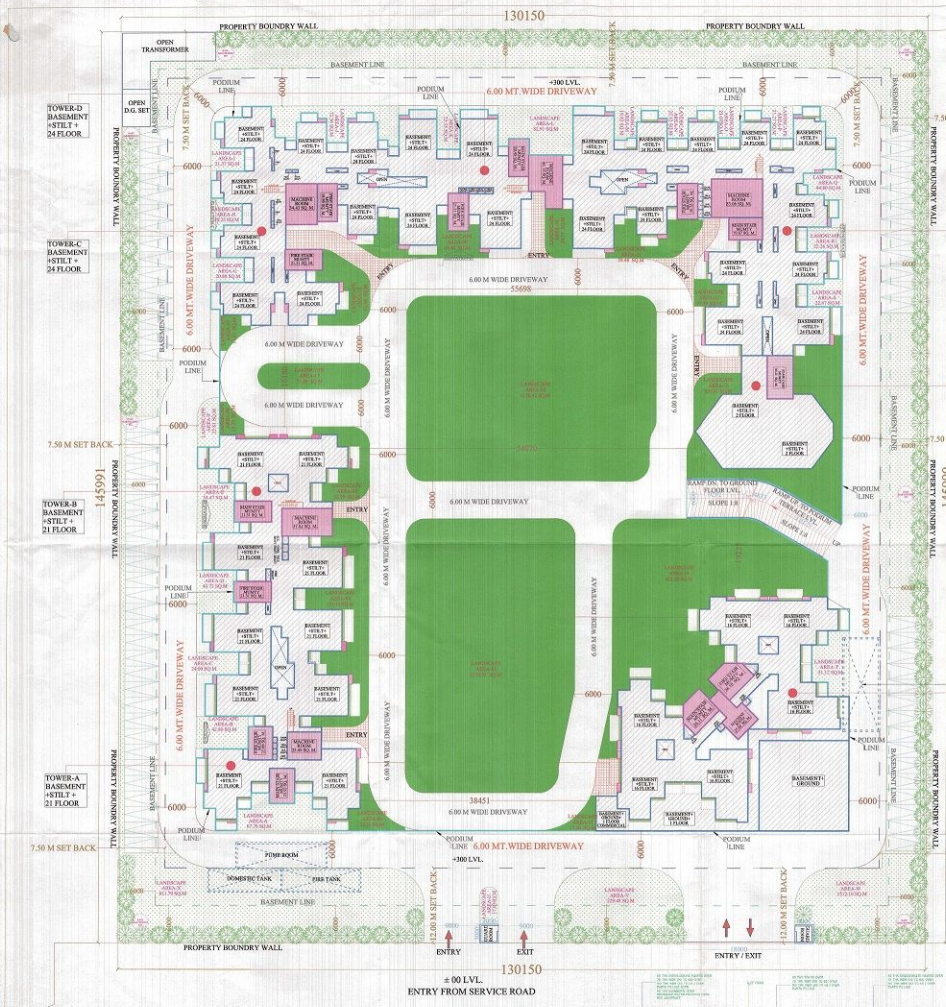

LEGEND

- SETBACK LINE
- PODIUM LINE
- BASEMENT LINE
- ENTRANCE FOR TOWER

TOTAL LANDSCAPE AREA AT PODIUM LVL.

LANDSCAPE AREA-01	1176.91
LANDSCAPE AREA-02	1176.42
LANDSCAPE AREA-03	32.16
LANDSCAPE AREA-04	151.16
LANDSCAPE AREA-05	16.58
LANDSCAPE AREA-06	15.79
LANDSCAPE AREA-07	17.57
LANDSCAPE AREA-08	61.14
LANDSCAPE AREA-09	69.48
LANDSCAPE AREA-10	34.17
LANDSCAPE AREA-11	16.48
LANDSCAPE AREA-12	21.59
LANDSCAPE AREA-13	280.41
LANDSCAPE AREA-14	425.20
LANDSCAPE AREA-15	17.93
TOTAL	3740.57

TOTAL LANDSCAPE AREA AT GROUND LVL.

LANDSCAPE AREA- A	62.78
LANDSCAPE AREA- B	42.80
LANDSCAPE AREA- C	34.00
LANDSCAPE AREA- D	40.72
LANDSCAPE AREA- E	54.47
LANDSCAPE AREA- F	25.81
LANDSCAPE AREA- G	20.60
LANDSCAPE AREA- H	26.25
LANDSCAPE AREA- I	21.37
LANDSCAPE AREA- J	72.56
LANDSCAPE AREA- K	25.33
LANDSCAPE AREA- L	82.91
LANDSCAPE AREA- M	19.62
LANDSCAPE AREA- N	22.52
LANDSCAPE AREA- O	21.07
LANDSCAPE AREA- P	21.27
LANDSCAPE AREA- Q	44.80
LANDSCAPE AREA- R	22.26
LANDSCAPE AREA- S	21.47
LANDSCAPE AREA- T	51.12
LANDSCAPE AREA- U	17.05
LANDSCAPE AREA- V	229.48
LANDSCAPE AREA- W	2122.10
LANDSCAPE AREA- X	833.79
TOTAL	3294.51

TOTAL LANDSCAPE AREA = GROUND LVL. + PODIUM LVL.
= 3294.51 + 3740.37 = 7,034.88 SQ.MT.

TOTAL AREA DETAIL OF OPEN PARKING(GROUND FLOOR)

TOTAL AREA DETAIL OF OPEN PARKING			
S.NO	DIMENSION		AREA
1.	5.500 X 37.000	X 2 =	413.500 SQ.M
2.	5.500 X 37.000	=	203.500 SQ.M
3.	5.500 X 32.000	=	176.000 SQ.M
	TOTAL	=	792.500 SQ.M
	SAY AS	=	792.50 SQ.M

S.NO.	PARTICULARS	F.A.R.%	SQ.MTR.
1	TOTAL PLOT AREA		19900.00
2	PERMISSIBLE F.A.R. FOR HOUSING	3.50	69650.00
	A PERMISSIBLE F.A.R. FOR HOUSING = 2.75 X 19,900.00 = 52,250.00 sq.mt.		
	B ADDITIONAL 0.75 F.A.R. FUNGIBLE = 19,900.00 X 0.75 = 14,925.00 SQ.MT.		
	C ADDITIONAL F.A.R. FOR GREEN BUILDING = 5 % OF PERMISSIBLE F.A.R. = 5 % OF = 52,250.00 + 14,925.00 = 95500.00 = 5 % OF 95500.00 SQ.MT. = 4775.00		
	TOTAL PERMISSIBLE F.A.R. FOR HOUSING= A + B + C = 52,250.00 + 14,250.00 + 4775.00 = 69825.00 SQ.MT.		
3	PERMISSIBLE 15% F.A.R. FOR FACILITY	15%	9,975.00
	A PERMISSIBLE 15% FOR FACILITY OF TOTAL MAIN F.A.R. AREA 15% OF 52,250.00 = 7,837.50 SQ.MT.		
	B PERMISSIBLE FOR FACILITY OF TOTAL PURCHASABLE F.A.R. AREA = 15% OF 14,250.00 SQ.MT. = 2,137.50 SQ.MT.		
	TOTAL PERMISSIBLE 15% F.A.R. FOR FACILITY = A+B = 7,837.50 + 2,137.50 = 9,975.00 SQ.MT.		
4	PERMISSIBLE GROUND COVERAGE 10,000.00 Sq.m.@ 35 % = 6650.00 sq. mt.	35%	6,650.00
5	PROPOSED TOTAL GROUND COVERAGE	26.434	5,022.60
	PERMISSIBLE AREA W.F.A.R. FOR COMMERCIAL 1.00% OF TOTAL F.A.R AREA = 1.00% X (52,250.00 + 14,250.00) = 1.00% X 66,500.00 SQ.MT. = 665.00 SQ.MT.	665.00	
6	PROPOSED COMMERCIAL F.A.R. AREA DETAIL		665.00
7	TOTAL F.A.R. ACHIEVED	3.669	69823.87
	A F.A.R. ACHIEVED FOR RESIDENTIAL	68574.14	
	B F.A.R. ACHIEVED FOR COMMERCIAL	665.00	
	C F.A.R. ACHIEVED FOR COMMUNITY	584.73	
	TOTAL F.A.R. AREA PROPOSED= (A+B+C) = 69823.87 SQ.MT.		
8	ACHIEVED FOR FACILITY		9650.62
	PROPOSED AREA IN 15 % FACILITY AREA FOR HOUSING = A FIRE STAIR CASE AREA + LIFT LOBBY AREA + MUMTY AREA + MACHINE ROOM AREA + LIFT SHAFTS + SERVICE SHAFTS + CUPBOARD + GAURD ROOM + OVER HEAD TANK + S.T.P. + L.T. PANEL ROOM = 9650.62 SQ. MT.		
9	PERMISSIBLE DENSITY = 2100/PPH		
10	A ACHIEVED DENSITY (ASSUMING 4.5 NO.S. PERSONS PER UNIT) FOR 878 No.S.UNITS = 880 X 4.5 X 10,000 / 19,900.00 = 2,096.31 PPH		
	B ACHIEVED UNITS = 880 Nos.		
	C ACHIEVED PERSONS = UNITS X 4.5 = 880 X 4.5 = 3960 PERSONS		
11	REQUIRED LANDSCAPE AREA REQUIRED LANDSCAPE AREA = 50 % OF OPEN AREA OPEN AREA = PLOT AREA - GROUND COVERAGE = 50% OF (19900.00 - 5022.60) = 6988.70 SQ.MT.		6988.70
12	PROPOSED LANDSCAPE AREA = 7,034.88 SQ.MT.		7,034.88
	REQUIRED TREE AS PER 1 No. OF TREE PER 100 SQ.MT. OF OPEN AREA = (PLOT AREA - GROUND COVERAGE) / 100 = (19900.00 - 5022.60) /100 = 139.77 No.S. SAY 139 No.S.	139 No.S.	
13	NO. OF TREE PROPOSED = 150 No.S. 50% EVER GREEN	150 No.S.	
14	PARKING REQUIRED @ 1 E.C.S. / 60 SQ.M. F.A.R. AREA = 69,825.00 / 80 = 872.81 SAY 873.00 E.C.S.		873 E.C.S.
15	PROPOSED PARKING		878 E.C.S.
	A BASEMENT PARKING AREA = 15,000.41 @ 30 SQ.MT. PER E.C.S. = 15,000.41 / 30 = 500.17 E.C.S. SAY 500 E.C.S.		
	B PODIUM PARKING AREA = 4,149.24 @ 30 SQ.MT. PER E.C.S. = 4,149.24 / 30 = 138.47 E.C.S. SAY 138 E.C.S.		
	C TWO WHEELER PARKING = 1,200.0 SQ.MT.@ 30 SQ.MT. PER E.C.S. = 1,200.0 / 30 = 126.00 E.C.S. SAY 126 E.C.S.		
	D OPEN PARKING AREA = 962.50 SQ.MT. @ 30 SQ.MT. PER E.C.S. = 962.50 / 30 = 40.11 E.C.S. SAY 40 E.C.S.		
	TOTAL PARKING (A+B+C+D) = 878 E.C.S.		
16	TOTAL BUILT-UP AREA		1,81,255.56
	A TOTAL F.A.R AREA	= 69,825.87 SQ. MT.	
	B TOTAL BASEMENT AREA	= 15,000.00 SQ. MT.	
	C PODIUM NON F.A.R. AREA	= 4,149.24 SQ. MT.	
	D TOTAL FACILITY AREA	= 9650.62 SQ. MT.	
	E TOTAL STILT AREA	= 3,180.00 SQ. MT.	
	TOTAL A+B+C+D+E	= 1,05,255.56 SQ.MT.	
17	TOTAL ELEC. LOAD = 3340 K.V.A.		

Greater Noida Industrial Development Authority
APPROVED
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