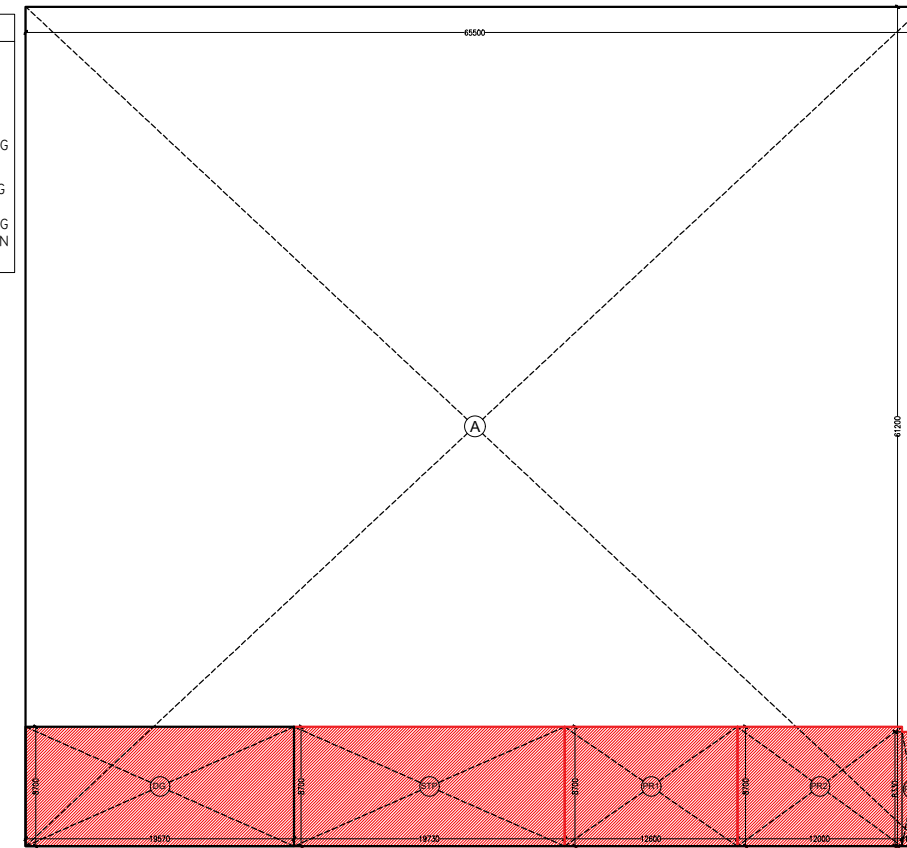
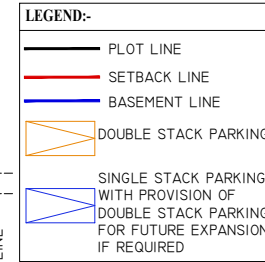
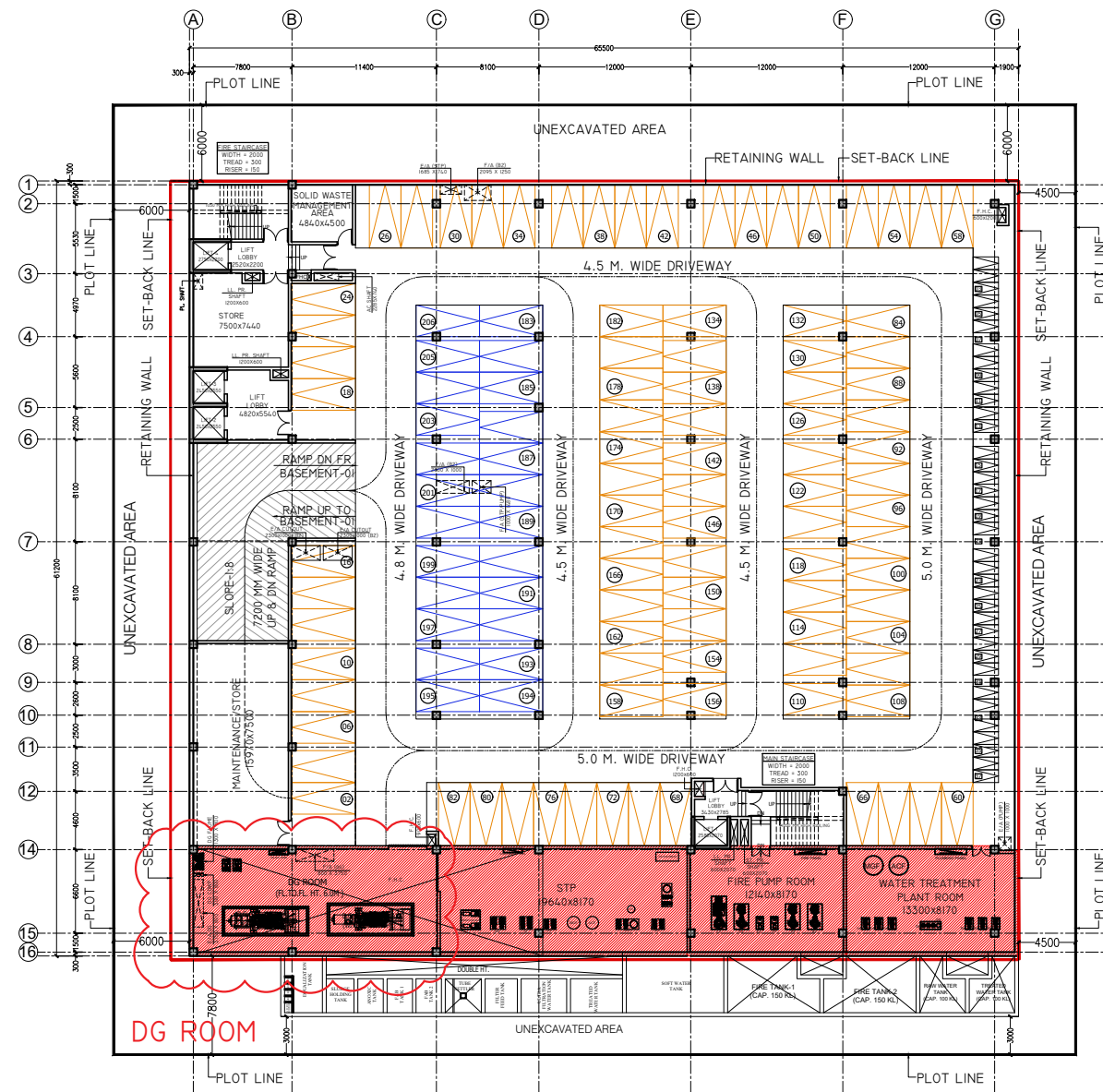
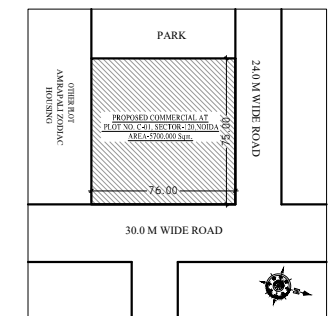




ADDITION & DEDUCTION AREA ENVELOPE

- NOTES:-**
- ALL DIMENSIONS & LEVELS ARE IN MILLIMETERS.
 - ALL THE AREAS INDICATED ARE IN SQ.M.
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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
modarchindia
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phone: 0120-4202553, email: anilgargal@gmail.com
website: www.modarch.in

Drawing Title
BASEMENT-02 FLOOR PLAN &
AREA CALCULATIONS

North

Checked by: MANISH TIWARI Date: _____
Drawn by: LOKESH SHARMA Scale: 1:200
Drawing No: MA - ADCN - SANCTION 02

BASEMENT-02 FLOOR PLAN

(182 NO. OF CARS IN DOUBLE STACK)
(24 SINGLE STACK PARKING WITH PROVISION OF DOUBLE
STACK PARKING FOR FUTURE EXPANSION IF REQUIRED)

BASEMENT-02 FLOOR (NON F.A.R.)				
ADDITION AREA ENVELOPE				
S.NO.	X	Y	NO.	AREA
A	65.500	61.200	1	4008.600
TOTAL ADDITION AREA				4008.600

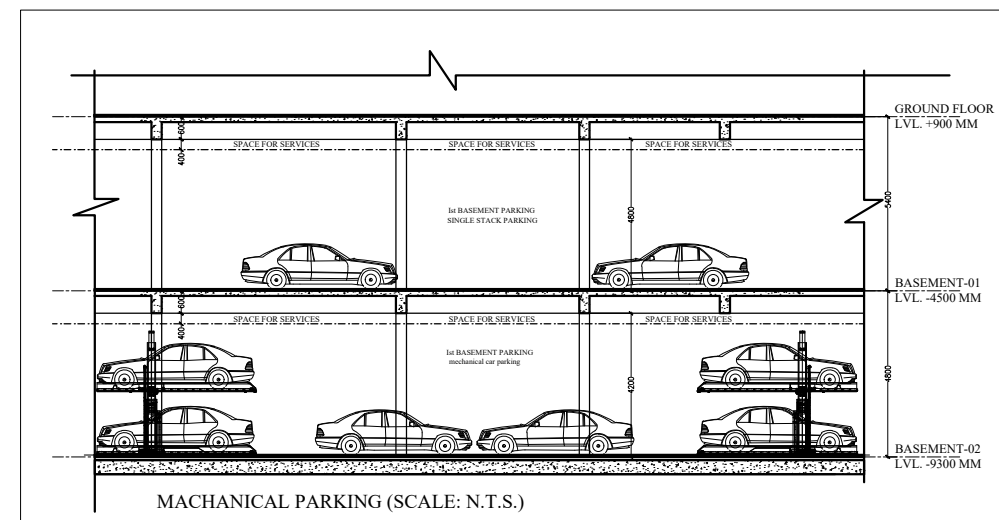
BASEMENT-02 FLOOR (15% F.A.R.)				
DEDUCTION AREA CHART				
S.NO.	X	Y	NO.	AREA
STP				
STP	19.730	8.700	1	171.651
TOTAL STP AREA				171.651
PUMP ROOM AREA				
PR1	12.600	8.700	1	109.620
PR2	12.000	8.700	1	104.400
PR3	1.600	8.330	1	13.328
TOTAL PUMP ROOM AREA				227.348
D.G. ROOM				
DG	19.570	8.700	1	170.259
TOTAL DG ROOM AREA				170.259

BASEMENT-02 FLOOR AREA CALCULATION (NON F.A.R. & PARKING) :-

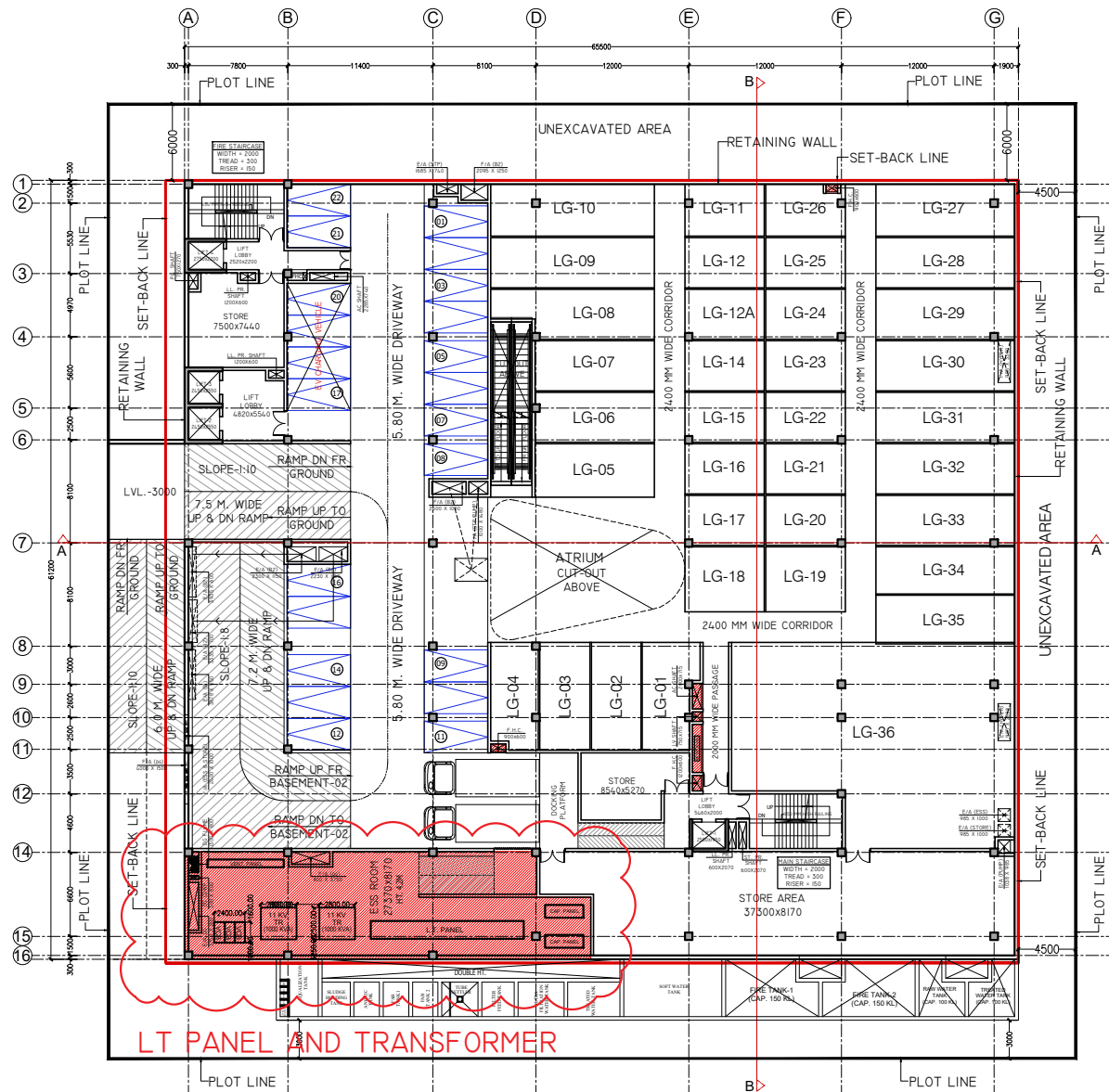
TOTAL ADDITION AREA = 4008.600 Sqm.

TOTAL 15% AREA = STP + PUMP ROOM + D.G. ROOM
= 171.651 + 227.348 + 170.259 = **569.258** Sqm.

TOTAL NON F.A.R. AREA = ADDITION AREA - STP - PUMP ROOM - D.G. ROOM
= 4008.600 - 171.651 - 227.348 - 170.259 = **3439.342** Sqm.



TYPICAL PARKING SECTION FOR MECHANICAL AND SINGLE STACK PARKING (AS PER BROCHURE)



BASEMENT-1/LOWER GR. FLOOR PLAN

(22 NO. SINGLE STACK PARKING WITH PROVISION OF DOUBLE STACK PARKING FOR FUTURE EXPANSION IF REQUIRED)

BASEMENT-01/LOWER GR. FLOOR PLAN FLOOR AREA CALCULATION (F.A.R.) :-

TOTAL ADDITION AREA = 2019.356 Sqm.
TOTAL DEDUCTION AREA = 131.269 Sqm.

F.A.R. AREA = ADDITION AREA - DEDUCTION AREA
= 2019.356 - 131.269 = **1888.087** Sqm.

15% F.A.R. AREA = SHAFT + E.S.S. = 6.801 + 254.965 = **261.766** Sqm.

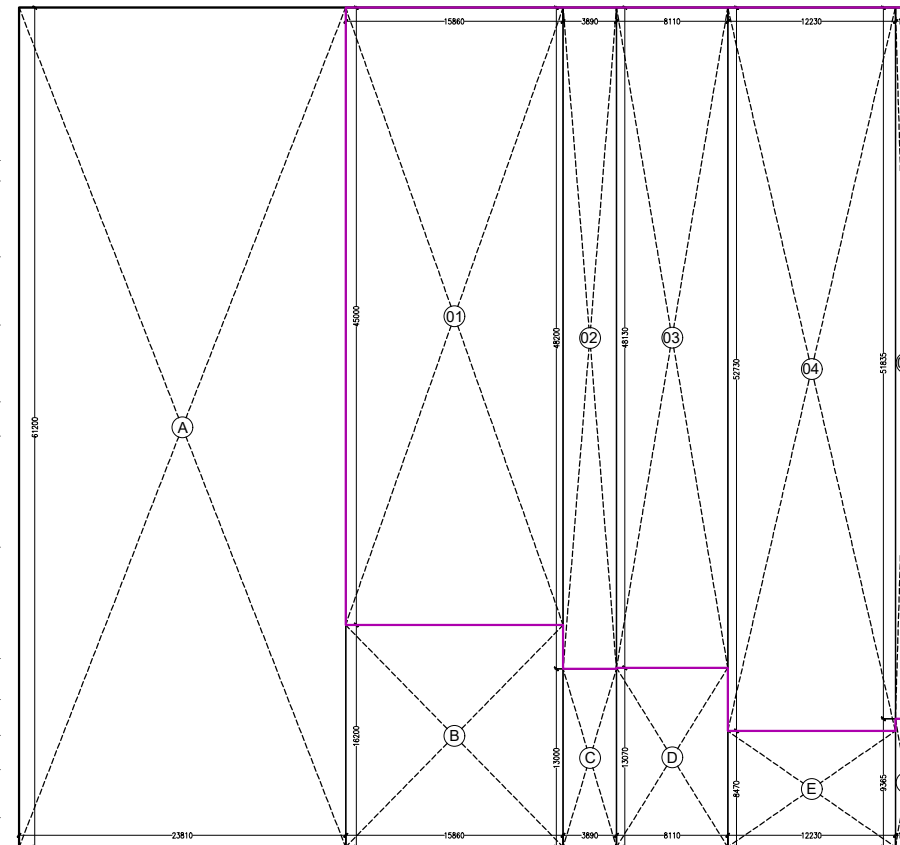
BASEMENT-01 NON F.A.R. AREA FLOOR AREA CALCULATION :-

TOTAL NON F.A.R. ADDITION AREA = 1989.244 Sqm.
TOTAL DEDUCTION AREA = 619.472 Sqm.

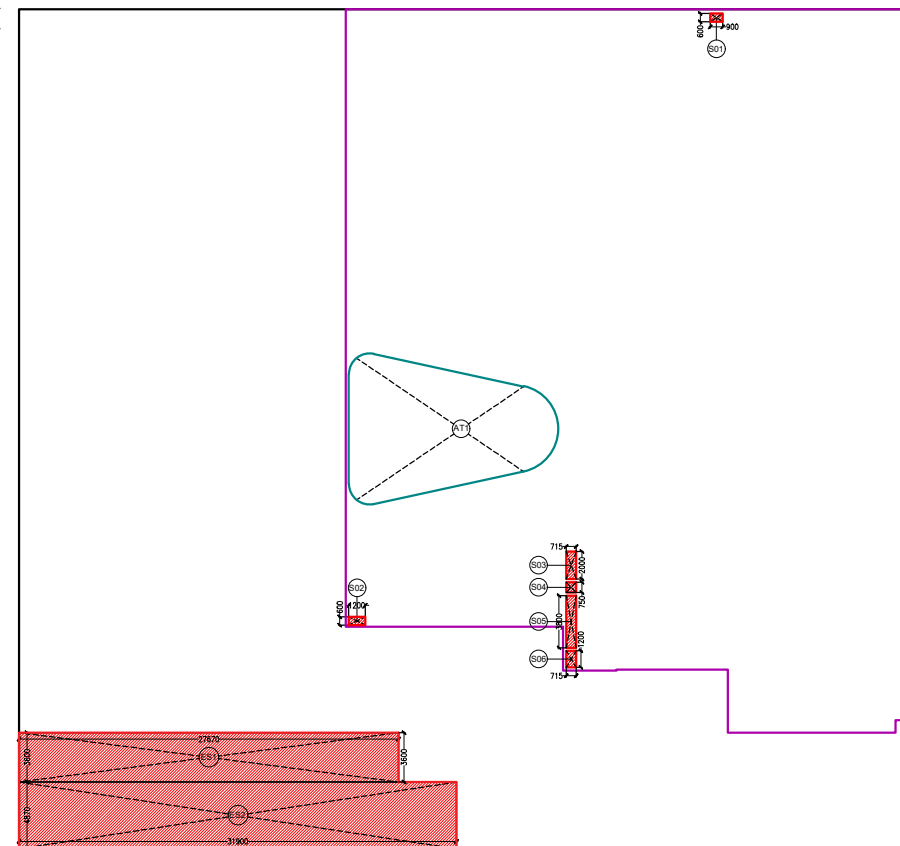
NON F.A.R. AREA = ADDITION AREA - E.S.S. ROOM
= 1989.244 - 254.965 = **1734.279** Sqm.

LOWER GROUND FLOOR (UNITS COVERED AREA)				
S.NO.	SHOP NO.	SHOP FRONT IN MT.	SHOP DEPTH IN MT.	COVERED AREA IN SQ.MT.
1	LG-01	4.83	8.70	37.48
2	LG-02	4.00	8.70	34.80
3	LG-03	4.06	8.70	35.30
4	LG-04	4.03	8.70	34.06
5	LG-05	4.26	9.60	40.87
6	LG-06	4.05	9.60	38.88
7	LG-07	4.05	9.60	38.88
8	LG-08	4.05	13.09	48.09
9	LG-09	4.05	13.09	53.02
10	LG-10	4.44	13.09	58.15
11	LG-11	4.44	6.30	27.99
12	LG-12	4.05	6.30	25.52
13	LG-12A	4.05	6.30	25.52
14	LG-14	4.05	6.30	25.52
15	LG-15	4.05	6.30	25.52
16	LG-16	4.05	6.30	25.52
17	LG-17	4.05	6.30	25.52
18	LG-18	5.16	6.30	32.49
19	LG-19	5.16	6.30	32.49
20	LG-20	4.05	6.30	25.51
21	LG-21	4.05	6.30	25.52
22	LG-22	4.05	6.30	25.52
23	LG-23	4.05	6.30	25.52
24	LG-24	4.05	6.30	25.52
25	LG-25	4.05	6.30	25.52
26	LG-26	4.44	6.30	27.18
27	LG-27	4.44	11.20	49.76
28	LG-28	4.05	11.20	45.36
29	LG-29	4.05	11.20	45.36
30	LG-30	4.05	11.20	45.36
31	LG-31	4.05	11.20	45.36
32	LG-32	4.05	11.20	45.36
33	LG-33	4.05	11.20	45.36
34	LG-34	3.81	11.20	42.64
35	LG-35	3.81	11.20	42.64
36	LG-36	22.77	16.43	331.22
STORE (LG-36)		37.83	8.7	305.12

NOTE:- THESE DIMENSIONS INCLUDES WALL PARTITIONS



ADDITION AREA ENVELOPE



DEDUCTION AREA ENVELOPE

BASEMENT-01 FLOOR (F.A.R.)				
ADDITION AREA ENVELOPE				
S.NO.	X	Y	NO.	AREA
O1	15.860	45.000	1	713.700
O2	3.890	48.200	1	187.498
O3	8.110	48.130	1	390.334
O4	12.230	52.730	1	644.888
O5	1.600	51.835	1	82.936
TOTAL ADDITION AREA				2019.356

BASEMENT-01 FLOOR (F.A.R.)				
DEDUCTION AREA CHART				
S.NO.	X	Y	NO.	AREA
SHAFT				
S01	0.900	0.600	1	0.540
S02	1.200	0.600	1	0.720
S03	0.715	2.000	1	1.430
S04	0.715	0.750	1	0.536
S05	0.715	3.800	1	2.717
S06	0.715	1.200	1	0.858
TOTAL SHAFT AREA				6.801
ATRIUM AREA				
AT1	AS PER COMP. CALC.	1		124.468
TOTAL ATRIUM AREA				124.468
TOTAL DEDUCTION AREA				131.269

BASEMENT-01 FLOOR (NON F.A.R.)				
ADDITION AREA ENVELOPE				
S.NO.	X	Y	NO.	AREA
A	23.810	61.200	1	1457.172
B	15.860	16.200	1	256.932
C	3.890	13.000	1	50.570
D	8.110	13.070	1	105.998
E	12.230	8.470	1	103.588
F	1.600	9.365	1	14.984
TOTAL ADDITION AREA				1989.244

BASEMENT-01 FLOOR (15% F.A.R.)				
DEDUCTION AREA CHART				
S.NO.	X	Y	NO.	AREA
E.S.S. AREA				
ES1	27.670	3.600	1	99.612
ES2	31.900	4.870	1	155.353
TOTAL E.S.S. AREA				254.965

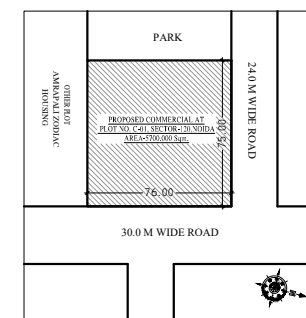
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LEGEND:-

- PLOT LINE
- SETBACK LINE
- BASEMENT LINE
- SINGLE STACK PARKING WITH PROVISION OF DOUBLE STACK PARKING FOR FUTURE EXPANSION IF REQUIRED

KEY PLAN

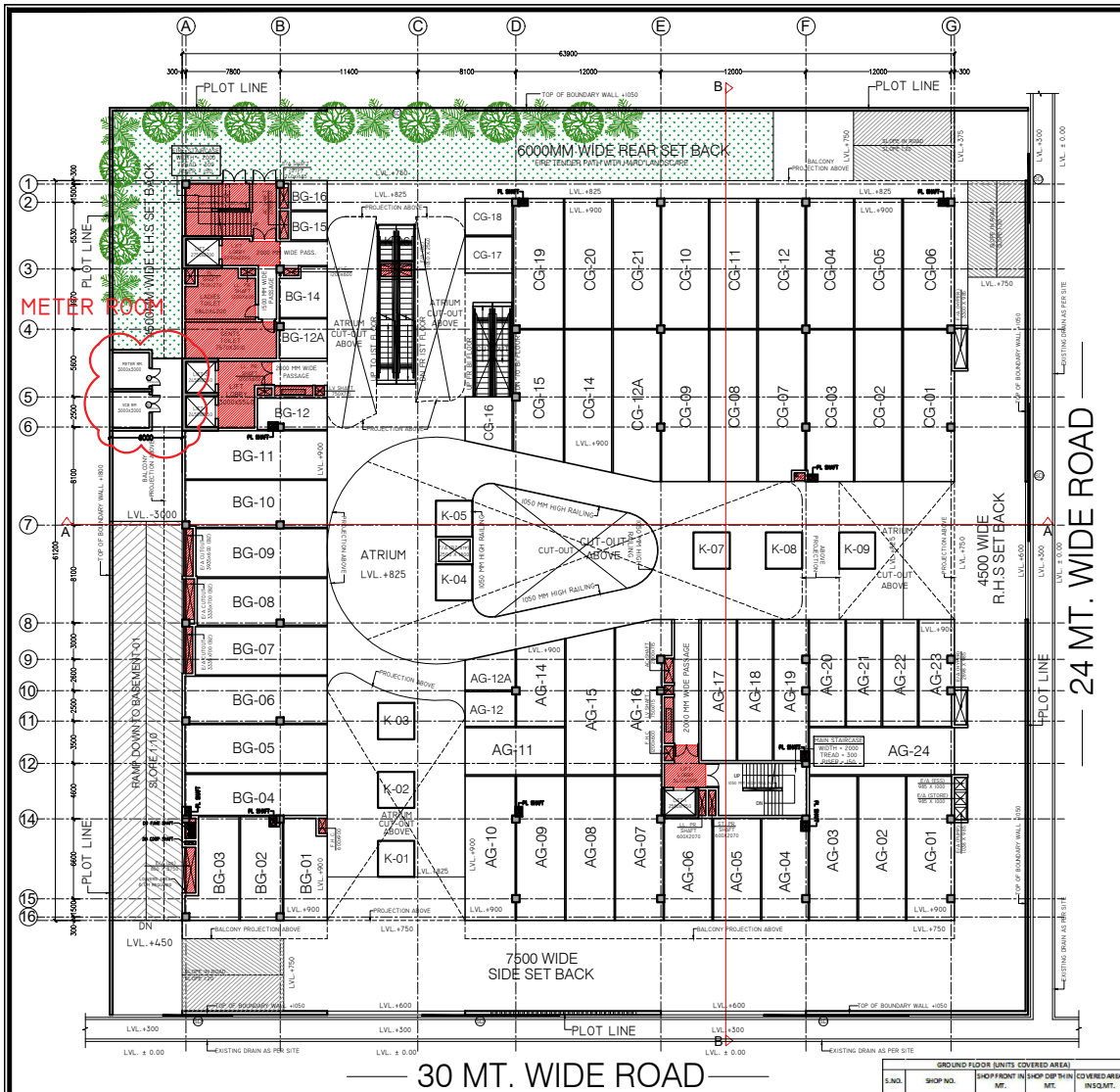


SCALE :- N.T.S

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



GROUND FLOOR PLAN

GROUND FLOOR AREA CALCULATION :-

TOTAL ADDITION AREA = 3832.830 Sqm.
TOTAL DEDUCTION AREA = 1242.752 Sqm.

F.A.R. AREA = ADDITION AREA - DEDUCTION AREA + KIOSK F.A.R.
= 3832.830 - 1242.752 + 81.000 = **2671.178 Sqm.**

15% F.A.R. AREA = LIFT LOBBY + FIRE STAIRCASE + SHAFT + VISITOR'S TOI.
= 39.318 + 33.481 + 35.241 + 45.895 = **153.935 Sqm.**

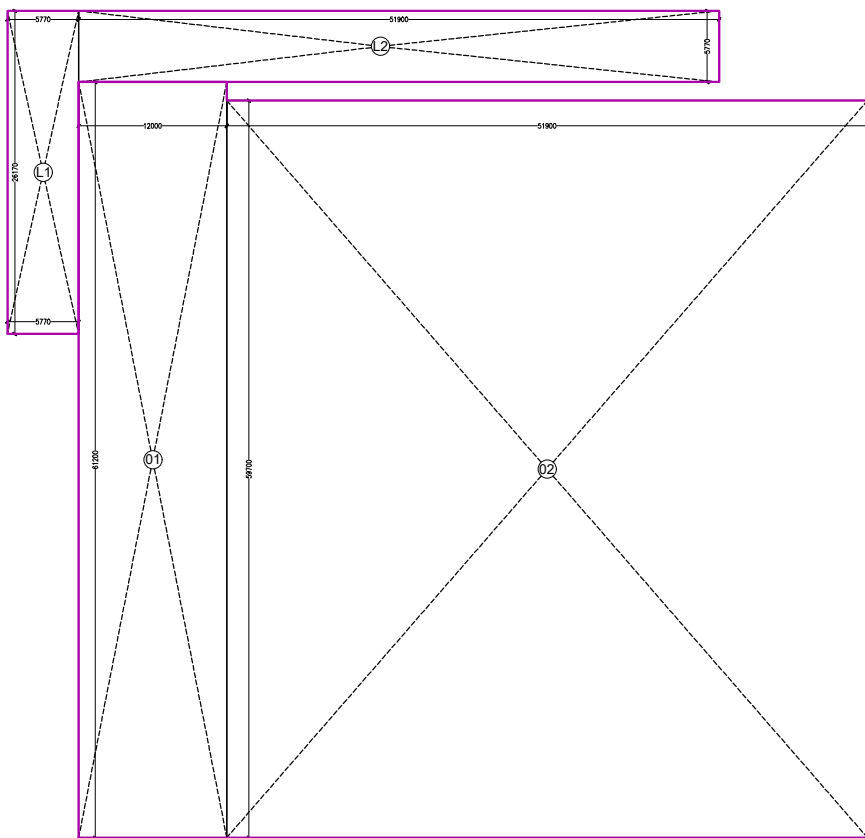
GROUND FLOOR AREA CALCULATION :-

GROUND FLOOR F.A.R. AREA = 2671.178 Sqm.
15% F.A.R. AREA = 153.935 Sqm.
CUT-OUT AREA = 24.450 Sqm.

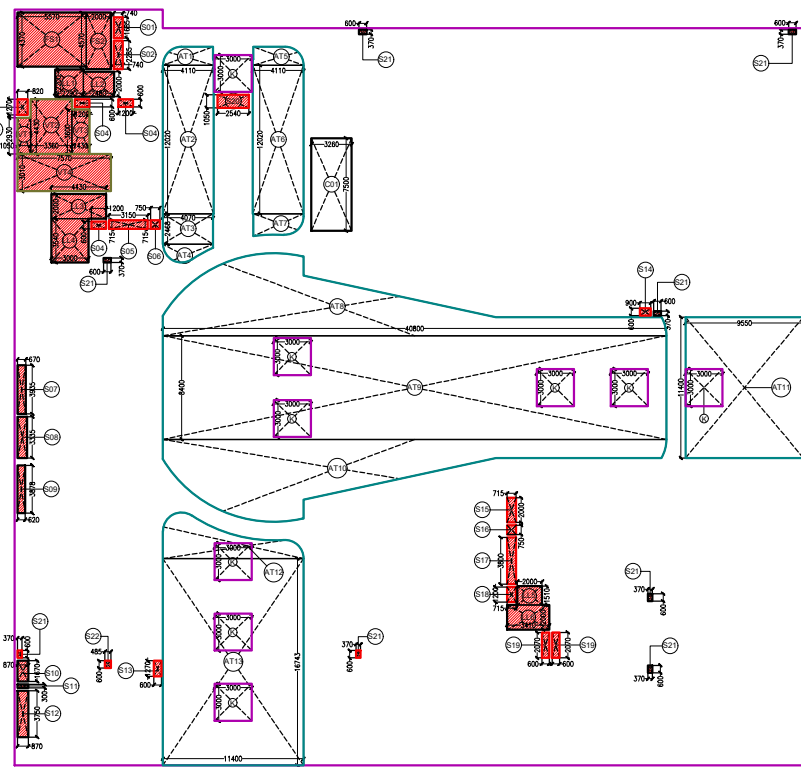
GROUND COVERAGE = GR. FL. F.A.R. AREA + 15% AREA + CUT-OUT
= 2671.178 + 153.935 + 24.450 = **2849.563 Sqm.**

S.NO.	SHOP NO.	AREA (SQ.M)	AREA (SQ.M)	AREA (SQ.M)
1	AG-1	4.00	12.00	48.00
2	AG-2	4.00	12.00	48.00
3	AG-3	4.00	12.00	48.00
4	AG-4	4.00	12.00	48.00
5	AG-5	4.00	12.00	48.00
6	AG-6	4.00	12.00	48.00
7	AG-7	4.00	12.00	48.00
8	AG-8	4.00	12.00	48.00
9	AG-9	4.00	12.00	48.00
10	AG-10	4.00	12.00	48.00
11	AG-11	4.00	12.00	48.00
12	AG-12	4.00	12.00	48.00
13	AG-13	4.00	12.00	48.00
14	AG-14	4.00	12.00	48.00
15	AG-15	4.00	12.00	48.00
16	AG-16	4.00	12.00	48.00
17	AG-17	4.00	12.00	48.00
18	AG-18	4.00	12.00	48.00
19	AG-19	4.00	12.00	48.00
20	AG-20	4.00	12.00	48.00
21	AG-21	4.00	12.00	48.00
22	AG-22	4.00	12.00	48.00
23	AG-23	4.00	12.00	48.00
24	AG-24	4.00	12.00	48.00
25	AG-25	4.00	12.00	48.00
26	AG-26	4.00	12.00	48.00
27	AG-27	4.00	12.00	48.00
28	AG-28	4.00	12.00	48.00
29	AG-29	4.00	12.00	48.00
30	AG-30	4.00	12.00	48.00
31	AG-31	4.00	12.00	48.00
32	AG-32	4.00	12.00	48.00
33	AG-33	4.00	12.00	48.00
34	AG-34	4.00	12.00	48.00
35	AG-35	4.00	12.00	48.00
36	AG-36	4.00	12.00	48.00
37	AG-37	4.00	12.00	48.00
38	AG-38	4.00	12.00	48.00
39	AG-39	4.00	12.00	48.00
40	AG-40	4.00	12.00	48.00
41	AG-41	4.00	12.00	48.00
42	AG-42	4.00	12.00	48.00
43	AG-43	4.00	12.00	48.00
44	AG-44	4.00	12.00	48.00
45	AG-45	4.00	12.00	48.00
46	AG-46	4.00	12.00	48.00
47	AG-47	4.00	12.00	48.00
48	AG-48	4.00	12.00	48.00
49	AG-49	4.00	12.00	48.00
50	AG-50	4.00	12.00	48.00
51	AG-51	4.00	12.00	48.00
52	AG-52	4.00	12.00	48.00
53	AG-53	4.00	12.00	48.00
54	AG-54	4.00	12.00	48.00
55	AG-55	4.00	12.00	48.00
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62	AG-62	4.00	12.00	48.00
63	AG-63	4.00	12.00	48.00
64	AG-64	4.00	12.00	48.00
65	AG-65	4.00	12.00	48.00
66	AG-66	4.00	12.00	48.00
67	AG-67	4.00	12.00	48.00
68	AG-68	4.00	12.00	48.00
69	AG-69	4.00	12.00	48.00
70	AG-70	4.00	12.00	48.00

NOTE: THESE DIMENSIONS INCLUDE WALL PARTITIONS



ADDITION AREA ENVELOPE



DEDUCTION AREA ENVELOPE

GROUND FLOOR				
ADDITION AREA ENVELOPE				
S.NO.	X	Y	NO.	AREA
O1	12.000	61.200	1	734.400
O2	51.900	59.700	1	3098.430
TOTAL ADDITION AREA				3832.830

GROUND FLOOR				
DEDUCTION AREA CHART				
S.NO.	X	Y	NO.	AREA
LIFT LOBBY				
LL1	2.290	2.200	1	5.038
LL2	2.480	2.000	1	4.960
LL3	4.430	2.000	1	8.860
LL4	3.000	3.540	1	10.620
LL5	2.000	1.510	1	3.020
LL6	3.410	2.000	1	6.820
TOTAL LIFT LOBBY AREA				39.318

FIRE STAIR CASE				
FS1	5.570	4.370	1	24.341
FS2	2.000	4.570	1	9.140
TOTAL FIRE STAIRCASE AREA				33.481

SHAFT				
S01	0.740	1.685	1	1.247
S02	0.740	2.285	1	1.691
S03	0.820	1.270	1	1.041
S04	1.200	0.600	3	2.160
S05	3.150	0.715	1	2.252
S06	0.750	0.715	1	0.536
S07	0.670	3.935	1	2.636
S08	0.670	3.335	1	2.234
S09	0.620	3.878	1	2.404
S10	0.870	1.670	1	1.453
S11	0.870	0.300	1	0.261
S12	0.870	3.750	1	3.263
S13	0.600	1.270	1	0.762
S14	0.900	0.600	1	0.540
S15	0.715	2.000	1	1.430
S16	0.715	0.750	1	0.536
S17	0.715	3.800	1	2.717
S18	0.715	1.200	1	0.858
S19	0.600	2.070	2	2.484
S20	2.540	1.050	1	2.667
S21	0.370	0.600	8	1.776
S22	0.485	0.600	1	0.291
TOTAL SHAFT AREA				35.241

VISITOR'S TOILET				
VT1	1.050	2.930	1	3.077
VT2	3.360	4.430	1	14.885
VT3	1.430	3.600	1	5.148
VT4	7.570	3.010	1	22.786
TOTAL VISITOR'S TOILET AREA				45.895

CUT-OUT AREA				
CI	3.260	7.500	1	24.450
TOTAL CUT-OUT AREA				24.450

ATRIUM AREA				
AT1	AS PER COMP. CALC.		1	5.642
AT2	4.110	12.020	1	49.402
AT3	4.070	2.468	1	10.045
AT4	AS PER COMP. CALC.		1	4.224
AT5	AS PER COMP. CALC.		1	5.642
AT6	4.110	12.020	1	49.402
AT7	AS PER COMP. CALC.		1	6.528
AT8	AS PER COMP. CALC.		1	132.802
AT9	40.800	8.400	1	342.720
AT10	AS PER COMP. CALC.		1	132.802
AT11	9.550	11.400	1	108.870
AT12	AS PER COMP. CALC.		1	25.418
AT13	11.400	16.743	1	190.870
TOTAL ATRIUM AREA				1064.367

TOTAL DEDUCTION AREA				
TOTAL DEDUCTION AREA				1242.752

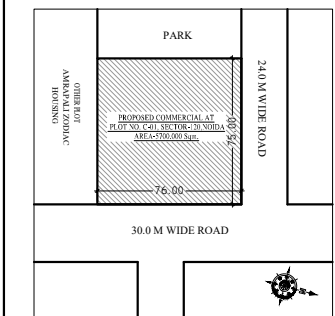
GROUND FLOOR				
KIOSK AREA				
S.NO.	X	Y	NO.	AREA
K	3.000	3.000	9	81.000
TOTAL KIOSK AREA				81.000

GROUND FLOOR				
LANDSCAPE AREA				
S.NO.	X	Y	NO.	AREA
L1	5.770	26.170	1	151.001
L2	51.900	5.770	1	299.463
TOTAL LANDSCAPE AREA				450.464

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- 10 TREES
- 10 TREES
- 10 EVERGREEN TREES
10 NON EVERGREEN TREES
TOTAL 20 TREES

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, VABHAV KHAND, INDIRAPURAM,
SHIPRA SUN CITY, GHAZIABAD, UTTAR
PRADESH-201014

ARCHITECT'S SEAL OWNER'S SEAL

ARCHITECT
modarchindia
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Drawing Title
GROUND FLOOR PLAN &
AREA CALCULATIONS

Checked by MANISH TIWARI Date
Drawn by LOKESH SHARMA Scale 1:200
Drawing No. MA - ADCN - SANCTION 04