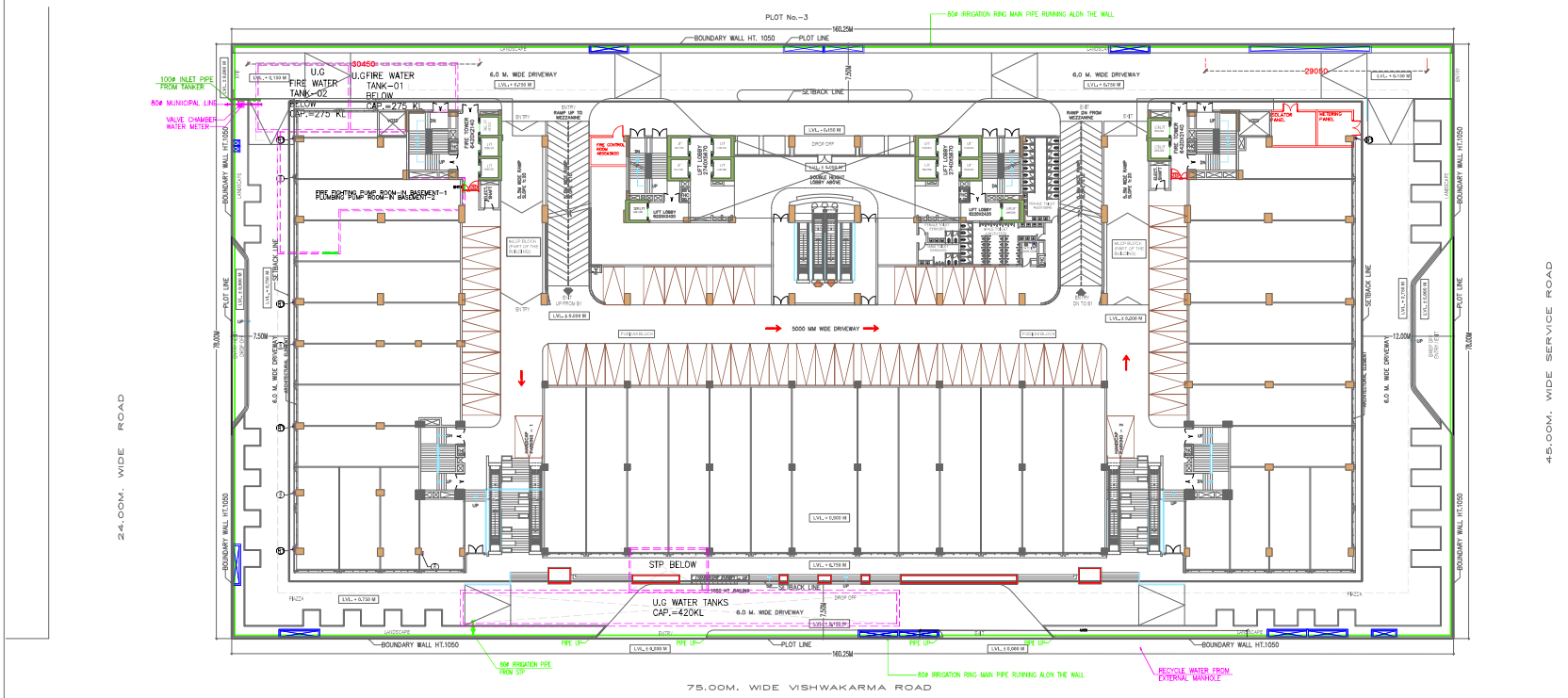


S.N.	IRRIGATION SUPPLY LEGENDS:-	
01	IRRIGATION LINE	
02	MUNICIPAL LINE	
03	TANKER LINE	
04	GARDEN HYDRANT	GH

General Notes:-

1. ALL DIMENSIONS & LEVELS ARE IN METERS.
2. ALL THE AREAS INDICATED ARE IN SQ.M.
3. COLUMNS ARE ONLY INDICATIVE AND WILL BE AS PER RELEVANT STRUCTURAL DRAWINGS.
4. THE UNITS MARKED HEREIN ARE SMALLER SIZE UNITS. THE ALLOTTEES HEREIN UNDERSTANDS THAT THESE SMALLER SIZE UNITS MAY BE LEASED OUT ALONG WITH ONE OR MORE SUCH UNITS INCLUDING THEIR ACCESS CORRIDORS HEREIN AFTER REFERRED TO AS "COMPOSITE UNITS" FOR THE PURPOSE OF LEASING PROSPECTS AND RETAILERS/TENANTS REQUIREMENTS. THE COMPOSITE UNIT OR ONE OR MORE SMALL SIZE UNITS SHALL HAVE ADEQUATE ACCESS FOR USAGE OF OCCUPANT/TENANT. THE ALLOTTEES OF THE SAID SMALL SIZE UNITS AGREE AND ACKNOWLEDGE THE SAME.
5. THE DEVELOPER/LESSEE CAN CHANGE PARTITIONS/SIZES OF SHOPS/UNITS AS PER REQUIREMENT WITHIN THE SANCTIONED BUILDING ENVELOPE.
6. THE UNITS SHALL BE USED FOR COMMERCIAL ACTIVITIES SUCH AS SHOPPING MALL, SHOWROOMS, RETAIL OUTLETS, HOTELS, RESTAURANTS, OFFICES AND SUCH OTHER COMMERCIAL USES AS PER CHOICE OF LESSEE/SUB-LESSEE / TENANT.

AREA ANALYSIS-PLOT NO - SDC-H-01 , SECTOR-105 NOIDA				
TOTAL PLOT AREA AS PER LEASE DEED & SITE POSITION			12,499.50	SQ.MTS.
Permissible Set backs	45.0 M ROAD SIDE	75.0 M ROAD SIDE	24.0 M ROAD SIDE	OTHER PROPERTY
	12.00 MT.	7.5 MT.	7.5 MT.	7.5 MT.
Permissible Ground Coverage - (A)		50.00%	6,249.750	SQ.MTS.
Permissible Ground Coverage For MLCP (Part of Building block) - (B)		5.00%	624.975	SQ.MTS.
Net Ground Coverage Including MLCP Block (A + B)		55.00%	6,874.725	SQ.MTS.
Proposed Ground Coverage Including MLCP Block		**54.02%**	**6,752.743**	SQ.MTS.
Permissible F.A.R. - (C)		400.00	49,998.000	SQ.MTS.
Permissible Green Building FAR 5% of Permissible F.A.R. - (D)		20.00	2,499.900	SQ.MTS.
Net Permissible F.A.R. (C+D)		420.00	52,497.900	SQ.MTS.
Proposed F.A.R. =		**417.904**	**52,235.904**	SQ.MTS.
Permissible 15% Service F.A.R. @ 400		15%	**7,499.700**	SQ.MTS.
Total Proposed Service F.A.R.		**14.99%**	**7,496.287**	SQ.MTS.

Required Parking Calculation

Particulars	Area	Space/Parking	Parking Required
Required Parking for Commercial	52,497.900	2.0 For 100 Sqm.	1049.96
Total Required Parking		**1050**	

Proposed Parking Calculation

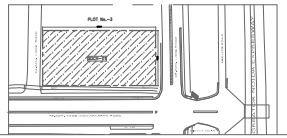
Particulars	Proposed Parking	
Basement -2 Mechanised and Pit Puzzle Parking	516	CARS
Basement -1 Mechanised Parking	424	CARS
Single Parking at Ground Floor	92	CARS
Single Parking at Mezzanine Floor	62	CARS
Total	**1092**	**CARS**

Landscape Area Calculation

Open Area = (Plot Area) - (Proposed Ground Coverage Including MLCP Block+ Podium Area) = (12499.50) - (6752.743 + 1163.68)	4,583.097	SQ.MTS.
Required Landscape Area (50% of open area)	2,291.549	50.00%
Total Proposed Landscape Area	**2,421.638**	**52.84%**
No of Tree Required (One Tree per 100 Sqm. of open area) =	46	TREES
No of Tree Proposed =	**50**	**TREES**

DETAILED AREA CHART

FLOORS	F.A.R. AREA	15% AREA	NON F.A.R.	TOTAL BUILT-UP AREA
2nd. Basement Floor	1.000	868.369	8813.985	9683.354
1st. Basement Floor	1.000	1005.064	8059.122	9064.187
Ground Floor	518.776	342.941	2355.742	7217.458
Mezzanine Floor			2358.869	2358.869
Podium Level	4193.183	227.048	722.711	5142.942
First Floor	4805.966	304.935	471.926	5382.827
Second Floor	4590.854	227.048	549.281	5367.182
Third Floor	3711.327	455.707	580.428	4747.462
Fourth Floor	3360.568	484.477	543.294	4188.339
Fifth Floor (Service floor)			3313.972	3313.972
6th Floor	2457.621	242.867	314.705	3015.193
7th Floor	2281.247	370.834	328.695	2980.778
8th Floor	2409.215	242.867	328.695	2980.778
9th Floor	2409.215	242.867	328.695	2980.778
10th Floor	2409.215	242.867	328.695	2980.778
11th Floor	2281.247	370.834	328.695	2980.778
12th Floor	2409.215	242.867	328.695	2980.778
12th - A Floor	2409.215	242.867	328.695	2980.778
14th Floor	2281.247	370.834	328.695	2980.778
15th Floor	2409.215	242.867	328.695	2980.778
16th Floor	2409.215	242.867	328.695	2980.778
17th Floor	589.363	132.082	80.616	802.061
Terrace Floor		362.180		362.180
TOTAL	**52235.904**	**7496.287**	**31451.616**	**91183.807**



OWNER'S SIGN | ARCHITECT'S SIGN

PROJECT :-

APPROVAL BUILDING PLAN OF COMMERCIAL SITE -
PLOT NO - SDC - H - 01 SECTOR - 105 NOIDA UTTAR PRADESH
M/S BUSINESS BAY FIN INFRA PVT. LTD

PHE SUBMISSION

TITLE :- SITE PLAN - PLUMBING WATER SUPPLY LAYOUT

DANY NAKRISH AND ASSOCIATES PVT. LTD.
Plot No. 3, Sector-Dwarka, New Delhi-110075
T: +91-11-28037 4210 (10 lines)
E: gpna@dnaindia.in W: www.gpnaindia.com

DRAWN BY : | CHECKED BY : | SCALE : 1:200 | SHEET : A1 | DATE : 14.04.2017 | DRAWING NO. : PL-03