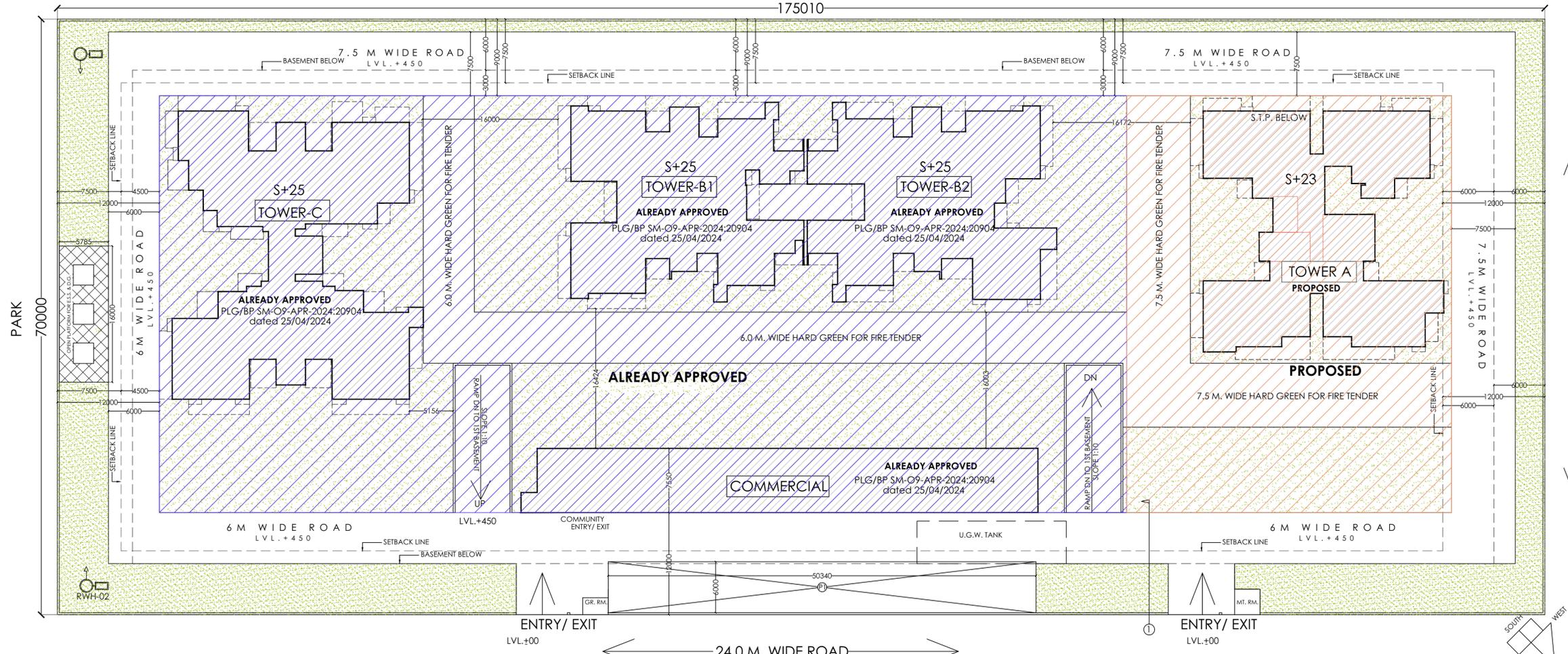
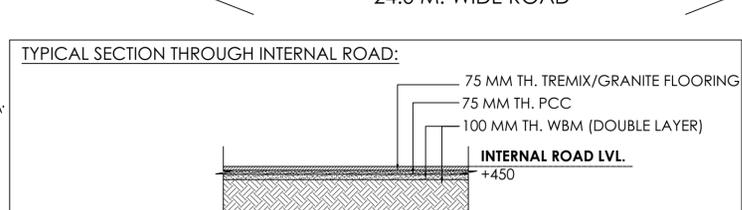
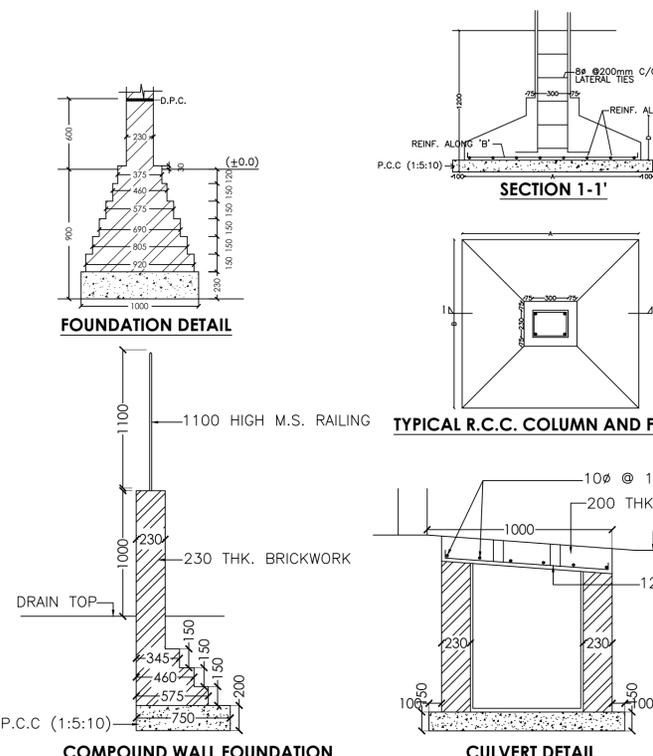


OTHER PLOT

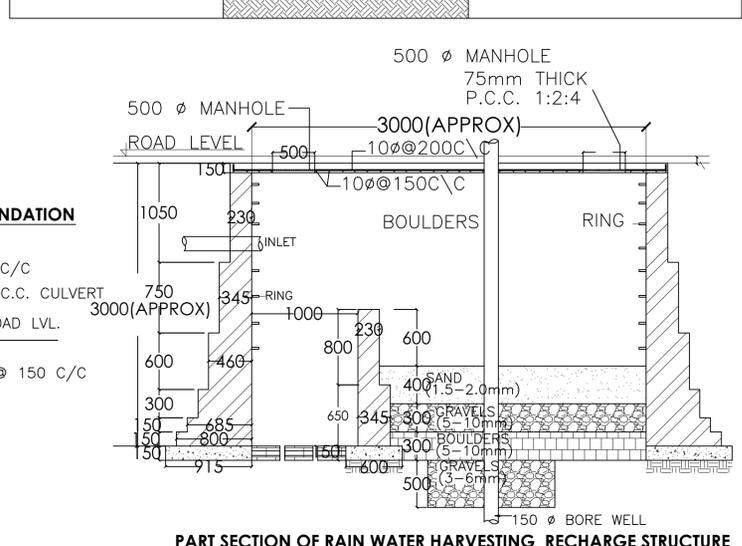
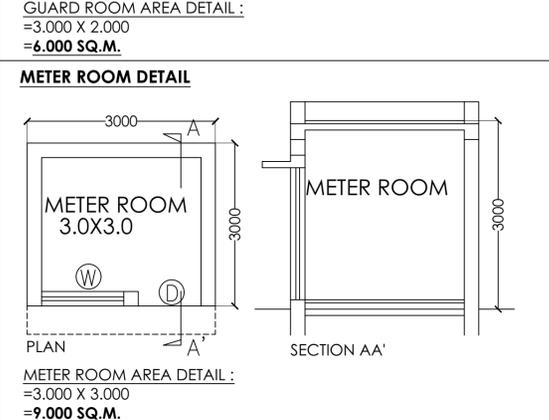
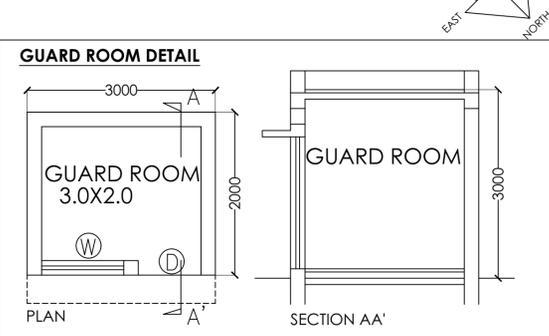
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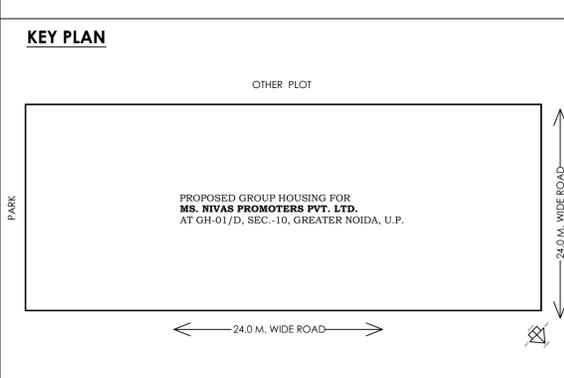
AREA DETAIL			
S.NO.	PARTICULARS	F.A.R. %	AREA IN SQM.
1	<b>TOTAL PLOT AREA</b>		<b>12250.700</b>
2	PERMISSIBLE F.A.R. = 3.5 X 12250.70 = 42877.450 SQM.	3.5	42877.450
3	FAR FOR GREEN	5%	2143.873
4	<b>TOTAL FAR</b>		<b>45021.323</b>
5	PERMISSIBLE 15% FOR FACILITY OF TOTAL F.A.R. AREA	15%	6431.618
6	PERMISSIBLE GROUND COVERAGE 12250.70 @35% = 4287.745 SQM.	35%	4287.745
7	PROPOSED TOTAL GROUND COVERAGE	21.561%	2641.366
10	<b>TOTAL F.A.R. ACHIEVED</b>		<b>3.675</b>
11	PROPOSED 15% FACILITY AREA		6043.758
12	PERMISSIBLE UNITS AS PER DENSITY = 2100 PPH @		571.699
13	PROPOSED UNITS		384
14	PERMISSIBLE DENSITY		2100 PPH
15	PROPOSED DENSITY FOR 384 UNITS = 384 x 4.5 x 10000 / 12250.70		1410.532
16	PERMISSIBLE SHOPPING @1%		428.775
17	<b>ACHIEVED SHOPPING F.A.R.</b>		<b>428.768</b>
18	REQUIRED GREEN = 50% OF OPEN AREA OPEN AREA = PLOT AREA - GROUND COVERAGE		4804.667
19	<b>PROPOSED GREEN</b>		<b>6441.691</b>
20	REQUIRED NO. OF TREES 1 TREE PER 100 SQM. OF OPEN AREA = (PLOT AREA - GROUND COVERAGE)/100		96
21	NO. OF TREES PROPOSED		125
22	STILTS AREA (NON F.A.R.)		1388.141
23	<b>TOTAL BASEMENT AREA</b>		
A)	UPPER BASEMENT AREA		9454.580
B)	LOWER BASEMENT AREA		9454.580
	<b>TOTAL (A+B)</b>		<b>18909.160</b>
24	PARKING REQUIRED ECS / 80 SQM OF FAR AREA @1 =		
24	45021.323 / 80 = 563 ECS		563
25	<b>PROPOSED PARKING</b>		<b>649</b>
A)	TOTAL UPPER BASEMENT PARKING AREA = 8846.305 / 30 = 294 ECS		294
B)	TOTAL LOWER BASEMENT PARKING AREA = 8846.305 / 30 = 294 ECS		294
C)	STILTS PARKING AREA = 1388.141 / 30 = 46 ECS		46
D)	OPEN PARKING AREA = 302.040 / 20 = 15 ECS		15
	<b>TOTAL PARKING (A + B + C + D)</b>		<b>649</b>
26	<b>TOTAL BUILT-UP AREA</b>		<b>71361.927</b>
A)	TOTAL FAR AREA		45020.868
B)	TOTAL NON FAR AREA		20297.301
C)	TOTAL FACILITY AREA		6043.758
	<b>TOTAL A+B+C</b>		<b>71361.927</b>



**OPEN PARKING AREA:**  
 =P1  
 =(50.340X6.0)  
 =(302.04)  
 =302.040 SQM  
 =302/040/20= 15.102  
 =15 CARS



**NOTE:**  
 PARKING REQUIREMENT:  
 5% VISITOR'S PARKING = 35 CARS  
 5% EV CHARGING = 35 CARS



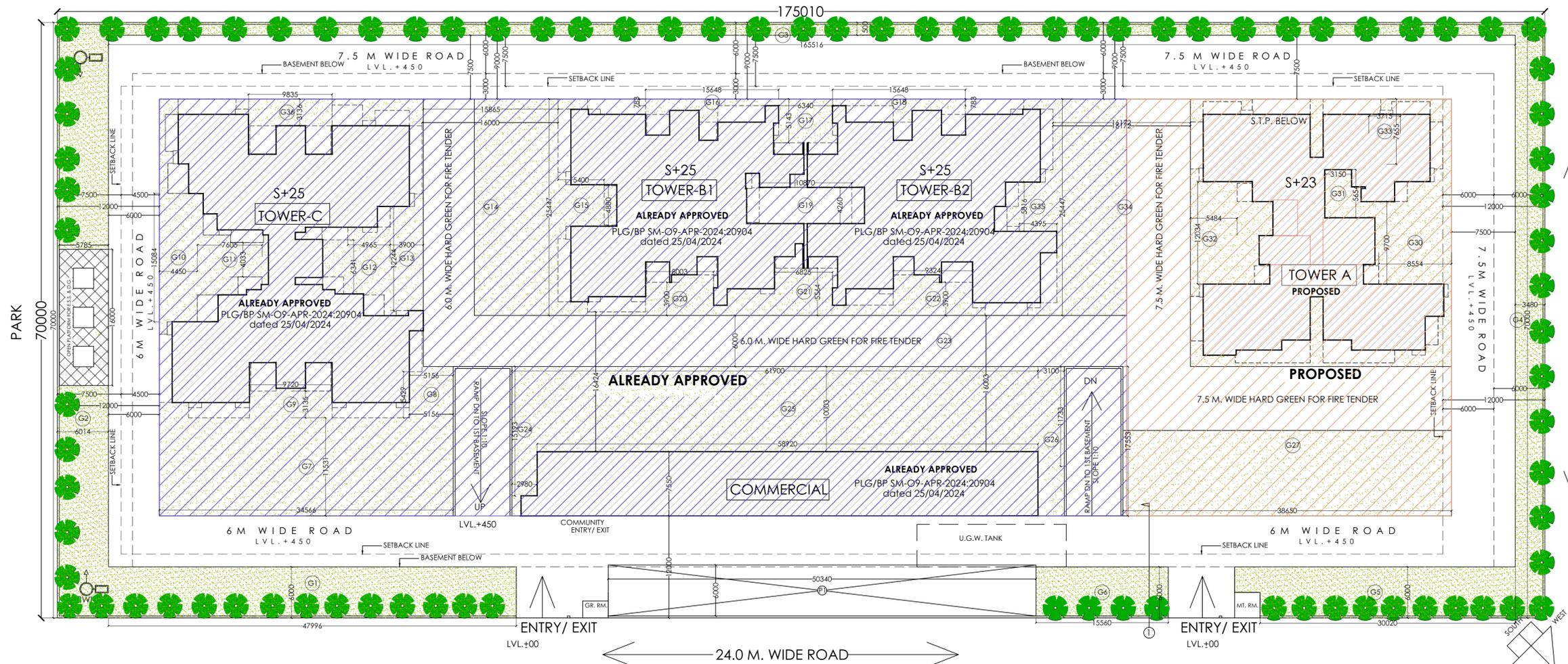
S.NO.	PARTICULARS	PROPOSED			ALREADY APPROVED			ALREADY APPROVED			ALREADY APPROVED			ALREADY APPROVED			ALREADY APPROVED	PROPOSED	STP	FAR AREA (EACH FLOOR) OF ALL TOWER	TOTAL UNITS OF ALL TOWER	15% FACILITY AREA OF ALL TOWER	TOTAL GROUND COVERAGE	TOTAL FAR AREA	TOTAL NO. OF UNITS	TOTAL 15% FACILITY AREA	TOTAL STILTS AREA	TOTAL BASEMENT AREA	TOTAL FAR AREA	TOTAL NON FAR AREA	TOTAL BUILTUP AREA
		TOWER A			TOWER B1			TOWER B2			TOWER C			COMMERCIAL	COMMUNITY	GUARD ROOM	METERR OOM														
		UNITS	FAR AREA	15% FACILITY AREA	UNITS	FAR AREA	15% FACILITY AREA	UNITS	FAR AREA	15% FACILITY AREA	UNITS	FAR AREA	15% FACILITY AREA	FAR AREA	FAR AREA	15% FACILITY AREA	FAR AREA	15% F.A.R													
1	GROUND COVERAGE OF ONE TOWER		554.775	39.841		466.275		466.137		642.219		428.742	68.218		6.000	9.000						2641.366									
2	STILTS NON FAR AREA		331.210			275.821		264.681		516.429																					
3	1ST BASEMENT AREA																			196.777											
4	2ND BASEMENT AREA																														
5	GROUND FLOOR	0	142.707	39.841	0	112.145	36.889	0	114.575	34.734	0	151.263	42.562	389.84	59.448	8.730	6.000	9.000		910.530	0	154.026									
6	1ST FLOOR	3	359.668	45.868	3	306.784	43.412	3	296.104	40.933	3	435.607	49.167	0	62.179	275.386				1398.163	12	179.380									
7	2ND FLOOR	4	468.363	47.562	4	387.643	46.127	4	392.944	45.190	4	559.079	52.869	0	62.179	275.386				1808.029	16	191.748									
8	3RD FLOOR	4	468.363	47.562	4	387.643	46.127	4	392.944	45.190	4	559.079	52.869	38.902	27.497	69.398				1846.931	16	191.748									
9	4TH FLOOR	4	468.363	47.562	4	387.643	46.127	4	392.944	45.190	4	559.079	52.869							1808.029	16	191.748									
10	5TH FLOOR	4	468.363	47.562	4	387.643	46.127	4	392.944	45.190	4	559.079	52.869							1808.029	16	191.748									
11	6TH FLOOR	4	468.363	47.562	4	387.643	46.127	4	392.944	45.190	4	559.079	52.869							1808.029	16	191.748									
12	7TH FLOOR	4	468.363	47.562	4	387.643	46.127	4	392.944	45.190	4	559.079	52.869							1808.029	16	191.748									
13	8TH FLOOR	4	468.363	47.562	4	387.643	46.127	4	392.944	45.190	4	559.079	52.869							1808.029	16	191.748									
14	9TH FLOOR	4	468.363	47.562	4	387.643	46.127	4	392.944	45.190	4	559.079	52.869							1808.029	16	191.748									
15	10TH FLOOR	4	468.363	47.562	4	387.643	46.127	4	392.944	45.190	4	559.079	52.869							1808.029	16	191.748									
16	11TH FLOOR	4	468.363	47.562	4	387.643	46.127	4	392.944	45.190	4	559.079	52.869							1808.029	16	191.748									
17	12TH FLOOR	4	468.363	47.562	4	387.643	46.127	4	392.944	45.190	4	559.079	52.869							1808.029	16	191.748									
18	13TH FLOOR	4	468.363	47.562	4	387.643	46.127	4	392.944	45.190	4	559.079	52.869							1808.029	16	191.748									
19	14TH FLOOR	4	468.363	47.562	4	387.643	46.127	4	392.944	45.190	4	559.079	52.869							1808.029	16	191.748									
20	15TH FLOOR	4	468.363	47.562	4	387.643	46.127	4	392.944	45.190	4	559.079	52.869							1808.029	16	191.748									
21	16TH FLOOR	4	468.363	71.212	4	387.643	46.127	4	392.944	45.190	4	559.079	52.869							1808.029	16	215.398									
22	17TH FLOOR	4	468.363	47.562	4	387.643	46.127	4	392.944	45.190	4	559.079	52.869							1808.029	16	191.748									
23	18TH FLOOR	4	468.363	47.562	4	387.643	61.223	4	392.944	45.190	4	559.079	67.965							1808.029	16	237.036									
24	19TH FLOOR	4	468.363	47.562	4	387.643	46.127	4	392.944	45.190	4	559.079	52.869							1808.029	16	191.748									
25	20TH FLOOR	4	468.363	47.562	4	387.643	46.127	4	392.944	45.190	4	559.079	52.869							1808.029	16	191.748									
30	21ST FLOOR	4	468.363	47.562	4	387.643	46.127	4	392.944	45.190	4	559.079	52.869							1808.029	16	191.748									
31	22ND FLOOR	4	468.363	47.562	4	387.643	46.127	4	392.944	45.190	4	559.079	52.869							1808.029	16	191.748									
32	23RD FLOOR	4	468.363	47.562	4	387.643	46.127	4	392.944	45.190	4	559.079	52.869							1808.029	16	191.748									
33	24TH FLOOR				4	387.643	46.127	4	392.944	45.190	4	559.079	48.600							1339.666	12	139.917									
34	25TH FLOOR				4	387.643	46.127	4	392.944	45.190	0	559.079	48.600							1339.666	8	139.917									
35	MUMTY AREA			41.140		38.752			38.717				38.717																		
36	MACHINE ROOM AREA			19.320		18.048			15.558				15.535																		
37	WATER TANK			41.140		13.840			13.840				13.840																		
38	TOTAL FAR OF ONE TOWER		10806.361			9722.361			9841.335			14004.766		428.742	211.303		6.000							45020.868							
39	TOTAL NO. OF UNITS IN ONE TOWER	91			99			99		95															384						
40	FACILITY AREA IN ONE TOWER			1257.323		1273.085			1243.438			1435.235				628.900	9.000	196.777								6043.758					
41	TOTAL BASEMENT AREA		885.985			742.096			730.818			1158.648									0		2641.366				1388.141	18909.160	20297.301		
42	TOTAL NON FAR AREA																										1388.141	18909.16	20297.301	39206.461	

PLG/BP SM-O9-APR-2024:20904 dated 25/04/2024

S.N.	FLOOR	UNITS TOWER A	UNITS TOWER B1	UNITS TOWER B2	UNITS TOWER C	TOTAL
1	GROUND FLOOR	0	0	0	0	0
2	1ST FLOOR	3	3	3	3	12
3	2ND FLOOR	4	4	4	4	16
4	3RD FLOOR	4	4	4	4	16
5	4TH FLOOR	4	4	4	4	16
6	5TH FLOOR	4	4	4	4	16
7	6TH FLOOR	4	4	4	4	16
8	7TH FLOOR	4	4	4	4	16
9	8TH FLOOR	4	4	4	4	16
10	9TH FLOOR	4	4	4	4	16
11	10TH FLOOR	4	4	4	4	16
12	11TH FLOOR	4	4	4	4	16
13	12TH FLOOR	4	4	4	4	16
14	13TH FLOOR	4	4	4	4	16
15	14TH FLOOR	4	4	4	4	16
16	15TH FLOOR	4	4	4	4	16
17	16TH FLOOR	4	4	4	4	16
18	17TH FLOOR	4	4	4	4	16
19	18TH FLOOR	4	4	4	4	16
20	19TH FLOOR	4	4	4	4	16
21	20TH FLOOR	4	4	4	4	16
30	21ST FLOOR	4	4	4	4	16
31	22ND FLOOR	4	4	4	4	16
32	23RD FLOOR	4	4	4	4	16
33	24TH FLOOR	0	4	4	4	12
34	25TH FLOOR	0	4	4	0	8
	<b>TOTAL UNITS</b>	91	99	99	95	384

PROJECT:- <b>PROPOSED GROUP HOUSING FOR MS. NIVAS PROMOTERS PVT. LTD.</b> AT GH-01/D, SEC.-10, GREATER NOIDA, U.P.	SIGNING AUTHORITY	ARCHITECT'S SIGN	REVISED SUBMISSION DRAWING		NORTH 	ARCHITECTS:-		
			DRG. TITLE:- AREA DETAIL SCALE:-1:400 DLT.BY:-Mukesh	DRG. NO.:-02 DATE:-27/01/2025		<b>P. N. ANDLEY B.ARCH. A.JLA.</b> <b>ANDLEYS ASSOCIATES PVT. LTD.</b> ARCHITECTS ENGINEERS PLANNERS HOUSING SOCIETY N.D.S.E.-I NEW DELHI - 110049		

OTHER PLOT



LANDSCAPING CALCULATIONS			
GREEN AREA REQUIRED	=50% OF OPEN AREA		
OPEN AREA	= PLOT AREA-GR. COVERAGE		
OPEN AREA	=(12250.700-2641.366) /2		
	4804.6670		
PROPOSED GREEN AREA			
S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (SQ.M.)
G1	47.996 X	6.000	= 287.976
G2	6.014 X	70.000	= 420.980
G3	162.516 X	3.000	= 487.548
G4	70.000 X	6.480	= 453.600
G5	27.020 X	6.000	= 162.120
G6	15.560 X	6.000	= 93.360
G7	34.566 X	34.566	= 1194.808
G8	5.156 X	5.429	= 27.992
G9	9.720 X	3.135	= 30.472
G10	4.450 X	15.084	= 67.124
G11	7.605 X	4.033	= 30.671
G12	4.965 X	6.341	= 31.483
G13	3.900 X	12.244	= 47.752
G14	15.865 X	25.477	= 404.193
G15	5.400 X	4.880	= 26.352
G16	15.468 X	0.783	= 12.111
G17	6.340 X	5.143	= 32.607
G18	15.468 X	0.783	= 12.111
G19	10.870 X	4.259	= 46.295
G20	8.003 X	3.900	= 31.212
G21	6.675 X	5.564	= 37.140
G22	9.324 X	3.900	= 36.364
G23	90.536 X	6.000	= 543.216
G24	2.980 X	5.190	= 15.466
G25	64.493 X	10.003	= 645.123
G26	3.100 X	7.550	= 23.405
G27	38.650 X	17.553	= 678.423
G30	8.554 X	9.700	= 82.974
G31	3.150 X	5.654	= 17.810
G32	5.484 X	12.034	= 65.994
G33	3.715 X	7.655	= 28.438
G34	15.727 X	25.447	= 400.205
G35	4.524 X	5.816	= 26.312
G36	9.835 X	3.316	= 32.613
			TOTAL GREEN AREA = 6534.251
			0.000
DEDUCTION			
A	5.785 X	16.000	= 92.560
			TOTAL PROPOSED GREEN AREA = 6441.691

CARPET AREA DETAIL (TOWER-A) :

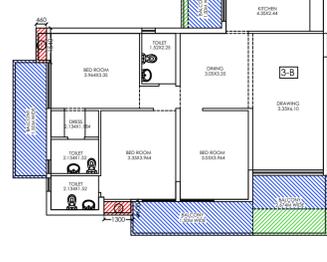
AREA DETAIL TYPE-3-C  
CARPET AREA: 95.312 SQM.



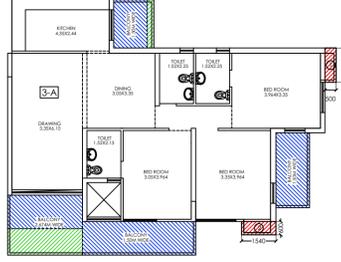
AREA DETAIL TYPE-3-D  
CARPET AREA: 92.381 SQM.



AREA DETAIL TYPE-3-B  
CARPET AREA: 97.495 SQM.



AREA DETAIL TYPE-3-A  
CARPET AREA: 95.985 SQM.



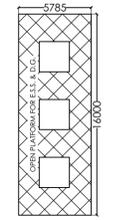
REQUIRED NO. OF TREES  
= 1 TREE PER 100 SQM. OF OPEN AREA  
= (PLOT AREA - GROUND COVERAGE)/100  
= (12250.700-2641.366)/100 = 96 TREES

NO. OF TREES PROPOSED = 125 TREES.

NAMES OF PROPOSED TREES IN LANDSCAPE PLAN	
COMMON NAME	BOTANICAL NAME
GULMOHAR	DELONIX REGIA
AMALTAS	CASSIA FISTULA
JACARANDA	JACARANDA MIMOSAE FOLIA
SILVER OAK	GREVILLEA ROBUSTA
ASHOKA	POLYTHEA LONGIFOLIA

NOTE:-  
SHRUBS:- NO DENOTED AS SHOWN  
(1) DIFFERENT TYPES OF SHRUBS ARE:- CAESALDANIA PULCHERRIMA, LAGERSTROMIA FLOSREGINAE, EUPHORBIA PULCHERRIMA  
(2) DIFFERENT VARIETIES OF BOUGAINVILLEA SHALL BE PLANTED ALL ALONG THE BOUNDARY WALL.

(A) OPEN PLATFORM FOR TRANSFORMER & D.G.



PROJECT:-  
PROPOSED GROUP HOUSING FOR  
**MS. NIVAS PROMOTERS PVT. LTD.**  
AT GH-01/D, SEC.-10, GREATER NOIDA, U.P.

SIGNING AUTHORITY

ARCHITECT'S SIGN

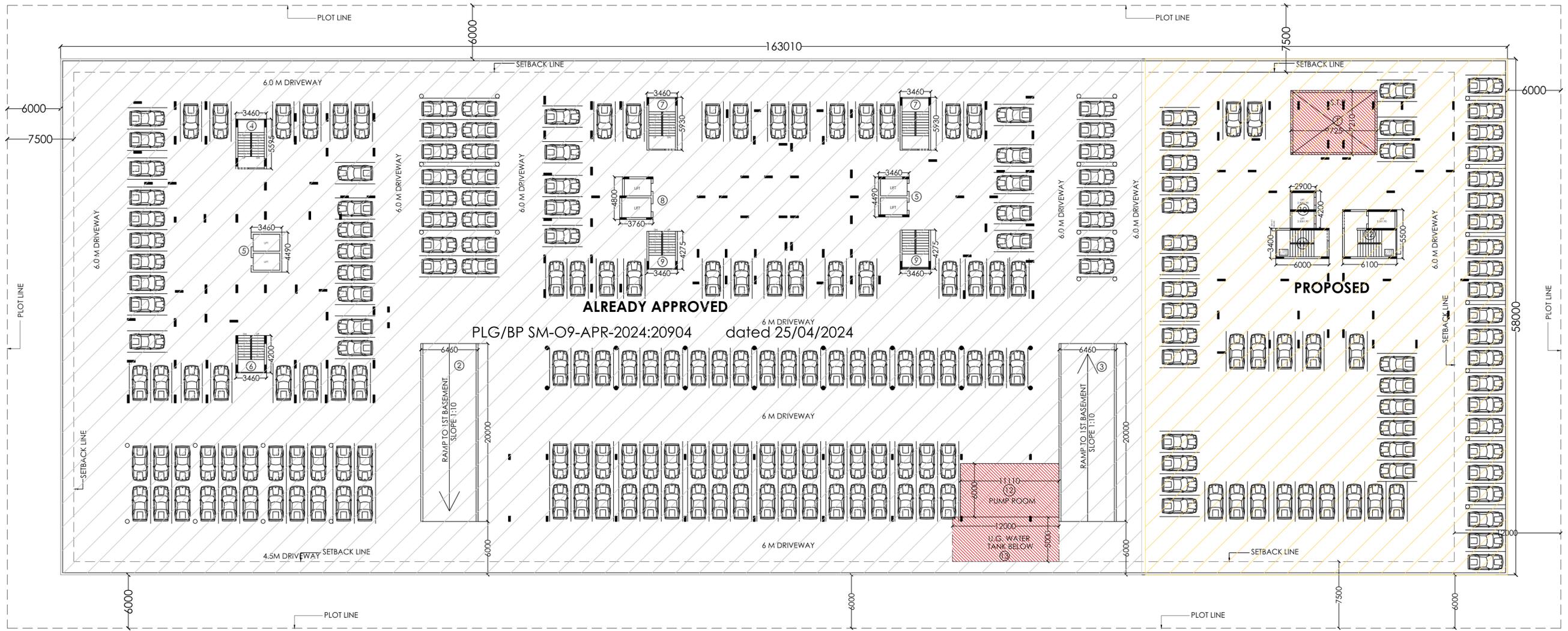
REVISED SUBMISSION DRAWING

NORTH

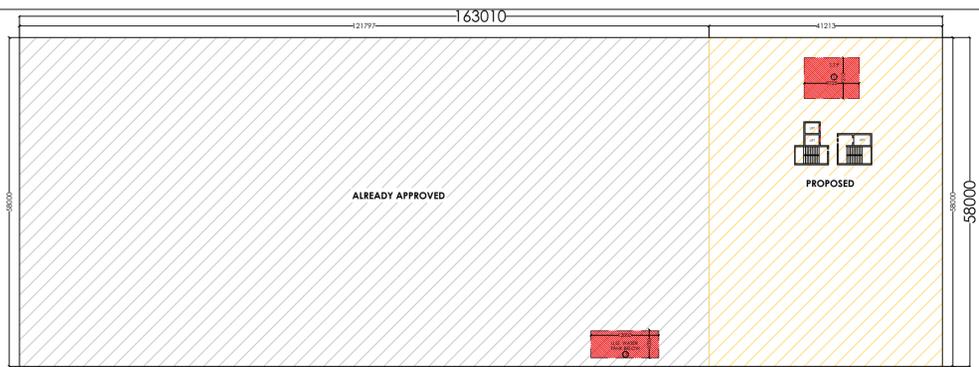
ARCHITECTS:-  
P. N. ANDLEY B.ARCH. A.I.I.A.  
**ANDLEYS ASSOCIATES PVT. LTD.**  
ARCHITECTS ENGINEERS PLANNERS  
39 HOUSING SOCIETY N.D.S.E.-I NEW DELHI - 110049

DRG. TITLE:-  
LAYOUT PLAN  
SCALE:-1:400  
DLT.BY:-Mukesh

DRG. NO.:- 03  
DATE:-27/01/2025



PLG/BP SM-O9-APR-2024:20904 dated 25/04/2024



NON F.A.R. AREA FOR SECOND BASEMENT FLOOR AREA :-  
 = (163.010X58.0) = **9454.580 SQ.M.**  
 =TOTAL BASEMENT AREA - 15% FACILITY AREA  
 =(163.010X58.000) - (130.117)  
 =(9454.580- 130.117)  
 =**9,324.463 SQ.M. (NON F.A.R.)**

ALREADY APPROVED AREA =(121.797X58.000)  
 =**7,064.226 SQ.M.**  
 PROPOSED AREA =(41.213X58.000)  
 =**2,390.354 SQ.M.**  
**TOTAL AREA : 9,454.580 SQ.M.**

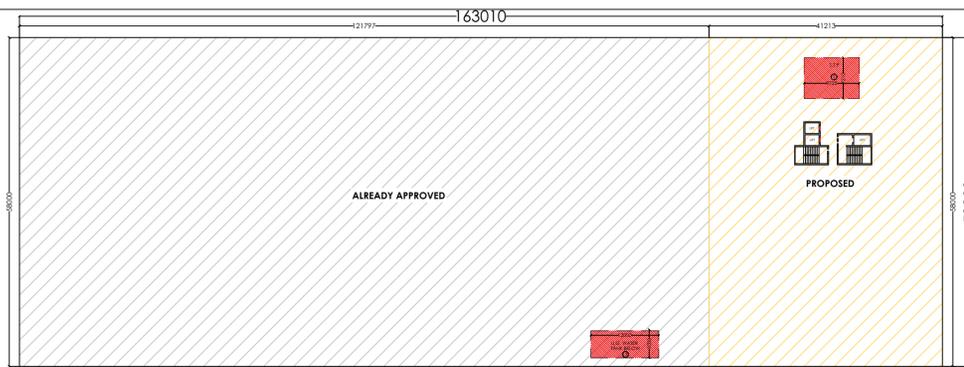
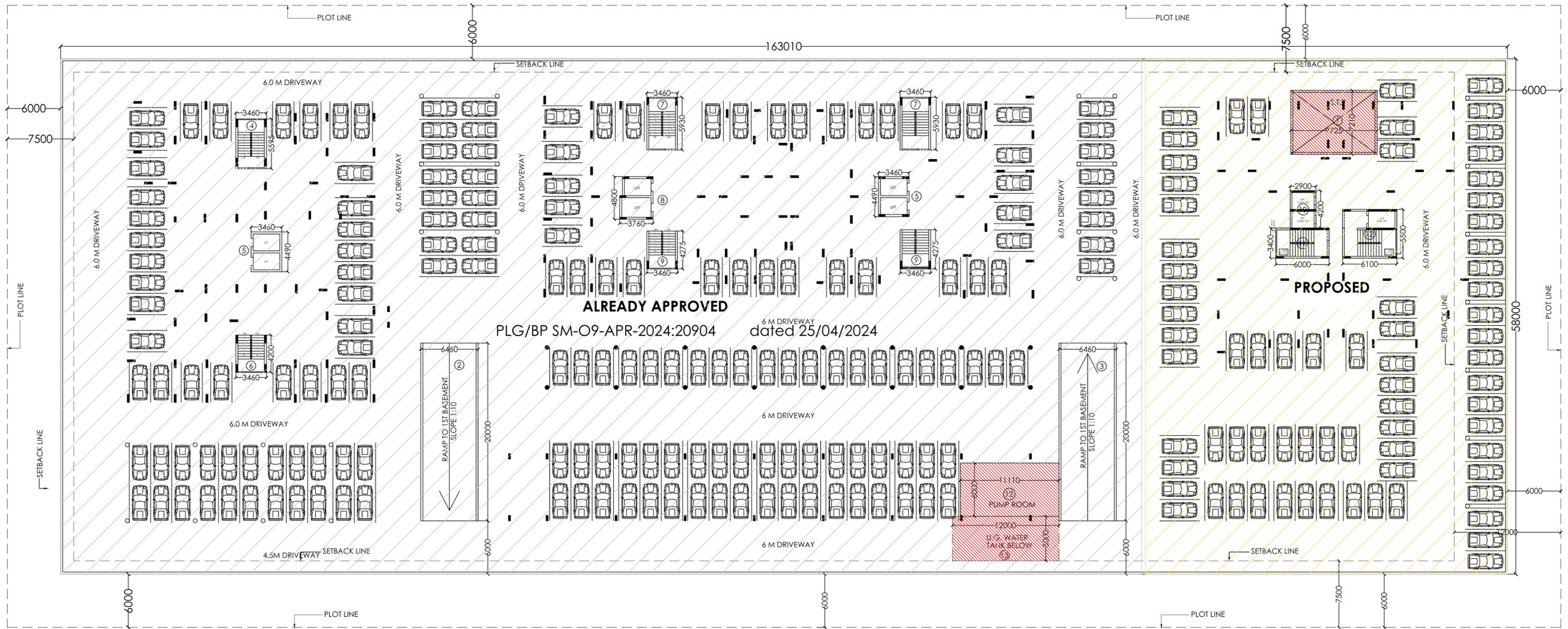
**15% FACILITY AREA DETAIL FOR DEDUCTION:**

DEDUCTIONS						
S.NO.	DIMENSION (M)		DIMENSION (M)		NOS.	TOTAL (SQ.M.)
1	0	0	9.725	X	7.210	X 1 = 70.117
13	0	0	12.000	X	5.000	X 1 = 60.000
TOTAL DEDUCTIONS						= 130.117

**DEDUCTION (RAMP AREA ,LIFT LOBBY & LIFT, STAIRCASE, S.T.P., U.G. WATER TANK) :-**

DEDUCTIONS						
S.NO.	DIMENSION (M)		DIMENSION (M)		NOS.	TOTAL (SQ.M.)
1	0	0	9.725	X	7.210	X 1 = 70.117
2	0	0	6.460	X	20.000	X 1 = 129.200
3	0	0	6.460	X	20.000	X 1 = 129.200
4	0	0	3.460	X	5.595	X 1 = 19.359
5	0	0	3.460	X	4.490	X 2 = 31.071
6	0	0	3.460	X	4.200	X 1 = 14.532
7	0	0	3.460	X	5.930	X 2 = 41.036
8	0	0	3.760	X	4.800	X 1 = 18.048
9	0	0	3.460	X	4.275	X 2 = 29.583
10	0	0	2.900	X	4.200	X 1 = 12.180
11	0	0	6.000	X	3.400	X 1 = 20.400
12	0	0	6.100	X	5.500	X 1 = 33.550
13	0	0	12.000	X	5.000	X 1 = 60.000
TOTAL DEDUCTIONS						= 608.275

**CAR PARKING SPACE PROVIDED IN SECOND BASEMENT:-**  
 =9454.58 - (RAMP AREA ,LIFT LOBBY & LIFT, STAIRCASE, S.T.P., U.G. WATER TANK)  
 =9454.580 - 608.275 = **8,846.305 SQ.M.**  
 OR (8,846.305/30) = **294 E.C.S.**



NON F.A.R. AREA FOR FIRST BASEMENT FLOOR AREA :-  
 = (163.010X58.0) = **9454.58 SQ.M.**  
 =TOTAL BASEMENT AREA - 15% FACILITY AREA  
 =(163.010X58.000) - (130.117)  
 =(9454.580- 130.117)  
 =**9,324.463 SQ.M. (NON F.A.R.)**

ALREADY APPROVED AREA =(121.797X58.000)  
 =**7,064.226 SQ.M.**  
 PROPOSED AREA =(41.213X58.000)  
 =**2,390.354 SQ.M.**  
**TOTAL AREA : 9,454.580 SQ.M.**

**15% FACILITY AREA DETAIL FOR DEDUCTION:**

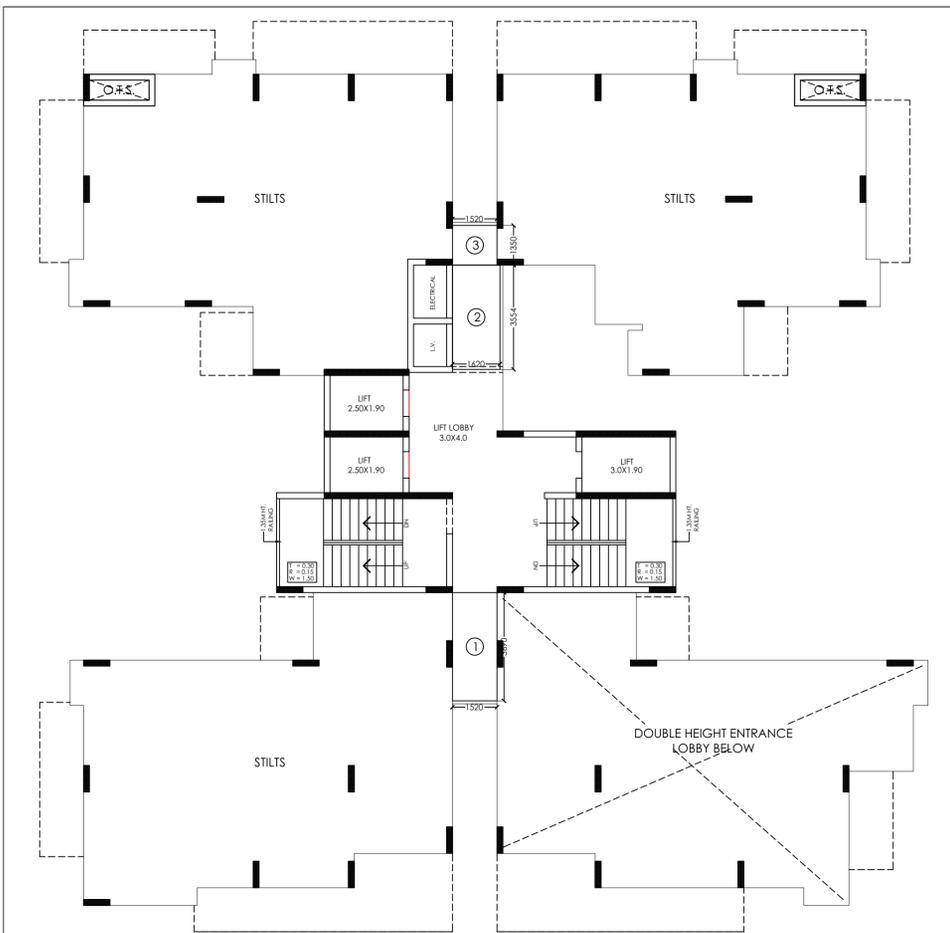
S.NO.	DIMENSION (M)	DIMENSION (M)	NOS.	TOTAL (SQ.M.)
1	9.725 X	7.210 X	1	70.117
13	12.000 X	5.000 X	1	60.000
TOTAL DEDUCTIONS				130.117

TOTAL CAR PARKING PROVIDED IN TWO BASEMENTS  
 =CAR PARKING IN FIRST BASEMENT+ CAR PARKING IN SECOND BASEMENT  
 =294 E.C.S + 294 E.C.S.  
 =**588 E.C.S.**

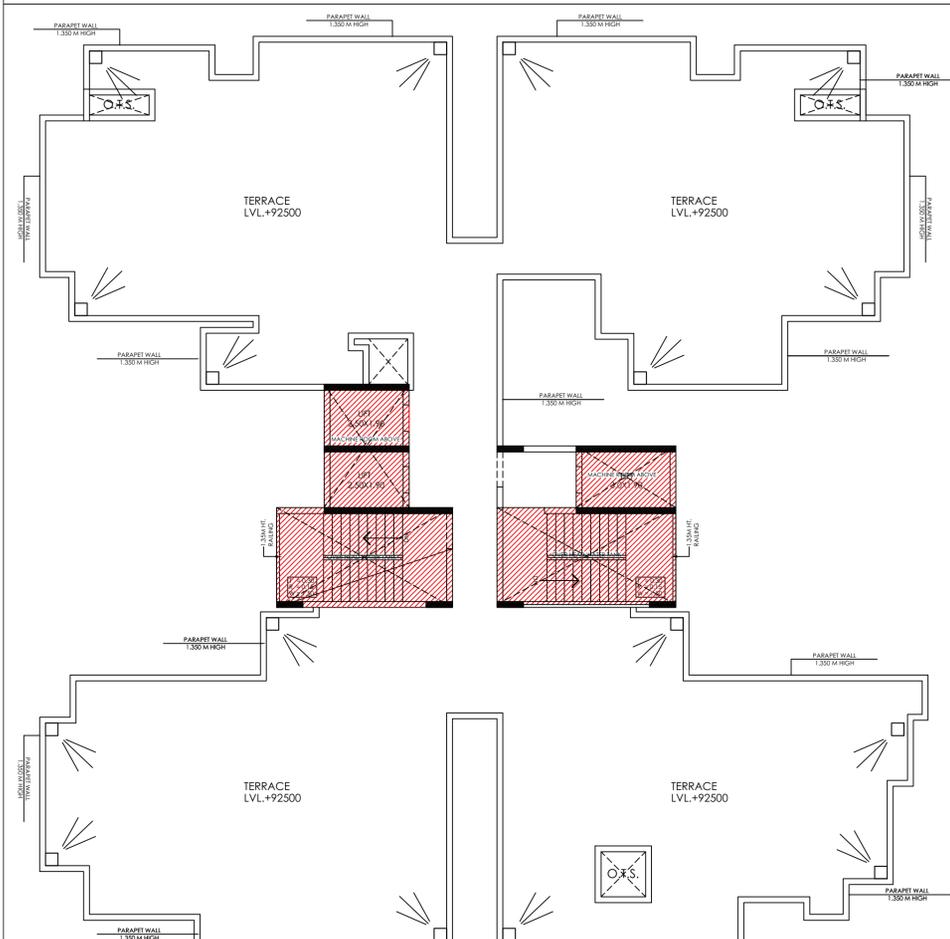
**DEDUCTION (RAMP AREA ,LIFT LOBBY & LIFT, STAIRCASE, S.T.P., U.G. WATER TANK) :-**

S.NO.	DIMENSION (M)	DIMENSION (M)	NOS.	TOTAL (SQ.M.)
1	9.725 X	7.210 X	1	70.117
2	6.460 X	20.000 X	1	129.200
3	6.460 X	20.000 X	1	129.200
4	3.460 X	5.595 X	1	19.359
5	3.460 X	4.490 X	2	31.071
6	3.460 X	4.200 X	1	14.532
7	3.460 X	5.930 X	2	41.036
8	3.760 X	4.800 X	1	18.048
9	3.460 X	4.275 X	2	29.583
10	2.900 X	4.200 X	1	12.180
11	6.000 X	3.400 X	1	20.400
12	6.100 X	5.500 X	1	33.550
13	12.000 X	5.000 X	1	60.000
TOTAL DEDUCTIONS				608.275

CAR PARKING SPACE PROVIDED IN FIRST BASEMENT:-  
 =9454.58 - (RAMP AREA ,LIFT LOBBY & LIFT, STAIRCASE, S.T.P., U.G. WATER TANK)  
 =9454.580 - 608.275 = **8,846.305 SQ.M.**  
 OR (8,846.305/30) = **294 E.C.S.**

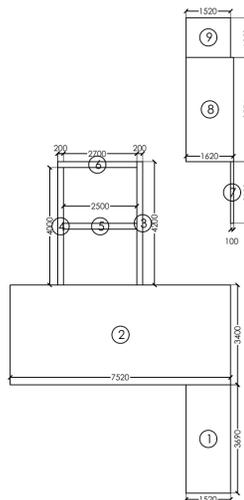


**TOWER-A : STILTS PLAN**



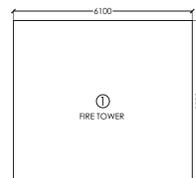
**TOWER-A : TERRACE PLAN**

**CIRCULATION AREA DETAIL AT TYPICAL FLOOR:-**

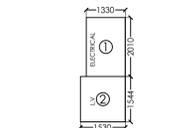


S.NO	DIMENSION (M)	DIMENSION (M)	TOTAL (SQ.M.)
1	1.550	3.490	5.409
2	7.530	3.400	25.598
3	0.200	4.200	0.840
4	0.200	4.000	0.800
5	2.200	0.200	0.440
6	2.700	0.200	0.540
7	0.100	2.100	0.210
8	1.600	3.550	5.250
9	1.500	1.350	2.025
TOTAL AREA			41.876

**15% FACILITY FAR AREA DETAIL**



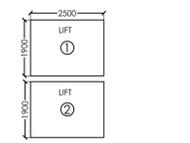
S.NO	DIMENSION (M)	DIMENSION (M)	TOTAL (SQ.M.)
1	1.400	3.200	4.480
2	4.800	3.000	13.440
TOTAL AREA			17.920



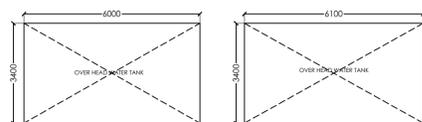
S.NO	DIMENSION (M)	DIMENSION (M)	TOTAL (SQ.M.)
1	1.330	3.554	4.727
TOTAL AREA			4.727



S.NO	DIMENSION (M)	DIMENSION (M)	TOTAL (SQ.M.)
1	3.000	4.200	12.600
2	2.700	1.900	5.130
TOTAL AREA			17.730

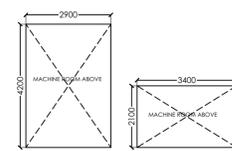


S.NO	DIMENSION (M)	DIMENSION (M)	TOTAL (SQ.M.)
1	2.500	1.900	4.750
2	3.000	1.900	5.700
3	2.500	1.900	4.750
TOTAL AREA			15.200



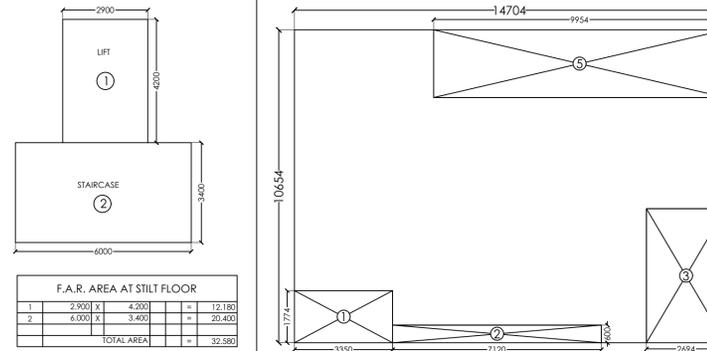
S.NO	DIMENSION (M)	DIMENSION (M)	TOTAL (SQ.M.)
1	6.000	3.400	20.400
2	6.100	3.400	20.740
TOTAL AREA			41.140

S.NO	DIMENSION (M)	DIMENSION (M)	TOTAL (SQ.M.)
1	6.000	3.400	20.400
2	6.100	3.400	20.740
TOTAL AREA			41.140



S.NO	DIMENSION (M)	DIMENSION (M)	TOTAL (SQ.M.)
1	2.900	4.200	12.180
2	3.400	2.100	7.140
TOTAL AREA			19.320

**DOUBLE HEIGHT ENTRANCE LOBBY :**



S.NO	DIMENSION (M)	DIMENSION (M)	TOTAL (SQ.M.)
1	3.350	1.774	5.943
2	7.120	0.400	2.848
3	2.494	4.544	11.295
4	0.500	2.250	1.125
5	9.954	2.300	22.894
TOTAL DEDUCTIONS			44.530
NET FAR AREA			110.127

S.NO	DIMENSION (M)	DIMENSION (M)	TOTAL (SQ.M.)
1	2.900	4.200	12.180
2	6.000	3.400	20.400
TOTAL AREA			32.580

**REQUIRED REFUGE AREA AS PER BYE-LAWS:-**

H.F.A.R AREA OF TWO CONSECUTIVE FLOOR AT 60M HEIGHT X 0.3 SQM /12.5 SQM

= (468.363+468.363) X 0.3 SQM /12.5 SQM

= 22.481 SQ.M. + 0.9 SQM (WHEELCHAIR)

= **23.381 SQ.M.**

**REFUGE AREA DETAIL 16TH FLOOR:-**

= (4.300x5.500)

= **23.650 SQ.M.**

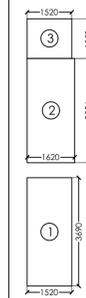
**STILTS AREA DETAIL FOR PARKING (NON FAR):-**

=(TYPE-3B)+(TYPE-3C)+(TYPE-3D)+CIRCULATION(1+2+3)

=(108.707)+(106.059)+(103.026)+(1.520X3.690+1.620X3.554+1.520X1.350)

=(108.707)+(106.059)+(103.026)+(13.418)

= **331.210 SQ.M.**



**TOWER-A : 16TH FLOOR PLAN**

**FAR AREA DETAIL ON STILTS FLOOR:-**

=LIFT AREA+ STAIRCASE+DOUBLE HEIGHT ENTRANCE LOBBY

=(12.180)+(20.400)+(110.127)

= **142.707 SQ.M.**

**FAR AREA DETAIL ON FIRST FLOOR:-**

=(TYPE-3B)+(TYPE-3C)+(TYPE-3D)+CIRCULATION AREA AT ONE FLOOR

=(108.707)+(106.059)+(103.026)+(41.876)

= **359.668 SQ.M.**

**FAR AREA DETAIL ON TYPICAL FLOOR:-**

=(TYPE-3A)+(TYPE-3B)+(TYPE-3C)+(TYPE-3D)+CIRCULATION AREA AT ONE FLOOR

=(108.695)+(108.707)+(106.059)+(103.026)+(41.876)

= **468.363 SQ.M.**

**GROUND COVERAGE DETAIL :-**

=(TYPE-3A)+(TYPE-3B)+(TYPE-3C)+(TYPE-3D) + (CIRCULATION AREA AT ONE FLOOR) + (LIFT WELL) + (FIRE TOWER)+(LIFT LOBB.) +(SER. SH.) +(CUP. (3-A)+(3-B)+(3-C)+(3-D)) + REFUGE AREA

=(108.695)+(108.707)+(106.059)+(103.026)+(41.876)+15.200 +17.984+17.130+4.727+[1.694+1.488+2.222+2.317]+23.650

= **554.775 SQ.M.**

**15% FACILITY FAR AREA DETAIL ON STILTS FLOOR:-**

=(FIRE TOWER)+(LIFT LOBBY)+(SER. SHAFT)

=(17.984)+(17.130)+(4.727)

= **39.841 SQ.M.**

**15% FACILITY FAR AREA DETAIL ON FIRST FLOOR:-**

=(FIRE TOWER)+(LIFT LOBBY)+(SER. SH.) +(CUP. (3-A)+(3-B)+(3-C)+(3-D))

=(17.984)+(17.130)+(4.727)+[1.488+2.222+2.317]

= **45.868 SQ.M.**

**15% FACILITY FAR AREA DETAIL ON 16TH FLOOR:-**

=(FIRE TOWER)+(LIFT LOBBY)+(SER. SH.) +(CUP.(3-A)+(3-B)+(3-C)+(3-D)) + REFUGE AREA

=(17.984)+(17.130)+(4.727)+[1.694+1.488+2.222+2.317] + (23.650)

= **71.212 SQ.M.**

**15% FACILITY FAR AREA DETAIL ON TYPICAL FLOOR:-**

=(FIRE TOWER)+(LIFT LOBBY)+(SER. SH.) +(CUP.(3-A)+(3-B)+(3-C)+(3-D))

=(17.984)+(17.130)+(4.727)+[1.694+1.488+2.222+2.317]

= **47.562 SQ.M.**

SIGNING AUTHORITY

ARCHITECT'S SIGN

**REVISED SUBMISSION DRAWING**

PROJECT:-

PROPOSED GROUP HOUSING FOR MS. NIVAS PROMOTERS PVT. LTD. AT GH-01/D, SEC.-10, GREATER NOIDA, U.P.

DRG. TITLE:-

TOWER A : STILT PLAN & TERRACE PLAN

SCALE:- 1:100

DRG. NO.: 06

DLT BY:-

DATE:-27/01/2025

ARCHITECTS:-

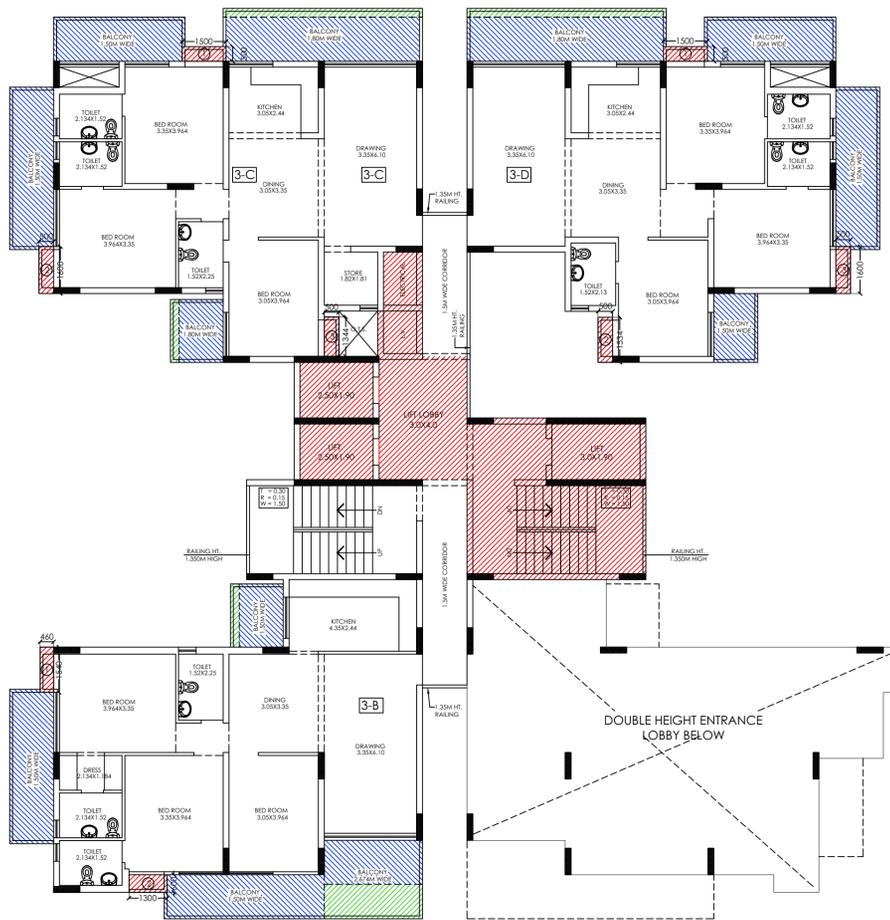
P. N. ANDLEY B.ARCH. A.I.I.A.

ANDLEYS ASSOCIATES PVT. LTD.

ARCHITECTS ENGINEERS PLANNERS  
39 HOUSING SOCIETY N.D.S.E.-I NEW DELHI - 110049

**SCHEDULE OF DOOR & WINDOWS (TOWER-B1)**

S.NO	TYPE	SIZE	CILL. LVL.	LTL. LVL.
1	D	750 X 2100	-	2100
2	D1	1000 X 2100	-	2100
3	D2	1050 X 2100	-	2100
4	D3	900 X 2100	-	2100
5	W	600 X 900	1200	2100
6	W1	900 X 1200	900	2100
7	DW	1800 X 2100	-	2100
8	DW1	2150 X 2100	-	2100
9	SD1	2595 X 2100	-	2100
10	SD2	1485 X 2100	-	2100
11	SD3	1800 X 2100	-	2100
12	SD4	2100 X 2100	-	2100
13	SD5	1983 X 2100	-	2100
14	SD6	2070 X 2100	-	2100
15	SD7	1820 X 2100	-	2100
16	SD8	1865 X 2100	-	2100
17	SD9	1620 X 2100	-	2100
18	SD10	1500 X 2100	-	2100
19	SD11	1845 X 2100	-	2100
20	SD12	1480 X 2100	-	2100
21	SD13	1190 X 2100	-	2100

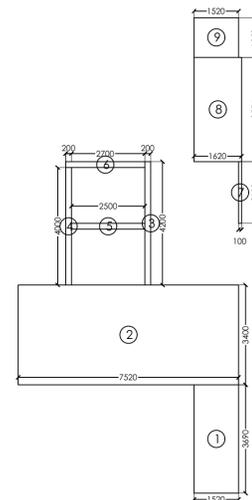


**TOWER-A : FIRST FLOOR PLAN**



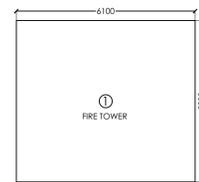
**TOWER-A : TYPICAL FLOOR PLAN (2ND TO 23RD FLOOR)**

**CIRCULATION AREA DETAIL AT TYPICAL FLOOR:-**

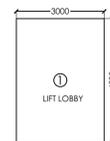


S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (SQ.M.)
1	1.583	3.499	5.499
2	7.530	3.400	25.588
3	0.200	4.200	0.840
4	0.200	4.000	0.800
5	2.200	0.200	0.440
6	2.700	0.200	0.540
7	0.100	2.100	0.210
8	1.600	3.550	5.250
9	1.500	1.350	2.025
TOTAL AREA			41.876

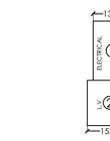
**15% FACILITY FAR AREA DETAIL**



S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (SQ.M.)
1	1.400	3.200	4.544
2	4.480	3.000	13.440
TOTAL AREA			17.984



S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (SQ.M.)
1	3.000	4.000	12.000
2	2.700	1.900	5.130
TOTAL AREA			17.130

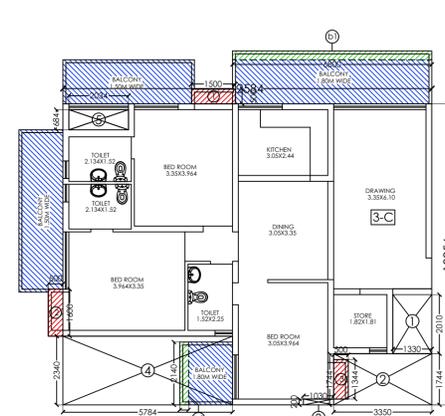


S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (SQ.M.)
1	1.300	3.550	4.727
TOTAL AREA			4.727



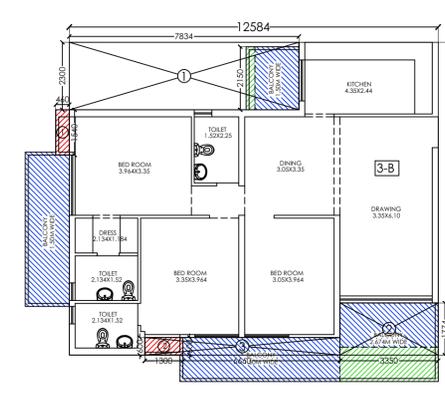
S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (SQ.M.)
1	2.500	1.900	4.750
2	3.000	1.900	5.700
3	2.500	1.900	4.750
TOTAL AREA			15.200

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X	12.584	X	10.254	=	129.036
DEDUCTIONS					
S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (SQ.M.)		
1	1.330	2.010	2.673		
2	3.350	1.744	5.842		
3	1.030	0.200	0.206		
4	5.784	2.340	13.535		
5	2.034	0.584	1.191		
Y	F.A.R. AREA		23.649		
A	NET F.A.R. AREA (X-Y)		105.389		
BALCONY AREA F.A.R.					
b1	6.800	0.075	0.510		
b2	2.140	0.075	0.161		
B	F.A.R. AREA		0.6705		
NET FAR AREA (A+B)					
			106.059		

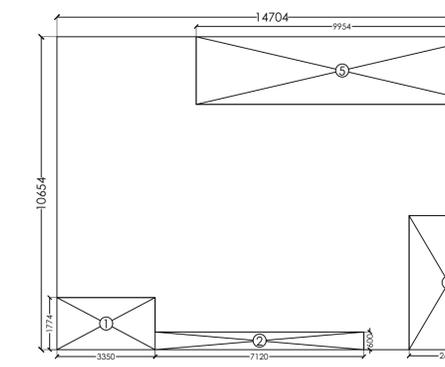
S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (SQ.M.)
1	1.300	0.300	0.390
2	0.300	1.600	0.480
3	0.500	1.344	0.672
TOTAL AREA			2.222



X	12.584	X	10.654	=	134.070
DEDUCTIONS					
S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (SQ.M.)		
1	7.834	2.300	18.018		
2	3.350	1.774	5.943		
3	6.660	0.600	3.996		
Y	F.A.R. AREA		27.957		
A	NET F.A.R. AREA (X-Y)		106.113		
BALCONY AREA F.A.R.					
b1	3.350	0.293	0.982		
b2	2.150	0.750	1.613		
B	F.A.R. AREA		2.5941		
NET FAR AREA (A+B)					
			108.707		

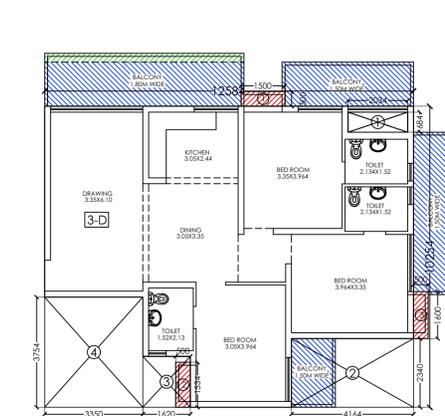
S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (SQ.M.)
1	0.440	1.440	0.796
2	1.300	0.600	0.780
TOTAL AREA			1.488

**DOUBLE HEIGHT ENTRANCE LOBBY :**



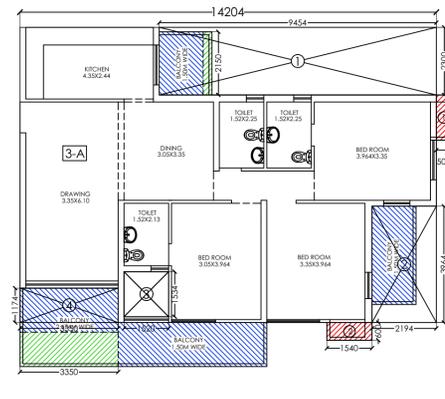
X	14.704	X	10.654	=	156.656
DEDUCTIONS					
S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (SQ.M.)		
1	3.350	1.774	5.943		
2	7.120	0.600	4.272		
3	2.694	4.564	12.295		
4	0.500	2.250	1.125		
5	9.954	2.300	22.894		
TOTAL DEDUCTIONS			46.530		
NET FAR AREA					
			110.127		

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X	12.584	X	10.254	=	129.036
DEDUCTIONS					
S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (SQ.M.)		
1	2.034	0.684	1.391		
2	4.164	2.340	9.744		
3	1.620	1.734	2.809		
4	3.350	3.754	12.576		
Y	F.A.R. AREA		26.520		
A	NET F.A.R. AREA (X-Y)		102.516		
BALCONY AREA F.A.R.					
b1	6.800	0.075	0.510		
B	F.A.R. AREA		0.5100		
NET FAR AREA (A+B)					
			103.026		

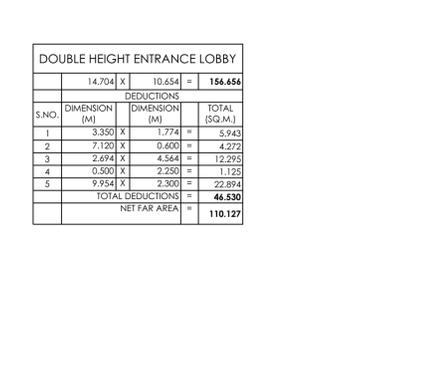
S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (SQ.M.)
1	1.500	0.500	0.750
2	0.500	1.344	0.672
3	0.500	1.600	0.800
TOTAL AREA			2.317



X	14.204	X	10.654	=	142.807
DEDUCTIONS					
S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (SQ.M.)		
1	9.454	2.300	21.744		
2	2.194	3.964	8.697		
3	1.520	1.534	2.330		
4	3.350	1.174	3.933		
Y	F.A.R. AREA		36.706		
A	NET F.A.R. AREA (X-Y)		106.101		
BALCONY AREA F.A.R.					
b1	3.350	0.293	0.982		
b2	2.150	0.750	1.613		
B	F.A.R. AREA		2.5941		
NET FAR AREA (A+B)					
			108.695		

S.NO.	DIMENSION (M)	DIMENSION (M)	TOTAL (SQ.M.)
1	0.500	1.340	0.670
2	1.540	0.600	0.924
TOTAL AREA			1.694

**DOUBLE HEIGHT ENTRANCE LOBBY :**



ARCHITECT'S SIGN

**FAR AREA DETAIL ON STILTS FLOOR:-**

=LIFT AREA+ STAIRCASE+DOUBLE HEIGHT ENTRANCE LOBBY  
 =(12.180)+(20.400)+(110.127)  
 = **142.707 SQ.M.**

**FAR AREA DETAIL ON FIRST FLOOR:-**

=(TYPE-3B)+(TYPE-3C)+(TYPE-3D)+CIRCULATION AREA AT ONE FLOOR  
 =(108.707)+(106.059)+(103.026)+(41.876)  
 = **359.668 SQ.M.**

**FAR AREA DETAIL ON TYPICAL FLOOR:-**

=(TYPE-3A)+(TYPE-3B)+(TYPE-3C)+(TYPE-3D)+CIRCULATION AREA AT ONE FLOOR  
 =(108.695)+(108.707)+(106.059)+(103.026)+(41.876)  
 = **468.363 SQ.M.**

**GROUND COVERAGE DETAIL :-**

=(TYPE-3A)+(TYPE-3B)+(TYPE-3C)+(TYPE-3D)  
 +(CIRCULATION AREA AT ONE FLOOR) + (LIFT WELL)+ (FIRE TOWER)+(LIFT LOBB.) +(SER. SH.)  
 +(CUP. (3-A)+(3-B)+(3-C)+(3-D)) +REFUGE AREA  
 =(108.695)+(108.707)+(106.059)+(103.026)+(41.876)+15.200  
 +17.984+17.130+4.727+1.694+1.488+2.222+2.317+23.650  
 = **554.775 SQ.M.**

**15% FACILITY FAR AREA DETAIL ON STILTS FLOOR:-**

=(FIRE TOWER)+(LIFT LOBBY)+(SER. SHAFT)  
 =(17.984)+(17.130)+(4.727)  
 = **39.841 SQ.M.**

**15% FACILITY FAR AREA DETAIL ON FIRST FLOOR:-**

=(FIRE TOWER)+(LIFT LOBBY)+(SER. SH.)  
 +(CUP. (3-B)+(3-C)+(3-D))  
 =(17.984)+(17.130)+(4.727)+(1.488+2.222+2.317)  
 = **45.868 SQ.M.**

**15% FACILITY FAR AREA DETAIL ON 16TH FLOOR:-**

=(FIRE TOWER)+(LIFT LOBBY)+(SER. SH.)  
 +(CUP.(3-A)+(3-B)+(3-C)+(3-D)) +REFUGE AREA  
 =(17.984)+(17.130)+(4.727)+(1.694+1.488+2.222+2.317)  
 +(23.650)  
 = **71.212 SQ.M.**

**15% FACILITY FAR AREA DETAIL ON TYPICAL FLOOR:-**

=(FIRE TOWER)+(LIFT LOBBY)+(SER. SH.)  
 +(CUP.(3-A)+(3-B)+(3-C)+(3-D))  
 =(17.984)+(17.130)+(4.727)+(1.694+1.488+2.222+2.317)  
 = **47.562 SQ.M.**

SIGNING AUTHORITY

**REVISED SUBMISSION DRAWING**

PROJECT:-  
 PROPOSED GROUP HOUSING FOR  
 MS. NIVAS PROMOTERS PVT. LTD.  
 AT GH-01/D, SEC.-10,  
 GREATER NOIDA, U.P.

DRG. TITLE:-

TOWER A : 1st FLOOR & TYPICAL FLOOR PLAN

SCALE:-1:100

DRG. NO.: 07

DLT.:-

DATE:-27/01/2025

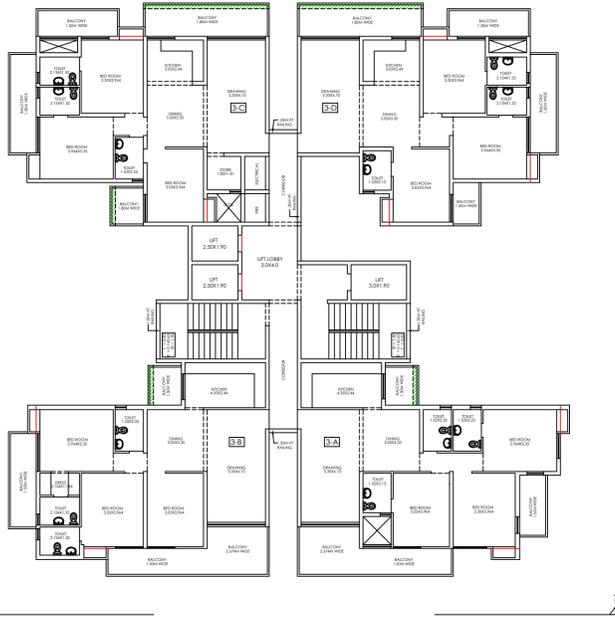
ARCHITECTS:-

P. N. ANDLEY B.ARCH. A.I.I.A.

ANDLEYS ASSOCIATES PVT. LTD.

ARCHITECTS ENGINEERS PLANNERS

39 HOUSING SOCIETY N.D.S.E.-I NEW DELHI - 110049



CLUSTER PLAN (TOWER-A)



CLUSTER PLAN (TOWER-A)



ELEVATION 1-1



SECTION 1-1

SECTION 2-2

PROJECT:  
PROPOSED GROUP HOUSING FOR  
MS. NIVAS PROMOTERS PVT. LTD.  
AT GH-01/D, SEC.-10, GREATER NOIDA, U.P.

SIGNING AUTHORITY

ARCHITECTS SIGN

REVISED SUBMISSION DRAWING

DRG. TITLE:  
TOWER-A  
SCALE: 1:100  
DATE: 27/01/2025

ARCHITECTS:  
P. N. ANDLEY & ARCH. A.I.A.  
ANDLEY ASSOCIATES PVT. LTD.  
ARCHITECTS ENGINEERS PLANNERS