Greater Noida Authority
BP 357/A/2023 Dated 23.03.2018
Valid till 10 Years 5 Years
D.G.M. (Plng. & Arch.)
Gen. Manager (Plng. & Arch.)

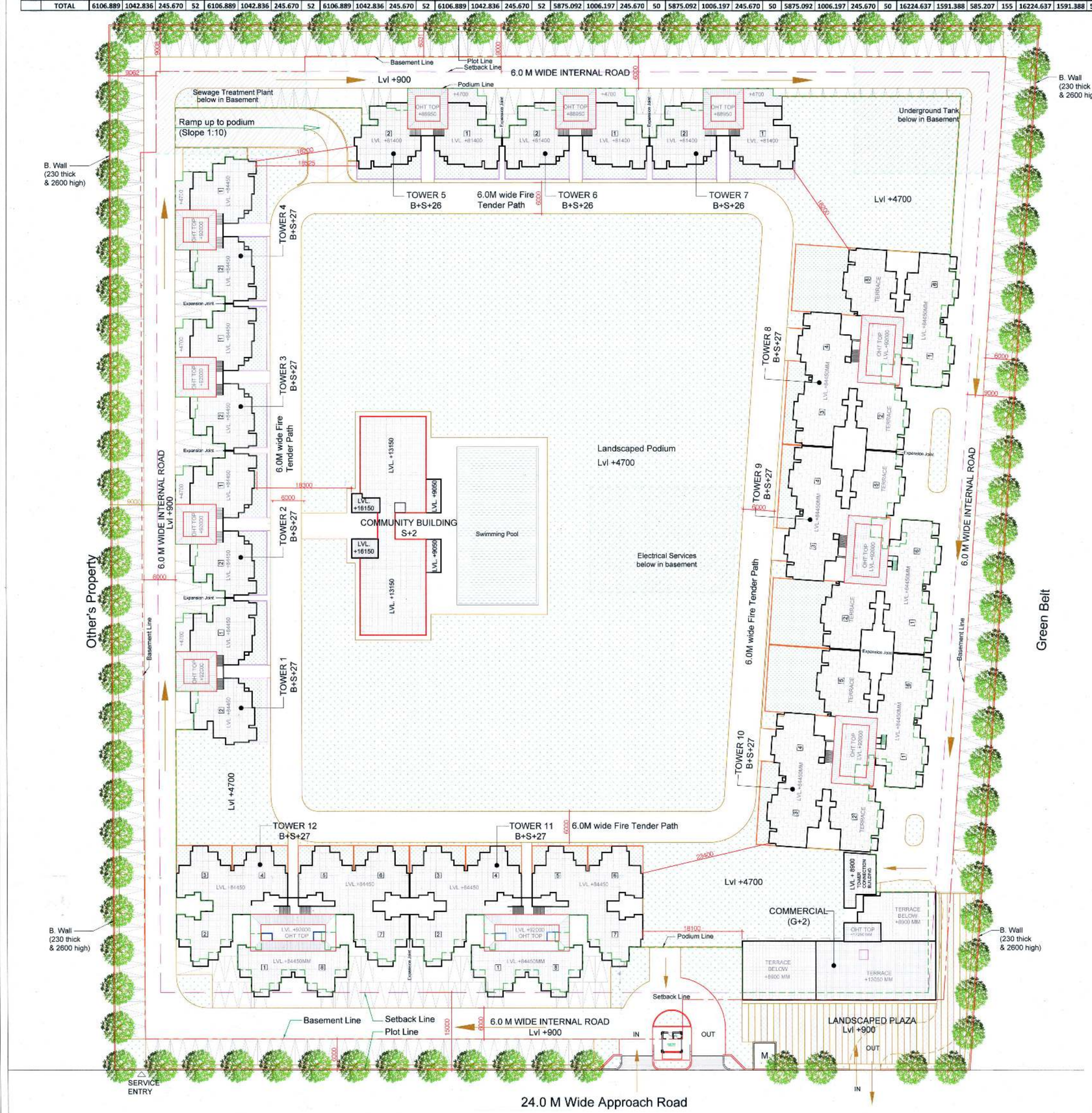
AREA STATEMENT

S.NO.	FLOORS	TOWER 1 TYPE A FAR	SERVICES FAR	NON FAR	NO. OF UNIT	TOWER 2 TYPE A FAR	SERVICES FAR	NON FAR	NO. OF UNIT	TOWER 3 TYPE A FAR	SERVICES FAR	NON FAR	NO. OF UNIT	TOWER 4 TYPE A FAR	SERVICES FAR	NON FAR	NO. OF UNIT	TOWER 5 TYPE A FAR	SERVICES FAR	NON FAR	NO. OF UNIT
1	BASEMENT																				
2	PODIUM																				
3	STILT/GROUND FLOOR	80.167	29.852	185.300		80.167	29.852	185.300		80.167	29.852	185.300		80.167	29.852	185.300		80.167	29.852	185.300	
4	1ST FLOOR	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2
5	2nd FLOOR	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2
6	3rd FLOOR	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2
7	4th FLOOR	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2
8	5th FLOOR	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2
9	6th FLOOR	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2
10	7th FLOOR	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2
11	8th FLOOR	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2
12	9th FLOOR	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2
13	10th FLOOR	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2
14	11th FLOOR	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2
15	12th FLOOR	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2
16	14th FLOOR	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2
17	15th FLOOR	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2
18	16th FLOOR	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2
19	17th FLOOR	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2
20	18th FLOOR	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2
21	19th FLOOR	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2
22	20th FLOOR	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2
23	21st FLOOR	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2
24	22nd FLOOR	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2
25	23rd FLOOR	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2
26	24th FLOOR	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2
27	25th FLOOR	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2
28	26th FLOOR	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2
29	27th FLOOR	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2	231.797	36.639		2				
30	TERRACE		60.370				60.370				60.370				60.370				60.370		
31	OHT			60.370				60.370				60.370				60.370				60.370	
	TOTAL	6106.889	1042.836	245.670	52	6106.889	1042.836	245.670	52	6106.889	1042.836	245.670	52	6106.889	1042.836	245.670	52	5875.092	1006.197	245.670	50

S.NO.	FLOORS	TOWER 6 TYPE A FAR	SERVICES FAR	NON FAR	NO. OF UNIT	TOWER 7 TYPE A FAR	SERVICES FAR	NON FAR	NO. OF UNIT	TOWER 8 TYPE B FAR	SERVICES FAR	NON FAR	NO. OF UNIT	TOWER 9 TYPE B FAR	SERVICES FAR	NON FAR	NO. OF UNIT	TOWER 10 TYPE B FAR	SERVICES FAR	NON FAR	NO. OF UNIT
1	BASEMENT																				
2	PODIUM																				
3	STILT/GROUND FLOOR	80.167	29.852	185.300		80.167	29.852	185.300		119.759	49.589	506.308		119.759	49.589	506.308		119.759	49.589	506.308	
4	1ST FLOOR	231.797	36.639		2	231.797	36.639		2	617.028	57.150		5	617.028	57.150		5	617.028	57.150		5
5	2nd FLOOR	231.797	36.639		2	231.797	36.639		2	619.514	56.230		6	619.514	56.230		6	619.514	56.230		6
6	3rd FLOOR	231.797	36.639		2	231.797	36.639		2	619.514	56.230		6	619.514	56.230		6	619.514	56.230		6
7	4th FLOOR	231.797	36.639		2	231.797	36.639		2	619.514	56.230		6	619.514	56.230		6	619.514	56.230		6
8	5th FLOOR	231.797	36.639		2	231.797	36.639		2	619.514	56.230		6	619.514	56.230		6	619.514	56.230		6
9	6th FLOOR	231.797	36.639		2	231.797	36.639		2	619.514	56.230		6	619.514	56.230		6	619.514	56.230		6
10	7th FLOOR	231.797	36.639		2	231.797	36.639		2	619.514	56.230		6	619.514	56.230		6	619.514	56.230		6
11	8th FLOOR	231.797	36.639		2	231.797	36.639		2	619.514	56.230		6	619.514	56.230		6	619.514	56.230		6
12	9th FLOOR	231.797	36.639		2	231.797	36.639		2	619.514	56.230		6	619.514	56.230		6	619.514	56.230		6
13	10th FLOOR	231.797	36.639		2	231.797	36.639		2	619.514	56.230		6	619.514	56.230		6	619.514	56.230		6
14	11th FLOOR	231.797	36.639		2	231.797	36.639		2	619.514	56.230		6	619.514	56.230		6	619.514	56.230		6
15	12th FLOOR	231.797	36.639		2	231.797	36.639		2	619.514	56.230		6	619.514	56.230		6	619.514	56.230		6
16	14th FLOOR	231.797	36.639		2	231.797	36.639		2	619.514	56.230		6	619.514	56.230		6	619.514	56.230		6
17	15th FLOOR	231.797	36.639		2	231.797	36.639		2	619.514	56.230		6	619.514	56.230		6	619.514	56.230		6
18	16th FLOOR	231.797	36.639		2	231.797	36.639		2	619.514	56.230		6	619.514	56.230		6	619.514	56.230		6
19	17th FLOOR	231.797	36.639		2	231.797	36.639		2	619.514	56.230		6	619.514	56.230		6	619.514	56.230		6
20	18th FLOOR	231.797	36.639		2	231.797	36.639		2	619.514	56.230		6	619.514	56.230		6	619.514	56.230		6
21	19th FLOOR	231.797	36.639		2	231.797	36.639		2	619.514	56.230		6	619.514	56.230		6	619.514	56.230		6
22	20th FLOOR	231.797	36.639		2	231.797	36.639		2	619.514	56.230		6	619.514	56.230		6	619.514	56.230		6
23	21st FLOOR	231.797	36.639		2	231.797	36.639		2	619.514	56.230		6	619.514	56.230		6	619.514	56.230		6
24	22nd FLOOR	231.797	36.639		2	231.797	36.639		2	619.514	56.230		6	619.514	56.230		6	619.514	56.230		6
25	23rd FLOOR	231.797	36.639		2	231.797	36.639		2	619.514	56.230		6	619.514	56.230		6	619.514	56.230		6
26	24th FLOOR	231.797	36.639		2	231.797	36.639		2	619.514	56.230		6	619.514	56.230		6	619.514	56.230		6
27	25th FLOOR	231.797	36.639		2	231.797	36.639		2	619.514	56.230		6	619.514	56.230		6	619.514	56.230		6
28	26th FLOOR	231.797	36.639		2	231.797	36.639		2	619.514	56.230		6	619.514	56.230		6	619.514	56.230		6
29	27th FLOOR	231.797	36.639		2	231.797	36.639		2	619.514	56.230		6	619.514	56.230		6	619.514	56.230		6
30	TERRACE		60.370				60.370				78.899				78.899				78.899		
31	OHT			60.370				60.370				78.899				78.899				78.899	
	TOTAL	5875.092	1006.197	245.670	50	5875.092	1006.197	245.670	50	16224.637	1591.388	585.207	155	16224.637	1591.388	585.207	155	16224.637	1591.388	585.207	155

S.NO.	FLOORS	TOWER 11 TYPE C FAR	SERVICES FAR	NON FAR	NO. OF UNIT	TOWER 12 TYPE C FAR	SERVICES FAR	NON FAR	NO. OF UNIT	COMMUNITY BUILDING FAR	SERVICES FAR	NON FAR	COMMERCIAL FAR	SERVICES FAR	NON FAR	PODIUM FAR	SERVICES FAR	NON FAR	BASEMENT FAR	SERVICES FAR	NON FAR
1	BASEMENT																			1834.413	28056.570
2	PODIUM																	16507.595			
3	STILT/GROUND FLOOR	111.141	37.025	588.727		96.556	68.797	571.540				545.770	484.069	14.158							
4	1ST FLOOR	669.227	60.673		8	669.227	60.673		8	151.285	394.486		480.027	17.210							
5	2nd FLOOR	671.785	58.115		8	671.785	58.115		8	68.048	377.228		232.993	12.170							
6	3rd FLOOR	671.785	58.115		8	671.785	58.115		8												
7	4th FLOOR	671.785	58.115		8	671.785	58.115		8												
8	5th FLOOR	671.785	58.115		8	671.785	58.115		8												
9	6th FLOOR	671.785	58.115		8	671.785	58.115		8												
10	7th FLOOR	671.785	58.115		8	671.785	58.115		8												
11	8th FLOOR	671.785	58.115		8	671.785	58.115		8												
12	9th FLOOR	671.785	58.115		8	671.785	58.115		8												
13	10th FLOOR	671.785	58.115		8	671.785	58.115		8												
14	11th FLOOR	671.785	58.115		8	671.785	58.115		8												
15	12th FLOOR	671.785	58.115		8	671.785	58.115		8												
16	14th FLOOR	671.785	58.115		8	671.785	58.115		8												
17	15th FLOOR	671.785	58.115		8	671.785	58.115		8												
18	16th FLOOR	671.785	58.115		8	671.785	58.115		8												
19	17th FLOOR	671.785	58.115		8	671.785	58.115		8												
20	18th FLOOR	671.785	58.115		8	671.785	58.115		8												
21	19th FLOOR	671.785	58.115		8	671.785	58.115		8												
22	20th FLOOR	671.785	58.115		8	671.785	58.115		8												
23	21st FLOOR	671.785	58.115		8	671.785	58.115		8												
24	22nd FLOOR	671.785	58.115		8	671.785	58.115		8												
25	23rd FLOOR	671.785	58.115		8	671.785	58.115		8												
26	24th FLOOR	671.785	58.115		8	671.785	58.115		8												
27	25th FLOOR	671.785	58.115		8	671.785	58.115		8												
28	26th FLOOR	671.785	58.115		8	671.785	58.115		8												
29	27th FLOOR	671.785	58.115		8	671.785	58.115		8												
30	TERRACE		72.832				72.832				25.418			27.147							
31	OHT			87.278				87.278				18.333			20.473						
	TOTAL	17574.993	1623.405	676.005	208	17560.408	1655.177	658.818	208	219.333	797.132	564.103	1197.089	70.685	20.473	0.000	0.000	16507.595	0.000	1834.413	28056.570

S.NO.	FLOORS	GUARD ROOM, METER ROOM & TOWER CONNECTION BUILDING FAR	SERVICES FAR	NON FAR	TOTAL FAR	SERVICES FAR	NON FAR	NO. OF UNIT	GRAND TOTAL
1	BASEMENT				0.000	1834.413	28056.570	0	29890.983
2	PODIUM						16507.595	0	16507.595
3	STILT/GROUND FLOOR	33.757	15.682	47.424	1645.969	493.393	4569.485	0	6708.847
4	1ST FLOOR	56.094			5499.523	960.965	0.000	45	6460.488
5	2nd FLOOR	56.094			5181.826	930.791	0.000	48	6112.617
6	3rd FLOOR				4824.691	541.393	0.000	48	5366.084
7	4th FLOOR				4824.691	541.393	0.000	48	5366.084
8	5th FLOOR				4824.691	541.393	0.000	48	5366.084
9	6th FLOOR				4824.691	541.393	0.000	48	5366.084
10	7th FLOOR				4824.691	541.393	0.000	48	5366.084
11	8th FLOOR				4824.691	541.393	0.000	48	5366.084
12	9th FLOOR				4824.691	541.393	0.000	48	5366.084
13	10th FLOOR				4824.691	541.393	0.000	48	5366.084
14	11th FLOOR				4824.691	541.393	0.000	48	5366.084
15	12th FLOOR				4824.691	541.393	0.000	48	5366.084
16	14th FLOOR				4824.691	541.393	0.000	48	5366.084
17	15th FLOOR				4824.691	541.393	0.000	48	5366.084
18	16th FLOOR				4824.691	541.393	0.000	48	5366.084
19	17th FLOOR				4824.691	541.393	0.000	48	5366.084
20	18th FLOOR				4824.691	541.393	0.000	48	5366.084
21	19th FLOOR				4824.691	541.393	0.000	48	5366.084
22	20th FLOOR				4824.691	541.393	0.000	48	5366.084
23	21st FLOOR				4824.691	541.393	0.000	48	5366.084
24	22nd FLOOR				4824.691	541.393	0.000	48	5366.084
25	23rd FLOOR				4824.691	541.393	0.000	48	5366.084
26	24th FLOOR				4824.691	541.393	0.000	48	5366.084
27	25th FLOOR				4824.691	541.393	0.000	48	5366.084
28	26th FLOOR				4824.691	541.393	0.000	48	5366.084
29	27th FLOOR				4129.300	431.476	0.000	42	4560.776
30	TERRACE				0.000	857.516	0.000	0	857.516
31	OHT				0.000	0.000	872.649	0	872.649
	TOTAL	145.945	15.682	47.424	127424.511	17960.593	50006.299	1239	195391.403



AREA DETAIL:-

TOTAL POCKET AREA	=	34,769.000	Sq.m.	
PERMISSIBLE F.A.R. (@2.75)	=	95,614.750	Sq.m.	....A
PURCHASABLE F.A.R. (@0.75)	=	26,076.750	Sq.m.	....B
GREEN BUILDING INCENTIVE F.A.R. (@5% OF A+B)	=	6,084.575	Sq.m.	C
TOTAL F.A.R. (A+B+C)	=	127,776.075	Sq.m.	....D
PERMISSIBLE GROUND COVERAGE (@35%)	=	12,169.150	Sq.m.	
PROPOSED GROUND COVERAGE	=	6,708.847	Sq.m.	19.30%
PROPOSED F.A.R.	=	127,424.511	Sq.m.	3.66
PERMISSIBLE F.A.R. UNDER SERVICES (15% OF (A+B))	=	18,253.725	Sq.m.	
PROPOSED F.A.R. UNDER SERVICES	=	17,960.593	Sq.m.	
BALANCE F.A.R	=	351.564	Sq.m.	
BALANCE F.A.R UNDER SERVICES	=	293.132	Sq.m.	

AREA AND DU'S DETAIL:-

TOWER NO.	NO.OF STORIES	F.A.R. (SQ.M.)	F.A.R.UNDER SERVICE (SQ.M.)	D.U's TYPE-A	TYPE-B	TYPE-C	TOTAL NO. OF DWELLING UNITS
TOWER -01	B+S+27	6106.889	1042.836	52			-
TOWER -02	B+S+27	6106.889	1042.836	52			-
TOWER -03	B+S+27	6106.889	1042.836	52			-
TOWER -04	B+S+27	6106.889	1042.836	52			-
TOWER -05	B+S+26	5875.092	1006.197	50			-
TOWER -06	B+S+26	5875.092	1006.197	50			-
TOWER -07	B+S+26	5875.092	1006.197	50			-
TOWER -08	B+S+27	16224.637	1591.388		155		-
TOWER -09	B+S+27	16224.637	1591.388		155		-
TOWER -10	B+S+27	16224.637	1591.388		155		-
TOWER -11	B+S+27	17574.993	1623.405			208	-
TOWER -12	B+S+27	17560.408	1655.177			208	-
COMMUNITY BUILDING	B+S+2	219.333	797.132				-
COMMERCIAL BUILDING	B+S+2	1197.089	70.685				-
PODIUM		0.000	0.000				
BASEMENT		0.000	1834.413				
GUARD ROOM, METER ROOM & TOWER CONNECTION BUILDING		145.945	15.682				
TOTAL		127424.511	17960.593	358	465	416	1239

LANDSCAPE DETAILS

TOTAL POCKET AREA	=	34769.000		
PROPOSED GROUND COVERAGE AREA	=	6708.847		
TOTAL OPEN AREA	=	28060.153	SQ.M.	
	=			
REQD. LANDSCAPE AREA@50% OF OPEN AREA	=	28060.153	/ 2	
	=	14030.077	SQ.M.	
PROPOSED LANDSCAPE AREA	=	**14348.871**	**SQ.M.**	**51.14%**
NO. OF TREES REQUIRED	=	28060.153	/100 =	280.602
		(SAY 281 TREES)		
NO. OF TREES PROVIDED	=	**300 TREEES**	150 EVERGREEN & 150 ORNAMENTAL	

TOTAL AREA DETAIL

F.A.R. AREA	=	127424.511	SQ.M.
SERVICES AREA	=	17960.593	SQ.M.
NON F.A.R. AREA	=	50006.299	SQ.M.
TOTAL BUILT-UP AREA	=	**195391.403**	**SQ.M.**
DENSITY CALCULATIONS			
PERMISSIBLE DENSITY	=	2100	PPHa
PERMISSIBLE POPULATION	=	(34769/10000)*2100	PERSONS
	=	**7301**	**PERSONS**
PERMISSIBLE DWELLING UNIT@4.5 PERSONS	=	**1622.55**	**D.U's**
NO. OF DWELLING UNITS	=	1239	**D.U's**
NO. OF PERSONS@4.5 PER DWELLING UNIT	=	5576	
	(SAY)	5576	PERSONS
NO. OF SERVENT ROOMS	=	0	
NO. OF PERSONS@2.25	=	0	
	(SAY)	0	PERSONS
TOTAL POPULATION	=	5576	
PROPOSED POPULATION DENSITY (PER HECTARE)	=	5576 X 10000/34769	
	=	**1603.584**	**PPHa**
PARKING DETAILS			
NO. OF ECS REQUIRED FOR RESIDENTIAL @1 ECS PER 80 SQM.	=	127776.075	/80
	=	**1597.201**	
		1597	Say
PARKING SPACE PROVIDED IN OPEN @20 SQM/ECS	=	**3377.880**	/20
	=	168.894	
		168	Say
PARKING SPACE PROVIDED IN STILT @30 SQM/ECS	=	**18171.668**	/30
	=	605.722	
		605	Say
PARKING SPACE PROVIDED UNDER BASEMENT @30 SQM/ECS	=	**25143.037**	/30
	=	838.101	
		838	Say
TOTAL NO. OF ECS PROVIDED	=	**168+605+838**	
	=	**1611**	**ECS**

SUBMISSION DRAWING

SHEET TITLE
SITE PLAN & AREA SHEET

PROJECT
PROPOSED GROUP HOUSING PROJECT "HAPPY TRAILS" AT PLOT NO - GH-02A, SECTOR 10, GREATER NOIDA DISTT : GAUTAM BUDDH NAGAR

OWNER
M/S SHRIDHARA INFRATECH PVT. LTD.
711/92 DEEPALI. NEHRU PLACE, NEW DELHI, 110019

ARCHITECT'S SIGNATURE
FOR SHRIDHARA INFRATECH PVT. LTD.
MANISH KUMAR GUPTA
CA/2005/35549

TOWN PLANNER'S SIGNATURE
SAT PARKASH
B.ARCH., P.G. DIP. (T & CP)
MCA-09/1999, ALTP-74/91
VALUER REGN. 1-339 OF 26-09
MOB.: 9891213089

AUTHORISED SIGNATORY
Shridhara Infratech Pvt. Ltd.
Authorised Signatory

SCALE - 1:350 ON A0

DWG NO. SD-01

NORTH