

45 M WIDE ROAD

30 M WIDE ROAD

45 M WIDE ROAD

60 M WIDE ROAD

SITE PLAN

AREA STATEMENT

PERTICULARS	TOWER- A		TOWER- B		TOWER- C		TOWER- D		AREA OF GUARD ROOM IN 15% FACILITY	F.A.R. (EACH FLOOR) OF ALL TOWERS	TOTAL FAR AREA	TOTAL NON. FAR BASEMENT-1 & SERV. FLOOR	TOTAL UPPER & LOWER BASEMENT AREA	TOTAL GROUND COV. ALL TOWERS	TOTAL NON. F.A.R. AREA	TOTAL FACILITY AREA
	F.A.R. AREA	15% FACILITY AREA	F.A.R. AREA	15% FACILITY AREA	F.A.R. AREA	15% FACILITY AREA	F.A.R. AREA (TOWER - D1)	15% FACILITY AREA								
TOTAL TOWERS (GROUND COVERAGE AREA)	815.61		1462.50		4087.44		3663.45		24					10053.0 +135 = 10188 (pathways proj.)		
NON. F.A.R. AREA OF LOWER GROUND FLOOR	3356.39				1622.71		4084.72				9063.82		20330.67			
TOTAL LOWER BASEMENT AREA													20330.67			
TOTAL UPPER BASEMENT AREA																
LOWER GROUND FLOOR			2020.83	56.45	5431.64	1299.56	2297.95	160.42		9750.42						
GROUND FLOOR	725.94	89.67	1269.47	193.03	3531.89	555.55	3354.75	151.72		8882.05						
1ST FLOOR	804.82	101.72	1447.09	155.11	3114.11	539.18	3439.70	223.75		8805.72						
2ND FLOOR	804.82	101.72	1440.89	155.11	3129.28	539.18	3250.93	223.75		8625.92						
3RD FLOOR	822.59	101.72	1996.37	131.55	3128.31	539.18	2919.60	223.75		8866.87						
4TH FLOOR	963.60	117.99	1742.24	336.65	1518.81	611.39	service floor			4224.65	3211.87					
5TH FLOOR	963.60	117.99	413.59	45.26	1518.81	155.24	294.94	61.17		3190.94						
6TH FLOOR	963.60	117.99			1518.81	155.24	294.94	61.17		2777.35						
7TH FLOOR	963.60	117.99					294.94	61.17		1258.54						
8TH FLOOR	963.60	117.99					294.94	61.17		1258.54						
9TH FLOOR	963.60	117.99					294.94	61.17		1258.54						
10TH FLOOR	963.60	117.99					294.94	61.17		1258.54						
11TH FLOOR	963.60	117.99					294.94	61.17		1258.54						
12TH FLOOR	963.60	117.99					294.94	61.17		1258.54						
13TH FLOOR	963.60	117.99					294.94	61.17		1258.54						
14TH FLOOR	963.60	117.99					294.94	61.17		1258.54						
15TH FLOOR	963.60	117.99					294.94	61.17		1258.54						
16TH FLOOR	963.60	117.99					294.94	61.17		1258.54						
17TH FLOOR	885.09	117.99					294.94	61.17		1180.03						
18TH FLOOR	885.09	117.99					294.94	61.17		1180.03						
19TH FLOOR	885.09	117.99					294.94	61.17		1180.03						
20TH FLOOR	789.52	117.99					294.94	61.17		1084.46						
21ST FLOOR	789.52	117.99					294.94	61.17		1084.46						
22ND. FLOOR	789.52	117.99					294.94	61.17		1084.46						
23RD. FLOOR	490.96	117.99					294.94	61.17		785.90						
24TH. FLOOR	490.96	117.99					294.94	61.17		785.90						
TOTAL F.A.R. OF ONE TOWER	21690.72		10330.48		22891.66		21161.73									
NO.OF SIMILAR TOWERS	1		1		1		1									
TOTAL F.A.R. OF ALL TOWERS	21690.72		10330.48		22891.66		21161.73				76074.59					
15% FACILITY AREA OF MUMTY,MACHINE ROOM & WATER TANK		169.87		92.59		130.87		384								
TOTAL FACILITY AREA (FIRE STAIR CASE+SERVICE SHAFT + LIFT SHAFT + LIFT LOBBY MUMTY + WATER TANK + MACHINE ROOM AREA+VISITOR TOILET)		3042.49		1165.75		4525.39		2590.94	24.00							
NO.OF SIMILAR TOWER'S		1		1		1		1	1							
TOTAL FACILITY AREA		3042.49		1165.75		4525.39		2590.94	24.00							11348.57
TOTAL NON. F.A.R. AREA											12275.69	40661.34			52937.03	

S.NO	PARTICULARS	SQ.MTR.
1	TOTAL PLOT AREA	25,471.00
2	PERMISSIBLE F.A.R. FOR COMMERCIAL PLOT AS PER 3.00 F.A.R. = 25,475.00 X 3.00 = 76,425.00 SQ.MT.	76,413.00
3	PERMISSIBLE 15% FOR FACILITY OF TOTAL F.A.R. AREA = 15% OF 76,413.00 SQ.MT. = 11,461.95 SQ.MT.	11,461.95
4	PERMISSIBLE GROUND COVERAGE @ 40% = 25,471.00 SQ.MT. @ 40% = 10,188.40 SQ.MT.	10,188.40
5	PROPOSED GROUND COVERAGE	39.99% 10,188.40
6	PROPOSED TOTAL F.A.R. AREA	2.96 76,074.59
7	PROPOSED AREA IN 15% FACILITY AREA = FIRE STAIR CASE AREA + LIFT LOBBY AREA + MUMTY AREA + MACHINE ROOM AREA + LIFT SHAFTS + SERVICE SHAFTS + GUARD ROOM + VISITOR TOILET	11,348.57
8	REQUIRED LANDSCAPE AREA = 50% OF OPEN AREA OPEN AREA = PLOT AREA - GROUND COVERAGE = 50% OF (25,471.00 - 10,188.40) = 50% OF 15,282.60 = 7641.50 SQ.MT.	7641.50
9	PROPOSED LANDSCAPE AREA	7682.769
	GROUND LEVEL LANDSCAPE AREA = 7682.769 SQ.MT.	
10	REQUIRED TREE AS PER 1 No. OF TREE PER 100 SQ.MT. OF OPEN AREA = (PLOT AREA - GROUND COVERAGE) / 100 = (25,471.00 - 10,188.40) / 100 = 15,282.60 / 100 = 152.8 No.S. SAY 153 No.S.	153 No.S.
11	NO. OF TREE PROPOSED = 180 No.S.	
12	PARKING REQUIRED @ 1 E.C.S. / 50 SQ.M. F.A.R. AREA = 76,413.00 / 50 = 1528.26 E.C.S. SAY 1529 E.C.S.	1529 E.C.S.
13	PROPOSED PARKING	2211 E.C.S.
A	OPEN PARKING AREA = 300 @ 20 SQ.MT. PER E.C.S. = 300 X 20 = 15 E.C.S.	
B	BASEMENT-2 PARKING AREA = 19,765.10 @ 18 SQ.MT. PER E.C.S. = 19,765.10 / 18 = 1098.06 E.C.S. SAY 1098 E.C.S.	
C	BASEMENT-3 PARKING AREA = 19,765.10 @ 18 SQ.MT. PER E.C.S. = 19,765.10 / 18 = 1098.06 E.C.S. SAY 1098 E.C.S.	
	TOTAL PARKING (A + B + C) = 2211 E.C.S.	
14	TOTAL NON F.A.R. AREA	48,725.16
A	UPPER BASEMENT (BSMT.-1 AREA) = 9063.82 SQ.M.	
B	BASEMENT-2 TOTAL AREA = 20,330.67 SQ. MT.	
C	BASEMENT-3 TOTAL AREA = 20,330.67 SQ. MT.	
	TOTAL NON F.A.R. AREA (A+B+C) = 48,725.16 SQ. MT.	
15	TOTAL BUILT-UP AREA	1,40,360.19
A	TOTAL PROP. F.A.R. AREA = 76,074.59 SQ. MT.	
B	TOTAL NON F.A.R. AREA = 48,725.16 SQ. MT.	
C	TOTAL FACILITY AREA = 11,348.57 SQ. MT.	
D	SERVICE FLOOR AREA = 3211.87 SQ. MT.	
	TOTAL BUILT-UP AREA (A+B+C) = 1,40,360.19 SQ. MT.	

SCHEDULE OF PLANTS	
ALONG BOUNDARY WALL	
2	TABESERUA ARGENTEA 80 No.S.
3	LAGERSTROMIA FLORENSAE (EVER GREEN) 80 No.S.
TOTAL = 160 No.S.	

LEGEND :-	
01	PLOT LINE
02	SETBACK LINE
03	BASEMENT LINE

PROJECT :- COMMERCIAL	
"SPECTRUM@METRO"	
AT PLOT No. C & D, ECO CITY, SEC-75, NOIDA.	
OWNER :-	M/s AIMS MAX GARDENIA DEVELOPERS PVT. LTD.
DEVELOPED BY :-	M/s BLUE SQUARE INFRASTRUCTURE LLP.
DRAWING TITLE :-	
SITE PLAN & AREA STATEMENT	

CONSULTANT :- R.N.Gupta & Associates	
E-1, Sector -55, NOIDA	
PH : 0120-4321556	
e-mail : info@mgcorp.com	
DRAWN BY :-	CHECKED BY :-
SCALE	DATED :-
1 : 800	
For Aims Max Gardenia Developers Pvt. Ltd.	
Authorised Signatory	
ARCHITECT'S SIGN	
OWNER'S SIGN	
DRG.No. - 012	