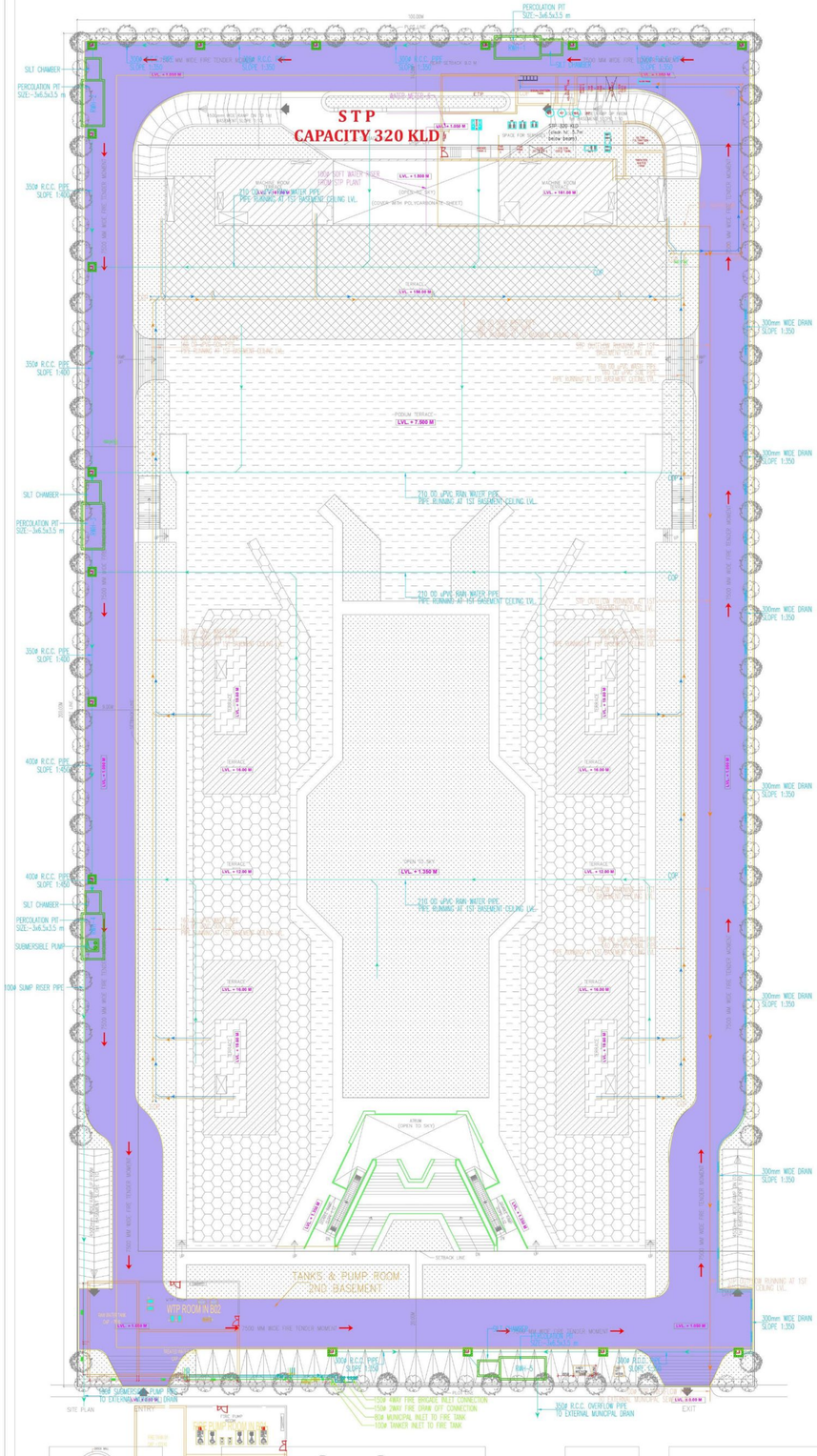
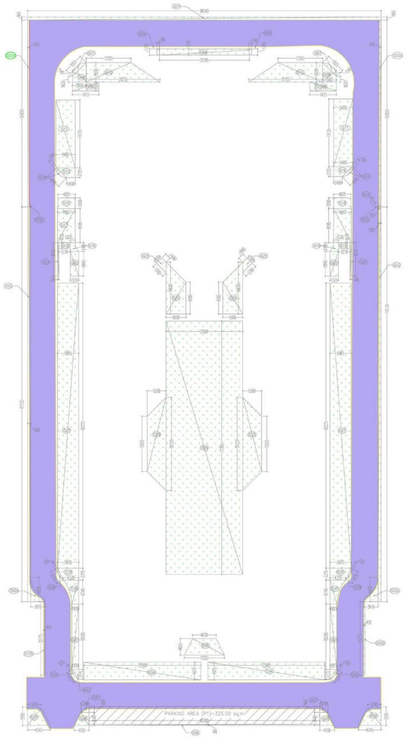


| | |
|---|---|
| TOTAL PLOT AREA | 20000.000 |
| PERMISSIBLE GROUND COVERAGE @ 30% | 6000.000 |
| PROPOSED GROUND COVERAGE @ 29.86 % | 5971.785 |
| PERMISSIBLE F.A.R @ 150 % | 30000.000 |
| PURCHASABLE F.A.R @ 150 % | 30000.000 |
| ADDITIONAL FAR AREA 5% OF GREEN AREA OF ( PERMISSIBLE + PURCHASABLE ) (60000X5/100) | 3000.000 |
| NET PERMISSIBLE F.A.R ( 1.5 + 1.5 + 5% OF PERMISSIBLE FAR ) @ 3.150 | 63000.000 |
| PROPOSED F.A.R AT ALL FLOOR ( A + B + C ) @ 3.147 | 62939.617 |
| PERMISSIBLE COMMERCIAL F.A.R AREA @ 15% OF PERMISSIBLE FAR | 9450.000 |
| PROPOSED COMMERCIAL F.A.R AREA @ 14.93% OF PERMISSIBLE FAR ( A ) | 9406.997 |
| PERMISSIBLE IT / ITES F.A.R AREA @ 85 %OF PERMISSIBLE FAR | 53550.000 |
| PROPOSED IT / ITES F.A.R AREA 84.97% OF PERMISSIBLE FAR ( B ) | 53530.015 |
| PERMISSIBLE SERVICES AREA @ 15% OF PERMISSIBLE FAR | 9450.000 |
| PROPOSED SERVICES AREA @ 15.0 % OF PERMISSIBLE FAR | 9452.605 |
| EXTRA SERVICES AREA TO BE COUNTED IN FAR ( C ) | 2.605 |

| | FLOORS | COMMERCIAL FAR AREA | IT / ITES FAR AREA | 15% SERVICES ( NON FAR ) | PODIUM / BALCONY (NON FAR AREA) | TOTAL BUILT UP AREA |
|---|---|---|---|---|---|---|
| 1 | 2nd. BASEMENT FLOOR | 0 | 0 | 845.993 | 16577.451 | **17423.444** |
| 2 | 1st. BASEMENT FLOOR | 2049.507 | 0 | 506.090 | 14668.308 | **17223.905** |
| 3 | GROUND FLOOR | 4185.835 | 235.698 | 310.324 | 1239.928 | **5971.785** |
| 4 | PODIUM -1 | 0 | 0 | 0 | 2095.317 | **2095.317** |
| 5 | MEZZANINE | | | | 2682.78 | **2682.775** |
| 6 | 1st FLOOR | 2198.441 | 1035.386 | 479.928 | 0 | **3713.755** |
| 7 | 2nd FLOOR | 973.214 | 1493.112 | 292.058 | | **2758.384** |
| 8 | 3rd FLOOR | 0 | 1493.112 | 459.571 | 188.895 | **2141.578** |
| 9 | 4th SERVICE FLOOR | 0 | | | 1697.005 | **1697.005** |
| 10 | 5th FLOOR | 0 | 1493.112 | 188.186 | 130.050 | **1811.349** |
| 11 | 6th FLOOR | 0 | 1493.112 | 188.186 | 130.050 | **1811.349** |
| 12 | 7th FLOOR | 0 | 1493.112 | 188.186 | 130.050 | **1811.349** |
| 13 | 8th FLOOR | 0 | 1493.112 | 188.186 | 264.770 | **1946.069** |
| 14 | 9th FLOOR | 0 | 1493.112 | 188.186 | 130.050 | **1811.349** |
| 15 | 10th FLOOR | 0 | 1493.112 | 188.186 | 130.050 | **1811.349** |
| 16 | 11th FLOOR | 0 | 1493.112 | 188.186 | 130.050 | **1811.349** |
| 17 | 12th FLOOR | 0 | 1493.112 | 188.186 | 264.770 | **1946.069** |
| 18 | 13th FLOOR | 0 | 1493.112 | 188.186 | 130.050 | **1811.349** |
| 19 | 14th FLOOR | 0 | 1493.112 | 188.186 | 130.050 | **1811.349** |
| 20 | 15th FLOOR | 0 | 1493.112 | 188.186 | 264.770 | **1946.069** |
| 21 | 16th FLOOR | 0 | 1493.112 | 188.186 | 130.050 | **1811.349** |
| 22 | 17th FLOOR | 0 | 1493.112 | 188.186 | 130.050 | **1811.349** |
| 23 | 18th FLOOR | 0 | 1493.112 | 188.186 | 130.050 | **1811.349** |
| 24 | 19th FLOOR | 0 | 1493.112 | 188.186 | 264.770 | **1946.069** |
| 25 | 20th FLOOR | 0 | 1493.112 | 188.186 | 130.050 | **1811.349** |
| 26 | 21th FLOOR | 0 | 1493.112 | 188.186 | 130.050 | **1811.349** |
| 27 | 22nd FLOOR | 0 | 1493.112 | 188.186 | 130.050 | **1811.349** |
| 28 | 23rd FLOOR | 0 | 1493.112 | 188.186 | 264.770 | **1946.069** |
| 29 | 24th FLOOR | 0 | 1493.112 | 188.186 | 130.050 | **1811.349** |
| 30 | 25th FLOOR | 0 | 1493.112 | 188.186 | 130.050 | **1811.349** |
| 31 | 26th FLOOR | 0 | 1493.112 | 188.186 | 130.050 | **1811.349** |
| 32 | 27th FLOOR | 0 | 1493.112 | 188.186 | 264.770 | **1946.069** |
| 33 | 28th FLOOR | 0 | 1493.112 | 188.186 | 130.050 | **1811.349** |
| 34 | 29th FLOOR | 0 | 1493.112 | 188.186 | 130.050 | **1811.349** |
| 35 | 30th FLOOR | 0 | 1493.112 | 188.186 | 264.770 | **1946.069** |
| 36 | 31st FLOOR | 0 | 1493.112 | 188.186 | 130.050 | **1811.349** |
| 37 | 32nd FLOOR | 0 | 1493.112 | 188.186 | 130.050 | **1811.349** |
| 38 | 33rd FLOOR | 0 | 1493.112 | 188.186 | 130.050 | **1811.349** |
| 39 | 34th FLOOR | 0 | 1493.112 | 188.186 | 264.770 | **1946.069** |
| 40 | 35th FLOOR | 0 | 1493.112 | 188.186 | 130.050 | **1811.349** |
| 41 | 36th FLOOR | 0 | 1493.112 | 188.186 | 130.050 | **1811.349** |
| 42 | 37th FLOOR | 0 | 1493.112 | 188.186 | 130.050 | **1811.349** |
| 44 | MUMTY.,M.ROOM & O.H.WATER TANK | 0 | 0 | 348.491 | 0 | **348.491** |
| | **TOTAL AREA** | **9406.997** | **53530.015** | **9452.605** | **44519.090** | **116908.707** |

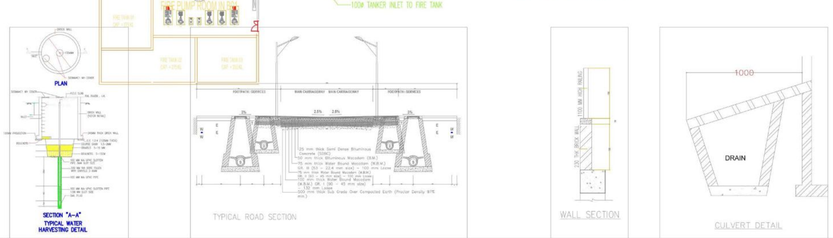
| GREEN AREA CALCULATION | | | | | | |
|---|---|---|---|---|---|---|
| GREEN AREA AT OPEN SURFACE | | | | | | |
| S. NO. | DIM(m) | X | DIM(m) | FEC. | NOS. | AREA(SQM.) |
| G01 | 99.540 | X | 0.900 | 1.00 | 1 | 89.586 |
| G02 | 163.790 | X | 0.900 | 1.00 | 2 | 294.822 |
| G02a | 3.970 | X | 6.820 | 0.50 | 2 | 27.075 |
| G02b | 0.450 | X | 20.775 | 1.00 | 2 | 18.698 |
| G03 | 26.955 | X | 1.500 | 1.00 | 1 | 40.433 |
| G04 | (25.305 + 28.300 ) /2 X 1.5 | | | 1.00 | 1 | 40.204 |
| G05 | 1.645 | X | 0.535 | 0.67 | 2 | 1.179 |
| G06 | 0.670 | X | 1.500 | 0.50 | 2 | 1.005 |
| G07 | 5.515 | X | 1.140 | 0.67 | 2 | 8.425 |
| G08 | (5.500 + 1.620 ) /2 X 3.900 | | | 1.00 | 2 | 27.770 |
| G09 | 7.470 | X | 2.500 | 1.00 | 2 | 37.350 |
| G10 | (12.555 + 20.755 ) /2 X 5.500 | | | 1.00 | 2 | 183.205 |
| G11 | 0.870 | X | 17.500 | 1.00 | 2 | 30.450 |
| G11a | 5.000 | X | 17.500 | 1.00 | 2 | 175.000 |
| G12 | 5.870 | X | 1.690 | 1.00 | 2 | 19.841 |
| G13 | (5.870 + 2.870 ) /2 X 3.000 | | | 1.00 | 2 | 26.220 |
| G14 | 4.240 | X | 0.880 | 0.67 | 2 | 5.000 |
| G15 | 4.240 | X | 0.880 | 0.67 | 2 | 5.000 |
| G16 | (6.470 + 3.470 ) /2 X 3.000 | | | 1.00 | 2 | 29.820 |
| G17 | 6.470 | X | 9.595 | 1.00 | 2 | 124.159 |
| G18 | 3.230 | X | 1.635 | 1.00 | 2 | 10.562 |
| G19 | (1.370 + 2.370 ) /2 X 2.495 | | | 1.00 | 2 | 9.331 |
| G20 | 6.940 | X | 2.370 | 1.00 | 2 | 32.896 |
| G21 | 1.870 | X | 9.435 | 1.00 | 2 | 35.287 |
| G22 | (1.680 + 3.780 ) /2 X 2.100 | | | 1.00 | 2 | 11.466 |
| G23 | (14.600 + 9.000 ) /2 X 5.600 | | | 1.00 | 2 | 132.160 |
| G24 | 21.600 | X | 71.380 | 1.00 | 1 | 1541.808 |
| G25 | (15.555 + 26.155 ) /2 X 5.300 | | | 1.00 | 2 | 221.063 |
| G26 | 7.470 | X | 2.775 | 1.00 | 2 | 41.459 |
| G27 | 77.500 | X | 2.470 | 1.00 | 2 | 382.850 |
| G27A | 5.000 | X | 77.500 | 1.00 | 2 | 775.000 |
| G28 | 6.455 | X | 3.375 | 1.00 | 2 | 43.571 |
| G29 | (3.375 + 1.125 ) /2 X 1.010 | | | 1.00 | 2 | 4.545 |
| G30 | (3.420 + 6.455 ) /2 X 6.740 | | | 1.00 | 2 | 33.280 |
| G31 | 3.420 | X | 19.855 | 1.00 | 2 | 135.808 |
| G32 | 4.185 | X | 0.850 | 0.67 | 2 | 4.767 |
| G33 | (3.420 + 0.500 ) /2 X 3.000 | | | 1.00 | 2 | 11.760 |
| G34 | 32.900 | X | 6.470 | 1.00 | 2 | 425.726 |
| G35 | (6.600 + 11.250) /2 X 4.650 | | | 1.00 | 1 | 41.501 |
| G36 | 65.000 | X | 0.300 | 1.00 | 1 | 19.500 |
| G37 | 2.280 | X | 1.660 | 0.50 | 2 | 3.785 |
| G38 | (2.280 + 4.100 ) /2 X 3.640 | | | 1.00 | 2 | 23.223 |
| G39 | (6.345 + 3.745) /2 X 5.195 | | | 1.00 | 2 | 52.420 |
| G40 | 16.790 | X | 16.800 | 0.50 | 2 | 282.072 |
| G41 | (5.870 + 5.200) /2 X .600 | | | 1.00 | 2 | 6.642 |
| G42 | (7.345 +6.600) /2 X .600 | | | 1.00 | 1 | 4.183 |
| G43 | 32.900 | X | 0.500 | 1.00 | 2 | 32.900 |
| G44 | 3.605 | X | 6.105 | 0.50 | 2 | 22.009 |
| G45 | 10.000 | X | 5.000 | 1.00 | 2 | 100.000 |
| G46 | 79.370 | X | 11.265 | 1.00 | 1 | 894.103 |
| G47 | 68.285 | X | 4.565 | 1.00 | 1 | 311.721 |
| G48 | 19.980 | X | 6.110 | 1.00 | 2 | 244.156 |
| G49 | 6.110 | X | 6.110 | 0.50 | 2 | 37.332 |
| G50 | 7.215 | X | 7.215 | 0.50 | 2 | 52.056 |
| G51 | 1.680 | X | 7.215 | 1.00 | 1 | 12.121 |
| TOTAL ADDITION AREA (X) = | | | | | | 7178.303 |
| DEDUCTION AREA | | | | | | |
| D01 | 23.755 | X | 4.920 | 0.60 | 2 | 140.250 |
| D02 | 1.965 | X | 10.250 | 0.50 | 2 | 20.141 |
| TOTAL DEDUCTION AREA (Y) = | | | | | | 160.391 |
| TOTAL GREEN AREA AT OPEN SURFACE ( A = X-Y) | | | | | | 7017.912 |

| GREEN AREA CALCULATIONS | | |
|---|---|---|
| TOTAL GREEN AREA REQUIRED 50% OF OPEN AREA | | |
| Total Plot Arae | 20000.000 | SQ.MT |
| Total Building Envolape | 8101.742 | SQ.MT |
| Total Open Road Area | 3579.730 | SQ.MT |
| Total parking area at open surface | 325.000 | SQ.MT |
| Total Open Area = ( Plot Area ) - (Building Envolape + Open Parking Area + Road Area ) | 7993.528 | SQ.MT |
| Total Green Area Required 50% of open area | 3996.764 | SQ.MT |
| Total Green area Proposed | 7000.000 | SQ.MT |
| Total Green area Provided | 7017.912 | SQ.MT |

| PARKING AREA AT OPEN SURFACE | | |
|---|---|---|
| Sr No | | Area (SQM) |
| P01 | AREA AS PER PLINE | 325.000 |
| TOTAL PARKING AREA AT OPEN SURFACE | | 325.000 |
| ECS PROVIDED AT OPEN SURFACE ( 325.00 / 20) | | 16.250 |
| ECS PROVIDED AT OPEN SURFACE | | 16.00 |

| PARKING CALCULATIONS | | |
|---|---|---|
| Total Required Parking | | |
| Required Parking for Commercial FAR (1 ECS / 50 Sq.Met permissible Commercial FAR) | | |
| Total permissible far for Commercail | 9422.547 | SQ.MT |
| Parking required for Commercial ( 9403.806 / 50 ) | 188.45 | ECS |
| Required Parking for IT/ITES FAR (1 ECS / 50 Sq.Met permissible FAR) | | |
| Total permissible far for IT / ITES | 53530.015 | SQ.MT |
| Parking required for IT/ ITES ( 52833.548 / 50 ) | 1070.60 | ECS |
| **Total Required Parking** | **1259.05** | **ECS** |
| **Or say** | **1259** | **ECS** |
| Total Provided Parking | | |
| Total Parking Provided at Open Surface ground lvl. | 18 | ECS |
| Total Parking Provided at Podium | 84 | ECS |
| Total Parking Provided at 1st. Basement | 717 | ECS |
| Total Parking Provided at 2nd. Basement | 443 | ECS |
| **Total Provided Parking** | **1262** | **ECS** |

KEY PLAN

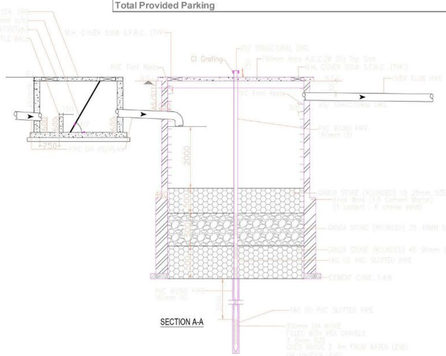



| NO. OF TREES REQUIRED @1 TREE PER 100 SQ.M OF OPEN AREA | 7017.913 / 100 = 70.10 i.e.70 TREE | |
|---|---|---|
| NO. OF TREES PROVIDED | 136 (EVER GREEN) | |
| | NAMES | NO.s |
| 1 | CASSIA FISTULA 5M C/C | 68 |
| 2 | DELONIX REGIA | 68 |
| | TOTAL | 136 |

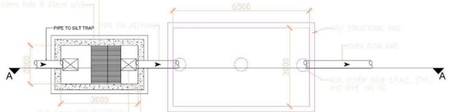
LEGEND FOR PLUMBING

DRAINAGE MANHOLE

DRAINAGE PIPE




RAIN WATER HARVESTING PIT DETAIL




PLAN OF
BAR SCREEN, SILT TRAP & DETAIL OF PERCOLATION PIT

SEWERAGE LAYOUT
DRAINAGE LAYOUT

M.E.P.Consultant
Consultine
B-50, Basement, Soami Nagar
New Delhi-110017
Tel No: 011-49846187 & 49849205
Email: info@vcconsulting.co.in

SCALE : ( 1 : 300 )
DATE: 16-07-2022
DRAWING: SITE PLAN AND AREA CALCULATION
NATURE OF DRAWING: SUBMISSION DRAWING
SHEET: 01
PROJECT : PROPOSED IT / ITES PARK, AT PLOT NO. A-37,38 SECTOR -62 NOIDA
OWNER SIGN.
ARCHITECT SIGN.
OWNER: M/S CHAMBAL TRADINGS PVT. LTD.
PROJECT CONSULTANTS :
1. M/S. A. K. MASZOUD. AND ASSOCIATES (P) LTD. C - 25, Jamia Nagar, Okhla, New Delhi-110025
T : 00918010118 & 00918010119
Dr. M. ZULQUARNAIN T : 08010990119 E : info@zulquarnain.com W : www.zqazaindia.com
IMPORTANT :
1. IN CASE OF ANY DISCREPANCY IN THE DRAWING, THE OFFICE SHOULD BE REFERRED IMMEDIATELY.
2. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
3. ALL DIMENSIONS ARE IN MILLIMETERS.

01