

SNo.	Name of the Project	UP RERA Registration No.	Area (Sq.Mtrs)
1	The Flagship Phase - 1	UPRERAPRJ184164	6995.00
2	The Flagship Phase - 2	UPRERAPRJ893178	5449.84
3	The Flagship Phase - 3	UPRERAPRJ161225/04/2024	5894.11
4	The Flagship Phase - 4	UPRERAPRJ161225/10/2024	23767.45
5	The Flagship Phase - 5	Applied for Registration	3096.10
Total Area of the Project			45202.50

FLOORS	ENVELOPE	DEDUCTION	15% SERVICES	RESIDENTIAL	INSTITUTIONAL FACILITY	COMMERCIAL	IT/ITES OFFICE	TOTAL FAR	NON FAR
BASEMENT - 2	39903.113	3154.131	858.996	0.000	0.000	0.000	0.000	36048.982	36048.982
LOWER GROUND	89254.230	2421.854	2094.074	0.000	3454.806	772.305	0.000	4227.170	32199.071
GROUND FLOOR	14712.697	2028.606	1760.985	0.000	2296.128	1588.804	11059.961	11854.008	
1ST FLOOR	12028.366	2121.759	1808.742	0.000	3557.874	3151.445	5191.564	8967.884	8967.884
SERVICE FLOOR	397.369	8.741						388.626	388.626
2nd FLOOR	814.096	850.197	624.091	0.000	1584.698	336.840	5494.731	7416.266	3040.334
3rd FLOOR	7299.951	841.476	698.474	0.000	0.000	0.000	6235.373	6235.373	52.701
4th FLOOR	6970.149	341.061	285.400	0.000	0.000	0.000	5956.596	5956.596	124.616
5th FLOOR	7123.219	583.300	795.806	0.000	0.000	0.000	5947.881	5947.881	51.481
SERVICE FLOOR	1207.046	9.851	0.000	0.000	0.000	0.000	0.000	1497.895	
6th FLOOR	6626.271	325.876	307.829	0.000	472.496	79.300	5242.000	5793.935	67.811
7th FLOOR	6027.024	241.870	206.189	785.017	0.000	0.000	4625.224	5350.541	124.616
8th FLOOR	6494.184	401.891	620.944	785.017	0.000	0.000	4737.307	5472.324	145.680
9th FLOOR	6496.324	542.134	674.601	785.017	0.000	0.000	4746.141	5481.158	74.961
10th FLOOR	6496.324	341.995	320.489	785.017	0.000	0.000	4814.302	5489.319	57.754
11th FLOOR	6456.124	342.113	613.559	785.017	0.000	0.000	4766.091	5501.368	124.616
12th FLOOR	6490.179	842.291	306.489	785.017	0.000	0.000	4210.375	5645.392	154.334
14th FLOOR	6413.769	341.770	674.601	785.017	0.000	0.000	4662.857	5397.874	57.754
15th FLOOR	3688.236	341.995	602.240	785.017	0.000	0.000	4711.064	4948.080	119.195
16th FLOOR	2721.669	359.323	691.011	0.000	134.857	0.000	4747.161	4977.019	20.528
17th FLOOR	2485.216	92.620	747.346	0.000	0.000	0.000	1646.379	1646.379	26.134
18th FLOOR	3906.700	92.984	117.875	0.000	0.000	0.000	1696.318	1696.318	30.954
19th FLOOR	2936.400	122.694	232.880	0.000	0.000	0.000	1580.105	1580.105	57.617
20th FLOOR	2900.940	92.394	117.875	0.000	0.000	0.000	1680.383	1680.383	26.954
21st FLOOR	2936.400	93.105	117.875	0.000	0.000	0.000	1728.886	1728.886	30.954
22nd FLOOR	2936.400	93.105	117.875	0.000	0.000	0.000	1728.886	1728.886	26.134
23rd FLOOR	817.749	91.943	117.875	0.000	0.000	92.699	645.233	707.931	0.000
24th FLOOR	817.749	91.943	117.875	0.000	0.000	144.824	665.296	707.931	68.028
MUMITY	281.719	0.000	281.719	0.000	0.000	0.000	0.000	0.000	0.000
GUARD ROOMS			23.200						
METER ROOM								33.700	
TOTAL	21846.949	15493.795	16110.516	5890.136	11496.884	11722.561	87435.989	116568.260	94975.889

S.NO.	DESCRIPTION	AREA (SQM)
1	TOTAL PLOT AREA	45202.50
2	PERMISSIBLE GROUND COVERAGE @30% OF PLOT AREA	13560.75
3	PERMISSIBLE F.A.R. @ 2.00	90405.00
4	ADDITIONAL F.A.R. @ 0.50	22601.25
5	TOTAL F.A.R. @ 2.50	113006.25
6	ADDITIONAL FAR FOR GREEN @ 5% OF 2.50	5650.31
7	TOTAL PERMISSIBLE FAR @ 2.50 + ADDITIONAL GREEN FAR @ 5% of 2.50 = 2.625	118656.56

S.NO.	DESCRIPTION	AREA (SQM)
1	PROPOSED GROUND COVERAGE	13386.08
2	PROPOSED GROUND COVERAGE (%)	29.61
3	PROPOSED F.A.R.	116568.26
4	PROPOSED F.A.R. (%)	2.579

S.NO.	DESCRIPTION	AREA (SQM)
1	TOTAL PLOT AREA	45202.50
2	REQUIRED GREEN AREA	50% OF OPEN AREA
3	OPEN AREA = (TOTAL PLOT AREA - GROUND COVERAGE)/2 = (45202.5 - 13560.75) / 2 = 15820.90 (35%)	
4	PROPOSED GREEN	15825.02475
5	REQUIRED NO. OF TREES	OPEN AREA/100 = 15820.90/100 = 158.209
6	PROPOSED NO. OF TREES	158

S.NO.	DESCRIPTION	AREA (SQM)	UNIT
1	TOTAL PLOT AREA	45202.50	SQM
2	PERMISSIBLE FAR	118656.5625	SQM
3	REQUIRED ECS	118656.56/50	2373 ECS
PARKING PROVIDED			
4	NO. OF ECS IN LOWER BASEMENT @ 30 SQM/ECS (SINGLE PARKING)	38193.08/30	1273 ECS
5	NO. OF ECS IN UPPER BASEMENT @ 30 SQM/ECS (SINGLE PARKING)	26444.30/30	881 ECS
6	NO. OF ECS IN FIRST PODIUM @ 30 SQM/ECS (SINGLE PARKING)	9179.008/30	306 ECS
7	NO. OF ECS IN SECOND PODIUM @ 30 SQM/ECS (SINGLE PARKING)	4511.86/30	150 ECS
9	TOTAL ECS PROVIDED		2610 ECS

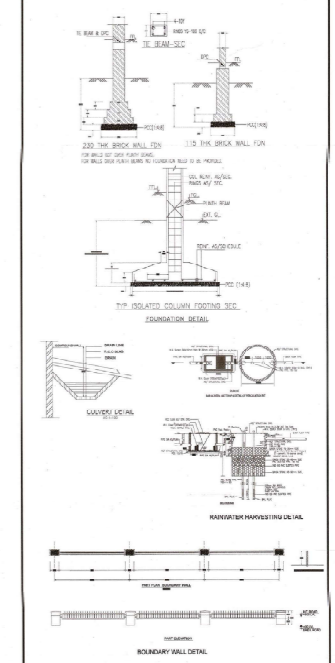
USAGE	PERMISSIBLE F.A.R.	E.C.S.	REQUIRED
IT/ITES	88992.420	50	1780
COMMERCIAL	11865.656	50	237
RESIDENTIAL/ INST. FACILITY	17798.484	50	356
TOTAL	118656.560		2373

DESCRIPTION	%	PERMISSIBLE F.A.R.	PROPOSED F.A.R.
IT/ITES	75%	88,992.42	87,435.989
COMMERCIAL	10%	11,865.656	11,722.551
RESIDENTIAL	UPTO 10%	17,798.484	5,880.136
INSTT. FACILITY	MIN. 5%		11,495.884
METER ROOM			33.70
TOTAL	100%	118,656.56	116,568.260

DESCRIPTION	AREA (SQM)
TOTAL PLOT AREA	45202.500
PERMISSIBLE GROUND COVERAGE	13560.750
PERMISSIBLE F.A.R. @ 2.00	2103.470
ADDITIONAL F.A.R. @ 0.50	2012.140
TOTAL F.A.R. @ 2.50	2007.200
ADDITIONAL FAR FOR GREEN @ 5% OF 2.50	1585.300
TOTAL PERMISSIBLE FAR @ 2.50 + ADDITIONAL GREEN FAR @ 5% OF 2.50 = 2.625	5619.080
ADDITIONAL GREEN FAR @ 5% OF 2.50 = 2.625	25.200
TOTAL PERMISSIBLE FAR @ 2.625	33.700
TOTAL PERMISSIBLE FAR @ 2.625	13386.09

- THE INSTITUTIONAL FACILITIES PERMISSIBLE IN THE AREA OF IT/ITES & STP/SERVICES ARE AS FOLLOWS:
- WAITING AND TRANSIT AREAS
 - AREAS DESIGNATED FOR PUBLIC UTILITIES
 - TRAVEL SERVICES
 - ELECTRIC SUB-STATION
 - WATER WORKS
 - EXPORT RELATED FACILITIES
 - CANTEEN/RESTAURANT
 - CRÈCHE & DAY CARE CENTRE
 - OPERATIONS AND MAINTENANCE BY SPECIALIZED AGENCIES
 - TRAINING CENTER AND LIBRARY
 - HEALTH CLUB AND GYM FOR USERS/RESIDENTS OF IT INDUSTRIES AND IT ENABLED SERVICES
 - GAMES/ENTERTAINMENT ROOM FOR USERS/ RESIDENTS OF IT INDUSTRIES AND IT ENABLED SERVICES
 - BANKING AND FINANCIAL SERVICES
 - BUSINESS AND FINANCIAL SERVICES
 - BUSINESS CENTER/CONFERENCE FACILITIES
 - SHOPS
 - OPEN EATING KIOSKS
 - TELEPHONE EXCHANGE

PROJECT
 PROPOSED BUILDING FOR IT
 INFRASTRUCTURE PARK PVT.
 LTD. AT PLOT NO. 1B, SECTOR
 140A, NOIDA



LEGEND
 PLOT LINE
 SETBACK
 BASEMENT LINE

IT INFRASTRUCTURE PARK PVT.LTD.
 1500, BLOCK - 8, SECTOR - 140, NOIDA, UTTAR PRADESH 201301, INDIA
 T: +91 886 900 500

VASTUNIDHI
 Vastunidhi
 1500, BLOCK - 8, SECTOR - 140, NOIDA, UTTAR PRADESH 201301, INDIA
 T: +91 886 900 500

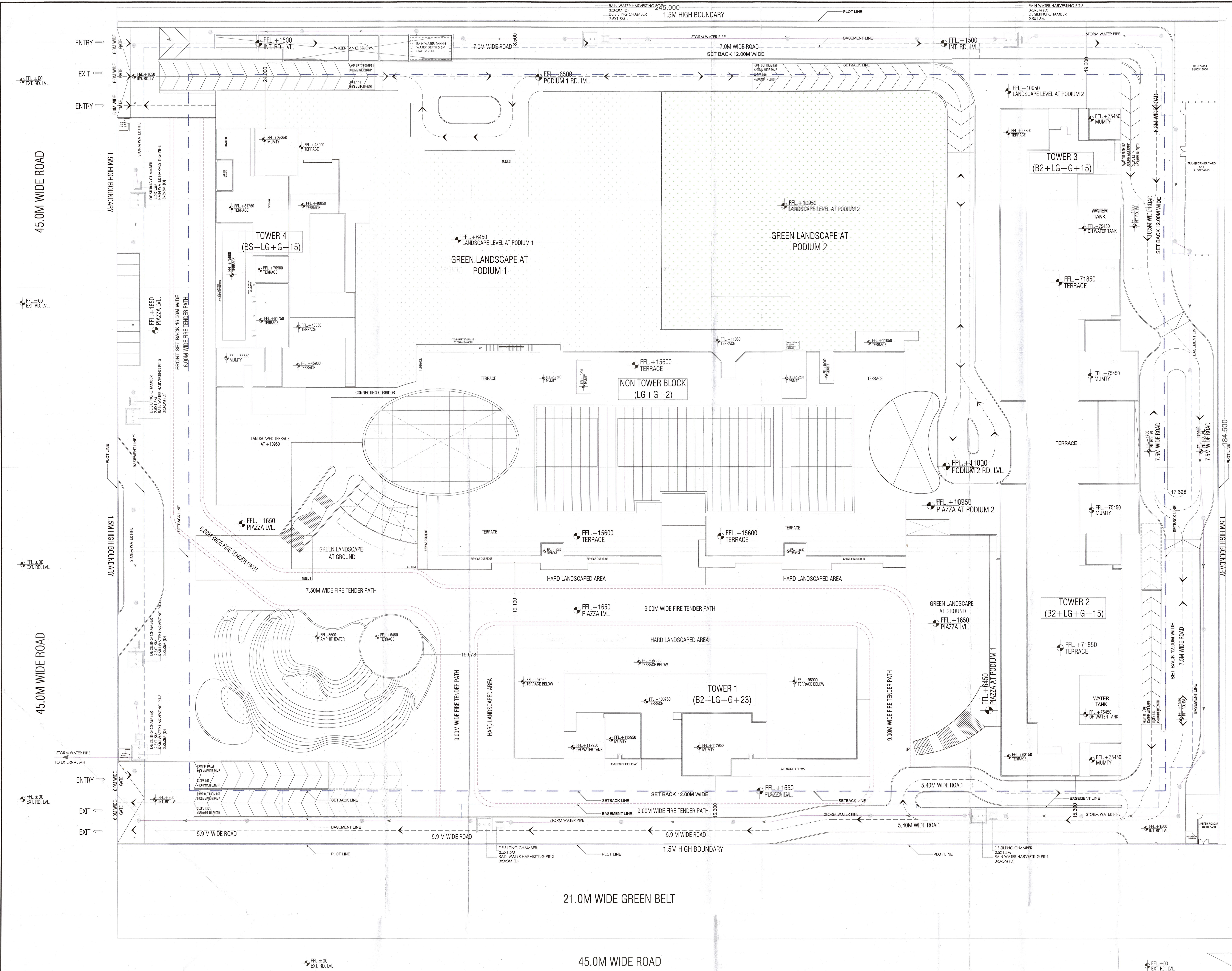
SHIVAN G BANSAL
 Digitally signed by SHIVAN G BANSAL
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OWNERS SIGNATURE
 15aa472f-15f89b36257
 bb0a-454-f22b1-f51389b36257
 6257

SITE PLAN
 NORTH

SUBMISSION DRAWING
 DRAWN BY: HQ
 SHEET SIZE: A1
 DATE: 13/10/2022
 NUMBER: VAS-140A-SP-101

CHECKED BY: SB
 SCALE: 1:250
 SHEETS: 1
 REV. NO.: 00



SUMMARY		
S.NO.	DESCRIPTION	AREA (SQM)
1	TOTAL PLOT AREA	45202.50
2	PERMISSIBLE GROUND COVERAGE @ 30% OF PLOT AREA	13560.75
3	PERMISSIBLE F.A.R. @ 2.00	90405.00
4	ADDITIONAL F.A.R. @ 0.50	22601.25
5	TOTAL F.A.R. @ 2.50	113006.25
6	ADDITIONAL FAR FOR GREEN @ 5% OF 2.50	5650.31
7	TOTAL PERMISSIBLE FAR @ 2.50 + ADDITIONAL GREEN FAR @ 5% OF 2.50 =	118656.56

DETAIL OF PROPOSED AREAS		
S.NO.	DESCRIPTION	AREA (SQM)
1	PROPOSED GROUND COVERAGE	13386.08
2	PROPOSED GROUND COVERAGE (%)	29.61
3	PROPOSED F.A.R.	116568.26
4	PROPOSED F.A.R. (%)	2.579

LANDSCAPE CALCULATION		
S.NO.	DESCRIPTION	AREA (SQM)
1	TOTAL PLOT AREA	45202.50
2	REQUIRED GREEN AREA	50% OF OPEN AREA
3	OPEN AREA = (TOTAL PLOT AREA - GROUND COVERAGE)/2 = (45202.5 - 13560.75) / 2 = 15820.90 (35%)	
4	PROPOSED GREEN	15825.02475
5	REQUIRED NO. OF TREES	OPEN AREA/100
		158.209/100
6	PROPOSED NO. OF TREES	158

PARKING CALCULATION				
S.NO.	DESCRIPTION			UNIT
1	TOTAL PLOT AREA	=	45202.50	SQM
2	PERMISSIBLE FAR	=	118656.5625	SQM
3	REQUIRED ECS	=	2373	ECS
PARKING PROVIDED				
4	NO. OF ECS IN LOWER BASEMENT @ 30 SQM/ECS (SINGLE PARKING)	=	38193.08/30	1273
5	NO. OF ECS IN UPPER BASEMENT @ 30 SQM/ECS (SINGLE PARKING)	=	26444.30/30	881
6	NO. OF ECS IN FIRST PODIUM @ 30 SQM/ECS (SINGLE PARKING)	=	9179.008/30	306
7	NO. OF ECS IN SECOND PODIUM @ 30 SQM/ECS (SINGLE PARKING)	=	4511.86/30	150
9	TOTAL ECS PROVIDED	=	2610	ECS

PARKING REQUIRED			
USAGE	PERMISSIBLE F.A.R.	E.C.S.	REQUIRED
IT/ITES	88992.420	50	1780
COMMERCIAL	11865.656	50	237
RESIDENTIAL/ INST. FACILITY	17798.484	50	356
TOTAL	118656.560		2373

PERMISSIBLE NORMS OF DEVELOPMENT			
DESCRIPTION	%	PERMISSIBLE F.A.R.	PROPOSED F.A.R.
IT/ITES	75%	88,992.42	87,435.989
COMMERCIAL	10%	11,865.656	11,722.551
RESIDENTIAL	UPTO 10%	17,798.484	5,880.136
INST. FACILITY	MIN. 5%		11,495.884
METER ROOM			33.70
TOTAL	100%	118,656.56	116,568.260

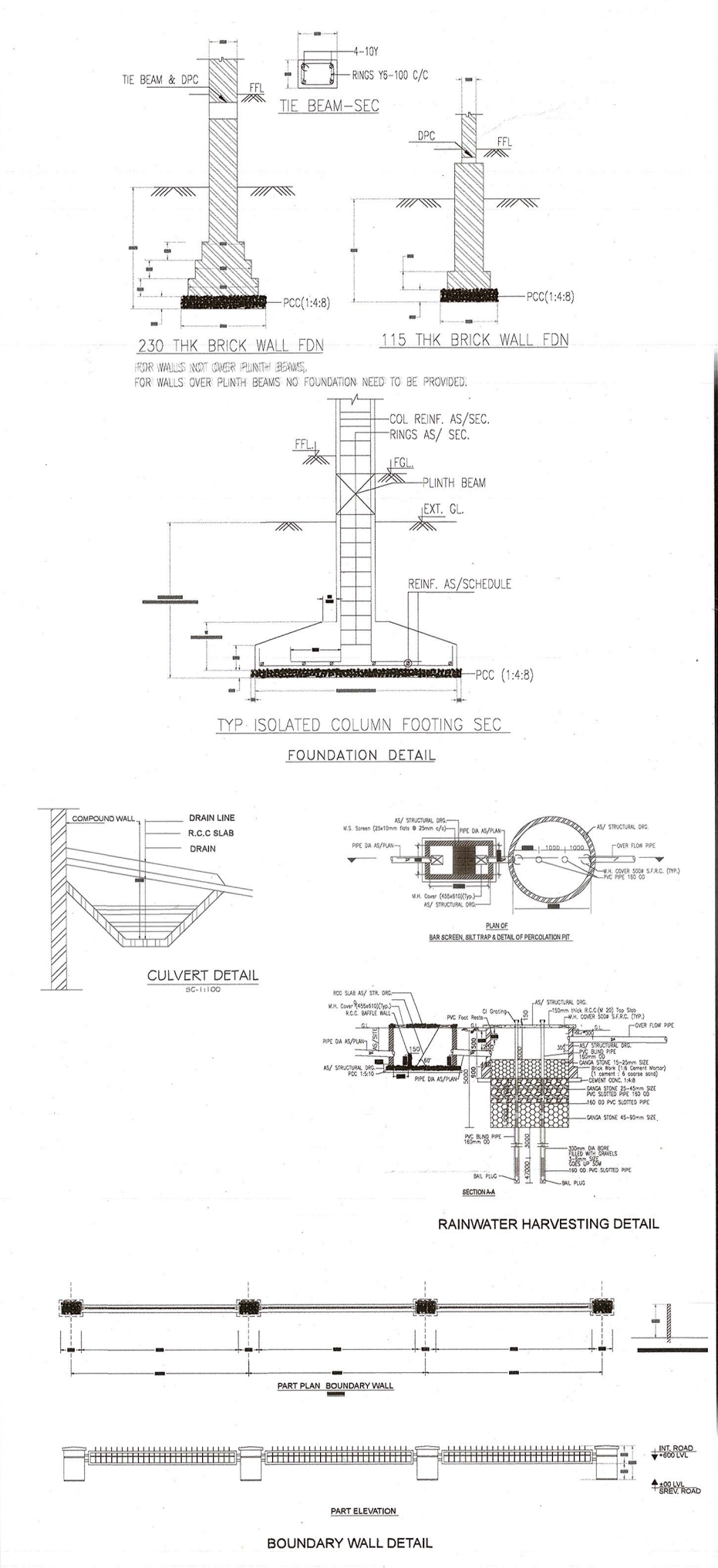
COMBINED AREA CHART											
FLOORS	ENVELOPE	DEDUCTION	15% SERVICES	RESIDENTIAL	INSTITUTIONAL FACILITY	COMMERCIAL	IT/ITES OFFICE	TOTAL FAR	NON FAR	BUILT UP AREA	
BASEMENT - 2	39303.113	3154.131	858.596	0.000	0.000	0.000	0.000	0.000	38444.517	39303.113	
LOWER GROUND	39254.220	2421.554	2094.074	0.000	3454.805	772.365	0.000	4227.170	32199.071	38520.315	
GROUND FLOOR	14712.697	2019.608	1760.985	0.000	2296.158	7174.998	1588.804	11259.961	4999.800	24694.350	
1ST FLOOR	12926.364	2151.759	908.742	0.000	3552.874	3151.445	3163.544	9697.863	588.628	13776.406	
SERVICE FLOOR	597.869	8.741	0.000	0.000	0.000	0.000	0.000	1497.395	588.628	1497.395	
2nd FLOOR	8434.096	350.197	624.091	0.000	1584.695	336.840	5494.731	7416.266	3940.334	11980.691	
3rd FLOOR	7293.954	341.475	696.474	0.000	0.000	0.000	6295.373	6295.373	52.701	7065.549	
4th FLOOR	6970.449	341.081	664.424	0.000	0.000	0.000	3955.996	3955.996	127.121	6748.143	
5th FLOOR	7125.219	383.300	795.606	0.000	0.000	0.000	5947.681	5947.681	31.481	6714.769	
SERVICE FLOOR	1507.046	9.651	0.000	0.000	0.000	0.000	1497.395	1497.395	588.628	1497.395	
6th FLOOR	6626.271	325.875	507.829	0.000	472.495	79.380	5242.060	5793.935	67.811	6369.573	
7th FLOOR	6407.424	341.870	305.489	735.017	0.000	0.000	4625.524	5560.341	124.154	6100.184	
8th FLOOR	6494.184	401.391	620.944	735.017	0.000	0.000	4737.307	5472.324	145.680	6238.949	
9th FLOOR	6496.524	342.134	674.601	735.017	0.000	0.000	4746.141	5481.158	78.281	6234.040	
10th FLOOR	6496.524	341.991	305.489	735.017	0.000	0.000	4914.502	5649.519	57.754	6212.762	
11th FLOOR	6466.104	342.113	623.359	735.017	0.000	0.000	4746.091	5501.338	124.616	6249.094	
12th FLOOR	6490.179	342.234	305.489	735.017	0.000	0.000	4923.975	5645.892	134.934	6265.215	
14th FLOOR	6413.769	341.770	674.601	735.017	0.000	0.000	4662.857	5397.874	57.754	6130.229	
15th FLOOR	5888.526	341.991	602.240	735.017	0.000	0.000	4211.063	4946.080	119.155	5667.475	
16th FLOOR	5721.649	359.532	491.011	0.000	134.857	0.000	4737.161	4872.019	20.528	5383.357	
17th FLOOR	5485.216	93.620	747.346	0.000	0.000	0.000	1646.979	1646.979	26.134	2419.899	
18th FLOOR	1906.700	92.984	117.875	0.000	0.000	0.000	1696.318	1696.318	10.954	1825.146	
19th FLOOR	1936.400	122.684	232.980	0.000	0.000	0.000	1582.105	1582.105	57.617	1872.702	
20th FLOOR	1900.940	92.984	117.875	0.000	0.000	0.000	1690.583	1690.583	10.954	1819.396	
21st FLOOR	1936.400	93.105	117.875	0.000	0.000	0.000	1725.896	1725.896	10.954	1874.713	
22nd FLOOR	1936.400	93.105	117.875	0.000	0.000	0.000	1726.556	1726.556	26.134	1870.565	
23rd FLOOR	937.749	91.943	117.875	0.000	0.000	0.000	615.233	707.931	0.000	825.806	
24th FLOOR	937.749	91.943	117.875	0.000	0.000	0.000	114.824	595.108	707.931	68.025	893.831
METER ROOM	281.719	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	281.719	
GUARD ROOMS			25.200							25.200	
METER ROOM										33.700	
TOTAL	215846.949	15483.745	16110.516	5880.136	11495.884	11722.551	87435.989	116568.260	94875.889	227554.665	

PROPOSED AREA SUMMARY					
TOWERS	NO. OF FLOORS	F.A.R. AREA	15% SERVICE AREA	NON-FAR	TOTAL
TOWER 1	G+23	37298.304	3752.393	719.187	41769.884
TOWER 2	G+15	21005.831	2880.115	288.000	25173.946
TOWER 3	G+15	21052.963	3870.263	288.000	26211.225
TOWER 4	G+15	6068.891	1977.968	252.170	10669.029
TOTAL IT FAR		87435.989		33.700	
METER ROOM	GROUND			25.200	
GUARD ROOM	GROUND				
TOWER 1		1403.565			1403.565
TOWER 4		1823.848			1823.848
NON TOWER BLOCK	G+2	7722.773	851.908	5403.344	13777.825
LOWER GROUND FLOOR	BASEMENT - 1	772.365	2094.070		2866.435
TOTAL COMMERCIAL FAR		11722.551			5880.136
TOWER 4					5880.136
TOWER 2					1377.045
TOWER 3					461.518
TOWER 4					1534.606
NON TOWER BLOCK					4307.913
LOWER GROUND FLOOR					3454.805
TOTAL INSTITUTIONAL FACILITY FAR		11495.884			
BASEMENT 2			858.596	38444.517	39303.113
LOWER GROUND FLOOR				32199.071	32199.071
PODIUM 1				10012.000	10012.000
PODIUM 2				4999.800	4999.800
TOTAL		116568.260	16110.516	94875.889	227554.665

GROUND COVERAGE CALCULATION		
S.NO.	DESCRIPTION	AREA (SQM)
1	TOTAL PLOT AREA	45202.500
2	PERMISSIBLE GROUND COVERAGE @ 30% OF PLOT AREA	13560.750
GROUND COVERAGE CALCULATION		
4	TOWER 1	2103.470
5	TOWER 2	2012.140
6	TOWER 3	2007.200
7	TOWER 4	1585.300
8	NON TOWER	5619.080
9	GUARD ROOM	25.200
10	METER ROOM	33.700
11	PROPOSED GROUND COVERAGE	13386.09

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 - TRAINING CENTER AND LIBRARY
 - HEALTH CLUB AND GYM FOR USERS/RESIDENTS OF IT INDUSTRIES AND IT ENABLED SERVICES
 - GAMES/ENTERTAINMENT ROOM FOR USERS/RESIDENTS OF IT INDUSTRIES AND IT ENABLED SERVICES
 - BANKING AND FINANCIAL SERVICES
 - BUSINESS AND FINANCIAL SERVICES
 - BUSINESS CENTER/CONFERENCE FACILITIES
 - SHOPS
 - OPEN EATING KIOSKS
 - TELEPHONE EXCHANGE

PROJECT
PROPOSED BUILDING FOR IT INFRASTRUCTURE PARK PVT. LTD. AT PLOT NO. 1B, SECTOR 140A, NOIDA



LEGEND

- PLOT LINE
- SETBACK
- BASEMENT LINE

IT INFRASTRUCTURE PARK PVT.LTD.

200 FLOOR PLOT NO. 1B, SECTOR 140A, NOIDA, UTTAR PRADESH 201303, INDIA
 PREET BHARGAVA, NEW DELHI, 110028

VASTUNIDHI

Principal Architect: SHIVAN BANSAL
 Date: 2022.10.13
 Scale: 1:250

Owner's Signature: *[Signature]*
 Date: 2022.10.13
 Scale: 1:250

SUBMISSION DRAWING

Drawn by: M/G
 Date: 13/10/2022
 Sheet Size: A1
 Number: VAS-140A-SP-101

Checked by: SB
 Date: 13/10/2022
 Scale: 1:250
 Sheets: 00
 Rev. No: 00