

NOTES:

- 1. ALL DIMENSIONS & LOCATIONS ARE IN METERS.
- 2. ALL WORK SHALL BE ACCORDING TO THE CITY REGULATIONS.
- 3. ALL WORK SHALL BE ACCORDING TO THE CITY REGULATIONS.
- 4. ALL WORK SHALL BE ACCORDING TO THE CITY REGULATIONS.
- 5. ALL WORK SHALL BE ACCORDING TO THE CITY REGULATIONS.
- 6. ALL WORK SHALL BE ACCORDING TO THE CITY REGULATIONS.
- 7. ALL WORK SHALL BE ACCORDING TO THE CITY REGULATIONS.
- 8. ALL WORK SHALL BE ACCORDING TO THE CITY REGULATIONS.
- 9. ALL WORK SHALL BE ACCORDING TO THE CITY REGULATIONS.
- 10. ALL WORK SHALL BE ACCORDING TO THE CITY REGULATIONS.

KEY PLAN



SCALE: 1:500

SEE SUPPLY SCHEDULE FOR MATERIALS

NO.	DESCRIPTION	UNIT	QTY
1
2
3
4
5
6
7
8
9
10

PRODUCT

PROPOSED SUBMISSION DRAWING FOR GALAXY BLUE SAPPHIRE PLAZA AT PLOT NO. C-14, SECTOR-98, GREATER Noida (N.P.)

OWNER'S SEAL

M/S. GLENNWAPROJECTS PVT. LTD.
PLOT NO. C-14, SECTOR-98, GREATER Noida (N.P.)

ARCHITECT'S SEAL

ARCHITECT'S SEAL
M/S. GLENNWAPROJECTS PVT. LTD.
PLOT NO. C-14, SECTOR-98, GREATER Noida (N.P.)

ARCHITECT

modarchindia
ARCHITECTS & INTERIORS
PLOT NO. C-14, SECTOR-98, GREATER Noida (N.P.)

Drawing Title

3001 - TERRACE ELEVATION & AREA CALCULATION

Project: GALAXY BLUE SAPPHIRE PLAZA
Date: 10/01/2024
Scale: 1:500
Sheet: 01A-02A - SANCTION



18TH FLOOR PLAN
CVL - 125800

NOTE: ALL AREA CALCULATION SAME AS 17TH FLOOR



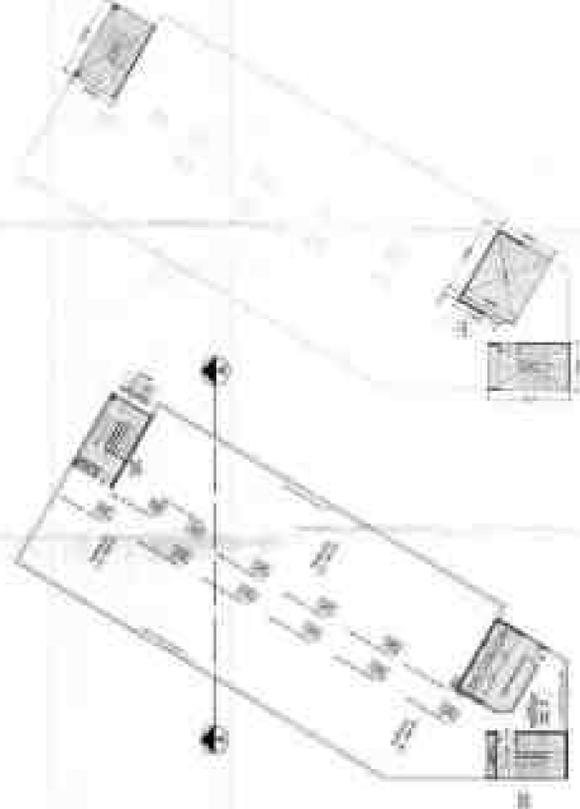
19TH FLOOR PLAN
CVL - 93200

NOTE: ALL AREA CALCULATION SAME AS 17TH FLOOR



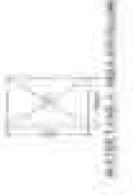
17TH FLOOR PLAN
CVL - 125800

NOTE: ALL AREA CALCULATION SAME AS 17TH FLOOR



20TH FLOOR PLAN
CVL - 90000

TERRACE FLOOR AREA ENVELOPS



FLOOR	AREA (SQ. M)
18TH FLOOR	125800
19TH FLOOR	93200
20TH FLOOR	90000

20TH FLOOR PLAN REDUCING AREA ENVELOPS

NOTE: ALL AREA CALCULATION SAME AS 17TH FLOOR
TOTAL AREA = 125800 + 93200 + 90000 = 309000 SQ. M
TOTAL AREA = 309000 SQ. M
TOTAL AREA = 309000 SQ. M
TOTAL AREA = 309000 SQ. M

NOTE:

- 1. ALL DIMENSIONS ARE IN METERS
- 2. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE
- 3. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE
- 4. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE
- 5. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE
- 6. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE
- 7. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE
- 8. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE
- 9. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE
- 10. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE

KEY PLAN



SCALE - N.T.S.

NO.	DESCRIPTION	AREA (SQ. M)	PERCENTAGE
1	11TH FLOOR AREA	1000	100%
2	11TH FLOOR DEDUCTION AREA	1000	100%
3	11TH FLOOR SERVICE FLOOR DEDUCTION AREA	1000	100%
4	11TH FLOOR SERVICE FLOOR DEDUCTION AREA	1000	100%
5	11TH FLOOR SERVICE FLOOR DEDUCTION AREA	1000	100%
6	11TH FLOOR SERVICE FLOOR DEDUCTION AREA	1000	100%
7	11TH FLOOR SERVICE FLOOR DEDUCTION AREA	1000	100%
8	11TH FLOOR SERVICE FLOOR DEDUCTION AREA	1000	100%
9	11TH FLOOR SERVICE FLOOR DEDUCTION AREA	1000	100%
10	11TH FLOOR SERVICE FLOOR DEDUCTION AREA	1000	100%

PROJECT

PROPOSED TRANSMISSION DRAWING FOR GALAXY BELL SUPPLY AREA AT PLOT NO. C-05, SOUTH-04, GREATER NERUDA (GUR)

COMPANY PROJECT NO. N-08-010000 PROJECTS PVT. LTD. UMBRABAD, TELDOR VARDHMAN, BHANU AGARWAL, PLAZA, ITC, JAWAHAR VIKAS, DELHI-110029

ARCHITECT'S SEAL: OM ANAND SEAL



ARCHITECT: modarchindia



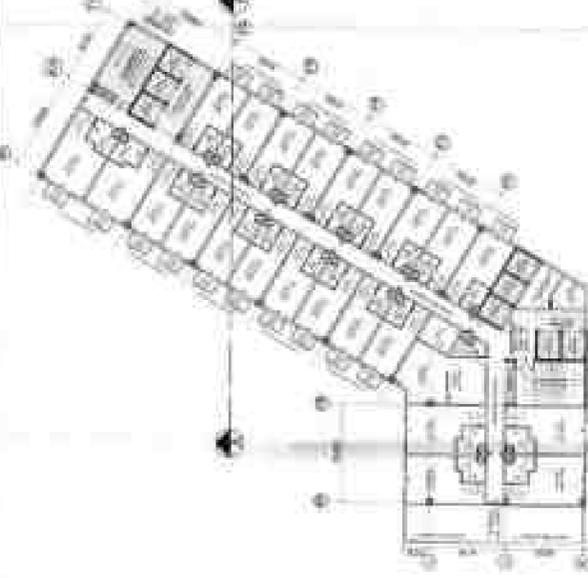
Drawing Title: HOTEL TOWER 11TH - 11TH FLOOR PLAN AREA CALCULATION

Project No: MA-04-SANCTUARY 11



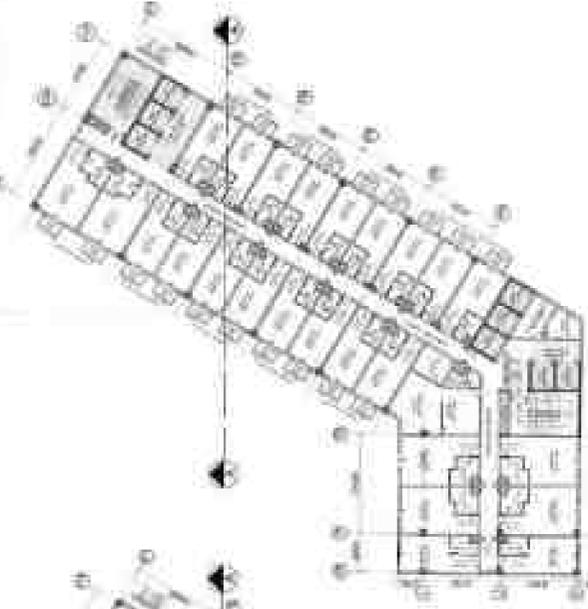
11TH FLOOR PLAN (HOTEL TOWER) V.S.L. - 44000

NOTE: THIS FLOOR DEDUCTION AREA IS THE SAME AS THE 11TH FLOOR DEDUCTION AREA. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.



11TH FLOOR PLAN (HOTEL TOWER) V.S.L. - 44000

NOTE: THIS FLOOR DEDUCTION AREA IS THE SAME AS THE 11TH FLOOR DEDUCTION AREA. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.



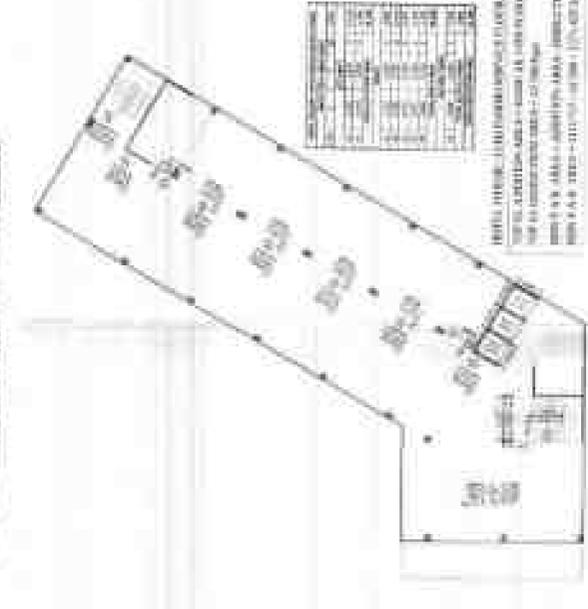
11TH FLOOR PLAN (HOTEL TOWER) V.S.L. - 44000

NOTE: THIS FLOOR DEDUCTION AREA IS THE SAME AS THE 11TH FLOOR DEDUCTION AREA. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.



11TH FLOOR PLAN (HOTEL TOWER) V.S.L. - 44000

NOTE: THIS FLOOR DEDUCTION AREA IS THE SAME AS THE 11TH FLOOR DEDUCTION AREA. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.



11TH FLOOR SERVICE FLOOR DEDUCTION AREA ENVELOPES



11TH FLOOR DEDUCTION AREA ENVELOPES

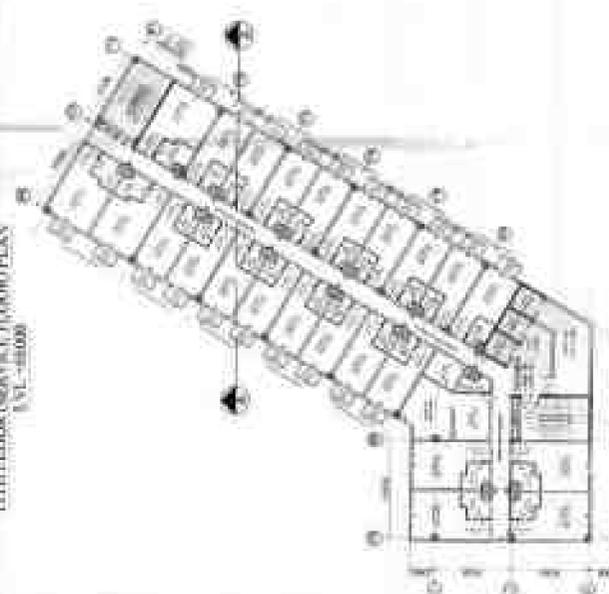


11TH FLOOR PLAN V.S.L. - 44000

NO.	DESCRIPTION	AREA (SQ. M)	PERCENTAGE
1	11TH FLOOR AREA	1000	100%
2	11TH FLOOR DEDUCTION AREA	1000	100%
3	11TH FLOOR SERVICE FLOOR DEDUCTION AREA	1000	100%
4	11TH FLOOR SERVICE FLOOR DEDUCTION AREA	1000	100%
5	11TH FLOOR SERVICE FLOOR DEDUCTION AREA	1000	100%
6	11TH FLOOR SERVICE FLOOR DEDUCTION AREA	1000	100%
7	11TH FLOOR SERVICE FLOOR DEDUCTION AREA	1000	100%
8	11TH FLOOR SERVICE FLOOR DEDUCTION AREA	1000	100%
9	11TH FLOOR SERVICE FLOOR DEDUCTION AREA	1000	100%
10	11TH FLOOR SERVICE FLOOR DEDUCTION AREA	1000	100%

11TH FLOOR PLAN DEDUCTION AREA ENVELOPES

NOTE: THIS FLOOR DEDUCTION AREA IS THE SAME AS THE 11TH FLOOR DEDUCTION AREA. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.



11TH FLOOR PLAN V.S.L. - 44000

NOTES:

1. ALL DIMENSIONS & COORDINATES IN METERS.
2. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
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6. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
7. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
8. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
9. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
10. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.

AXIS PLAN



SCALE: 1:200

AREA SUMMARY & PERFORMANCE INDICATORS:

Category	Area (sqm)	Area (sqft)
Total Addition Area	100,000	1,076,413
Total Deduction Area	10,000	107,641
Net Area	90,000	968,772
Useful Area	80,000	858,168
Net Usable Area	70,000	750,000
Net Usable Area (incl. common)	60,000	646,720
Net Usable Area (incl. common & circulation)	50,000	538,834
Net Usable Area (incl. common, circulation & parking)	40,000	430,947
Net Usable Area (incl. common, circulation, parking & landscaping)	30,000	323,060
Net Usable Area (incl. common, circulation, parking, landscaping & other)	20,000	215,173
Net Usable Area (incl. common, circulation, parking, landscaping, other & furniture)	10,000	107,286
Net Usable Area (incl. common, circulation, parking, landscaping, other, furniture & equipment)	0	0

PROJECT:
PROPOSED REHABILITATION OF WING FOR GALAXY BLUE SAPPHEIRE PLAZA AT PLOT NO. C-03, SECTOR-08, GROUND FLOOR, SOUTH DELHI.

OWNER:
M/S GALAXY BLUE SAPPHEIRE PVT. LTD. (INCORPORATED IN INDIA)
M/S GALAXY BLUE SAPPHEIRE PVT. LTD. (INCORPORATED IN INDIA)
M/S GALAXY BLUE SAPPHEIRE PVT. LTD. (INCORPORATED IN INDIA)

ARCHITECT:
M/S ARCHITECTS & PLANNERS PVT. LTD. (INCORPORATED IN INDIA)
M/S ARCHITECTS & PLANNERS PVT. LTD. (INCORPORATED IN INDIA)
M/S ARCHITECTS & PLANNERS PVT. LTD. (INCORPORATED IN INDIA)

modarchindia
MODERN ARCHITECTURE & DESIGN
PVT. LTD. (INCORPORATED IN INDIA)
PLOT NO. C-03, SECTOR-08, GROUND FLOOR, SOUTH DELHI

Architect
M/S ARCHITECTS & PLANNERS PVT. LTD. (INCORPORATED IN INDIA)
M/S ARCHITECTS & PLANNERS PVT. LTD. (INCORPORATED IN INDIA)
M/S ARCHITECTS & PLANNERS PVT. LTD. (INCORPORATED IN INDIA)

Project Name: HOTEL TOWER
Phase: 8TH - 10TH FLOOR PLAN & AREA CALCULATION

Scale: 1:200

Sheet No.: 1/10

Date: 10/10/2023

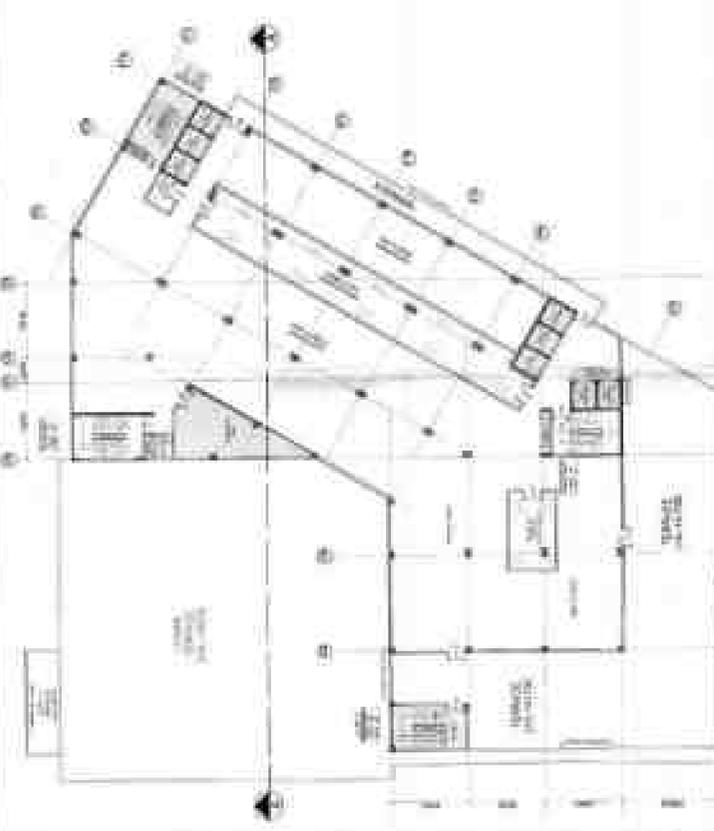
Location: SOUTH DELHI, INDIA



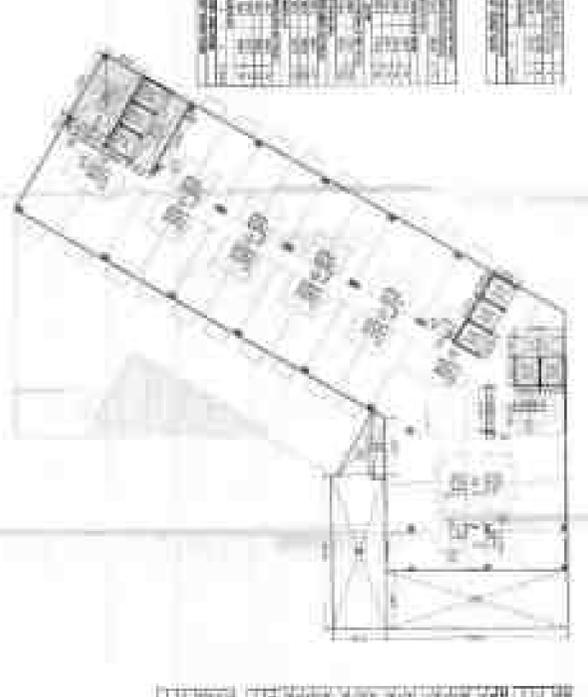
8TH FLOOR PLAN (RETAIL/SERVICE FLOOR)
LVL: +0.1400



9TH FLOOR PLAN (HOTEL TOWER)
LVL: +0.1500



10TH FLOOR PLAN (HOTEL TOWER)
LVL: +0.1600



8TH FLOOR DEDUCTION AREA ENVELOPES

8TH FLOOR (RETAIL/SERVICE FLOOR) AREA CALCULATION:

TOTAL ADDITION AREA = RETAIL/SERVICE ADDITION AREA = (A + B + C + D)
TOTAL ADDITION AREA = 200,000 + 100,000 + 50,000 + 20,000 = 370,000 sqm

TOTAL DEDUCTION AREA = 20,000 sqm

NET AREA = 350,000 sqm

USEFUL AREA = 300,000 sqm

NET USABLE AREA = 250,000 sqm

NET USABLE AREA (incl. common) = 200,000 sqm

NET USABLE AREA (incl. common & circulation) = 150,000 sqm

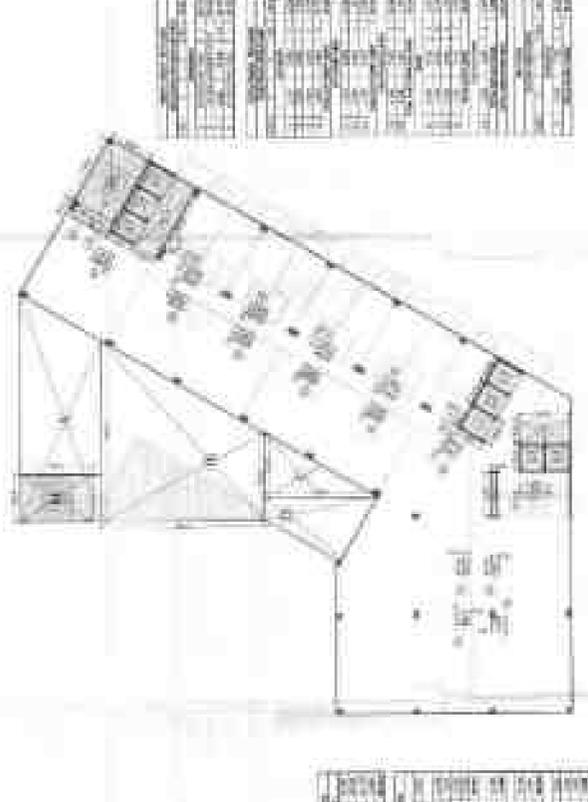
NET USABLE AREA (incl. common, circulation & parking) = 100,000 sqm

NET USABLE AREA (incl. common, circulation, parking & landscaping) = 50,000 sqm

NET USABLE AREA (incl. common, circulation, parking, landscaping & other) = 0 sqm

NET USABLE AREA (incl. common, circulation, parking, landscaping, other & furniture) = 0 sqm

NET USABLE AREA (incl. common, circulation, parking, landscaping, other, furniture & equipment) = 0 sqm



9TH FLOOR DEDUCTION AREA ENVELOPES

9TH FLOOR (HOTEL TOWER) AREA CALCULATION:

TOTAL ADDITION AREA = HOTEL TOWER ADDITION AREA = (A + B + C + D)
TOTAL ADDITION AREA = 100,000 + 50,000 + 20,000 + 10,000 = 180,000 sqm

TOTAL DEDUCTION AREA = 10,000 sqm

NET AREA = 170,000 sqm

USEFUL AREA = 150,000 sqm

NET USABLE AREA = 120,000 sqm

NET USABLE AREA (incl. common) = 100,000 sqm

NET USABLE AREA (incl. common & circulation) = 80,000 sqm

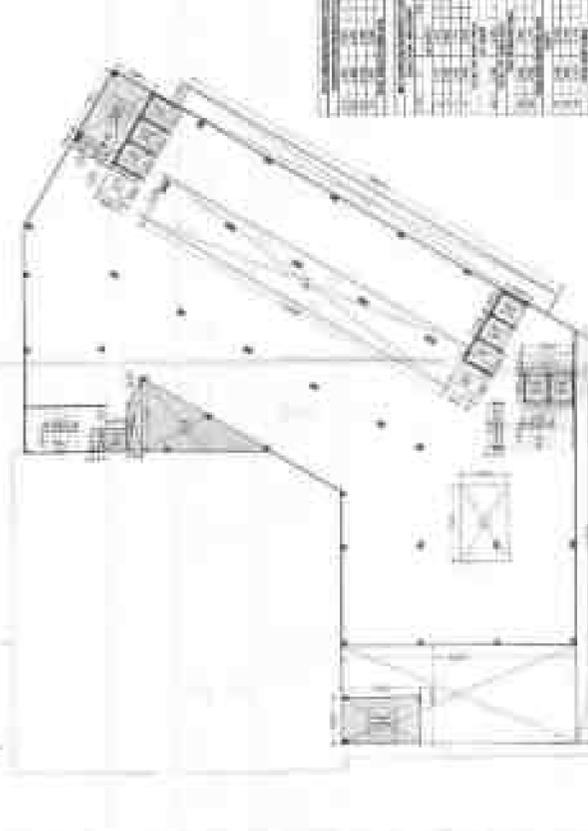
NET USABLE AREA (incl. common, circulation & parking) = 60,000 sqm

NET USABLE AREA (incl. common, circulation, parking & landscaping) = 40,000 sqm

NET USABLE AREA (incl. common, circulation, parking, landscaping & other) = 20,000 sqm

NET USABLE AREA (incl. common, circulation, parking, landscaping, other & furniture) = 10,000 sqm

NET USABLE AREA (incl. common, circulation, parking, landscaping, other, furniture & equipment) = 0 sqm



10TH FLOOR DEDUCTION AREA ENVELOPES

10TH FLOOR (HOTEL TOWER) AREA CALCULATION:

TOTAL ADDITION AREA = HOTEL TOWER ADDITION AREA = (A + B + C + D)
TOTAL ADDITION AREA = 100,000 + 50,000 + 20,000 + 10,000 = 180,000 sqm

TOTAL DEDUCTION AREA = 10,000 sqm

NET AREA = 170,000 sqm

USEFUL AREA = 150,000 sqm

NET USABLE AREA = 120,000 sqm

NET USABLE AREA (incl. common) = 100,000 sqm

NET USABLE AREA (incl. common & circulation) = 80,000 sqm

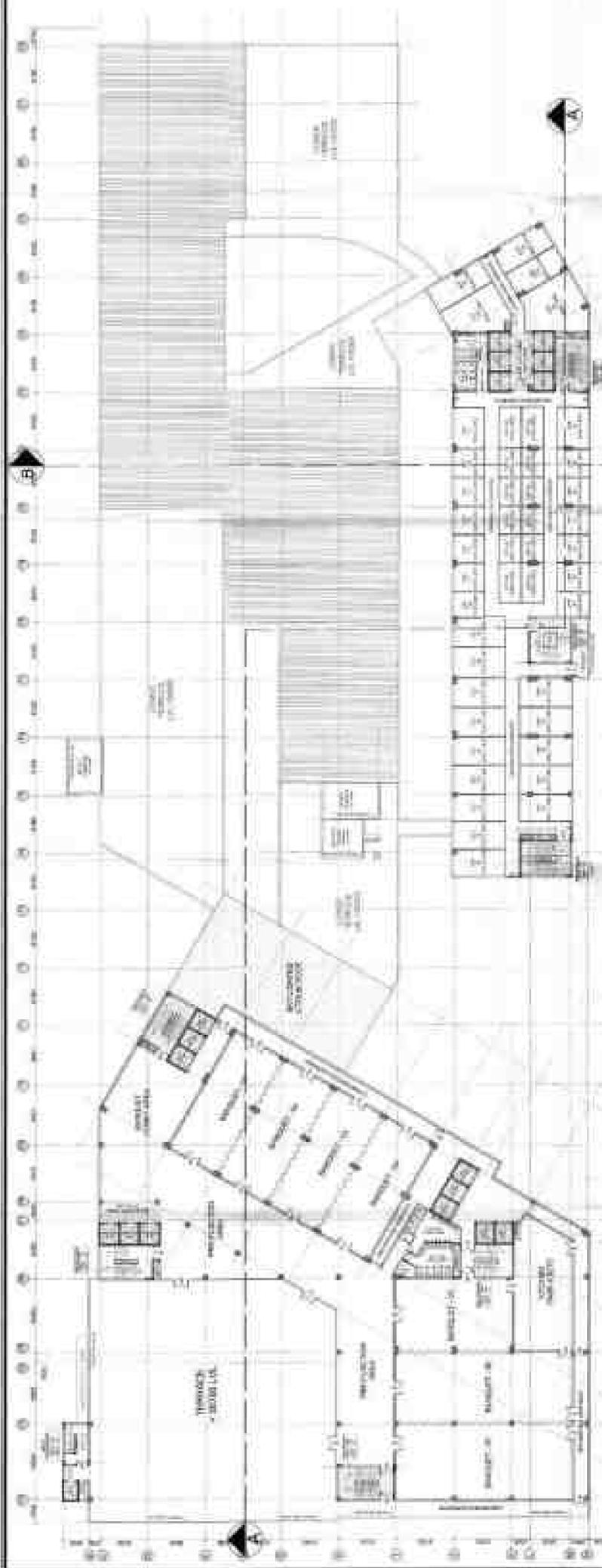
NET USABLE AREA (incl. common, circulation & parking) = 60,000 sqm

NET USABLE AREA (incl. common, circulation, parking & landscaping) = 40,000 sqm

NET USABLE AREA (incl. common, circulation, parking, landscaping & other) = 20,000 sqm

NET USABLE AREA (incl. common, circulation, parking, landscaping, other & furniture) = 10,000 sqm

NET USABLE AREA (incl. common, circulation, parking, landscaping, other, furniture & equipment) = 0 sqm



SEVENTH FLOOR PLAN

SEVENTH FLOOR ENVELOPES

SEVENTH FLOOR DEDUCTION AREA ENVELOPES

SEVENTH FLOOR AREA CALCULATION

7TH FLOOR - METAL/BANQUET ENVELOPES FOR ADDITION AREA		
A	41.680	2.400
B	4.330	7.500
		0.5
		16.230

SEVENTH FLOOR AREA CALCULATION		
TOTAL ADDITION AREA - OFFICE FLOOR ADDITION AREA + A + B		46.010
TOTAL ADDITION AREA - METAL/BANQUET AREA + A + B		45.980
TOTAL DEDUCTION AREA - 10.220		35.760
NET FLOOR AREA - 31.540		31.540
F.A.R. AREA - ADDITION AREA - DEDUCTION AREA + NET FLOOR AREA		47.280
F.A.R. AREA - 47.280		47.280
F.A.R. AREA - OFFICE FLOOR + OFFICE FLOOR + METAL/BANQUET + SHED		47.280
F.A.R. AREA - 47.280		47.280

OFFICE FLOOR - 7TH FLOOR DEDUCTION AREA ENVELOPES		
TOTAL ADDITION AREA - SAME AS SEVENTH FLOOR - 10.220		10.220
TOTAL DEDUCTION AREA - 10.220		10.220
NET FLOOR AREA - 0		0
F.A.R. AREA - ADDITION AREA - DEDUCTION AREA + NET FLOOR AREA		0
F.A.R. AREA - 0		0
F.A.R. AREA - OFFICE FLOOR + OFFICE FLOOR + METAL/BANQUET + SHED		0
F.A.R. AREA - 0		0

METAL/BANQUET FLOOR ENVELOPES		
AREA	NO.	AREA
1	1	16.230
2	1	16.230
3	1	16.230
4	1	16.230
5	1	16.230
6	1	16.230
7	1	16.230
8	1	16.230
9	1	16.230
10	1	16.230
11	1	16.230
12	1	16.230
13	1	16.230
14	1	16.230
15	1	16.230
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18	1	16.230
19	1	16.230
20	1	16.230
21	1	16.230
22	1	16.230
23	1	16.230
24	1	16.230
25	1	16.230
26	1	16.230
27	1	16.230
28	1	16.230
29	1	16.230
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31	1	16.230
32	1	16.230
33	1	16.230
34	1	16.230
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95	1	16.230
96	1	16.230
97	1	16.230
98	1	16.230
99	1	16.230
100	1	16.230

NOTES:
 1. ALL DIMENSIONS ARE IN METERS
 2. ALL WALLS ARE 200MM THICK
 3. ALL DOORS ARE 900MM X 2000MM
 4. ALL WINDOWS ARE 1200MM X 1800MM
 5. ALL STAIRS ARE 1200MM X 1800MM
 6. ALL ELEVATIONS ARE IN METERS
 7. ALL DIMENSIONS ARE IN METERS
 8. ALL DIMENSIONS ARE IN METERS
 9. ALL DIMENSIONS ARE IN METERS
 10. ALL DIMENSIONS ARE IN METERS
 11. ALL DIMENSIONS ARE IN METERS
 12. ALL DIMENSIONS ARE IN METERS
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 19. ALL DIMENSIONS ARE IN METERS
 20. ALL DIMENSIONS ARE IN METERS

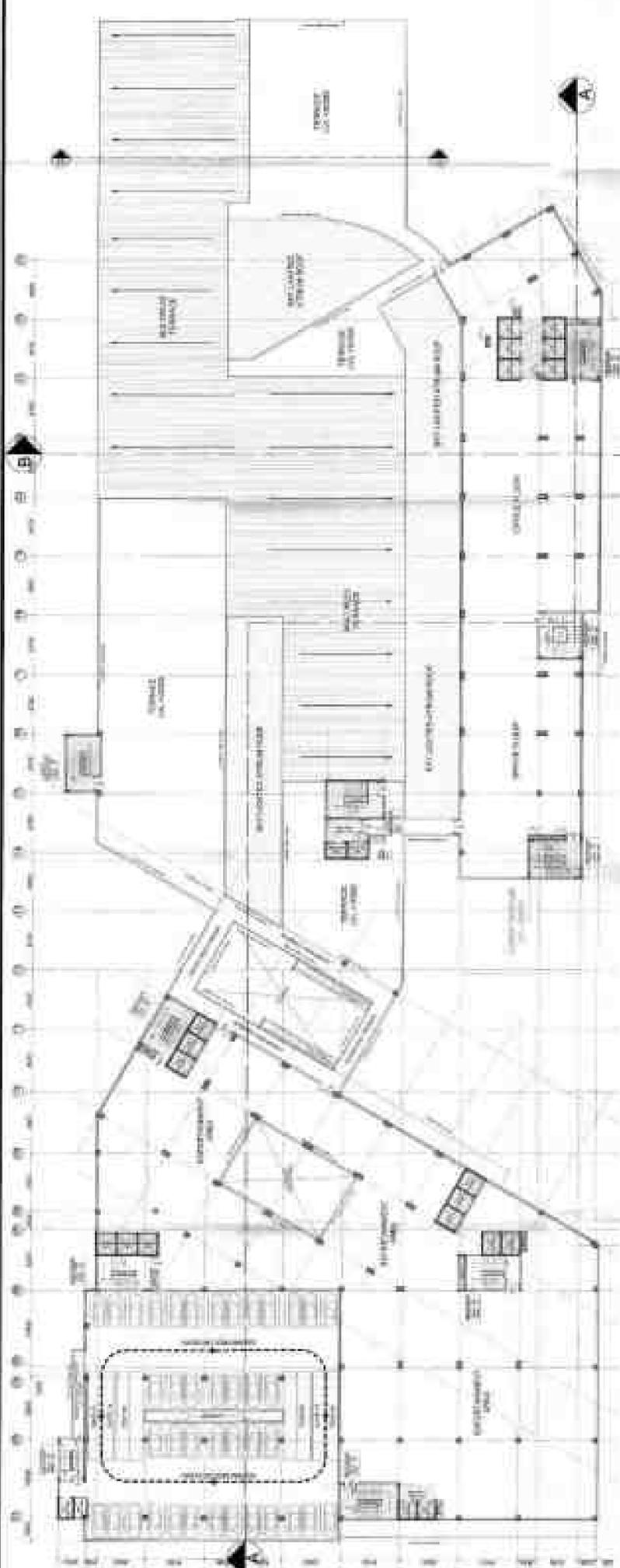


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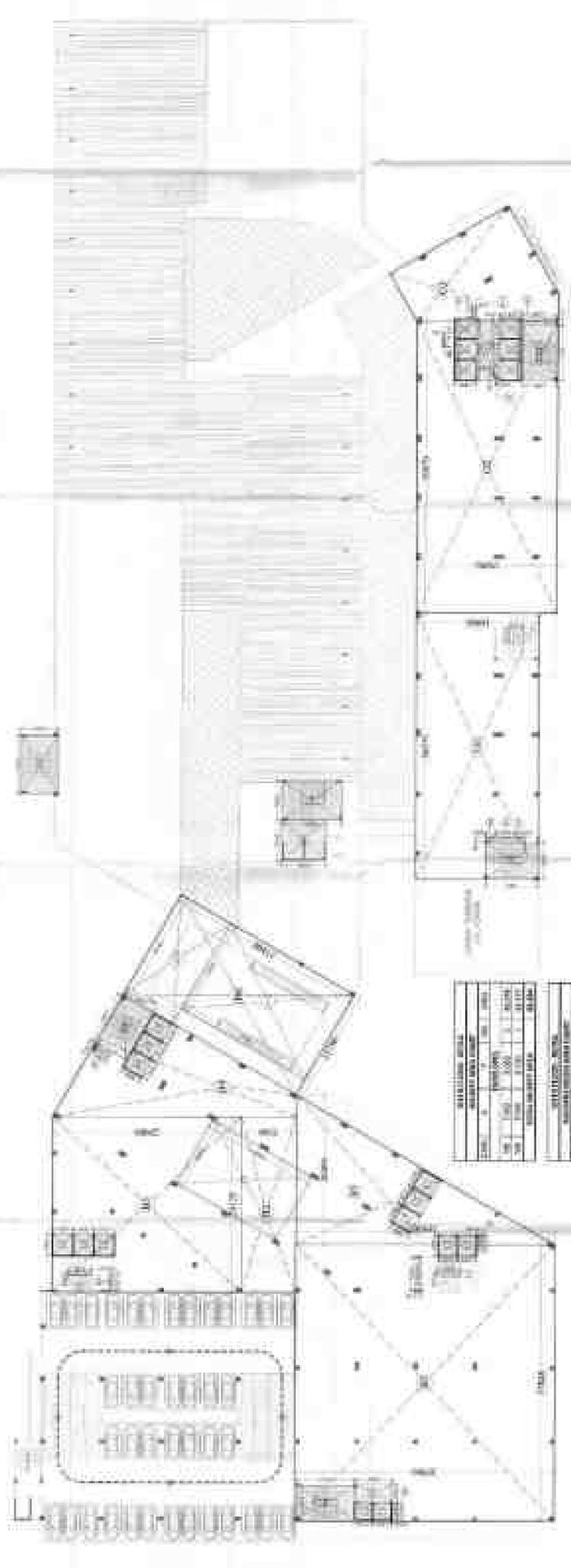
OFFICE FLOOR - 7TH FLOOR		
AREA	NO.	AREA
1	1	16.230
2	1	16.230
3	1	16.230
4	1	16.230
5	1	16.230
6	1	16.230
7	1	16.230
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94	1	16.230
95	1	16.230
96	1	16.230
97	1	16.230
98	1	16.230
99	1	16.230
100	1	16.230

OFFICE FLOOR - 7TH FLOOR		
AREA	NO.	AREA
1	1	16.230
2	1	16.230
3	1	16.230
4	1	16.230
5	1	16.230
6	1	16.230
7	1	16.230
8	1	16.230
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10	1	16.230
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97	1	16.230
98	1	16.230
99	1	16.230
100	1	16.230

OFFICE FLOOR - 7TH FLOOR		
AREA	NO.	AREA
1	1	16.230



SIXTH FLOOR PLAN



SIXTH FLOOR DEDUCTION AREA ENVELOPES

NOTES:
 1. ALL DIMENSIONS ARE IN METERS.
 2. ALL WALLS ARE 200 MM THICK UNLESS SPECIFIED OTHERWISE.
 3. ALL FLOORS ARE FINISHED WITH 100 MM CONCRETE SLAB.
 4. ALL CEILING ARE FINISHED WITH 100 MM CONCRETE SLAB.
 5. ALL ROOF ARE FINISHED WITH 100 MM CONCRETE SLAB.
 6. ALL STAIRS ARE FINISHED WITH 100 MM CONCRETE SLAB.
 7. ALL LIFT ARE FINISHED WITH 100 MM CONCRETE SLAB.
 8. ALL CORRIDORS ARE FINISHED WITH 100 MM CONCRETE SLAB.
 9. ALL OFFICES ARE FINISHED WITH 100 MM CONCRETE SLAB.
 10. ALL CONFERENCE ROOMS ARE FINISHED WITH 100 MM CONCRETE SLAB.

KEY PLAN
 SCALE: 1:1000

SCALE: 1:1000



SIXTH FLOOR AREA			
NO.	DESCRIPTION	AREA (SQ. M)	TOTAL AREA (SQ. M)
1	RECEPTION AREA	150.00	150.00
2	OFFICE AREA	1200.00	1350.00
3	CONFERENCE ROOM	100.00	1450.00
4	LIFT LOBBY	50.00	1500.00
5	STAIRS	100.00	1600.00
6	CORRIDORS	100.00	1700.00
7	TOILETS	50.00	1750.00
8	MECHANICAL ROOM	50.00	1800.00
9	STAIRS	100.00	1900.00
10	STAIRS	100.00	2000.00
11	STAIRS	100.00	2100.00
12	STAIRS	100.00	2200.00
13	STAIRS	100.00	2300.00
14	STAIRS	100.00	2400.00
15	STAIRS	100.00	2500.00
16	STAIRS	100.00	2600.00
17	STAIRS	100.00	2700.00
18	STAIRS	100.00	2800.00
19	STAIRS	100.00	2900.00
20	STAIRS	100.00	3000.00
21	STAIRS	100.00	3100.00
22	STAIRS	100.00	3200.00
23	STAIRS	100.00	3300.00
24	STAIRS	100.00	3400.00
25	STAIRS	100.00	3500.00
26	STAIRS	100.00	3600.00
27	STAIRS	100.00	3700.00
28	STAIRS	100.00	3800.00
29	STAIRS	100.00	3900.00
30	STAIRS	100.00	4000.00
31	STAIRS	100.00	4100.00
32	STAIRS	100.00	4200.00
33	STAIRS	100.00	4300.00
34	STAIRS	100.00	4400.00
35	STAIRS	100.00	4500.00
36	STAIRS	100.00	4600.00
37	STAIRS	100.00	4700.00
38	STAIRS	100.00	4800.00
39	STAIRS	100.00	4900.00
40	STAIRS	100.00	5000.00
41	STAIRS	100.00	5100.00
42	STAIRS	100.00	5200.00
43	STAIRS	100.00	5300.00
44	STAIRS	100.00	5400.00
45	STAIRS	100.00	5500.00
46	STAIRS	100.00	5600.00
47	STAIRS	100.00	5700.00
48	STAIRS	100.00	5800.00
49	STAIRS	100.00	5900.00
50	STAIRS	100.00	6000.00
51	STAIRS	100.00	6100.00
52	STAIRS	100.00	6200.00
53	STAIRS	100.00	6300.00
54	STAIRS	100.00	6400.00
55	STAIRS	100.00	6500.00
56	STAIRS	100.00	6600.00
57	STAIRS	100.00	6700.00
58	STAIRS	100.00	6800.00
59	STAIRS	100.00	6900.00
60	STAIRS	100.00	7000.00
61	STAIRS	100.00	7100.00
62	STAIRS	100.00	7200.00
63	STAIRS	100.00	7300.00
64	STAIRS	100.00	7400.00
65	STAIRS	100.00	7500.00
66	STAIRS	100.00	7600.00
67	STAIRS	100.00	7700.00
68	STAIRS	100.00	7800.00
69	STAIRS	100.00	7900.00
70	STAIRS	100.00	8000.00
71	STAIRS	100.00	8100.00
72	STAIRS	100.00	8200.00
73	STAIRS	100.00	8300.00
74	STAIRS	100.00	8400.00
75	STAIRS	100.00	8500.00
76	STAIRS	100.00	8600.00
77	STAIRS	100.00	8700.00
78	STAIRS	100.00	8800.00
79	STAIRS	100.00	8900.00
80	STAIRS	100.00	9000.00
81	STAIRS	100.00	9100.00
82	STAIRS	100.00	9200.00
83	STAIRS	100.00	9300.00
84	STAIRS	100.00	9400.00
85	STAIRS	100.00	9500.00
86	STAIRS	100.00	9600.00
87	STAIRS	100.00	9700.00
88	STAIRS	100.00	9800.00
89	STAIRS	100.00	9900.00
90	STAIRS	100.00	10000.00

SIXTH FLOOR AREA ENVELOPES			
NO.	DESCRIPTION	AREA (SQ. M)	TOTAL AREA (SQ. M)
1	RECEPTION AREA	150.00	150.00
2	OFFICE AREA	1200.00	1350.00
3	CONFERENCE ROOM	100.00	1450.00
4	LIFT LOBBY	50.00	1500.00
5	STAIRS	100.00	1600.00
6	CORRIDORS	100.00	1700.00
7	TOILETS	50.00	1750.00
8	MECHANICAL ROOM	50.00	1800.00
9	STAIRS	100.00	1900.00
10	STAIRS	100.00	2000.00
11	STAIRS	100.00	2100.00
12	STAIRS	100.00	2200.00
13	STAIRS	100.00	2300.00
14	STAIRS	100.00	2400.00
15	STAIRS	100.00	2500.00
16	STAIRS	100.00	2600.00
17	STAIRS	100.00	2700.00
18	STAIRS	100.00	2800.00
19	STAIRS	100.00	2900.00
20	STAIRS	100.00	3000.00
21	STAIRS	100.00	3100.00
22	STAIRS	100.00	3200.00
23	STAIRS	100.00	3300.00
24	STAIRS	100.00	3400.00
25	STAIRS	100.00	3500.00
26	STAIRS	100.00	3600.00
27	STAIRS	100.00	3700.00
28	STAIRS	100.00	3800.00
29	STAIRS	100.00	3900.00
30	STAIRS	100.00	4000.00
31	STAIRS	100.00	4100.00
32	STAIRS	100.00	4200.00
33	STAIRS	100.00	4300.00
34	STAIRS	100.00	4400.00
35	STAIRS	100.00	4500.00
36	STAIRS	100.00	4600.00
37	STAIRS	100.00	4700.00
38	STAIRS	100.00	4800.00
39	STAIRS	100.00	4900.00
40	STAIRS	100.00	5000.00
41	STAIRS	100.00	5100.00
42	STAIRS	100.00	5200.00
43	STAIRS	100.00	5300.00
44	STAIRS	100.00	5400.00
45	STAIRS	100.00	5500.00
46	STAIRS	100.00	5600.00
47	STAIRS	100.00	5700.00
48	STAIRS	100.00	5800.00
49	STAIRS	100.00	5900.00
50	STAIRS	100.00	6000.00
51	STAIRS	100.00	6100.00
52	STAIRS	100.00	6200.00
53	STAIRS	100.00	6300.00
54	STAIRS	100.00	6400.00
55	STAIRS	100.00	6500.00
56	STAIRS	100.00	6600.00
57	STAIRS	100.00	6700.00
58	STAIRS	100.00	6800.00
59	STAIRS	100.00	6900.00
60	STAIRS	100.00	7000.00
61	STAIRS	100.00	7100.00
62	STAIRS	100.00	7200.00
63	STAIRS	100.00	7300.00
64	STAIRS	100.00	7400.00
65	STAIRS	100.00	7500.00
66	STAIRS	100.00	7600.00
67	STAIRS	100.00	7700.00
68	STAIRS	100.00	7800.00
69	STAIRS	100.00	7900.00
70	STAIRS	100.00	8000.00
71	STAIRS	100.00	8100.00
72	STAIRS	100.00	8200.00
73	STAIRS	100.00	8300.00
74	STAIRS	100.00	8400.00
75	STAIRS	100.00	8500.00
76	STAIRS	100.00	8600.00
77	STAIRS	100.00	8700.00
78	STAIRS	100.00	8800.00
79	STAIRS	100.00	8900.00
80	STAIRS	100.00	9000.00
81	STAIRS	100.00	9100.00
82	STAIRS	100.00	9200.00
83	STAIRS	100.00	9300.00
84	STAIRS	100.00	9400.00
85	STAIRS	100.00	9500.00
86	STAIRS	100.00	9600.00
87	STAIRS	100.00	9700.00
88	STAIRS	100.00	9800.00
89	STAIRS	100.00	9900.00
90	STAIRS	100.00	10000.00

OTHER TOWER - SIXTH FLOOR AREA CALCULATIONS
 TOTAL ADDITION AREA = 1000.00 Sqm
 TOTAL DEDUCTION AREA = 1000.00 Sqm
 F.A.R. AREA = ADDITION AREA - DEDUCTION AREA
 F.A.R. AREA = 1000.00 - 1000.00 = 0.00 Sqm
 F.P.S. F.A.R. AREA = 0.00 Sqm
 F.P.S. F.A.R. AREA = 0.00 Sqm

SIXTH FLOOR - REVENUE AREA CALCULATION
 TOTAL ADDITION AREA = 1000.00 Sqm
 TOTAL DEDUCTION AREA = 1000.00 Sqm
 F.A.R. AREA = ADDITION AREA - DEDUCTION AREA
 F.A.R. AREA = 1000.00 - 1000.00 = 0.00 Sqm
 F.P.S. F.A.R. AREA = 0.00 Sqm
 F.P.S. F.A.R. AREA = 0.00 Sqm

SIXTH FLOOR AREA			
NO.	DESCRIPTION	AREA (SQ. M)	TOTAL AREA (SQ. M)
1	RECEPTION AREA	150.00	150.00
2	OFFICE AREA	1200.00	1350.00
3	CONFERENCE ROOM	100.00	1450.00
4	LIFT LOBBY	50.00	1500.00
5	STAIRS	100.00	1600.00
6	CORRIDORS	100.00	1700.00
7	TOILETS	50.00	1750.00
8	MECHANICAL ROOM	50.00	1800.00
9	STAIRS	100.00	1900.00
10	STAIRS	100.00	2000.00
11	STAIRS	100.00	2100.00
12	STAIRS	100.00	2200.00
13	STAIRS	100.00	2300.00
14	STAIRS	100.00	2400.00
15	STAIRS	100.00	2500.00
16	STAIRS	100.00	2600.00
17	STAIRS	100.00	2700.00
18	STAIRS	100.00	2800.00
19	STAIRS	100.00	2900.00
20	STAIRS	100.00	3000.00
21	STAIRS	100.00	3100.00
22	STAIRS	100.00	3200.00
23	STAIRS	100.00	3300.00
24	STAIRS	100.00	3400.00
25	STAIRS	100.00	3500.00
26	STAIRS	100.00	3600.00
27	STAIRS	100.00	3700.00
28	STAIRS	100.00	3800.00
29	STAIRS	100.00	3900.00
30	STAIRS	100.00	4000.00
31	STAIRS	100.00	4100.00
32	STAIRS	100.00	4200.00
33	STAIRS	100.00	4300.00
34	STAIRS	100.00	4400.00
35	STAIRS	100.00	4500.00
36	STAIRS	100.00	4600.00
37	STAIRS	100.00	4700.00
38	STAIRS	100.00	4800.00
39	STAIRS	100.00	4900.00
40	STAIRS	100.00	5000.00
41	STAIRS	100.00	5100.00
42	STAIRS	100.00	5200.00
43	STAIRS	100.00	

NOTES-

- 1. ALL DIMENSIONS ARE IN METERS.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
- 4. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
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- 10. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.

KEY PLAN



SCALE - 1:100

NO.	DESCRIPTION	QTY	UNIT	REMARKS
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PROJECT

PROPOSED SUBMISSION DRAWING FOR GALAXY BELLE SAIGON PLAZA AT PROJECT NO. 01/2020/01-04 (PRELIMINARY)

OWNER'S SEAL

MODARCHINDIA PROJECTS PVT. LTD. UNIT 205-207, 1ST FLOOR, SAIGON CITY CENTER, HO CHI MINH CITY, VIETNAM. VPH: 0938.281.111.02

ARCHITECT'S SEAL

ARCHITECT: MODARCHINDIA

OWNER'S SEAL

modarchindia

PROJECT

PROPOSED SUBMISSION DRAWING FOR GALAXY BELLE SAIGON PLAZA AT PROJECT NO. 01/2020/01-04 (PRELIMINARY)

OWNER'S SEAL

ARCHITECT'S SEAL

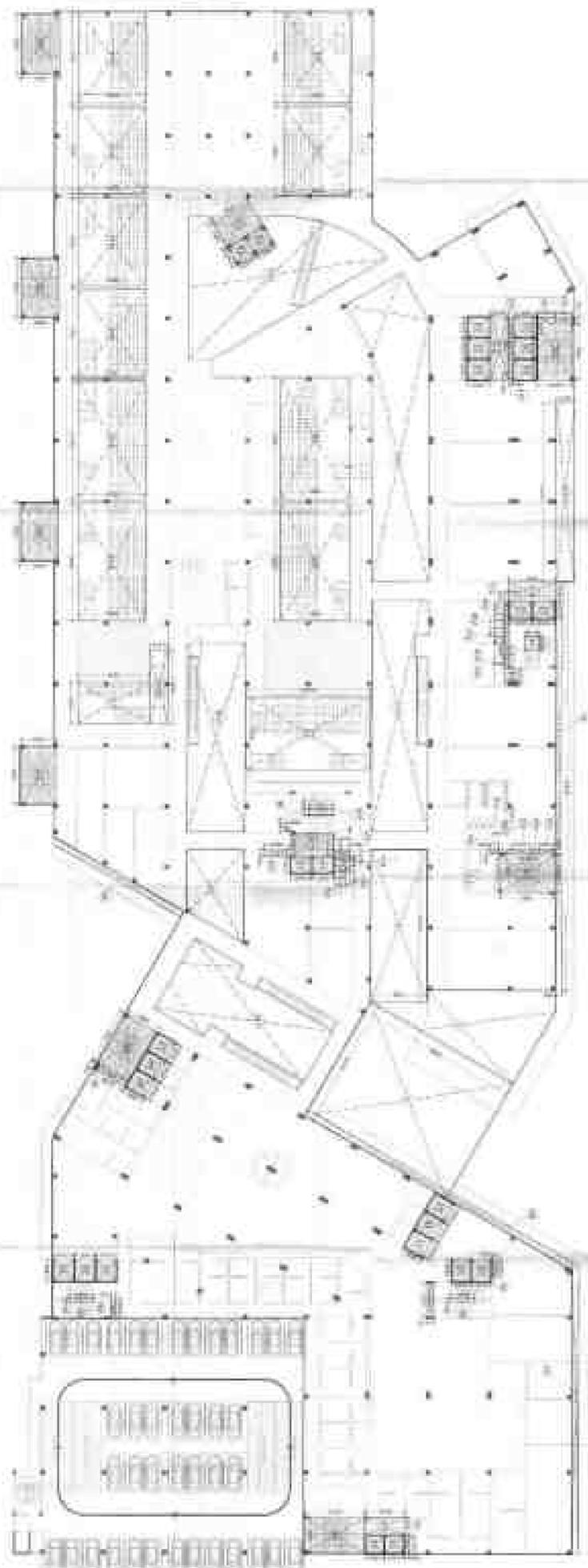
FOURTH FLOOR DEDUCTION AREA ENVELOPES

NO.	DESCRIPTION	QTY	UNIT	AREA
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FOURTH FLOOR AREA CALCULATION

NO.	DESCRIPTION	QTY	UNIT	AREA
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FOURTH FLOOR PLAN



FOURTH FLOOR DEDUCTION AREA ENVELOPES

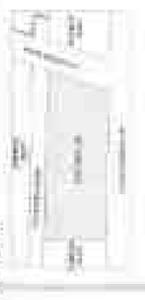
FOURTH FLOOR AREA CALCULATION

NO.	DESCRIPTION	QTY	UNIT	AREA
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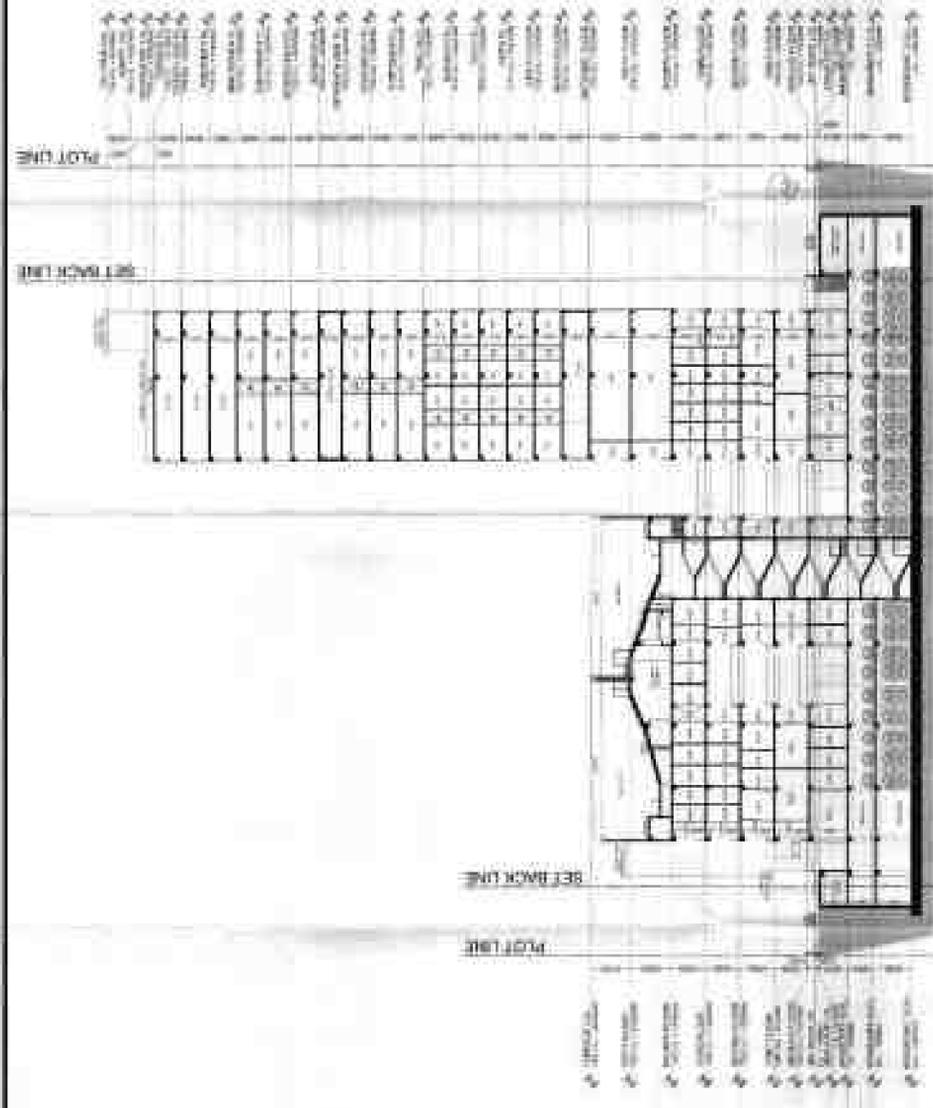
NOTES:-

- 1. TO BE CONSIDERED AS PERMITTED.
- 2. TO BE CONSIDERED AS PERMITTED.
- 3. TO BE CONSIDERED AS PERMITTED.
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- 97. TO BE CONSIDERED AS PERMITTED.
- 98. TO BE CONSIDERED AS PERMITTED.
- 99. TO BE CONSIDERED AS PERMITTED.
- 100. TO BE CONSIDERED AS PERMITTED.

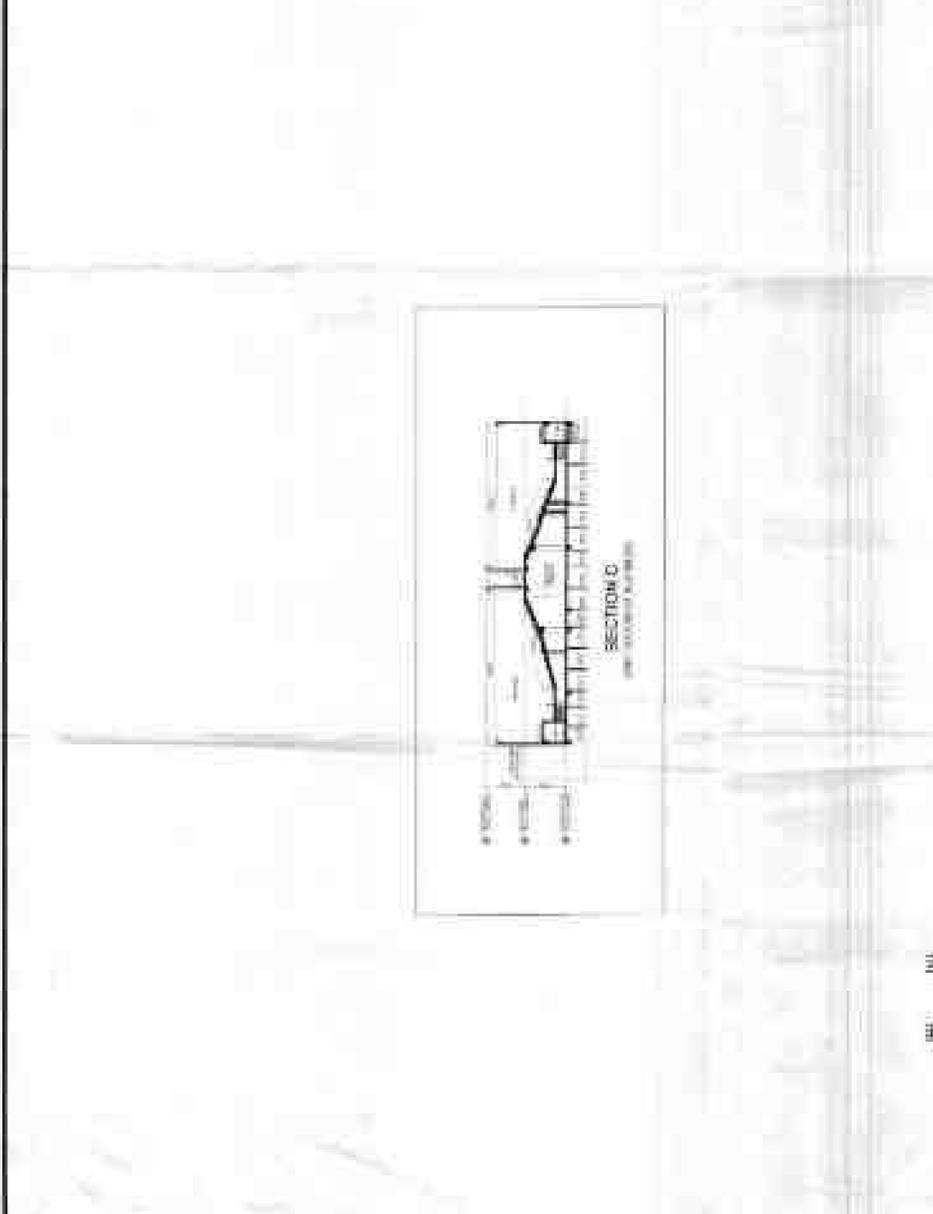
KEY PLAN



SCALE: 1:100



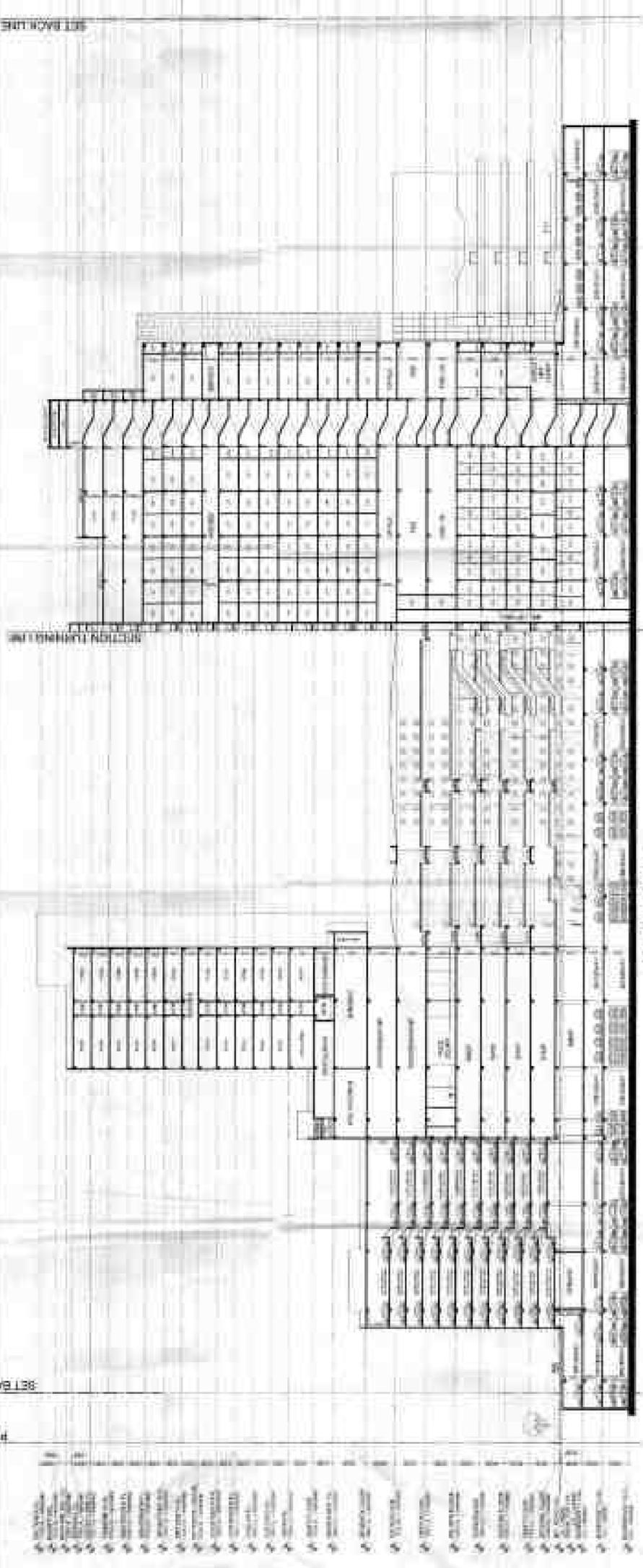
SECTION B



SECTION C



SECTION A



PROJECT

PROPOSED SUBSTITUTIONAL RAIL
GALLERY BLUE SKYLINE PLAZA AT
PLOT NO. 11-12, SECTION OF GREATER MOGA (U.P.)

OWNER: M/s. MODARCHINDIA

ARCHITECT: M/s. MODARCHINDIA

SCALE: 1:100

DATE: 10/10/2023

PROJECT NO: MA/COA/SECTION

SECTION A & B

SCALE: 1:100

DATE: 10/10/2023

PROJECT NO: MA/COA/SECTION

SECTION A & B

SCALE: 1:100

DATE: 10/10/2023

PROJECT NO: MA/COA/SECTION

SECTION A & B

NOTES

1. ALL DIMENSIONS ARE IN METERS.
2. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
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10. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.

KEY PLAN



SCALE: 1:500

Area Schedule Table

NO.	DESCRIPTION	AREA (SQ. METERS)	%	TOTAL
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PROJECT

PROPOSED SUBMISSION DRAWING FOR GALAXY BLUE VENTURE PLAZA AT HAIT MA C - RA SECTOR - RA GREATER Noida (G.P.)

OWNER

M/S SHIKHAR PROJECTS PVT. LTD. (INCORPORATED IN INDIA) FLOOR VARDHMAN PROJECT SHIKHAR PLAZA, LINC. SPATIAL CONSULTANTS

ARCHITECT'S SEAL

DR. ANAND KUMAR

ARCHITECT

modarchindia

Drawing Title

SECOND FLOOR PLAN & AREA CALCULATION (SCALE: 1:500)

Project No: 24-01-5400000



SECOND FLOOR PLAN



SECOND FLOOR DEDUCTION AREA ENVELOPES

SECOND FLOOR AREA CALCULATION

TOTAL ADDITION AREA = 5000.00 SQ. METERS
 TOTAL DEDUCTION AREA = 215.00 SQ. METERS
 BALCONY F.A.R. AREA = 100.00 SQ. METERS
 F.A.R. AREA = 4885.00 SQ. METERS
 10% F.A.R. AREA = 488.50 SQ. METERS

Area Schedule Table

NO.	DESCRIPTION	AREA (SQ. METERS)	TOTAL
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FIRST FLOOR PLAN



FIRST FLOOR DEDUCTION AREA ENVELOPES

NET AREA - MULTIPLE CALCULATIONS -
 TOTAL ADDITION AREA FRAME AS PER PL. = 12628 Sqm
 TOTAL DEDUCTION AREA = 25228 Sqm
 PARKING AREA = ADDITION AREA - DEDUCTION AREA
 PARKING AREA = 12628 - 25228 = -12600 Sqm
 NET AREA - PARKING AREA ON SPECIAL CASE = 00000 Sqm
 TOTAL NET AREA - PARKING AREA ON SPECIAL CASE = 00000 Sqm
 NET F.A.R. AREA ON SPECIAL CASE = TOTAL ADDITION AREA
 = 12628 - 00000 Sqm

FIRST FLOOR AREA CALCULATIONS -
 TOTAL ADDITION AREA = NAME AS GIVEN IN ENVELOPE = 10773.00 Sqm
 TOTAL DEDUCTION AREA = 30142.00 Sqm
 NET AREA = 10773.00 - 30142.00 = -19369.00 Sqm
 F.A.R. AREA = ADDITION AREA - DEDUCTION AREA = BALCONY F.A.R. AREA
 F.A.R. AREA = 10773.00 - 30142.00 = -19369.00 Sqm
 NET F.A.R. AREA = 00000 + 19369.00 = 19369.00 Sqm
 NET F.A.R. AREA = 19369.00 + 19369.00 = 38738.00 Sqm

PARTITION			
S.NO.	QTY	UNIT	AREA
1	10	SQ. METRE	10.00
2	10	SQ. METRE	10.00
3	10	SQ. METRE	10.00
4	10	SQ. METRE	10.00
5	10	SQ. METRE	10.00
6	10	SQ. METRE	10.00
7	10	SQ. METRE	10.00
8	10	SQ. METRE	10.00
9	10	SQ. METRE	10.00
10	10	SQ. METRE	10.00
11	10	SQ. METRE	10.00
12	10	SQ. METRE	10.00
13	10	SQ. METRE	10.00
14	10	SQ. METRE	10.00
15	10	SQ. METRE	10.00
16	10	SQ. METRE	10.00
17	10	SQ. METRE	10.00
18	10	SQ. METRE	10.00
19	10	SQ. METRE	10.00
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21	10	SQ. METRE	10.00
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64	10	SQ. METRE	10.00
65	10	SQ. METRE	10.00
66	10	SQ. METRE	10.00
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68	10	SQ. METRE	10.00
69	10	SQ. METRE	10.00
70	10	SQ. METRE	10.00
71	10	SQ. METRE	10.00
72	10	SQ. METRE	10.00
73	10	SQ. METRE	10.00
74	10	SQ. METRE	10.00
75	10	SQ. METRE	10.00
76	10	SQ. METRE	10.00
77	10	SQ. METRE	10.00
78	10	SQ. METRE	10.00
79	10	SQ. METRE	10.00
80	10	SQ. METRE	10.00
81	10	SQ. METRE	10.00
82	10	SQ. METRE	10.00
83	10	SQ. METRE	10.00
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86	10	SQ. METRE	10.00
87	10	SQ. METRE	10.00
88	10	SQ. METRE	10.00
89	10	SQ. METRE	10.00
90	10	SQ. METRE	10.00
91	10	SQ. METRE	10.00
92	10	SQ. METRE	10.00
93	10	SQ. METRE	10.00
94	10	SQ. METRE	10.00
95	10	SQ. METRE	10.00
96	10	SQ. METRE	10.00
97	10	SQ. METRE	10.00
98	10	SQ. METRE	10.00
99	10	SQ. METRE	10.00
100	10	SQ. METRE	10.00

NOTE:
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 9. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.
 10. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.

KEY PLAN



SCALE: 1:500

NET - GROSS OF TOTAL FLOOR AREA

NO.	DESCRIPTION	QTY	UNIT	AREA
1	FLOOR AREA	100	SQ. METRE	100.00
2	WALL AREA	100	SQ. METRE	100.00
3	CEILING AREA	100	SQ. METRE	100.00
4	ROOF AREA	100	SQ. METRE	100.00
5	STAIR AREA	100	SQ. METRE	100.00
6	LIFT AREA	100	SQ. METRE	100.00
7	TOILET AREA	100	SQ. METRE	100.00
8	KITCHEN AREA	100	SQ. METRE	100.00
9	BATH AREA	100	SQ. METRE	100.00
10	BED AREA	100	SQ. METRE	100.00
11	LIVING AREA	100	SQ. METRE	100.00
12	DINING AREA	100	SQ. METRE	100.00
13	REAR AREA	100	SQ. METRE	100.00
14	PORCH AREA	100	SQ. METRE	100.00
15	BALCONY AREA	100	SQ. METRE	100.00
16	TERRACE AREA	100	SQ. METRE	100.00
17	PARKING AREA	100	SQ. METRE	100.00
18	ROAD AREA	100	SQ. METRE	100.00
19	LANDSCAPE AREA	100	SQ. METRE	100.00
20	UTILITY AREA	100	SQ. METRE	100.00
21	STORAGE AREA	100	SQ. METRE	100.00
22	MECHANICAL AREA	100	SQ. METRE	100.00
23	ELECTRICAL AREA	100	SQ. METRE	100.00
24	WATER SUPPLY AREA	100	SQ. METRE	100.00
25	SEWERAGE AREA	100	SQ. METRE	100.00
26	RAINFALL AREA	100	SQ. METRE	100.00
27	WIND BREAKER AREA	100	SQ. METRE	100.00
28	SCREEN AREA	100	SQ. METRE	100.00
29	SHED AREA	100	SQ. METRE	100.00
30	WALL AREA	100	SQ. METRE	100.00
31	CEILING AREA	100	SQ. METRE	100.00
32	ROOF AREA	100	SQ. METRE	100.00
33	STAIR AREA	100	SQ. METRE	100.00
34	LIFT AREA	100	SQ. METRE	100.00
35	TOILET AREA	100	SQ. METRE	100.00
36	KITCHEN AREA	100	SQ. METRE	100.00
37	BATH AREA	100	SQ. METRE	100.00
38	BED AREA	100	SQ. METRE	100.00
39	LIVING AREA	100	SQ. METRE	100.00
40	DINING AREA	100	SQ. METRE	100.00
41	REAR AREA	100	SQ. METRE	100.00
42	PORCH AREA	100	SQ. METRE	100.00
43	BALCONY AREA	100	SQ. METRE	100.00
44	TERRACE AREA	100	SQ. METRE	100.00
45	PARKING AREA	100	SQ. METRE	100.00
46	ROAD AREA	100	SQ. METRE	100.00
47	LANDSCAPE AREA	100	SQ. METRE	100.00
48	UTILITY AREA	100	SQ. METRE	100.00
49	STORAGE AREA	100	SQ. METRE	100.00
50	MECHANICAL AREA	100	SQ. METRE	100.00
51	ELECTRICAL AREA	100	SQ. METRE	100.00
52	WATER SUPPLY AREA	100	SQ. METRE	100.00
53	SEWERAGE AREA	100	SQ. METRE	100.00
54	RAINFALL AREA	100	SQ. METRE	100.00
55	WIND BREAKER AREA	100	SQ. METRE	100.00
56	SCREEN AREA	100	SQ. METRE	100.00
57	SHED AREA	100	SQ. METRE	100.00
58	WALL AREA	100	SQ. METRE	100.00
59	CEILING AREA	100	SQ. METRE	100.00
60	ROOF AREA	100	SQ. METRE	100.00
61	STAIR AREA	100	SQ. METRE	100.00
62	LIFT AREA	100	SQ. METRE	100.00
63	TOILET AREA	100	SQ. METRE	100.00
64	KITCHEN AREA	100	SQ. METRE	100.00
65	BATH AREA	100	SQ. METRE	100.00
66	BED AREA	100	SQ. METRE	100.00
67	LIVING AREA	100	SQ. METRE	100.00
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69	REAR AREA	100	SQ. METRE	100.00
70	PORCH AREA	100	SQ. METRE	100.00
71	BALCONY AREA	100	SQ. METRE	100.00
72	TERRACE AREA	100	SQ. METRE	100.00
73	PARKING AREA	100	SQ. METRE	100.00
74	ROAD AREA	100	SQ. METRE	100.00
75	LANDSCAPE AREA	100	SQ. METRE	100.00
76	UTILITY AREA	100	SQ. METRE	100.00
77	STORAGE AREA	100	SQ. METRE	100.00
78	MECHANICAL AREA	100	SQ. METRE	100.00
79	ELECTRICAL AREA	100	SQ. METRE	100.00
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81	SEWERAGE AREA	100	SQ. METRE	100.00
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88	ROOF AREA	100	SQ. METRE	100.00
89	STAIR AREA	100	SQ. METRE	100.00
90	LIFT AREA	100	SQ. METRE	100.00
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92	KITCHEN AREA	100	SQ. METRE	100.00
93	BATH AREA	100	SQ. METRE	100.00
94	BED AREA	100	SQ. METRE	100.00
95	LIVING AREA	100	SQ. METRE	100.00
96	DINING AREA	100	SQ. METRE	100.00
97	REAR AREA	100	SQ. METRE	100.00
98	PORCH AREA	100	SQ. METRE	100.00
99	BALCONY AREA	100	SQ. METRE	100.00
100	TERRACE AREA	100	SQ. METRE	100.00

PROJECT: 45 HARRISON DRIVING FOR GALAXY BLUE SHOPPING PLAZA AT PLOT NO. C-18, SECTOR - 04, GREATER Noida (U.P.)

CLIENT: M. S. R. REALTY PRIVATE LIMITED, GALAXY BLUE SHOPPING PLAZA AT PLOT NO. C-18, SECTOR - 04, GREATER Noida (U.P.)

ARCHITECT: M. S. R. REALTY PRIVATE LIMITED, GALAXY BLUE SHOPPING PLAZA AT PLOT NO. C-18, SECTOR - 04, GREATER Noida (U.P.)

modarchindia

Project No. M. S. R. 001/2018
 Date: 12/12/2018
 Scale: 1:500

