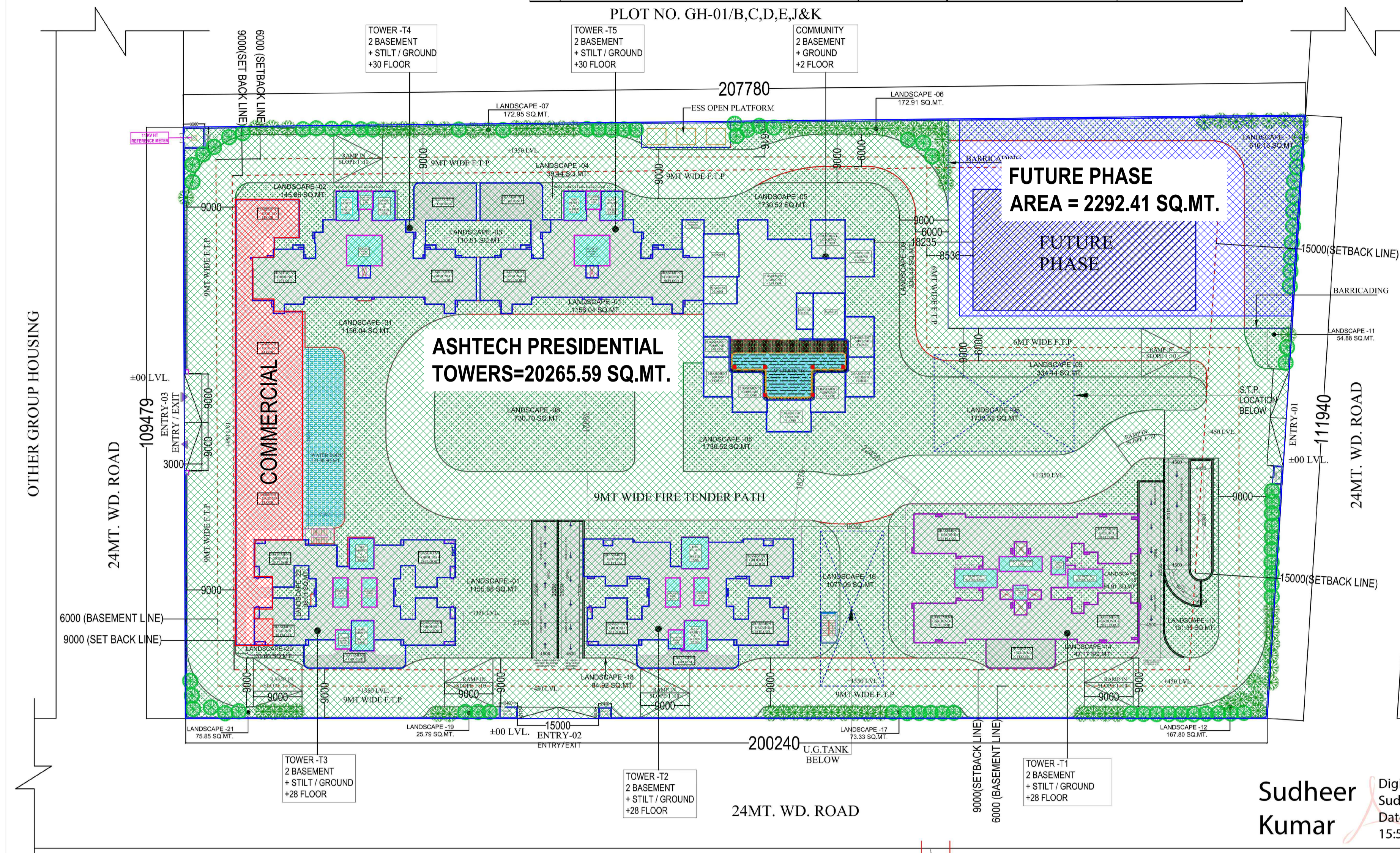


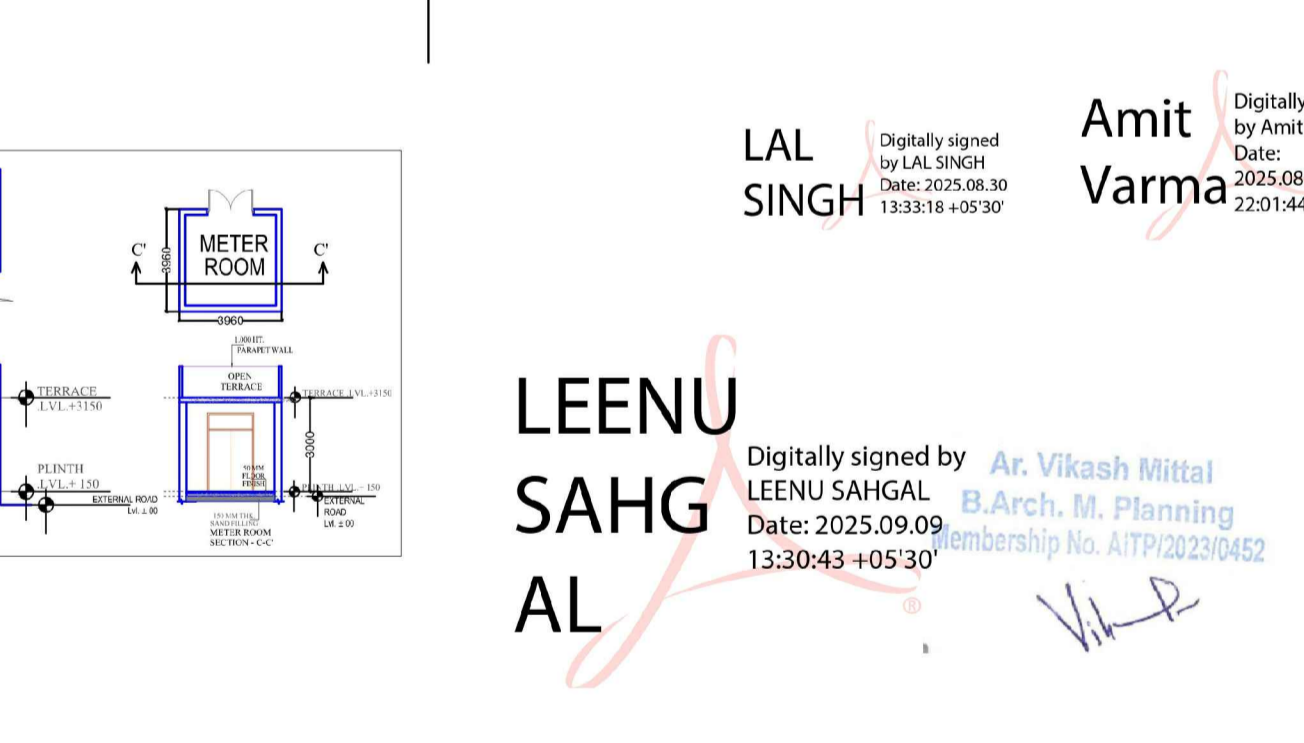
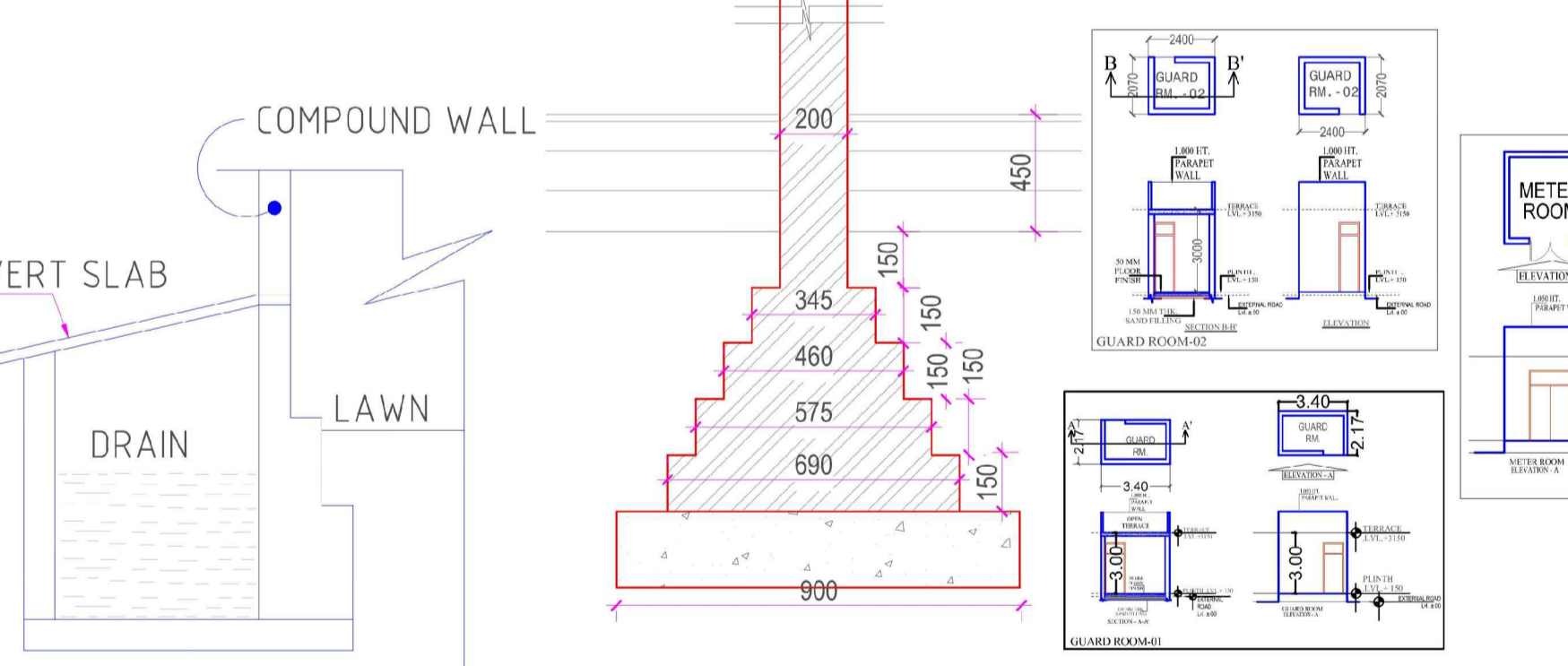
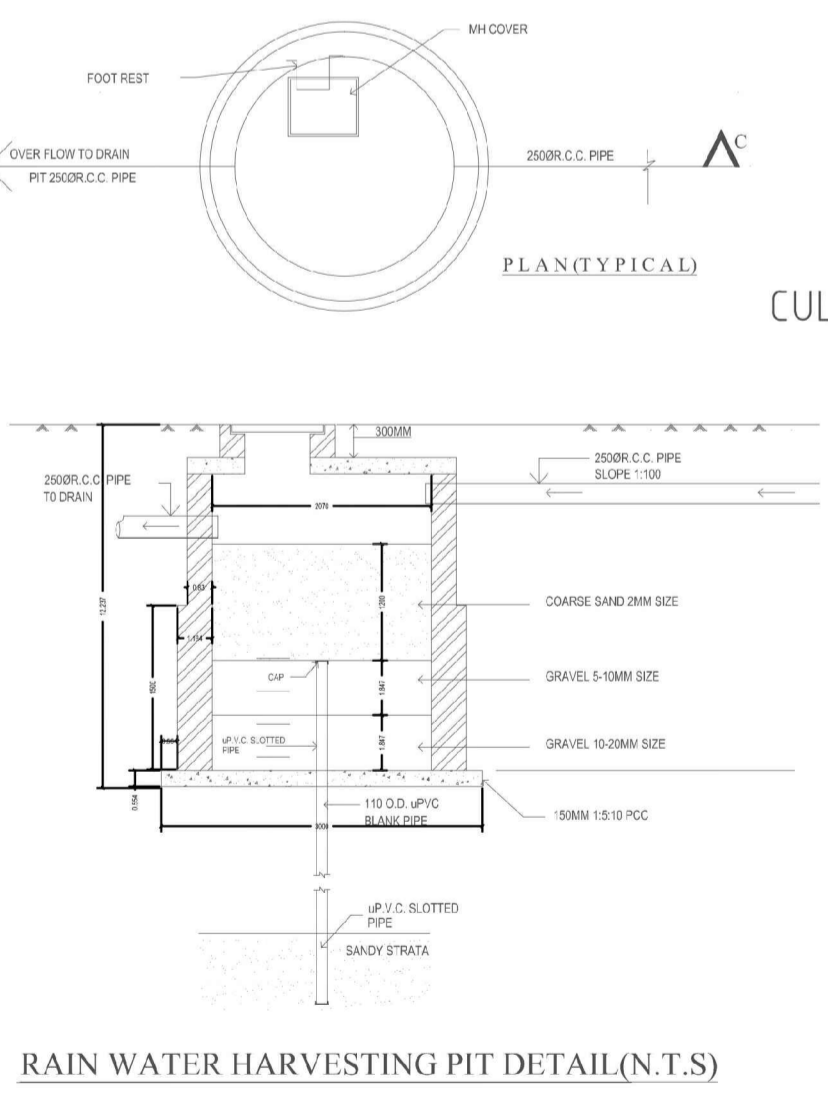
S.No.	Name of Project	UP RERA Registration No.	Area (In Sq. Mtrs.)	Legend
1	Ashtech Presidential Towers	Applied For Registration	20265.59	Ashtech Presidential Towers
2	Future Phase	To be Constructed in Future	2292.41	Future Phase
3	Total Plot Area of the Project		22,558.00	



GREEN BELT 100M WIDE.

S.NO.	AREA STATEMENT	PERCENTAGE	AREA IN SQ.MT.
1	TOTAL PLOT AREA		22,558.00
2	TOTAL PERMISSIBLE F.A.R. AREA		82,900.65
3	A TOTAL PERMISSIBLE F.A.R. AREA FOR HOUSING	3.5	78953.00
4	B ADDITIONAL FAR AREA FOR GREEN BUILDING = 5% OF PERMISSIBLE 3.5 F.A.R. AREA	5%	3947.650
5	TOTAL PERMISSIBLE F.A.R. AREA (A+B)		82900.65
6	PERMISSIBLE GROUND COVERAGE @ 35% = 35% OF PLOT AREA	35%	7905.300
7	FUTURE PHASE LAND AREA		2292.410
8	PROPOSED GROUND COVERAGE ON TOTAL PLOT AREA 22558 SQ.MT.	24.30%	5533.700
9	PERMISSIBLE FAR AREA FOR 3.5 F.A.R. COMMERCIAL 1.00% OF PERMISSIBLE FAR	1.0%	789.530
10	PROPOSED COMMERCIAL F.A.R. AREA		788.330
11	TOTAL PROPOSED F.A.R. AREA		82129.010
12	A TOTAL F.A.R. FOR RESIDENTIAL	79011.870	
13	B TOTAL F.A.R. FOR COMMERCIAL	788.33	
14	C TOTAL F.A.R. AREA FOR METER ROOM	15.66	
15	D 15% FACILITY AREA IN MAIN F.A.R. AREA	2333.13	
16	TOTAL F.A.R. AREA = A+B+C+D	82129.010	
17	PERMISSIBLE 15% FACILITY AREA OF TOTAL PERMISSIBLE F.A.R. AREA		11862.950
18	TOTAL ACHIEVED FACILITY AREA		8156.080
19	15% FACILITY AREA IN MAIN F.A.R.		2333.130
20	TOTAL PERMISSIBLE DENSITY @ 2100 PPH	PPH	2100.00
21	PERMISSIBLE DENSITY @ 2100 PPH		4737.18
22	PROPOSED DENSITY	PPH	1085.20
23	A PROPOSED DENSITY = 456 X 4.5 X 10000/22558 = 909.66 PPH	909.66 PPH	
24	B PROPOSED DENSITY DUE TO SERVENT ROOM = 176 X 2.25 X 10000/22558 = 175.55 PPH	175.55 PPH	
25	TOTAL = A+B	1085.20	
26	PROPOSED UNITS (MAIN UNIT)		456
27	PROPOSED POPULATION @ 4.5 PERSONS PER UNITS & 2.25 PERSONS PER SERVENT ROOM		2448
28	A PROPOSED POPULATION = 456 X 4.5 =	2052.0	
29	B TOWER - 1 = 2SERVENT ROOM X 28 FLOOR X 2.25 = 56 X 2.25	126.0	
30	C TOWER - 4 = 2SERVENT ROOM X 30 FLOOR X 2.25 = 60 X 2.25	135.0	
31	D TOWER - 5 = 2SERVENT ROOM X 30 FLOOR X 2.25 = 60 X 2.25	135.0	
32	TOTAL = A+B+C+D	2448.0	
33	REQUIRED LANDSCAPE AREA = PLOT AREA - PERMISSIBLE GROUND COVERAGE / 2		7333.35
34	PROPOSED LANDSCAPE AREA		7335.07
35	REQUIRED FREE TREE (1 NO OF TREE PER 100 SQ.MT.) OF OPEN AREA = PLOT AREA - PERMISSIBLE GROUND COVERAGE AREA / 100		146.6
36	PROPOSED NO OF TREE = 146 NOS OF 50% EVER GREEN		146
37	TOTAL NON F.A.R. AREA		30167.960
38	A UPPER BASEMENT NON F.A.R. AREA	15341.01	
39	B LOWER BASEMENT NON F.A.R. AREA	14826.03	
40	TOTAL = A+B	30167.06	
41	PARKING REQUIRED E.C.S. = 1 E.C.S. PER 80 SQ.MT. F.A.R. AREA	1036.258	
42	15% PART OF REQUIRED PARKING FOR E.V. CHARGING	53.81	
43	REQUIRED VISITORS PARKING AREA @ 5% = 1036.25 X 5 / 100	51.81	
44	TOTAL REQUIRED E.C.S. = A+B	1088.071	
45	PROPOSED PARKING AS PER E.C.S.		1092.00
46	UPPER BASEMENT PARKING AREA FOR NORMAL PARKING	6194.19	SQ.MT
47	UPPER BASEMENT PARKING AREA / 30 (@ 90 SQ.MT. PER E.C.S.)	213.14	213 ECS
48	UPPER BASEMENT PARKING AREA FOR MECHANICAL PARKING AREA	7371.56	SQ.MT
49	UPPER BASEMENT MECHANICAL PARKING AREA / 30 (@ 90 SQ.MT. PER E.C.S.)	409.53	409 ECS
50	LOWER BASEMENT PARKING AREA FOR NORMAL PARKING	14228.8	SQ.MT
51	LOWER BASEMENT NORMAL PARKING AREA / 30 (@ 90 SQ.MT. PER E.C.S.)	470.96	470 ECS
52	TOTAL = A+B+C	1099.63	1092 ECS
53	PROPOSED VISITORS PARKING NOS.		52.00
54	TOTAL BUILT-UP AREA		124157.300
55	A TOTAL F.A.R. AREA INCLUDING 15% EXCESS FACILITY FAR	82129.010	
56	B TOTAL 15% PERMISSIBLE FACILITY AREA	11862.95	
57	C TOTAL NON F.A.R. AREA	30167.96	
58	D STAIR DN TO UGT	17.38	
59	TOTAL = A+B+C+D	124157.300	

LANDSCAPE AREA AT GROUND LVL. (AS PER POLYLINE)	
LANDSCAPE AREA-01	1155.88
LANDSCAPE AREA-02	145.86
LANDSCAPE AREA-03	110.51
LANDSCAPE AREA-04	39.44
LANDSCAPE AREA-05	1730.52
LANDSCAPE AREA-06	172.91
LANDSCAPE AREA-07	172.95
LANDSCAPE AREA-08	730.70
LANDSCAPE AREA-09	334.44
LANDSCAPE AREA-10	616.16
LANDSCAPE AREA-11	54.88
LANDSCAPE AREA-12	167.80
LANDSCAPE AREA-13	131.35
LANDSCAPE AREA-14	47.17
LANDSCAPE AREA-15	84.91
LANDSCAPE AREA-16	1077.09
LANDSCAPE AREA-17	73.33
LANDSCAPE AREA-18	84.92
LANDSCAPE AREA-19	25.79
LANDSCAPE AREA-20	31.60
LANDSCAPE AREA-21	75.85
LANDSCAPE AREA-22	38.01
WATER BODY	233.00
TOTAL	7335.07



**LEENU SAHGAAL**  
Digitally signed by LEENU SAHGAAL  
Date: 2025.09.01 13:30:43 +05'30'

**LAL SINGH**  
Digitally signed by LAL SINGH  
Date: 2025.08.30 13:33:18 +05'30'

**Amit Varma**  
Digitally signed by Amit Varma  
Date: 2025.08.28 22:01:44 +05'30'

**PROJECT :-**  
ASHTECH GROUP HOUSING AT GH-01/F,G,H & I, SECTOR-12, GREATER NOIDA.

**BUILDERS & PROMOTERS :-**  
M/S. ASHTECH INDUSTRIES PVT LTD.  
ADDRESS :- C-50,RDC, RAJNAGAR, GHAZIABAD.

**DRAWING TITLE :-**  
SITE PLAN

**ARCHITECTS :-**  
Space Designers International  
B-34 Sector-67, NOIDA-201301  
PH: 91-9711633717, 18  
e-mail: info@spacedi.com, www.spacedi.com

**DRAWN BY :-** VISHAL KUMAR  
**CHECKED BY :-** VISHAL MITTAL  
**SCALE :-** 1:450  
**DATE :-** 22.08.2025

**SANJEEV KUMAR**  
Digitally signed by SANJEEV KUMAR  
Date: 2025.08.28 21:44:59 +05'30'

**VISHAL MITTAL**  
Digitally signed by VISHAL MITTAL  
Date: 2025.08.28 21:46:50 +05'30'

OWNER'S SIGNATURE  
DRG. No. :-01