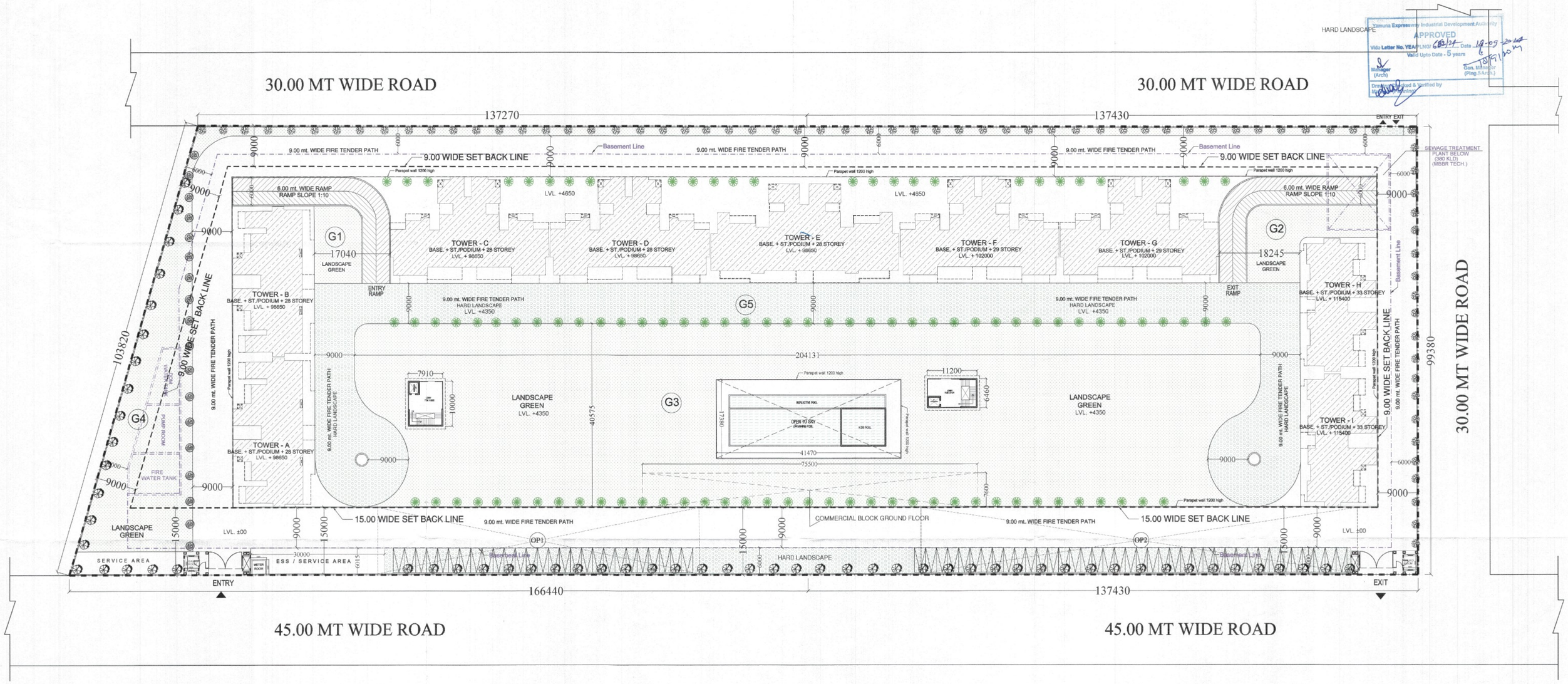

HARD LANDSCAPE

Yamuna Expressway Industrial Development Authority
APPROVED
Vide Letter No. YEA/PLNG/ 6021/24 Date 18-09-2024
Valid Upto Date - 5 years
Manager (Arch) Gen. Manager (Plng.&Arch.)
Drawing Checked & Verified by

AREA STATEMENT

S.NO	PARTICULARS			SQ.MTR.
1.	TOTAL LAND AREA			28,783.029
2.	PERMISSIBLE GROUND COVERAGE @35% = 28,783.029 X 35% = 10,074.06 sq.mt.			10,074.06
3.	PROPOSED GROUND COVERAGE (16.30%)			4,692.82
	s.no.	blocks name	area (in sq.mt.)	
	1.	TOWER - A	396.48	
	2.	TOWER - B	396.48	
	3.	TOWER - C	479.03	
	4.	TOWER - D	479.03	
	5.	TOWER - E	565.05	
	6.	TOWER - F	479.03	
	7.	TOWER - G	479.03	
	8.	TOWER - H	323.22	
	9.	TOWER - I	323.22	
	10.	COMMERCIAL	573.80	
	11.	OPEN PLATFORM , METER GAURD ROOM AREA	198.45	
		TOTAL	4,692.82	
4.	PERMISSIBLE BASEMENT AREA			24,239.70
5.	PROPOSED BASEMENT AREA			23,388.59
	a.	BASEMENT AREA	23,388.59	
		in non f.a.r.	21,486.29	
		in 15% f.a.r. area (in services & community)	1,902.3	
		total area	23,388.59	
6.	PERMISSIBLE F.A.R. AREA @ 3.50 = 28,783.029 X 3.50 = 1,00,740.60 sq.mt.			1,00,740.60
	PERMISSIBLE COMMERCIAL F.A.R. AREA 1,00,740.60 X 1% = 1,007.40 sq.mt.			
7.	PROPOSED F.A.R. AREA (3.499)			1,00,715.89
	s.no.	blocks name	area (in sq.mt.)	
	1.	TOWER - A (28 STOREY)	9,601.56	
	2.	TOWER - B (28 STOREY)	9,601.56	
	3.	TOWER - C (28 STOREY)	11,959.52	
	4.	TOWER - D (28 STOREY)	11,959.52	
	5.	TOWER - E (28 STOREY)	14,363.32	
	6.	TOWER - F (29 STOREY)	12,385.13	
	7.	TOWER - G (29 STOREY)	12,385.13	
	8.	TOWER - H (33 STOREY)	8,937.21	
	9.	TOWER - I (33 STOREY)	8,937.21	
		RESI.AREA	1,00,130.16	
	10.	COMMERCIAL	573.80	
	11.	METER ROOM	11.93	
		TOTAL F.A.R. AREA	1,00,715.89	
8.	PERMISSIBLE DENSITY 1650 PPH FOR 2.8783029 Hect. = 4750.00 persons PERMISSIBLE UNITS @4.5 PERSONS FOR 2.8783029 Hect. = 1055.55 units say - 1056 units PROPOSED UNITS = 528 (50% DENSITY) PROPOSED DENSITY (528 X 4.5) = 2376 PERSONS PPH = 827.87			1056 units
9.	PROPOSED UNITS			528
	s.no.	blocks name	units	
	1.	TOWER - A (28 STOREY)	56	
	2.	TOWER - B (28 STOREY)	56	
	3.	TOWER - C (28 STOREY)	56	
	4.	TOWER - D (28 STOREY)	56	
	5.	TOWER - E (28 STOREY)	56	
	6.	TOWER - F (29 STOREY)	58	
	7.	TOWER - G (29 STOREY)	58	
	8.	TOWER - H (33 STOREY)	66	
	9.	TOWER - I (33 STOREY)	66	
		TOTAL UNITS	528	

PARKING CALCULATION:

PARKING REQUIRED = PROPOSED RESIDENTIAL FAR @ ONE ECS/ 80 SQM
= (1,00,740.60 X 1) /80 = 1258.95
= SAY 1259.25 (say - 1260 ECS)

PROPOSED PARKING :

OPEN PARKING = OPEN AREA / 20
= 2,522.48 / 20
= 126.12
= SAY 126 ECS

BASEMENT PARKING = BASEMENT AREA - (LIFT LOBBY + SERVICE AREA+ STAIRCASE +RAMP) /30
= 19,966.3 / 30
= 665.21
= SAY 665 ECS

ST./PODIUM PARKING = ST./PODIUM AREA - (LIFT LOBBY + SERVICE AREA+ STAIRCASE +RAMP) /30
= 15,594.6 / 30
= 519.82
= SAY 519 ECS

TOTAL PARKING PROVIDED = 126 + 665 + 519 = 1310 ECS

SOFT GREEN AREA REQUIRED

REQUIRED SOFT GREEN AREA= 50% OF OPEN AREA
OPEN AREA = PLOT AREA - GROUND COVERAGE
= 28,783.029 - 4,692.82 = 24,090.20 SQMT.
HENCE SOFT GREEN AREA REQUIRED = 24,090.20 /2
= 12,045.10 SQM

GREEN AREA PROVIDED:

GREEN AREA PROVIDED = 12,060.00 SQMT.
TREES REQUIRED = OPEN AREA/100
= 24,090.20 / 100
= 240.90 SAY 241 TREES
TREES PROVIDED = 248
EVERGREEN TREE PROVIDED - 124
ORNAMENTAL TREE PROVIDED - 124

LEGENDS FOR LANDSCAPING

EVERGREEN TREE
ASHOKA - 54 NO.S
GULMOHAR - 70 NO.S
ORNAMENTAL TREE
BOTTLE PALM - 54 NO.S
BAMBOO - 70 NO.S

PROPOSED COVERED AREA DETAILS

PARTICULARS	TOTAL AREA(SQ.M.)
TOTAL FAR AREA	1,00,715.89
AREA IN 15% FAR	14,911.68
BASEMENT AREA (in non f.a.r)	21,486.29
STILT/PODIUM AREA	18,208.26
TOTAL COVERED AREA	155,322.12 sq.mt.

GREEN AREA DETAIL

s.no.	PARTICULAR	TOTAL AREA(SQ.M.)
1.	G1	180.34
2.	G2	326.39
3.	G3	6,990.4
4.	G4	1,400.44
5.	G5	3,162.43
	total	12,060.00

PROPOSED AREA & UNITS DETAIL

SR. NO.	BLOCK NAME	TOTAL FLOORS	GROUND COVERAGE (sq.mt.)	F.A.R. AREA (sq.mt.)	AREA UNDER SERVICES 15% (sq.mt.)	TOTAL UNIT
a	b	c	d	e	f	g
1	TOWER - A&B	BASEMENT + STILT+ 28th	792.96	19,203.12	2,746.18	112
2	TOWER - C&D	BASEMENT + STILT+ 28th	958.06	23,919.04	2,709.38	112
3	TOWER - E	BASEMENT + STILT+ 28th	565.05	14,363.32	1,376.02	56
4	TOWER - F&G	BASEMENT + STILT+ 29th	958.06	24,770.26	2,791.62	116
5	TOWER - H&I	BASEMENT + STILT+ 33th	646.44	17,874.42	3,199.66	132
6	OPEN PLATFORM , GAURD ROOM AREA	-----	186.52	----	186.52	----
7	UNDER GROUND TANK , PUMP ROOM , S.T.P. AREA	-----	----	----	534.72	----
8	COMMUNITY HALL	BASEMENT	----	----	1367.58	----
9	COMMERCIAL	GROUND FLOOR	573.80	573.80		----
10	METER ROOM		11.93	11.93		
	TOTAL	-----	4,692.82	1,00,715.89	14,911.68	528

N

SITE PLAN

PROJECT :
SUBMISSION DRAWING FOR PROPOSED GROUP HOUSING "AURUM ALUMNI BLISS" PROJECT AT PLOT NO. P-3 & P-4 / TS-2A , SECTOR - 22D , YEIDA GAUTAM BUDH NAGAR (U.P.)

OWNER:-
M/s STARCITY INFRADEVELOPERS PVT. LTD.

AUTHORISED SIGNATORY:-
Mr. - SACHIN GARG

DRAWING TITLE
SITE PLAN WITH AREA DETAIL

For Starcity Infradevelopers Pvt. Ltd.
Authorised Signatory

Anuj Agarwal CA/98/19500 Architects Ghaziabad

OWNER SIGN: ARCHITECT SIGN:

Design Studio
ANUJ AGARWAL ARCHITECTS
OFFICE:- A-244 KAUSHAMBI GHAZIABAD (U.P.)
Ph:-0120 - 4165716 , 4563716 , 6454182
e-mail : arch.anujagarwal@gmail.com

SCALE	DEALT BY	CHECKED BY	DATE	DRG. No.
NTS	A.CHAUHAN			SD -01