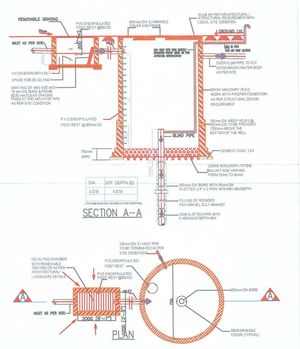
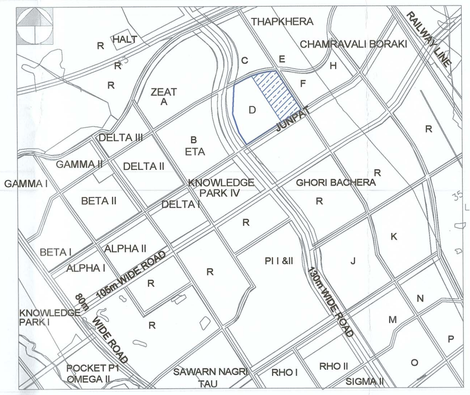
Greater Noida Industrial Dev. Authority
APPROVED
Vide Letter No. 2433 Dated 26/11/2018
Valid upto Dated 5 years
Drawing Checked & Verified

SP-1534 16/4/2018

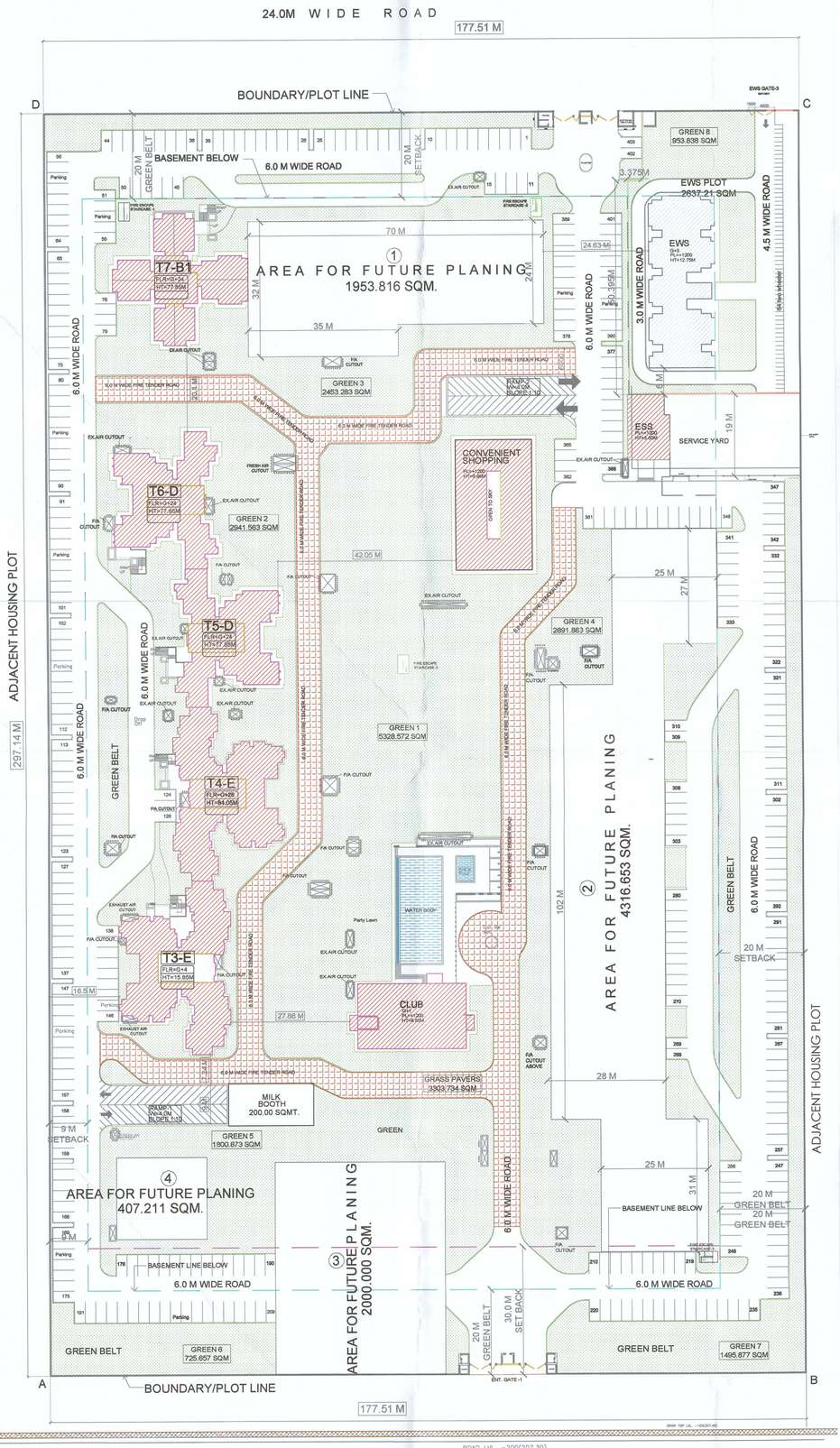


RAIN WATER HARVESTING DETAIL



LOCATION KEY PLAN

FAR CALCULATION														
TOWER	T3 E		T4 E		T5 D		T6 D		T7 B1		TOTAL			
UNITS	19		108		100		100		199					
MODULE	FAR	UNITS	FAR	UNITS	FAR	UNITS	FAR	UNITS	FAR	UNITS	UNITS	TOTAL FAR		
S.NO FLOORS														
1 GROUND	564.29	4	564.30	4	430.56	4	431.95	4	445.01	7	23	2438.11		
2 1st FLOOR	538.35	4	539.35	4	405.80	4	405.80	4	420.64	8	24	2310.94		
3 2nd FLOOR	538.35	4	539.35	4	405.80	4	405.80	4	420.64	8	24	2310.94		
4 3rd FLOOR	538.35	4	539.35	4	405.80	4	405.80	4	420.64	8	24	2310.94		
5 4th FLOOR	404.51	3	539.35	4	405.80	4	405.80	4	420.64	8	23	2178.10		
6 5th FLOOR			539.31	4	405.98	4	405.98	4	420.64	8	20	1771.87		
7 6th FLOOR			539.31	4	405.98	4	405.98	4	420.64	8	20	1771.87		
8 7th FLOOR			539.31	4	405.98	4	405.98	4	420.64	8	20	1771.87		
9 8th FLOOR			539.31	4	405.98	4	405.98	4	420.64	8	20	1771.87		
10 9th FLOOR			539.31	4	405.98	4	404.96	4	420.64	8	20	1770.87		
11 10th FLOOR			539.35	4	405.80	4	405.80	4	420.64	8	20	1771.59		
12 11th FLOOR			539.35	4	405.80	4	405.80	4	420.64	8	20	1771.59		
13 12th FLOOR			539.35	4	405.80	4	405.80	4	420.64	8	20	1771.59		
12th FLOOR											0	0.00		
14 13th FLOOR			539.35	4	405.80	4	405.80	4	420.64	8	20	1771.59		
15 14th FLOOR			539.35	4	405.80	4	405.80	4	420.64	8	20	1771.59		
16 15th FLOOR			539.31	4	405.98	4	404.96	4	420.64	8	20	1770.87		
17 16th FLOOR			539.31	4	405.98	4	404.96	4	420.64	8	20	1770.87		
18 17th FLOOR			539.31	4	405.98	4	404.96	4	420.64	8	20	1770.87		
19 18th FLOOR			539.31	4	405.98	4	404.96	4	420.64	8	20	1770.87		
20 19th FLOOR			539.31	4	405.98	4	404.96	4	420.64	8	20	1770.87		
21 20th FLOOR			539.35	4	405.80	4	404.88	4	420.64	8	20	1770.67		
22 21st FLOOR			539.35	4	405.80	4	404.88	4	420.64	8	20	1770.67		
23 22nd FLOOR			539.35	4	405.80	4	404.88	4	420.64	8	20	1770.67		
24 23rd FLOOR			539.35	4	405.80	4	404.88	4	420.64	8	20	1770.67		
25 24th FLOOR			539.35	4	405.80	4	404.88	4	420.64	8	20	1770.67		
26 25th FLOOR			539.35	4							4	538.35		
27 26th FLOOR			539.35	4							4	538.35		
28 MUMTY FLOOR	61.99		61.99		62.98		62.98		82.86			332.80		
29 M/C & WATER TANK	89.39		89.39		89.39		89.39		105.88			463.44		
TOTAL	2738.23		14738.38		10323.73		10314.52		10729.11		526	48843.97		
AMENITIES														
1 CONV. SHOPPING	1072.18													
2 CLUB	717.82													
3 SERVICE YARD	186.56													
4 GUARD ROOM	36.82													
TOTAL (B)	2013.38													
TOTAL FAR												50857.35		
A (5 per /unit)	2586.85	19	11890.25	108	8953.96	100	10314.52	100	10729.11	199	526	48843.97		
AMENITIES												2013.38		
TOTAL	2586.85	19	11890.25	108	8953.96	100	10314.52	100	10729.11	199	526	50857.35		



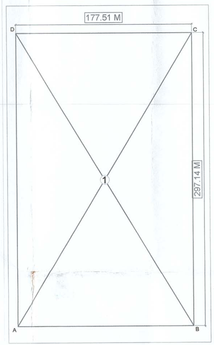
PHASE-I (AS/ TENDER)		
PLOT AREA	52744.18	SQM.
INFORMAL SECTOR (EWS)	2637.21	SQM.
NET PLOT AREA	50106.97	SQM.
PERMISSIBLE FAR @ 175	92302.32	175% SQM.
PROPOSED FAR	50857.35	96.42% SQM.
PERMISSIBLE GROUND COVERAGE @ 30	15032.091	SQM.
PROPOSED GROUND COVERAGE	3773.32	SQM.
DENSITY CALCULATION		
PERMISSIBLE DENSITY @ 525 PPH (5 PERSON/UNIT)	0.01667 x 525 / 5	
=	526.123	UNITS
SAY	526	UNITS
PROPOSED UNITS	526	UNITS

CAR PARKING CALCULATION		
TOTAL PERMISSIBLE FAR	= 92302.32 SQ.MT.	
ECS REQUIRED @ 60 SQM	= 92302.32/60 = 1153.779 ECS SAY 1154 ECS	
NO. OF CARS REQUIRED	= 1154 NOS.	
BASEMENT AREA	= 36168.04 SQ.MT.	
PARKING AREA	= TOTAL AREA–(TOWER AREA+SERVICE AREA)	
PARKING AREA	= 36168.04 – 3225.14	
	= 32942.90 SQ.MT.	
CARS PROVIDED IN BASEMENT	= 32942.90/30	= 1098 NOS.
CARS PROVIDED ON SURFACE	= 403 NOS.	
TOTAL CARS PROVIDED	= 1098+403	= 1501 NOS.

EWS CALCULATION		
PLOT AREA	2637.21 SQM	
GROUND COVERAGE@40%	1054.88 SQM	
PERMISSIBLE FAR@160	4219.54 SQM	
PROPOSED GROUND COVERAGE	538.46 SQM	
PROPOSED FAR	2023.32 SQM	
DENSITY CALCULATION		
PERMISSIBLE DENSITY @ 60DPPH (2.5 PERSON/UNIT)	0.263721x600 / 2.5	
=	63.2	
SAY	63	UNITS
TOTAL PROPOSED UNITS	64	UNITS

GROUND COVERAGE CALCULATION AS PER PERMISSIBLE			
TOWER - GROUND COVERAGE			
S.NO	TOWER NAME	TOWER TYPE	GROUND COVERAGE
1	T3	E	608.82
2	T4	E	606.92
3	T5	D	462.12
4	T6	D	462.12
5	T7	B1	473.87
		TOTAL (A)	2613.85
AMENITIES			
1	CONV. SHOPPING		536.09
2	CLUB		400.00
6	SERVICE YARD		186.56
7	GUARD ROOM		36.82
		TOTAL (B)	1159.47
EWS			
PROPOSED GROUND COVERAGE(D)			538.46
TOTAL GROUND COVERAGE (A+B+C+D)			4311.78

CONV. SHOPPING CENTER CALCULATION	
PLOT AREA	2000.00 SQM
PERMISSIBLE GROUND COVERAGE @ 40%	800.00 SQM
PERMISSIBLE FAR @ 0.80	1600.00 SQM
PROPOSED GROUND COVERAGE	532.25 SQM
PROPOSED FAR	1072.18 SQM



SITE AREA CALCULATION
177.51 X 297.14 =
52744.18 SQM
= 13.03 ACRES
= 5.274 HECTARES

TOTAL PLOT AREA	52744.18	SQMT.	5.274Hac
GROUP HOUSING PLOT AREA	50106.97	SQMT.	
CONV. SHOPPING PLOT AREA	2000.00	SQMT.	
NURSERY SCHOOL PLOT AREA	1000.00	SQMT.	
MILK BOOTH	200.00	SQMT.	
NURSING HOME PLOT AREA	1000.00	SQMT.	

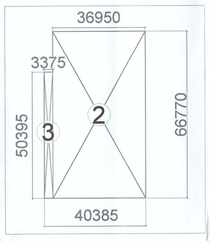
AREA CHART SUMMARY AS PER PERMISSIBLE FAR @ 175

	PERMISSIBLE	PROPOSED GROUP HOSING	PROPOSED EWS	PROPOSED AMENITIES FAR	TOTAL PROPOSED FAR
	92302.32	48843.97	2023.32	2013.38	52880.67
TOTAL MAIN FAR	@ 175	92.61%	3.84%	3.82%	100.26%
	15823.25	2613.85	538.46	1159.47	4311.78
TOTAL GROUND COVERAGE	@30%	4.96%	1.02%	2.20%	8.17%

PERMISSIBLE FAR /DENSITY	
PERMISSIBLE FAR AS/ TENDER DOCUMENT	175
PERM. DENSITY AS/ TENDER DOCUMENT	525 PPH
PROP. DENSITY AS/ TENDER DOCUMENT	525 PPH

ELECTRICAL LOAD DETAIL		
S.NO.	DESCRIPTION	TOTAL LOAD (In KW)
1.	TOTAL LOAD OF FLATS	3370.00
2.	TOTAL LOAD OF COMMON AREAS	1830.00
3	TOTAL LOAD OF FIRE FIGHTING	300.00
	GRAND TOTAL LOAD OF COMPLEX	5500.00

EWS PLOT AREA



EWS SITE AREA CALCULATION
= 2 & 3
= (36.95 X 66.77) + (3.375 X 50.4)
= 2467.15 + 170.1 = 2637.25sqm
= 0.65 ACRES

SUBMISSION DRAWING

drg. title: SITE PLAN

project: PROPOSED CONSTRUCTION OF MULTI STOREYED GROUP HOUSING AT SECTOR ETA-II, Plot No.=GH-01,GREATER NOIDA

developers: ansal API
ANSAL PROPERTIES & INFRASTRUCTURE Ltd.
115, ANSAL BHAWAN,
16, KASTURBA GANDHI MARG,
NEW DELHI – 110 001.

architects: SAA
sikka associates architects
• architecture • masterplanning • urban design • interior designing • project management
82/20 sofdarjang enclave, new delhi–110029 tel:(+91–11)26107053,26108355 26177549 fax: 26194481, e-mail: saa@saaindia.net, sikka@holtway.com

Architect: N.R. SHARMA (A.I.I.A.) Regd. No. CA 95/18799

Owner: For Ansal Properties & Infrastructure Ltd. (Authorised Signatory)

drg. no: S. NO.-01 / A- SP-01
scale: 1:500
date: 12–01–2018
dealt: