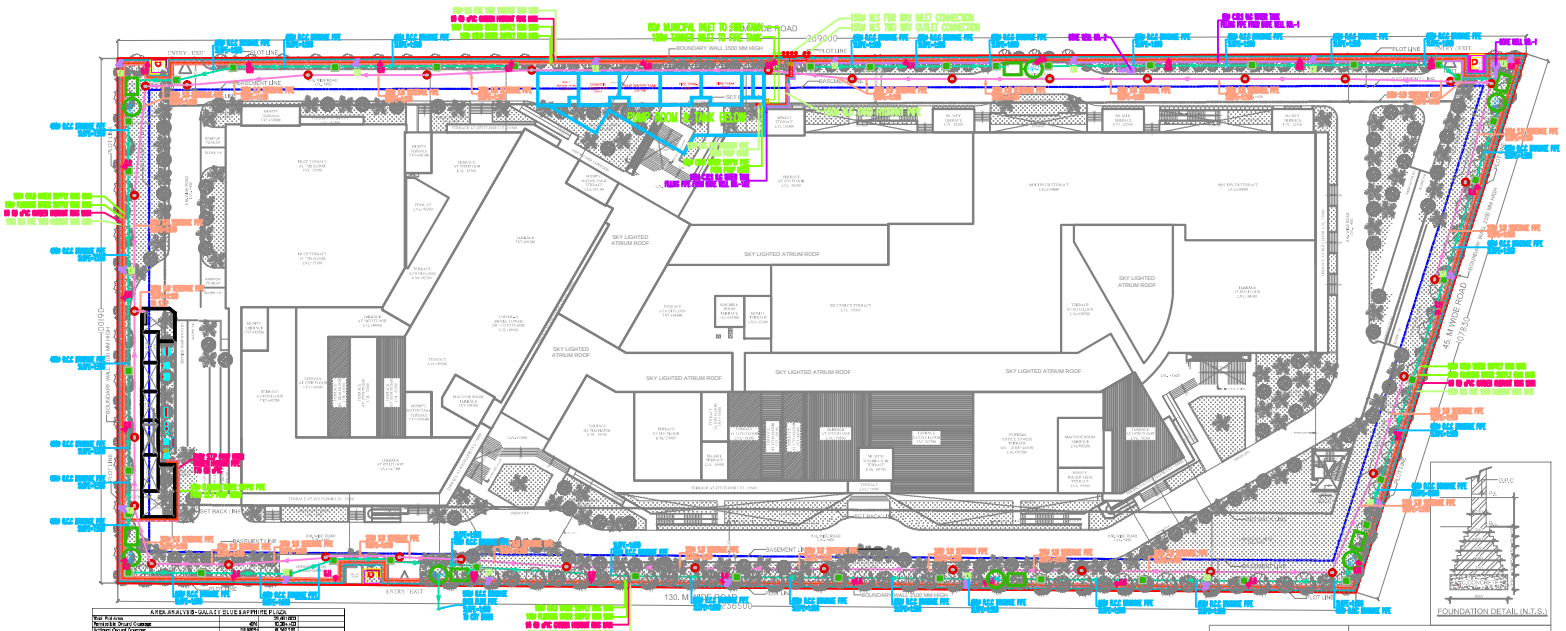


SITE PLAN

AREA ANALYSIS - GALAXY BLUE SAPPHIRE PLAZA		
Total Plot Area		20,035.000
Permissible Ground Coverage	40%	8,014.000
Achieved Ground Coverage	39.98%	8,010.00
Permissible FAR Area (Including Loading)	3.75	75,131.25
Achieved FAR Area (Including Loading)	3.73 FAR	74,710.00
Total Permissible Ground Coverage (10% Max OF)	4000.00	4,000.00
Total Achieved Ground Coverage (10% Max OF)	10.00%	10,000.00
Permissible F.A.R.	4	101,044.00
Achieved F.A.R.	3.99	99,707.00
Additional FAR F.A.R. Area (On Permissible F.A.R.)		25,000.00
Achieved 10% F.A.R. Area	0.49%	1,207.00

Additional 10% OF F.A.R. Area		
Permissible	Area	
Service Mezzanine (If Security Cabin)	71.00	
10% F.A.R. Area (Safety Zone, Max F.A.R. Achieved)	1,000.00	
Under Ground Water Tank Area	206.00	
Under Ground STP Area	300.00	
Total	1,577.00	

Ground Coverage Calculation		
Permissible	Area	Percentage
F.A.R. Area (Ground Floor)	8,010.000	
Service Mezzanine (If Security Cabin)	71.00	
10% F.A.R. Area (Ground Floor)	801.00	
Chajjed Area	69.00	
Ramp Cover Area	300.00	
Substation Area	300.00	
Security Pedestal Area	40.00	
Non Offset Area	1,000	
Total	10,591.00	39.51%

Required Parking Calculation			
Permissible	Area	Ecs/Car	Parking Required
Retail	42,806.00	45	951
Office	16,000.00	50	320
Hotel Rooms	240	1	240
Restaurant (Covered Seats)	200	5	40
Total			1,551

Proposed Parking Calculation				
Permissible	Parking Area	Ecs/Car	No. of Parking	Parking Provided
Basement-1	18,000.00	30	600.00	604
Basement-2	18,000.00	30	600.00	604
Basement-3 (Mechanical Parking)	18,000.00	15	1,200.00	1,242
Stilt Parking (Mechanical)	6,000.00	15	400.00	400
Total	60,000.00		2,800	2,850

BUCP Area Calculation		
Permissible	Parking Area	Max F.A.R. Area
Ground Floor	4,000.00	400.000
1st Floor	801.424	400.000
2nd Floor	801.424	400.000
3rd Floor	801.424	400.000
4th Floor	801.424	400.000
5th Floor	801.424	400.000
6th Floor	801.424	400.000
7th Floor	801.424	400.000
8th Floor	801.424	400.000
9th Floor	801.424	400.000
10th Floor	801.424	400.000
11th Floor	801.424	400.000
12th Floor	801.424	400.000
13th Floor	801.424	400.000
14th Floor	801.424	400.000
15th Floor	801.424	400.000
16th Floor	801.424	400.000
17th Floor	801.424	400.000
18th Floor	801.424	400.000
19th Floor	801.424	400.000
20th Floor	801.424	400.000
21st Floor	801.424	400.000
Total	16,827.00	8,800.00

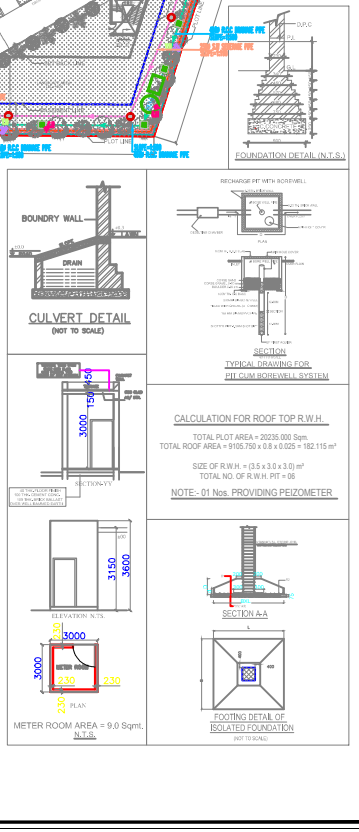
Basement Not F.A.R. Area Calculation	
Permissible	Area
Basement-1	18,000.00
Basement-2	18,000.00
Basement-3	18,000.00
Total Basement Area	54,000.00
Permissible Floor Area (Hotel Tower)	24,000
Permissible Floor Area (Retail Tower)	1,000.00
Total Permissible Floor Area	25,000.00
Basement Not F.A.R. Area	1,000.00
Total	27,000.00

Landscape Area Calculation	
Open Area - Total Plot Area - Total Ground Coverage (Including Ramp, Water Tank, Substation, Security Pedestal, Chajjed Area)	10,444.00
Required 15% Landscape Area	1,566.60
No. of Tree Required (One Tree Per 100 Sqm Landscape Area)	156.66
No. of Tree Proposed	163

Buffer Area Calculation				
Buffer Area Calculation	F.A.R. Area	Basement Area (Without Ramp Area)	Non F.A.R. Area	Total Buffer Area
	100,707.00	54,000.00	27,000.00	181,707.00

F.A.R. AREA CHART - GALAXY BLUE SAPPHIRE PLAZA					
	RETAIL	TOWER - A (HOTEL)		TOWER - B (OFFICE)	TOTAL
FLOOR	F.A.R	F.A.R		F.A.R	TOTAL F.A.R.
BASEMENT - 1	9213.639				9,213.639
GROUND FLOOR	9,245.285				9,245.285
1st FLOOR	9192.027				9,192.027
2nd FLOOR	9430.481				9,430.481
3rd FLOOR	9328.838				9,328.838
4th FLOOR	7,701.693				7,701.693
5th FLOOR	8677.301				8,677.301
6th FLOOR	2671.092			1,475.618	4,146.710
7th FLOOR	2770.969			1,473.528	4,244.197
8th FLOOR/Service	1729.988			1,423.582	3,153.570
9th FLOOR		1,477.515	HOTEL	1,423.872	2,901.387
10th FLOOR		1,244.446		1,423.872	2,668.318
11th FLOOR		1,244.446		1,321.141	2,565.587
12th FLOOR		1,244.446		1,321.141	2,565.587
12th A FLOOR		1,244.446		1,321.141	2,565.587
14th FLOOR		1,167.531		1,252.696	2,420.227
15th FLOOR/Service					-
16th FLOOR		1,207.268		1,252.696	2,459.964
17th FLOOR		1,106.894		1,184.251	2,291.145
18th FLOOR		1,106.894		1,184.251	2,291.145
19th FLOOR		1,106.894		775.249	1,882.143
20th FLOOR		1,006.734		775.249	1,781.983
21st FLOOR		1,006.734		395.180	1,401.914
METER ROOM (Ground)					9.000
TOTAL	69,860.735	14,164.268		18,003.758	102,137.761

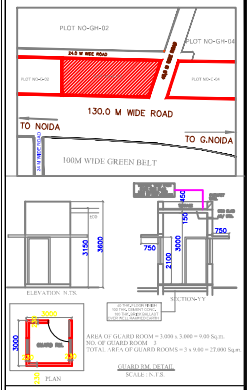
15% F.A.R. AREA CHART - GALAXY BLUE SAPPHIRE PLAZA				
FLOOR	RETAIL	TOWER-A (HOTEL)	TOWER-B (OFFICE)	TOTAL
Basement-1	307.460			307.460
GR. Floor	642.436			642.436
1st floor	595.839			595.839
2nd floor	614.070			614.070
3rd floor	619.888			619.888
4th floor	584.571			584.571
5th floor	430.031			430.031
6th floor	329.576		143.013	472.589
7th floor	185.306		146.983	332.289
8th floor/Service floor	219.874		109.943	329.817
9th floor		185.003	109.943	294.946
10th floor		145.431	109.943	255.374
11th floor		145.431	106.034	251.465
12th floor		145.431	106.034	251.465
12th A floor		145.431	106.034	251.465
14th floor		144.586	106.034	250.620
15th floor/Service floor				
16th floor		104.830	106.034	210.864
17th floor		103.463	106.034	209.497
18th floor		103.463	106.034	209.497
19th floor		103.463	106.214	209.677
20th floor		102.580	106.214	208.794
21st floor		102.580	106.214	208.794
Mumty		88.044	83.349	171.393
Water Tank		88.044	83.349	171.393
Machine Room		110.403	165.648	276.051
TOTAL	4429.051	1818.183	2013.051	8260.285

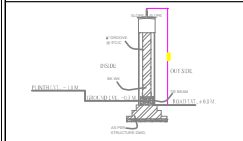


NOTES:-

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. ENTIRE BUILDING WILL BE CENTRALLY AIR CONDITIONED AND ALL STORES & TOILETS, KITCHEN & PANTRIES WILL BE MECHANICALLY VENTILATED.
5. ALL EXIT DOORS SHALL HAVE 1 HOUR FIRE RESISTANT RATING.
6. ALL LIFT, ESCALATOR & MACHINE ROOM SHOULD BE AS PER ISI STANDARD.
7. THE BUILDING SHALL BE FULLY SPRINKLED EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.

LOCATION PLAN





SYMBOL	NAME OF TREE PROPOSED	TYPE
	ACACIA AURICULIFORMIS	EVER GREEN
	SEESHAM SCHOLARIS	EVER GREEN
	CASSIA FISTULA	DECIDUOUS
	ANTHOCEPHALUS	DECIDUOUS

250 + NO. OF TREE PROPOSED - 163 EVER GREEN, 250 DECIDUOUS TREES

PROJECT

GALAXY BLUE SAPPHIRE PLAZA
PLOT NO. C-03, SEC-04,GREATER NOIDA. (U.P)

OWNER

M /S GLD INFRAPROJECTS PVT. LTD.
UNIT NO.-105, 1ST FLOOR VARDHMAN SIDHANT SHOPPING PLAZA , LHC, SAVITA VIHAR, DELHI-92

ARCHITECT'S SEAL | OWNER'S SEAL

ARCHITECT

modarchindia
architects interior designers & planners
studio: 1st floor, B-69, sector-63, Noida -201301, U.P.,
phone: 0120-4006253, email: smitgangal@hotmail.com
website: www.modarch.in

Drawing Title

SITE PLAN
CO-ORDINATION

North

Checked by	MANISH TIWARI	Date	
Drawn by	LOKESH SHARMA	Scale :-	300 (A0)
Drawing No.	MA - GA - SANCTION		01