

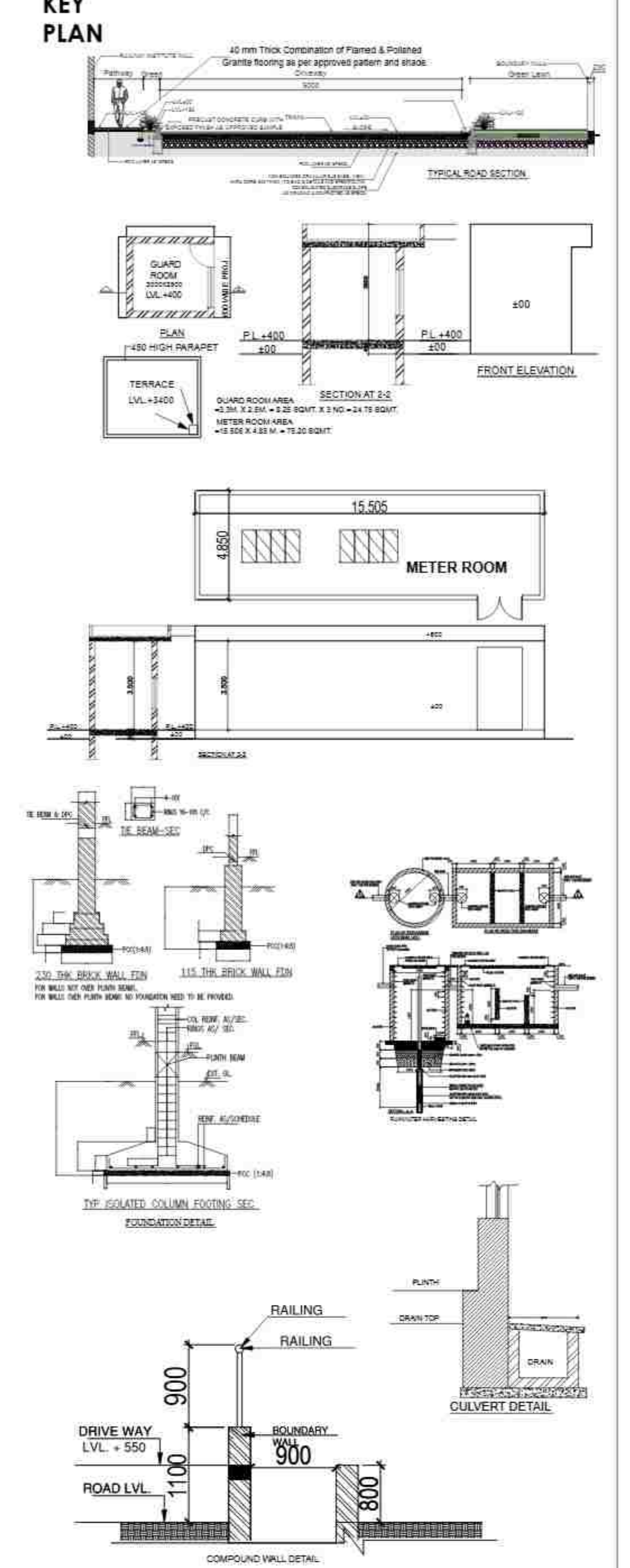
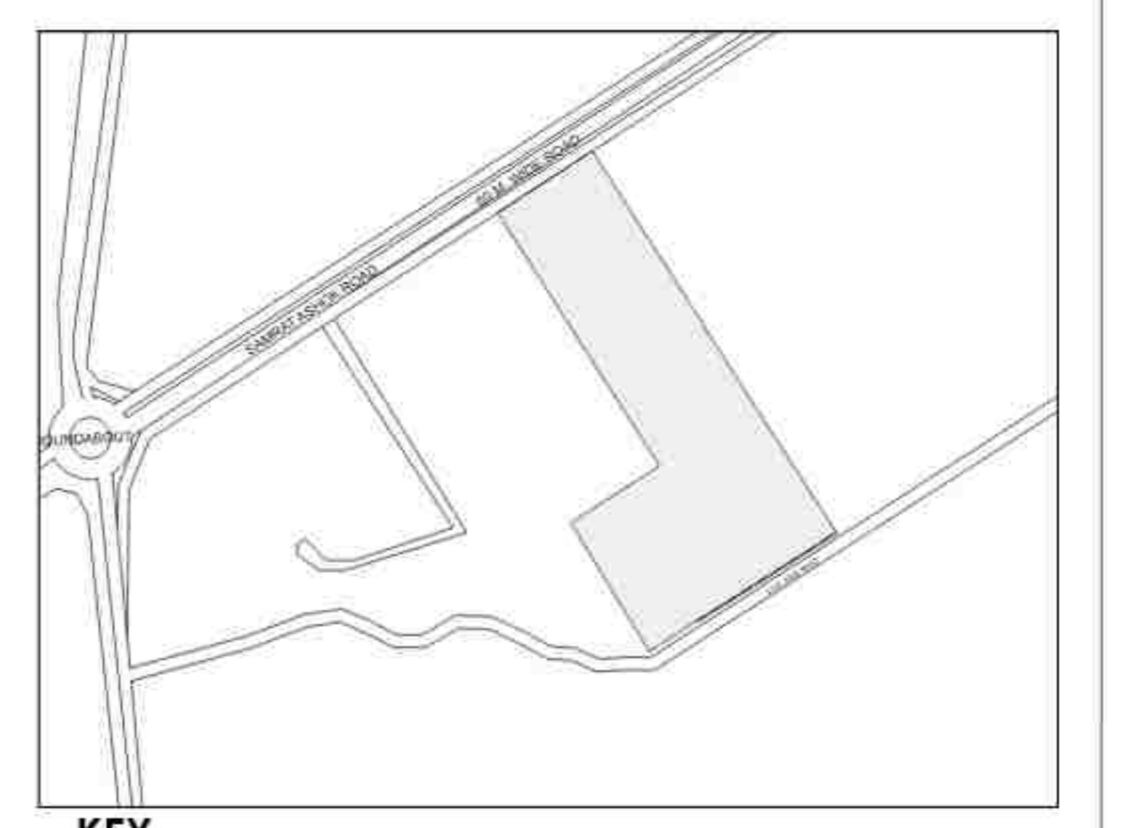
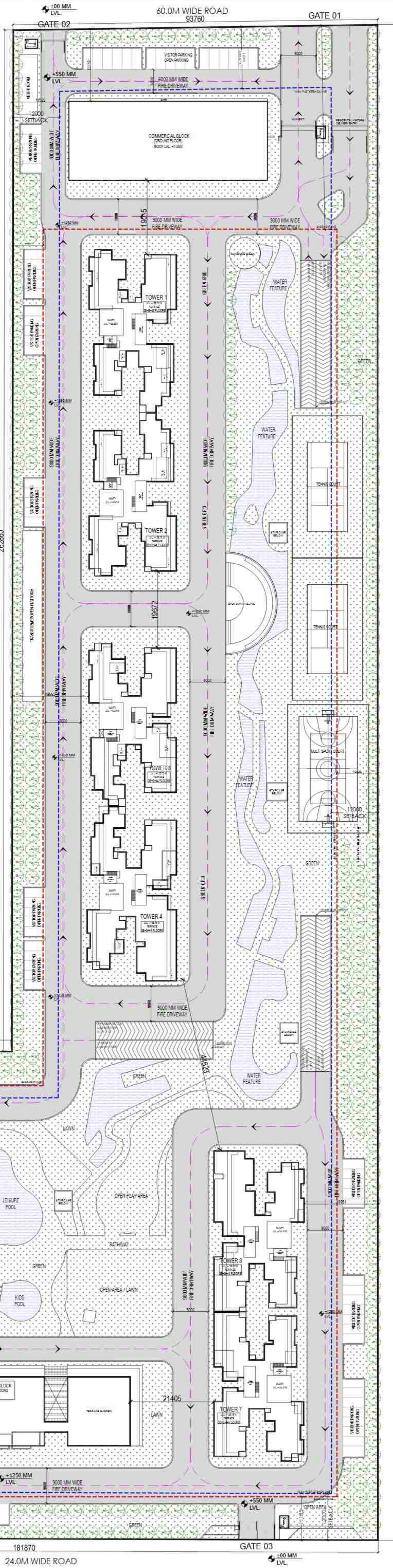
SOBHA RIVANA, SECTOR 1, GREATER NOIDA										
S.NO.	TOWER/DESCRIPTION	NO. OF FLOORS	GROUND COVERAGE	FAR	NON FAR	15% SERVICES	BUILT UP AREA	PARKING AREA	DWELLING UNITS	POPULATION
			(IN SQM.)	(IN SQM.)	(IN SQM.)	(IN SQM.)	(IN SQM.)	(IN SQM.)	(P)	(O)
1	TOWER 1	38+CH43	182.89	1394.86	894.13	2176.82	2214.41	167.00	167.00	714.00
2	TOWER 2	38+CH44	182.89	1394.86	894.13	2176.82	2214.41	167.00	167.00	714.00
3	TOWER 3	38+CH45	182.89	1394.86	894.13	2176.82	2214.41	167.00	167.00	714.00
4	TOWER 4	38+CH46	182.89	1394.86	894.13	2176.82	2214.41	167.00	167.00	714.00
5	TOWER 5	38+CH47	182.89	1394.86	894.13	2176.82	2214.41	167.00	167.00	714.00
6	TOWER 6	38+CH48	182.89	1394.86	894.13	2176.82	2214.41	167.00	167.00	714.00
7	TOWER 7	38+CH49	182.89	1394.86	894.13	2176.82	2214.41	167.00	167.00	714.00
8	TOWER 8	38+CH50	182.89	1394.86	894.13	2176.82	2214.41	167.00	167.00	714.00
9	COMMUNITY BLOCK	38+CH51	157.41	2017.75	888.32	2017.75	2017.75	113.00	113.00	789.00
10	COMMERCIAL BLOCK	38+CH52	157.41	2017.75	888.32	2017.75	2017.75	113.00	113.00	789.00
11	COMMERCIAL BLOCK	38+CH53	157.41	2017.75	888.32	2017.75	2017.75	113.00	113.00	789.00
12	MULTI SPORT COURT	38+CH54	75.20	75.20	0.00	0.00	75.20	75.20	0.00	0.00
13	NON TOWER SERVICES	38+CH55	124.33	124.33	0.00	0.00	124.33	0.00	0.00	0.00
14	WATERING TOWER	38+CH56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15	BASEMENT 2 (MIDDLE)	38+CH57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
16	BASEMENT 3 (LOWER)	38+CH58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL			1468.58	17406.04	10032.70	21864.41	30013.36	3001.24	1384.00	618.00

S.NO.	AREA STATEMENT	PERCENTAGE	AREA IN SQM	
1	TOTAL PLOT AREA = 11.76 acres		47604.68	
2	PERMISSIBLE GROUND COVERAGE			
2.1	PERMISSIBLE GROUND COVERAGE @ 35% OF PLOT AREA	35%	16661.63	
2.2	PROPOSED GROUND COVERAGE	15.69%	7469.16	
3	PERMISSIBLE F.A.R.			
3.1	TOTAL PERMISSIBLE F.A.R. AREA			
A	TOTAL PERMISSIBLE F.A.R. AREA FOR HOUSING	3.5	16661.63	
B	ADDITIONAL FAR AREA FOR GREEN BUILDING	5%	8000.819	
	TOTAL PERMISSIBLE F.A.R. AREA (A+B)		17462.45	
	PERMISSIBLE COMMERCIAL FAR (% OF TOTAL PERMISSIBLE FAR (A))		16661.64	
	BALANCE FAR FOR RESIDENTIAL		17300.815	
	TOTAL PROPOSED FAR AREA			
A	TOTAL F.A.R. FOR RESIDENTIAL		17267.355	
B	TOTAL F.A.R. FOR COMMERCIAL		1025.240	
C	COMMUNITY MAIN F.A.R. AREA		773.385	
D	EXTRA 15% SERVICES AREA IN MAIN F.A.R.		412.184	
	TOTAL FAR AREA = A+B+C+D	3.67	17461.225	
4	15% SERVICE F.A.R.			
4.1	PERMISSIBLE 15% SERVICES AREA OF PERMISSIBLE FAR AREA	15%	2492.457	
4.2	EXTRA 15% SERVICES AREA IN MAIN F.A.R. = TOTAL PROPOSED 15% SERVICES AREA - PERMISSIBLE 15% SERVICES AREA		412.184	
4.3	TOTAL ACQUIRED SERVICES AREA		2492.457	
5	BUILT UP AREA			
A	TOTAL FAR AREA		17466.040	
B	TOTAL 15% SERVICES AREA		2540.641	
C	TOTAL NON FAR AREA		10032.704	
	TOTAL = A+B+C		30013.385	
6	DENSITY AND POPULATION			
6.1	TOTAL PERMISSIBLE DENSITY @ 2100 PPH		2100	
6.2	PROPOSED DENSITY			
6.3	A. PROPOSED DENSITY		1289	
6.4	PERMISSIBLE UNITS AS PER DENSITY		2221.552	
6.5	PROPOSED POPULATION @ 4.5 PERSONS PER UNITS		6138.000	
6.6	A. PROPOSED UNITS		1384.000	
7	PARKING			
7.1	PARKING REQUIRED ECS = 1 ECS PER 80 SQ MT OF PERMISSIBLE FAR AREA		2184.84	
	PROPOSED PARKING AS PER ECS		2187	
	AREA	SAY	SAY	
A	UPPER BASEMENT PARKING AREA/ 30 (1630 SQ MT PER ECS)	29412.384	987.079	987
B	MIDDLE BASEMENT PARKING AREA/ 30 (1630 SQ MT PER ECS)	29915.013	997.167	997
C	LOWER BASEMENT PARKING AREA/ 30 (1630 SQ MT PER ECS)	30879.839	1029.328	1029
D	OPEN PARKING/ 20 (20 SQ MT PER ECS)			
	TOTAL (A+B+C+D)		3013	ECS
7.3	REQUIRED VISITORS PARKING AREA @ 5% OF PERMISSIBLE PARKING		109.342	110
7.4	REQUIRED EV PARKING AREA @ 3% OF PERMISSIBLE PARKING		109.342	110

GREEN AREA CALCULATION		
PLOT AREA	47604.68 SQM	
PROPOSED GROUND COVERAGE	7469.16 SQM	
OPEN AREA	40135.52 SQM	
GREEN AREA REQUIRED	50% OF OPEN AREA	
	20067.76 SQM	
PROPOSED GREEN AREA	21438.60 SQM	
REQUIRED TREES	OPEN AREA / 100	
	401.36 TREES	
	SAY 402 TREES	
REQUIRED EVERGREEN TREES	50% OF PROPOSED TREES	
	201 TREES	
REQUIRED SEASONAL TREES	200 TREES	
PROPOSED EVERGREEN TREES		
S.NO.	NAME	NO.
1	CHUKRASIA TABULARIS	21
2	PLUMERIA ALBA	21
3	ALSTONIA SCHOLARIS	21
4	BAUHINIA BLAKEANA	21
5	TASBEHA AVELLANDE	21
6	PLUMERIA RUBRA	21
7	SOLANUM MACERANTHUM	21
8	PLUMERIA LUTEA	21
9	GRAVILEA ROBUSTA	21
10	DELONIX REGIA	21
	TOTAL NO. OF EVERGREEN TREES	210
	TOTAL NO. OF SEASONAL TREES	202
	TOTAL	412

Sudheer Kumar
Digitally signed by Sudheer Kumar
Date: 2026.02.05
11:02:13 +05'30'

LAL SINGH
Digitally signed by LAL SINGH
Date: 2026.02.04
15:30:35 +05'30'



Amit Varma
Digitally signed by Amit Varma
Date: 2026.02.03
12:04:26 +05'30'

TOWN PLANNER	
PROJECT	SOBHA RIVANA PROPOSED RESIDENTIAL DEVELOPMENT, GH-12, SECTOR 01, GREATER NOIDA
OWNER	M/S ATLASPUR CONSTRUCTION & DEVELOPERS PVT. LTD AND M/S SOBHA LTD.
CLIENT'S SIGNATURE	DIVYA PRAKASH Digitally signed by DIVYA PRAKASH H DN: cn=DIVYA PRAKASH H, o=Personal, Reason: I am the author of this document Date: 2026-02-02 10:35:09.30
ARCHITECT	+VASTUNIDHI ARCHITECTURE MASTER PLANNING URBAN DESIGNING 136, BLOCK - B, SECTOR - 44 NOIDA 201 301 P +91 9999130569 E vastunidhi@vastunidhi.com
STAMP	SHIVANG BANSAL Digitally signed by SHIVANG BANSAL DN: cn=SHIVANG BANSAL, o=Personal, Reason: I am the author of this document Location: Date: 2026-02-02 09:26:05.30
SUBMISSION DRAWING	
DWG TITLE	SITE PLAN
DWG NO.	SO-SD-AR-SITE-001
DEALT	NANDINI
CHECKED	S.B.
DATE	23-01-2026
DWG NO.	SO-SD-AR-SITE-001
REVISION NO.	
SCALE	1:500/A1
ORIENTATION	

This drawing is to be read in conjunction with all related drawings. Do not scale from this drawing. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy.