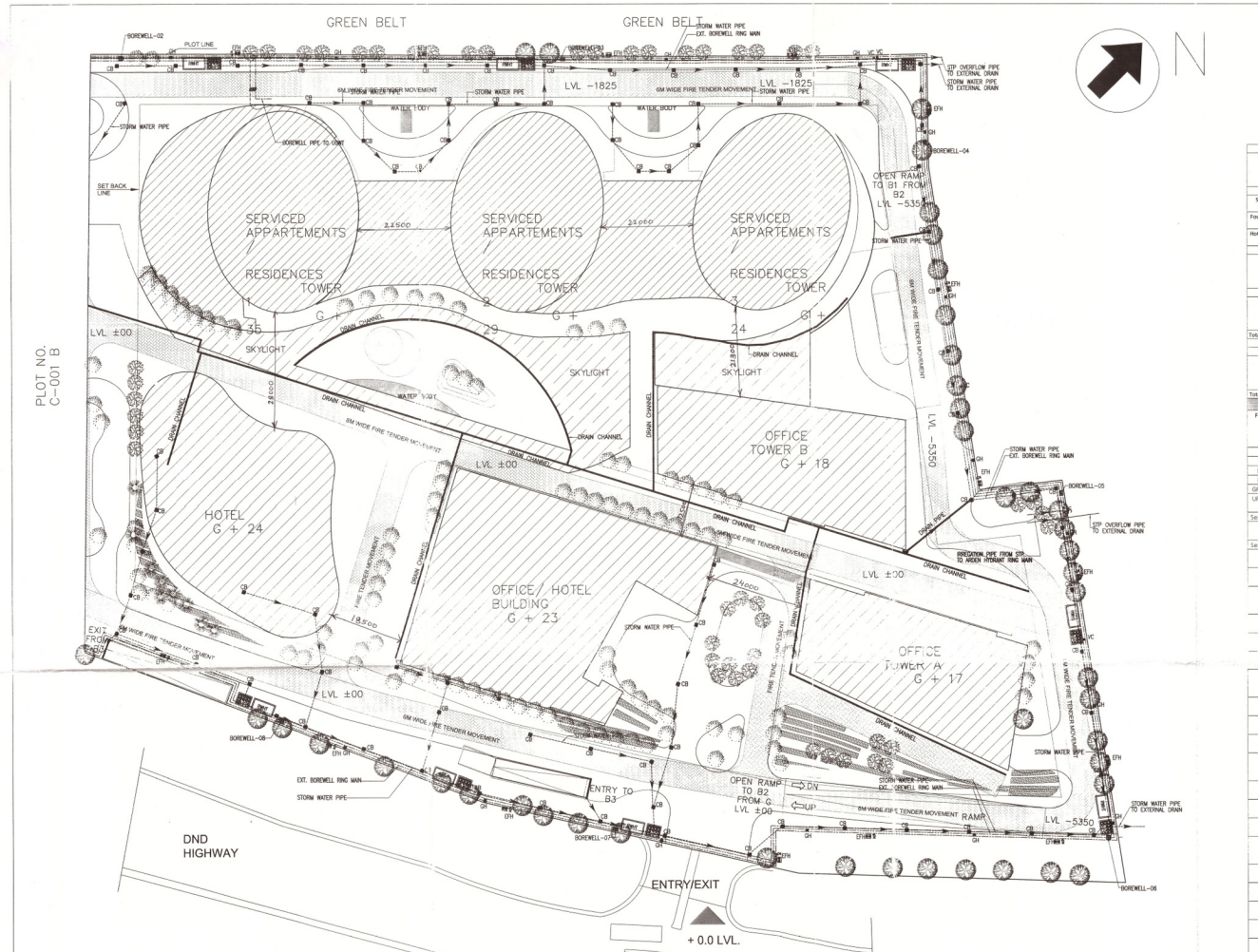

PARKING CALCULATION			
Name	Area (SQ.M.)	E.C.S. Requirement / SQ. M. or Room	E.C.S. Required
Serviced Appartment	89451.68	80	1118
Four Season Hotel Rooms	300	0.5	150
Hotel/Office Block Rooms	162	0.5	81
Office & Hotel			
Office A&B	46151.04	50	923
Four Seasons Hotel	8825.87	50	177
Hotel/Office Block	13039.41	50	261
Commercial			
Ground Floor	9601.7	30	320
Basement 1	-	-	-
Basement 2	10618.23	10	154
Total E.C.S. Required (Nos)		=	3383
E.C.S. Provided			
Basement 3	36075	30	1203
Basement 4	34710.45	30	1157
Basement 5	33765.64	30	1126
Total E.C.S. Provided (Nos)			3485

AREA CHART

TOTAL PLOT AREA = 40056.72 SQM
PERM.F.A.R = 40056.72x5.00 = 200283.60 SQM
ADDITIONAL GREEN F.A.R = 200283.60X5% = 10014.18 SQM
TOTAL PERM.F.A.R = 200283.60+10014.18 = 210297.78 SQM
PERM.GROUND COVERAGE = 40056.72x50% = 20028.36 SQM
PROP.COVD.AREA ON GROUND FLOOR=9601.70+3697.80 = 13299.50 SQM
PROP.COVD.AREA ON ALL FLOORS INCL. G.F (EXCL. SERVICES) = 210134.17 SQM
PROP.COVD.AREA IN SERVICES (TOWERS, BASEMENT RETAILS & GROUND FLOOR = 22513.39 SQM
PROP. REFUGE AREA IN OFFICE TOWER A = 172.57X4 = 690.28 SQM
PROP. REFUGE AREA IN OFFICE TOWER B = 188.19X4 = 752.76 SQM
TOTAL PROP. COVD. AREA IN REFUGE = 1443.04 SQM
PROP.COVD.AREA IN SERVICES (INCLUDING REFUGE AREA) =22513.35+1443.04 = 23956.39 SQM

PROP.COVD.AREA IN SERVICE FLOORS (OFFICE TOWER A) = 7166.18 SQM
PROP.COVD.AREA IN SERVICE FLOORS (OFFICE TOWER B) = 7166.18 SQM
PROP.COVD.AREA IN SERVICE FLOORS (SERVICED APPTS.) = 46628.48 SQM
PROP.COVD.AREA IN SERVICE FLOORS (HOTEL) = 10415.65 SQM
TOTAL PROP. COVD. AREA IN SERVICE FLOORS

PROP.COVD.AREA ON ALL FLOORS INCL.G.F (INCL. SERVICES, SERVICE FLOORS FOR CALCULATION OF FEES)
= 210134.17+23956.39+10415.65 = 244506.21 SQM

BASEMENT AREA CALCULATION UNDER STORAGE/PARKING:-
PROP. COVD. AREA ON BASEMENT FLOOR LEVEL 1 = 6894.27 SQM
PROP. COVD. AREA ON BASEMENT FLOOR LEVEL 2 = 7335.56 SQM
PROP. COVD. AREA ON BASEMENT FLOOR LEVEL 3 = 36075.00 SQM
PROP. COVD. AREA ON BASEMENT FLOOR LEVEL 4 = 34710.45 SQM
PROP. COVD. AREA ON BASEMENT FLOOR LEVEL 5 = 33765.64 SQM
TOTAL BASEMENT AREA(STORAGE/PARKING) = 118780.92 SQM

TOTAL PROP. COVD. AREA ON ALL FLOORS(INCL.BASE.)
= 244506.21+118780.92 = 363287.13 SQM

FLOOR WISE AREA STATEMENT												
FLOOR LEVELS	F.A.R. / SERVICES / SERVICE FLOORS	OFFICE TOWER A	OFFICE TOWER B	SERVICED APPARTMENT 1	SERVICED APPARTMENT 2	SERVICED APPARTMENT 3	HOTEL / OFFICE BLOCK	HOTEL FOUR SEASONS	TOTAL (F.A.R.)	TOTAL AREA UNDER SERVICES	TOTAL AREA UNDER REFUGE	TOTAL AREA UNDER SERVICE FLOORS
		SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.	SQ.M.
BASEMENT 2	TOTAL AREA TOWARDS FAR								10618.23	326.19		
BASEMENT 1									0	764.83		
GROUND FLOOR									9601.7	3697.8		
UPPER GROUND FLOOR	FAR	-	-	1830.62	458.64	1127.59	-	-	3416.85			
	SERVICE FLOOR/SERVICES	[829.38]	[791.63]	202.85	105.9	105.9	-	-		414.65		1621.01
Service Floor Lvl.					[1194.36]	[1194.36]				-		2388.72
Level 01	FAR	1348.33	1493	1349.59	1009.31	1009.31	1804.27	934.48	8948.29	-		-
	SERVICES	134.90	154.72	202.85	83.65	83.65	253.8	321.59	-	1235.16		-
Service Floor Lvl.				[1194.36]						-		1194.36
Level 02	FAR	1332.47	1479.55	1009.31	1009.31	1009.31	1399.43	1629.39	8868.77	-		-
	SERVICES	85.70	91.74	83.65	83.65	83.65	148.24	480.05	-	1056.68		-
Level 03	FAR	1316.62	1466.1	1009.31	1009.31	1009.31	606.77	1792.76	8210.18	-		-
	SERVICES	85.70	91.74	83.65	83.65	83.65	787.35	234.68	-	1450.42		-
Level 04	FAR	1306.78	1452.65	1009.31	1009.31	1009.31	1225.67	1323.84	8330.85	-		-
	SERVICES	85.70	91.74	83.65	83.65	83.65	107.31	220.86	-	756.56		-
	Refuge Area	[172.57]	[188.19]								360.76	
Level 05	FAR	1294.93	1439.2	1009.31	1009.31	1009.31	1225.67	1282.97	8269.27	-		-
	SERVICES	85.70	91.74	83.65	83.65	83.65	107.31	127.29	-	642.99		-
Level 06	FAR	1268.05	1423.49	1009.31	1009.31	992.[illegible]	1225.67	1213.76	7129.62	-		-
	SERVICES	85.70	91.74	83.65	83.65	[illegible]	107.31	79.12	-	631.[illegible]		-
Level 07	FAR	1253.[illegible]	1412.29	1009.31	1009.31	1009.26	1225.67		6927.07	-		-
	SERVICES	85.70	91.74	83.65	83.65	[illegible]	107.31	[illegible]	-	[illegible]		24.[illegible]
Level 08	FAR	1237.54	1398.649	1009.31	1009.31	1009.31	1225.67	1346.98	8236.77	-		-
	SERVICES	85.70	91.74	83.65	83.65	83.65	107.31	128.02	-	663.72		-
	Refuge Area	[172.57]	[188.19]								360.76	
Level 09	FAR	1221.48	1385.399	1009.31	1009.31	1009.31	1225.67	1346.98	8207.46	-		-
	SERVICES	85.70	91.74	83.65	83.65	83.65	107.31	128.02	-	663.72		-
Level 10	FAR	1205.62	1371.949	992.77	1009.31	1009.31	1225.67	1346.98	8161.61	-		-
	SERVICES	85.70	91.74	72.02	83.65	83.65	107.31	128.02	-	652.09		-
Level 11	FAR	1189.77	1358.499	1017.29	1009.31	1009.31	1225.67	1346.98	8156.83	-		-
	SERVICES	85.70	91.74	86.39	83.65	83.65	107.31	128.02	-	666.46		-
Level 12	FAR	1172.11	1345.049	1009.31	1009.31	1009.31	1225.67	1346.98	8117.74	-		-
	SERVICES	85.70	91.74	83.65	83.65	83.65	107.31	128.02	-	663.72		-
	Refuge Area	[172.57]	[188.19]								360.76	
Level 13	FAR	1187.26	1331.599	1009.31	972.73	1009.31	-	1346.98	6857.19	-		-
	SERVICES	85.70	91.74	83.65	64.22	83.65	-	128.02	-	536.98		-
Level 14	FAR	1205.01	1318.148	1009.31	1025.39	1009.31	1210.51	1346.98	8124.65	-		-
	SERVICES	85.70	91.74	83.65	92.34	83.65	107.14	128.02	-	672.24		-
Level 15	FAR	1222.75	1304.698				839.98	1346.98	4714.41	-		-
	SERVICE FLOOR/SERVICES	85.70	91.74	[1194.36]	[1194.36]	[1194.36]	464.75	128.02	-	770.21		1583.78
Level 16	FAR	1240.49	1291.248	1009.31	1009.31	1009.31	1289.71	1346.98	8196.36	-		-
	SERVICES	85.70	91.74	83.65	83.65	83.65	68.04	128.02	-	624.45		-
	Refuge Area	[172.57]	[188.19]								360.76	
Level 17	FAR	1258.23	1307.635	1009.31	1009.31	997.63	1289.71	1346.98	8218.81	-		-
	SERVICES	85.70	91.74	83.65	83.65	75.91	68.04	128.02	-	616.71		-
Level 18	FAR	-	1324.022	1009.31	1009.31	1022.15	1278.18	1346.98	6989.95	-		-
	SERVICES	-	91.74	83.65	83.65	50.28	78.23	128.02	-	555.57		-
Level 19	FAR	-	-	1009.31	1009.31	1009.31	1278.18	1346.98	5653.09	-		-
	SERVICES	-	-	83.65	83.65	83.65	78.23	128.02	-	457.20		-
Level 20	FAR	-	-	1009.31	1009.31	1009.31	1278.18	1346.98	5653.09	-		-
	SERVICES	-	-	83.65	83.65	83.65	78.23	128.02	-	457.20		-
Level 21	FAR	-	-	1009.31	1009.31	1009.31	696.14	1346.98	5071.05	-		-
	SERVICES	-	-	83.65	83.65	83.65	65.07	128.02	-	444.04		-
Level 22	FAR	-	-	1009.31	1009.31	1009.31	696.14	1346.98	5071.05	-		-
	SERVICES	-	-	83.65	83.65	83.65	65.07	128.02	-	444.04		-
Level 23	FAR	-	-	997.63	1009.31	972.73	582.72	1094.79	4657.18	-		-
	SERVICES	-	-	75.91	83.65	64.22	64.9	125.45	-	414.13		-
Level 24	FAR	-	-	1022.15	1009.31	1025.39	-	494.28	3551.13	-		-
	SERVICES	-	-	50.28	83.65	[illegible]	-	-	-	[illegible]		-
Level 25	FAR	-	-	1009.31	1009.31		-	-	2018.62	-		-
	SERVICES	-	-	83.65	83.65		-	-	-	167.30		-
Level 26	FAR	-	-	1009.31	1009.31		-	-	2018.62	-		-
	SERVICES	-	-	83.65	83.65		-	-	-	167.30		-
Level 27	FAR	-	-	1009.31	1009.31		-	-	2018.62	-		-
	SERVICES	-	-	83.65	83.65		-	-	-	167.30		-
Level 28	FAR	-	-	1009.31	972.73		-	-	1982.04	-		-
	SERVICES	-	-	83.65	64.22		-	-	-	147.87		-
Level 29	FAR	-	-	1009.31	1025.39		-	-	2034.7	-		-
	SERVICES	-	-	83.65	92.34		-	-	-	175.99		-
Level 30	FAR	-	-	1009.31	-		-	-	1009.31	-		-
	SERVICES	-	-	83.65			-	-	-	83.65		-
Level 31	FAR	-	-	1009.31	-		-	-	1009.31	-		-
	SERVICES	-	-	83.65			-	-	-	83.65		-
Level 32	FAR	-	-	1009.31	-		-	-	1009.31	-		-
	SERVICES	-	-	83.65			-	-	-	83.65		-
Level 33	FAR	-	-	1009.31	-		-	-	1009.31	-		-
	SERVICES	-	-	83.65			-	-	-	83.65		-
Level 34	FAR	-	-	972.73	-		-	-	972.73	-		-
	SERVICES	-	-	64.22			-	-	-	64.22		-
Level 35	FAR	-	-	1025.39			-	-	1025.39	-		-
	SERVICES	-	-	92.34			-	-	-	92.34		-
TOTAL			22751.49	26619.94	39604.95	31104.94	26[illegible].33	28573.83	32660.68	210134.17	22513.35	1443.04	10415.65

Area Under FAR						
TYPE	Total Area (SQ.M.)	Cutout Area (SQ. M.)	Net Area (Minus) Cutouts (SQ.M.)	Area Of Services (SQ. M.)	Net Area (Minus) Services (SQ.M.)
SERVICED APPT 1	42747.54	3142.59	39604.95	3145.41	36459.54
SERVICED APPT 2	33365.78	2260.84	31104.94	2426.62	28678.32
SERVICED APPT 3	28137.41	1814.48	26322.93	2009.11	24313.82
OFFICE A	24520.78	1769.29	22751.49	1506.1	21245.39
OFFICE B	28712.64	2092.7	26619.94	1714.3	24905.64
HOTEL/OFFICE BLOCK	31637.84	3064.01	28573.83	3292.88	25280.95
FOUR SEASONS	36058.64	3397.96	32660.68	3630.11	29030.57
BASEMENT 2	10962.91	18.49	10944.42	326.19	10618.23
BASEMENT 1	-	-	-	764.83	-
GROUND FLOOR	13645.16	345.66	13299.5	3697.8	9601.7
TOTAL (SQ.M.)	**249788.7**	**17906.02**	**231882.7**	**22513.35**	**210134.17**

LAND SCAPING DETAILS

GREEN AREA REQUIRED = (40056.72−13299.50)/4
= 26757.22/4 = 6589.31 SQM
GREEN AREA PROPOSED = 6700 SQM
NO.OF TREES REQUIRED = 26757.22/80 = 334.47

PROPOSED NO.OF TREES = 340
OUT OF WHICH 50% SHOWN AS LONG LIFE

SITE PLAN

(SHOWING LANDSCAPE AND PLUMBING LAYOUT)

TITLE

PROPOSED PLAN FOR COMMERCIAL BUILDING FOR PLOT NO. C-001/A, SECTOR-15B, NOIDA FOR M/S BOULEVARD PROJECTS PVT. LTD.

OWNERS SIGN

For Boulevard Projects Private Limited
Authorised Signatory

ARCHITECT SIGN

AR. DHARMNDRA
CA/2001/27400

Note for proposed Building is as per Byelaws. Approved by NOIDA authority approval please.

Architect

भवन प्रकोष्ठ नोएडा
अवधारी
निर्माण-कार्यों, आवास एवं शहरी क्षेत्र के कार्यों को सुरक्षित रखने करने हेतु प्रस्तुत है।
(पदेन सचिव)

मकान के उस पृष्ठ पर [illegible] के अनुसार [illegible] अन्य [illegible] को तोड़ना भी पड़ सकता है। अतः स्वीकृत मानचित्र के अनुसार ही निर्माण करें, अतिक्रमण न करें।

Encroachment on Front, Rear & Side setbacks (side heavy penalties, Encro-achments could be demolished) also Please avoid encroachment contract building as per Sanctioned Map.

भवन प्रकोष्ठ
नोट:- इस मानचित्र स्वीकृति की निर्णय से अधिक क्षेत्र के लिये भी अगर कोई व्यक्ति भवन बनाते पाये जाते हैं तो उनके के अधिकार उपलब्ध अथवा उसके पूर्व प्रोफेशनल द्वारा प्रस्तुत किया गया है तो उनके के अधिकार उपलब्ध न होने की दशा में मानचित्र की वैधता की वैधता जिले एवं ही समझी जाएगी।

(2) आवेदी को अधिभोग प्रमाण पत्र हेतु आवेदन करते समय विकास प्राधिकरण/जिला/[illegible] के नियम अनुसार समय सुविधा प्रमाणपत्र प्रस्तुत करना होगा