233.44

2.400 M HT. BOUNDARY WALL

9.000 M WIDE REAR SET BACK

6.000 M WIDE ROAD

SETBACK LINE

9.000 M WIDE SIDE SET BACK

TOWER- D

LVL.+10.500

LVL.+17.100

TOWER C
IT (FUTURE EXPENSION)
2B+S+1ST to 3rd FLOOR
LVL.+14.100

STP

IT TOWER
2B+LG+UG+1st,S,SERVICE FLOOR,
4th TO 18th FLOOR
LVL.+93.900

LVL.+21.900

LVL.+97.400

6.00 M WIDE RAMP
SLOPE =1:12 M

TOWER B
IT/ ITES AND INST. FACILITIES BLOCK
2B+LG+UG+1st,S,SERVICE FLOOR

LVL.+26.400

TOWER A
RESIDENTIAL AND IT/ITES
2 B+S+1Lift+11th RESIDENTIAL BLOCK
1Gr+ 24 FLOOR IT BLOCK
LVL.+79.650

RAMP

ENTRY

EXIT

7.500 M WIDE FIRE TENDER PATH

LVL.+0.900

2.000 M WIDE PLATFORM

CANOPY

LVL.+0.300

25.000 M WIDE FRONT SET BACK

1.100 M HT. SOLID WALL AND 1.000 M HT RAILING

236.03

24.000 M WIDE ROAD

172.66

112.36

Sudheer Kumar
Digitally signed by Sudheer Kumar
Date: 2024.05.31 15:21:04 +05'30'

Musharraf Yusuf
Digitally signed by Musharraf Yusuf
Date: 2024.05.25 23:15:53 +05'30'

Lal Singh
Digitally signed by Lal Singh
Date: 2024.05.28 14:52:44 +05'30'

AREA CALCULATION CHART

						PERMISSIBLE	PROPOSED
TOTAL PLOT AREA = 40537.670 SQM.							
PERMISSIBLE MAXIMUM GROUND COVERAGE @30%						12161.301	11482.554
PERMISSIBLE MAXIMUM FAR @ 187.5%						76008.131	75967.192
PERMISSIBLE MINIMUN IT FAR @ 85% OF FAR						64606.911	64566.76
PERMISSIBLE MAX.RESIDENTIAL FAR @ 10% OF FAR						7600.813	7600.432
PERMISSIBLE MAX. INSTITUTIONAL FACILITY FAR @ 5% OF FAR						3800.407	3800
PERMISSIBLE MAX. ADDITIONAL 15% AREA OF FAR AREA.						11401.22	9076.696
PARTICULARS	**PERMISSIBLE (%)**	**PERMISSIBLE FAR**	**PROPOSED (%)**	**PROPOSED (FAR)**	**ADD. FAR 15%**	**NON FAR**	**TOTAL BUILT-UP AREA**
LOWER BASEMENT						21522.936	21522.936
UPPER BASEMENT						21543.085	21543.085
RESIDENTIAL BLOCK_10% OF PERMISSIBLE F.A.R AREA							
TOTAL MAXIMUM FAR_(TOWER A)	10%	7600.813	8.846	6724.067	319.91	629.097	7673.074
TOTAL MAXIMUM FAR_(TOWER D)			1.153	876.365	0	182.954	1059.319
TOTAL MAXIMUM FAR_RESIDENTIAL			**10.00%**	**7600.432**	**319.91**	**812.051**	**8732.393**
IT BLOCK _85% OF PERMISSIBLE F.A.R AREA							
TOTAL MAXIMUM FAR_(TOWER A)	85%	64606.91	11.226	8533	413.7	0	8946.7
TOTAL MAXIMUM FAR_(TOWER B)			62.593	47576	6131.113	0	53707.113
TOTAL MAXIMUM FAR_(TOWER C)			11.081	8422.76	1192.068	2840.92	12455.748
METER ROOM AREA			0.0325	21	0	0	21
TOTAL MAXIMUM FAR_IT/ITES			**84.93%**	**64552.76**	**7736.881**	**2712.264**	**75130.561**
INSTITUTIONAL FACILITIES_5% OF PERMISSIBLE F.A.R AREA							
SHOP AT LOWER GROUND FLOOR PLAN	2%	3800.407	**2**	1520	0	0	**1520**
BANKING & FINANCIAL AT LOWER GROUMD FLOOR PLAN	1.61%		**1.61**	1223	0	0	**1223**
HEALTH CLUB AT LOWER GROUND FLOOR PLAN	1.39%		**1.39**	1057	0	0	**1057**
TOTAL MAXIMUM FAR_INSTITUTIONAL FACILITIES AREA	**5%**		**5.00%**	**3800**	0	0	**3800**
GUARD ROOM AREA (1+2)				0	**44.5**	0	**44.5**
CONOPY AREA				0	**68.918**	0	**68.918**
REFUGE AREA TOWER -A				0	**216.975**	0	**216.975**
REFUGE AREA TOWER -B				0	**689.58**	0	**689.58**
TOTAL MAXIMUM F.A.R, 15% ADDI. F.A.R, Non F.A.R & BUILT-UP AREA	**100%**	**76008.13**	**99.93%**	**75953.192**	**9076.764**	**46590.336**	**131748.948**

PARKING CALCULATION

PERMISSIBLE F.A.R. AREA = 76008.130 SQM		**NOS**		**AREA SQM.**
IT/ITES @50	64606.91/50 = 1292.138 NOS	1292	AREA =1292.138 X 30	38764.14
INST @30	3800.407/30 = 126.680 NOS	126	AREA =126.680 X 30	3800.407
RESIDENCE	7600.813/80 = 95.010 NOS	95	AREA =95.010 X 20	1900.2
TOTAL REQUIRED NOS CAR & AREA		1513		44464.747
PROPOSED (BASEMENT @30/OPEN@20)		**NOS**		**AREA SQM.**
IN BASEMENT 1	20180.644/30 = 672.688	672	AREA =672.688 X 30	20180.644
IN BASEMENT 2	20180.644/30 = 672.688	672	AREA =672.688 X 30	20180.644
IN STILT (TOWER -A+TOWER -C)	3379.869/30 = 112.662	112	AREA =112.662 X 30	3379.869
IN OPEN	3632.711/20 = 181.635	181	AREA =181.635 X 20	3632.635
TOTAL PROPOSED NOS CAR & AREA		**1637**		**47373.792**

LANDSCAPE AREA CALCULATION

TOTAL PLOT AREA = 40537.670 SQM

TOTAL OPEN AREA = PLOT AREA - GROUND COVERAGE AREA = 40537.670 - 11482.554 = **29055.116 SQM.**

REQUIRED LANDSCAPE AREA (50% OF OPEN AREA) = 29055.116 X 0.50 = **14527.558 SQM.**

PROPOSED LANDSCAPE AREA = **14764.569 SQM.**

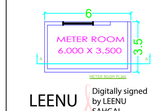
MINIMUM NO. OF TREE REQUIRED

ONE TREE PER 100 SQM. OF OPEN AREA

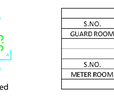
29055.116 / 100 = **290.551 = SAY 290 NOS (50% EVERGREEN AND 50% SEASONAL)**

PROPOSED NO OF TREES = **351 NOS (50% EVERGREEN AND 50% SEASONAL)**

GUARD ROOM AND METER ROOM DETAILS :-



GUARD ROOM AREA				
S.NO.	X	Y	NO.	AREA
GUARD ROOM	4.450	5.000	2	44.500
TOTAL AREA				44.500
METER ROOM AREA				
S.NO.	X	Y	NO.	AREA
METER ROOM	6.000	3.500	1	21.000
TOTAL AREA				21.000



LEENU SAHGAL
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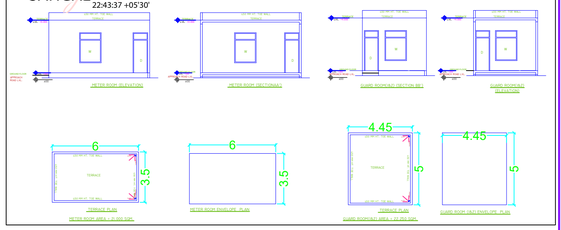

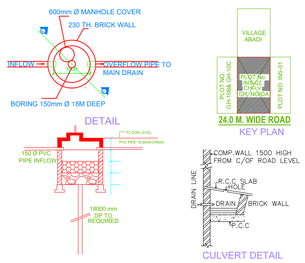

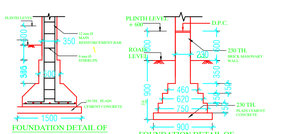

PROJECT :-
SIGNATURE PARK

FOR :-
M/s R.S. RESOURCE MANAGEMENT CONSULTING PVT. LTD.
PLOT NO-INS-02,SECTOR -CHI-V
GREATER NOIDA , G.B. NAGAR, U.P.

ARCHITECT :-

S D A
SHASHANK DIXIT & ASSOCIATES
BUILDING COMPLIANCE | SANCTION | COMPLETION | NOC'S | APPROVALS |
A D V I S O R Y
ADDRESS :- F-003, 1st FLOOR, GNS PLAZA, SITE IV,OPP. RADISSION BLU HOTEL KASNA ROAD PARI CHOWK, G R N O I D A , G . B . N A G A R , U . P .
Email Id :- sdagnida@gmail.com Mobile No. 7065557773

OWNERS SIGN	ARCHITECTS SIGN
Dipak Kumar — Digitally signed by Dipak Kumar Date: 2024.05.25 15:40:46 +05'30'	SHASHANK DIXIT — Digitally signed by SHASHANK DIXIT Date: 2024.05.25 14:51:05 +05'30'

DRAWING TITLE:
SUBMISSION DRAWING_ SITE PLAN

DRAWN BY :-	RAMHARI
CHECKED BY :-	DINESH
SCALE :-	NOT TO SCALE
DATE :-	2024.05.10
DRW. NO. :-	**SDA_01/21**

NORTH