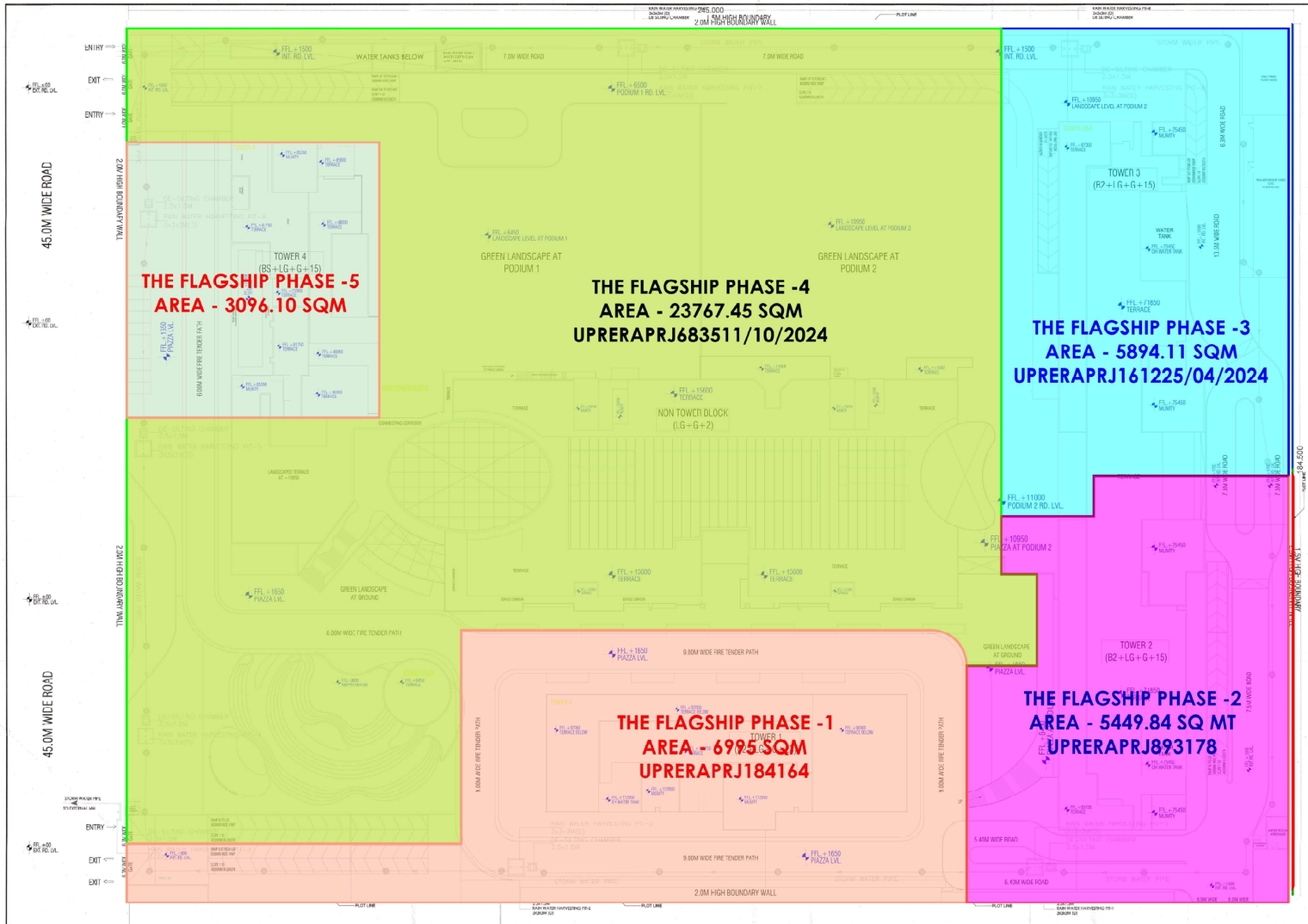


SNo.	Name of the Project	UP RERA Registration No.	Area (Sq.Mtrs)
1	The Flagship Phase - 1	UPRERAPRJ184164	6995.00
2	The Flagship Phase - 2	UPRERAPRJ893178	5449.84
3	The Flagship Phase - 3	UPRERAPRJ161225/04/2024	5894.11
4	The Flagship Phase - 4	UPRERAPRJ161225/10/2024	23767.45
5	The Flagship Phase - 5	Applied for Registration	3096.10
Total Area of the Project			45202.50

COMBINED AREA CHART

FLOORS	ENVELOPE	DEDUCTION	15% SERVICES	F.A.R RESIDENTIAL	F.A.R INSTITUTIONAL FACILITY	F.A.R COMMERCIAL	F.A.R IT/ITES OFFICE	TOTAL FAR	NON FAR
BASEMENT - 2	39303.113	3154.131	858.596	0.000	0.000	0.000	0.000	0.000	38444.517
LOWER GROUND	38254.220	2421.854	2094.074	0.000	3464.805	772.305	0.000	4237.170	32199.071
GROUND FLOOR	14712.697	2019.608	1760.985	0.000	2296.158	7174.998	1588.804	11059.961	11674.106
1ST FLOOR	12928.364	2151.759	908.742	0.000	3552.874	3151.445	3184.544	9889.863	6989.803
SERVICE FLOOR	597.369	8.741							588.628
2nd FLOOR	9184.096	952.197	624.091	0.000	1584.696	336.840	5494.731	7416.266	3040.334
3rd FLOOR	7269.954	341.476	668.474	0.000	0.000	0.000	6255.373	6255.373	52.701
4th FLOOR	6970.449	341.081	664.424	0.000	0.000	0.000	5956.598	5956.598	127.121
5th FLOOR	7123.219	383.300	793.606	0.000	0.000	0.000	5947.681	5947.681	43.883
SERVICE FLOOR	1507.044	9.651	0.000	0.000	0.000	0.000	0.000	0.000	1497.393
6th FLOOR	6626.271	325.875	507.829	0.000	472.465	79.380	5242.060	5793.905	67.811
7th FLOOR	6707.424	341.870	505.489	738.017	0.000	0.000	4825.524	5563.541	124.154
8th FLOOR	6194.184	401.391	620.944	738.017	0.000	0.000	4737.307	5475.324	145.680
9th FLOOR	6696.324	342.156	674.601	738.017	0.000	0.000	4748.143	5486.160	86.081
10th FLOOR	6696.324	341.991	505.489	738.017	0.000	0.000	4916.502	5654.519	57.754
11th FLOOR	6666.104	342.113	623.359	738.017	0.000	0.000	4766.091	5504.108	124.616
12th FLOOR	6190.179	342.231	505.489	738.017	0.000	0.000	4910.375	5648.392	114.334
14th FLOOR	6413.769	341.770	674.601	738.017	0.000	0.000	4662.857	5400.874	57.754
15th FLOOR	7888.526	341.991	602.240	738.017	0.000	0.000	4711.064	5449.080	139.155
16th FLOOR	5721.649	359.532	491.011	0.000	134.857	0.000	4737.161	4872.019	20.528
17th FLOOR	2685.216	92.620	747.346	0.000	0.000	0.000	1646.379	1646.379	26.134
18th FLOOR	1906.700	92.984	117.875	0.000	0.000	0.000	1696.318	1696.318	10.954
19th FLOOR	1936.400	122.684	232.980	0.000	0.000	0.000	1582.105	1582.105	57.617
20th FLOOR	1900.940	92.984	117.850	0.000	0.000	0.000	1690.583	1690.583	10.954
21st FLOOR	1936.400	93.105	117.875	0.000	0.000	0.000	1725.866	1725.866	10.954
22nd FLOOR	1936.400	93.105	117.875	0.000	0.000	0.000	1736.556	1736.556	26.134
23rd FLOOR	917.749	91.943	117.875	0.000	0.000	92.699	615.233	707.931	0.000
24th FLOOR	917.749	91.943	117.875	0.000	0.000	114.824	593.108	707.931	68.025
MUMTY	281.719	0.000	281.719	0.000	0.000	0.000	0.000	0.000	0.000
GUARD ROOMS			25.200						
METER ROOM								33.700	
TOTAL	215846.949	15133.745	16110.516	5880.136	11495.884	11722.551	87435.989	116568.260	94875.889

SUMMARY

S.NO.	DESCRIPTION		AREA (SQM)
1	TOTAL PLOT AREA	=	45202.50
2	PERMISSIBLE GROUND COVERAGE @30% OF PLOT AREA	=	13560.75
3	PERMISSIBLE F.A.R. @ 2.00	=	90405.00
4	ADDITIONAL F.A.R. @ 0.50	=	22601.25
5	TOTAL F.A.R. @ 2.50	=	113006.25
6	ADDITIONAL FAR FOR GREEN@ 5% OF 2.50	=	5650.31
7	**TOTAL PERMISSIBLE FAR @ 2.50 + ADDITIONAL GREEN FAR @ 5% of 2.50 = 2.625**	=	**118656.56**
	DETAIL OF PROPOSED AREAS		
1	**PROPOSED GROUND COVERAGE**	=	**13386.08**
2	**PROPOSED GROUND COVERAGE (%)**	=	**29.61**
3	**PROPOSED F.A.R.**	=	**116568.26**
4	**PROPOSED F.A.R. (%)**	=	**2.579**

LANDSCAPE CALCULATION

S.NO.	DESCRIPTION		AREA (SQM)
1	TOTAL PLOT AREA	=	45202.50
2	REQUIRED GREEN AREA	=	50% OF OPEN AREA
3	OPEN AREA = (TOTAL PLOT AREA - GROUND COVERAGE)/2 = (45202.5 - 13560.75) / 2 = 15820.90 (35%)		
4	**PROPOSED GREEN**	=	**15825.02475**
5	REQUIRED NO. OF TREES	=	OPEN AREA/100
		=	15820.90/100
		=	158.209
6	**PROPOSED NO. OF TREES**	=	**158**

PARKING CALCULATION

S.NO.	DESCRIPTION				UNIT
1	TOTAL PLOT AREA	=		45202.50	SQM
2	PERMISSIBLE FAR	=		118656.5625	SQM
3	REQUIRED ECS	=	118656.56/50	2373	ECS
	PARKING PROVIDED				
4	NO. OF ECS IN LOWER BASEMENT @ 30 SQM/ECS (SINGLE PARKING)	=	38193.08/30	1273	ECS
5	NO. OF ECS IN UPPER BASEMENT @ 30 SQM/ECS (SINGLE PARKING)	=	26444.30/30	881	ECS
6	NO. OF ECS IN FIRST PODIUM @ 30 SQM/ECS (SINGLE PARKING)	=	9179.008/30	306	ECS
7	NO. OF ECS IN SECOND PODIUM @ 30 SQM/ECS (SINGLE PARKING)	=	4511.86/30	150	ECS
9	**TOTAL ECS PROVIDED**	=		2610	ECS

PARKING REQUIRED

USAGE	PERMISSIBLE F.A.R.	E.C.S.	REQUIRED
IT/ITES	88992.420	50	1780
COMMERCIAL	11865.656	50	237
RESIDENTIAL/ INST. FACILITY	17798.484	50	356
TOTAL	118656.560		2373

PERMISSIBLE NORMS OF DEVELOPMENT

DESCRIPTION	%	PERMISSIBLE F.A.R.	PROPOSED F.A.R.
IT/ITES	75%	88,992.42	87,435.989
COMMERCIAL	10%	11,865.656	11,722.551
RESIDENTIAL	UPTO 10%	17,798.484	5,880.136
INSTT. FACILITY	MIN. 5%		11,495.884
METER ROOM			33.70
TOTAL	100%	118,656.56	116,568.260

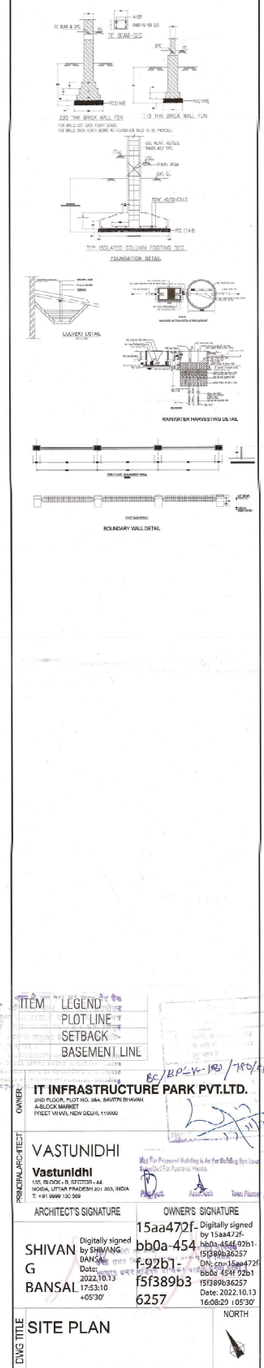
ALCULATION

	AREA (SQM)
=	45202.500
=	13560.750
ON	
=	2103.470
=	2012.140
=	2007.200
=	1585.300
=	5619.080
=	25.200
=	33.700
=	13386.09

S.NO.	THE INSTITUTIONAL FACILITIES PERMISSIBLE IN THE AREA OF IT/ITES & STP/SERVICES ARE AS FOLLOWS:
1.	WAITING AND TRANSIT AREAS
2.	AREAS DESIGNATED FOR PUBLIC UTILITIES
3.	TRAVEL SERVICES
4.	ELECTRIC SUB-STATION
5.	WATER WORKS
6.	EXPORT RELATED FACILITIES
7.	CANTEEN/RESTAURANT
8.	CRECHE & DAY CARE CENTRE
9.	OPERATIONS AND MAINTENANCE BY SPECIALIZED AGENCIES
10.	TRAINING CENTER AND LIBRARY
11.	HEALTH CLUB AND GYM FOR USERS/RESIDENTS OF IT INDUSTRIES AND IT ENABLED SERVICES
12.	GAMES/ENTERTAINMENT ROOM FOR USERS/ RESIDENTS OF IT INDUSTRIES AND IT ENABLED SERVICES
13.	BANKING AND FINANCIAL SERVICES
14.	BUSINESS AND FINANCIAL SERVICES
15.	BUSINESS CENTER/CONFERENCE FACILITIES
16.	SHOPS
17.	OPEN EATING KIOSKS
18.	TELEPHONE EXCHANGE

PROJECT

PROPOSED BUILDING FOR IT INFRASTRUCTURE PARK PVT. LTD. AT PLOT NO. 1B, SECTOR 140A, NOIDA



ITEM LEGEND
PLOT LINE
SETBACK
BASEMENT LINE

OWNER: IT INFRASTRUCTURE PARK PVT.LTD.
2ND FLOOR, PLOT NO. 38A, SHUTTER IN MAIN A-BLOCK MARKET PREET VIHAR, NEW DELHI, 110092

PRINCIPAL ARCHITECT: VASTUNIDHI
Vastunidhi
135, BLOCK - B, SECTOR - 44 NOIDA, UTTAR PRADESH 201 303, INDIA
T: +91 9999 130 309

ARCHITECT'S SIGNATURE: SHIVANG BANSAL — Digitally signed by SHIVANG BANSAL Date: 2022.10.13 17:53:10 +05'30'

OWNER'S SIGNATURE: 15aa472f-bb0a-454f-92b1-f5f389b36257 — Digitally signed by 15aa472f-bb0a-454f-92b1-f5f389b36257 DN: cn=15aa472f-bb0a-454f-92b1-f5f389b36257 Date: 2022.10.13 16:08:29 +05'30'

DWG TITLE: SITE PLAN — NORTH

SUBMISSION DRAWING

DRAWING				
DRAWN BY	MG	CHECKED BY	SB	
DATE	13/10/2022	SCALE	1:250	
SHEET SIZE	A1	SHEETS	-	
NUMBER	VAS-140A-SP-101	REV. NO.	00	