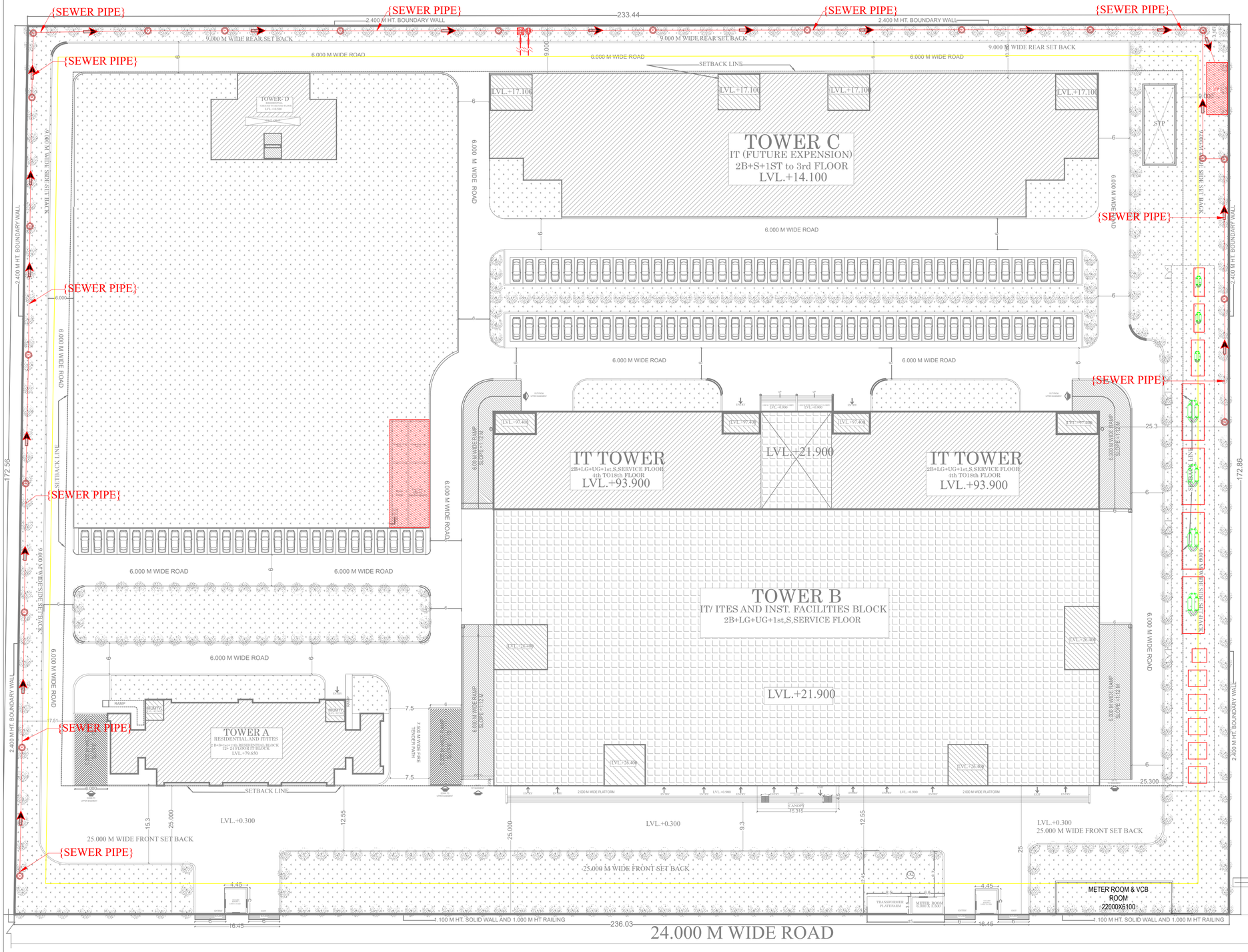


AREA CALCULATION CHART

TOTAL PLOT AREA = 40537.670 SQM.

	PERMISSIBLE	PROPOSED
PERMISSIBLE MAXIMUM GROUND COVERAGE @30%	12161.301	11482.554
PERMISSIBLE MAXIMUM FAR @ 187.5%	76008.131	75967.192
PERMISSIBLE MINIMUM IT FAR @ 85% OF FAR	64606.911	64566.70
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	8076.696

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	6726.087	319.93	629.087	7473.604
TOTAL MAXIMUM FAR_(TOWER D)			1.153	876.365	0	182.965	1059.329
TOTAL MAXIMUM FAR_RESIDENTIAL			**10.00%**	**7600.452**	**319.93**	**812.051**	**8532.933**
IT BLOCK_85% OF PERMISSIBLE F.A.R AREA							
TOTAL MAXIMUM FAR_(TOWER A)	85%	64606.91	11.226	8533	818.7	0	8946.7
TOTAL MAXIMUM FAR_(TOWER B)			62.593	47586	8132.113	0	55707.113
TOTAL MAXIMUM FAR_(TOWER C)			11.081	8422.39	1192.068	2840.32	12455.748
METER ROOM AREA			0.0325	21	0	0	21
TOTAL MAXIMUM FAR_IT/ITES			**84.93%**	**66552.76**	**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 GROUND FLOOR PLAN	1.6%		1.61	1223	0	0	1223
HEALTH CLUB AT LOWER GROUND FLOOR PLAN	1.49%		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**	**9079.764**	**46580.338**	**131748.948**

PARKING CALCULATION

PERMISSIBLE F.A.R. AREA = 76008.13 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	20160.644/30 = 672.688	672	AREA =672.688 X 30	20180.644
IN BASEMENT 2	20160.644/30 = 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 = **14784.569 SQM.**

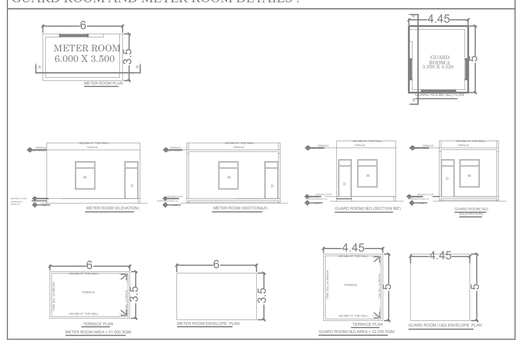
MINIMUM NO. OF TREE REQUIRED

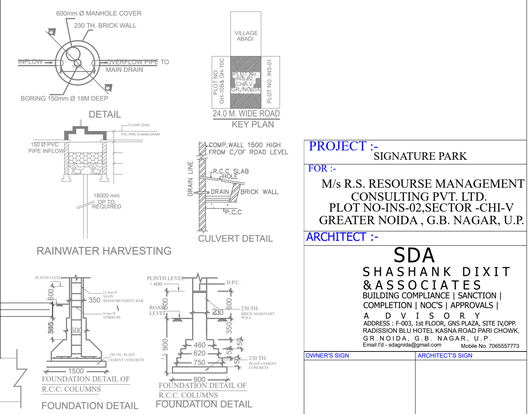
ONE TREE PER 100 SQM. OF OPEN AREA

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

PROPOSED NO OF TREES = **355 NOS (50% EVERGREEN AND 50% SEASONAL)**

GUARD ROOM AND METER ROOM DETAILS :-





PROJECT :-
SIGNATURE PARK

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

ARCHITECT :-

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

OWNER'S SIGN | ARCHITECT'S SIGN

DRAWING TITLE:-
EXTERNAL SEWERAGE PLAN
SUBMISSION DRAWING_ SITE PLAN

DRAWN BY :- KAMAL	NORTH
CHECKED BY :- PKS	
SCALE :- NOT TO SCALE	
DATE :- 2024.05.10	
DRW. NO. :- SDA/SW/02/21	