

Phase - Com(I)

PARKING CALCULATION			
REQUIRED PARKING = 1 PCU PER 40 SQM OF PERMISSIBLE FAR AREA			
TOTAL	(A)	4596.281	(BAY)
SURFACE + COMMERCIAL PARKING (1)	20	155.00	CARS
PARKING PROVIDED IN BASEMENT (2)	18	215	CARS
PARKING PROVIDED IN BASEMENT (3)	30	1617	CARS
PARKING PROVIDED IN BASEMENT (4)	18	304	CARS
PARKING PROVIDED IN STREET AREA (5)	30	159	CARS
TOTAL PARKING PROVIDED	(1) + (2) + (3) + (4) + (5)	4600.55	CARS

REVISED SANCTION DRAWING			
PLOT NO - GH-45, SECTOR 121, NOIDA, U.P.			
S.NO.	PARTICULARS	F.A.R.	SQM
1	TOTAL PLOT AREA (AS PER LEASE PLAN) -		59520.00
2	PERMISSIBLE F.A.R. FOR GROUP HOUSING (A)	3.5	34870.00
3	7% ADDITIONAL FAR FOR GREEN BUILDING CERTIFICATION (B)	5.8%	17468.50
	TOTAL = (A) + (B)		36753.46
4	F.A.R. ACHIEVED FOR RESIDENTIAL		36534.16
5	F.A.R. ACHIEVED FOR COMMERCIAL		3493.50
6	PERMISSIBLE 15% AREA FOR SERVICE F.A.R. (C)	15%	5240.50
7	PROPOSED AREA IN 15% FACILITY AREA FOR HOUSING - FIRE STAIRCASE - LIFT LOBBY AREA - LIFT SHAFTS - SERVICES SHAFTS - CUPBOARD - GUARD ROOM - S.T.P. - U.O. WATER TANK - COMMUNITY CENTRE		5240.50
8	PERMISSIBLE GROUND COVERAGE	45%	26784.00
9	PROPOSED GROUND COVERAGE	25.72%	15312.00
10	PERMISSIBLE AREA IN F.A.R. FOR COMMERCIAL 100% OF PERMISSIBLE F.A.R.	10%	3675.35
11	PERMISSIBLE COMMERCIAL F.A.R. AREA		3675.35
12	PROPOSED COMMERCIAL F.A.R. AREA		3485.302
13	PERMISSIBLE DENSITY -		
14	PERMISSIBLE DENSITY = 13400 PERSONS / HA		13400
15	PROPOSED DENSITY = 13400 PERSONS / HA		13400
16	PROPOSED NO. OF UNITS		200
17	PROPOSED NO. OF SERVANT UNITS		0
18	PROPOSED NO. OF PERSONS = 13.4 PERSON PER UNIT		13.4
19	PROPOSED NO. OF SERVANT UNITS = 0.25 PERSON PER UNIT		0.25
20	PROPOSED TOTAL NO. OF PERSONS		1740
21	NO. OF PARKING REQUIRED -		
22	100% PARKING SPACE PER 40 SQM OF PERMISSIBLE FAR AREA	80	4585
23	NO. OF PARKING PROVIDED -		4600
24	OPEN AREA -		73497.514
25	PLOT AREA - PROPOSED GROUND COVERAGE		36748.757
26	LANDSCAPE AREA REQUIRED -		
27	SEN 50% OF OPEN AREA		36748.757
28	LANDSCAPE AREA PROPOSED -		36350.365
29	NO. OF TREES REQUIRED -		734.975
30	1 TREE PER 100 SQM OF OPEN AREA		800
31	NO. OF TREES PROVIDED -		415
32	SEN TREES IN OPEN GARDEN		415
33	PROPOSED STILL AREA -		6989.208
34	PROPOSED BASEMENT AREA -1		52754.634
35	PROPOSED BASEMENT AREA -2		52754.634
36	PROPOSED TOTAL BASEMENT AREA (1+2)		105509.268

Total Prop. Cont. Area = F.A.R. + Service + Basement + Still
 = 366837.46 + 52401.662 + 125469.268
 + 6699.006 = 551407.396 Sqr

Sl. No. Description Symbol
 1- Area to be developed
 2- Tower to be completed

AREA STATEMENT FOR 15% FAR AREA			
PLOT AREA		59520	SQM
PERMISSIBLE FAR	3.5		
PERMISSIBLE FAR AREA =	0.9020	X	34970
PERMISSIBLE 15% FAR AREA =	0.135	X	34970
ACHIEVED 15% FAR AREA =	33460.5		90%

Sl. No.	Description	Symbol	Area (Sqm)	Remarks
1	Area to be developed		34970	
2	Tower to be completed		34970	
3	Green Area		17468.50	
4	Water Tank		100	
5	Fire Staircase		100	
6	Lift Lobby Area		100	
7	Lift Shaft		100	
8	Service Shaft		100	
9	Cupboard		100	
10	Guard Room		100	
11	S.T.P.		100	
12	Community Centre		100	
13	Fire Staircase		100	
14	Lift Lobby Area		100	
15	Lift Shaft		100	
16	Service Shaft		100	
17	Cupboard		100	
18	Guard Room		100	
19	S.T.P.		100	
20	Community Centre		100	

IV County Pvt. Ltd.

Auth. Sign.

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INDEX
 PREVIOUS SANCTION :
 PROPOSED SANCTION :

SUBMISSION DRAWING
 CIVIL
 IV COUNTY PVT. LTD.
 PROJECT
 CIVIL
 DATE: 10/01/2024
 SCALE: 1:500
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]
 MASTER PLAN
 OWNER SIGN: [Signature]
 ARCHITECT SIGN: [Signature]
 TOWN PLANNER SIGN: [Signature]
 TOWN PLANNER
 CONFORMANCE
 P.A. 12-11-2023
 S-002
 This drawing is available on www.ivcounty.com