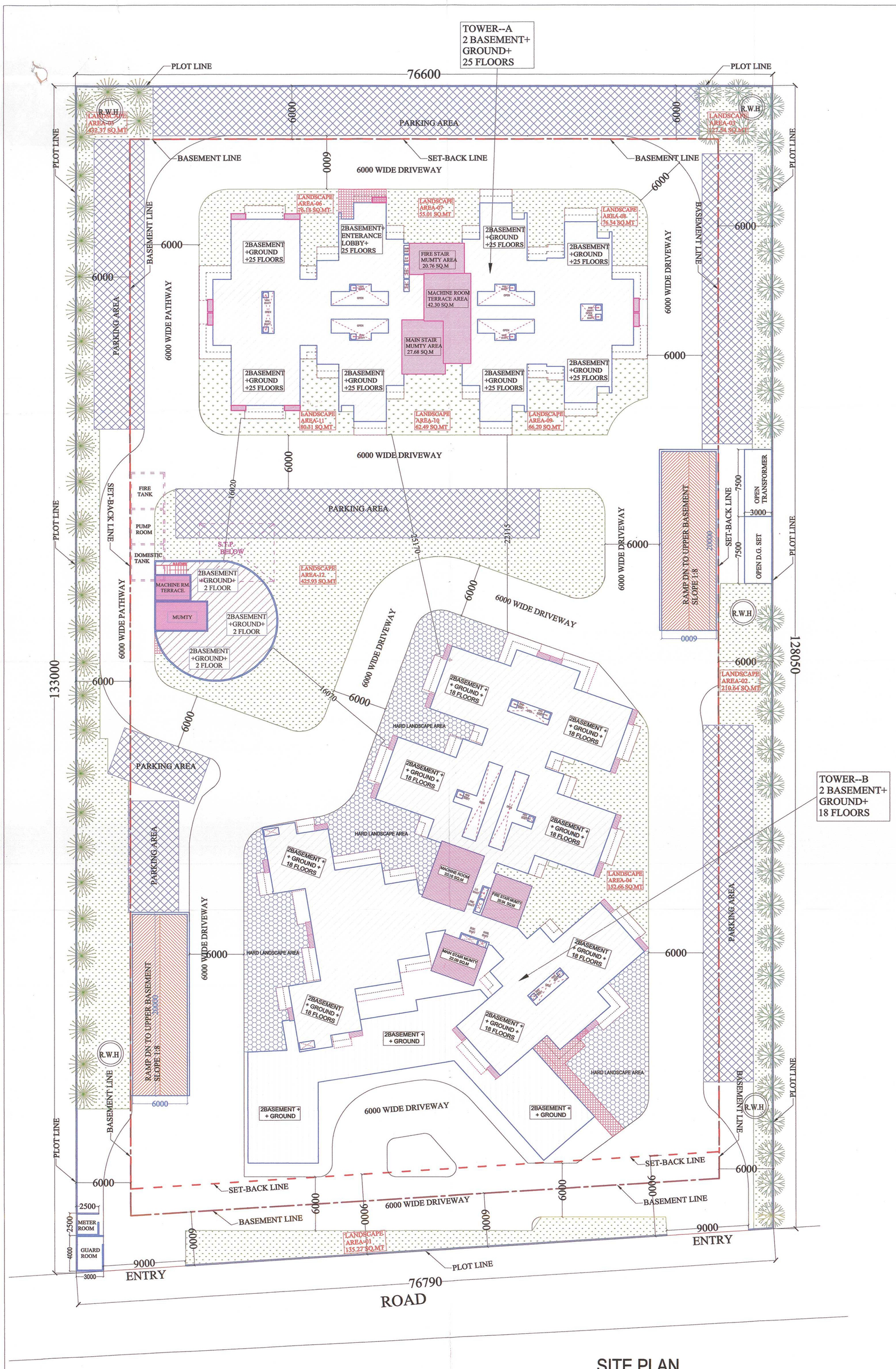


SITE PLAN

S.NO	PARTICULARS			SQ.MTR.
1	TOTAL PLOT AREA			10,000
2	PERMISSIBLE F.A.R. FOR HOUSING			35,000
	A	AS PER 2.75 F.A.R. =10,000 X 2.75 = 27,500 SQ.MT.		
	B	ADDITIONAL 0.75 F.A.R. PURCHASABLE = 10,000.00 X 0.75 = 7500 SQ.MT.		
		TOTAL PERMISSIBLE F.A.R. FOR HOUSING = A+B = 27,500 + 7500 = 35,000 SQ.MT.		
3	PERMISSIBLE 15% F.A.R. FOR FACILITY			5,250.00
	A	PERMISSIBLE 15% FACILITY OF TOTAL MAIN F.A.R. AREA 27,500.00 OF 15% = 4125.00 SQ.MT.		
	B	PERMISSIBLE 15% FOR FACILITY OF TOTAL PURCHASABLE F.A.R. AREA = 15% OF 7500 SQ.MT. = 1125 SQ.MT.		
		TOTAL PERMISSIBLE 15% F.A.R. FOR FACILITY = A+B = 4125.00 + 1125 = 5,250.00 SQ.MT.		
4	PERMISSIBLE GROUND COVERAGE FOR HOUSING 10,000.00 Sqm.@ 35 % = 3,500.00 sq. mt.		35%	3,500.00
5	PROPOSED TOTAL GROUND COVERAGE		24.69%	2469.84
6	PERMISSIBLE AREA IN F.A.R. FOR COMMERCIAL 1.00% OF TOTAL F.A.R AREA = 1.00% X 3,500.00 = 350.00 SQ.MT.			350.00
7	TOTAL PROPOSED F.A.R. AREA		3.496	34,960.72
	A	F.A.R. AREA OF COMMERCIAL	348.68	
	B	F.A.R. AREA OF COMMUNITY HALL	449.41	
	C	F.A.R. AREA OF RESIDENTIAL	34,156.38	
	D	F.A.R. AREA OF METER ROOM	6.25	
		TOTAL = (A+B +C+D) = 34,960.72 SQ.MT.		
8	PROPOSED FACILITY OF 15%			3,816.42
	PROPOSED AREA IN 15 % FACILITY AREA FOR HOUSING = FIRE STAIR CASE AREA + LIFT LOBBY AREA + MUMTY AREA + MACHINE ROOM AREA + LIFT SHAFTS + SERVICE SHAFTS + CUPBOARD + GAURD ROOM + L.T. & PANEL ROOM + S.T.P. AREA + UNDER WATER TANK = 3,816.42 SQ.MT.			
9	PERMISSIBLE DENSITY = 2100 PPH			
10	A	ACHIEVED DENSITY (ASSUMING 4.5 NO.S. PERSONS PER UNIT) FOR 358 No.S UNITS = 358 X 4.5 X 10,000 / 10,000.00 = 1611 PPH		
	B	ACHIEVED UNITS = 358 Nos.		
	C	ACHIEVED PERSONS = UNITS X 4.5 = 358 X 4.5 = 1611 PERSONS		
11	REQUIRED LANDSCAPE AREA			1882.54
	REQUIRED LANDSCAPE AREA = 25 % OF OPEN AREA OPEN AREA = PLOT AREA - (GROUND COVERAGE+ RAMP) = 25% OF 10,000 - 2469.84 = 7530.16 / 4 = 1882.54 SQ.MT.			
12	PROPOSED LANDSCAPE AREA			1902.28
13	AS PER 1 No. OF TREE PER 100 SQ.MT. OF OPEN AREA = (PLOT AREA - GROUND COVERAGE- RAMP) / 100 = 10,000 - 2469.84 / 100 = 75.30 No.S. SAY 75 No.S.			75 No.S.
14	NO. OF TREE PROPOSED = 76 No.S (50% TREE EVER GREEN)			76 No.S.
15	PARKING REQUIRED = 1 E.C.S. / 80 SQ.M. F.A.R. AREA FOR HOUSING = 35,000 / 80 = 437.50 SAY 438 E.C.S.			438 E.C.S.
16	PROPOSED PARKING			448 E.C.S.
	A	OPEN PARKING AREA = 1251.09 / 20 = 62.55 SAY 62 E.C.S. @ 20 SQ.MT. PER E.C.S.		
	B	UPPER BASEMENT PARKING AREA = 5706.97 / 30 = 190.23 E.C.S. SAY 190 E.C.S. @ 30 SQ.MT. PER E.C.S.		
	C	LOWER BASEMENT PARKING AREA = 5906.70/ 30 = 196.89 E.C.S. SAY 196 E.C.S. @ 30 SQ.MT. PER E.C.S.		
		TOTAL PARKING = (A+B+C) = 448 E.C.S.		
17	TOTAL BUILT-UP AREA			53,892.94
	A	TOTAL F.A.R AREA	= 34,960.72 SQ. MT.	
	B	TOTAL NON.F.A.R. AREA	= 15,115.80 SQ. MT.	
	C	TOTAL FACILITY AREA	= 3,816.42 SQ. MT.	
		TOTAL (A+B+C+D) =	= 53,892.94 SQ. MT	

Greater Noida Industrial Development Authority APPROVED Vide Letter No. 20319/GNIDA/MAP Valid Upto Dated 30/08/2022 B.G.M. Gen. Manager (Plng. & Arch.) Dy. M. (Plng.)

Greater Noida Industrial Development Authority Vide Letter No. 50 Valid Upto Dated 28/12/2022 30/08/2022

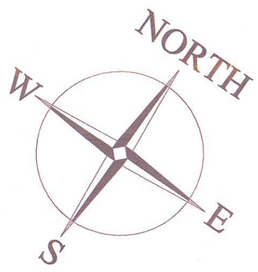
SCHEDULE OF PLANTS

ALONG BOUNDARY WALL

1	TABEBUIA ARGENTEA	38 No.S.
2	LAGERSTROEMIA FLOSREGINAE (EVER GREEN)	38 No.S.
	TOTAL = 76 No.S.	

LEGEND : -

1. SETBACK LINE
2. BASEMENT LINE
3. TOWER ENTRANCE
4. PARKING AREA
5. HARD LANDSCAPE AREA



AREA STATEMENT

PARTICULARS	TOWER- A UNITS	TOWER- A F.A.R. AREA	TOWER- A 15% FACILITY AREA	TOWER-B UNITS	TOWER-B F.A.R. AREA	TOWER-B 15% FACILITY AREA	COMMERCIAL F.A.R. AREA	COMMUNITY F.A.R. AREA	COMMUNITY 15% FACILITY AREA	METER ROOM F.A.R. AREA	GUARD ROOM 15% FACILITY AREA	L.T. & PANEL ROOM 15% FACILITY AREA	RAMP AREA	S.T.P. AREA 15% FACILITY AREA	UNDER WATER TANK AREA 15% FACILITY AREA	F.A.R. AREA (EACH FLOOR) OF ALL TOWERS	15% FACILITY AREA (EACH FLOOR) OF ALL TOWERS	UPPER BASEMENT AREA	LOWER BASEMENT AREA	TOTAL UNITS	TOTAL GROUND COVERAGE	TOTAL NON F.A.R AREA
TOTAL GROUND COVERAGE AREA		745.87			898.23		348.68	155.11		6.25	12.00		240.00								2469.84	
NO.OF SIMILAR TOWERS		1			1		1	1		1	1		1									
(GROUND COVERAGE AREA) ONE TOWER		745.87			898.23		348.68	155.11		6.25	12.00		240.00									
UPPER BASEMENT AREA IN NON F.A.R																		7458.15				
LOWER BASEMENT AREA IN NON F.A.R																			7657.65			
GROUND / STILT FLOOR	7	698.30	49.57	7	837.73	60.50	348.68	152.23	2.88	6.25						2041.19	185.65					
1st. FLOOR	8	675.29	67.90	8	874.45	81.61		148.59	6.52							1698.33	156.03					
2nd. FLOOR	8	675.29	67.90	8	874.45	81.61		148.59	6.52							1698.33	156.03					
3rd. FLOOR	8	675.29	67.90	8	874.45	81.61										1549.74	149.51					
4th. FLOOR	8	675.29	67.90	8	874.45	81.61										1549.74	149.51					
5th. FLOOR	8	675.29	67.90	8	874.45	81.61										1549.74	149.51					
6th. FLOOR	8	675.29	67.90	8	874.45	81.61										1549.74	149.51					
7th. FLOOR	8	675.29	67.90	8	874.45	81.61										1549.74	149.51					
8th. FLOOR	8	675.29	67.90	8	874.45	81.61										1549.74	149.51					
9th. FLOOR	8	675.29	67.90	8	874.45	81.61										1549.74	149.51					
10th. FLOOR	8	675.29	67.90	8	874.45	81.61										1549.74	149.51					
11th. FLOOR	8	675.29	67.90	8	874.45	81.61										1549.74	149.51					
12th. FLOOR	8	675.29	67.90	8	874.45	81.61										1549.74	149.51					
13th. FLOOR	8	675.29	67.90	8	874.45	81.61										1549.74	149.51					
14th. FLOOR	8	675.29	67.90	8	874.45	81.61										1549.74	149.51					
16th. FLOOR	8	675.29	67.90	8	874.45	81.61										1549.74	149.51					
16th. FLOOR	8	675.29	67.90	8	874.45	81.61										1549.74	149.51					
17th. FLOOR	8	675.29	67.90	8	874.45	81.61										1549.74	149.51					
18th. FLOOR	8	675.29	67.90	8	874.45	81.61										1549.74	149.51					
19th. FLOOR	8	675.29	67.90													675.29	67.90					
20th. FLOOR	8	675.29	67.90													675.29	67.90					
21st. FLOOR	8	675.29	67.90													675.29	67.90					
22nd. FLOOR	8	675.29	67.90													675.29	67.90					
23rd. FLOOR	8	675.29	67.90													675.29	67.90					
24th. FLOOR	8	675.29	67.90													675.29	67.90					
25th. FLOOR	8	675.29	67.90													675.29	67.90					
16 % FACILITY MUMTY,MACHINE ROOM & WATERTANK AREA			118.42			98.86			31.47								248.75					
TOTAL F.A.R. OF ONE TOWER		17578.55			16577.83																	
NO.OF SIMILAR TOWERS		1			1																	
TOTAL F.A.R OF ALL TOWERS		17578.55			16577.83		348.68	449.41		6.25						34960.72						
15% FACILITY AREA ONE TOWER			1865.49			1628.34			47.39		12.00	100.02		53.33	46.15							
NO.OF SIMILAR TOWERS			1			1			1		1	1		1	1							
TOTAL 15% FACILITY AREA OF ALL TOWERS(FIRE STAIR CASE+LIFT LOBBY AREA +MUMTY AREA+MACHINE ROOM AREA+LIFT SHAFT AREA+SERVISES SHAFTS AREA +WATER TANK AREA+GUARD ROOM AREA+CUPBOARD AREA)			1865.49			1628.34			47.39		12.00	100.02		53.33	46.15		3816.42					
TOTAL NO. OF UNIT ONE TOWER	207			151																		
NO.OF SIMILAR TOWER	1			1																		
TOTAL NO.OF UNITS	207			151																358		
TOTAL NON F.A.R AREA																		7458.15	7657.65			15115.80

PROJECT :-
KUMAR " IMPERIAL GREENS"
AT PLOT No. GH-01B, SECT-16,
GREATER NOIDA (WEST)

BUILDERS & PROMOTER :-
M/s Dream Land Promoters & Consultants Pvt.Ltd.
7 IP Building, E-109, Pandav Nagar, Delhi - 92

DRAWING TITLE :-
SITE PLAN
AREA STATEMENT

ARCHITECTS :
Space Designers International
Space Designers
architects & planners
B - 34, SECTOR-67, NOIDA
PH : 0120- 2484445-49
Mob: 9811070399 , 9811536231
e-mail : spacesdi@gmail.com, www.spacedi.com

DRAWN BY :-	CHECKED BY :-	SCALE	DATED :-
SANJAY	VISHAL	1: 250	

Dreamland Promoters and Consultants Pvt. Ltd.

VISHAL MITTAL CA/90/20160 ARCHI

OWNER'S SIGN

ARCHITECTS SIGN

DRG. NO. -- 01