FLOORS	IT TOWER-1 FAR	IT TOWER-1 15% SERVICE AREA	IT TOWER-2 FAR	IT TOWER-2 15% SERVICE AREA	IT TOWER-3 FAR	IT TOWER-3 15% SERVICE AREA	IT TOWER-4 FAR	IT TOWER-4 15% SERVICE AREA	HOUSING-3 FAR	HOUSING-3 15% SERVICE AREA	HOUSING-3 NON FAR AREA
BASEMENT-2 (UNDER COMMERCIAL)	NA										
BASEMENT-1 (UNDER COMMERCIAL & IT HOUSING CLUB)	NA										
GROUND/STILT/FIRE-STAIRCASE/ GUARD ROOM/METER ROOM	1167.780	57.830	1167.780	67.930	1299.930	103.644	1894.360	112.810	47.719	36.459	336.658
1st FLOOR	1095.370	117.110	1095.370	117.110	1153.392	124.294	1830.560	147.010	327.770	56.599	
2nd FLOOR	1095.370	117.110	1095.370	117.110	1271.192	124.294	1830.560	147.010	327.778	56.599	
3rd FLOOR	1095.370	117.110	1095.370	117.110	1271.192	124.294	1830.560	147.010	327.778	56.599	
4th FLOOR	1095.370	117.110	1095.370	117.110	1271.192	124.294	1830.560	147.010	327.778	56.599	
5th FLOOR	1095.370	117.110	1095.370	117.110	1271.192	124.294	1830.560	147.010	327.778	56.599	
6th FLOOR	1029.140	183.340	1029.140	183.340	1176.190	217.294	1720.970	[illegible]	[illegible]	[illegible]	
7th FLOOR	1027.540	117.110	1027.540	117.110	1171.352	124.294	1718.850	147.010	327.778	56.599	
8th FLOOR	1095.370	117.110	1095.370	117.110	1271.192	124.294	1830.560	[illegible]	[illegible]	[illegible]	
9th FLOOR	1095.370	117.110	1095.370	117.110	1271.192	124.294	1830.560	147.010	327.778	56.599	
10th FLOOR	835.420	176.960	835.420	176.960	1178.100	217.294	1720.970	256.600	327.778	56.599	
11th FLOOR					1059.592	124.294	1718.850	147.010	327.778	56.599	
12th FLOOR							1830.560	147.010	327.778	[illegible]	
13th FLOOR							1830.560	147.010	327.778	[illegible]	
14th FLOOR							991.420	238.570	327.778	56.599	
15th FLOOR									[illegible]	[illegible]	
16th FLOOR									327.778	56.599	
17th FLOOR									327.778	56.599	
18th FLOOR									327.778	56.599	
19th FLOOR									[illegible]	[illegible]	
20th FLOOR									327.778	56.599	
21st FLOOR									327.778	[illegible]	
22nd FLOOR									327.778	56.599	
23rd FLOOR									[illegible]	[illegible]	
24th FLOOR									327.778	56.599	
TERRCAE FLOOR											
MUMTY+MACHINE+OHT	0.000	178.880	0.000	178.880	0.000	183.300	0.000	233.250	0.000	48.077	
TOTAL	11727.470	1543.890	11727.470	1543.890	14667.798	1840.178	26240.460	[illegible]	[illegible]	[illegible]	336.658
GROUND COVERAGE	1235.610		1235.610		1426.986		2007.170		384.377		

FLOORS	HOUSING-2 FAR	HOUSING-2 15% SERVICE AREA	HOUSING-2 NON FAR AREA	CLUB FAR	CLUB 15% SERVICE AREA	COMMERCIAL BLOCK ABC FAR	COMMERCIAL BLOCK ABC 15% SERVICE AREA	COMMERCIAL BLOCK DE FAR	COMMERCIAL BLOCK DE 15% SERVICE AREA	COMMERCIAL BLOCK A1, B1, B2 & C1 FAR	COMMERCIAL BLOCK A1, B1, B2 & C1 15% SERVICE AREA	TOWER F FAR	TOWER F 15% SERVICE AREA	TOWER F NON FAR AREA FOR STORAGE/SERVICE
BASEMENT-2 (UNDER COMMERCIAL)						NA								
BASEMENT-1 (UNDER COMMERCIAL & IT HOUSING CLUB)						11734.92	465.72	5582.19	169.18			441.11	148.15	4801.72
GROUND/STILT/FIRE-STAIRCASE/ GUARD ROOM/METER ROOM	310.035	45.229	0.000	1112.540	113.320	7099.22	503.33	5644.20	132.73	2960.36	125.16	2938.540	153.179	
1st FLOOR	365.968	58.180		1057.850	148.390	7195.07	464.73	5601.24	147.63	2937.52	148.02	1276.700	191.261	
2nd FLOOR	365.968	58.180				7195.07	464.73	5605.56	143.31	2937.52	148.02	0.000	1492.690	
3rd FLOOR	365.968	58.180				7195.07	464.73	5605.56	143.31	2937.52	148.02	1273.330	154.169	
4th FLOOR	365.968	58.180				7195.07	464.73	5605.56	143.31	2937.52	148.02	1273.330	154.169	
5th FLOOR	365.968	58.180								1810.20	148.02	1273.330	154.169	
6th FLOOR	[illegible]	[illegible]										[illegible]	[illegible]	
7th FLOOR	365.968	58.180										[illegible]	154.169	
8th FLOOR	365.968	58.180										[illegible]	[illegible]	
9th FLOOR	[illegible]	[illegible]										[illegible]	[illegible]	
10th FLOOR	[illegible]	[illegible]										[illegible]	74.908	
11th FLOOR	365.968	58.180										[illegible]	[illegible]	
12th FLOOR	[illegible]	[illegible]										473.250	74.110	
13th FLOOR	[illegible]	[illegible]										473.250	74.110	
14th FLOOR	365.968	58.180										[illegible]	[illegible]	
TERRCAE FLOOR	[illegible]	[illegible]				1940.158	580.997	1399.52	[illegible]	[illegible]	485.100	0.000	205.000	
MUMTY+MACHINE+OHT	7.080	63.472		0.000	40.400	0.000	530.639	0.000	[illegible]	[illegible]	241.440	[illegible]	[illegible]	
TOTAL	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
GROUND COVERAGE	483.786			1228.400		7602.550		5787.550		3085.520		3091.720		

FLOORS	BASEMENT-1 (Under IT, Club & Housing Blocks) PARKING AREA NON FAR	BASEMENT-1 15% SERVICE AREA	BASEMENT-2 (Under Commercial Blocks) PARKING AREA NON FAR	BASEMENT-2 15% SERVICE AREA	GUARD ROOM 15% SERVICE AREA	TOTAL FAR (sq. mt.)	TOTAL 15% SERVICE AREA (sq. mt.)	TOTAL NON FAR AREA	TOTAL BUILTUP AREA (sq. mt.)
BASEMENT-2 (UNDER COMMERCIAL)	0.000	0.000	29861.755	3243.267	0.000	0.000	3243.267	29861.755	33105.022
BASEMENT-1 (UNDER COMMERCIAL & IT HOUSING CLUB)	40955.358	4117.482	0.000	0.000	0.000	17758.215	4900.531	45757.078	68415.824
GROUND/STILT/FIRE-STAIRCASE/ GUARD ROOM/METER ROOM					48.000	25642.562	1509.524	336.658	27488.744
1st FLOOR						23936.814	1720.335	0.000	25657.149
2nd FLOOR						21724.392	2869.054	0.000	24593.446
3rd FLOOR						22997.722	1530.533	0.000	24528.255
4th FLOOR						22997.722	1530.533	0.000	24528.255
5th FLOOR						9069.768	922.492	0.000	9992.260
6th FLOOR						6881.096	1152.937	0.000	8034.033
7th FLOOR						6912.358	774.472	0.000	7686.830
8th FLOOR						7188.628	774.472	0.000	7963.100
9th FLOOR						7116.668	774.472	0.000	7891.140
10th FLOOR						5815.816	1017.591	0.000	6833.407
11th FLOOR						4024.258	461.081	0.000	4485.339
12th FLOOR						2997.566	335.899	0.000	3333.465
13th FLOOR						2997.566	335.899	0.000	3333.465
14th FLOOR						2080.246	426.571	0.000	2506.817
15th FLOOR						327.778	56.599	0.000	384.377
16th FLOOR						327.778	56.599	0.000	384.377
17th FLOOR						327.778	56.599	0.000	384.377
18th FLOOR						327.778	56.599	0.000	384.377
19th FLOOR						327.778	56.599	0.000	384.377
20th FLOOR						327.778	56.599	0.000	384.377
21st FLOOR						327.778	56.599	0.000	384.377
22nd FLOOR						327.778	56.599	0.000	384.377
23rd FLOOR						327.778	56.599	0.000	384.377
24th FLOOR						327.778	56.599	0.000	384.377
TERRCAE FLOOR						3444.268	1236.653	0.000	4680.921
MUMTY+MACHINE+OHT						7.060	2050.857	0.000	2057.917
TOTAL	40955.358	4117.482	29861.755	3243.267	48.000	196870.505	28133.163	75955.491	300959.159
GROUND COVERAGE					74.400	27643.679			

S.No.	Name of the Project	UP RERA Registration No.	Area (in Sq. Mtrs.)
1.	Golden I Phase - I	UPRERAPRJ6747	61,138.00
2.	Golden I Phase - II	Applied for Registration	30,691.00
3.	Future Phase(s)	To be Constructed in Future	8,206.70
	Total Plot Area of the Project		1,00,035.70

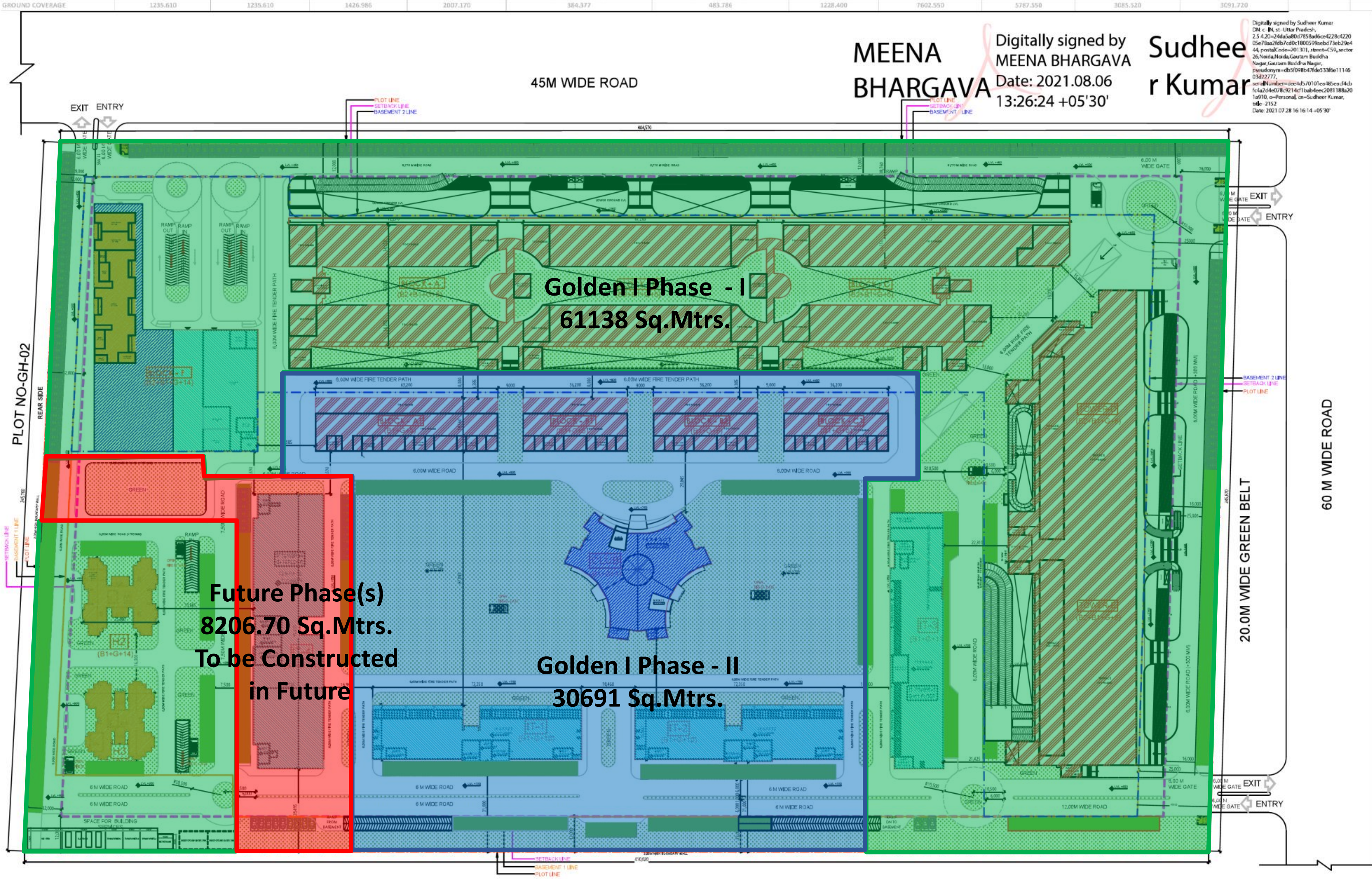
Golden I Phase – I

Golden I Phase – II

Future Phase(s)

MEENA BHARGAVA Digitally signed by MEENA BHARGAVA Date: 2021.08.06 13:26:24 +05'30'

Sudheer Kumar Digitally signed by Sudheer Kumar DN: c=IN, st=Uttar Pradesh, 2.5.4.20=24da5a80d7858ad6ce4228c4220 05e78aa2fdb7cd0c1800599aebd73eb29e4 44, postalCode=201301, street=C59,,sector 26,Noida,Noida,Gautam Buddha Nagar,Gautam Buddha Nagar, pseudonym=db5f098b47fde533f6e11146 03d22777, serialNumber=dee4d57010 1ea485eacf4db fc4a2d4e078c9214cf1bab4eec2081188a20 1a910, o=Personal, cn=Sudheer Kumar, title=2152 Date: 2021.07.28 16:16:14 +05'30'



PERMISSIBLE NORMS OF DEVELOPMENT						
DISCRIPTION	%	PERMISSIBLE F.A.R.	TOTAL PERMISSIBLE F.A.R. with IGBC incentive (In sq.mt.)	PERMISSIBLE F.A.R. with IGBC Incentive (In %)		PROPOSED F.A.R.
IT/ITES	75%	140,675.203	147,708.963	78.75	%	147,687.098
RESIDENTIAL	10%	18,756.694	19,694.528	10.50	%	19,665.250
COMMERCIAL	10%	18,756.694	19,694.528	10.50	%	19,671.400
FACILITY	5%	9,378.347	9,847.264	5.25	%	9846.730
TOTAL	100%	187,566.938	196,945.284	105.00	%	196,870.478

PROPOSED AREA SUMMARY					
	TOWERS	FLOORS	F.A.R. AREA	15% SERVICE AREA (NON FAR)	TOTAL
75% IT FAR	IT TOWER - 1	G+10	11727.470	1543.890	13271.360
	IT TOWER - 2	G+10	11727.470	1543.890	13271.360
	IT TOWER - 3	G+11	14008.638	1830.978	15839.616
	IT TOWER - 4	G+14	26240.460	2714.940	28955.400
	IT FAR IN COMMERCIAL BLOCKS A, B & C		37455.800	2524.660	39980.460
	IT FAR IN COMMERCIAL BLOCKS D & E		23933.590	999.840	24933.430
	IT FAR IN COMMERCIAL BLOCKS - A1, B1, B2 & C1		14,744.110	1,569.150	16313.260
	BLOCK-H	G+10	6559.180	1,688.844	8248.024
	CLUB		1,397.960	194.780	1592.760
	TOTAL IT FAR		1,47,687.098	14,388.572	1,62,075.670
	GUARD ROOM = 12 SQ.MT. X 4 = 48.00 SQ. MT.	Ground	0.000	48.000	48.000
10% COMMERCIAL FAR	BLOCKS A, B & C	Basement-1+Ground	9,417.880	1,033.930	10,451.850
	BLOCKS D & E		8,356.200	57.540	8,413.740
	BLOCKS A1, B1, B2 & C1		1,881.120	22.660	1,903.780
	BLOCK-F		16.200	0.000	16.200
	TOTAL COMMERCIAL FAR		19,671.400	1,114.130	20,785.530
10% RESIDENTIAL FAR	RESIDENTIAL TOWER - H1	S+26	7,914.863	1,442.432	9,357.295
	RESIDENTIAL TOWER - H2	S+12	5,440.647	923.220	6,363.867
	BLOCK - F	G+14	6,310.220	1,662.220	7,972.440
	TOTAL RESIDENTIAL FAR		19,665.250	4,028.352	23,693.602
5% INSTITUTIONAL FACILITY FAR	IT TOWER - 3		657.160	1.200	658.360
	BLOCKS A, B & C		2781.900	580.000	3361.900
	BLOCKS D & E		2753.620	170.560	2924.180
	BLOCK F		2872.540	334.140	3206.680
	CLUB		772.510	107.330	879.840
	TOTAL INSTITUTIONAL FACILITY FAR		9,846.730	1,194.230	11,040.960
	TOTAL		1,96,870.478	20,773.324	2,17,643.802
	STILT AREA	Ground	336.658		
	BASEMENT-1 (Under IT, Club, Tower F & Housing Blocks)	Basement-1	45,757.078	4,117.482	49,874.560
	BASEMENT-2 (Under Commercial Blocks)	Basement-1	29,861.755	4,243.267	34,105.022
	TOTAL		2,72,825.969	28,134.073	3,00,960.042
	TOTAL BUILT-UP AREA				3,00,960.042
	GROUND COVERAGE				27,643.679

AREA DETAILS			
S.NO.	DESCRIPTION	AREA	UNITS
1	LAND AREA	100,035.700	SQMT
2	PERMISSIBLE GROUND COVERAGE (30%)	30,010.710	SQMT
	PROPOSED GROUND COVERAGE	27,643.679	SQMT
3	PERMISSIBLE F.A.R (1.875)	187,566.938	SQMT
	ADDITIONAL LEED FAR (@ 5% OF TOTAL PERMISSIBLE FAR)	9,378.347	SQMT
	TOTAL MAXIMUM PERMISSIBLE FAR	196,945.284	SQMT
	PROPOSED F.A.R	196,870.478	SQMT
4	PERMISSIBLE SERVICE AREA (15%)	28,135.041	SQMT
	ADDITIONAL LEED FAR (@ 5% OF TOTAL PERMISSIBLE SERVICE FAR)	-	SQMT
	TOTAL MAXIMUM PERMISSIBLE SERVICE FAR	28,135.041	SQMT
	PROPOSED SERVICE AREA (15%)	28,134.073	SQMT
5	PROPOSED BASEMENT AREA	70,817.113	SQMT
6	ECS REQUIRED	3643	E.C.S.
	PROPOSED ECS	3653	E.C.S.
7	OPEN AREA (LAND AREA - GRD. COVERAGE)	70024.990	SQMT
	REQUIRED GREEN AREA (50% OF OPEN AREA)	35,012.495	SQMT
	PROPOSED GREEN AREA	40,527.635	SQMT
8	PROPOSED OPEN AREA	59,508.065	SQMT
9	NUMBER OF TREES REQUIRED (OPEN AREA/100)	595.081	NOS.
	SAY	595	NOS.
	NUMBER OF TREES PROVIDED	600	NOS.
10	PROPOSED BUILT UP AREA	300,960.042	SQMT

PARKING REQUIRED			
USAGE	PERMISSIBLE F.A.R.	E.C.S.	REQUIRED
IT/ITES	147708.963	50	2954
RESIDENTIAL	19694.528	100	197
COMMERCIAL	19694.528	50	394
FACILITY	9847.264	100	98
TOTAL	196945.284		3643

PARKING PROPOSED			
USAGE	PROPOSED PARKING AREA	E.C.S.	PROPOSED
BASEMENT-1 (Under IT, Club & Housing)	40955.358	30	1365
BASEMENT-2 (Under Commercial Blocks)	29861.755	30	995
SURFACE PARKING	18627.588	20	931
STILT PARKING (RESIDENTIAL)	336.658	30	11
Stack Parking in BASEMENT-1 (Under IT, Club & Housing Blocks)			350
TOTAL			3653

RAJESH SHARMA

MANOJ KUMAR SONAKAR

NOTES:-
1. ALL BUILDING EXCLUDING BASEMENTS FULLY AIR CONDITIONED AS PER N.B.C. NORMS.
2. ALL BUILDING FULLY SPRINLERED AS PER N.B.C. NORMS.
3. ALL BASEMENTS ARE MECHANICALLY LIGHTED AND VENTILATED AS PER N.B.C. NORMS.
4. ALL TOILETS & CORRIDORS MECHANICALL LIGHTED & VENTILATED AS PER N.B.C. NORMS.
5. 100 % POWER BACKUP PROVIDED

STAGE: **SUBMISSION DRAWING**

PROJECT: **PROPOSED BUILDING PLAN FOR M/S OCEAN INFRAHEIGHTS PVT. LTD. (FORMERLY M/S U.Y. INDUSTRIES PVT. LTD.) ON PLOT NO. -11, SECTOR-TECHZONE - IV, GREATER NOIDA.**

ARCHITECT: SIKKA ASSOCIATES ARCHITECTS

OWNER'S SIGN: RAKESH Kumar MAHALWAL Digitally signed by RAKESH Kumar MAHALWAL Date: 2021.07.15 16:44:28 +05'30'

ARCHITECT'S SIGN: RAMAN SIKKA Digitally signed by RAMAN SIKKA Date: 2021.07.15 15:47:58 +05'30'

SCALE 1:500

NORTH

ISSUE DATE : NOV. 2019

DRAWING TITLE: **SITE PLAN**

DWG NO. SG/A / 01

FLOORS	IT TOWER-1 FAR	IT TOWER-1 15% SERVICE AREA	IT TOWER-2 FAR	IT TOWER-2 15% SERVICE AREA	IT TOWER-3 FAR	IT TOWER-3 15% SERVICE AREA	IT TOWER-4 FAR	IT TOWER-4 15% SERVICE AREA
BASEMENT-2 (UNDER COMMERCIAL)	NA							
BASEMENT-1 (UNDER COMMERCIAL & IT HOUSING CLUB)	NA							
GROUND/STILT/FIRE-STAIRCASE/ GUARD ROOM/METER ROOM	1167.780	67.830	1167.780	67.830	1299.930	103.644	1894.360	112.810
1st FLOOR	1095.370	117.110	1095.370	117.110	1153.392	124.294	1830.560	147.010
2nd FLOOR	1095.370	117.110	1095.370	117.110	1271.192	124.294	1830.560	147.010
3rd FLOOR	1095.370	117.110	1095.370	117.110	1271.192	124.294	1830.560	147.010
4th FLOOR	1095.370	117.110	1095.370	117.110	1271.192	124.294	1830.560	147.010
5th FLOOR	1095.370	117.110	1095.370	117.110	1271.192	124.294	1830.560	147.010
6th FLOOR	1029.140	183.340	1029.140	183.340	1178.190	217.294	1720.970	256.600
7th FLOOR	1027.540	117.110	1027.540	117.110	1171.352	124.294	1718.850	147.010
8th FLOOR	1095.370	117.110	1095.370	117.110	1271.192	124.294	1830.560	147.010
9th FLOOR	1095.370	117.110	1095.370	117.110	1271.192	124.294	1830.560	147.010
10th FLOOR	835.420	176.960	835.420	176.960	1178.190	217.294	1720.970	256.600
11th FLOOR					1059.592	124.294	1718.850	147.010
12th FLOOR							1830.560	147.010
13th FLOOR							1830.560	147.010
14th FLOOR							991.420	238.570
15th FLOOR								
16th FLOOR								
17th FLOOR								
18th FLOOR								
19th FLOOR								
20th FLOOR								
21st FLOOR								
22nd FLOOR								
23rd FLOOR								
24th FLOOR								
TERRCAE FLOOR								
MUMTY+MACHINE+OHT	0.000	178.880	0.000	178.880	0.000	183.300	0.000	233.250
TOTAL	11727.470	1543.890	11727.470	1543.890	14667.798	1840.178	26240.460	2714.940
GROUND COVERAGE	1235.610		1235.610		1426.986		2007.170	

FLOORS	HOUSING -3 FAR	HOUSING -3 15% SERVICE AREA	HOUSING -3 NON FAR AREA	HOUSING -2 FAR	HOUSING -2 15% SERVICE AREA	HOUSING -2 NON FAR AREA	CLUB FAR	CLUB 15% SERVICE AREA
BASEMENT-2 (UNDER COMMERCIAL)	NA							
BASEMENT-1 (UNDER COMMERCIAL & IT HOUSING CLUB)	NA							
GROUND/STILT/FIRE-STAIRCASE/ GUARD ROOM/METER ROOM	47.719	36.459	336.658	310.035	45.229	0.000	1112.640	113.320
1st FLOOR	327.770	56.599		365.968	58.180		1057.850	148.390
2nd FLOOR	327.778	56.599		365.968	58.180			
3rd FLOOR	327.778	56.599		365.968	58.180			
4th FLOOR	327.778	56.599		365.968	58.180			
5th FLOOR	327.778	56.599		365.968	58.180			
6th FLOOR	327.778	56.599		365.968	58.180			
7th FLOOR	327.778	56.599		365.968	58.180			
8th FLOOR	327.778	56.599		365.968	58.180			
9th FLOOR	327.778	56.599		365.968	58.180			
10th FLOOR	327.778	56.599		365.968	58.180			
11th FLOOR	327.778	56.599		365.968	58.180			
12th FLOOR	327.778	56.599		365.968	58.180			
13th FLOOR	327.778	56.599		365.968	58.180			
14th FLOOR	327.778	56.599		365.968	58.180			
15th FLOOR	327.778	56.599						
16th FLOOR	327.778	56.599						
17th FLOOR	327.778	56.599						
18th FLOOR	327.778	56.599						
19th FLOOR	327.778	56.599						
20th FLOOR	327.778	56.599						
21st FLOOR	327.778	56.599						
22nd FLOOR	327.778	56.599						
23rd FLOOR	327.778	56.599						
24th FLOOR	327.778	56.599						
TERRCAE FLOOR								
MUMTY+MACHINE+OHT	0.000	48.077		7.060	63.471		0.000	40.400
TOTAL	7914.383	1442.912	336.658	5440.647	923.220	0.000	2170.490	302.110
GROUND COVERAGE	384.377			483.786			1228.400	

FLOORS	COMMERCIAL BLOCK ABC FAR	COMMERCIAL BLOCK ABC 15% SERVICE AREA	COMMERCIAL BLOCK DE FAR	COMMERCIAL BLOCK DE 15% SERVICE AREA	COMMERCIAL BLOCK A1, B1, B2 & C1 FAR	COMMERCIAL BLOCK A1, B1, B2 & C1 15% SERVICE AREA	TOWER F FAR	TOWER F 15% SERVICE AREA	TOWER F NON FAR AREA FOR STORAGE/SERVICE
BASEMENT-2 (UNDER COMMERCIAL)	NA								
BASEMENT-1 (UNDER COMMERCIAL & IT HOUSING CLUB)	11734.92	465.72	5582.19	169.18			441.11	148.15	4801.72
GROUND/STILT/FIRE-STAIRCASE/ GUARD ROOM/METER ROOM	7099.22	503.33	5644.20	132.73	2960.36	125.16	2938.540	153.179	
1st FLOOR	7195.07	464.73	5601.24	147.63	2937.52	148.02	1276.700	191.261	
2nd FLOOR	7195.07	464.73	5605.56	143.31	2937.52	148.02	0.000	1492.690	
3rd FLOOR	7195.07	464.73	5605.56	143.31	2937.52	148.02	1273.330	154.169	
4th FLOOR	7195.07	464.73	5605.56	143.31	2937.52	148.02	1273.330	154.169	
5th FLOOR					1810.20	148.02	1273.330	154.169	
6th FLOOR							1229.910	197.584	
7th FLOOR							1273.330	154.169	
8th FLOOR							1202.390	154.169	
9th FLOOR							1130.430	154.169	
10th FLOOR							552.070	74.998	
11th FLOOR							552.070	74.998	
12th FLOOR							473.260	74.110	
13th FLOOR							473.260	74.110	
14th FLOOR							395.080	73.222	
15th FLOOR									
16th FLOOR									
17th FLOOR									
18th FLOOR									
19th FLOOR									
20th FLOOR									
21st FLOOR									
22nd FLOOR									
23rd FLOOR									
24th FLOOR									
TERRCAE FLOOR	1940.158	580.997	1399.52	170.556	104.590	485.100			
MUMTY+MACHINE+OHT	0.000	530.639	0.000	147.520	0.000	241.440	0.000	205.000	
TOTAL	49554.587	3939.625	35043.830	1197.533	16625.230	1591.800	15758.140	3684.316	4801.720
GROUND COVERAGE	7602.550		5787.550		3085.520		3091.720		

FLOORS	BASEMENT-1 (Under IT, Club & Housing Blocks) PARKING AREA NON FAR	BASEMENT-1 15% SERVICE AREA	BASEMENT-2 (Under Commercial Blocks) PARKING AREA NON FAR	BASEMENT-2 15% SERVICE AREA	GUARD ROOM 15% SERVICE AREA	TOTAL FAR (sq. mt.)	TOTAL 15% SERVICE AREA (sq. mt.)	TOTAL NON FAR AREA	TOTAL BUILTUP AREA (sq. mt.)
BASEMENT-2 (UNDER COMMERCIAL)	0.000	0.000	29861.755	3243.267	0.000	0.000	3243.267	29861.755	33105.022
BASEMENT-1 (UNDER COMMERCIAL & IT HOUSING CLUB)	40955.358	4117.482	0.000	0.000	0.000	17758.215	4900.531	45757.078	68415.824
GROUND/STILT/FIRE-STAIRCASE/ GUARD ROOM/METER ROOM					48.000	25642.562	1509.524	336.658	27488.744
1st FLOOR						23936.814	1720.335	0.000	25657.149
2nd FLOOR						21724.392	2869.054	0.000	24593.446
3rd FLOOR						22997.722	1530.533	0.000	24528.255
4th FLOOR						22997.722	1530.533	0.000	24528.255
5th FLOOR						9069.768	922.492	0.000	9992.260
6th FLOOR						6881.096	1152.937	0.000	8034.033
7th FLOOR						6912.358	774.472	0.000	7686.830
8th FLOOR						7188.628	774.472	0.000	7963.100
9th FLOOR						7116.668	774.472	0.000	7891.140
10th FLOOR						5815.816	1017.591	0.000	6833.407
11th FLOOR						4024.258	461.081	0.000	4485.339
12th FLOOR						2997.566	335.899	0.000	3333.465
13th FLOOR						2997.566	335.899	0.000	3333.465
14th FLOOR						2080.246	426.571	0.000	2506.817
15th FLOOR						327.778	56.599	0.000	384.377
16th FLOOR						327.778	56.599	0.000	384.377
17th FLOOR						327.778	56.599	0.000	384.377
18th FLOOR						327.778	56.599	0.000	384.377
19th FLOOR						327.778	56.599	0.000	384.377
20th FLOOR						327.778	56.599	0.000	384.377
21st FLOOR						327.778	56.599	0.000	384.377
22nd FLOOR						327.778	56.599	0.000	384.377
23rd FLOOR						327.778	56.599	0.000	384.377
24th FLOOR						327.778	56.599	0.000	384.377
TERRCAE FLOOR						3444.268	1236.653	0.000	4680.921
MUMTY+MACHINE+OHT						7.060	2050.857	0.000	2057.917
TOTAL	40955.358	4117.482	29861.755	3243.267	48.000	196870.505	28133.163	75955.491	300959.159
GROUND COVERAGE					74.400	27643.679			

MEENA BHARGAVA

Digitally signed by MEENA BHARGAVA Date: 2021.08.06 13:26:24 +05'30'

Sudheer Kumar

Digitally signed by Sudheer Kumar
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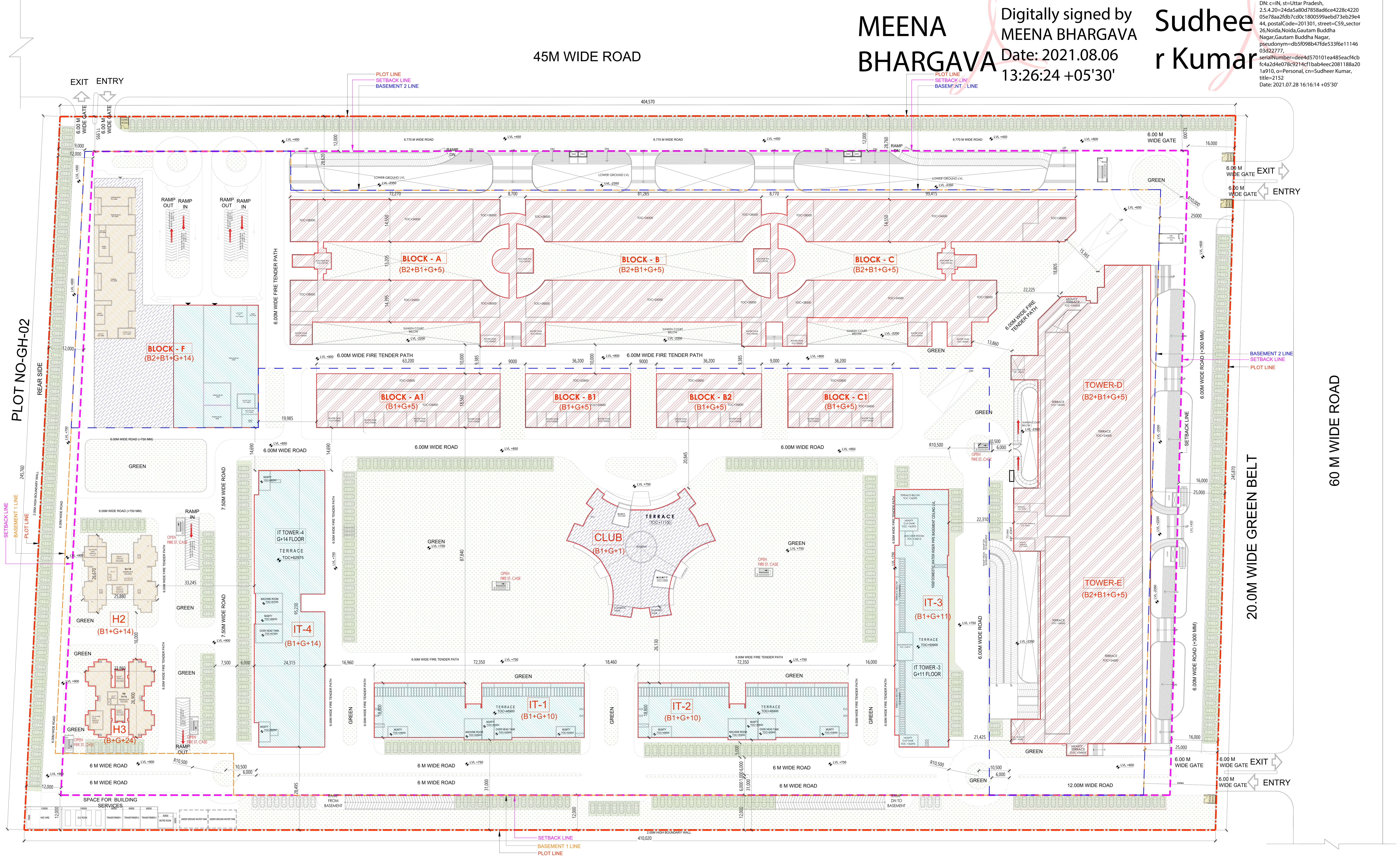
Date: 2021.07.28 16:16:14 +05'30'



PERMISSIBLE NORMS OF DEVELOPMENT						
DESCRIPTION	%	PERMISSIBLE F.A.R.	TOTAL PERMISSIBLE F.A.R. with IGBC Incentive (in sq.mt.	PERMISSIBLE F.A.R. with IGBC Incentive (in %)		PROPOSED F.A.R.
IT/ITES	75%	140,675.203	147,708.963	78.75	%	147,687.098
RESIDENTIAL	10%	18,756.694	19,694.528	10.50	%	19,665.250
COMMERCIAL	10%	18,756.694	19,694.528	10.50	%	19,671.400
FACILITY	5%	9,378.347	9,847.264	5.25	%	9846.730
TOTAL	100%	187,566.938	196,945.284	105.00	%	196,870.478

RAJESH SHARMA

Digitally signed by RAJESH SHARMA
DN: c=IN, o=Personal, postalCode=110092, st=DELHI, serialNumber=b50fd4ebae5916ccf5397d4ed98d8f8255916S5f5478ea41ef5b7e165 9a499ae, cn=RAJESH SHARMA
Date: 2021.07.20 16:38:43 +05'30'

MANOJ KUMAR SONAKAR

Digitally signed by MANOJ KUMAR SONAKAR
DN: c=IN, o=Personal, 2.5.4.20=6aae96e0c64d7592d8c0ad4d22c45a534872e66f6864243bae270aa93cbdbe1e, postalCode=221002, st=UTTAR PRADESH, serialNumber=3d1c4e0c0901f27626e83642dffb9ba1138df5e9c2812b2227eb8407b0c041f3, cn=MANOJ KUMAR SONAKAR, l=VARANASI, title=9924, pseudonym=992420210401145954285, email=MANOJSONKAR@YAHOO.COM
Date: 2021.07.19 19:10:26 +05'30'

PROPOSED AREA SUMMARY					
	TOWERS	FLOORS	F.A.R. AREA	15% SERVICE AREA (NON FAR)	TOTAL
75% IT FAR	IT TOWER - 1	G+10	11727.470	1543.890	13271.360
	IT TOWER - 2	G+10	11727.470	1543.890	13271.360
	IT TOWER - 3	G+11	14000.638	1838.978	15839.616
	IT TOWER - 4	G+14	26240.460	2714.940	28955.400
	IT FAR IN COMMERCIAL BLOCKS A, B & C		37355.800	2324.660	39680.460
	IT FAR IN COMMERCIAL BLOCKS D & E		23933.990	969.440	24903.430
	IT FAR IN COMMERCIAL BLOCKS - A1, B1, B2 & C1		14,744.110	1,569.150	16313.260
	BLOCK-F	G+10	6,559.180	1,688.844	8248.024
	CLUB		1,397.980	194.780	1592.760
	TOTAL IT FAR		1,47,687.098	14,388.572	1,62,075.670
	GUARD ROOM = 12 SQ.MT. X 4 = 48 .00 SQ. MT.	Ground	0.000	48.000	48.000
10% COMMERCIAL FAR	BLOCKS A, B & C	Basement-1+Ground	9,417.880	1,033.970	10,451.850
	BLOCKS D & E		8,356.200	57.540	8,413.740
	BLOCKS A1, B1, B2 & C1		1,881.120	22.660	1,903.780
	BLOCK-F		16.200	0.000	16.200
	TOTAL COMMERCIAL FAR		19,671.400	1,114.170	20,785.570
10% RESIDENTIAL FAR	RESIDENTIAL TOWER - H3	S+24	7,914.383	1,442.912	9,357.295
	RESIDENTIAL TOWER - H2	S+12	5,440.647	923.220	6,363.867
	BLOCK - F	G+14	6,310.220	1,662.220	7,972.440
	TOTAL RESIDENTIAL FAR		19,665.250	4,028.352	23,693.602
5% INSTITUTIONAL FACILITY FAR	IT TOWER - 3		667.160	1.200	668.360
	BLOCKS A, B & C		2780.900	581.000	3361.900
	BLOCKS D & E		2753.620	170.560	2924.180
	BLOCK F		2872.540	334.140	3206.680
	CLUB		772.510	107.330	879.840
	TOTAL INSTITUTIONAL FACILITY FAR		9,846.730	1,194.230	11,040.960
	TOTAL		1,96,870.478	20,773.324	2,17,643.802
	STILT AREA	Ground	336.658		
	BASEMENT-1 (Under IT, Club, Tower F & Housing Blocks)	Basement-1	45,757.078	4,117.482	49,874.560
	BASEMENT-2 (Under Commercial Blocks)	Basement-1	29,861.755	3,243.267	33,105.022
	TOTAL		2,72,825.969	28,134.073	3,00,960.042
	TOTAL BUILT-UP AREA				3,00,960.042
	GROUND COVERAGE				27,643.679

AREA DETAILS			
S.NO.	DESCRIPTION	AREA	UNITS
1	LAND AREA	100,035.700	SQMT
2	PERMISSIBLE GROUND COVERAGE (30%)	30,010.710	SQMT
	PROPOSED GROUND COVERAGE	27,643.679	SQMT
3	PERMISSIBLE F.A.R (1.875)	187,566.938	SQMT
	ADDITIONAL LEED FAR (@ 5% OF TOTAL PERMISSIBLE FAR)	9,378.347	SQMT
	TOTAL MAXIMUM PERMISSIBLE FAR	196,945.284	SQMT
	PROPOSED F.A.R	196,870.478	SQMT
4	PERMISSIBLE SERVICE AREA (15%)	28,135.041	SQMT
	ADDITIONAL LEED FAR (@ 5% OF TOTAL PERMISSIBLE SERVICE FAR)	-	SQMT
	TOTAL MAXIMUM PERMISSIBLE SERVICE FAR	28,135.041	SQMT
	PROPOSED SERVICE AREA (15%)	28,134.073	SQMT
5	PROPOSED BASEMENT AREA	70,817.113	SQMT
6	ECS REQUIRED	3643	E.C.S.
	PROPOSED ECS	3653	E.C.S.
7	OPEN AREA (LAND AREA - GRD. COVERAGE)	70024.990	SQMT
	REQUIRED GREEN AREA (50% OF OPEN AREA)	35,012.495	SQMT
	PROPOSED GREEN AREA	40,527.635	SQMT
8	PROPOSED OPEN AREA	59,508.065	SQMT
9	NUMBER OF TREES REQUIRED (OPEN AREA/100)	595.081	NOS.
	SAY	595	NOS.
	NUMBER OF TREES PROVIDED	600	NOS.
10	PROPOSED BUILT UP AREA	300,960.042	SQMT

PARKING REQUIRED			
USAGE	PERMISSIBLE F.A.R.	E.C.S.	REQUIRED
IT/ITES	147708.963	50	2954
RESIDENTIAL	19694.528	100	197
COMMERCIAL	19694.528	50	394
FACILITY	9847.264	100	98
TOTAL	196945.284		3643

PARKING PROPOSED			
USAGE	PROPOSED PARKING AREA	E.C.S.	PROPOSED
BASEMENT-1 (Under IT, Club & Housing)	40955.358	30	1365
BASEMENT-2 (Under Commercial Blocks)	29861.755	30	995
SURFACE PARKING	18627.588	20	931
STILT PARKING (RESIDENTIAL)	336.658	30	11
Stack Parking in BASEMENT-1 (Under IT, Club & Housing Blocks)			350
TOTAL			3653

NOTES:-

1. ALL BUILDING EXCLUDING BASEMENTS FULLY AIR CONDITIONED AS PER N.B.C. NORMS.
2. ALL BUILDING FULLY SPRINLERED AS PER N.B.C. NORMS.
3. ALL BASEMENTS ARE MECHANICALLY LIGHTED AND VENTILATED AS PER N.B.C. NORMS.
4. ALL TOILETS & CORRIDORS MECHANICALL LIGHTED & VENTILATED AS PER N.B.C. NORMS.
5. 100 % POWER BACKUP PROVIDED

STAGE: **SUBMISSION DRAWING**

PROJECT: **PROPOSED BUILDING PLAN FOR M/S OCEAN INFRAHEIGHTS PVT. LTD. (FORMERLY M/S U.Y. INDUSTRIES PVT. LTD.) ON PLOT NO. -11, SECTOR-TECHZONE - IV, GREATER NOIDA.**

ARCHITECT: SAA
SIKKA ASSOCIATES ARCHITECTS
URBAN DESIGN | MASTERPLAN | ARCHITECTURE | INTERIORS | ENGINEERING | PROJECT MANAGEMENT
A: A-2/1, AFRICA AVENUE, SAFDARJUNG ENCLAVE, NEW DELHI, INDIA 110 029
T: +91.11.4323.5235 | F: +91.11.2629.4481 | E: saa@saaindia.net | W: www.saaindia.net

OWNER'S SIGN: RAKESH Kumar MAHALWAL — Digitally signed by RAKESH Kumar MAHALWAL Date: 2021.07.15 16:44:28 +05'30'

ARCHITECT'S SIGN: RAMAN SIKKA — Digitally signed by RAMAN SIKKA Date: 2021.07.15 15:47:58 +05'30'

SCALE 1:500

NORTH

ISSUE DATE : NOV. 2019

DRAWING TITLE: **SITE PLAN**

DWG NO. SG/A / 01