



Greater Noida Industrial Development Authority (GNIDA)

Plot No: 01, Knowledge Park IV, Greater Noida,
District Gautam Budh Nagar – 201308, Uttar Pradesh

Ref. No: PLNG/CB-158/2019/179

Date: 15.11.2019

Reply to Queries

This is with reference to the Architectural Design Competition regarding “**Knowledge Park-II Commercial Space Architectural Design Competition**” published by Greater Noida Industrial Development Authority (GNIDA) on 21.10.19. A Question and Answer session was organised on 5th of November 2019 at the office of GNIDA which invited queries from all the interested participants. The key queries discussed are illustrated below:

#	Query	Reply
	Section 4: Design Guidelines	
1.	Can there be a Foot Over Bridge between the 2 blocks across the road? Which could be used as a gateway in Architectural design.	As per the prevailing bye-laws of the Authority, foot-over-bridges between two private buildings is not allowed. However, the Applicant is free to propose a publicly accessible foot-over-bridge over the carriageway not connecting two plots to be designed an aesthetic element.
2.	Can the 2 blocks be joined underground, across the road. For parking and vehicular movement.	As per the prevailing bye-laws of the Authority, the 2 (two) blocks cannot be joined underground for pedestrian or vehicular traffic.
3.	Can the building be designed as to have a Lower Ground floor and an Upper ground floor?	The building is to be designed as per the prevailing bye-laws of the Authority, as per: https://www.greaternoidaauthority.in/blaws2010
4.	Can the building be connected with the metro station at upper level?	As per the prevailing bye-laws of the Authority, the proposed building can not be connected to metro station at the upper level. However, the Applicant can propose the option for connection which can be later deliberated and confirmed jointly by GNIDA & NMRC.
5.	Can the green areas be part of the whole design scheme?	The Applicant is free to propose revisions to the immediate surrounding of the site area as a holistic design scheme. However, development norms for the site area shall remain the same and all provision as per the byelaws have to be designed as per prevailing byelaws in the site area.
6.	Which type of activity is allowed for this plot?	The permissible activities include Convenient / Sector Shopping - “Retail and service shops, restaurant, clinic, office, bank, post office. Multiplex shall be permissible in the sector shopping to the extent of 50% of permissible FAR as per UP Government orders as amended from time to time”
7.	Is amalgamation of two plots allowed on each side?	Yes, the Applicant can amalgamate the two plots on each site into one larger consolidated plot. However, the Applicant has to comply with revised bye-laws applicable to the revised site area.
9.	Can the 24m Road between the Green area and the Plot be treated as Pedestrian walkway?	For design considerations, the road must be assumed to allow light traffic.



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10.	What is the mode of development of the project?	Plots will be Auctioned to developers, who have to then follow the control design by the selected Applicant.
11.	Can some extra ground coverage be allowed in case we propose the parking in multilevel basements which would allow natural light and ventilation of the basements?	The Ground Coverage shall be as per prevailing Bye-laws of the Authority.
11.	Building Bye Laws of GNIDA	https://www.greaternoidaauthority.in/blaws2010
Section 6: Submissions		
1.	Application letter to be submitted along with drawings	As mentioned in the competition document Section 6.1.
2.	What is the format of submission of Hard copies? A3 / A2 / A1 size drawings?	A1 drawings.
3.	What is the maximum / minimum no. of drawings required?	Maximum 4 A1 drawings are allowed.
4.	Do we need to register prior to the competition or submit the deliverables directly with the attached letter on 21st Nov	No prior registration is required.

All the other details of the competition remain the same.

Senior Manager (Arch.)

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