



CONVENIENT SHOPPING AREA CALCULATION			
Sr. No.	PARTICULARS	AREA (IN SQM)	
1	PERMISSIBLE CONVENIENT SHOPPING @ 1% OF PERMISSIBLE FAR	5232.2556	SQM.
2	PROPOSED CONVENIENT SHOPPING FAR PHASE-1	24.45	SQM.
2A	PROPOSED CONVENIENT SHOPPING FAR PHASE-3	24.45	SQM.
2B	PROPOSED CONVENIENT SHOPPING FAR PHASE-4	24.45	SQM.
2C	PROPOSED CONVENIENT SHOPPING FAR PHASE-5	24.45	SQM.
2D	PROPOSED CONVENIENT SHOPPING FAR PHASE-7	5132.11	SQM.
	<b>NET PROPOSED CONVENIENT SHOPPING</b>	<b>5229.91</b>	<b>SQM.</b>

  

GROUND COVERAGE CALCULATION			
Sr. No.	PARTICULARS	AREA (IN SQM)	
1	PREVIOUSLY SANCTIONED GROUND COVERAGE DETAILS	3480.16	SQM.
2	NOT USED - PREVIOUSLY SANCTIONED GROUND COVERAGE DETAIL S	4379.4	SQM.
3	NEW PROPOSED GROUND COVERAGE DETAILS S	10677.96	SQM.
	<b>NET PROPOSED GROUND COVERAGE (A - B + C)</b>	<b>4138.72</b>	

नोट:- मानचित्र में चिह्नित 35,000 वर्ग मी 00 क्षेत्रफल (जो कि लाल रंग से दर्शाया गया है एवं ABCD से अंकित किया गया है) में प्रस्तावित किये गये आवासीय टॉवर, व्यवसायिक ब्लॉक, रोड, पार्क एवं अन्य सुविधाओं को छोड़ते हुये शेष क्षेत्रफल 2,26,612.78 वर्ग मी प्रथम सेमेन्ट के अन्तर्गत लिया गया है एवं इस सेमेन्ट हेतु दिनांक 30.05.2024 को नोएडा प्राधिकरण द्वारा जारी किये गये पत्र संख्या नोएडा/मुवाओ/नो/2024/1254 में उल्लेखित शर्तों के साथ मानचित्र स्वीकृति प्रदान की जाती है। ABCD से अंकित भाग सेमेन्ट 2 के अन्तर्गत आयेगा। इस सेमेन्ट में किसी भी प्रकार के निर्माण/विकास की अनुमति प्रदान नहीं की जा रही है।

प्रबन्धक, नोएडा  
 आर.पी. सिंह  
 निम्न-लक्ष्यी, मानचित्र पर प्लॉट को काले रंग में चिह्नित करने हेतु प्रस्ताव है।  
 कार (111) 7254  
 29/5/2024  
 (नेट एरिया) 50657.00

Map for proposed Building is as per Bye Laws. Submitted for approval please.  
 Sd/- Aest. Arch. Arunima

**LEGEND:**

PREVIOUSLY SANCTIONED TOWERS (LETTER NO. 111-181/482/20/12/11)	
NEW PROPOSED TOWERS	

MEP CONSULTANT:  
 PRIFACTOR ENGINEERS  
 IDEATE INNOVATE IMPLEMENT  
 NOIDA-20101  
 TEL: 91-120-4399787

STRUCTURE CONSULTANT:  
 ACECON ENGINEERS  
 A-209, A.C.P., SHIVDALI, MALVIYA NAGAR  
 NEW DELHI -17  
 TEL: +91-11-46089284,5,6  
 E-MAIL: acecon@acecon.in, URL: www.acecon.in

UNITECH LIMITED  
 PROJECT DESIGN UNIT

ARCHITECT:  
 AE STUDIO  
 A-6 GREEN PARK EXT.  
 NEW DELHI -110016,  
 Ph: 011-31503599

ARCHITECT & P&C:  
 SANGAM PROJECT CONSULTANTS  
 245 Central Facility Building,  
 AFMC Phase II,  
 Mkt-2, Sector 18, Vashi, Navi Mumbai  
 Ph-91-22-27884187

UNITECH LTD.  
 813th FLOOR, TOWER-B,  
 SIGNATURE TOWER, SOUTH CITY-1  
 GURJARAM - 122007  
 HARYANA, INDIA

ARCHITECT'S SIGNATURE: Sandeep Tandon  
 ARCHITECT: CA/9721634  
 OWNER'S SIGNATURE: For Unitech Limited  
 Authorised Signatory

PROJECT: PROPOSED GROUP HOUSING PROJECT  
 M/S UNITECH LTD. AT PLOT-GH-1,  
 SECTOR 117, NOIDA

DATE: 11.08.2024  
 DRAWING NO: A-001  
 SHEET NO: 1

1 SITE PLAN  
 SCALE - 1:1500

3 KEY PLAN  
 SCALE - NTS

SL. NO.	PARTICULARS	SQ. M.
1	ALOTTED PLOT AREA	288500
2	PLOT AREA UNDER POSSESSION	261612.78
3	PERMISSIBLE GROUND COVERAGE @ 35%	91564.47
4	PROPOSED GROUND COVERAGE @ 15.73%	41138.72
5	PERMISSIBLE FAR @ 2	523225.56
6	TOTAL PROPOSED FAR (A-B+C)	468048.89
A	ALREADY APPROVED FAR (as per letter no-111-181/482/dated-20/12/11)	360008.33
B	NOT USED - PREVIOUSLY SANCTIONED FAR DETAIL S	50181.55
C	NEW PROPOSED FAR	158222.11
7	PERMISSIBLE SERVICES AREA (15% ADDITIONAL FAR)	78483.83
8	TOTAL PROPOSED SERVICES AREA (15% ADDITIONAL FAR) (D-E)+F+G+H	45832.17
D	ALREADY APPROVED 15% FAR (as per letter no-111-181/482/dated-20/12/11)	27916.13
E	NOT USED - PREVIOUSLY SANCTIONED	4016.30
F	NEW PROPOSED (NEW TOWERS PH-4 & PH-7)	10036.98
G	TOTAL PROPOSED AREA FOR EXTERNAL SERVICES	7577.50
H	TOTAL SERVICE AREA IN BASEMENT (LV1 + LV2)	4317.86
9	TOTAL PROPOSED BASEMENT NEW/REVISED EXCLUDING SERVICES AREA (I + J)	103545.82
I	TOTAL BASEMENT PROFILE	107863.68
J	AREA UNDER SERVICES IN BASEMENT IN LV1 + LV2	4317.86
10	TOTAL PROPOSED COVERED AREA (K+L+M+N)	628117.50
K	TOTAL FAR AREA	468048.89
L	TOTAL AREA UNDER SERVICES (15% ADDITIONAL FAR)	45832.17
M	TOTAL BASEMENT AREA EXCLUDING SERVICES	103545.82
N	TOTAL AREA UNDER STILT	10690.62
11	TOTAL PROPOSED DWELLING UNIT (O-P)+Q	4272.00
O	ALREADY APPROVED DWELLING UNIT (as per letter no-111-181/482/dated-20/12/11)	3784.00
P	NOT USED - PREVIOUSLY SANCTIONED DWELLING UNIT DETAIL S	280
Q	NEW PROPOSED DWELLING UNIT	768
12	PERMISSIBLE POPULATION DENSITY (26.16 Ha @ 665 TO 735 PPHa)	17396.4 TO 19227.60
13	TOTAL PROPOSED POPULATION DENSITY	19224
14	REQUIRED GREEN = 50% OF TOTAL PLOT AREA - PERMISSIBLE GROUND COVERAGE	85024.15
15	TOTAL PROPOSED GREEN	85583.92

**PARKING CALCULATION**

NET REQUIRED	PROPOSED TOTAL FAR (IN SQM)	REQUIRED ECS @ 80sqm/ECS
1	468048.89	5851
2	5851	
NET PROPOSED	AREA (IN SQM)	ECS
3	5648.74	288
4	95457.32	3182
5	50732.49	2387
	<b>PROPOSED TOTAL CAR PARKING</b>	<b>6257</b>
6	VISITORS PARKING ECS = TOTAL PROPOSED ECS - REQUIRED ECS	406

**OPEN CAR PARKING AREA CALCULATION (AREA IN SQM)**

1	OPEN AREA CAR PARKING PHASE 1 & 2 (REVISED)	21965.89
2	OPEN AREA CAR PARKING PHASE 3 (REVISED)	4633.75
3	OPEN AREA CAR PARKING PHASE 4 (REVISED)	6961.90
4	OPEN AREA CAR PARKING PHASE 5 (REVISED)	6773.00
5	OPEN AREA CAR PARKING PHASE 6 (REVISED)	2290.06
6	OPEN AREA CAR PARKING PHASE 7 (PROPOSED)	11260.38
7	OPEN AREA CAR PARKING PHASE 8A (PROPOSED)	1847.51
	<b>TOTAL SURFACE PARKING AREA</b>	<b>5732.5</b>

