S.NO.	PARTICULARS	TOWER A1 UNITS	TOWER A1 FAR AREA	TOWER A1 NON FAR AREA	TOWER A1 15% FACILITY AREA	TOWER B1 UNITS	TOWER B1 FAR AREA	TOWER B1 NON FAR AREA	TOWER B1 15% FACILITY AREA	TOWER C1 & C2 UNITS	TOWER C1 & C2 FAR AREA	TOWER C1 & C2 NON FAR AREA	TOWER C1 & C2 15% FACILITY AREA	TOWER D UNITS	TOWER D FAR AREA	TOWER D NON FAR AREA	TOWER D 15% FACILITY AREA	TOWER D UNITS	TOWER B2 FAR AREA	TOWER B2 NON FAR AREA	TOWER B2 15% FACILITY AREA	TOWER A2 UNITS	TOWER A2 FAR AREA	TOWER A2 NON FAR AREA	TOWER A2 15% FACILITY AREA	COMMERCIAL FAR AREA	COMMUNITY 15% FACILITY AREA	GUARD ROOM	S.T.P.	FAR AREA (EACH FLOOR) OF ALL TOWER	TOTAL UNITS OF ALL TOWER	15% FACILITY AREA OF ALL TOWER	TOTAL GROUND COVERAGE	TOTAL FAR AREA	TOTAL NO. OF UNITS	TOTAL 15% FACILITY AREA	TOTAL STILTS AREA	TOTAL BASEMENT AREA	TOTAL NON FAR AREA
1	GROUND COVERAGE OF ONE TOWER		588.677				501.365				527.936				385.729				501.365				584.177																
2	NO. OF SIMILAR TOWER		1				1				2				1				1				1										4774.122						
3	TOTAL GROUND COVERAGE		588.677				501.365				1055.872				385.729				501.365				584.177				513.705	10.000											
4	STILTS NON FAR AREA			349.519				301.006				295.165				204.868				301.006				349.519													2096.248		
5	NO. OF SIMILAR TOWER			1				1				2				1				1				1														16054.439	
6	TOTAL STILTS NON FAR AREA			349.519				301.006				590.330				204.868				301.006				349.519														4573.8	
7	FIRST BASEMENT AREA																																						
8	SECOND BASEMENT AREA																																						
9	GROUND FLOOR	3	203.74		24.149	2	168.989		23.027	2	201.41		23.945	2	149.973		27.738	2	168.989		23.027	3	211.11		25.149	550.164	513.705	10.000	78.568	1848.415	16	773.253							
10	1ST FLOOR	6	546.039		29.874	6	462.775		31.37	6	489.355		31.361	6	347.621		30.888	5	462.775		31.37	6	543.39		29.874		194.167			3343.959	42	410.265							
11	2ND FLOOR	8	546.039		35.418	6	462.775		31.37	6	489.355		31.361	6	347.621		30.888	5	462.775		31.37	8	543.39		35.418		80.985			3343.959	46	308.171							
12	3RD FLOOR	8	546.039		35.418	6	462.775		31.37	6	489.355		31.361	6	347.621		30.888	6	462.775		31.37	8	543.39		35.418					3343.959	46	227.186							
13	4TH FLOOR	8	546.039		35.418	6	462.775		31.37	6	489.355		31.361	6	347.621		30.888	6	462.775		31.37	8	543.39		35.418					3343.959	46	227.186							
14	5TH FLOOR	8	546.039		35.418	6	462.775		31.37	6	489.355		31.361	6	347.621		30.888	6	462.775		31.37	8	543.39		35.418					3343.959	46	227.186							
15	6TH FLOOR	8	546.039		35.418	6	462.775		31.37	6	489.355		31.361	6	347.621		30.888	6	462.775		31.37	8	543.39		35.418					3343.959	46	227.186							
16	7TH FLOOR	8	546.039		35.418	6	462.775		31.37	6	489.355		31.361	6	347.621		30.888	6	462.775		31.37	8	543.39		35.418					3343.959	46	227.186							
17	8TH FLOOR	8	546.039		35.418	6	462.775		31.37	6	489.355		31.361	6	347.621		30.888	6	462.775		31.37	8	543.39		35.418					3343.959	46	227.186							
18	9TH FLOOR	8	546.039		35.418	6	462.775		31.37	6	489.355		31.361	6	347.621		30.888	6	462.775		31.37	8	543.39		35.418					3343.959	46	227.186							
19	10TH FLOOR	8	546.039		35.418	6	462.775		31.37	6	489.355		31.361	6	347.621		30.888	6	462.775		31.37	8	543.39		35.418					3343.959	46	227.186							
20	11TH FLOOR	8	546.039		35.418	6	462.775		31.37	6	489.355		31.361	6	347.621		30.888	6	462.775		31.37	8	543.39		35.418					3343.959	46	227.186							
21	12TH FLOOR	8	546.039		35.418	6	462.775		31.37	6	489.355		31.361	6	347.621		30.888	6	462.775		31.37	8	543.39		35.418					3343.959	46	227.186							
22	13TH FLOOR	8	546.039		35.418	6	462.775		31.37	6	489.355		31.361	6	347.621		30.888	5	462.775		31.37	8	543.39		35.418					3343.959	46	227.186							
23	14TH FLOOR	8	546.039		35.418	6	462.775		31.37	6	489.355		31.361	6	347.621		30.888	5	462.775		31.37	8	543.39		35.418					3343.959	46	227.186							
24	15TH FLOOR	8	546.039		35.418	6	462.775		31.37	6	489.355		31.361	6	347.621		30.888	6	462.775		31.37	8	543.39		35.418					3343.959	46	227.186							
25	16TH FLOOR	8	546.039		35.418	6	462.775		31.37	6	489.355		31.361	6	347.621		30.888	6	462.775		31.37	8	543.39		35.418					3343.959	46	227.186							
26	17TH FLOOR	8	546.039		35.418	6	462.775		31.37	6	489.355		31.361	6	347.621		30.888	6	462.775		31.37	8	543.39		35.418					3343.959	46	227.186							
27	18TH FLOOR	8	546.039		35.418	6	462.775		31.37	6	489.355		31.361	6	347.621		30.888	6	462.775		31.37	8	543.39		35.418					1173.429	16	89.902							
28	19TH FLOOR									5	412.904		29.507	6	347.621		30.888													1173.429	16	89.902							
29	20TH FLOOR									5	412.904		29.507	6	347.621		30.888													1173.429	16	89.902							
30	21ST FLOOR									5	412.904		29.507	6	347.621		30.888																						
31	22ND FLOOR																																						
32	23RD FLOOR																																						
33	24TH FLOOR																																						
34	25TH FLOOR																																						
35	26TH FLOOR																															227.105							
36	BRIDGE AREA				27.183				33.251				33.182				39.873				33.251				27.183							176.984							
37	MUMTY AREA				30.825				23.270				23.27				22.254				23.27				30.825							95.564							
38	MACHINE ROOM AREA				12.442				14.42				14.42				13.2				14.42				12.242														
39	WATER TANK		10578.481				8961.714				10737.867				7797.635				8961.714				10578.481											68903.923					
40	TOTAL FAR OF ONE TOWER		1				1				2				1				1				1			550.164													
41	NO. OF SIMILAR TOWER		10578.481				8961.714				21475.734				7797.635				8961.714				10578.481																
42	TOTAL FAR OF ALL TOWER					116				131				134				116				153													934				
43	TOTAL NO. OF UNITS IN ONE TOWER	153				1				2				1				1				1																	
44	NO. OF SIMILAR TOWER	1				116				262				134				116				153																	
45	TOTAL NO. OF UNITS OF ALL TOWER	153			761.997				689.998				779.197				782.601				689.998				762.797											5123.210			
46	FACILITY AREA IN ONE TOWER				1				1				2				1				1				1		788.857	10.000	78.568								2061.8.239		
47	NO. OF SIMILAR TOWER				761.997				689.998				1558.394				782.601				689.998				762.797												2096.248	205.56.239	29847.057
48	TOTAL FACILITY AREA OF ALL TOWER																																						
49	TOTAL BASEMENT AREA																																						
50	TOTAL NON FAR AREA																																						

Greater Noida Industrial Development Authority
APPROVED
87-352/MP/18-5025
18/06/2014
Signature of Verifier

AREA DETAIL

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	55043.725
3	PURCHASABLE FAR(0.75= 0.75X20015.90 = 15011.925)	0.75	15011.925
4	TOTAL FAR	3.5	70055.650
5	PERMISSIBLE 15% FOR FACILITY 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 FACILITY		6123.210
	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.		
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
15	PROPOSED DENSITY FOR 934 UNITS = (934x 4.5) x 10000 / 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 FACILITY AREA	6123.210	
	TOTAL A+B+C	97751.620	

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)	=	(142.637X14.45)	=	(2061.104)
(2)	=	(54.849X36.535)	=	(1967.373)
(3)	=	(54.849X4.072)	=	(223.345)
(4X2)	=	(10.0X16.698X2)	=	(333.96)
(5X2)	=	(6.48X3.14X2)	=	(40.694)
(6)	=	(9.495X15.389)	=	(146.118)
(7)	=	(7.41X4.57)	=	(33.863)
(8X2)	=	(6.58X6.017X2)	=	(79.183)
(9X2)	=	(9.885X6.927X2)	=	(136.946)
(10X2)	=	(10.7X8.32X2)	=	(178.048)
(11X2)	=	(2.275X30.642X2)	=	(139.421)
(12X2)	=	(13.888X16.406X2)	=	(455.693)
(13X2)	=	(0.5(15.406+18.63)X3.28X2X4)	=	(109.732)
(14X2)	=	(0.5(18.63+13.767)X4.883X2)	=	(157.546)
(15X2)	=	(9.07X7.656X2)	=	(138.879)
(16x2)	=	(8.146X7.026X2)	=	(114.467)
(17)	=	(5.661X4.23X2)	=	(47.892)
(18X2)	=	(4.58X4.911X2)	=	(44.984)
(19X2)	=	(3.835X3.511X2)	=	(26.929)
(20X2)	=	(3.28X2.396X2)	=	(22.277)
(21X2)	=	(5.405X3.871X2)	=	(41.845)
(22X2)	=	(3.115X1.837X2)	=	(11.444)
(23X2)	=	(3.33X3.238)	=	(10.782)
(24X2)	=	(13.02X3.474)	=	(45.231)
(25X2)	=	(51.076X2.275X2)	=	(232.394)
(26X2)	=	(6.48X1.455X2)	=	(18.856)
(27X2)	=	(4.866X1.455X2)	=	(14.18)
(28X2)	=	(7.1X3.0X2)	=	(42.60)
(29X2)	=	(3.0X3.445X2)	=	(20.67)
(30X2)	=	(2.115X6.56X2)	=	(27.748)
(31X2)	=	(2.115X1.88X2)	=	(7.952)
(32X2)	=	(1.225X2.115X2)	=	(5.181)
(33X2)	=	(2.84X1.265X2)	=	(7.185)
(34X2)	=	(5.58X2.195X2)	=	(24.496)
(35X2)	=	(1.225X2.115X2)	=	(5.181)
(36X2)	=	(2.24X1.28X2)	=	(5.734)
(37X2)	=	(1.775X4.644X2)	=	(16.486)
(38X2)	=	(0.5X3.78X3.791X2)=		(14.329)
(39X2)	=	(1.965X1.992X2)	=	(7.828)
(40X2)	=	(0.5X2.885X2.65X2)=		(7.645)
(41X2)	=	(0.5X6.492X6.368X2)=		(41.277)
(42X2)	=	(4.03X1.977X2)	=	(15.95)
(43X2)	=	(2.231X1.965X2)	=	(8.767)
(44X2)	=	(0.5X2.62X2.855X2)=		(7.48)
(45X2)	=	(2.115X3.775X2)	=	(15.968)
(46X2)	=	(0.5X2.495X2.495X2)=		(6.225)
(47X2)	=	(2.29X.65X2)	=	(2.977)
(48X2)	=	(3.165X4.311X2)	=	(27.288)
(49X2)	=	(2.18X2.315X2)	=	(10.093)
(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)
(55)	=	(0.5X(10.942+9.113)X31)	=	(310.825)
(56)	=	(14.486X5.798)	=	(83.989)
(57)	=	(30.642X2.275)	=	(69.649)

TOTAL > = 7753.028 SQ.M.

DEDUCTION-

(25) ST = (3.33X2.46X4) = (32.767)

TOTAL GREEN AREA = 7720.261 SQ.M.

PERMISSIBLE NO. OF TREES = OPEN AREA \ 100 TREE PER 100 SQ.M.

= 15241.778 \ 100 = 152 TREES

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

COVERED AREA FOR FIRST BASEMENT FLOOR AREA :-

= 152.904 X 106.522-(2.65X14.00X2 NOS.)

= 16287.639 - (233.20) = 16054.439 SQ.M.

CAR PARKING SPACE PROVIDED IN FIRST BASEMENT AREA (DEDUCTION):-

= STAIRCASE AREA +LIFT WELL + RAMP AREA + S.T.P.

PARKING AREA DETAIL:-

FIRST BASEMENT

(1)	=(3.9X3.45X8)	=	107.952
(2)	=(3.11X4.49X4)	=	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+5.984)X4.40X2)	=	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 (15288.244/30)		=	509 E.C.S.

COVERED AREA FOR SECOND BASEMENT FLOOR AREA :-

= 66.0 X 69.30

= 4573.80 SQ.M.

CAR PARKING SPACE PROVIDED IN SECOND BASEMENT AREA (DEDUCTION):-

= (STAIRCASE AREA + RAMP AREA)

SECOND BASEMENT :-

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

STILT PARKING AREA DET.

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

OPEN PARKING AREA DE

(A)	= (0.5(9.113+3.915)	258)	= 555.37
(B)	= (0.5(166.192+166.	15.78))	= 960.553
(C)	= (0.5(10.565+3.634	15.258)	= 818.274
(D)	= (11.926X39.25X2)		= 936.191
CAR PARKING PROVIDED		=	3270.388 SQ.M.
OR (3270.388/30)		=	163 E.C.S.
TOTAL PROPOSED PARKING		=	509+144+163+69 = 885 E.C.S

SIGNING AUTHORITY

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

SUBMISSION DRAWING
DRG. TITLE:- AREA DETAIL
SCALE:-1:600
DRG. NO.:- 01 A
DLT.BY.:-
DATE:-18/05/2014

NORTH

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

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