FLOORS	IT TOWER-1		IT TOWER-2		IT TOWER-3		IT TOWER-4		HOUSING -3			HOUSING -2			CLUB	
	FAR	15% SERVICE AREA	FAR	15% SERVICE AREA	FAR	15% SERVICE AREA	FAR	15% SERVICE AREA	FAR	15% SERVICE AREA	NON FAR AREA	FAR	15% SERVICE AREA	NON FAR AREA	FAR	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	97.830	1167.780	67.830	1289.930	103.644	1894.360	112.810	47.719	16.459	336.658	310.035	45.229	0.000	1112.640	113.320
1st FLOOR	1095.370	117.110	1095.370	117.110	1151.392	124.294	1830.560	147.010	327.770	56.599		365.968	58.180		1057.850	148.390
2nd FLOOR	1095.370	117.110	1095.370	117.110	1271.392	124.294	1830.560	147.010	327.778	56.599		365.968	58.180			
3rd FLOOR	1095.370	117.110	1095.370	117.110	1271.392	124.294	1830.560	147.010	327.778	56.599		365.968	58.180			
4th FLOOR	1095.370	117.110	1095.370	117.110	1271.392	124.294	1830.560	147.010	327.778	56.599		365.968	58.180			
5th FLOOR	1095.370	117.110	1095.370	117.110	1271.392	124.294	1830.560	147.010	327.778	56.599		365.968	58.180			
6th FLOOR	1029.140	183.340	1029.140	183.340	1176.390	212.294	1720.970	147.010	327.778	56.599		365.968	58.180			
7th FLOOR	1027.540	117.110	1027.540	117.110	1171.392	124.294	1718.850	147.010	327.778	56.599		365.968	58.180			
8th FLOOR	1095.370	117.110	1095.370	117.110	1271.392	124.294	1830.560	147.010	327.778	56.599		365.968	58.180			
9th FLOOR	1095.370	117.110	1095.370	117.110	1271.392	124.294	1830.560	147.010	327.778	56.599		365.968	58.180			
10th FLOOR	835.420	176.960	835.420	176.960	1176.392	212.294	1720.970	147.010	327.778	56.599		365.968	58.180			
11th FLOOR					1059.592	124.294	1718.850	147.010	327.778	56.599		365.968	58.180			
12th FLOOR							1830.560	147.010	327.778	56.599		365.968	58.180			
13th FLOOR							1830.560	147.010	327.778	56.599		365.968	58.180			
14th FLOOR							591.420	138.570	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 MUNITY+MACHINE+OHT	0.000	178.880	0.000	178.880	0.000	193.300	0.000	193.250	0.000	48.077		0.000	50.400		0.000	30.400
TOTAL	11727.470	1543.890	11727.470	1543.890	14667.798	1840.178	26240.460	2114.010	7912.337	1412.913	336.658	5546.057	1412.206	0.000	3170.490	302.110
GROUND COVERAGE	1235.610		1235.610		1426.986		2007.170		584.377			483.786			1228.400	

FLOORS	COMMERCIAL BLOCK ABC		COMMERCIAL BLOCK DE		COMMERCIAL BLOCK A1, B1, B2 & C1		TOWER F			BASEMENT-1 (Under IT, Club & Housing Blocks)		BASEMENT-2 (Under Commercial Blocks)		GUARD ROOM	TOTAL			
	FAR	15% SERVICE AREA	FAR	15% SERVICE AREA	FAR	15% SERVICE AREA	FAR	15% SERVICE AREA	NON FAR AREA FOR STORAGE/SERVICE	PARKING AREA NON FAR	15% SERVICE AREA	PARKING AREA NON FAR	15% SERVICE AREA	15% SERVICE AREA	FAR (sq. mt.)	15% SERVICE AREA (sq. mt.)	NON FAR AREA	TOTAL BUILTUP AREA (sq. mt.)
BASEMENT-2 (UNDER COMMERCIAL)	NA									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)	11734.92	465.72	5582.19	169.18			491.11	148.15	4801.72	40555.358	4117.482	0.000	0.000	0.000	17758.215	4900.531	45757.078	68415.824
GROUND/STILT/FIRE-STAIRCASE/ GUARD ROOM/METER ROOM	7099.22	503.33	5644.20	132.73	2960.36	125.16	2938.560	158.179						48.000	25642.562	1509.524	336.658	27468.744
1st FLOOR	7195.07	464.73	5605.24	147.63	2937.52	148.02	1776.700	191.261							23936.814	1720.335	0.000	25657.149
2nd FLOOR	7195.07	464.73	5605.56	143.31	2937.52	148.02	0.000	1492.690							21724.392	2869.054	0.000	24593.446
3rd FLOOR	7195.07	464.73	5605.56	143.31	2937.52	148.02	1273.330	154.169							22997.722	1530.533	0.000	24528.255
4th FLOOR	7195.07	464.73	5605.56	143.31	2937.52	148.02	1273.330	154.169							22997.722	1530.533	0.000	24528.255
5th FLOOR					1810.20	148.02	1273.330	154.169							9069.768	922.492	0.000	9992.260
6th FLOOR															6881.096	1152.937	0.000	8034.033
7th FLOOR							1273.330	154.169							6912.358	774.472	0.000	7686.830
8th FLOOR							1273.330	154.169							7188.628	774.472	0.000	7963.100
9th FLOOR							1273.330	154.169							7116.668	774.472	0.000	7891.140
10th FLOOR							1273.330	154.169							5815.816	1017.591	0.000	6833.407
11th FLOOR															4024.258	461.081	0.000	4485.339
12th FLOOR							473.250	74.110							2997.566	335.899	0.000	3333.465
13th FLOOR							473.250	74.110							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 MUNITY+MACHINE+OHT	1940.158	580.997	1399.52	485.100											3444.268	1236.653	0.000	4680.921
TOTAL	0.000	530.639	0.000	241.440											7.060	2050.857	0.000	2057.917
GROUND COVERAGE	7912.337	2112.267	5546.057	1412.206	3170.490	302.110	7912.337	2112.267	5546.057	40555.358	4117.482	29861.755	3243.267	48.000	196870.505	28133.163	75955.491	300959.159
	7602.550		5787.558		3085.520		3091.720							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	UPRERAPRJ179850	30,691.00
3.	Golden I Phase-III	Applied for Registration	8,206.70
	Total Plot Area of the Project		1,00,035.70

Golden I Phase–I

Golden I Phase–II

Golden I Phase–III

MEENA BHARGAVA

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Sudheer Kumar

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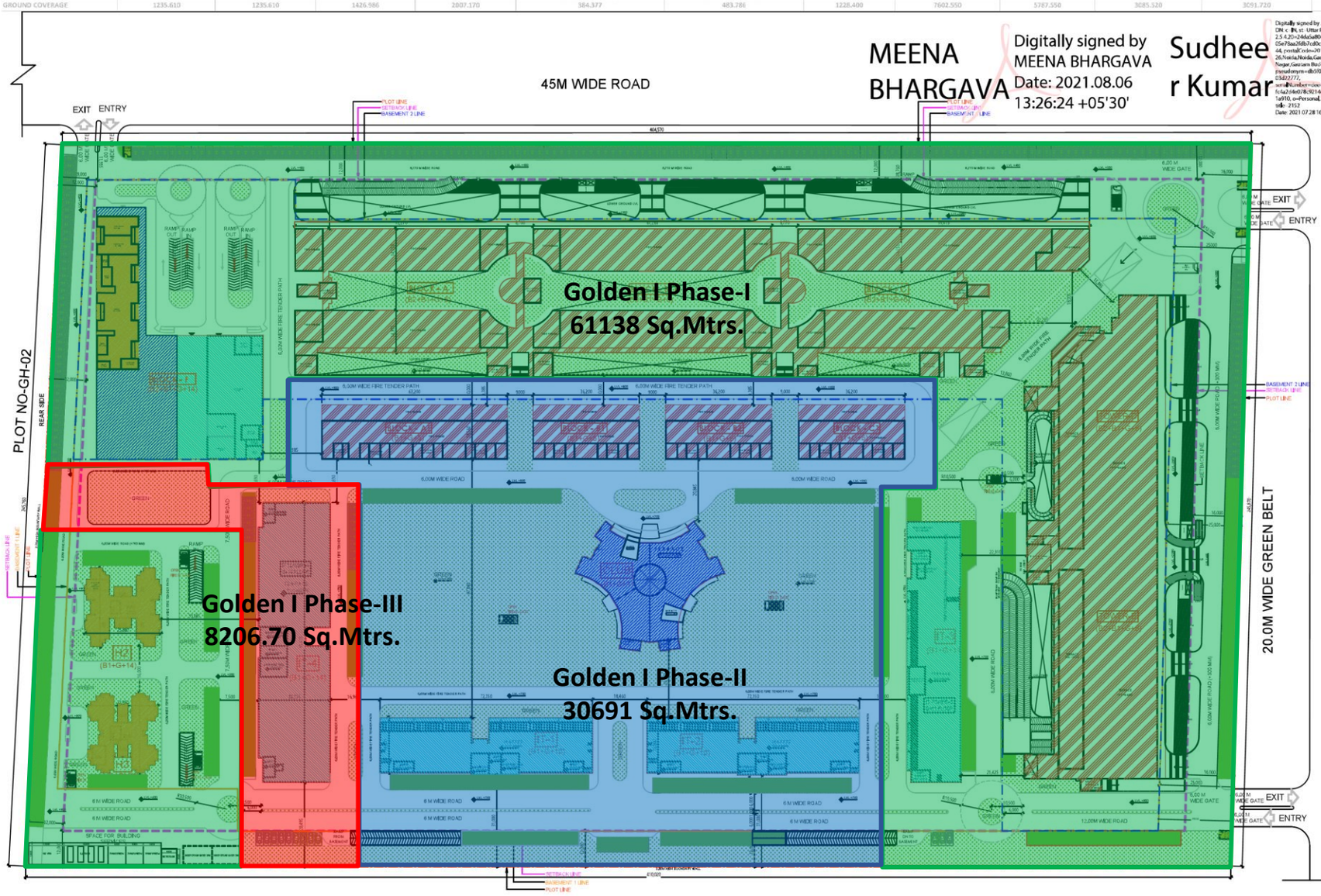

PERMISSIBLE NORMS OF DEVELOPMENT						
DESCRIPTION	%	PERMISSIBLE F.A.R.	TOTAL PERMISSIBLE F.A.R.	PERMISSIBLE F.A.R. with IGBC incentive (in sq.mt.		PROPOSED F.A.R.
UTILITIES	75%	140,675.203	147,708.963	78.75	%	147,687.096
RESIDENTIAL	10%	18,756.694	19,694.528	10.50	%	19,666.230
COMMERCIAL	10%	18,756.694	19,694.528	10.50	%	19,671.430
FACILITY	5%	9,378.347	9,847.264	5.25	%	9865.738
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
FSI FAR	IT TOWER - 1	G+18	11727.470	1543.890	13271.360
	IT TOWER - 2	G+18	11727.470	1543.890	13271.360
	IT TOWER - 3	G+21	14666.798	1840.178	16506.976
	IT TOWER - 4	G+14	26240.460	2114.010	28354.470
	TERR IN COMMERCIAL BLOCKS A, B & C		17912.690	2124.600	20037.290
	TERR IN COMMERCIAL BLOCKS D & E		13901.590	968.880	14870.470
	TERR IN COMMERCIAL BLOCKS A1, B1, B2 & C1		9,254.710	1,969.150	11,223.860
	BLOCK F	G+18	8,500.180	1,681.814	10,181.994
	CLUB		3,197.960	196.780	3,394.740
	TOTAL IT FAR		1,47,097.888	14,918.572	1,62,071.670
	SGA TO ROOM = 12 SQ.MT. X 4 = 48 (250 SQ. MT.	Ground	0.000	48.000	48.000
10% COMMERCIAL FAR	BLOCKS A, B & C	Basement & Ground	9,617.880	1,893.350	11,511.230
	BLOCKS D & E		8,556.350	57.540	8,613.890
	BLOCKS A1, B1, B2 & C1		1,881.320	23.620	1,904.940
	BLOCK F		16.200	0.000	16.200
	TOTAL COMMERCIAL FAR		19,871.750	1,018.130	20,889.930
10% RESIDENTIAL FAR	RESIDENTIAL TOWER - 1	SAME	7,914.860	1,842.872	9,757.732
	RESIDENTIAL TOWER - 1&2	1+12	5,443.647	901.229	6,344.847
	BLOCK - F	G+14	6,310.000	1,862.520	7,972.480
	TOTAL RESIDENTIAL FAR		19,668.353	4,606.623	24,074.959
5% INSTITUTIONAL FACILITY FAR	IT TOWER - 4		657.165	1.700	658.865
	BLOCKS A, B & C		2,711.900	518.109	3,230.009
	BLOCKS D & E		2,575.920	130.960	2,706.880
	BLOCK F		2,717.540	356.148	3,073.688
	CLUB		722.320	156.358	878.678
	TOTAL INSTITUTIONAL FACILITY FAR		9,384.750	1,164.210	10,548.960
	TOTAL		1,96,670.470	20,773.534	2,17,444.004
	STILT AREA	Ground	336.658		
	BASEMENT-1 (Under IT, Club, Tower F & Housing Blocks)	Basement-1	40,555.358	4,117.482	44,672.840
	BASEMENT-2 (Under Commercial Blocks)	Basement-2	29,861.755	4,218.267	34,080.022
	TOTAL		2,17,424.841	28,109.283	2,45,996.042
	TOTAL BUILT-UP AREA				2,45,996.042
	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	27,643.579	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	59,508.055	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
UTILITIES	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)	40555.358	30	1353
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

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MANOJ KUMAR SONAKAR

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FLOORS	IT TOWER-1		IT TOWER-2		IT TOWER-3		IT TOWER-4		HOUSING -3			HOUSING -2			CLUB	
	FAR	15% SERVICE AREA	FAR	15% SERVICE AREA	FAR	15% SERVICE AREA	FAR	15% SERVICE AREA	FAR	15% SERVICE AREA	NON FAR AREA	FAR	15% SERVICE AREA	NON FAR AREA	FAR	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	47.719	36.459	336.658	310.035	45.229	0.000	1112.640	113.320
1st FLOOR	1095.370	117.110	1095.370	117.110	1153.392	124.294	1830.560	147.010	327.770	56.599		365.968	58.180		1057.850	148.390
2nd FLOOR	1095.370	117.110	1095.370	117.110	1271.192	124.294	1830.560	147.010	327.778	56.599		365.968	58.180			
3rd FLOOR	1095.370	117.110	1095.370	117.110	1271.192	124.294	1830.560	147.010	327.778	56.599		365.968	58.180			
4th FLOOR	1095.370	117.110	1095.370	117.110	1271.192	124.294	1830.560	147.010	327.778	56.599		365.968	58.180			
5th FLOOR	1095.370	117.110	1095.370	117.110	1271.192	124.294	1830.560	147.010	327.778	56.599		365.968	58.180			
6th FLOOR	1029.140	183.340	1029.140	183.340	1178.190	217.294	1720.970	256.600	327.778	56.599		365.968	58.180			
7th FLOOR	1027.540	117.110	1027.540	117.110	1171.352	124.294	1718.850	147.010	327.778	56.599		365.968	58.180			
8th FLOOR	1095.370	117.110	1095.370	117.110	1271.192	124.294	1830.560	147.010	327.778	56.599		365.968	58.180			
9th FLOOR	1095.370	117.110	1095.370	117.110	1271.192	124.294	1830.560	147.010	327.778	56.599		365.968	58.180			
10th FLOOR	835.420	176.960	835.420	176.960	1178.190	217.294	1720.970	256.600	327.778	56.599		365.968	58.180			
11th FLOOR					1059.592	124.294	1718.850	147.010	327.778	56.599		365.968	58.180			
12th FLOOR							1830.560	147.010	327.778	56.599		365.968	58.180			
13th FLOOR							1830.560	147.010	327.778	56.599		365.968	58.180			
14th FLOOR							991.420	238.570	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						
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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	178.880	0.000	178.880	0.000	183.300	0.000	233.250	0.000	48.077		7.060	63.471		0.000	40.400
TOTAL	11727.470	1543.890	11727.470	1543.890	14667.798	1840.178	26240.460	2714.940	7914.383	1442.912	336.658	5440.647	923.220	0.000	2170.490	302.110
GROUND COVERAGE	1235.610		1235.610		1426.986		2007.170		384.377			483.786			1228.400	

FLOORS	COMMERCIAL BLOCK ABC		COMMERCIAL BLOCK DE		COMMERCIAL BLOCK A1, B1, B2 & C1		TOWER F			BASEMENT-1 (Under IT, Club & Housing Blocks)		BASEMENT-2 (Under Commercial Blocks)		GUARD ROOM	TOTAL			
	FAR	15% SERVICE AREA	FAR	15% SERVICE AREA	FAR	15% SERVICE AREA	FAR	15% SERVICE AREA	NON FAR AREA FOR STORAGE/SERVICE	PARKING AREA NON FAR	15% SERVICE AREA	PARKING AREA NON FAR	15% SERVICE AREA	15% SERVICE AREA	FAR (sq. mt.)	15% SERVICE AREA (sq. mt.)	NON FAR AREA	TOTAL BUILTUP AREA (sq. mt.)
BASEMENT-2 (UNDER COMMERCIAL)	NA									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)	11734.92	465.72	5582.19	169.18			441.11	148.15	4801.72	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	7099.22	503.33	5644.20	132.73	2960.36	125.16	2938.540	153.179						48.000	25642.562	1509.524	336.658	27488.744
1st FLOOR	7195.07	464.73	5601.24	147.63	2937.52	148.02	1276.700	191.261							23936.814	1720.335	0.000	25657.149
2nd FLOOR	7195.07	464.73	5605.56	143.31	2937.52	148.02	0.000	1492.690							21724.392	2869.054	0.000	24593.446
3rd FLOOR	7195.07	464.73	5605.56	143.31	2937.52	148.02	1273.330	154.169							22997.722	1530.533	0.000	24528.255
4th FLOOR	7195.07	464.73	5605.56	143.31	2937.52	148.02	1273.330	154.169							22997.722	1530.533	0.000	24528.255
5th FLOOR					1810.20	148.02	1273.330	154.169							9069.768	922.492	0.000	9992.260
6th FLOOR							1229.910	197.584							6881.096	1152.937	0.000	8034.033
7th FLOOR							1273.330	154.169							6912.358	774.472	0.000	7686.830
8th FLOOR							1202.390	154.169							7188.628	774.472	0.000	7963.100
9th FLOOR							1130.430	154.169							7116.668	774.472	0.000	7891.140
10th FLOOR							552.070	74.998							5815.816	1017.591	0.000	6833.407
11th FLOOR							552.070	74.998							4024.258	461.081	0.000	4485.339
12th FLOOR							473.260	74.110							2997.566	335.899	0.000	3333.465
13th FLOOR							473.260	74.110							2997.566	335.899	0.000	3333.465
14th FLOOR							395.080	73.222							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	1940.158	580.997	1399.52	170.556	104.590	485.100									3444.268	1236.653	0.000	4680.921
MUMTY+MACHINE+OHT	0.000	530.639	0.000	147.520	0.000	241.440	0.000	205.000							7.060	2050.857	0.000	2057.917
TOTAL	49554.587	3939.625	35043.830	1197.533	16625.230	1591.800	15758.140	3684.316	4801.720	40955.358	4117.482	29861.755	3243.267	48.000	196870.505	28133.163	75955.491	300959.159
GROUND COVERAGE	7602.550		5787.550		3085.520		3091.720							74.400	27643.679			

MEENA BHARGAVA

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Sudheer Kumar

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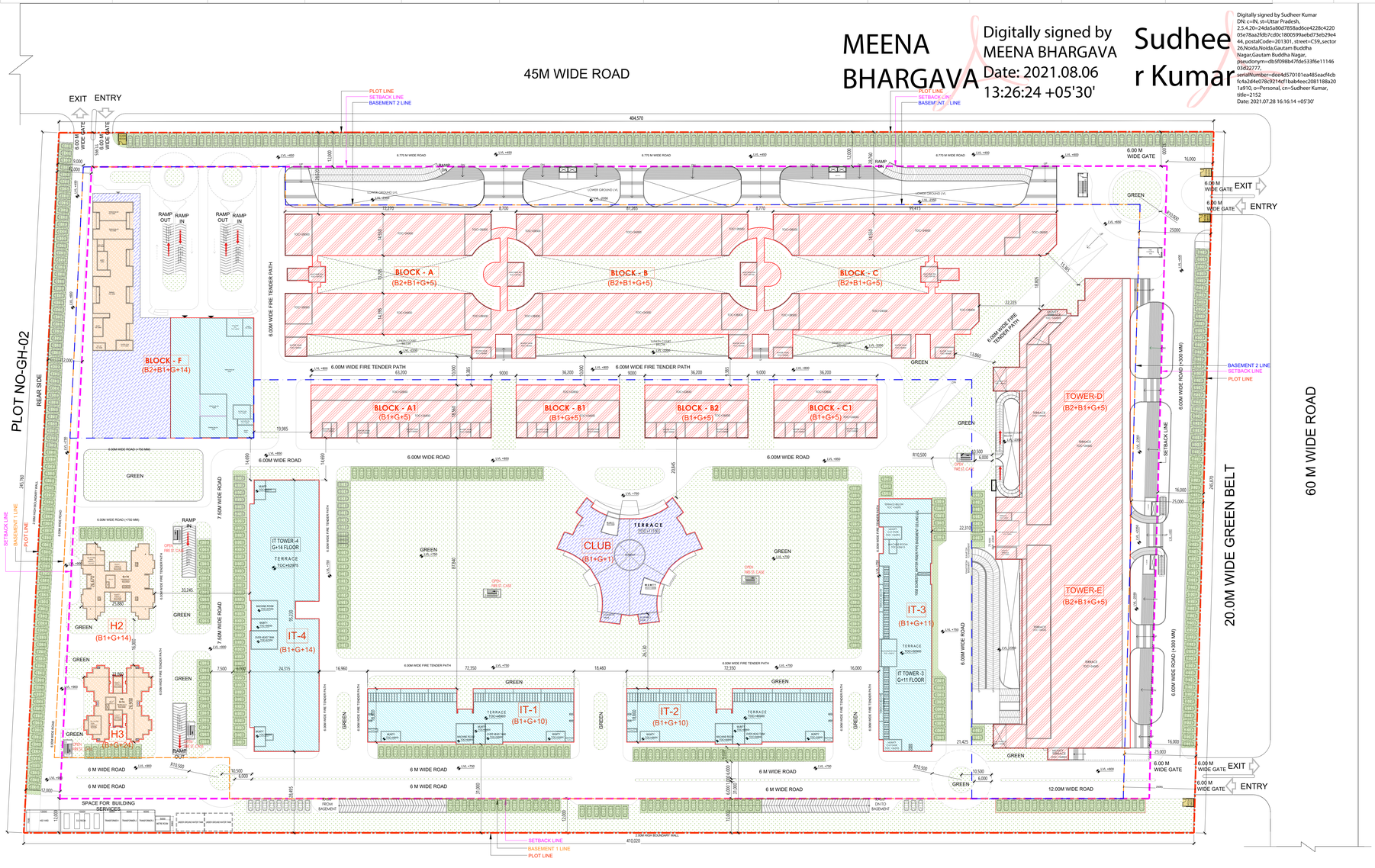

PERMISSIBLE NORMS OF DEVELOPMENT						
DESCRIPTION	%	PERMISSIBLE F.A.R.	TOTAL PERMISSIBLE F.A.R. with IGBC incentive (in sq.mt.	PERMISSIBLE F.A.R. with IGBC Incentive (in %)		PROPOSED F.A.R.
IT/ITES	75%	140,675.203	147,708.963	78.75	%	147,687.098
RESIDENTIAL	10%	18,756.694	19,694.528	10.50	%	19,665.250
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**

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	13839.616
	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		23033.090	969.440	24002.430
	IT FAR IN COMMERCIAL BLOCKS - A1, B1, B2 & C1		14,744.110	1,569.150	16313.260
	BLOCK F	G+10	6,559.181	1,688.844	8248.024
	CLUB		1,397.980	194.780	1,592.760
	TOTAL IT FAR		**1,47,687.098**	**14,388.572**	**1,62,075.670**
	GUARD ROOM = 12 SQ.MT. X 4 = 48 .00 SQ. M/T.	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 - H1	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	1,962.220	7,972.440
	TOTAL RESIDENTIAL FAR		**19,665.250**	**4,028.352**	**23,693.602**
5% INSTITUTIONAL FACILITY FAR	IT TOWER - 3		687.160	1.200	688.360
	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	4,137.482	**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**

RAJESH SHARMA

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MANOJ KUMAR SONAKAR

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Date: 2021.07.19 19:10:26 +05'30'

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 MECHANICALLI 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**
URBAN DESIGN / NATIONAL / INTERNATIONAL / ENVIRONMENT / PROJECT MANAGEMENT
A-4,A21, AFRICA AVENUE, SAFDARJUNG ENCLAVE, NEW DELHI, INDIA 110 029
T : +91.11.4303.5255 | F : +91.11.2629.4487 | E: sas@sasindia.net | W: www.sasindia.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