

45 M WIDE ROAD

30 M WIDE ROAD

60 M WIDE ROAD

45 M WIDE ROAD

OTHER PLOT
TAXI STAND

H.T. LINE

SITE PLAN

AREA STATEMENT

PARTICULARS	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							
NON. F.A.R. AREA OF LOWER GROUND FLOOR	3356.39				1622.71		4084.72					9063.82				
TOTAL LOWER BASEMENT AREA																
TOTAL UPPER BASEMENT AREA													20330.67			
LOWER GROUND FLOOR													20330.67			
GROUND FLOOR	725.94	89.67	1269.47	155.11	2531.89	312.55	2297.95	160.42			9750.42					
1ST FLOOR	804.82	101.72	1447.09	155.11	3114.11	339.18	3439.70	223.75			8892.06					
2ND FLOOR	804.82	101.72	1440.89	155.11	3129.28	339.18	3250.93	223.75			8625.92					
3RD FLOOR	822.59	101.72	1496.37	155.11	3128.31	339.18	2919.60	223.75			8896.87					
4TH FLOOR	963.60	117.99	1742.24	336.65	1518.81	611.39	294.94	61.17			4224.65					
5TH FLOOR	963.60	117.99	413.59	45.26	1518.81	155.24	294.94	61.17			3190.94			3211.87		
6TH FLOOR	963.60	117.99			1518.81	155.24	294.94	61.17			2777.35					
7TH FLOOR	963.60	117.99			1518.81	155.24	294.94	61.17			1258.54					
8TH FLOOR	963.60	117.99			1518.81	155.24	294.94	61.17			1258.54					
9TH FLOOR	963.60	117.99			1518.81	155.24	294.94	61.17			1258.54					
10TH FLOOR	963.60	117.99			1518.81	155.24	294.94	61.17			1258.54					
11TH FLOOR	963.60	117.99			1518.81	155.24	294.94	61.17			1258.54					
12TH FLOOR	963.60	117.99			1518.81	155.24	294.94	61.17			1258.54					
13TH FLOOR	963.60	117.99			1518.81	155.24	294.94	61.17			1258.54					
14TH FLOOR	963.60	117.99			1518.81	155.24	294.94	61.17			1258.54					
15TH FLOOR	963.60	117.99			1518.81	155.24	294.94	61.17			1258.54					
16TH FLOOR	963.60	117.99			1518.81	155.24	294.94	61.17			1258.54					
17TH FLOOR	885.09	117.99			1518.81	155.24	294.94	61.17			1180.03					
18TH FLOOR	885.09	117.99			1518.81	155.24	294.94	61.17			1180.03					
19TH FLOOR	885.09	117.99			1518.81	155.24	294.94	61.17			1084.46					
20TH FLOOR	789.52	117.99			1518.81	155.24	294.94	61.17			1084.46					
21ST FLOOR	789.52	117.99			1518.81	155.24	294.94	61.17			1084.46					
22ND FLOOR	789.52	117.99			1518.81	155.24	294.94	61.17			785.90					
23RD FLOOR	490.96	117.99			1518.81	155.24	294.94	61.17			785.90					
24TH FLOOR	490.96	117.99			1518.81	155.24	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							
TOTAL NON. F.A.R. AREA												12275.69	40661.34	52937.03		11348.57

S.NO	PARTICULARS	SQ.MTR.
1	TOTAL PLOT AREA	26,471.00
2	PERMISSIBLE F.A.R. FOR COMMERCIAL PLOT AS PER 3.00 F.A.R. = 26,471.00 X 3.00 = 79,413.00 SQ.MT.	79,413.00
3	PERMISSIBLE 10% FOR FACILITY OF TOTAL F.A.R. AREA = 10% OF 79,413.00 SQ.MT. = 7,941.30 SQ.MT.	7,941.30
4	PERMISSIBLE 10% FOR FACILITY OF TOTAL F.A.R. AREA = 10% OF 79,413.00 SQ.MT. = 7,941.30 SQ.MT.	7,941.30
5	PROPOSED GROUND COVERAGE	38.99%
6	PROPOSED TOTAL F.A.R. AREA	2.88
7	PROPOSED AREA IN 15% FACILITY AREA = FIRE STAIR CASE AREA + LIFT LOBBY AREA + MUMTY AREA + MACHINE ROOM AREA + LIFT SHAFTS + SERVICE SHAFTS + GARDEN ROOM + VISITOR TOILET	11,348.57
8	REQUIRED LANDSCAPE AREA = 50% OF OPEN AREA OPEN AREA = PLOT AREA - GROUND COVERAGE = 50% OF 26,471.00 = 6,967.75 SQ.MT.	7641.90
9	PROPOSED LANDSCAPE AREA	7682.769
10	GROUND LEVEL LANDSCAPE AREA = 7682.769 SQ.MT.	
11	REQUIRED TREE AS PER 1 HA. OF TREE PER 100 SQ.MT. OF OPEN AREA = PLOT AREA - GROUND COVERAGE / 100 = 26,471.00 / 100 = 264.71 NO. OF TREE	153 NO. S.
12	PROPOSED TREE AS PER 1 HA. OF TREE PER 100 SQ.MT. OF OPEN AREA = PLOT AREA - GROUND COVERAGE / 100 = 26,471.00 / 100 = 264.71 NO. OF TREE	1629 E.C.B.
13	PROPOSED PARKING	3211 E.C.B.
14	TOTAL NON-F.A.R. AREA	49,755.16
15	TOTAL BUILT-UP AREA	1,40,360.19

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

PROJECT :-
 COMMERCIAL
 "SPECTRUM@METRO"
 AT PLOT No. C.A.D. B.O. CITY,
 SEC-75, NOIDA.

OWNER :-
 M/s. ARMS MAX GARDENIA DEVELOPERS PVT. LTD.
 SECT. 75, NOIDA

DEVELOPER :-
 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@rngroup.com

DRAWN BY :- CHECKED BY :- SCALE 1:800 DATED :-

For ArmsMax Gardenia Developers Pvt. Ltd.
 Authorized Signatory

OWNER'S SIGN

ARCHITECT'S SIGN
 DRG.No. - 012