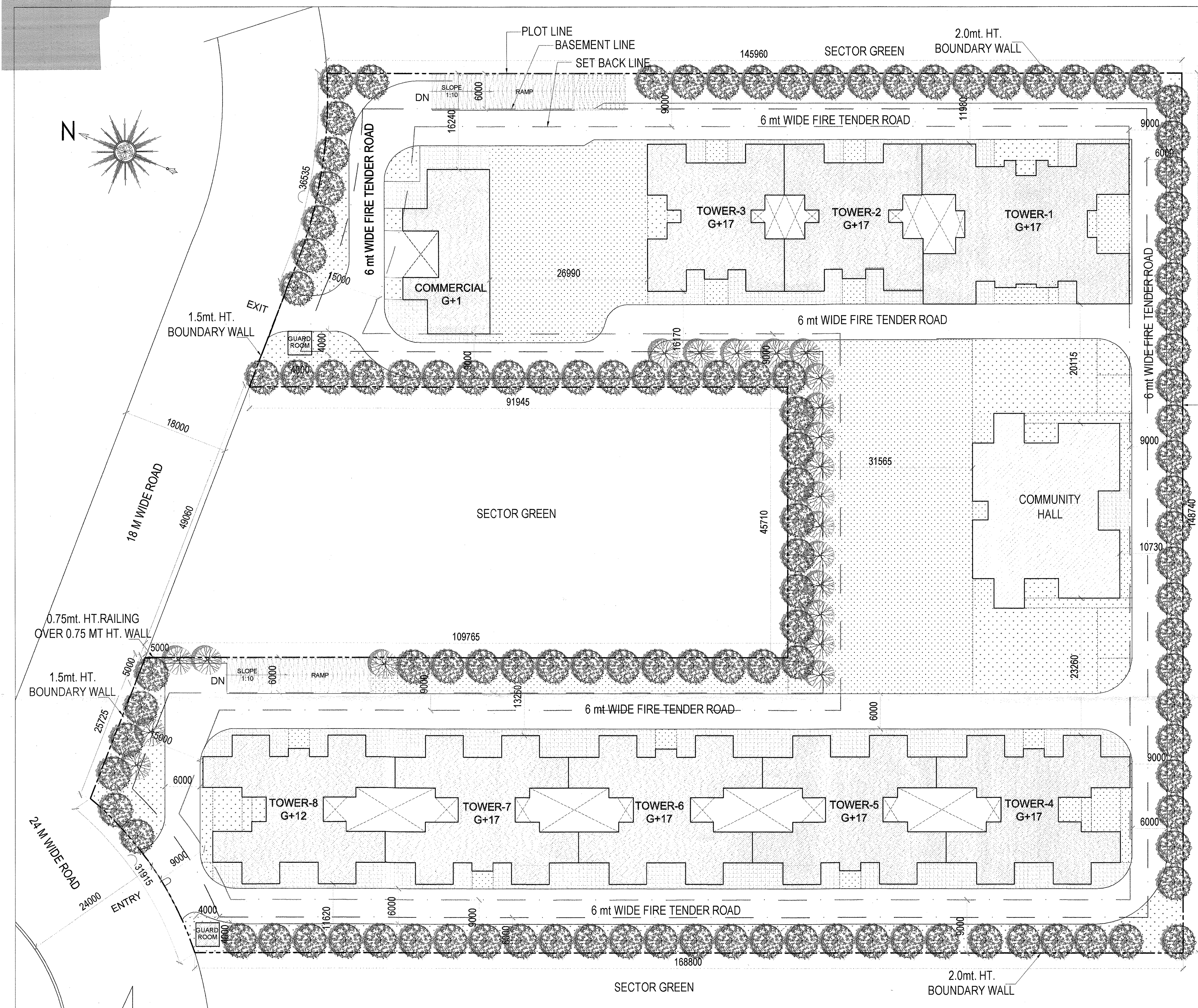
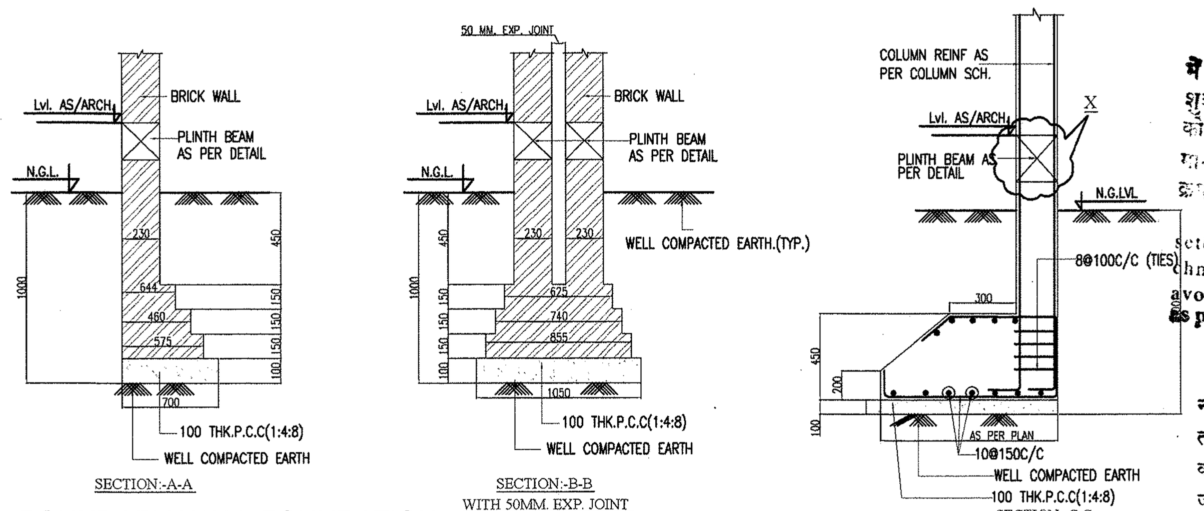
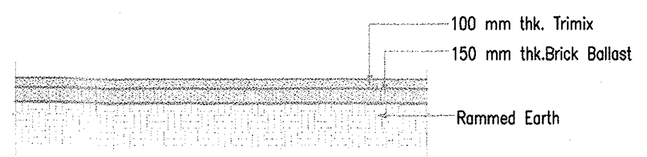


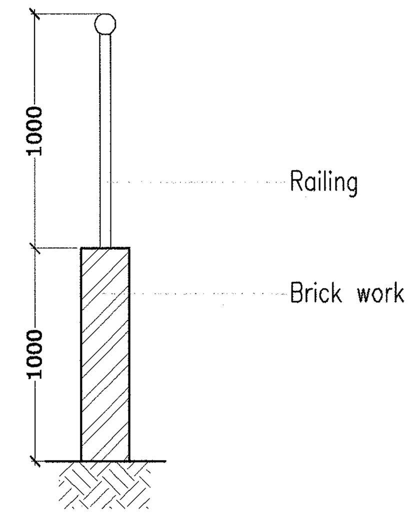
1 SITE PLAN
SCALE-1:400



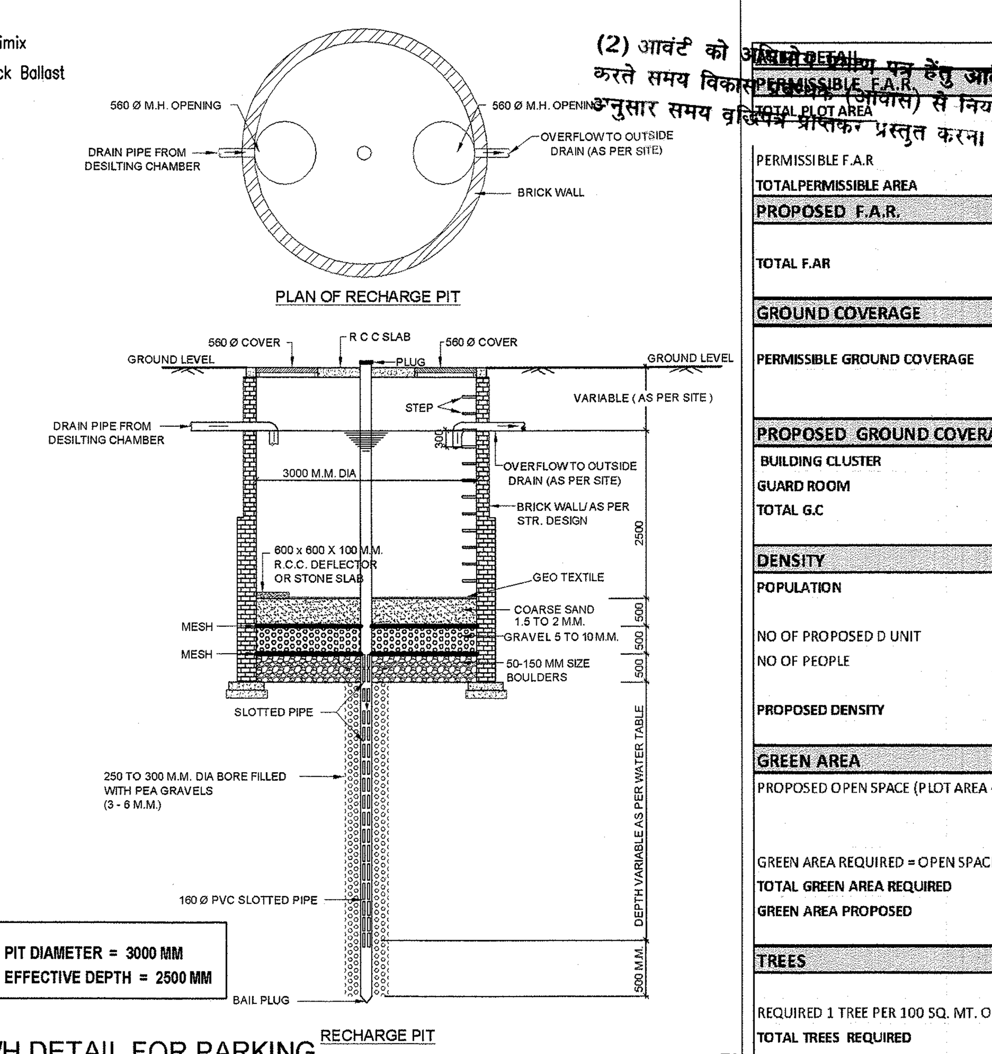
2 BOUNDARY WALL FOUNDATION
SCALE- N.T.S



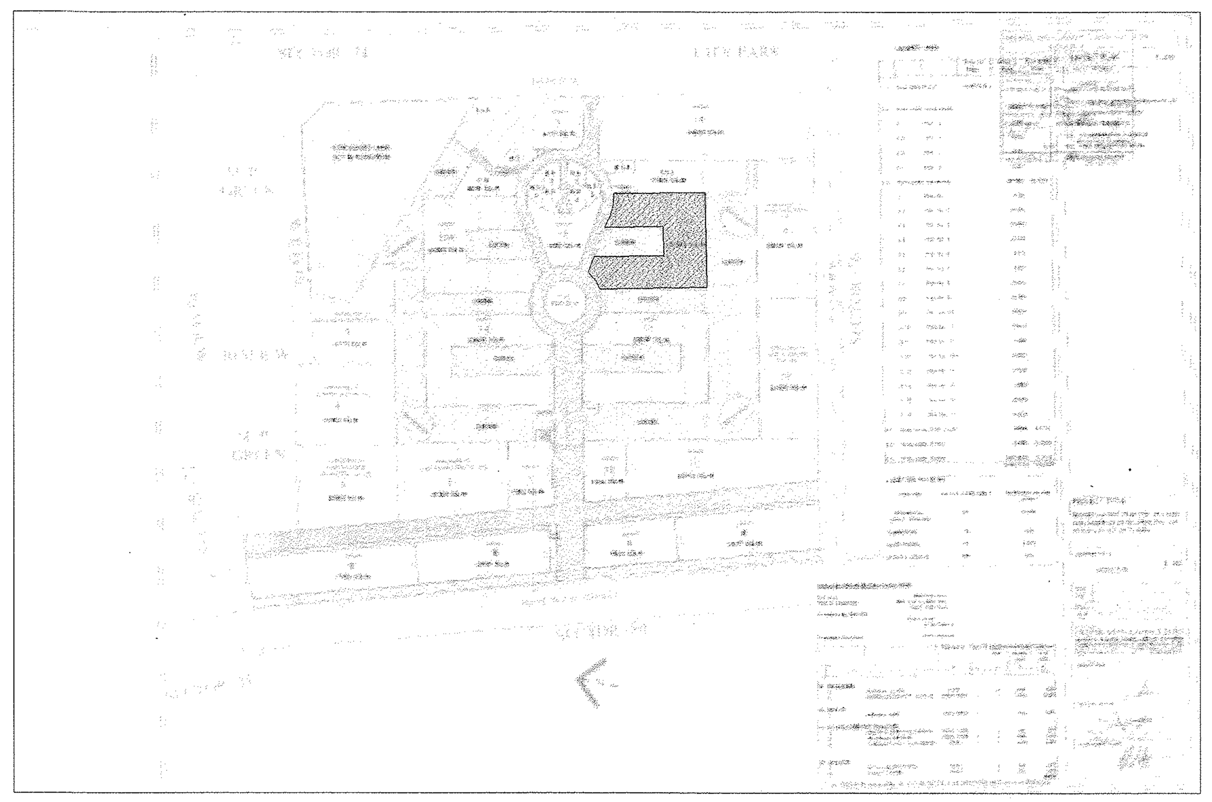
3 ROAD SECTION
SCALE- N.T.S



4 BOUNDARY WALL SECTION
SCALE- N.T.S



5 RWH DETAIL FOR PARKING
SCALE- N.T.S



1 KYE PLAN
SCALE-NTS

भवन प्रकोष्ठ
यह मानचित्र भवन की 30:00
... तक के लिए सशर्त स्वी...

NOTE :-
ALL DIMENSIONS ARE IN MM.

भवन के अग्र पृष्ठ एवं ... में अतिक्रमण करने पर भारी समायोजन शुल्क देना पड़ता हैं तथा अधिक अतिक्रमण को तोड़ना भी पड़ सकता है। अतः स्वीकृत मानचित्र के अनुसार ही निर्माण करे, अतिक्रमण न करे।

Encrochments on front, Rear & Side setbacks invite heavy penalties. Encrochments could be demolised also Please avoide encrochments construct building as per Sanctioned Map.

भवन प्रकोष्ठ
नोटः 1. यह मानचित्र स्वीकृति की दिनांक से अधिकतम 5 वर्ष की अवधि तक वैध रहेगा बशर्ते पटटेदार का पटटे के अधिकार उपलब्ध हो अथवा उसने पूर्न जीवित करा लिए हो। पटटे के अधिकार उपलब्ध पुर्नजीवित न होने की दशा मे मानचित्र की वैधता पटटे की वैधता तिथि तक ही समझी जाएगी।

(2) आवंटी को अधिभोग प्रमाण पत्र हेतु आवेदन करते समय विकास प्राधिकरण (आवास) से नियम अनुसार समय वृद्धि प्राप्त कर प्रस्तुत करना होगा।

भवन प्रकोष्ठ, नौएडा
अनापत्ति
निर्देश-आवंटी, आवंटन एवं पट्टा प्रलेख की शर्तो को पुर्णतया पालन करने हेतु बाध्य है।
स्वीकृति
पत्र संख्या नौएडा/भ.प्र. बी.पी.आर. TP-291/693
दिनांक 25.7.13
वैधता 5.7.18
प्रभारी
(भवन प्रकोष्ठ)

Map for proposed Building is as per Bye Laws. Submitted for approval please.
Pl Asstt. Asstt. Arch Architect

AREA DETAIL		
PERMISSIBLE F.A.R.		
TOTAL PLOT AREA	20000	SQ.MT.
		SQ.MT.
PERMISSIBLE F.A.R	2.75	OF TOTAL PLOT AREA
TOTALPERMISSIBLE AREA	55000	SQ.MT.
PROPOSED F.A.R.		
TOTAL F.AR	54997.91	SQ.MT.
GROUND COVERAGE		
PERMISSIBLE GROUND COVERAGE	35%	OF PLOT AREA
	7000	SQ.MT.
PROPOSED GROUND COVERAGE		
BUILDING CLUSTER	5043.788	SQ.MT.
GUARD ROOM	24	SQ.MT.
TOTAL G.C	5067.79	SQ.MT.
	25%	
DENSITY		
POPULATION	1650 (+5%) (-50%)	PEOPLE PER HA
	1732 TO 825	PEOPLE PER HA
NO OF PROPOSED D UNIT	548	UNIT
NO OF PEOPLE	548 X 4.5 = 2466	PEOPLE
PROPOSED DENSITY	2466 X10000/20000 1233	PPH
GREEN AREA		
PROPOSED OPEN SPACE (PLOT AREA - GROUND COVERAGE)	20000 - 5067.788	SQ.MT.
	14932.21	SQ.MT.
GREEN AREA REQUIRED = OPEN SPACE /2		
TOTAL GREEN AREA REQUIRED	7466	SQ.MT.
GREEN AREA PROPOSED	7997.87	SQ.MT.
	53.56%	
TREES		
REQUIRED 1 TREE PER 100 SQ. MT. OF OPEN SPACE		
TOTAL TREES REQUIRED	149.3	TREES
PROPOSED TREES	150	TREES
CAR PARKING		
CAR PARKING SPACE (FOR 1 CAR)	80	SQ.M
MIN REQD. CAR PARKING	=	TOTAL FAR/80
	687.5	NO.S CAR
PROPOSED CAR PARKING		
OPEN CAR PARKING	0	NO.S CAR
CAR PARKING IN STILT	42	NO.S CAR
CAR PAKING IN 1ST BASEMENT	350	NO.S CAR
CAR PAKING IN 2ND BASEMENT	350	NO.S CAR
TOTAL	742	NO.S CAR

PROJECT:-

PROPOSED GROUP HOUSING FOR
VALUENT INFRA DEVELOPERS PVT. LTD.
AT , PLOT-16,ECOCITY,SECTOR-75, NOIDA.

OWNER:-

VALUENT INFRA DEVELOPERS PVT. LTD.
H-169,SEC. 63, NOIDA-201301.
TEL.: 0120-4777777
FAX: 0120-4777798

OWNER'S SIGN For Valuent Infradevelopers Pvt. Ltd.
Authorised Signatory

ARCHITECT'S SIGN.:-
AKASH M. HINGORANI Reg. No. CA/92/15430 ARCHITECT

TITLE.:-

SITE PLAN

SCALE:-	1:400	SHEET NO
DRAWN BY:-	DHIRENDRA	01

OASIS
DESIGNS INCORPORATED
ARCHITECTS & LANDSCAPE ARCHITECTS
3172, SEC-A, PKT-B, VASANT KUNJ, NEW DELHI-70
PH: 26122440, 26122044 FAX - 26123250
EMAIL : mail@oasisdesigns.org

1ST BASEMENT AREA DETAIL:-

TOTAL 1ST BASEMENT AREA = 15205.095 SQ.MT
TOTAL PARKING AREA ON 1ST BASEMENT
= BASEMENT AREA - CUT OUT AREA
= 15205.095 - 409.053 SQ.M
= 14796.042 SQ.MT
TOTAL 1ST BASEMENT PARKING DETAIL=

NO OF CAR PROVIDED IN BASMENT
@ 30 SQM PER CAR. = 14796.042 / 30 SQM.
TOTAL = 493.20 = 493 CAR
PROPOSED CAR = 350 CAR

2ND BASEMENT AREA DETAIL:-

TOTAL 2ND BASEMENT AREA = 15205.095 SQ.MT
TOTAL PARKING AREA ON 2ND BASEMENT
= BASEMENT AREA - CUT OUT AREA
= 15205.095 - 409.053 SQ.M
= 14796.042 SQ.MT
TOTAL 2ND BASEMENT PARKING DETAIL=

NO OF CAR PROVIDED IN BASMENT
@ 30 SQM PER CAR. = 14796.042 / 30 SQM.
TOTAL = 493.20 = 493 CAR
PROPOSED CAR = 350 CAR

AREA DETAIL

Floors	TOWER-1 FAR	TOWER-1 Non FAR	TOWER-1 No. of Unit	TOWER-2 FAR	TOWER-2 Non FAR	TOWER-2 No. of Unit	TOWER-3 FAR	TOWER-3 Non FAR	TOWER-3 No. of Unit
G. Coverage	685.045			484.559			484.559		
GROUND Floor	451.04	40.15	3	286.405	44.079	3	286.405	44.079	3
1st Floor	550.208	44.448	4	335.493	48.022	4	335.493	48.022	4
2nd Floor	550.208	44.448	4	335.493	48.022	4	335.493	48.022	4
3rd Floor	550.208	44.448	4	335.493	48.022	4	335.493	48.022	4
4th Floor	550.208	44.448	4	335.493	48.022	4	335.493	48.022	4
5th Floor	550.208	44.448	4	335.493	48.022	4	335.493	48.022	4
6th Floor	550.208	44.448	4	335.493	48.022	4	335.493	48.022	4
7th Floor	550.208	44.448	4	335.493	48.022	4	335.493	48.022	4
8th Floor	550.208	44.448	4	335.493	48.022	4	335.493	48.022	4
9th Floor	550.208	44.448	4	335.493	48.022	4	335.493	48.022	4
10th Floor	550.208	44.448	4	335.493	48.022	4	335.493	48.022	4
11th Floor	550.208	44.448	4	335.493	48.022	4	335.493	48.022	4
12th Floor	550.208	44.448	4	335.493	48.022	4	335.493	48.022	4
13th Floor	550.208	44.448	4	335.493	48.022	4	335.493	48.022	4
14th Floor	550.208	44.448	4	335.493	48.022	4	335.493	48.022	4
15th Floor	550.208	44.448	4	335.493	48.022	4	335.493	48.022	4
16th Floor	550.208	44.448	4	335.493	48.022	4	335.493	48.022	4
17th Floor	537.133	44.448	4	322.118	48.022	4	322.118	48.022	4
TERRACE		53.012			65.714			65.714	
Total:	9791.5	848.78	71	5976.41	926.17	71	5976.41	926.167	71

Floors	TOWER-4 FAR	TOWER-4 Non FAR	TOWER-4 No. of Unit	TOWER-5 FAR	TOWER-5 Non FAR	TOWER-5 No. of Unit	TOWER-6 FAR	TOWER-6 Non FAR	TOWER-6 No. of Unit
G. Coverage	512.075			512.075			512.075		
GROUND Floor	322.618	35.814	3	322.618	35.814	3	322.618	35.814	3
1st Floor	382.912	47.613	4	382.912	47.613	4	382.912	47.613	4
2nd Floor	382.912	47.613	4	382.912	47.613	4	382.912	47.613	4
3rd Floor	382.912	47.613	4	382.912	47.613	4	382.912	47.613	4
4th Floor	382.912	47.613	4	382.912	47.613	4	382.912	47.613	4
5th Floor	382.912	47.613	4	382.912	47.613	4	382.912	47.613	4
6th Floor	382.912	47.613	4	382.912	47.613	4	382.912	47.613	4
7th Floor	382.912	47.613	4	382.912	47.613	4	382.912	47.613	4
8th Floor	382.912	47.613	4	382.912	47.613	4	382.912	47.613	4
9th Floor	382.912	47.613	4	382.912	47.613	4	382.912	47.613	4
10th Floor	382.912	47.613	4	382.912	47.613	4	382.912	47.613	4
11th Floor	382.912	47.613	4	382.912	47.613	4	382.912	47.613	4
12th Floor	382.912	47.613	4	382.912	47.613	4	382.912	47.613	4
13th Floor	382.912	47.613	4	382.912	47.613	4	382.912	47.613	4
14th Floor	382.912	47.613	4	382.912	47.613	4	382.912	47.613	4
15th Floor	382.912	47.613	4	382.912	47.613	4	382.912	47.613	4
16th Floor	382.912	47.613	4	382.912	47.613	4	382.912	47.613	4
17th Floor	368.203	47.613	4	368.203	47.613	4	368.203	47.613	4
TERRACE		68.007			68.007			68.007	
Total:	6817.413	913.242	71	6817.41	913.242	71	6817.41	913.242	71

Floors	TOWER-7 FAR	TOWER-7 Non FAR	TOWER-7 No. of Unit	TOWER-8 FAR	TOWER-8 Non FAR	TOWER-8 No. of Unit	COMMUNITY HALL FAR	COMMUNITY HALL Non FAR	COMMERCIAL FAR	COMMERCIAL Non FAR	TOTAL FAR	TOTAL Non FAR	TOTAL No. of Unit
G. Coverage	512.075			512.075			530.94		298.31		5043.788		
GROUND Floor	322.618	35.814	3	322.631	36.684	3	530.94	0	298.31	0	3466.203	308.248	24
1st Floor	382.912	47.613	4	382.938	50.014	4			251.51	0	3387.29	380.958	32
2nd Floor	382.912	47.613	4	382.938	50.014	4					3135.78	380.958	32
3rd Floor	382.912	47.613	4	382.938	50.014	4					3135.78	380.958	32
4th Floor	382.912	47.613	4	382.938	50.014	4					3135.78	380.958	32
5th Floor	382.912	47.613	4	382.938	50.014	4					3135.78	380.958	32
6th Floor	382.912	47.613	4	382.938	50.014	4					3135.78	380.958	32
7th Floor	382.912	47.613	4	382.938	50.014	4					3135.78	380.958	32
8th Floor	382.912	47.613	4	382.938	50.014	4					3135.78	380.958	32
9th Floor	382.912	47.613	4	382.938	50.014	4					3135.78	380.958	32
10th Floor	382.912	47.613	4	382.938	50.014	4					3135.78	380.958	32
11th Floor	382.912	47.613	4	382.938	50.014	4					3135.78	380.958	32
12th Floor	382.912	47.613	4	368.229	50.014	4					3121.071	380.958	32
13th Floor	382.912	47.613	4								2752.842	330.944	28
14th Floor	382.912	47.613	4								2752.842	330.944	28
15th Floor	382.912	47.613	4								2752.842	330.944	28
16th Floor	382.912	47.613	4								2752.842	330.944	28
17th Floor	368.203	47.613	4								2654.181	330.944	28
TERRACE		68.007			50.687			0		64.54	0	571.695	0
Total:	6817.41	913.242	71	4903.18	687.539	51	530.94	0	549.82	64.54	54997.91	7106.159	548