  
 OWNER'S SEAL  
 For JLG Properties Pvt. Ltd.  
 Authorised Signatory

ARCHITECT  
  
 architects interior designers & planners  
 studio: 1st floor, B-99, sector-63, Noida -201301, U.P.  
 phone: 0120-4206253, email: amitgargal@hotmail.com  
 website: www.modarch.in

Drawing Title  
**BASEMENT-3 FLOOR PLAN & AREA CALCULATIONS**

Checked by: MANISH TIWARI Date: \_\_\_\_\_  
 Drawn by: LOKESH SHARMA Scale: 1:200  
 Drawing No: MI - H1 - SANCTION 03



B2 FLOOR PLAN (-8400MM)

**BASEMENT-2 FLOOR AREA CALCULATION (PARKING AREA) :-**

TOTAL ADDITION AREA = 6523.757 Sqm.  
 TOTAL DEDUCTION AREA = 1042.039 Sqm.  
 TOTAL PARKING AREA = ADDITION AREA - DEDUCTION AREA  
 = 6523.757 - 1042.039 = **5481.718 Sqm.**

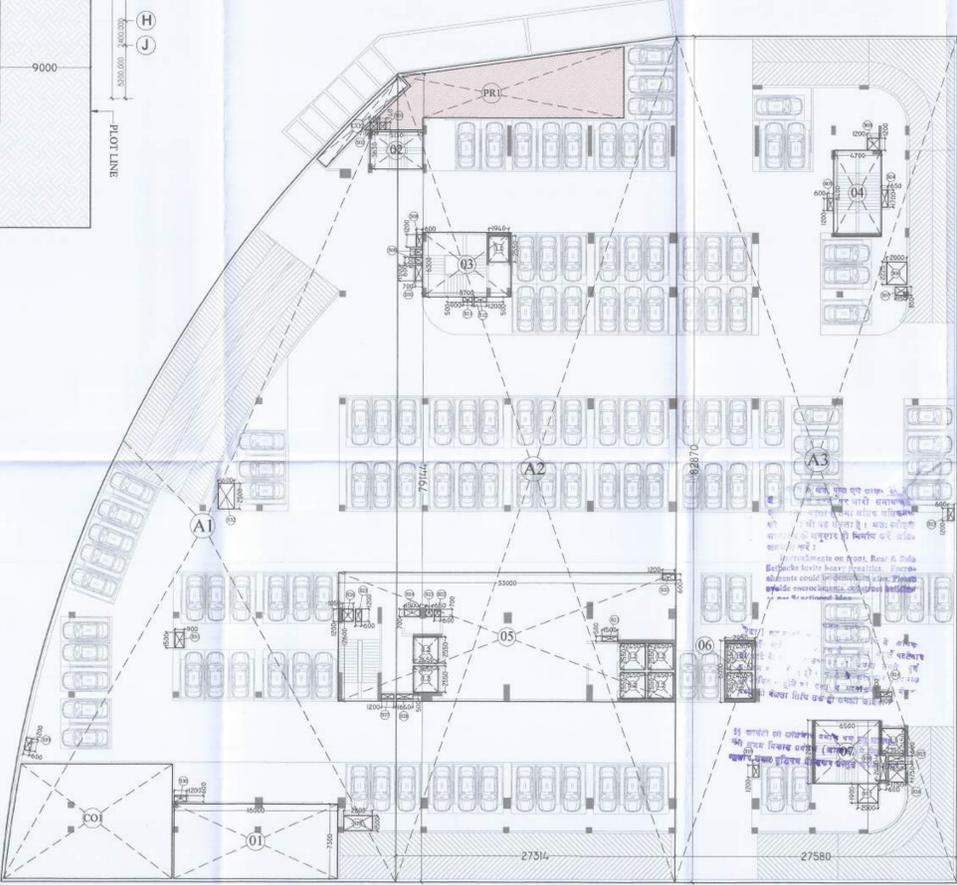
**BASEMENT-2 FLOOR AREA CALCULATION (NON F.A.R. AREA) :-**

TOTAL ADDITION AREA = 6523.757 Sqm.  
 TOTAL DEDUCTION AREA = 399.212 Sqm.  
 TOTAL NON F.A.R. AREA = ADDITION AREA - DEDUCTION AREA - SHAFT  
 = 6523.757 - 399.212 - 41.904 = **6082.641 Sqm.**

**BASEMENT-2 15% AREA CALCULATION :-**

15% AREA = **128.544 Sqm.**

BASEMENT-2 (NON F.A.R.)				
SHAFT AREA				
S.NO.	X	Y	NO.	AREA
501	0.615	0.740	1	0.455
502	0.715	0.740	1	0.529
503	1.200	1.200	1	1.440
504	0.650	1.200	1	1.105
505	0.600	1.200	1	0.720
506	2.000	2.225	1	4.450
507	1.150	0.850	1	0.978
508	0.600	1.200	1	0.720
509	0.600	0.700	2	0.840
510	0.700	1.500	1	1.050
511	0.900	0.900	1	0.810
512	1.200	0.500	1	0.600
513	0.600	1.200	1	0.720
514	0.100	0.500	1	0.050
515	1.650	0.600	1	0.990
516	1.750	1.750	1	3.063
517	2.000	1.900	1	3.800
518	0.600	2.400	1	1.440
519	0.600	1.200	1	0.720
520	1.200	0.600	1	0.720
521	1.500	0.500	1	0.750
522	0.600	0.700	1	0.420
523	0.650	0.700	1	0.455
524	1.500	0.700	1	1.050
525	0.600	1.200	1	0.720
526	1.050	1.200	1	1.260
527	1.200	0.500	1	0.600
528	1.640	0.500	1	0.820
529	2.800	1.500	1	4.200
530	1.200	0.600	1	0.720
531	0.900	1.500	1	1.350
532	1.500	2.500	1	4.000
533	0.600	1.200	1	0.720
TOTAL SHAFT AREA				41.904



BASEMENT-2 ADDITION & DEDUCTION AREA ENVELOPE

BASEMENT-2 ADDITION AREA ENVELOPE				
S.NO.	X	Y	NO.	AREA
ENVELOPES				
A1	AS PER P.LINE CALC.		1	2025.607
A2	(79.144+82.870)/2 x 27.314		1	2212.625
A3	27.580	82.870	1	2285.555
TOTAL ADDITION AREA				6523.787

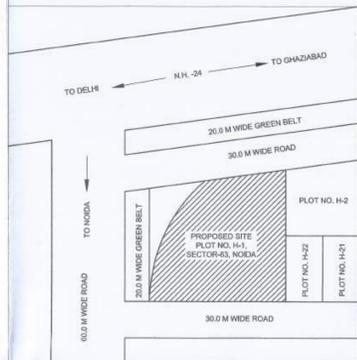
BASEMENT-2 (NON F.A.R. DEDUCTION AREA)				
S.NO.	X	Y	NO.	AREA
ENVELOPES				
L1	1.940	2.550	1	4.947
L2	2.450	2.550	8	49.980
L3	2.350	2.450	1	5.758
CO1	AS PER COMP. CALC.		1	195.480
CO2	AS PER COMP. CALC.		1	14.503
PR1	AS PER COMP. CALC.		1	128.544
TOTAL DEDUCTION AREA				399.212

BASEMENT-2 (15% AREA)				
S.NO.	X	Y	NO.	AREA
ENVELOPES				
PR1	AS PER COMP. CALC.		1	128.544
TOTAL 15% AREA				128.544

BASEMENT-2 (PARKING) DEDUCTION AREA ENVELOPE				
S.NO.	X	Y	NO.	AREA
ENVELOPES				
O1	16.000	7.300	1	116.800
O2	5.130	3.630	1	18.622
O3	8.700	6.300	1	54.810
O4	4.700	8.400	1	39.480
O5	33.000	12.600	1	415.800
O6	2.950	6.000	1	17.700
O7	6.500	6.200	1	40.300
CO1	AS PER COMP. CALC.		1	195.480
CO2	AS PER COMP. CALC.		1	14.503
STP	AS PER COMP. CALC.		1	128.544
TOTAL DEDUCTION AREA				1042.039

- NOTES:-
1. ALL DIMENSIONS & LEVELS ARE IN MILLIMETERS.
  2. ALL THE AREAS INDICATED ARE IN SQ.M.
  3. COLUMNS ARE ONLY INDICATIVE AND WILL BE AS PER RELEVANT STRUCTURAL DRAWINGS.
  4. ALL LIFT, ESCALATOR & MACHINE ROOM SHOULD BE AS PER ISI STANDARD.

LOCATION PLAN



PROJECT  
HOTEL CUM COMMERCIAL PROJECT AT  
PLOT NO. H1, SECTOR-63, NOIDA, 201301 (U.P.)

OWNER  
M/S JLG PROPERTIES PVT. LTD.  
OFFICE AT-22A, JANPATH, NEW DELHI - 110001

ARCHITECT'S SEAL  
OWNER'S SEAL  
For JLG Properties Pvt. Ltd.  
Authorised Signatory

ARCHITECT  
**modarchindia**  
architects interior designers & planners  
studio: 1st floor, B-99, sector-63, Noida - 201301, U.P.  
phone: 0120-4226253, email: amigangal@hotmail.com  
website: www.modarch.in

Drawing Title  
**BASEMENT-2 FLOOR PLAN & AREA CALCULATIONS**

Checked by: MANISH TIWARI Date: \_\_\_\_\_  
 Drawn by: LOKESH SHARMA Scale: 1:200  
 Drawing No: MI - H1 - SANCTION 04