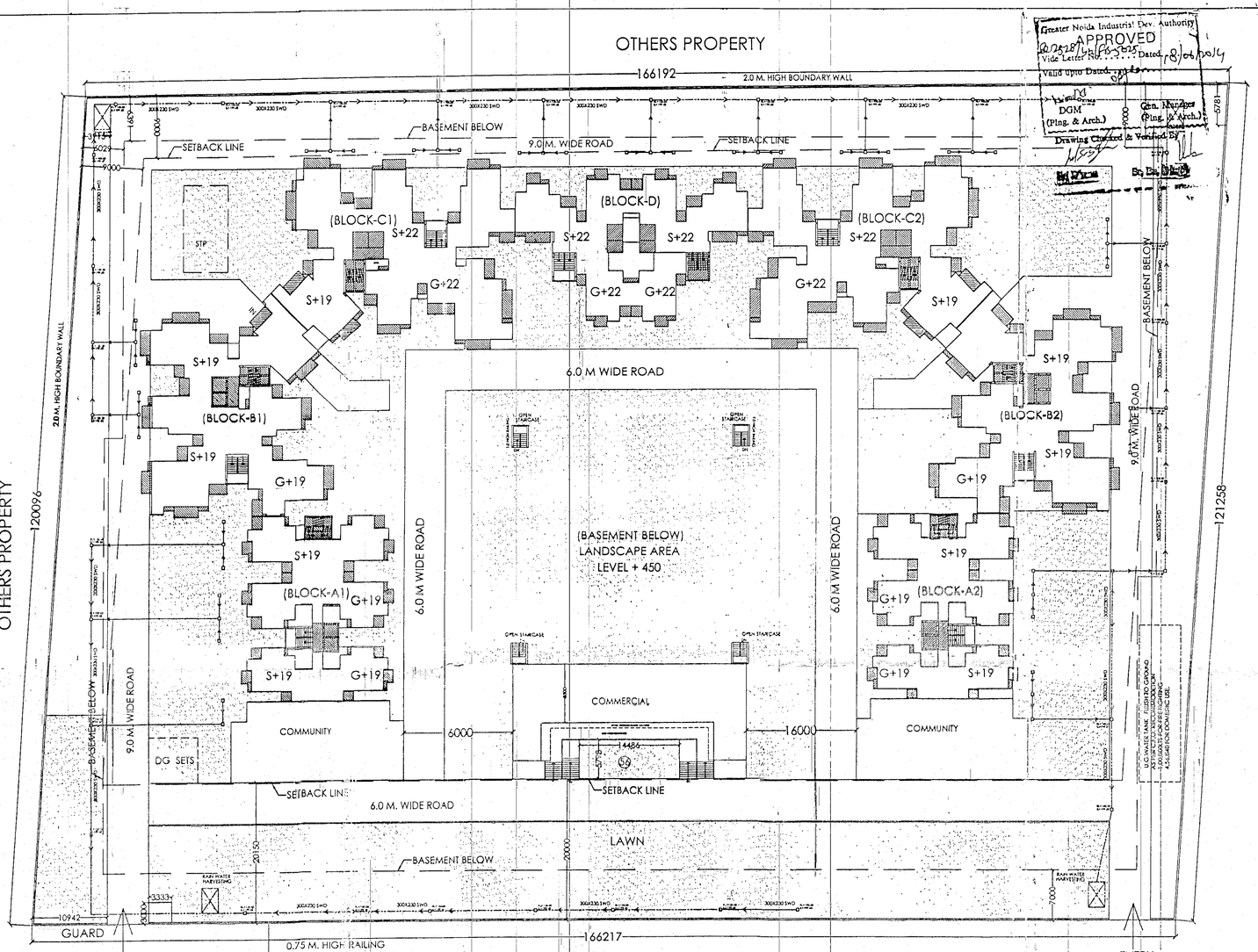


Greater Noida Industrial Dev. Authority
APPROVED
Vide Letter No. 2428/GNIDA/BP/2025 Dated 18/06/2025
Valid upto Dated
DGM (Plng. & Arch.)
Gen. Manager (Plng. & Arch.)
Drawing Checked & Verified By

S.NO.	PARTICULARS	F.A.R. %	AREA IN SQM.
1	TOTAL PLOT AREA		20015.900
2	PERMISSIBLE F.A.R. FOR HOUSING =3.5 X 20015.90 = 55043.725 SQM.	2.75	55041.725
3	PURCHASABLE FAR(0.75= 0.75X20015.90 = 15011.925)	0.75	15011.925
4	TOTAL FAR	3.5	72055.650
5	PERMISSIBLE 15% FOR FACIUTY OF TOTAL F.A.R. AREA 15% OF 70055.650 = 10508.348 SQM.	15%	10508.348
6	PERMISSIBLE GROUND COVERAGE 20015.90@35% = 7005.565 SQM.	35%	7005.565
7	PROPOSED TOTAL GROUND COVERAGE	20.401%	4774.122
8	PERMISSIBLE AREA IN FAR FOR COMMERCIAL 1% OF PERMISSIBLE FAR AREA 1% OF 55043.725 = 550.437 SQM.	1%	550.437
9	PROPOSED COMMERCIAL F.A.R. AREA		550.168
10	TOTAL F.A.R. ACHIEVED	3.442	68903.923
	A) F.A.R ACHIEVED FOR RESIDENTIAL	68353.759	
	B) F.A.R ACHIEVED FOR COMMERCIAL	550.164	
	TOTAL FAR PROPOSED (A+B) = 68903.923		68903.923
11	ACHIEVED AREA FOR FACIUTY PROPOSED AREA IN 15% FACILITY AREA FOR HOUSING = FIRE STAIRCASE AREA + LIFT LOBBY AREA + MUMTY AREA + MACHINE ROOM AREA + LIFT WELLS + CUPBOARD +GUARD ROOM + OVERHEAD TANK + S.T.P.		6123.210
12	PERMISSIBLE UNITS AS PER DENSITY = 2100 PPH @ 4.5 PERSONS PER UNIT i.e. UNITS AS PER 2.75 F.A.R		934.075
13	PROPOSED UNITS		934
14	PERMISSIBLE DENSITY		2100 PPH

	PROPOSED DENSITY FOR 934 UNITS = (934x 4.5) x 10000 /		
15	20015.90		2099.831
16	REQUIRED GREEN = 50% OF OPEN AREA OPEN AREA = PLOT AREA-GROUND COVERAGE = 50% OF (20015.90 - 4774.122) = 7620.889 SQM.		7620.889
17	PROPOSED GREEN		7720.261
18	REQUIRED NO. OF TREES 1 TREE PER 100 SQM. OF OPEN AREA = (PLOT AREA - GROUND COVERAGE) / 100 = (20015.90-4774.		152
19	STILTS AREA		2096.248
20	TOTAL BASEMENT AREA		20628.239
	A) FIRST BASEMENT AREA	16054.439	
	B) SECOND BASEMENT AREA	4573.8	
	TOTAL (A+B)	20628.239	
21	PARKING REQUIRED @1 ECS / 80 SQM OF FAR AREA =70055.65/ 80 = 876 ECS		688
22	PROPOSED PARKING		885
	A) TOTAL FIRST BASEMENT PARKING AREA = 15288.246 @ 30 SQM PER ECS = 15288.246/30 = 509 ECS	509	
	B) TOTAL SECOND BASEMENT PARKING AREA = 4340.826 @ 30 SQM PER ECS = 4340.826/30 = 144 ECS	144	
	C) OPEN PARKING AREA = 3270.388 @ 30 SQM PER ECS = 3270.388/20 = 163 ECS	163	
	D) STILT PARKING AREA = 2096.248 @ 30 SQM PER ECS = 2096.248/30 = 69 ECS	69	
	TOTAL PARKING (A + B + C+D)	885	
23	TOTAL BUILT-UP AREA		97751.620
	A) TOTAL FAR AREA	68903.923	
	B) TOTAL NON FAR AREA	22724.487	
	C) TOTAL FACIUTY AREA	6123.210	
	TOTAL A+B+C	97751.620	

Greater Noida Industrial Dev. Authority
Dated
DGM (Plng. & Arch.)
Gen. Manager (Plng. & Arch.)
Drawing Checked & Verified By
Sr. Exe. (Plng.)

PARKING AREA DETAIL:-

FIRST BASEMENT AREA = 16054.439 SQ.M.

DEDUCTIONS:-

(1) (3.9X3.46X8) = 107.952
(2) (3.11X4.495X4) = 55.917
(3) (3.61X4.05X2) = 29.241
(4) (2.46X3.33X4) = 32.767
(5) (4.49X2.36X6) = 63.578
(6) (2.36X2.36X2) = 11.139
(7) (15.22+5.986)X4.405X2) =186.824
(8) (22.725X4.405X2) = 200.207
(9) (6.44X12.20) = 78.568
TOTAL DEDUCTIONS = 766.193 SQM.
CARPARKING PROVIDED = **15288.246 SQ.M.**
OR (15288.246/30) = 509 E.C.S.

SECOND BASEMENT AREA = 4573.80SQ.M.

DEDUCTIONS

(1) (2.46X3.33X4) = 32.767
(2) (22.725X4.405X2) = 200.207
TOTAL DEDUCTIONS = 232.974 SQM.
CAR PARKING PROVIDED = **4340.826 SQ.M.**
OR (4340.826/30) = 144 E.C.S.

OPEN PARKING AREA DETAIL(A+B+C+D)=

(A. [0.5(9.113+3.915)85.258] = 555.37
(B. [0.5(166.192+166.122)5.781] = 960.553
(C. 0.5(10.565+3.634)X115.258] = 818.274
(D. (11.926X39.25X2) = 936.191
CAR PARKING PROVIDED = **3270.388 SQ.M.**
OR (3270.388/30) = 163 E.C.S.

STILT PARKING AREA DETAIL :-

CAR PARKING PROVIDED = **2096.248 SQ.M.**
OR (2096.248/30) = 69 E.C.S.

LANDSCAPING CALCULATIONS:

OPEN AREA=(PLOT AREA - GROUND COVG.) = (20015.90 - 4774.122) = 15241.778 SQ.M.

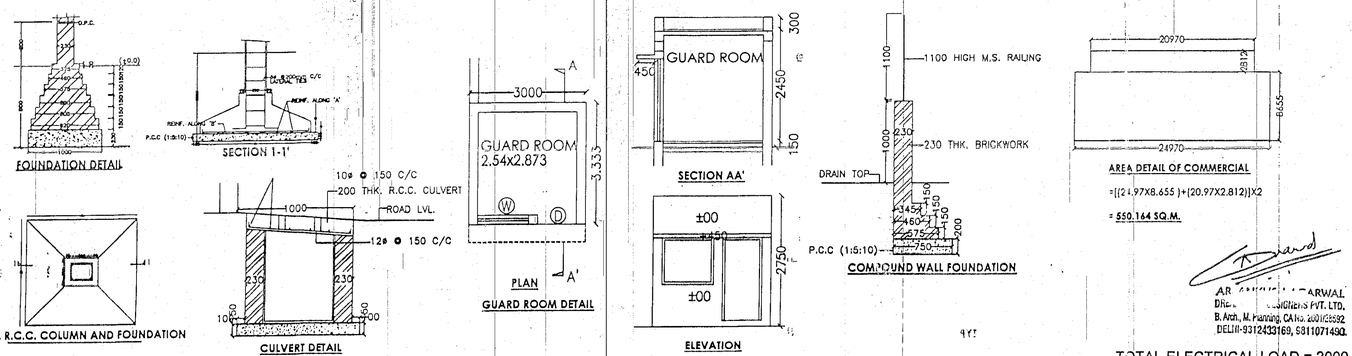
GREEN AREA REQUIRED = 15241.778 / 2 = 7620.889 SQ.M.

PROPOSED SOFT LANDSCAPED AREA :-

(1)	=	(142.637X1.45)	=	(2061.104)	(2X2)	=	(6.46X1.455X2)	=	(18.816)
(2)	=	(54.849X36.535)	=	(1967.373)	(27X2)	=	(4.866X1.455X2)	=	(14.16)
(3)	=	(54.849X4.07)	=	(223.345)	(28X2)	=	(7.1X3.0X2)	=	(42.60)
(4X2)	=	(10.0X16.698X2)	=	(333.96)	(29X2)	=	(3.0X3.445X2)	=	(20.67)
(5X2)	=	(6.48X3.14X2)	=	(40.694)	(30X2)	=	(2.115X6.55X2)	=	(27.748)
(6)	=	(9.495X15.389)	=	(146.118)	(31X2)	=	(2.115X1.88X2)	=	(7.952)
(7)	=	(7.41X4.57)	=	(33.863)	(32X2)	=	(1.225X2.115X2)	=	(5.181)
(8X2)	=	(6.58X6.017X2)	=	(79.183)	(33X2)	=	(2.84X1.265X2)	=	(7.185)
(9X2)	=	(9.885X6.927X2)	=	(136.946)	(34X2)	=	(5.58X2.195X2)	=	(24.496)
(10X2)	=	(10.7X8.32X2	=	(178.048)	(35X2)	=	(1.225X2.115X2)	=	(5.181)
(11X2)	=	(2.275X30.66[illegible]X2)	=	(139.421)	(36X2)	=	(2.24X1.28X2)	=	(5.734)
(12X2)	=	(13.888X16.4[illegible]X2)	=	(455.693)	(37X2)	=	(1.775X4.644X2)	=	(16.486)
(13X2)	=	(0.5(15.406+13.6[illegible])X3.22X24)	=	(109.732)	(38X2)	=	(0.5X3.76X3.791X2)=		(14.329)
(14X2)	=	(0.5(18.63+1[illegible].767)X4.863X2)	=	(157.546)	(39X2)	=	(1.965X1.992X2)	=	(7.828)
(15X2)	=	(9.07X7.654X[illegible])	=	(138.879)	(40X2)	=	(0.5X2.885X2.65X2)=		(7.645)
(16X2)	=	(8.146X7.0[illegible])	=	(114.467)	(41x2)	=	(0.5X6.482X6.368X2)=		(41.277)
(17)	=	(5.661X4.2[illegible])	=	(47.892)	(42x2)	=	(4.03X1.979X2)	=	(15.95)
(18X2)	=	(4.58X4.91[illegible])	=	(44.984)	(43X2)	=	(2.231X1.965X2)	=	(8.767)
(19X2)	=	(3.835X3.5[illegible])	=	(26.929)	(44X2)	=	(0.5X2.62X2.65X2)=		(7.48)
(20X2)	=	(3.28X2.3[illegible])	=	(22.277)	(45X2)	=	(2.115X3.775X2)	=	(15.968)
(21X2)	=	(5.405X3.87[illegible])	=	(41.845)	(46X2)	=	(0.5X2.495X2.495X2)=		(6.225)
(22X2)	=	(3.115X1.837[illegible])	=	(11.444)	(47X2)	=	(2.29X.65X2)	=	(7.557)
(23X2)	=	(3.33X3.238)	=	(10.782)	(48X2)	=	(3.165X4.311X2)	=	(27.288)
(24X2)	=	(13.02X3.474)	=	(45.231)	(49X2)	=	(2.18X2.315X2)	=	(10.093)
(25X2)	=	(51.076X2.275X2)	=	(232.394)	(50X2)	=	(3.77X1.755X2)	=	(13.232)
					(51X2)	=	(1.455X1.977X2)	=	(5.753)
					(52X2)	=	(4.19X1.65X2)	=	(13.827)
					(53X2)	=	(4.04X5.441X2)	=	(43.963)
					(54X2)	=	(4.58X4.911X2)	=	(44.984)
TOTAL :-			=	7753.028 SQ.M.	(55)	=	(0.5X(10.942+9.113)X31)	=	(310.825)
DEDUCTION-									
(25 ST	=	(3.33X2.46X4)	=	(32.767)	(56)	=	(14.486X5.798)	=	(83.989)
TOTAL GREEN AREA			=	7720.261 SQ.M.	(57)	=	(30.642X2.275)	=	(69.649)

PERMISSIBLE NO. OF TREES = OPEN AREA \ 100 TREE PER 100 SQM.
= 15241.778 \ 100 = 152 TREES

PROPOSED TREES = 200 NO. TREES (GULMOHAR & NEEM)



TOTAL ELECTRICAL LOAD = 2000 K.W.

AR. [illegible] AGARWAL
DRE[illegible] DESIGNERS PVT. LTD.
B. Arch., M. Planning, CA No. 2001/26592
DELHI-9312433169, 9811071490.

PROJECT:-
GROUP HOUSING FOR
M/S JNC CONSTRUCTION PVT. LTD.
PLOT NO.-1C,SECTOR-16 C AT GREATER NOIDA. (U.P.)

SIGNING AUTHORITY

ARCHITECTS SIGN
M. N. ANDLEY
B. ARCH. F.I.I.A., F.I.V.
ARCHITECT CA/ 75 / 1841

SUBMISSION DRAWING
DRG. TITLE:- LAYOUT PLAN
SCALE:-1:600
DRG. NO.:- 01
DLT.BY:-
DATE:-18/CS/

NORTH

ARCHITECTS:-
M. N. ANDLEY B.ARCH. F.I.I.A., F.I.V.
ANDLEYS ASSOCIATES PVT. LTD.
ARCHITECTS ENGINEERS PLANNERS
39 HOUSING SOCIETY N.D.S.E.-I NEW DELHI - 110049