

AREA CHART :-

S.NO.	DETAIL	QUANTITY	UNIT
1	PLOT AREA	= 13500.00	SQ.M.
2	PERMISSIBLE F.A.R.	= 37725.00	SQ.M.
3	PURCHASE F.A.R.	= 10725.00	SQ.M.
4	SUB TOTAL PERMISSIBLE F.A.R.	= 47500.00	SQ.M.
5	PERMISSIBLE GREEN BUILDING F.A.R. (5% OF TOTAL PERMISSIBLE FAR) *	= 2362.50	SQ.M.
6	TOTAL PERMISSIBLE F.A.R. (4+5)	= 49812.50	SQ.M.
7	TOTAL PROPOSED F.A.R.	= 49811.78	SQ.M.
8	NET RESIDENTIAL PERMISSIBLE F.A.R. (6 - 10)	= 49140.00	SQ.M.
9	PROPOSED RESIDENTIAL F.A.R.	= 49128.30	SQ.M.
10	PERMISSIBLE COMMERCIAL F.A.R.	= 472.50	SQ.M.
11	PROPOSED COMMERCIAL F.A.R.	= 3889.23	SQ.M.
12	PERMISSIBLE GROUND COVERAGE @ 35 %	= 10944.13	SQ.M.
13	PROPOSED UPPER BASEMENT AREA	= 21904.10	SQ.M.
14	PROPOSED LOWER BASEMENT AREA (UPPER + LOWER)	= 1381.33	SQ.M.
15	PROPOSED STILT/ SERVICE AREA	= 7087.50	SQ.M.
16	PERMISSIBLE 15% OF TOTAL FAR	= 7362.50	SQ.M.
17	PROPOSED 15% OF TOTAL FAR	= 7362.50	SQ.M.
18	PROPOSED 15% OF TOTAL FAR	= 7362.50	SQ.M.
19	PROPOSED 15% OF TOTAL FAR	= 7362.50	SQ.M.
20	PROPOSED 15% OF TOTAL FAR	= 7362.50	SQ.M.
21	PROPOSED PARKING	= 600	Nos
22	PERMISSIBLE DUs	= 538	Nos
23	PROPOSED DUs	= 4905.38	SQ.M.
24	REQUIRED LANDSCAPE AREA	= 5902.46	SQ.M.
25	PROPOSED LANDSCAPE AREA	=	

1 PROPOSED FLOOR AREA & DWELLING UNITS DETAILS:-

S.NO.	FLOOR	TOWER-ORCHID			TOWER-TULIP			SUB TOTAL RESIDENTIAL			SUB TOTAL COMMERCIAL			TOTAL (RESIDENTIAL + COMMERCIAL)		
		15 %PRE	FAR	D.U.S.	15 %PRE	FAR	D.U.S.	15 %PRE	FAR	D.U.S.	15 %PRE	FAR	D.U.S.	15 %PRE	FAR	D.U.S.
1	UPPER BASEMENT	335.70	124.68	8	335.70	124.68	8	335.70	124.68	8	472.48	0	0.00	842.07	124.68	8
2	GROUND STILT FLOOR	736.78	71.34	8	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16
3	1st FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
4	2nd FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
5	3rd FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
6	4th FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
7	5th FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
8	6th FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
9	7th FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
10	8th FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
11	9th FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
12	10th FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
13	11th FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
14	12th FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
15	13th FLOOR (3th FLOOR NOT TO BE CONSIDERED)	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
16	14th FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
17	15th FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
18	16th FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
19	17th FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
20	18th FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
21	19th FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
22	20th FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
23	21th FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
24	22th FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
25	23th FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
26	24th FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
27	25th FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
28	26th FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
29	27th FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
30	28th FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
31	29th FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
32	30th FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
33	31th FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
34	32th FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
35	33th FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
36	34th FLOOR	736.78	71.34	8	736.78	71.34	8	1477.57	142.69	16	1477.57	142.69	16	1477.57	142.69	16
37	COMMUNITY CHINESE ROOM, WATER TANK															
38	RELIGIOUS BUILDING															
39	GUARD ROOM															
40	METER ROOM															
41	STP															
42	PUMP ROOM															
43	UNDER GROUND TANK															
44	PANEL ROOM															
45	UGT															
A TOTAL (D.U.S.)				272		24413.74	264			538					48611.78	538
B PROPOSED F.A.R.		24715.45						4812.30			472.48		0.00			7058.93
C 15 %PRESCRIBED FAR DETAILS			2854.42													

2 GROUND COVERAGE DETAILS

	TOWER - ORCHID	TOWER-TULIP	SUB TOTAL RESIDENTIAL	COMMERCIAL	TOTAL (RESIDENTIAL + COMMERCIAL)
I GROUND COVERAGE	1141.61	1107.81	2249.52	472.48	2722.00
II COMMUNITY BUILDING					870.25
III GUARD ROOMS					11.98
IV METER ROOM					10.00
TOTAL GROUND COVERAGE					3889.23

3 DENSITY

A TOTAL PLOT AREA	13500.00	SQ.M.
B PERMISSIBLE POPULATION DENSITY	2100/PPH	
C PERM. TOTAL POPULATION	2835.00	
D AVERAGE FAMILY SIZE	4.50/PERSONS PER DU	
E PROPOSED POPULATION DENSITY	630/Dus.	
F PROPOSED POPULATION	1760/PPH	

4 NET STILT NON F.A.R. AREA/ROOF TOP AREA DETAILS

A TOWER-ORCHID	594.26	SQM.
D TOWER-TULIP	787.07	SQM.
E COMMUNITY	0.00	SQM.
F COMMERCIAL	0.00	SQM.
TOTAL		1381.33
4.1 STILT NONFAR FOR PARKING	660.00	SQM.
STILT NON FAR FOR LANDSCAPING	721.33	SQM.

7 DETAIL OF TOTAL BUILT-UP AREA

TOTAL F.A.R	= 49811.78	SQM.
TOTAL 15% PRE FAR	= 7056.93	SQM.
BSAEMENT NON FAR	= 21316.65	SQM.
STILT NON FAR	= 1381.33	SQM.
TOTAL BUILTUP AREA	= 79888.68	SQM.

8 TOTAL SERVICE ASTORAGE AREA

STP	= 232.02	SQM.
PUMP ROOM	= 61.95	SQM.
OWC	= 104.00	SQM.
UNDER GROUND TANK	= 180.00	SQM.
STORAGE	= 1384.41	SQM.
TOTAL	= 1962.50	SQM.

Greater Noida Industrial Development Authority
APPROVED
Valid upto dated 29.5.2025
Valid upto dated 29.5.2025
Date: 29.5.2025

NOTE:-PROPOSED ELECTRICAL LOAD 2480 KVA WITH POWER BACK-UP SYSTEM. DETAILS SHOWN IN ELECTRICAL PLAN
* THE PROJECT IS REGISTERED UNDER (BGC GREEN HOMES RATING SYSTEM (REGISTRATION NO. -IGBC-GH 160651) & IS UNDER THE PROCESS OF PRE-CERTIFICATION GOLD RATED PROJECT.

PROJECT :- PROPOSED GROUP HOUSING PROJECT
'SKA DIVYA TOWERS'
GH- 01A/1, SECTOR-16
GREATER NOIDA WEST (U.P)

CLIENT:-
M/S JRS CONBUILD PVT. LTD.
GH- 01A/1, SECTOR-16
GREATER NOIDA WEST (U.P)

SUBMISSION DRAWING

SCALE :-
TITLE :-

AREA CALCULATION

OWNERS SIGN

ARCHITECT SIGN

KAILASH AGGARWAL
ARCHITECT
P-16, Sector-41, Noida

For: JRS Conbuild Pvt. Ltd.
Authorized Signatory

DRG. NO. :-

SD-1