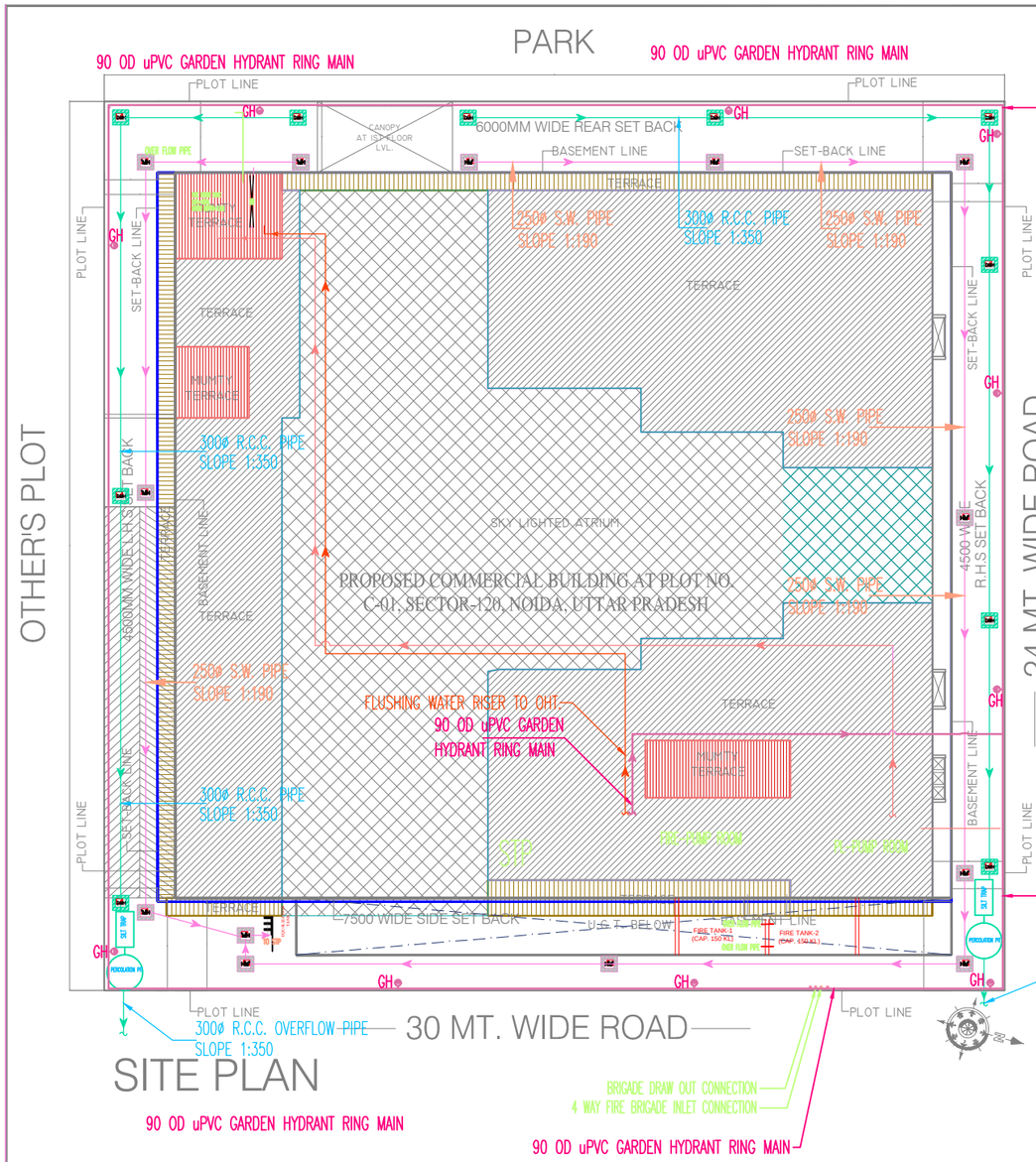


SITE PLAN

AREA ANALYSIS (CENTRAL MARKET NOIDA)				
TOTAL PLOT AREA AS PER LAYOUT			**5,700.00**	
Permissible Set backs		**Front**	**Rear**	**Side 1**	**Side 2**
		7.5 MT.	**6 MT.**	**4.5 MT.**	**4.5 MT.**
Permissible Ground Coverage			50.00%	2,850.00	
Proposed Ground Coverage			**49.99%**	**2,849.563**	
Permissible F.A.R. (As per lease deed)			2.00	11,400.00	
Proposed F.A.R.				**11,398.362**	
Permissible 15% F.A.R. @ 2.0 F.A.R.			15%	**1,710.000**	
Total Proposed 15% F.A.R..			13.557%	**1,545.514**	

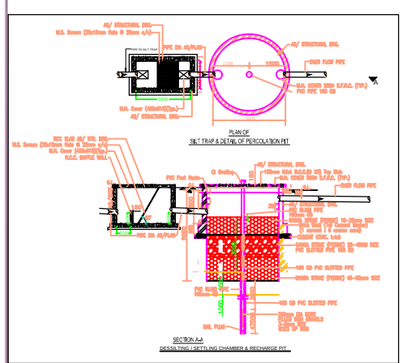
Required Parking Calculation			
Particulars	**Area**	**Space/Parking**	**Parking Required**
Required Parking for Commercial	11,400.000	2.0 For 100 Sqm.	228
Total Required Parking		**228**	

Proposed Parking Calculation		
Particulars	**Proposed Parking**	**Additional proposed Parking For Future Exapnsion**
Basement-1 (Single Stack Parking)	25	25
Basement-2 (Double Stack Parking)	176	0
Basement-2 (Single Stack Parking)	27	27
Total	**228**	**52**

Landscape Area Calculation		
Open Area = Plot Area - Proposed Ground Coverage-Atrium	1,786.070	
Required Landscape Area (25% of open area)	446.518	25.00%
Total Proposed Landscape Area	**450.464**	**25.22%**
No of Tree Required (One Tree per 100 Sqm. of open area) =	18	
No of Tree Proposed =	**20**	

Built-up Area Calculation	F.A.R. Area	15% F.A.R. Area	Non F.A.R. Area	Total Built-up Area
	11398.362	**1545.514**	**5173.621**	**18117.497**

DETAILED AREA CHART (CENTRAL MARKET NOIDA)				
FLOORS	**F.A.R. AREA**	**15% AREA**	**NON F.A.R.**	**BUILT-UP AREA / FLOOR**
BASEMENT-2		569.258	3439.342	4008.600
L.GR. FLOOR / BASEMENT-1	1887.680	262.173	1734.279	3884.132
GROUND FLOOR	2672.001	153.112		2825.113
1ST FLOOR	2432.469	119.300		2551.769
2ND FLOOR	2432.469	119.300		2551.769
3RD FLOOR	1973.743	119.300		2093.043
TERRACE FLOOR		203.071		203.071
TOTAL	**11398.362**	**1545.514**	**5173.621**	**18117.497**



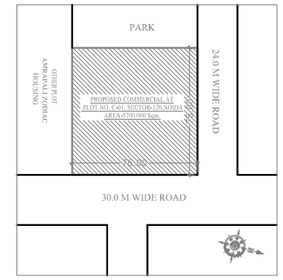
NOTES:-

1.ALL DIMENSIONS & LEVELS ARE IN MILLIMETERS.
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 ALLOTTEE/S 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 ALLOTTEE/S OF THE SAID SMALL SIZE UNITS AGREE AND ACKNOWLEDGE THE SAME.
5.CHANGE IN INTERNAL PARTITIONS CAN BE DONE BY THE DEVELOPER AS PER REQUIREMENT.
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.

LEGEND FOR PLUMBING

- DRAINAGE MANHOLE
- SEWERAGE MANHOLE
- SEWERAGE LINE
- DRAINAGE LINE
- GH GARDEN HYDRANT

KEY PLAN



SCALE : - N.T.S

PROJECT

PROPOSED COMMERCIAL BUILDING (CENTRAL MARKET) AT PLOT NO. C-01, SECTOR-120, NOIDA, UTTAR PRADESH
OF M/S WEST WAY REALTY LLP,
ADD:- GH-03, VAIBHAV KHAND, INDIRAPURAM, SHIPRA SUN CITY, GHAZIABAD,UTTAR PRADESH-201014

ARCHITECT'S SEAL | OWNER'S SEAL

ARCHITECT

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Drawing Title: SITE PLAN & AREA CALCULATIONS PLUMBING LAYOUT

North

Checked by	MANISH TIWARI	Date	
Drawn by	LOKESH SHARMA	Scale	1:200
Drawing No.	MA - ADCN - SANCTION		01