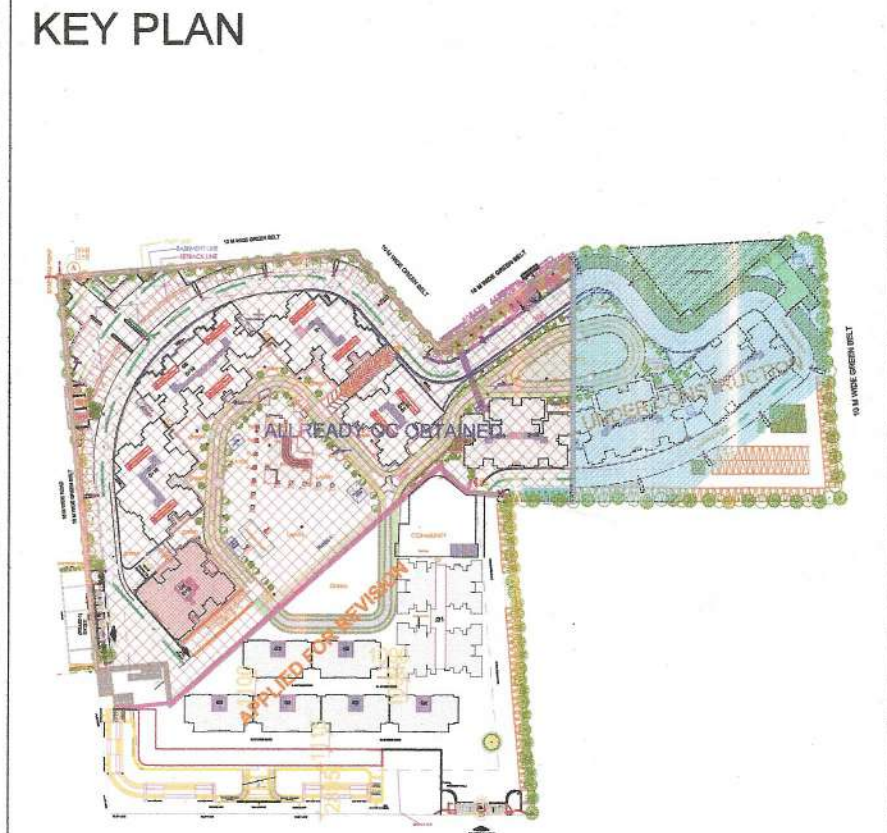


LEGEND

- OC OBTAINED
- UNDER CONSTRUCTION
- APPLIED FOR REVISION
- BOUNDARY WALL

L. SHIV KUMAR ACHARYA
TOWN PLANNER
B ARCH, MUDP
A/TP/2011-100

- S.No. Notes:
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 - Drawing is to be read only and not to be scaled.
 - Any discrepancies in the drawing has to be immediately brought to the notice of the Architects.



PROJECT :
REVISE SUBMISSION PLAN FOR
PHASE-2 RESIDENTIAL GROUP
HOUSING AT PLOT NO -GH-03, OF
SECTOR -02, GREATER NOIDA, U.P.

OWNER :
NIRALA PROJECTS PVT. LTD.

ARCHITECTS :
REINFO-TECH CONSULTANTS
G-56 (BASEMENT), PUSHKAR ENCLAVE, PASCHIM VIHAR, ND-63.
PH. :-011-011-42331562, 011-45796222- 25
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Website :- www.reinfotech.net

Drawing :
REVISED SUBMISSION

Sheet Title :
SITE PLAN & AREA DETAIL

Scale: N.T.S

SEAL & SIGNATURE:
NIRALA PROJECTS PVT. LTD. ARCHITECTS I.M.T.I.C.E.
B. ANIL K. SINGH
CA/2013/71404

Authorised Signatory

AUTHORITY

Greater Noida Industrial Development Authority
Vide Letter No. P/2013/2005/604 dated 20/11/2020
Valid Upto Dated 30/11/2025

S.M.(ARCH)

AREA DETAILS

1 TOTAL PLOT AREA	= 40852.500	Sq Mts
ENCROACHED AREA	= 0.000	Sq Mts
NET PLOT AREA	= 40852.500	Sq Mts
	= 4.085	HECTARE
PLOT AREA (OC OBTAINED)	= 16251.598	Sq Mts
BALANCE PROPOSED PLOT AREA	= 24600.902	Sq Mts
2 GROUND COVERAGE		
PERMISSIBLE GROUND COVERAGE @ 35% OF PLOT AREA	= 14298.375	Sq Mts
PROPOSED GROUND COVERAGE	= 2889.733	Sq Mts
GROUND COVERAGE (OC OBTAINED)	= 3869.768	Sq Mts
TOTAL GROUND COVERAGE (PROPOSED + OC OBTAINED + UNDER CONST.)	= 8577.588	%
	= 20.996	%
3 FAR		
PERMISSIBLE FAR @ 2.75 OF NET PLOT AREA	= 112344.375	Sq Mts
TOTAL PROPOSED FAR (G1, G2, G3 + COMMERCIAL) (A)	= 18379.996	Sq Mts
TOTAL UNDER CONSTRUCTION FAR (G11, 12, G14) (B)	= 28099.996	Sq Mts
TOTAL FAR.....(OC OBTAINED AREA) (C)	= 65927.418	Sq Mts
TOTAL PROPOSED FAR..... (D) = (A+B+C)	= 112334.261	Sq Mts
	= 2.750	
4 GREEN AREA		
REQUIRED GREEN @ 50% OF (PLOT AREA - GROUND COVERAGE)	= 16138.744	Sq Mts
PROPOSED GREEN	= 7872.730	Sq Mts
GREEN AREA (OC OBTAINED)	= 8548.863	Sq Mts
TOTAL GREEN AREA	= 16421.593	
No. OF TREES REQUIRED @ 1 TREE/100 SQMT OF (PLOT AREA - GR. COV.)	= 322.749	Nos
No. OF TREES PROVIDED (above 2.0 mtr. Height)	= 438	Nos
5 DUP'S		
TOTAL DUP'S	= 1292	NOS
TOTAL SERVANT ROOM	= 124	NOS
TOTAL DUP'S UNDER CONSTRUCTION	= 400	NOS
TOTAL DUP'S PROPOSED	= 160	NOS
TOTAL DUP'S (OC OBTAINED)	= 48	NOS
TOTAL SERVANT ROOM (OC OBTAINED)	= 732	NOS
TOTAL DUP'S (OC OBTAINED)	= 76	NOS
6 DENSITY		
PERMISSIBLE DENSITY @ 1650 PERSONS /HAECTARE	= 6740.663	Nos
POPULATION @ 4.5 PERSONS/ DU	= 5814	Nos
POPULATION OF SERVANT @ 2.25 PERSONS/ DU	= 279.00	Nos
NO. OF PERSONS PROPOSED = (5814+279)	= 6093.00	Nos
DENSITY PROPOSED	= 1491.463	PERSON/HAECTARE
7 SERVICE AREA (Additional 15% OF FAR)		
PERMISSIBLE SERVICE AREA @ 15% OF FAR	= 16851.65625	Sq Mts
PROPOSED AREA IN 15% FACILITY AREA FOR HOUSING + FIRE STAIR CASE AREA + LIFT LOBBY AREA + MUMTY AREA + MACHINE ROOM AREA + LIFT SHAFTS + SERVICES SHAFTS + CUPBOARD + GUARD ROOM + OVER HEAD TANK + DRIVER'S REST ROOM + STP (OC OBTAINED AREA)	= 10441.491	SQ.MT
PROPOSED AREA IN 15% FACILITY AREA FOR HOUSING + FIRE STAIR CASE AREA + LIFT LOBBY AREA + MUMTY AREA + MACHINE ROOM AREA + LIFT SHAFTS + SERVICES SHAFTS + CUPBOARD + GUARD ROOM + OVER HEAD TANK + DRIVER'S REST ROOM + STP (UNDER CONSTRUCTION AREA) (K)	= 3400.948	SQ.MT
PROPOSED AREA IN 15% FACILITY AREA FOR HOUSING + FIRE STAIR CASE AREA + LIFT LOBBY AREA + MUMTY AREA + MACHINE ROOM AREA + LIFT SHAFTS + SERVICES SHAFTS + CUPBOARD + GUARD ROOM + OVER HEAD TANK + DRIVER'S REST ROOM + STP (PROPOSED SERVICE AREA) (R)	= 2948.161	SQ.MT
TOTAL SERVICE AREA.....(E)	= 16790.600	Sq Mts
ACHIEVED FOR FACILITY - PERMISSIBLE FOR FACILITY (16851.656-16669.762)	= 61.056	SQ.MT
EXTRA AREA TO BE CALCULATED IN FAR	= Nil	SQ.MT
PERMISSIBLE COMMERCIAL @ 1% OF 2.75 FAR	= 1123.444	SQ.MT
TOTAL PROPOSED COMMERCIAL	= 1120.87	SQ.MT
TOTAL PROPOSED COMMUNITY	= 1279.278	SQ.MT

8 PARKING

RESIDENTIAL ECS REQUIRED @ 1 ECS PER 80 SQ.MT./ECS	= 1404.305	Nos
TOTAL ECS REQUIRED	= 1404.305	Nos
ECS PROVIDED	= 1300	Nos
9 BASEMENT AREA		
TOTAL BASEMENT AREA (OC OBTAINED + PROPOSED)	= 27234.613	Sq Mts
BASEMENT AREA (OC OBTAINED)	= 16521.062	Sq Mts
PROPOSED BASEMENT AREA (S)	= 5404.610	Sq Mts
PROPOSED BASEMENT AREA UNDER CONSTRUCTION (Z)	= 3817.967	Sq Mts
PROPOSED BASEMENT PARKING AREA	= 24288.469	Sq Mts
PERMISSIBLE ECS IN BASEMENT @ 1 ECS/ 30 Sq Mts	= 809.616	Nos
BASEMENT PARKING AREA (OC OBTAINED)	= 15407.427	Sq Mts
PERMISSIBLE ECS IN BASEMENT @ 1 ECS/ 30 Sq Mts (OC OBTAINED)	= 466.914	Nos
OC OBTAINED ECS	= 471	Nos
PROPOSED ECS	= 132	Nos
TOTAL ECS	= 603	Nos
11 PROPOSED STILT PARKING AREA (TOWER AREA) (Q)	= 1720.178	Sq Mts
STILT PARKING AREA (TOWER AREA) (OC OBTAINED)	= 3497.209	Sq Mts
STILT AREA (TOWER) UNDER CONSTRUCTION (Z)	= 1122.813	Sq Mts
TOTAL PROPOSED STILT PARKING AREA (TOWER AREA)	= 6470.954	Sq Mts
PERMISSIBLE ECS IN STILT (TOWER AREA) @ 1 ECS/ 30 Sq Mts	= 215.698	Nos
PROPOSED ECS IN STILT (TOWER AREA)	= 205	Nos
PROPOSED ECS IN STILT (TOWER AREA) (OC OBTAINED)	= 109	Nos
TOTAL ECS IN STILT (TOWER AREA) (PROPOSED + OC OBTAINED)	= 314	Nos
12 PROPOSED STILT PARKING AREA (NON - TOWER AREA) (T)	= 2180.731	Sq Mts
STILT PARKING AREA (NON - TOWER AREA) (OC OBTAINED)	= 7793.984	Sq Mts
TOTAL STILT UNDER CONSTRUCTION PARKING AREA (NON - TOWER AREA)	= 3435.836	Sq Mts
TOTAL PROPOSED STILT PARKING AREA (NON - TOWER AREA) (PROPOSED + OC OBTAINED)	= 13282.979	Sq Mts
PERMISSIBLE ECS IN STILT (NON - TOWER AREA) @ 1 ECS/ 30 Sq Mts	= 442.766	Nos
PROPOSED ECS IN STILT (NON - TOWER AREA)	= 71	Nos
ECS IN STILT (NON - TOWER AREA) (OC OBTAINED)	= 168	Nos
TOTAL ECS IN STILT (NON - TOWER AREA) (PROPOSED + OC OBTAINED)	= 239	Nos
TOTAL PROPOSED ECS IN STILT (BOTH TOWER & NON - TOWER)	= 350	Nos
13 PROPOSED SURFACE PARKING AREA	= 6765.690	Sq Mts
PERMISSIBLE ECS IN SURFACE @ 1 ECS / 20sq Mts	= 338.285	Nos
SURFACE PROPOSED ECS	= 350	Nos
14 TOTAL ECS PROVIDED	= 1506	Nos
STILT /PODIUM AREA		
COVERED AREA (UNDER CONSTRUCTION)		
TOTAL UNDER CONSTRUCTION AREA (FAR AREA + SERVICE AREA + BASEMENT AREA (V))	= 35318.911	Sq Mts
COVERED AREA		
16 TOTAL COVERED AREA (PROPOSED + UNDER CONSTRUCTION)	= 66032.587	Sq Mts
17 PROPOSED TOTAL COVERED AREA + FAR AREA + SERVICE AREA + BASEMENT AREA + PROPOSED STILT (TOWER AREA) PROPOSED STILT (NON-TOWER AREA)	= 30713.676	Sq Mts
PROPOSED TOTAL COVERED AREA (V)	= 30713.676	Sq Mts

DRAWING NO : RTC/NGS / SUB /PH-2/ 100-A