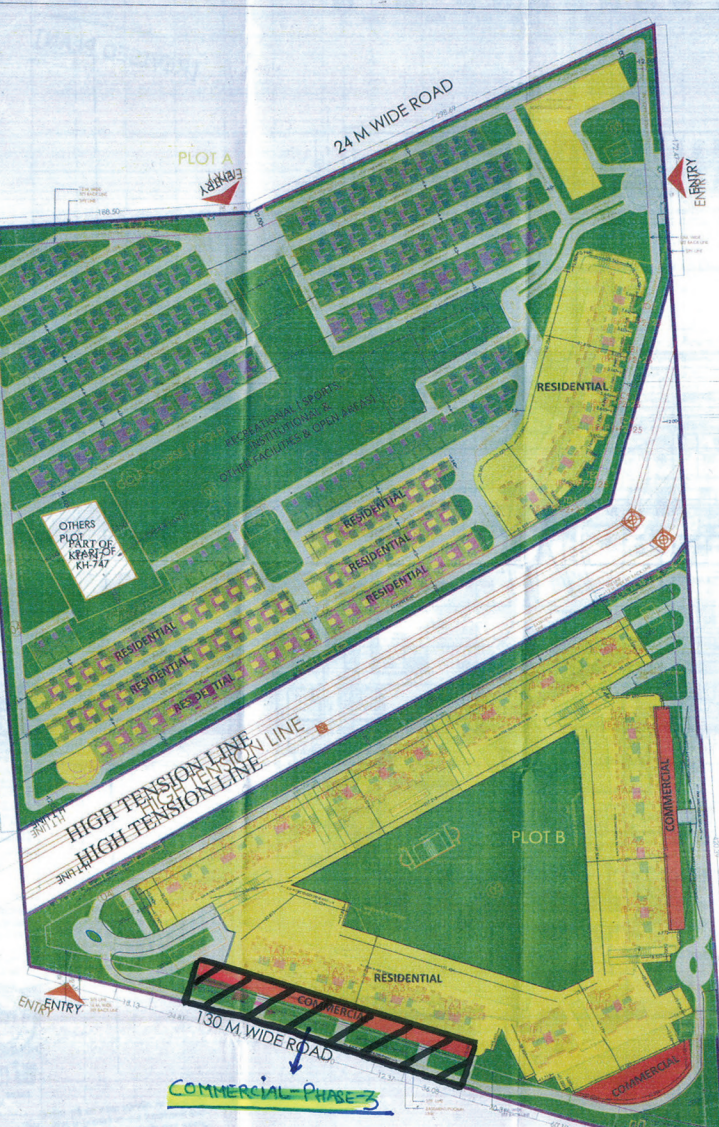


DETAIL OF PLOT No.-SC-02D		AREA SQ.MT
PLOT AREA		251371.32
	RECREATIONAL (SPORTS, INSTITUTIONAL & OTHER FACILITIES & OPEN AREAS)	175962.94
	RESIDENTIAL	70381.53
	COMMERCIAL	5026.85

DRAWING TITLE:
MASTER PLAN
PLAN SHOWING LAND-USE
DISTRIBUTION

ARCHITECTS, PLANNERS, ENGINEERS & PROJECT MANAGERS
D 150, Sector 40, NOIDA, Gautam Budh Nagar, U.P., India - 201303
Phone: +91 85888 69222, email: shashankmisra222@gmail.com

APPROVED
31/01/2016
5/1/2016
DRAWING NO. 01



TOTAL PLOT AREA = 251371.32 SQMT
TOTAL PERM. GR. COV. @ 50% = 75411.390 SQMT
PERM. FAR = 2.2 = 55274.64 (AS PER APPROVED LAYOUT)
= GREEN BUILDING FAR 5% OF PERM. FAR = 1883.85 SQMT
= TOTAL FAR = 52195.49 SQMT

PERM. DENSITY = 2100 PPH
= 14780.63 PERSONS (SAY 14780 PERSONS)
PERSONS TRANSFER FROM PLOT NO. SC-02A = 4925
TOTAL PERSON (14780+4925) = 19705
PERM. UNITS = 19705/4.5 = 4378.8 (SAY 4378 UNITS)

S.NO.	NAME	PERM. G. COV.	PROP. G. COV.
1	RESIDENTIAL	70383.970	32296.31
2	REC. 20%	27418.72	
3	COMMERCIAL	5027.426	2924.09
	TOTAL	75411.390	43585.14

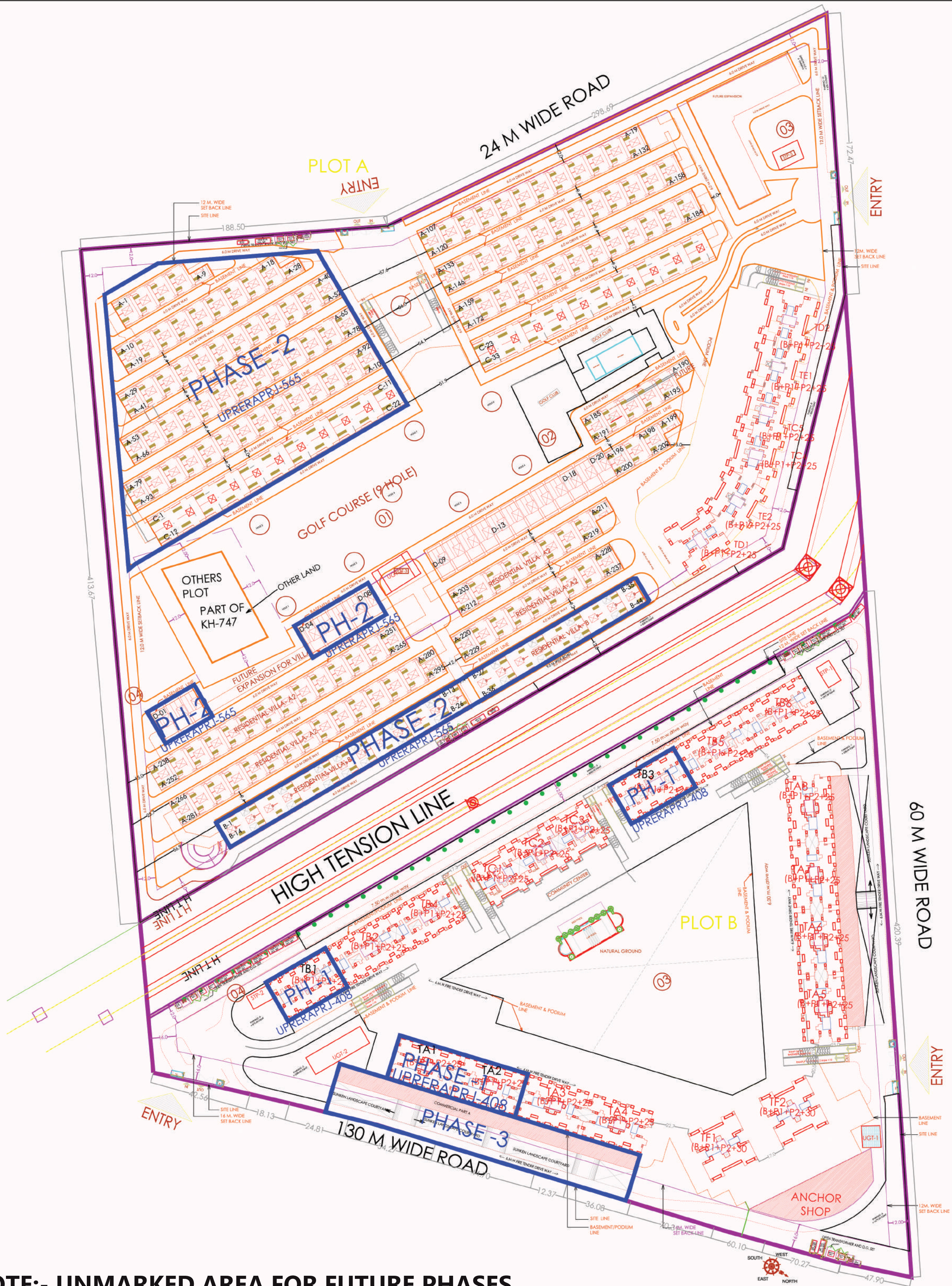
LAND USE	PERM.	F.A.R.	PROP.	15%	PROP.	PERM.	PROP.	REMARK
RES. LAND USE	441156.67	42318.89	68050.96	6882.84	70383.97	69749.31	52124.95	
REC. = 172959.92	70383.97	40%	57867.53	8680.13	8558.84	55151.58	34954.54	
COMM. = 5027.43	10054.85	10052.8	1508.228	272.59	3277.67			
UT.					602.75			
STP					235.00			
TOTAL	481059.21		75734.27		10839.35		770074.81	
OVER ALL TOTAL								

TOTAL PROPOSED GR. COVERAGE AREA = PROPOSED GR. COVERAGE + FUTURE EXPANSION
= 62586.34 + 12827.25 = 75413.590 SQMT
TOTAL PROPOSED FAR = 481059.21 SQMT
PROPOSED DENSITY = 4366.00 UNITS
PROPOSED PERSONS = 19647 UNITS

PROVISION OF FACILITIES PLOT SC-02D (AS PER ANNEXURE 2 OF THE TENDER)				
Sl. No.	Facility	Covered Activity Area	Prop Gr Cov	Prop FAR / Prop Height
1	Golf Course (9 Hole)		209.19	15 M
2	Pro-Shops / Food & Beverages & IT Centre / Administration / Media Centre			
3	Internal Roads & Parks			
4	Circulation Spaces, Carpeting, Utilities etc.			

OPEN PARKING AREA				
PARKING	Area	X	Y	SQMT
PARKING-1	538.44	X	1	538.44
PARKING-2	1097.39	X	1	1097.39
PARKING-3	4335.90	X	1	4335.90
PARKING-4	870.60	X	1	870.60
PARKING-5	2086.85	X	1	2086.85
PARKING-6	1679.50	X	1	1679.50
PARKING-7	838.96	X	1	838.96
PARKING-8	985.03	X	1	985.03
PARKING-9	219.34	X	1	219.34
PARKING-10	635.12	X	1	635.12
TOTAL OPEN PARKING				13287.13

SCHEDULE OF AREA FOR PLOT NO. SC 02 D, GREATER NOIDA				
S.NO.	PERMISSIBLE AREA IN ALL LAND USE	Description of Items	Percentage	Area
1	TOTAL PLOT AREA		100.00%	251371.32
2	COMMERCIAL LANDUSE		2.00%	5027.43
3	RESIDENTIAL LANDUSE		28.00%	70383.97
4	RECREATIONAL LANDUSE		70.00%	175959.92
5	MAXIMUM GROUND COVERAGE		30.00%	75411.40
6	MAXIMUM GROUND COVERAGE FOR RESIDENTIAL & RECREATIONAL		28.00%	70383.970
7	MAXIMUM GROUND COVERAGE FOR COMMERCIAL		2.00%	5027.426
8	MAXIMUM ALLOWED FAR FOR COMMERCIAL			10054.85
9	MAXIMUM LANDUSE FOR RECREATIONAL (GOLF VILAS & FACILITIES) IN GREEN		30.00%	35291.58
10	AREA (20% OF TOTAL LAND)		0.40	70383.97
11	PERMISSIBLE FAR ALLOWED IN RECREATIONAL LANDUSE		2.00	502742.64
12	FAR PERMISSIBLE ON TOTAL PLOT		7.50%	18882.85
13	ADDITION ALLOWED FAR TOWARDS GREEN BUILDING RATING (5% OF PERMISSIBLE FAR)			
14	TOTAL FAR PERMISSIBLE ON TOTAL PLOT (A+B)		207.30%	521595.49
15	I.E. FAR ALLOWED IN RESIDENTIAL & COMMERCIAL LANDUSE (10-7)			49321.12
16	FAR ALLOWED FOR RESIDENTIAL LANDUSE			441156.67
17	ALLOWED FAR FOR CONVENIENT SHOPPING (5% OF RESIDENTIAL FAR)		1.00%	4411.57
18	PROPOSAL			
19	PROPOSED GROUND COVERAGE FOR RESIDENTIAL UNIT (APARTMENT, VILAS, COMMUNITY CENTER IN RESIDENTIAL LANDUSE)		12.83%	32246.31
20	TOTAL PROPOSED GROUND COVERAGE IN RECREATIONAL LANDUSE FOR GOLF VILAS & GOLF CLUB		10.91%	27418.72
21	PROPOSED GROUND COVERAGE IN COMMERCIAL		1.95%	2504.09
22	PROPOSED GROUND COVERAGE IN FUTURE DEVELOPMENT		5.10%	12827.25
23	TOTAL PROPOSED GROUND COVERAGE FOR ALL STRUCTURES (A+B+C+D)		30.00%	75411.396
24	PROPOSED FAR FOR RESIDENTIAL (APARTMENT, FIVE VILAS, COMMUNITY CENTER)		162.01%	408805.91
25	BALANCE FAR FOR RESIDENTIAL FAR FOR FUTURE PURPOSE			32990.75
26	PROPOSED FAR FOR RECREATIONAL BUILDINGS		23.05%	57867.53
27	BALANCE FAR FOR COMMERCIAL FAR FOR FUTURE PURPOSE			12514.44
28	BALANCE FAR FOR COMMERCIAL FAR FOR FUTURE PURPOSE		4.00%	10052.85
29	BALANCE FAR FOR COMMERCIAL FAR FOR FUTURE PURPOSE		2.46	5027.43
30	PROPOSED FAR FOR CONVENIENT SHOPPING		0.97%	4272.98
31	BALANCE FAR FOR CONVENIENT SHOPPING			138.36
32	TOTAL BALANCE FAR FOR RECREATIONAL & RESIDENTIAL		17.88%	44807.20
33	TOTAL PROPOSED FAR FOR ALL TYPE BUILDINGS (E+F+G+H+I)		183.37%	481059.21
34	PROPOSED BASEMENT AREA FOR RECREATIONAL BUILDINGS		19.97%	5054.54
35	PROPOSED BASEMENT AREA FOR RESIDENTIAL BUILDING FOR VILAS		8.90%	13743.40
36	PROPOSED BASEMENT AREA FOR RESIDENTIAL LANDUSE (APARTMENT)		21.48%	54005.91
37	TOTAL PROPOSED BASEMENT AREA (J+K+L)		50.35%	104703.84
38	PARKING CALCULATION			
39	AREA REQUIRED PER E.CS IN COMMERCIAL LANDUSE			50.00
40	TOTAL PERMISSIBLE FAR OF COMMERCIAL BUILDING			30054.85
41	TOTAL E.CS REQUIRED IN COMMERCIAL LANDUSE			2001
42	AREA REQUIRED PER E.CS IN RESIDENTIAL LANDUSE			80.00
43	TOTAL PERMISSIBLE FAR IN RESIDENTIAL LANDUSE			441156.67
44	TOTAL E.CS REQUIRED IN RESIDENTIAL LANDUSE			55314
45	AREA REQUIRED PER E.CS IN RECREATIONAL LANDUSE			50.00
46	TOTAL PERMISSIBLE FAR IN RECREATIONAL LANDUSE			70383.97
47	TOTAL E.CS REQUIRED IN RECREATIONAL LANDUSE			1400
48	TOTAL E.CS REQUIRED IN ALL LANDUSE			7127
49	PROPOSAL			
50	PODIUM - 1 AREA			54362.48
51	TOTAL PODIUM AREA AFTER DEDUCTION CONVENIENT SHOPPING			51224.96
52	PODIUM AREA FOR PARKING (AFTER DEDUCTION)			51224.96
53	AREA OF CONVENIENT SHOPPING			2337.53
54	TOTAL PODIUM AREA FOR PARKING (AFTER DEDUCTION) (E-F)			48915.13
55	AREA REQUIRED FOR 1 E.CS IN PODIUM LVLS			30.00
56	NO. OF E.CS ACCOMMODATED IN PODIUM LVLS			1641
57	PODIUM - 2 AREA			54362.48
58	TOTAL PODIUM AREA AFTER DEDUCTION CONVENIENT SHOPPING			51224.96
59	PODIUM AREA FOR PARKING (AFTER DEDUCTION)			51224.96
60	AREA OF CONVENIENT SHOPPING			2337.53
61	TOTAL PODIUM AREA FOR PARKING (AFTER DEDUCTION) (G-H)			48915.13
62	AREA REQUIRED FOR 1 E.CS IN PODIUM LVLS			30.00
63	NO. OF E.CS ACCOMMODATED IN PODIUM LVLS			1641
64	TOTAL E.CS ACCOMMODATED IN PODIUM (LVLS & LVLS)			3281
65	BALANCE E.CS TO BE ACCOMMODATED IN BASEMENT			3810
66	BASEMENT AREA IN RECREATIONAL LANDUSE (VILAS)			14054.54
67	BASEMENT AREA IN RECREATIONAL LANDUSE FOR PARKING (AFTER DEDUCTION)			3968.70
68	AREA REQUIRED FOR E.CS IN RECREATIONAL BASEMENT (VILAS)			30
69	NO. OF E.CS ACCOMMODATED IN RECREATIONAL BASEMENT (VILAS)			1019
70	BASEMENT AREA IN RESIDENTIAL LANDUSE (BELOW FEW VILAS - NON 20%)			15743.40
71	BASEMENT AREA IN RESIDENTIAL LANDUSE FOR PARKING (AFTER DEDUCTION)			13704.96
72	AREA REQUIRED FOR E.CS IN RESIDENTIAL BASEMENT (VILAS)			30
73	NO. OF E.CS ACCOMMODATED IN RESIDENTIAL BASEMENT (VILAS)			440
74	BASEMENT AREA IN RESIDENTIAL LANDUSE (BELOW TOWERS)			54005.91
75	BASEMENT AREA IN RESIDENTIAL LANDUSE FOR PARKING (AFTER DEDUCTION)			51208.75
76	AREA REQUIRED FOR E.CS IN RESIDENTIAL BASEMENT			80
77	NO. OF E.CS ACCOMMODATED IN RESIDENTIAL BASEMENT (BELOW TOWERS)			1797
78	TOTAL E.CS PROPOSED IN RECREATIONAL & RESIDENTIAL BASEMENT			3166
79	TOTAL E.CS PROPOSED IN PODIUM LVLS-1, PODIUM LVLS-2 AND IN ALL BASEMENT			6548
80	BALANCE E.CS TO BE ACCOMMODATED IN OPEN AREA			664
81	AREA REQUIRED OF OPEN TO ACCOMMODATE (20 SQM/E.CS)			13287
82	OPEN AREA FOR PARKING			13287.13
83	AREA REQUIRED FOR E.CS IN OPEN AREA			20
84	TOTAL E.CS PROPOSED IN ALL LANDUSE (P+Q+R+S+T+U)			7127
85	PERMISSIBLE DENSITY FOR PLOT NO. SC02D			19705
86	PROPOSED DENSITY (D.A. 44.8)			19647
87	PROPOSED DENSITY UNITS			4366
88	GREEN AREA CALCULATION			
89	TOTAL OPEN AREA (TOTAL PLOT AREA - TOTAL GROUND COVERAGE)			175959.92
90	TOTAL GREEN AREA REQUIRED (50% OF OPEN AREA)		50.00%	87980
91	TOTAL PROPOSED GREEN AREA			87980
92	REQUIREMENT OF TREES			
93	OPEN AREA			175959.92
94	NO. OF TREES REQUIRED (100 SQM ON EACH TREE)			1760
95	PROPOSED TREE			
96	ALSTONIA SCHOLARIS EVER GREEN			880
97	PLANTING AREA SEASONAL			880



NOTE:- UNMARKED AREA FOR FUTURE PHASES

BUILDINGS APPROVAL PLAN FOR SPORTS CITY AT
PLOT NO. SC 02, SPORTS CITY, NEAR SECTOR
KP-V OF SECTOR 27, GREATER NOIDA

DRAWING TITLE:
SPORTSCITY AT GREATER NOIDA
(PART - 02D)
SITE PLAN (PODIUM LVL -1)

**Comprehensive
Architectural Services**
ARCHITECTS, PLANNERS, ENGINEERS & PROJECT MANAGERS
D 150, Sector 40, NOIDA, Gautam Budh Nagar, U.P., India - 201303
Phone: +91 85888 69222, email: shashankmisra22@gmail.com

DRAWING No.
SUP/SUB/VILLA /S/P -01
SCALE

1:100