

S.NO.	DIMENSIONS	AREA(SQ.M.)
1	60.655 X 5.115	0.5
2	45.450 X 11.020	1
3	100.835 X 5.205	1
4	6.605 X 34.340	1
5	2.915 X 34.800	1
6	6.250 X 66.825	1
7	6.605 X 17.365	1
8	10.585 X 8.250	1
9	8.895 X 4.205	1
10	5.725 X 3.400	4
11	6.935 X 6.840	4
12	8.895 X 4.220	2
13	5.980 X 8.230	2
14	1.200 X 11.350	2
15	1.700 X 10.500	2
16	28.000 X 13.750	1
17	38.710 X 13.750	1
18	8.895 X 4.215	1
19	10.585 X 7.965	1
20	6.610 X 17.365	1
21	2.915 X 34.800	1
22	6.605 X 34.340	1
23	6.350 X 66.825	1
24	81.985 X 5.030	1
25	34.000 X 3.710	1
26	3.280 X 3.710	1
27	50.060 X 12.470	1
28	5.265 X 42.710	1
29	2.620 X 86.070	1
30	2.620 X 80.570	1
31	5.450 X 5.015	0.5
32	5.710 X 11.975	0.5
33	218.360 X 3.485	0.5
34	98.830 X 8.155	1
35	44.570 X 4.100	1
36	62.535 X 4.180	1
37	4.075 X 1.840	0.5
38	5.545 X 1.755	0.5
39	50.820 X 5.225	1
40	2.995 X 6.370	1
41	3.025 X 6.370	1
42	5.185 X 201.345	1
43	1.820 X 130.505	0.5
44		4500.654
45	50.9 X 69.05	1
46		579.362
47	52.42 X 82.62	1
48	9.255 X 31.20	1
49	50.93 X 2.20	1
50	10.47 X 7.53	1
51	24.05 X 19.80	1
52	24.05 X 19.80	1
53		24157.650

S.NO.	PARTICULARS	F.A.R. %	AREA IN SQ.M.
1	TOTAL PLOT AREA		61975.800
2	PERMISSIBLE F.A.R.	1.875	116204.625
3	ALREADY PURCHASED F.A.R.		5035.534
4	5% GREEN F.A.R. ON BALANCED F.A.R.		1887.614
5	NET F.A.R.		123127.773
6	PERMISSIBLE GROUND COVERAGE		18592.740
7	PERMISSIBLE 15% ADDITIONAL F.A.R.		18592.740
8	F.A.R. AT PHASE-1		64905.574
9	F.A.R. AT PHASE-2		5091.423
10	PROPOSED F.A.R.		51967.834
11	TOTAL F.A.R.		121964.832
12	ADDITIONAL 15% SERVICE AREA		
13	ADDITIONAL 15% SERVICE AREA AT PHASE-1		5624.109
14	ADDITIONAL 15% SERVICE AREA AT PHASE-2		168.466
15	PROPOSED ADDITIONAL 15% SERVICE AREA		8816.557
16	TOTAL ADDITIONAL 15% SERVICE AREA		14609.132
17	GROUND COVERAGE		
18	GROUND COVERAGE AT PHASE-1		10021.374
19	GROUND COVERAGE AT PHASE-2		724.939
20	PROPOSED GROUND COVERAGE		5676.532
21	TOTAL GROUND COVERAGE		16422.845
22	NON-FAR AREA		
23	NON-FAR AREA AT PHASE-1		17754.280
24	NON-FAR AREA AT PHASE-2		849.360
25	PROPOSED NON-FAR AREA		18558.937
26	TOTAL NON-FAR AREA		37162.577
27	GREEN AREA		
28	REQUIRED GREEN AREA		22776.478
29	PROPOSED GREEN AREA		24157.650
30	REQUIRED NO. OF TREES		456
31	NO. OF TREES PROPOSED		460
32	PARKING AREA		
33	PARKING PROVIDED AT PHASE-1		1082
34	PARKING PROVIDED AT PHASE-2		64
35	TOTAL PROPOSED PARKING		959

S.No.	Name of the Project	Particulars	Area (in Sq. Mtrs.)
1	IT Square	Completion Certificate Received	29693.40
2	Beetle Orchid	UPRERAPRJ14205	6706.00
3	BIIGTECH	Applied for Registration	17148.54
4	Future Phase(s)	To be Constructed in Future	8427.86
<b>Total Plot Area</b>			<b>61975.80</b>

S.NO	PARTICULAR	AREA (SQ.M.)
1	PLOT AREA	61975.800
2	TOTAL GROUND COVERAGE	16422.845
3	OPEN AREA	45552.955
4	GREEN AREA @50% OF OPEN AREA	22776.478
5	PROPOSED GREEN AREA	24157.650
6	REQ. TREES (1 PER 100 SQM OF OPEN AREA)	455.530
7	PROPOSED TREES	460.000

S.No.	DESCRIPTION	F.A.R.		TOTAL (IN SQ.M.)	15% SERVICE AREA (IN SQ.M.)	NON FAR AREA (IN SQ.M.)	TOTAL B.U.A. (IN SQ.M.)
		IT USE (IN SQ.M.)	IT FACILITY (IN SQ.M.)				
1	BASEMENT FLOOR					13064.160	13064.160
2	LOWER GROUND FLOOR						4296.359
3	UPPER GROUND FLOOR						4210.135
4	1st FLOOR	3915.481	2150.378	3772.963	437.192		4214.491
5	2nd FLOOR	3779.299	3779.299	3779.299	437.192		4214.491
6	3rd FLOOR	3779.299	3779.299	3779.299	437.192		4214.491
7	4th FLOOR	3779.299	3779.299	3779.299	437.192		4214.491
8	5th FLOOR	3779.299	3779.299	3779.299	437.192		4214.491
9	6th FLOOR	3779.299	3779.299	3779.299	437.192		4214.491
10	7th FLOOR	3779.299	3779.299	3779.299	437.192		4214.491
11	8th FLOOR	3779.299	3779.299	3779.299	437.192		4214.491
12	9th FLOOR	3779.299	3779.299	3779.299	437.192		4214.491
13	10th FLOOR	3779.299	3779.299	3779.299	437.192		4214.491
14	11th FLOOR	3779.299	3779.299	3779.299	437.192		4214.491
15	12th FLOOR	3779.299	3779.299	3779.299	437.192		4214.491
16	13th FLOOR	3779.299	3779.299	3779.299	437.192		4214.491
17	14th FLOOR	3779.299	3779.299	3779.299	437.192		4214.491
18	15th FLOOR	3779.299	3779.299	3779.299	437.192		4214.491
19	16th FLOOR	3779.299	3779.299	3779.299	437.192		4214.491
20	17th FLOOR	3779.299	3779.299	3779.299	437.192		4214.491
21	MUMTY AREA					288.991	288.991
22	MACHINE ROOM					122.244	122.244
23	O.H.TANK					288.991	288.991
24	TOTAL	13356.497	16662.220	8458.238	38476.954	6605.230	14826.217

S.NO	PARTICULAR	FAR @ 1.875 (A)	FAR ALREADY PURCHASED (B)	TOTAL (A+B)	FAR AREA FOR PHASE-1 (C)	RESIDENTIAL L-1 (O.C. ISSUED) (D)	PROPOSED FAR FOR RESIDENTIAL L-2 (E)	BALANCE FAR	5% GREEN FAR ON BALANCED FAR	NET PERMISSIBLE FAR	PROPOSED FAR E&F (F)	TOTAL PROPOSED FAR (E+F)	TOTAL FAR (C+D+E+F)
1	IT SERVICES MIN. 50%	58102.313	3873.488	61975.800	49367.526	4911.033	13380.807	300.900	15.045	18607.785	0	13380.807	18291.840
2	RESIDENTIAL MAX. 15%	17430.694	1162.046	18592.740	9251.678	9251.678	8179.016	408.951	17839.645	8458.238	8458.238	17709.916	17709.916
3	COMMERCIAL MAX 15%	23240.925		23240.925	6286.370	180.39	110.073	16664.092	833.205	24074.130	16662.220	16772.293	23239.053
4	OTHERS Max 20%												
5	TOTAL	116204.625	5035.534	121240.159	64905.574	5091.423	13490.88	37752.282	1887.614	123127.773	38476.954	51967.834	121964.832

S.NO	PARTICULAR	PARKING AS PER O.C. ISSUED (PHASE-1) (A)	RESIDENTIAL-1 (O.C. ISSUED) (B)	PROPOSED PARKING FOR RESIDENTIAL-2 (A)	PROPOSED PARKING-E&F (B)	TOTAL PROPOSED PARKING (A+B)
1	REQUIRED PARKING	1082	64	169	38476.954 @ 50 = 770	939
2	BASEMENT PARKING	13311.92		239	695	934
3	SURFACE PARKING	4015.345	1513.04		509.966 @ 20 = 25	939
4	TOTAL	17331.465	1513.04	239	720	959

S.NO	PERMISSIBLE ADDITIONAL 15% SERVICE AREA	ADDITIONAL 15% SERVICE AREA FOR O.C. ISSUED (PHASE-1) (A)	RESIDENTIAL-1 (O.C. ISSUED) (B)	PROPOSED ADD. 15% SERVICE AREA FOR RESIDENTIAL-2 (C)	PROPOSED ADD. 15% SERVICE AREA E&F (D)	TOTAL PROPOSED ADDITIONAL 15% SERVICE AREA (A+B+C+D)	TOTAL FAR (A+B+C+D)
1	18592.74	5624.109	168.466	2211.327	6605.230	8816.557	14609.132

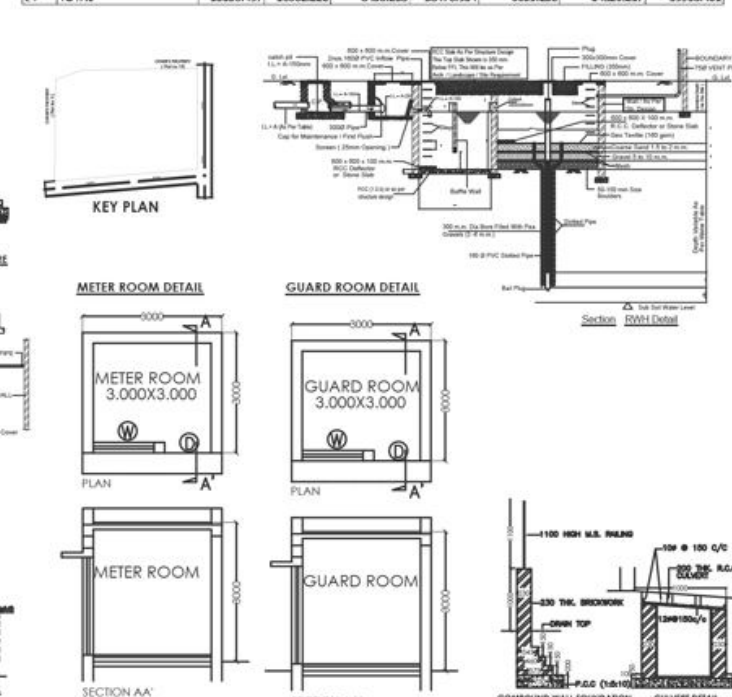
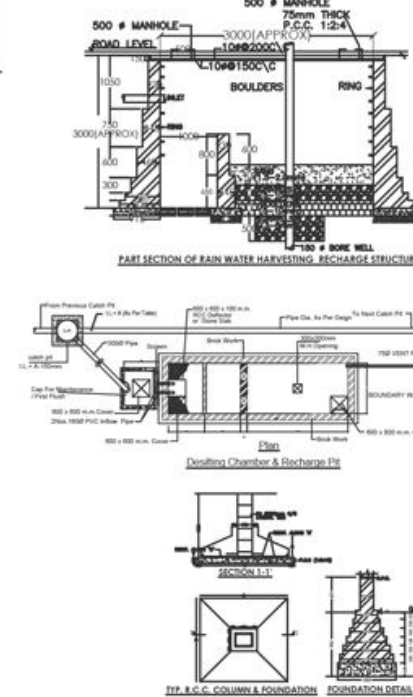
  

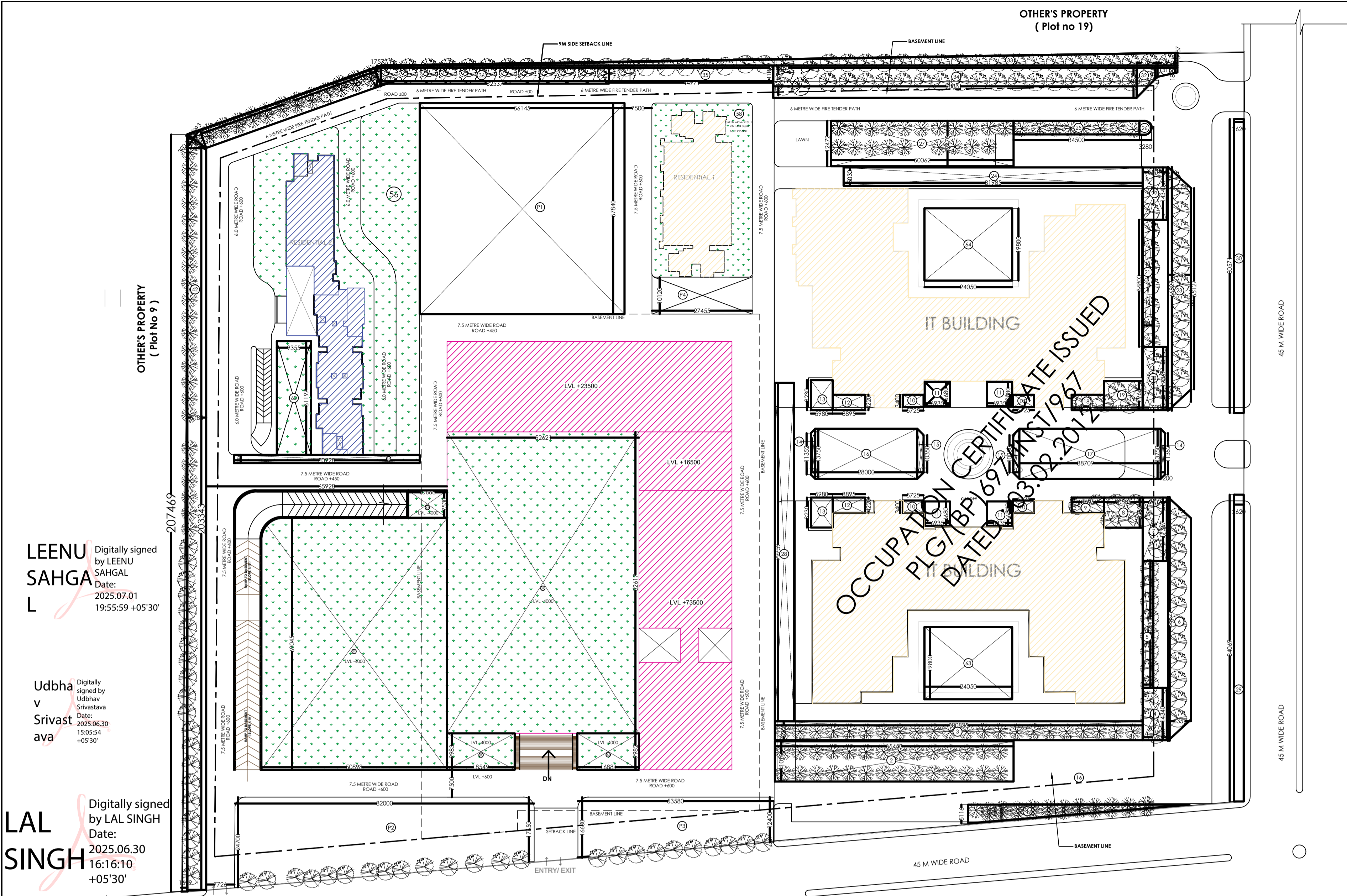
S.NO	PERMISSIBLE GROUND COVERAGE	GROUND COVERAGE FOR O.C. ISSUED (PHASE-1) (A)	RESIDENTIAL-1 (O.C. ISSUED) (B)	PROPOSED GROUND COVERAGE FOR RESIDENTIAL-2 (C)	PROPOSED GROUND COVERAGE E&F (D)	TOTAL PROPOSED GROUND COVERAGE (A+B+C+D)	TOTAL GROUND COVERAGE (A+B+C+D)
1	18592.740	10021.374	724.939	1075.678	4600.854	5676.532	16422.845

S.NO	NON-FAR AREA FOR O.C. ISSUED (PHASE-1) (A)	RESIDENTIAL-1 (O.C. ISSUED) (B)	PROPOSED NON-FAR AREA FOR RESIDENTIAL-2 (C)	PROPOSED NON-FAR AREA E&F (D)	TOTAL PROPOSED NON-FAR AREA (C+D)	TOTAL NON-FAR AREA (A+B+C+D)
1	17754.28	849.36	3732.72	14826.217	18558.937	37162.577

S.NO	PARTICULAR	PHASE-1 (A)	RESIDENTIAL-1 (B)	RESIDENTIAL-2 (C)	TOWER E&F (D)	TOTAL PROPOSED AREA (C+D)	TOTAL AREA (A+B+C+D)
1	TOTAL F.A.R.	64905.574	5091.423	13490.88	38476.954	51967.834	121964.832
2	TOTAL ADDITIONAL 15% F.A.R.	5624.109	168.466	2211.327	6605.230	8816.557	14609.132
3	TOTAL NON-F.A.R. AREA	17754.28	849.36	3732.72	14826.217	18558.937	37162.577
4	TOTAL B.U.A.	88283.963	6199.249	19434.927	59908.401	79343.328	173736.543





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Date: 2025.07.01 19:55:59 +05'30'

Udbha V Srivastava  
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Date: 2025.06.30 15:05:54 +05'30'

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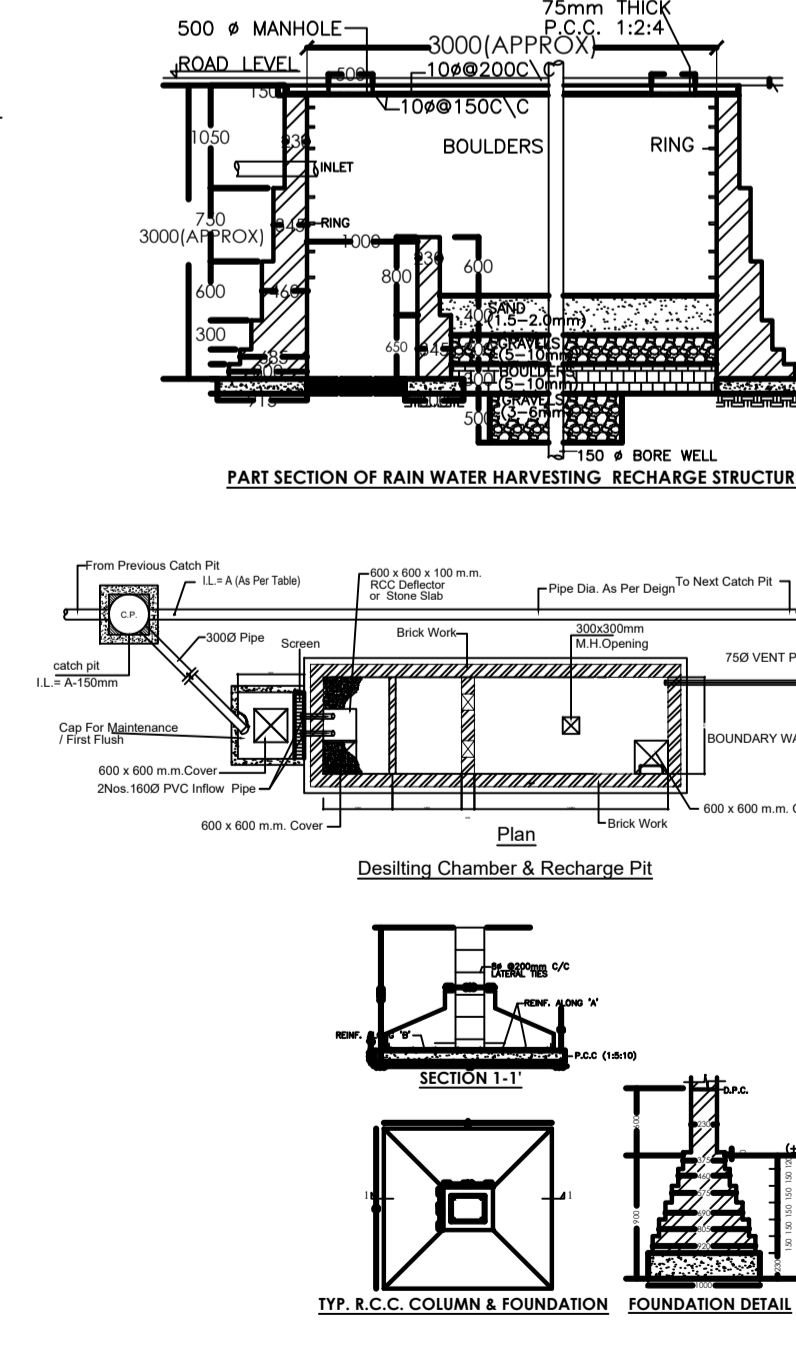
Sudheer Kumar  
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S.NO	DIMENSIONS	AREA(SQ.M.)
1	60.655 X 5.115	310.25
2	65.450 X 11.010	720.605
3	100.835 X 5.205	524.846
4	6.605 X 14.340	94.716
5	2.915 X 34.800	101.442
6	6.350 X 66.825	424.339
7	6.605 X 17.365	114.696
8	10.585 X 8.250	87.326
9	8.895 X 4.265	37.726
10	5.725 X 3.400	19.466
11	6.535 X 6.680	43.653
12	8.895 X 4.220	37.546
13	5.380 X 8.230	44.276
14	1.200 X 11.350	13.620
15	1.700 X 10.500	17.850
16	28.000 X 13.750	385.000
17	38.710 X 13.750	531.263
18	8.895 X 4.215	37.492
19	10.585 X 7.965	84.310
20	6.610 X 17.365	114.783
21	2.915 X 34.800	101.442
22	6.605 X 14.340	94.716
23	6.350 X 66.825	424.339
24	81.985 X 5.030	412.385
25	34.000 X 3.710	126.140
26	3.280 X 3.710	12.169
27	50.050 X 12.470	624.248
28	5.265 X 92.760	488.381
29	2.610 X 84.070	220.269
30	2.610 X 80.530	210.183
31	5.450 X 5.015	27.366
32	5.710 X 11.975	68.189
33	218.360 X 3.485	760.492
34	98.830 X 8.155	805.959
35	44.970 X 4.130	185.724
36	62.535 X 4.130	258.389
37	4.075 X 1.360	5.543
38	5.545 X 1.755	9.726
39	50.820 X 5.225	265.535
40	2.995 X 6.370	19.078
41	3.025 X 6.370	19.269
42	5.185 X 203.345	1054.344
43	1.820 X 130.505	237.529
44	1.820 X 130.505	237.529
45	1.820 X 130.505	237.529
46	1.820 X 130.505	237.529
47	1.820 X 130.505	237.529
48	1.820 X 130.505	237.529
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70	1.820 X 130.505	237.529
71	1.820 X 130.505	237.529
72	1.820 X 130.505	237.529
73	1.820 X 130.505	237.529
74	1.820 X 130.505	237.529
75	1.820 X 130.505	237.529
76	1.820 X 130.505	237.529
77	1.820 X 130.505	237.529
78	1.820 X 130.505	237.529
79	1.820 X 130.505	237.529
80	1.820 X 130.505	237.529
81	1.820 X 130.505	237.529
82	1.820 X 130.505	237.529
83	1.820 X 130.505	237.529
84	1.820 X 130.505	237.529
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92	1.820 X 130.505	237.529
93	1.820 X 130.505	237.529
94	1.820 X 130.505	237.529
95	1.820 X 130.505	237.529
96	1.820 X 130.505	237.529
97	1.820 X 130.505	237.529
98	1.820 X 130.505	237.529
99	1.820 X 130.505	237.529
100	1.820 X 130.505	237.529

S.NO	PARTICULAR	AREA(SQ.M.)
1	PLOT AREA	61975.800
2	TOTAL GROUND COVERAGE	16422.845
3	OPEN AREA	45552.955
4	GREEN AREA @ 50% OF OPEN AREA	22776.478
5	PROPOSED GREEN AREA	24157.650
6	REQ. TREES (1 PER 100 SQM OF OPEN AREA)	455.530
7	PROPOSED TREES	460.000

S.NO.	PARTICULARS	F.A.R. %	AREA IN SQM.
1	TOTAL PLOT AREA		61975.800
2	PERMISSIBLE F.A.R.	1.875	116204.625
3	ALREADY PURCHASED F.A.R.		5035.534
4	5% GREEN F.A.R. ON BALANCED F.A.R.		1887.614
4	NET F.A.R.		123127.773
5	PERMISSIBLE GROUND COVERAGE		18592.740
6	PERMISSIBLE 15% ADDITIONAL F.A.R.		18592.740
7	F.A.R.		77.860
8	F.A.R. AT PHASE-1		64905.574
9	F.A.R. AT PHASE-2		5091.423
10	PROPOSED F.A.R.		51967.834
11	TOTAL F.A.R.		121964.832
12	ADDITIONAL 15% SERVICE AREA		
13	ADDITIONAL 15% SERVICE AREA AT PHASE-1		5624.109
14	ADDITIONAL 15% SERVICE AREA AT PHASE-2		168.466
15	PROPOSED ADDITIONAL 15% SERVICE AREA		8816.557
16	TOTAL ADDITIONAL 15% SERVICE AREA		14609.132
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24	NON-FAR AREA AT PHASE-2		849.360
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28	REQUIRED GREEN AREA		22776.478
29	PROPOSED GREEN AREA		24157.650
30	REQUIRED NO. OF TREES		456
31	NO. OF TREES PROPOSED		460
32	PARKING AREA		
33	PARKING PROVIDED AT PHASE-1		1082
34	PARKING PROVIDED AT PHASE-2		64
35	TOTAL PROPOSED PARKING		959

S.No.	DESCRIPTION	IT USE (IN SQ.M.)	IT FACILITY (IN SQ.M.)	COMMERCIAL (IN SQ.M.)	TOTAL (IN SQ.M.)	15% SERVICE AREA (IN SQ.M.)	NON FAR AREA (IN SQ.M.)	TOTAL B.U.A. (IN SQ.M.)
1	BASEMENT FLOOR						13064.160	13064.160
2	LOWER GROUND FLOOR		3915.481		3915.481	380.872		4296.353
3	UPPER GROUND FLOOR		1622.585	2150.378	3772.963	3772.963		4210.155
4	1st FLOOR		3777.299		3777.299	437.192		4214.491
5	2nd FLOOR			3779.456	3779.456	435.035		4214.491
6	3rd FLOOR		1616.096	1794.994	3411.070	574.336		3985.806
7	4th FLOOR		1616.096	733.470	2349.566	432.366		2781.872
8	5th FLOOR	1510.873			1510.873	251.184		1762.057
9	6th FLOOR	1510.873			1510.873	251.184		1762.057
10	7th FLOOR	1510.873			1510.873	251.184		1762.057
11	8th FLOOR	1510.873			1510.873	251.184		1762.057
12	9th FLOOR	1510.873			1510.873	251.184		1762.057
13	10th FLOOR	1510.873			1510.873	251.184		1762.057
14	11th FLOOR	1510.873			1510.873	251.184		1762.057
15	12th FLOOR	1510.873			1510.873	251.184		1762.057
16	13th FLOOR	1510.873			1510.873	251.184		1762.057
17	14th FLOOR	1510.873			1510.873	251.184		1762.057
18	15th FLOOR		1408.202		1408.202	198.724		1606.926
19	16th FLOOR		1298.379		1298.379	308.546		1606.926
20	17th FLOOR		1408.202		1408.202	198.724		1606.926
21	MUMTY AREA					288.991		288.991
22	MACHINE ROOM					122.244		122.244
23	O.H.TANK					288.991		288.991
24	TOTAL	13356.497	16662.220	8458.238	38476.954	6605.230	14826.217	59908.401



S.NO	PARTICULAR	FAR @ 1.875 (A)	FAR ALREADY PURCHASED (B)	TOTAL (A+B)	FAR AREA FOR PHASE-1 (C)	RESIDENTIAL-1 (O.C. ISSUED) (D)	PROPOSED FAR FOR RESIDENTIAL-2 (E)	BALANCE FAR	5% GREEN FAR ON BALANCED FAR	NET PERMISSIBLE FAR	PROPOSED FAR-E&F (F)	TOTAL PROPOSED FAR (E+F)	TOTAL FAR (C+D+E+F)
1	IT SERVICES MIN. 50%	58102.313	3873.488	61975.800	49367.526			12008.274	630.414	62906.214	13356.497	13356.497	62724.023
2	RESIDENTIAL MAX. 15%	17430.694	1162.046	18592.740		4911.033	13380.807	300.900	15.045	18607.785	0	13380.807	18291.840
3	COMMERCIAL MAX 15%	17430.694		17430.694	9251.678			8179.016	408.951	17839.645	8458.238	8458.237	17709.916
4	OTHERS Max 20%	23240.925		23240.925	6286.370	180.39	110.073	16664.092	833.205	24074.130	16662.22	16772.293	23239.053
5	TOTAL	116204.625	5035.534	121240.159	64905.574	5091.423	13490.88	37752.282	1887.614	123127.773	38476.954	51967.834	121964.832

S.NO	PARTICULAR	PARKING AS PER O.C. ISSUED (PHASE-1)	RESIDENTIAL-1 (O.C. ISSUED)	PROPOSED PARKING FOR RESIDENTIAL-2 (A)	PROPOSED PARKING-E&F (B)	TOTAL PROPOSED PARKING (A+B)
1	REQUIRED PARKING	2082	64	169	38476.954 @ 50 = 770	939
2	BASEMENT PARKING	13315.92		239	695	934
3	SURFACE PARKING	4015.545	1513.04		509.946 @ 20 = 25	959
4	TOTAL	17331.465	1513.04	239	720	959

S.NO	PERMISSIBLE ADDITIONAL 15% SERVICE AREA (A)	ADDITIONAL 15% SERVICE AREA FOR O.C. ISSUED (PHASE-1) (A)	RESIDENTIAL-1 (O.C. ISSUED) (B)	PROPOSED ADD. 15% SERVICE AREA FOR RESIDENTIAL-2 (C)	PROPOSED ADD. 15% SERVICE AREA-E&F (D)	TOTAL PROPOSED ADDITIONAL 15% SERVICE AREA (A+B+C+D)	TOTAL FAR (A+B+C+D)
1	18592.74	5624.109	168.466	2211.327	6605.230	8816.557	14609.132

S.NO	PERMISSIBLE GROUND COVERAGE	GROUND COVERAGE FOR O.C. ISSUED (PHASE-1) (A)	RESIDENTIAL-1 (O.C. ISSUED) (B)	PROPOSED GROUND COVERAGE FOR RESIDENTIAL-2 (C)	PROPOSED GROUND COVERAGE-E&F (D)	TOTAL PROPOSED GROUND COVERAGE (A+B+C+D)	TOTAL FAR (A+B+C+D)
1	18592.740	10021.374	724.939	1075.678	4600.854	5676.532	16422.845

S.NO	NON-FAR AREA FOR O.C. ISSUED (PHASE-1) (A)	RESIDENTIAL-1 (O.C. ISSUED) (B)	PROPOSED NON-FAR AREA FOR RESIDENTIAL-2 (C)	PROPOSED NON-FAR AREA-E&F (D)	TOTAL PROPOSED NON-FAR AREA (C+D)	TOTAL NON-FAR AREA (A+B+C+D)
1	17754.28	849.36	3732.72	14826.217	18558.937	37162.577

S.NO	PARTICULAR	PHASE-1 (A)	RESIDENTIAL-1 (B)	RESIDENTIAL-2 (C)	TOWER-E&F (D)	TOTAL PROPOSED AREA (C+D)	TOTAL AREA (A+B+C+D)
1	TOTAL F.A.R.	64905.574	5091.423	13490.88	38476.954	51967.834	121964.832
2	TOTAL ADDITIONAL 15% F.A.R.	5624.109	168.466	2211.327	6605.230	8816.557	14609.132
3	TOTAL NON-F.A.R. AREA	17754.28	849.36	3732.72	14826.217	18558.937	37162.577
4	TOTAL B.U.A.	88283.963	6109.249	19434.927	59908.401	79343.328	173736.541

PROJECT:- PROPOSED I.T. PARK FOR M/S PRASANDI INFOTECH PARK PVT. LTD. PLOT NO. 21 KNOWLEDGE PARK-3, GREATER NOIDA-201308 -	SIGNING AUTHORITY <b>Chandan Kumar</b> Digitally signed by Chandan Kumar Date: 2025.06.30 10:16:20 +05'30'	ARCHITECTS SIGN <b>Pankaj Nath Andley</b> Digitally signed by Pankaj Nath Andley Date: 2025.06.30 10:04:07 +05'30'	DRG. TITLE:- SITE LAYOUT SCALE: 1:200 D.L.T.:-	REVISED SUBMISSION DRAWING DRG. NO.-: 01 DATE:- 27/06/2025	ARCHITECTS:- P.N.ANDLEY BARCH. A.I.I.A. <b>ANDLEYS ASSOCIATES PVT. LTD.</b> ARCHITECTS ENGINEERS PLANNERS 39 HOUSING SOCIETY N.D.S.E-I NEW DELHI-1100
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