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Greater Noida Industrial Dev. Authority
APPROVED
Vide Letter No. 2455 dated 16/11/2018
Up to Dated.....

SL. NO	DESCRIPTION	TOTAL SITE AREA (Sqm)	AREA	FAR
1	TOTAL SITE AREA			
A	Site Area for Recreation Centre (Green Area)	119429.95		
B	Site Area for Parking			
2	PERMISSIBLE FAR			
A	PERMISSIBLE BASE FAR	2.50		2.5 MR (2625)
B	PERMISSIBLE ADDITIONAL FAR (Sale)	1.00		
		3.50		
	PERMISSIBLE SUPPORT FACILITY FAR	25%		
	PERMISSIBLE SUPPORT FACILITY (Sale)	25%(0.5)		
		3.75		
	PERMISSIBLE RECREATIONAL FAR	75%		
	PERMISSIBLE RECREATIONAL FAR (Sale)	1.00(0.5)		
		4.75		
3	PERMISSIBLE GROUND COVERAGE			
A	PERMISSIBLE (0.25)	0.25		
B	PERMISSIBLE (0.15) FOR (Sale)	0.15		
		0.40		
4	PROPOSED BASE FAR			
	PROPOSED GROUP HOUSING FAR	0.80 (1)	11248.05	
	Under Recreational Club & Sell Part			
	PROPOSED GROUP HOUSING FAR Under Sale	0.80 (2)	11248.05	
	PROPOSED GROUP HOUSING FAR			
	PROPOSED SUPPORT FACILITY FAR	17.85(R)	17684.86	
	PROPOSED SUPPORT FACILITY FAR Under Sale	17.85 (2)		
	TOTAL PROPOSED BASE FAR	19.70 (2)	19.70	0.2366
5	PROPOSED FAR			
	PROPOSED FAR	0.0016 (1)		
6	FAR Distribution NBF Required (Fr.25)			
	Residential FAR (Fr.25)	0.0016 (1)		20.0%
	Residential FAR (Fr.25) Sale	0.0016 (2)		10.0%
	Total Residential FAR (Fr.25)	0.0032 (3)		30.0%
7	PROPOSED GROUND COVERAGE			
A	PROPOSED GROUND COVERAGE UNDER RECREATIONAL CLUB & SELL PART	0.0016 (1)	4898.00	
	PROPOSED GROUND COVERAGE UNDER SALE PART	0.0016 (2)		
	PROPOSED GROUND COVERAGE	0.0032 (3)		
B	PROPOSED GROUND COVERAGE Under Green Area	0.0016 (4)	4898.00	
	PROPOSED GROUND COVERAGE Under Green Area - Sale Part (Note: Green Area & Parking Separate)	0.0016 (5)		
	PROPOSED GROUND COVERAGE	0.0032 (6)		13.44%
8	GREEN AREA, PARK & PLAYGROUND			
A	TOTAL OPEN AREA (GA-BCA)	71.00% (R)		Fix Over 25 Sq.mtr
B	PROPOSED GREEN AREA (Recreational Area)	50% (R-25%)		
C	PROPOSED GREEN AREA (Sale Part)	17.75% (2)		
D	PROPOSED GREEN AREA (Total)	67.75% (3)		

SL. NO	DESCRIPTION OF BUILDING/FAR	NO. OF UNITS	GROUND COVER.		MAIN FAR		TOTAL 15% FAR		FLOORS	BUILDING HEIGHT	
	A	B	C		D		E		F	G	
			Per 1 Unit	Total for All Units	Per 1 Unit	Total for All Units	Per 1 Unit	Total for All Units		Actual Height (Meters)	Height Less 3.0 M (Ref Storey Height)
1	Villa (Tower - G)	1	630.00	630.00	1890.00	1890.00	94.50	94.50	B+G+3	12.00	9.00
2	Elevator Motor Room	1	225.00	225.00	225.00	225.00	0.00	0.00	G	4.00	1.00
3	Water Pump Room	1	225.00	225.00	-	-	1.00	1.00	G	4.00	1.00
4	Guard Room	3	24.00	72.00	-	-	24.00	72.00	G	3.00	0.00
5	Fire Escape Staircase & Lift (Along Villa Tower G + 4)	26	24.00	624.00	-	-	24.00	624.00	B+G+4	15.00	12.00
6	Fire Escape Staircase & Lift (Along Sky Villa Tower G & Basement Ex)	14	14.40	201.60	-	-	14.40	201.60	B+G+3	12.00	9.00
6	TOTAL			4883.60		17684.86		4883.60		B = Basement G = Ground	
	PERCENTAGE FACTOR			0.0488		0.1768		0.0488			

SL. NO	DESCRIPTION OF BUILDING/FAR	NO. OF UNITS	GROUND COVER.		MAIN FAR		TOTAL 15% FAR		FLOORS	BUILDING HEIGHT	
	A	B	C		D		E		F	G	
			Per 1 Unit	Total for All Units	Per 1 Unit	Total for All Units	Per 1 Unit	Total for All Units		Actual Height (Meters)	Height Less 3.0 M (Ref Storey Height)
7	Villa - A	22	157.50	3467.00	368.10	12102.10	0.00	0.00	G+1	7.00	4.00
8	Villa - B	18	148.75	2680.50	482.96	8696.48	0.00	0.00	G+1	7.00	4.00
9	Villa - C	56	112.50	6300.00	337.50	18900.00	0.00	0.00	G+1	7.00	4.00
10	Villa - D	156	56.00	10584.00	231.00	36036.00	0.00	0.00	B+G+1	10.00	7.00
11	Villa - E	48	66.50	3192.00	399.00	19152.00	27.00	1296.00	B+G+1	10.00	7.00
12	Villa - F	76	69.16	5117.14	345.70	13127.60	24.47	1910.74	B+G+1	10.00	7.00
13	Total for Villas			42346.51		112014.64		7147.14			
14	Recreational Club + Tennis Center	1	2893.30	2893.30	5143.93	5143.93			G+1	11.00	13.40
15	Golf Club	1	797.00	797.00	1245.46	1245.46			LG+B+1	12.00	7.15
16	TOTAL			46036.81		118403.03		7147.14			
	PERCENTAGE FACTOR			0.3855		0.9916		0.0598		G = Basement G = Ground LG = Lower Ground	

SL. NO	DESCRIPTION OF BUILDING/FAR	NO. OF UNITS	GROUND COVER.		MAIN FAR		TOTAL 15% FAR		FLOORS	BUILDING HEIGHT	
	A	B	C		D		E		F	G	
			Per 1 Unit	Total for All Units	Per 1 Unit	Total for All Units	Per 1 Unit	Total for All Units		Actual Height (Meters)	Height Less 3.0 M (Ref Storey Height)
17	PERMISSIBLE GROUND COVERAGE										
18	PROPOSED GROUND COVERAGE (COVERAGE = 0 + 18)			12481.00						20.10%	
				30945.44						10.00%	
19	PERMISSIBLE BASE FAR					48214.00					2.4000
20	PROPOSED BASE FAR (0 + 20+19)					112014.64					2.3794
21 A	PERMISSIBLE SUPPORT FACILITY FAR	25%		9423.50							
21 B	PROPOSED SUPPORT FACILITY FAR			17684.86							
21 C	PROPOSED SUPPORT FACILITY			18752.86							
22A	PERMISSIBLE RECREATIONAL FAR	75%		108085.50							
22B	PROPOSED RECREATIONAL FAR			119429.95							
22C	EXCESS RECREATIONAL FAR			10944.45							
23	FAR (FUTURE EXPANSION)	0.0100 (R)		9586.16						0.0200	

LEGEND: S.No.	Name of Facility	Green Part Nos/ LENGTH	Counts/ WIDTH	Total Area (Sqm)	Remark
1	Golf Course	G20 to G36		86833.73	Open
2	Multipurpose Playfield	G42+G44 X 4 = G46+G48 +G51		13188.15	Open/ Between Tower G
3	Tennis Centre	35.00	12.00	420.00	Covered
4	Swimming Centre	G59		4687.53	
5	Pro-shops/food and beverage			114.42	Golf Club: Gr Floor
6	IT Centre/Administration/Media Centre	12.30	7.60	93.48	Rec Club: Second Floor
7	Internal Roads & paths				Open
8	Circulation Spaces, Carpeting, Utilities etc				Open
9	Amusement Park	G61		4418.21	Open
10	Community Centre/Auditorium	31.41	17.38	545.91	Rec Club: Gr Floor
11	Drive-in Cinemas	G54		2784.00	Open
12	Open Air Theatre	G58		2350.44	Open
13	Public utilities & Service Facilities			180.00	Rec Club: Part Gr Floor
14	Recreational Club (Recreational Club, Swimming Pool, Guestrooms, Restaurant, Indoor and			4418.50	Rec Club: Gr Floor + First Floor
15	Specialised Park/Theme Park and Gardens	G60		6820.80	Open
16	Sports Complex (Indoor & Outdoor)	G70 + Golf Club Bldg. Part		3135.11	Open + Golf Club (Gr + Lower Gr Flr)
17	Orchard	G37+G38 +G39		4034.71	Open
18	Fair Ground (Fair Ground, Exhibition Centre)	G60		4898.00	Open

Dense Plantation Area Calculation on Site Plan (Identified Green)						
S.No.	Shape	Length (Mtr.)	Width (Mtr.)	Counts	Area (Sqm)	Remark
G20	Rectangle	23.40	4.80	1	112.32	
G21A	Rectangle	53.40	4.80	1	256.32	
G22A	Rectangle	73.80	59.64	1	4401.67	
G23A	Rectangle	53.00	30.40	1	1611.20	
G24A	Rectangle	47.80	54.80	1	2618.48	
G25A	Rectangle	88.40	71.70	1	6337.68	
G26	Rectangle	73.33	81.92	1	5969.96	
G26A	Rectangle	42.74	21.60	1	923.18	
G27	Rectangle	84.70	50.80	1	4302.52	
G27A	Rectangle	84.10	47.00	1	3952.70	
G27B	Rectangle	18.88	43.84	1	827.71	
G28A	Rectangle	88.00	22.51	1	1980.90	
G28B	Rectangle	28.00	12.00	1	336.00	
G29	Rectangle	78.84	20.98	1	1654.55	
G31	Rectangle	18.00	20.00	1	360.00	
G32	Rectangle	28.50	13.10	1	373.35	
G33	Rectangle	42.00	10.00	1	420.00	
G33A	Rectangle	102.00	88.00	1	8976.00	
G34A	Rectangle	40.17	14.21	1	570.81	
G35A	Rectangle	30.47	47.82	1	1457.03	
G36	Rectangle	13.32	76.96	1	1024.91	
G36A	Rectangle	5.00	76.70	1	383.50	
G36B	Rectangle	5.00	86.80	1	433.99	
G37	Rectangle	43.00	16.00	1	688.00	
G37	Rectangle	43.60	16.60	1	723.76	
G38	Rectangle	65.86	23.14	1	1499.14	
G38	Rectangle	30.00	52.00	1	1560.00	
G39	Rectangle	23.96	42.00	1	1006.04	
G40	Rectangle	14.00	27.00	1	378.00	
G39	Rectangle	74.23	42.42	1	2990.46	
G40	Rectangle	14.00	27.00	1	378.00	
G40A	Rectangle	14.00	63.00	1	882.00	
G40	Rectangle	13.11	109.00	1	1428.99	
G40A	Rectangle	13.12	215.10	1	2821.51	
G41	Rectangle	45.00	14.21	1	640.00	
G42	Rectangle	13.00	31.80	1	497.00	
G43	Rectangle	27.25	33.04	1	900.50	
G44	Rectangle	24.40	23.80	1	580.72	
G45	Rectangle	34.00	24.00	1	816.00	
G46	Rectangle	24.00	14.00	1	336.00	
G47	Rectangle	42.40	14.40	1	610.56	
G48	Rectangle	14.00	28.00	1	392.00	
G50	Rectangle	42.00	42.00	1	1764.00	
G51	Rectangle	35.50	42.42	1	1505.5	
G52	Rectangle	17.00	78.00	1	1326.00	
G53	Rectangle	17.00	68.00	1	1156.00	
G54	Rectangle	17.00	68.00	1	1156.00	
G55	Rectangle	23.00	39.00	1	897.00	
G56	Rectangle	108.46	3.26	1	134.18	
G57	Rectangle	107.00	3.26	1	1256.55	
G57	Rectangle	3.26	144.51	1	106.14	
G58	Rectangle	17.00	85.00	1	1144.00	
G59	Rectangle	43.50	13.33	1	733.95	
G60	Rectangle	4.00	15.00	1	60.00	
G61	Rectangle	4.24	55.40	1	313.72	
G62	Rectangle	1.80	123.23	1	221.81	
G63	Rectangle	13.27	42.00	1	485.18	
G64	Rectangle	39.54	11.80	1	391.10	
G65	Rectangle	11.27	56.00	1	631.12	
G66	Rectangle	24.80	11.00	1	272.80	
	TOTAL Dense Plantation Area (G)				95482.86	
	Percentage = (AP/Net Area)*100				25.11%	

Area Calculation Guard Room						
S.No.	Shape	Length (Hor.)	Width (Ver.)	Counts	Area (Sqm)	
1	Guard Room 1	5.00	4.80	1	24.00	
2	Guard Room 2	5.00	4.80	1	24.00	
3	Guard Room 3	5.00	4.40	1	22.00	
Total Floor Area				=	70.00	
Total Ground Coverage				=	70.00	

Area Calculation Tennis Center						
S.No.	Shape	Length (Hor.)	Width (Ver.)	Counts	Area (Sqm)	
1	Rectangle	35.00	12.00	1	420.00	
Total Floor Area				=	420.00	
Total Ground Coverage				=	420.00	

Area Calculation Electrical Meter Room						
S.No.	Shape	Length (Hor.)	Width (Ver.)	Counts	Area (Sqm)	
1	Rectangle	25.00	9.00	1	225.00	
Total Floor Area				=	225.00	
Total Ground Coverage				=	225.00	

Area Calculation Electrical Panel Room						
S.No.	Shape	Length (Hor.)	Width (Ver.)	Counts	Area (Sqm)	
1	Rectangle	25.00	9.00	1	225.00	
Total Floor Area				=	225.00	
Total Ground Coverage				=	225.00	

Area Calculation Podium Staircase/ Lift						
S.No.	Shape	Length (Hor.)	Width (Ver.)	Counts	Area (Sqm)	
1	Stair with Lift (Along Villa D,E,F)	8.30	3.00	25	622.50	
2	Stair without Lift (Along Sky Villa Tow er-G) & Basement Ex	5.15	2.80	14	201.88	
Total Area				=	824.38	
Total Ground Coverage				=	824.38	

Parking Required		
1	Total Area under Recreational FAR	119429.95
2	Parking Required @ 1 ECS per 50 Sqm	2389
3	Total Area under Group Housing/ Support Facility FAR	17684.86
4	Parking Required @ 1 ECS per 80 Sqm	221
Total Parking Required	=(2+4)	2610

Parking Provided		
Open Parking		
1	Area under Open Parking =	200.00
2	Area under 1 ECS by Norms	20.00
3	Max ECS Permissible (by Norms)	10
4	No. of ECS Provided (as Actual)	10
Basement Parking		
5	Area under Basement Parking =	78252.89
6	Area under 1 ECS by Norms	30.00
7	Max ECS Permissible (by Norms)	2608
8	No. of ECS Provided (as Actual)	2605
Total Parking Provided	= (4+8)	2615

LANDSCAPE PLANT SCHEDULE

SYMBOL /KEY	BOTANICAL NAME	COMMON NAME	QUANTITIES	DESCRIPTION: EVERGREEN/ POTS/SUN/SHADE ETC.
	BAUHINIA VARIEGATA	KACHNAR	82	TREE / DECIDUOUS
	THEVETIA PERUVIANA	KANER	124	TREE / EVERGREEN
	POLYALTHIA LONGIFOLIA	ASHOKA	276	TREE / DECIDUOUS/ EVERGREEN

ORCHARD TREE SCHEDULE

SYMBOL /KEY	BOTANICAL NAME	COMMON NAME	QUANTITIES	DESCRIPTION
	SYZYGIUM CUMINI	JAMUN	24	LARGE/ EVERGREEN/FRUIT
	MANGIFERA INDICA	MANGO	32	MEDIUM/FRUIT
	LITCHI CHINENSIS	LITCHEE	12	MEDIUM/FRUIT
	Psidium guajava	GUVAVA	11	SMALL/FRUIT
	Carica papaya	PAPAYA	15	SMALL/FRUIT

PROJECT NAME & ADDRESS :
PROPOSED
RECREATIONAL CENTER
AT LAND PARCEL NO. : _____, SECTOR - _____,
GREATER NOIDA, UTTAR PRADESH
FOR M/S ROYALGOLF LINK CITY PROJECTS PVT LTD

PRINCIPAL ARCHITECT/ DESIGN CONSULTANT NAME & ADDRESS :
kgd
architecture + green + innovation
KGD, 65/90, 7TH MAIN, HAL 2ND STAGE, INDIRANAGAR, BANGALORE - 560 008
TEL:+91-80-6712 5000/01, FAX: +91-80-6712 5001
E-MAIL:info@kgd-architecture.com
ARCHITECTURE | MEP | LANDSCAPE

LOCAL/ LIASONING ARCHITECT NAME & ADDRESS :
RENAISSANCE
ARCH CONSULTANT PVT LTD
411-B, E-Block, Greater Kailash-II, New Delhi:-110048, Tel:+91-11-41624488
Fax:-91-11-41624488, Email:renaissance.arch@gmail.com, Web:www.renaissance.net.in

OWNERS SIGNATURE & SEAL:
Royal Link City Projects Pvt. Ltd.
Authorised Signatory

ARCHITECTS SIGNATURE & SEAL:

BUILDING/BLOCK/FLOOR/PART :
FULL SITE PLAN

NORTH :

DRAWING TITLE :
FULL SITE LAYOUT PLAN

DRAWN : VIKAS/ARUN/KARAN
CHECKED : AMRENDRA KR SRI
SCALE : 1 : 800 on A0/ 1 : 1200 on A1
DATE :
DRAWING NO./CAD FILE NAME : 2015-07-13 - DENSE PLANTATION AREA & HAZITIPLAN.DWG
SHEET NO. : SITE-01/03

DRAWING FORMATED FOR A0 - ISO ARCH E1, SCALE VARIED & CHANGED

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