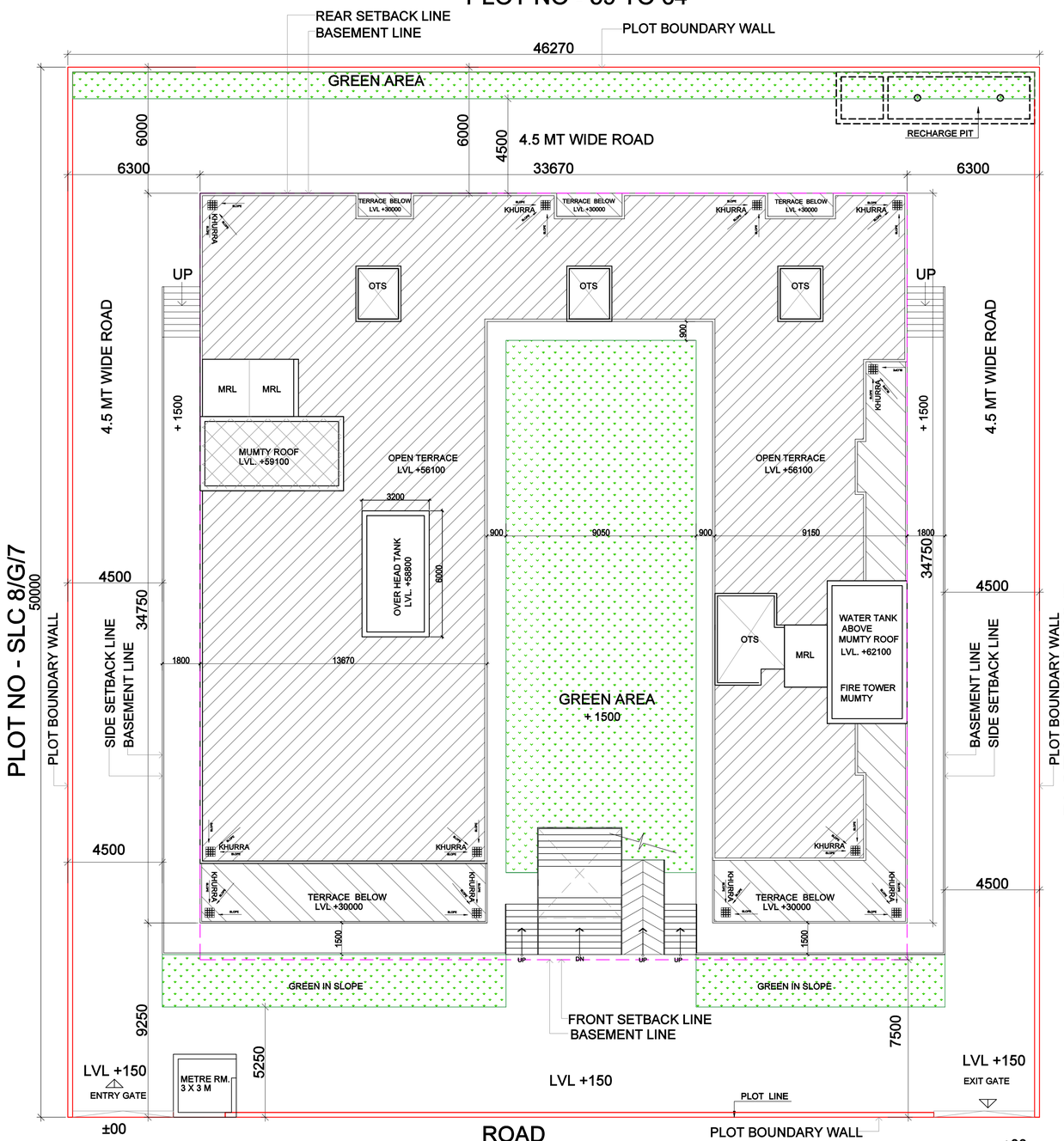
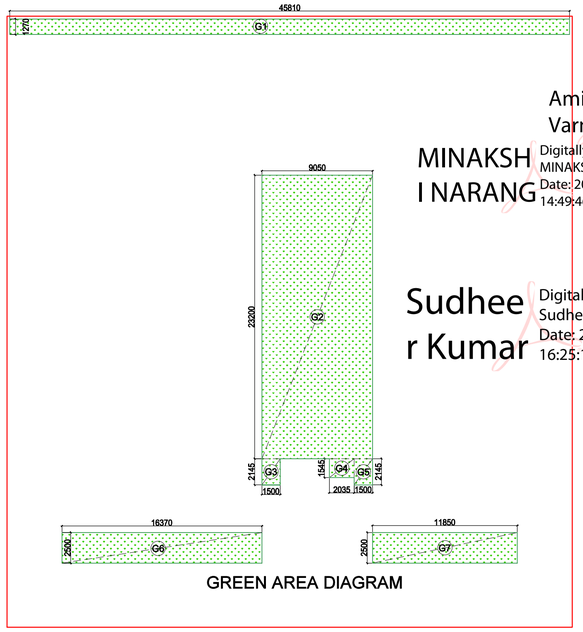
PLOT NO - 59 TO 64



ROAD
60 MT WIDE ROAD

SITE PLAN



GREEN AREA DIAGRAM

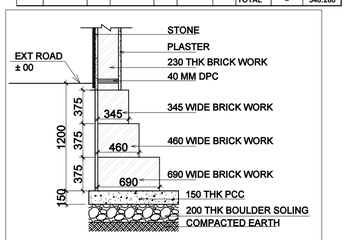
Amit Varma — Digitally signed by Amit Varma Date: 2025.10.11 12:50:10 +05'30'

MINAKSHI NARANG — Digitally signed by MINAKSHI NARANG Date: 2025.10.13 14:49:46 +05'30'

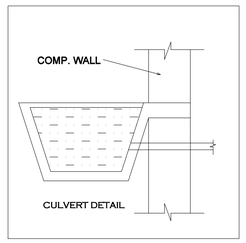
Sudheer Kumar — Digitally signed by Sudheer Kumar Date: 2025.10.13 16:25:10 +05'30'

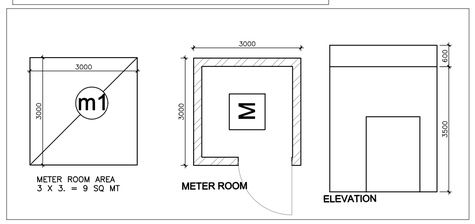
	GREEN AREA								
	(AREAS IN sq mtrs.)								
	ADDITIONS								
ITEM	L	X	B	X	FACTOR	X	NO	=	SQ.MT
G1	45.810	x	1.270	x	1.0	x	1	=	58.179
G2	9.050	x	23.200	x	1.0	x	1	=	209.960
G3	1.500	x	2.145	x	1.0	x	1	=	3.218
G4	2.035	x	1.545	x	1.0	x	1	=	3.144
G5	1.500	x	2.145	x	1.0	x	1	=	3.218
G6	16.370	x	2.500	x	1.0	x	1	=	40.925
G7	11.850	x	2.500	x	1.0	x	1	=	29.625
							TOTAL	=	348.268

GROUND COVERAGE	
FAR OF GROUND FLOOR	868.110
15% SERVICE AREA OF GROUND FLOOR	45.630
METRE ROOM	9
TOTAL	**922.740**



BOUNDARY WALL DETAIL





AREA CALCULATIONS				
TOTAL PLOT AREA		2313.47	SQ.MT	
PERMISSIBLE GROUND COVERAGE@	40%	925.39	SQ.MT	
PROPOSED GROUND COVERAGE @	39.89%	922.740	SQ.MT	
PERMISSIBLE FAR @	4	9253.88	SQ.MT	
PROPOSED FAR @	4.00	9252.31	SQ.MT	

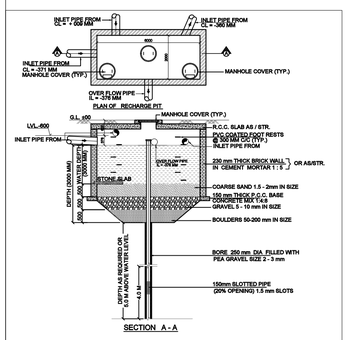
PARKING REQUIRED				
COMMERCIAL				
1ECS/50 SQ.MT		94		ECS
PARKING REQUIRED (ROOMS)				
TOTAL NO. OF ROOMS	145	72		ECS
TOTAL PARKING REQUIRED		**166**		ECS
PERMISSIBLE AREA FOR SERVICES@15% OF FAR		1388.08		SQ.MT
ACHIEVED AREA FOR SERVICES		1327.62		SQ.MT
		14.35%		
PARKING PROVIDED				
BASEMENT-1 AREA = (MECHANICAL PARKING @ (1 ECS @18 SQMT)	1253.32	69		ECS
PARKING @ LOWER GROUND AREA (MECHANICAL PARKING @ (1 ECS @18 SQMT)	290.14	16		ECS
PARKING @ 5TH FLOOR (1 ECS @30 SQMT)	810.09	27		ECS
PARKING @ 6TH FLOOR (1 ECS @30 SQMT)	810.09	27		ECS
PARKING @7 TH FLOOR (1 ECS @30 SQMT)	810.09	27		ECS
TOTAL PARKING PROVIDED		**166.00**		ECS

OPEN AREA (PLOT AREA-GC)	1390.730	1390.730		
GREEN AREA REQUIRED @ 25% OF OPEN AREA		347.68		SQ.MT
GREEN AREA PROPOSED @	25.04%	348.27		SQ.MT
NO. OF TREES REQUIRED	=	OPEN AREA / 100		
	=	1390.73	/	100
	=	13.91	nos.	
EVERGREEN	=	7.00	nos.	
SEASONAL	=	7.00	nos.	
NO. OF TREES PROVIDED	=	14	nos.	

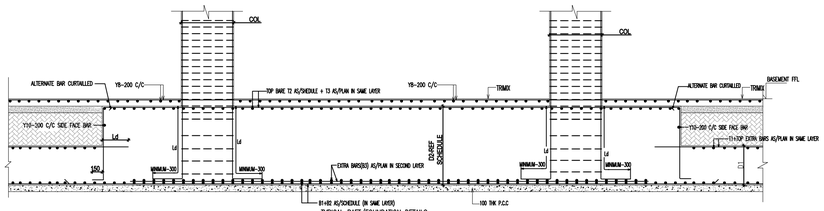
COMMERCIAL FLOOR	FAR AREA (SQ.MT)	15% AREA (SQ.MT)	REFUGE AREA(15%)	NON FAR AREA	TOTAL BUILT UP SQ.MT.	
METER ROOM	9				9	
BASEMENT-1 FLOOR		78.628		1304.632	1383.260	
LOWER GROUND FLOOR	806.817	49.610		290.14	1146.565	
GROUND FLOOR	868.110	45.630			913.740	
FIRST FLOOR	763.845	57.224			821.069	
SECOND FLOOR	763.845	57.224			821.069	
THIRD FLOOR	763.845	57.224			821.069	
FOURTH FLOOR	763.845	57.224			821.069	
SUB TOTAL (COMMERCIAL)	**4739.307**				**6736.840**	
FIFTH FLOOR PARKING FLOOR		41.928		810.094	852.022	
6th FLOOR PARKING FLOOR		41.928		810.094	852.022	
7th FLOOR PARKING FLOOR		41.928		810.094	852.022	
COMMERCIAL SUITE FLOOR						**NO. OF ROOMS**
8th FLOOR	601.451	125.039	46.791		773.281	21
9th FLOOR	652.538	70.688			723.226	24
10TH FLOOR	652.538	70.688			723.226	24
11th FLOOR SERVICE FLOOR		60.183		655.879	716.062	
12th FLOOR	652.538	70.688			723.226	24
12 A FLOOR	652.538	70.688	47.842		771.068	24
14TH FLOOR	650.702	70.688			721.390	14
15TH FLOOR	650.702	70.688			721.390	14
MUMTY		50.002			50.002	
LIFT MACHINE ROOM LESS(MRL)		0.000				
O. H. TANK		45.089			45.089	
TOTAL	**9252.315**	**1232.985**	**94.634**	**4680.931**	**15260.864**	**145**

REFUGE AREA CALCULATION (AT 8TH FLOOR)				
8TH FLOOR AREA = FAR +15%	=	601.451	+	125.039
	=	726.490	SQM	
OCCUPENT LOAD = 10 SQM OF GROSS AREA	=	726.490	/	10
	=	72.65	PERSONS	
REFUSE AREA REQUIRED =(72.6489525*0.3)+0.9	=	22.69	SQM	
FOR 2 CONSEQUENT FLOOR= 22.69 *2	=	45.39	SQM	
REFUGE AREA PROVIDED	=	46.79	SQM	

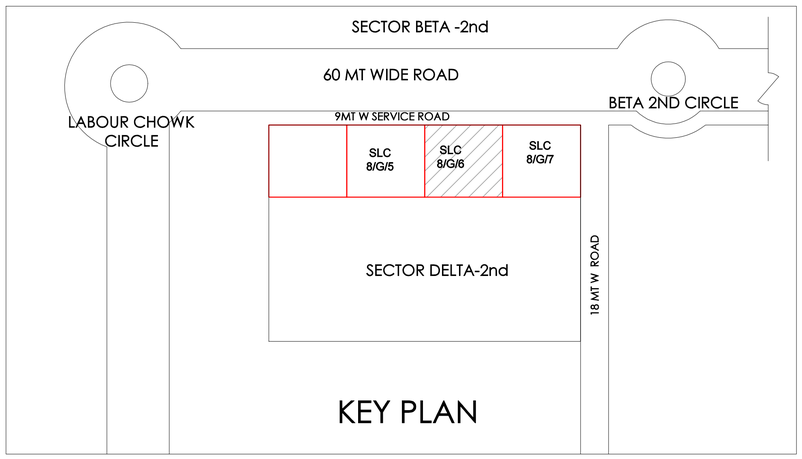
REFUGE AREA CALCULATION (AT 12 A FLOOR)				
TYPICAL FLOOR AREA = FAR + NON FAR	=	652.538	+	70.688
	=	723.226	SQM	
OCCUPENT LOAD = 10 SQM OF GROSS AREA	=	723.226	/	10
	=	72.32	PERSON/FLOOR	
REFUSE AREA REQUIRED =(72.32*0.3)+0.9	=	22.60	SQM	
FOR 2 CONSEQUENT FLOOR= 22.60 *2	=	45.19	SQM	
REFUGE AREA PROVIDED	=	47.84	SQM	



RAIN WATER HARVESTING DETAIL



TYPICAL RAFT/FOUNDATION DETAILS



KEY PLAN

PROJECT : PROPOSED COMMERCIAL BUILDING " DELTA SQUARE " AT PLOT NO. SLC-8/G/6; SECTOR-DELTA-II, GREATER NOIDA

CLIENT : M/S BABA PROJECTS PRIVATE LIMITED.

TITLE : SITE PLAN , GREEN AREA AND AREA DETAIL

DRG.NO.- 01

ARCHITECTS
ARCHITECTS & PLANNERS

MANISH JAIN AND ASSOCIATES
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T : 011-41084019,
E : info@manishjainassociates.com
ar.manishjain@gmail.com

ARCHITECT'S SIGN — MANISH JAIN — Digitally signed by MANISH JAIN Date: 2025.10.07 18:57:20 +05'30'

OWNER'S SIGN — RAM LAKHAN — Digitally signed by RAM LAKHAN Date: 2025.10.07 19:40:34 +05'30'