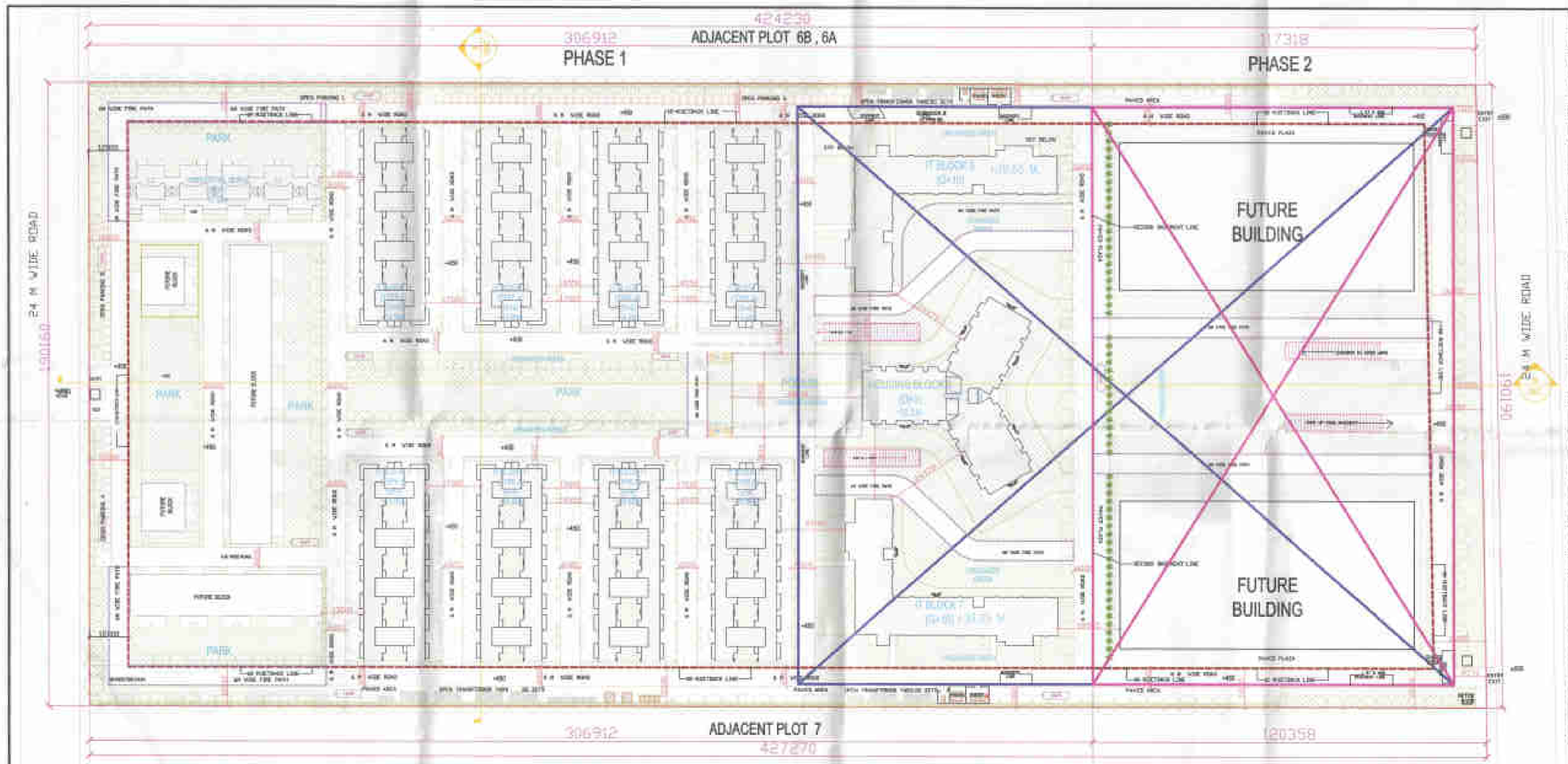


AREA STATEMENT

PLOT AREA			80961.10	SQM
PERMISSIBLE FAR 1.875			151803.21	SQM
PROPOSED FAR AREA =			58436.96	SQM
PERMISSIBLE GROUND COVERAGE =	30% OF PLOT AREA			
=	30%=	X	80961.10	SQM
=			24288.33	SQM
PROPOSED GROUND COVERAGE =			11090.83	SQM
OPEN AREA=	PLOT AREA - GROUND COVERAGE			
=	80961.10	-	24288.33	SQM
=			56672.826	SQM
PERMISSIBLE IT FAR AREA =	151803.21	X	75%	SQM
=			113851.66	SQM
PROPOSED IT FAR AREA PHASE-1 =			49128.00	SQM
BALANCE IT FAR AREA FOR (FUTURE) =			64723.66	SQM
PERMISSIBLE INSTITUTIONAL FACILITIES FAR AREA =	151803.21	X	5%	SQM
=			7590.11	SQM
PROPOSED INSTITUTIONAL FACILITIES FAR AREA PHASE-1 =			1224.00	SQM
BALANCE INSTITUTIONAL FACILITIES FAR AREA FOR FUTURE =			6365.16	SQM
PERMISSIBLE RESIDENTIAL FAR AREA =	151803.21	X	10%	SQM
=			15180.32	SQM
PROPOSED RESIDENTIAL FAR AREA PHASE-1 =			4769.66	SQM
BALANCE RESIDENTIAL FAR AREA FUTURE =			10411.76	SQM
PERMISSIBLE COMMERCIAL FAR AREA =	151803.21	X	10%	SQM
=			15180.32	SQM
PROPOSED COMMERCIAL FAR AREA PHASE-1 =			5305.35	SQM
BALANCE COMMERCIAL FAR AREA FUTURE =			11874.97	SQM
NO. OF PARKING REQUIRED=				
REQUIRE PARKING FOR IT & ITES @ 1 ECS for 50 SQM ECS of Permissible FAR)	113851.6294	/	50	
=			2277	NOS.
REQUIRE PARKING FOR COMMERCIAL @ 1 ECS for 30 SQM ECS of Permissible FAR)	15180.32125	/	30	
=			506	NOS.
REQUIRE PARKING FOR RESIDENCIAL @ 1 ECS for 100 SQM ECS of Permissible FAR)	15180.32125	/	100	
=			152	NOS.
REQUIRE PARKING FOR INSTITUTIONAL FACILITIES @ 1 ECS for 100 SQM ECS of Permissible FAR)	7590.110625	/	100	
=			76	NOS.
NO. OF PARKING REQUIRED =			3009	NOS.
NO. OF PARKING PROPOSED =			3025	NOS.

LANDSCAPE AREA CALCULATION

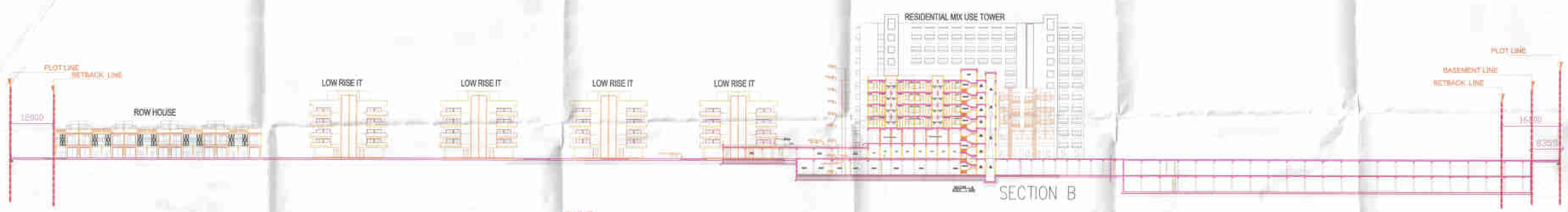
LANDSCAPE AREA REQUIRED =	MIN. 30 % OF NET OPEN AREA			
=	0.3	X	56672.826	SQM
=			20336.413	SQM
LANDSCAPE AREA PROPOSED =			20640.71	SQM
NO OF TREES REQUIRED =	1 TREE PER 100 SQM OF NET OPEN AREA			
=	56672.826	/	100	
=			567	
NO OF TREES PROVIDED =			800	

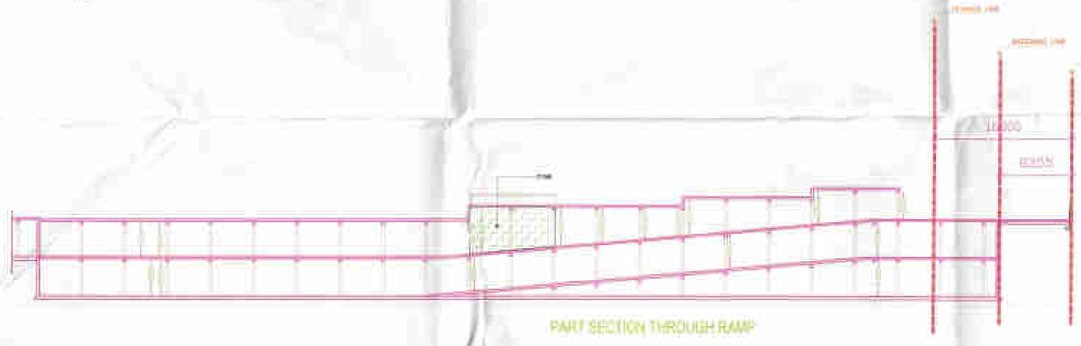
PARKING PROVIDED IN PHASE 1 & 2

DESC	AREA	ECS PER	ECS	ADDITIONAL	TOTAL PARKING ECS
	SQM	SQM	NOS.	NOS.	NOS.
	A	B	A÷B=C	D	C+D=E
LOWER PODIUM	3338.00	50	66.76	0	66
FIRST BASEMENT (STILTED PARKING)	16955.52	50	339.11	0	1898
SECOND BASEMENT	16955.52	50	339.11	0	1898
STILT AREA IN IT BLOCK (TOTAL STILT AREA (2975+1192.38 Sqm))	516.6	50	11.69	0	234
OPEN AREA FOR VISITOR PARKING	5134.27	50	102.75	0	102
TOTAL PARKING PROVIDED IN PHASE 1 & 2					3025

AREA STATEMENT F.A.R 1.875

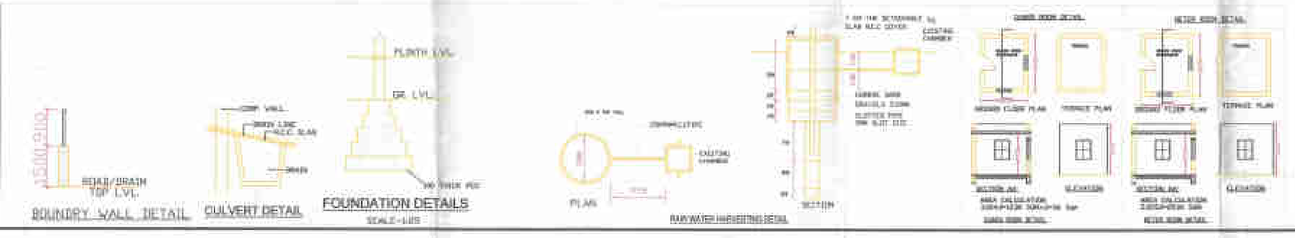
	TOWER -5&7						TOWER-1,2,3,4,8,9,10,11						TOWER-6						ROW HOUSE G+1			GUARD ROOM	METER ROOM	STORE				
	F.A.R AREA COMMERCIAL	F.A.R AREA IT	F.A.R AREA INST.FACILITIES	TOTAL	15 % ADD.FAR	FAR FREE	F.A.R AREA COMMERCIAL	F.A.R AREA IT	INST.FACILITIES	TOTAL	15 % ADD.FAR	FAR FREE	F.A.R AREA COMMERCIAL	F.A.R AREA RESIDENTIAL	F.A.R AREA INST.FACILITIES	TOTAL	15 % ADD.FAR	FAR FREE	RESIDENTAL	15 % ADD.FAR	FAR FREE	ADD. FAR	FAR I.T	NON FAR	TOTAL F.A.R	TOTAL 15% ADD.F.A.R	TOTAL F.A.R FREE	TOTAL COVG.
BASEMENT-2 (NON- FAR AREA)		0.00																	TOTAL F.A.R					0.000		370.82	17484.76	17855.58
BASEMENT-1 (NON- FAR AREA)																									210.00	1116.87	34010.12	35336.99
PODIUM (NON- FAR AREA)																		1036.00									1036.00	1036.00
GR. FLOOR/STILT AREA	2060.00	0.000	0	2060.00	155.15	0	0	2684.40	0	2684.40	0.00	4192.34	1245.35	0	0	1245.35	33.80	0	650.37	8.41	0	36	25		6665.12	233.36	4192.34	11090.82
1ST FLOOR AREA	0	2005.34	0	2005.34	209.81	0	0	6538.80	0	6538.80	337.92	0	0	0	1234.95	1234.95	44.20	0	597.40	8.41	0	0	0		10376.49	600.34	0.00	10976.83
2nd FLOOR AREA	0	2005.34	0	2005.34	209.81	0	0	6538.80	0	6538.80	337.92	0	0	1050.20	0	1050.20	74.83	0	0	0	0	0	0		9594.34	622.56	0.00	10216.91
3rd FLOOR AREA	0	2005.34	0	2005.34	209.81	0	0	6538.80	0	6538.80	337.92	0	0	1050.20	0	1050.20	74.83	0	0	0	0	0	0		9594.34	622.56	0.00	10216.91
4th FLOOR AREA	0	2005.34	0	2005.34	209.81	0	0	6538.80	0	6538.80	337.92	0	0	1050.20	0	1050.20	74.83	0	0	0	0	0	0		9594.34	622.56	0.00	10216.91
5th FLOOR AREA	0	2005.34	0	2005.34	209.81	0	0	0	0	0	0	0	0	370.29	0	370.29	39.97	0	0	0	0	0	0		2375.63	249.78	0.00	2625.41
6th FLOOR AREA	0	2005.34	0	2005.34	209.81	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0	0	0	0	0	0		2005.34	209.81	0.00	2215.15
7th FLOOR AREA	0	2005.34	0	2005.34	209.81	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0	0	0	0	0	0		2005.34	209.81	0.00	2215.15
8th FLOOR AREA	0	2005.34	0	2005.34	209.81	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0	0	0	0	0	0		2005.34	209.81	0.00	2215.15
9th FLOOR AREA	0	2005.34	0	2005.34	209.81	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0	0	0	0	0	0		2005.34	209.81	0.00	2215.15
10th FLOOR AREA	0	2005.34	0	2005.34	209.81	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0	0	0	0	0	0		2005.34	209.81	0.00	2215.15
MUMTY				0	131.64						2816.96						50.99			112.61					0.00	3112.20	0.00	3112.20
OVER HEAD TANK & MACHINE ROOM				0	31.64						0						17.65			0					0.00	49.29	0.00	49.29
FAR TOWER AREA	2060.00	20053.4	0.00	22113.4	2416.53	0.00	0.00	28839.6	0.00	28839.6	4168.64	4192.34	1245.3476	3520.89	1234.95	6001.18	411.12	0	1247.78	129.43	0	36	25		58436.96	8649.39	56723.22	123809.60





Total Proposed Cases	
No. Trees Required @ 1 per tree per 100 Sqm	566
No. of trees Provided	800 (Trees along boundary & internal road)

1		Cases Fabric SM D/C	400 Nos
2		Dancing Rope	400 Nos



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NO. OF PRINT	DATE	ISSUED TO	REMARKS

REVISION	DATE	DESCRIPTION	BY

GENERAL NOTES:
1. ANY HABITABLE ROOM, TOILET, KITCHEN ETC. IF IT IS NOT NATURALLY VENTILATED WILL BE MECHANICALLY VENTILATED.
2. FIRE STAIRCASE IS OF PRESSURIZED TYPE AS PER N.B.C.
3. BASEMENT WILL BE MECHANICALY VENTILATED

SITE LEVEL DRAWINGS

RAIN WATER HARVESTING PIT

LOCATION PLAN

SUBMISSION DRAWING

CLIENT
ELEGANT IT SOLUTIONS PRIVATE LIMITED

PROJECT
PROPOSED IT PARK FOR M/S ELEGANT IT SOLUTIONS PRIVATE LIMITED PLOT NO.-8 SECTOR-4,P.-3 GREATER HODA, U.P.

DATE	PROJECT INCHARGE	CHECKED BY
04-05-17		RONIT KUMAR
SCALE	DEALT BY	APPROVED BY
1:400	LALITA	RONIT KUMAR

DRAWING TITLE
SITE PLAN

TOWN PLANNER SIGN
RAGHAV KUMAR
TOWN PLANNER
REG. No-2011-1255/A/TP

OWNER SIGN	ARCHITECT SIGN
For Elegant IT Solutions Pvt. Ltd. Authorised Signatory	HUMAN ARCHITECTS LICENSED TO ARCHITECT CA/2008/42075

ARCHITECTS
HUMAN ARCHITECTS
Delhi Office
Delhi-110016
Ph.: 011-41194822

architecture interior design hospitality interiors

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1	