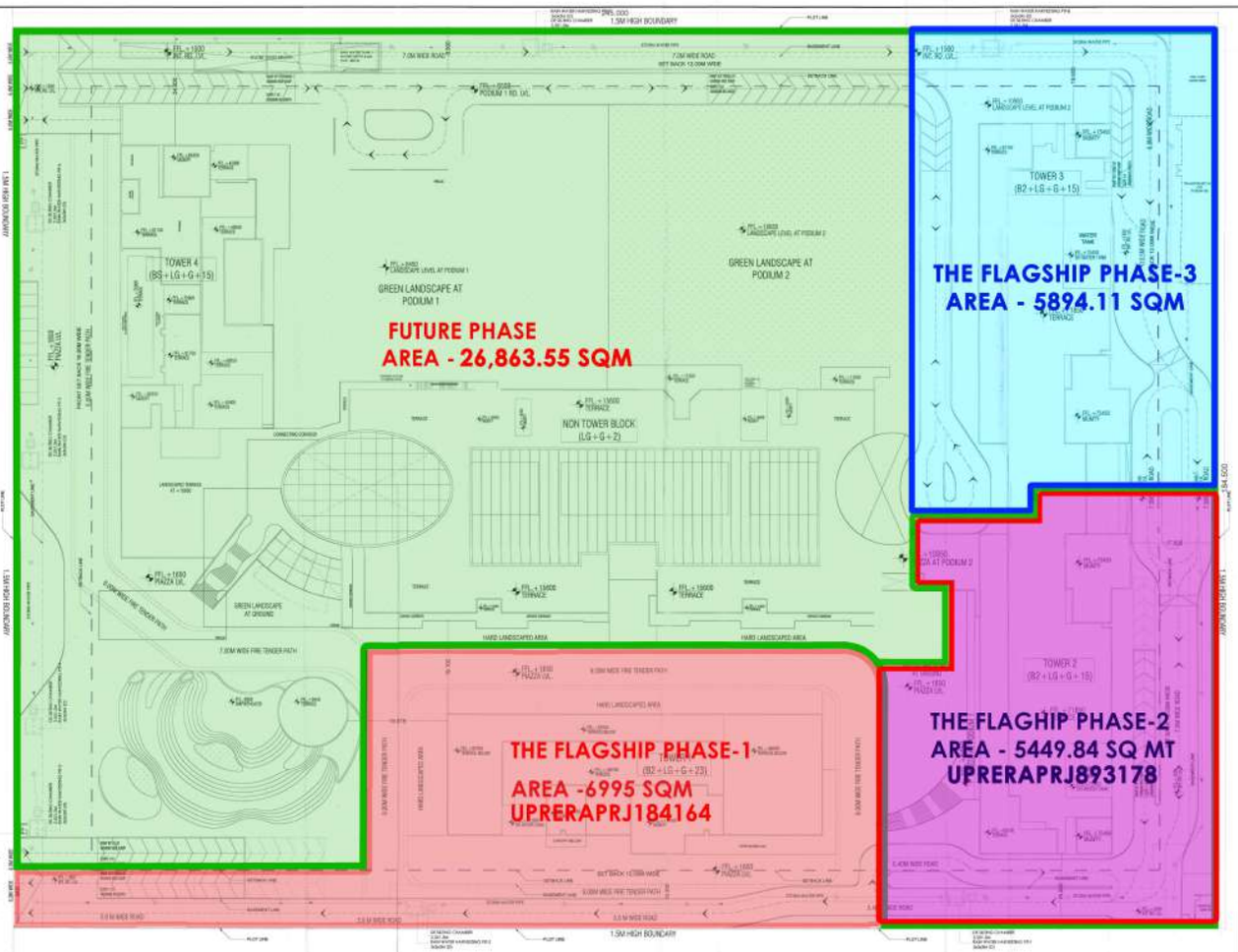


SNo.	Name of the Project	UP RERA Registration No.	Area (Sq Mtrs)
1	The Flagship Phase -1	UPRERAPRJ184164	6995.0
2	The Flagship Phase -2	UPRERAPRJ893178	5449.84
3	The Flagship Phase -3	Applied for Registration	5894.11
4	Future Phase	To be constructed in Future	26,863.55
Total Area of the Project			45202.50

COMBINED AREA CHART

FLOORS	ENVELOPE	DEDUCTION	15% SERVICES	F.A.R RESIDENTIAL	INSTITUTIONAL FACILITY	COMMERCIAL	IT/ITES OFFICE	TOTAL FAR	NON FAR
BASEMENT - 2	89903.110	3234.181	858.596	0.000	0.000	0.000	0.000	0.000	88669.517
LOWER GROUND	39294.220	2411.554	2004.074	0.000	3484.808	772.685	0.000	4257.170	32286.071
GROUND FLOOR	14712.697	2016.608	1760.908	0.000	2296.158	7174.998	1589.804	11059.960	11874.004
1ST FLOOR	12918.894	2151.759	908.742	0.000	3552.874	3151.445	3163.544	9867.863	8999.800
SERVICE FLOOR	587.369	6.741							580.628
2nd FLOOR	8434.086	350.197	624.091	0.000	1984.995	836.840	5494.731	7416.266	3040.334
3rd FLOOR	7235.954	541.475	688.474	0.000	0.000	0.000	6235.373	6235.373	52.701
4th FLOOR	6870.669	541.081	664.424	0.000	0.000	0.000	5956.588	5956.588	127.121
5th FLOOR	7125.219	383.300	799.606	0.000	0.000	0.000	5947.681	5947.681	31.681
SERVICE FLOOR	1307.046	9.651	0.000	0.000	0.000	0.000	0.000	0.000	1297.395
6th FLOOR	6626.271	625.875	987.828	0.000	472.493	79.380	5242.060	5793.933	67.811
7th FLOOR	6407.424	541.870	905.489	735.017	0.000	0.000	4825.524	5560.541	126.154
8th FLOOR	6494.384	401.381	620.944	735.017	0.000	0.000	4737.307	5472.324	149.680
9th FLOOR	6496.524	541.134	674.601	735.017	0.000	0.000	4746.141	5481.158	38.391
10th FLOOR	6496.524	541.081	905.489	735.017	0.000	0.000	4916.502	5648.519	57.794
11th FLOOR	6466.324	342.113	623.339	735.017	0.000	0.000	4785.091	5520.108	124.614
12th FLOOR	6490.179	542.234	905.489	735.017	0.000	0.000	4910.579	5645.596	114.934
14th FLOOR	6413.769	541.770	674.601	735.017	0.000	0.000	4662.857	5397.874	57.794
15th FLOOR	5868.526	341.991	402.240	735.017	0.000	0.000	4221.063	4956.080	118.155
16th FLOOR	3721.645	359.512	455.011	0.000	334.857	0.000	4737.161	4072.018	33.928
17th FLOOR	3485.216	92.620	747.346	0.000	0.000	0.000	1646.379	1646.379	26.124
18th FLOOR	3806.700	92.984	117.875	0.000	0.000	0.000	1696.318	1696.318	30.954
19th FLOOR	3598.400	122.684	292.960	0.000	0.000	0.000	1582.105	1582.105	57.617
20th FLOOR	2900.940	92.984	117.850	0.000	0.000	0.000	1690.583	1690.583	30.954
21st FLOOR	2959.400	93.105	117.875	0.000	0.000	0.000	1725.896	1725.896	30.954
22nd FLOOR	2898.400	93.105	117.875	0.000	0.000	0.000	1728.596	1728.596	26.134
23rd FLOOR	917.749	31.943	117.875	0.000	0.000	92.686	615.231	707.931	0.000
24th FLOOR	707.748	31.943	117.875	0.000	0.000	124.818	599.338	707.931	68.025
MUMTY	281.719	0.000	281.719	0.000	0.000	0.000	0.000	0.000	0.000
GUARD ROOMS			25.200						
METER ROOM							33.700		33.700
TOTAL	215846.969	15633.745	16310.536	5880.136	11495.884	12722.011	87435.969	116568.260	94875.889	227554.665

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 = 2.625**	=	**118656.56**
	DETAIL OF PROPOSED AREAS		
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
		=	15820.90/100
		=	158.209
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	=	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

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
INSTT. FACILITY	MIN. 5%		11,495.884
METER ROOM			33.70
TOTAL	100%	118,656.56	116,568.260

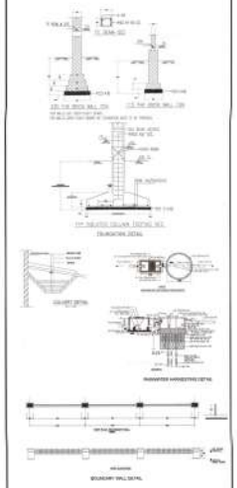
		AREA (SQM)
	=	45202.500
	=	13560.750
ATION		
	=	2103.470
	=	2012.140
	=	2007.200
	=	1585.300
	=	5619.080
	=	25.200
	=	33.700
11 PROPOSED GROUND COVERAGE	=	13386.09

S.NO. THE INSTITUTIONAL FACILITIES PERMISSIBLE IN THE AREA OF IT/ITES & STP/SERVICES ARE AS FOLLOWS:

1. WAITING AND TRANSIT AREAS
2. AREAS DESIGNATED FOR PUBLIC UTILITIES
3. TRAVEL SERVICES
4. ELECTRIC SUB-STATION
5. WATER WORKS
6. EXPORT RELATED FACILITIES
7. CANTEEN/RESTAURANT
8. CRECHE & DAY CARE CENTRE
9. OPERATIONS AND MAINTENANCE BY SPECIALIZED AGENCIES
10. TRAINING CENTER AND LIBRARY
11. HEALTH CLUB AND GYM FOR USERS/RESIDENTS OF IT INDUSTRIES AND IT ENABLED SERVICES
12. GAMES/ENTERTAINMENT ROOM FOR USERS/ RESIDENTS OF IT INDUSTRIES AND IT ENABLED SERVICES
13. BANKING AND FINANCIAL SERVICES
14. BUSINESS AND FINANCIAL SERVICES
15. BUSINESS CENTER/CONFERENCE FACILITIES
16. SHOPS
17. OPEN EATING KIOSKS
18. TELEPHONE EXCHANGE

PROJECT

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



ITEM	LEGEND
	PLOT LINE
	SETBACK
	BASEMENT LINE

OWNER: IT INFRASTRUCTURE PARK PVT.LTD.

PRINCIPAL ARCHITECT: VASTUNIDHI
Vastunidhi
105, BLOCK - B, SECTOR - 44, NOIDA, UTTAR PRADESH 201 303, INDIA
T: +91 0120 - 42 333

ARCHITECT'S SIGNATURE: SHIVAN G BANSAL — Digitally signed by SHIVAN G BANSAL Date: 2022.10.13 17:23:10 +05'30'

OWNER'S SIGNATURE: 15aa472f-bb0a-454f-92b1-f5f389b36257 — Digitally signed by 15aa472f-bb0a-454f-92b1-f5f389b36257 DN: cn=15aa472f-bb0a-454f-92b1-f5f389b36257 Date: 2022.10.13 16:58:29 +05'30'

DWG TITLE: SITE PLAN

NORTH

SUBMISSION DRAWING

DRAWING			
DRAWN BY	MG	CHECKED BY	SB
DATE	13/10/2022	SCALE	1:250
SHEET SIZE	A1	SHEETS	-
NUMBER	VAS-140A-SP-101	REV NO.	00