

M/s WELLGROW INFOTECH Pvt Ltd  
Plot no. A-09, Sector-132, Noida, Gautam Buddha Nagar,  
Uttar Pradesh.

AREA STATEMENT			
S.NO			
1	PLOT AREA	=	40508.00 sq.mt
2	MAXIMUM PERMISSIBLE F.A.R @ 150	=	60762.00 sq.mt
3	PROPOSED FAR	=	59761.51 sq.mt
4	MAX. PERMISSIBLE GROUND COVERAGE @ 30%	=	12152.40 sq.mt
5	PROPOSED GROUND COVERAGE	=	10689.99 sq.mt
6	PERMISSIBLE ADDITIONAL GROUND COVERAGE @ 5% OF PLOT AREA FOR MLCP	=	2025.40 sq.mt
7	PROPOSED GROUND COVERAGE FOR MLCP	=	648.00 sq.mt
8	PREMISSIBLE 15% FAR	=	9114.30 sq.mt
9	PROPOSED 15% FAR	=	5765.16 sq.mt
10	SETBACKS (FRONT)	=	25.00 mt
11	SETBACKS (OTHER SIDE)	=	15.00 mt
12	Parking Required @50ECS	=	1215 ECS
13	Parking Proposed	=	1219 ECS
14	BASEMENT AREA	=	35408.40 sq.mt

ALL FLOOR CALCULATION

S.NO	Description	FAR (sq.mt)	15% FAR (sq.mt)	NON-FAR (sq.mt)
1	BASEMENT			35408.40
2	Ground floor	10412.24		
3	Ground floor MLCP (TOWER-1&2)			648.00
4	1st floor	7668.16	269.63	
5	2nd floor	2136.93	213.95	
6	3rd floor	2136.93	213.95	
7	Service floor			2410.88
8	4th floor	2225.42	218.46	
9	5th floor	2225.99	219.69	
10	6th floor	2241.94	221.74	
11	7th floor	2252.96	225.02	
12	8th floor	2268.25	229.53	
13	9th floor	2288.03	233.95	
14	10th floor	2322.23	233.95	
15	11th floor	2360.83	233.95	
16	12th floor	2372.93	233.95	
17	12th A floor	2347.63	233.95	
18	14th floor	2369.83	233.95	
19	15th floor	2325.63	233.95	
20	16th floor	2363.80	238.58	
21	17th floor	2369.89	237.89	
22	18th floor	2225.03	226.25	
23	19th floor	1657.96	217.30	
24	20th floor	1161.86	211.12	
25	Multi-level parking	1816.25		700.62
26	REPLUSE AREA all floors (15'x40m x4m x1000's L)			630.80
<b>Total</b>		<b>59761.51</b>	<b>5765.16</b>	<b>38467.28</b>
<b>TOTAL BUILT UP AREA ( FAR + 15% FAR- NON FAR )</b>				<b>103993.95</b>

PREVIOUS SANCTION AREA DETAILS

FAR	57292.045
15% FAR	8174.95
STILT	4839.889
BASEMENT	31751.506
BASEMENT	28282.594
<b>TOTAL BUILT UP AREA</b>	<b>131886.984</b>
G.C.O.V - 7123.216 sq.mt (17.60 %)	

IT FACILITIES AREA (F.S)

- WAITING AND TRANSIT AREAS
- MARK DESIGNATED FOR PUBLIC UTILITIES
- TRAVEL SERVICES
- TELEPHONE EXCHANGE
- ELECTRIC SUB STATION
- WATER WORKS
- EXPORT RELATED FACILITIES
- CATERING RESTAURANT
- COFFEE & ICE CREAM CENTER
- OPENING KIOSKS
- HEALTH CLUB AND GYM
- BANKING AND FINANCIAL SERVICES
- BUSINESS AND FINANCIAL SERVICES
- SHOPS/RETAIL
- BUSINESS CENTER/ CONFERENCE FACILITIES
- LANDSCAPING AND MAINTENANCE WORK COUSERS
- RESIDENTS OF IT INDUSTRIES AND IT ENABLED SERVICES.
- TRAINING CENTER AND LIBRARY. ETC....

Date: **SANCTION ( Revised )** Day: **A01**

Scale: **NETS** Date: **13.03.2022**

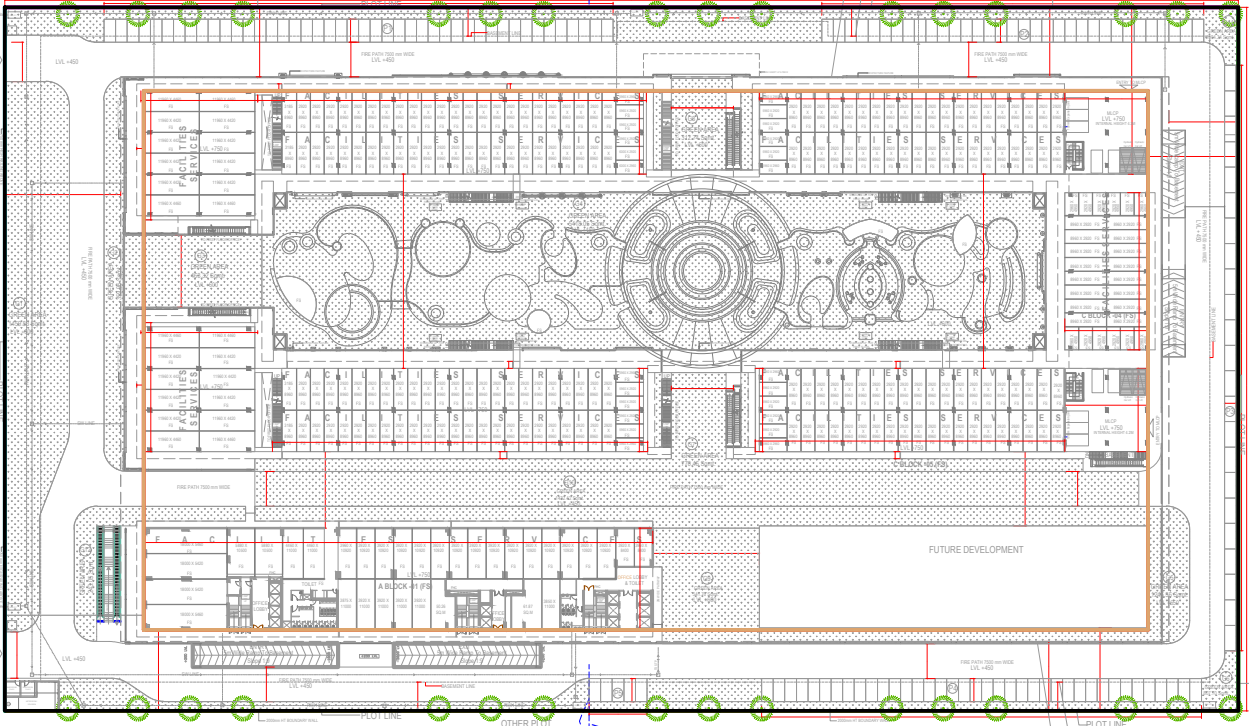
Drawn by: **Harshvardhan** Cell: **971 8699191310**

Revised Building plan: **Plot no. A-09, Sector-132, Noida, Gautam Buddha Nagar, Uttar Pradesh.**

M/s WELLGROW INFOTECH PVT.LTD

HAJRAJEEP VERMA  
MANAGING DIRECTOR

DR. RAJESH KUMAR  
MANAGING DIRECTOR

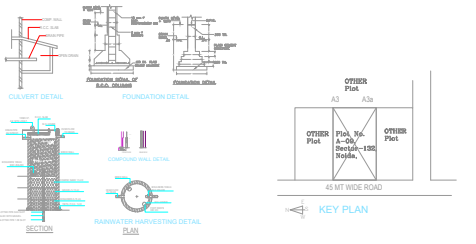


GROUND FLOOR PLAN

GREEN AREA CALCULATION	
REQUIRED GREEN AREA	
[ Plot - (G covd building + G covd MLCP Towers) ] / 2	
40508.00 - 10689.99 - 648.00 / 2	= 14585.01
PROPOSED GREEN AREA	
G1 Green area	= 1499.83
G2 Green area	= 159.96
G3 Green area	= 463.32
G4 Green area	= 5918.05
G5 Green area	= 1246.56
G6 Green area	= 1807.70
G7 Green area	= 770.46
G8 Green area	= 332.74
G9 Green area	= 541.76
G10 Green area	= 1452.42
G11 Green area	= 1094.34
G12 Green area	= 243.05
<b>TOTAL (A)</b>	<b>= 14653.19</b>
NO. OF TREES REQUIRED @ 400 Sq.ft. OF OPEN AREA	
40508.00 - 11337.99 / 100	292 TREES
30% EVER GREEN TREES	
PURPLE CROCKED TREE	87
GULMOHAR	87
KUSUM	87
WHITE CHAMPA	87
RED CHAMPA	87
YELLOW CLEANDER	87
PROPOSED 30% TREES	
BSMACK PALM	87
ROYAL PALM	87
WINGING/COBA PALM	87
GOLDEN BAMBOO	87
GOLDEN BUTTLE BRUSH	87

PARKING DETAILS	
Basement parking area	29297.50 @ 30ECS = 977
OPEN AREA FOR PARKING	
P1	110 5 1 = 550.00
P2	82.5 5 1 = 412.50
P3	126.5 2.5 1 = 316.25
P4	95 5 1 = 475.00
P5	12.5 5 1 = 62.50
OPEN PARKING AREA = 1816.25 @ 20ECS = 91	
TOTAL (A) = 10613.75	
M Car parking	
STILT PARKING IN BASEMENT -1	124.35 5.5 1 = 683.925
STILT PARKING IN BASEMENT -2	93.5 5.5 1 = 514.25
STILT PARKING IN BASEMENT -3	60.0 5.5 1 = 330.00
STILT PARKING IN BASEMENT -4	11.00 12.25 1 = 134.75
TOTAL (B) = 1662.93 @ 18 ECS = 92	
M Car parking	
Multi-level car parking (TOWER -1 & 2)	1060.79 @ 18 ECS = 59
TOTAL (A) + (B) = 1219	
PROPOSED PARKING (Basement Parking + Open Parking + M Car parking + Multi-level car parking)	

Multi-level car parking (TOWER -1 & 2)			
a	b	c	subtot
M/E	18	18	1 = 324.00
M/E	18	18	1 = 324.00
M/E	18	18	1 = 324.00
M/E	18	18	1 = 324.00
Envelope Area (A)			
1	4.06	7.05	4 = 114.24
2	5.5	5.5	4 = 121.00
<b>(B) = 285.21</b>			
NET BASEMENT AREA FOR PARKING - (A - B) = 2296.00 - 285.21 = 1860.79			
MLCP Parking = 1860.79 @ 18 ECS = 99			
TOTAL PARKING = 1219			



DOOR & WINDOW SCHEDULE

D1	= 2000X1200	W1	= 600 x 1200
D2	= 1200X1200	W2	= 2000 X1200
D3	= 7500X1200	V1	= 600 x450
D4	= 2700X1200	V2	= 450 x450