

AREA STATEMENT

S.NO	PARTICULARS	SQ.MTR.
1	TOTAL PLOT AREA	40,431.74
2	PERMISSIBLE F.A.R	1.875
3	PERMISSIBLE F.A.R AREA = 1.875 X 40,431.74 = 75,809.51 SQ.MT.	75,809.51
A	PERMISSIBLE F.A.R AREA FOR I.T. = 75,809.51 SQ.MT. (As per Municipal Corporation, New Delhi)	75,809.51
B	PERMISSIBLE F.A.R AREA FOR RESIDENTIAL = 10% OF PERMISSIBLE F.A.R AREA = 7,580.95 SQ.MT.	7,580.95
C	PERMISSIBLE F.A.R AREA FOR INSTITUTIONAL = 5% OF PERMISSIBLE F.A.R AREA = 3,790.47 SQ.MT.	3,790.47
4	TOTAL A+B+C = 75,809.51 SQ.MT.	75,809.51
5	PERMISSIBLE 15% F.A.R. FOR FACILITY OF TOTAL MAIN F.A.R. AREA = 15% OF 75,809.51 SQ.MT. = 11,371.426 SQ.MT.	11,371.426
6	ACHIEVED FOR FACILITY FIRE STAIR CASE AREA + LIFT LOBBY AREA + MUMTY AREA + MACHINE ROOM AREA + LIFT SHAFTS + SERVICE SHAFTS + CUPBOARD + OPEN D.G. SET + FIRE STAIR CASE UP TO PODIUM LVL. + GUARD ROOM + S.T.P. = 7,050.03 SQ.MT.	7,050.03
7	PERMISSIBLE GROUND COVERAGE = 30% OF PLOT AREA = 30% OF 40,431.74 = 12,129.52 SQ.MT.	12,129.52
8	PROPOSED F.A.R AREA	28,492
9	PROPOSED F.A.R AREA IN I.T.	11,520.04
10	PROPOSED F.A.R AREA IN INSTITUTIONAL	75,679.42
11	PROPOSED F.A.R AREA IN RESIDENTIAL	64,341.03
12	TOWER - A	17,655.48
13	TOWER - B	11573.44
14	TOWER - C	18975.44
15	TOWER - ST	0.00
16	BLOCK - A	9667.15
17	BLOCK - B & G ARE SAME	3189.05 X 3 = 9567.15 SQ.MT.
18	BLOCK - C	3037.12
19	BLOCK - C & D ARE SAME	1518.56 X 2 = 3037.12 SQ.MT.
20	BLOCK - E	2733.38
21	BLOCK - E & F ARE SAME	1366.69 X 2 = 2733.38 SQ.MT.
22	BLOCK - H	2799.02
23	TOTAL PROPOSED F.A.R. AREA IN I.T. = A+B+C+D+E+F+G+H = 64,341.03 SQ.MT.	64,341.03
24	PROPOSED F.A.R AREA IN INSTITUTIONAL	7,569.16
25	PROPOSED F.A.R AREA IN RESIDENTIAL	3,769.23
26	TOWER - A	2666.94
27	TOWER - B	795.29
28	TOWER - C	00.00
29	TOWER - ST	307.00
30	TOTAL PROPOSED F.A.R. AREA IN INSTITUTIONAL = A+B+C+D = 3,769.23 SQ.MT.	3,769.23
31	PROPOSED F.A.R AREA (01+02+03)	75,679.42
32	REQUIRED LANDSCAPE AREA = 50% OF OPEN AREA	14,455.85
33	OPEN AREA = PLOT AREA - GROUND COVERAGE = 80% OF (40,431.74 - 11,520.04) = 14,455.85 SQ.MT.	14,455.85
34	PROPOSED LANDSCAPE AREA = 14,756.857	14,756.857
35	REQUIRED TREE	289 TREES
36	AS PER 1 No. OF TREE PER 100 SQ.MT. OF OPEN AREA = (14,455.85 / 100) = 144.55855 = 145 SAY 289 NOS. IN WHICH SHOULD BE 50% EVER GREEN TREES	289 TREES
37	TOTAL NON F.A.R. AREA	39,146.93
38	A TOTAL UPPER BASEMENT AREA = 19,456.46 SQ.MT.	19,456.46
39	B TOTAL LOWER BASEMENT AREA = 2,400.06 SQ.MT.	2,400.06
40	C TOTAL STILT AREA = 8,621.02 SQ.MT.	8,621.02
41	D TOTAL PODIUM AREA = 4,444.19 SQ.MT.	4,444.19
42	E TOTAL SERVICE FLOOR AREA = 4,697.06 SQ.MT.	4,697.06
43	F TOTAL REFUGE AREA = 330.14 SQ.MT.	330.14
44	TOTAL = A+B+C+D+E+F = 39,146.93 SQ.MT.	39,146.93
45	REQUIRED PARKING	1420 E.C.S.
46	A FOR TOTAL PROPOSED I.T. F.A.R. AREA = 64,341.03 SQ.MT. @ 11 E.C.S PER 100 SQ.MT. AREA SAY 1287 E.C.S.	1287 E.C.S.
47	B FOR PROPOSED RESIDENTIAL F.A.R. AREA = (7,580.95 / 100) X 1 = 75.8095 SAY 76 E.C.S.	76 E.C.S.
48	C FOR PROPOSED INSTITUTIONAL F.A.R. AREA = (3,790.47 / 100) X 1 = 37.9047 SAY 38 E.C.S.	38 E.C.S.
49	TOTAL A+B+C = 1287 + 76 + 38 = 1420 E.C.S.	1420 E.C.S.
50	PROPOSED UPPER PARKING AS PER E.C.S.	1583 E.C.S.
51	A @ 18 SQ.MT. PER E.C.S. (MECHANICAL PARKING) = 1583 X 18 = 28,494 SQ.MT.	28,494 SQ.MT.
52	B PROPOSED LOWER BASEMENT PARKING AREA = 72 E.C.S. @ 30 SQ.MT. PER E.C.S. SAY 2160 SQ.MT.	2160 SQ.MT.
53	C PROPOSED PODIUM PARKING AREA = 148 E.C.S. @ 30 SQ.MT. PER E.C.S. SAY 4440 SQ.MT.	4440 SQ.MT.
54	D STILT PARKING AREA = 467.02 X 1 = 467.02 E.C.S. @ 30 SQ.MT. PER E.C.S. SAY 14,010.6 SQ.MT.	14,010.6 SQ.MT.
55	E OPEN PARKING = 100 E.C.S. @ 30 SQ.MT. PER E.C.S. SAY 3000 SQ.MT.	3000 SQ.MT.
56	TOTAL PROPOSED E.C.S. (A+B+C+D+E) = 1583 E.C.S. + 72 E.C.S. + 148 E.C.S. + 467.02 E.C.S. + 100 E.C.S. = 1830.02 E.C.S.	1830.02 E.C.S.
57	TOTAL BUILT UP AREA = 19,456.46 + 2,400.06 + 8,621.02 + 4,444.19 + 4,697.06 + 330.14 = 39,948.89 SQ.MT.	39,948.89 SQ.MT.
58	TOTAL PROPOSED E.C.S. (A+B+C+D+E) = 1583 E.C.S. + 72 E.C.S. + 148 E.C.S. + 467.02 E.C.S. + 100 E.C.S. = 1830.02 E.C.S.	1830.02 E.C.S.
59	TOTAL PROPOSED E.C.S. (A+B+C+D+E) = 1583 E.C.S. + 72 E.C.S. + 148 E.C.S. + 467.02 E.C.S. + 100 E.C.S. = 1830.02 E.C.S.	1830.02 E.C.S.
60	TOTAL PROPOSED E.C.S. (A+B+C+D+E) = 1583 E.C.S. + 72 E.C.S. + 148 E.C.S. + 467.02 E.C.S. + 100 E.C.S. = 1830.02 E.C.S.	1830.02 E.C.S.

PROJECT :-
PROPOSED I.T. PARK
 AT PLOT No. - 17 SECTOR K.P. - V
 GREATER NOIDA

BUILDERS & PROMOTER :-
 M/S G.K.V. INFOTECH PVT.LTD.
 M - 48 GREATER KAILASH PART - II
 NEW DELHI - 110048

DRAWING TITLE :-
 SITE PLAN

ARCHITECTS :-
 Space Designers International
 Architects Pvt. Ltd.
 5 / 108, VASUNDHARA, GHAZIABAD
 Ph: 98107091, 98107092
 email: spacedesigners@gmail.com, www.spacedesigners.com

DRAWN BY :-
 SANJAY VISHAL
 SCALE :-
 1: 450
 DATED :-

For SKY Infotech Private Limited
 Authorized Signatory
 ARCHITECTS SIGN.
 DRG.NO. - 01

LEGEND

[Light Blue Box]	I.T. F.A.R.
[Light Yellow Box]	RESIDENTIAL F.A.R.
[Light Green Box]	INSTITUTIONAL F.A.R.
[Dashed Line]	SETBACK LINE
[Dotted Line]	UPPER BASEMENT LINE
[Dotted Line]	LOWER BASEMENT LINE
[Dotted Line]	PODIUM LINE
[Hatched Box]	15% FACILITY HATCH

LANDSCAPE AREA AT GROUND LVL.

LANDSCAPE AREA-01	1031.077
LANDSCAPE AREA-02	1811.48
LANDSCAPE AREA-03	399.047
LANDSCAPE AREA-04	368.7
LANDSCAPE AREA-05	64.676
LANDSCAPE AREA-06	2442.115
LANDSCAPE AREA-07	132.364
LANDSCAPE AREA-08	152.26
LANDSCAPE AREA-09	25.98
LANDSCAPE AREA-10	502.38
LANDSCAPE AREA-11	64.63
LANDSCAPE AREA-12	992.025
LANDSCAPE AREA-13	1274.87
LANDSCAPE AREA-14	1068.723
LANDSCAPE AREA-15	904.98
TOTAL	11285.307

LANDSCAPE AREA AT PODIUM LVL.

LANDSCAPE AREA - A	3471.55
TOTAL	3471.55

SCHEDULE OF PLANTS

S.NO	SYMBOL	BOTANICAL NAME	TYPE	ALONG BOUNDARY WALL
1	[Tree Symbol]	ALSTONIA SCHOLARIS	145 No.S.	
1	[Tree Symbol]	LAGERSTROEMIA FLORESGIANE	145 No.S.	
				TOTAL = 290 No.S.

NOTE :- TOTAL LANDSCAPE AREA = LANDSCAPE AREA AT PODIUM LVL. + LANDSCAPE AREA AT GROUND LVL. = 11,285.307 + 3,471.55 = 14,756.857 SQ.MT.

KEY PLAN



24 M WIDE APPROACH ROAD

SITE PLAN