17/1

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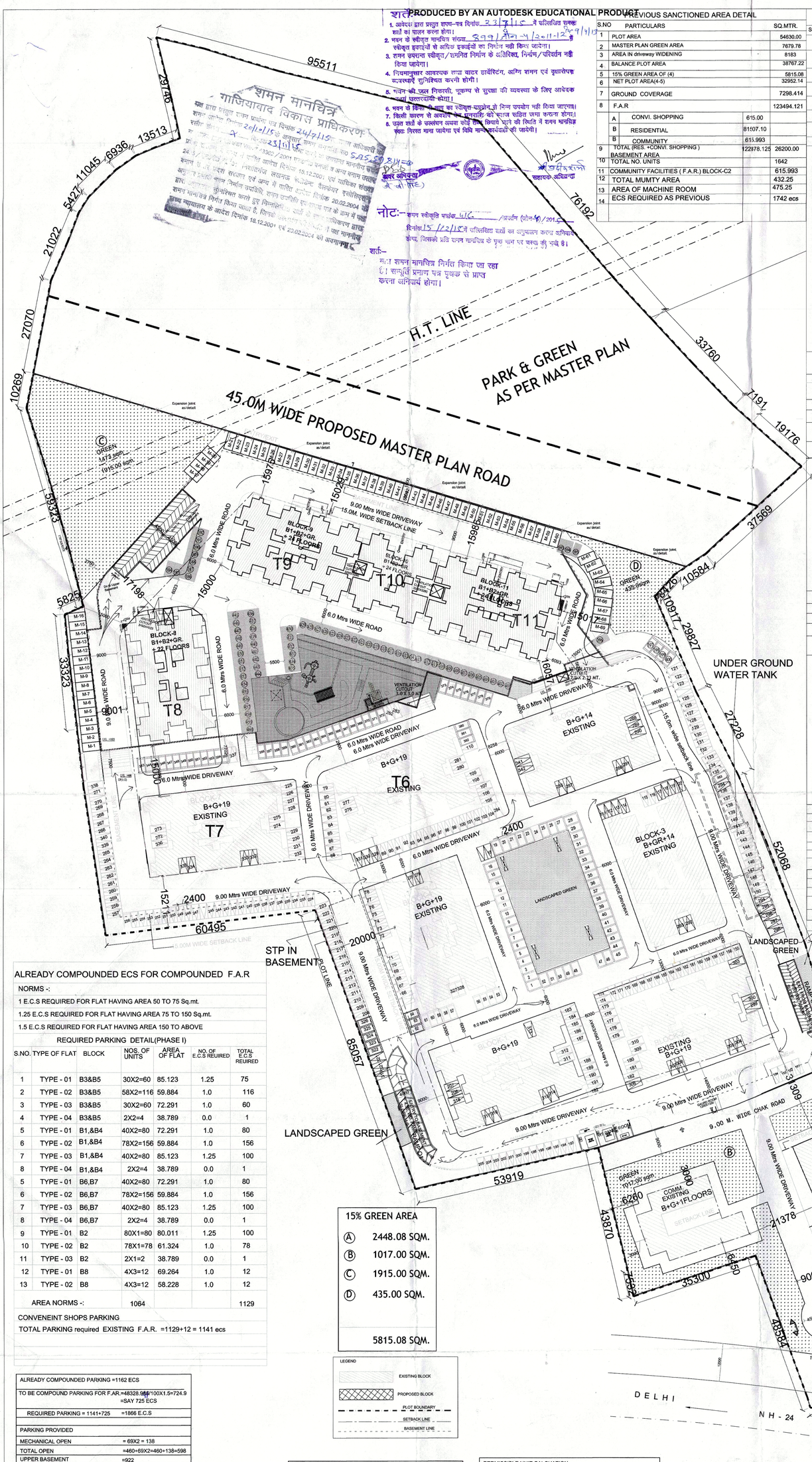

शर्तें

1. आवेदक द्वारा प्रस्तुत शपथ-पत्र दिनांक 23/7/15 में उल्लिखित समस्त शर्तों का पालन करना होगा।
2. भवन के स्वीकृत मानचित्र संख्या- 3991/नक्शा-4/2011-12 के स्वीकृत इमारतों से अतिरिक्त इकाइयों का निर्माण नहीं किया जायेगा।
3. शमन उपरान्त स्वीकृत/समनित निर्माण के क्षतिग्रस्त, निर्माण/परिवर्तन नहीं किया जायेगा।
4. नियमानुसार आवश्यक तथा वाटर हार्वेस्टिंग, अग्नि शमन एवं वृक्षारोपण व्यवस्थाएँ सुनिश्चित करनी होगी।
5. भवन की जल निकासी, धूम्रमुक्त से सुरक्षा की व्यवस्था के लिए आवेदक स्वयं उत्तरदायी होगा।
6. भवन के किसी भाग का व्यवसाय के प्रयोजन से प्रयोग नहीं किया जाएगा।
7. किसी कारण से अवशेष भू-खण्ड को एकत्रीकरण के साथ सहित जमा कराना होगा।
8. उक्त शर्तों के उल्लंघन अथवा कोई तथ्य छिपाये जाने की स्थिति में शमन मानचित्र तुरन्त निरस्त माना जायेगा एवं नियमानुसार कार्यवाही की जायेगी।

नोटः- शमन स्वीकृति पत्रांक- 416 /नगरीय (शमन)/2015 दिनांक 15/12/15 में उल्लिखित शर्तों का अनुपालन करना अनिवार्य होगा, जिसकी प्रति शमन मानचित्र के पृष्ठ भाग पर संलग्न की गयी है।

शर्तः-
1. शमन मानचित्र निर्गत किया जा रहा है। सम्पत्ति प्रमाण पत्र पृथक से प्राप्त करना अनिवार्य होगा।

PREVIOUS SANCTIONED AREA DETAIL

S.NO	PARTICULARS			SQ.MTR.
1	PLOT AREA			54630.00
2	MASTER PLAN GREEN AREA			7679.78
3	AREA IN driveway WIDENING			8183
4	BALANCE PLOT AREA			38767.22
5	15% GREEN AREA OF (4)			5815.08
6	NET PLOT AREA(4-5)			32952.14
7	GROUND COVERAGE			7298.414
8	F.A.R			123494.121
	A	CONVI. SHOPPING	615.00	
	B	RESIDENTIAL	81107.10	
	B	COMMUNITY	615.993	
9	TOTAL (RES. +CONVI. SHOPPING) BASEMENT AREA		122878.125	26200.00
10	TOTAL NO. UNITS			1642
11	COMMUNITY FACILITIES (F.A.R.) BLOCK-C2			615.993
12	TOTAL MUMTY AREA			432.25
13	AREA OF MACHINE ROOM			475.25
14	ECS REQUIRED AS PREVIOUS			1742 ecs

AREA STATEMENT

S.NO	PARTICULARS	SQ.MTR.
1	TOTAL PLOT AREA	54630.00
2	SPACE LEFT FOR driveway WIDENING AREA (45.00 METER MASTER PLAN driveway + 12.00 METER SERVICE driveway) 7446.00+735.00= 8183.00SQM.	8183.00
3	MASTER PLAN GREEN AREA	7679.78
4	BALANCE PLOT AREA	38767.22
5	DEDUCT 15% GREEN AREA OF (4)	5815.08
6	NET PLOT AREA (4 - 5)	32952.14
7	PERM. STILT/ GROUND COVG. = 40%OF PLOT AREA = 40 % OF 32952.14 = 11533.24	13180.856
8	PROPOSED GROUND COVERAGE (22.3%)	7442.251

		BLOCKS	GROUND COVERAGE
A	RESIDENTIAL		
		BLOCK - 1 (1 B+ GROUND + 19th STOREY)	646.67
		BLOCK - 2 (1 B+ GROUND + 19th STOREY)	664.544
		BLOCK - 3 (1 B+ GROUND + 14th STOREY)	641.758
		BLOCK - 4 (1 B+ GROUND + 19th STOREY)	646.351
		BLOCK - 5 (1 B+ GROUND + 14th STOREY)	641.758
		BLOCK - 6 (1 B+ GROUND + 19th STOREY)	646.67
		BLOCK - 7 (1 B+ GROUND + 19th STOREY)	646.67
		BLOCK - 8 (2 B+ GROUND + 22ND STOREY)	596.750
		BLOCK - 9 (2 B+ GROUND + 24TH STOREY)	573.09
		BLOCK - 10 (2 B+ GROUND + 24TH STOREY)	322.14
		BLOCK - 11 (2 B+ GROUND + 24TH STOREY)	591.075
B		COMMUNITY (BASE +GR. + 2 STOREY)	327.294
C		CONVNT. SHOPS (BASE +GR. + 2 STOREY)	402.776
		TOTAL	7442.251

9	PERMISSIBLE F.A.R. (2.5 OF PLOT AREA +1.25 PURCHASABLE + 10%COMPOUNDING AREA) 32952.14 X 4.0 = 131808.75 SQM.		131808.56
10	ACHIEVED FAR (ALREADY COMPOUNDED + TO BE COMPOUND)		131791.182
	COMPOUNDED F.A.R.	83462.251	
	TO BE COMPOUNDED F.A.R	48328.941	
12	ACHIEVED FAR (ALREADY COMPOUNDED + TO BE COMPOUNDED)		131791.182

AS PER REVISED MAP-899/GONE-4/GH/11-12

SANCTION				
BLOCKS	EXISTING	PROPOSED	ALREADY COMPOUNDED F.A.R. (sq.m.)	TO BE COMPOUND F.A.R. (sq.m.)
BLOCK - 1 (1 B+ GROUND + 19th STOREY)	12402.611	----	12402.611	----
BLOCK - 2 (1 B+ GROUND + 19th STOREY)	12502.523	----	12502.523	----
BLOCK - 3 (1 B+ GROUND + 14th STOREY)	9281.98	----	9281.98	----
BLOCK - 4 (1 B+ GROUND + 19th STOREY)	12402.611	----	12402.611	----
BLOCK - 5 (1 B+ GROUND + 14th STOREY)	9281.98	----	9281.98	----
BLOCK - 6 (1 B+ GROUND + 19th STOREY)	12402.611	----	12402.611	----
BLOCK - 7 (1 B+ GROUND + 19th STOREY)	12402.611	----	12402.611	----
BLOCK - 8 (2 B+ GROUND + 22nd STOREY)	1764.321	9903.731	1764.321	11670.451
BLOCK - 9 (2 B+ GROUND + 24th STOREY)	----	11151.015	----	14010.450
BLOCK - 10 (2 B+ GROUND + 24th STOREY)	----	6802.350	----	7832.70
BLOCK - 11 (2 B+ GROUND + 24th STOREY)	----	11914.788	----	14460.675
COMMUNITY (BASE +GR. + 2 STOREY)	615.993	----	615.993	
CONVNT. SHOPS (BASE +GR. + 2 STOREY)	405.00	210.00	405.00	210.00
RESERVATION COUNTER BASEMENT CONVNT. SHOPS	----	50.00	----	50.00
TOTAL	83462.251	40031.88	83462.251	48328.941

SANCTIONED UNIT				
BLOCKS	EXISTING	PROPOSED	ALREADY COMPOUNDED	TO BE COMPOUNDED
BLOCK - 1 (1 B+ GROUND + 19th STOREY)	160	----	160	----
BLOCK - 2 (1 B+ GROUND + 19th STOREY)	160	----	160	----
BLOCK - 3 (1 B+ GROUND + 14th STOREY)	120	----	120	----
BLOCK - 4 (1 B+ GROUND + 19th STOREY)	160	----	160	----
BLOCK - 5 (1 B+ GROUND + 14th STOREY)	120	----	120	----
BLOCK - 6 (1 B+ GROUND + 19th STOREY)	160	----	160	----
BLOCK - 7 (1 B+ GROUND + 19th STOREY)	160	----	160	----
BLOCK - 8 (2 B+ GROUND + 22nd STOREY)	24	142	24	160
BLOCK - 9 (2 B+ GROUND + 24th STOREY)	----	170		200
BLOCK - 10 (2 B+ GROUND + 24th STOREY)	----	90		100
BLOCK - 11 (2 B+ GROUND + 24th STOREY)	----	176		200
TOTAL	1064	578	1064	660

13	PERMISSIBLE BASEMENT AREA (Non F.A.R. Details)			26300.00 sq.m
		EXISTING	TO BE COMPOUND	
14	UPPER BASEMENT AREA	18206.00	8023.75	26229.75 sq.m
	LOWER BASEMENT AREA	3238.00	5612.53	8850.53sq.m.
	TOTAL	21444	13636.28	35080.28sq.m.
15	FIRE ST. CASE (B-8,B-9, B-10, B-11)			2077.825sq.m.
16	PERMISSIBLE UNITS FOR 4.0 F.A.R.			2046
17	ALREADY COMPOUNDED RESI. UNIT			1064
18	TO BE COMPOUND			660
	TOTAL			1724
19	ALREADY COMPOUNDED MUMTYMACHINE ROOM AREA			266.18
20	TO BE COMPOUND MUMTYMACHINE ROOM AREA			291.731
21	EXISTING HT. PANEL ROOM AREA			59.84
22	EXISTING GAURD ROOM AREA 1.60 SQ. MT. X 2 NO.s = 3.20			3.20

ALREADY COMPOUNDED ECS FOR COMPOUNDED F.A.R

NORMS -:

1 E.C.S REQUIRED FOR FLAT HAVING AREA 50 TO 75 Sq.mt.

1.25 E.C.S REQUIRED FOR FLAT HAVING AREA 75 TO 150 Sq.mt.

1.5 E.C.S REQUIRED FOR FLAT HAVING AREA 150 TO ABOVE

REQUIRED PARKING DETAIL(PHASE I)

S.NO.	TYPE OF FLAT	BLOCK	NOS. OF UNITS	AREA OF FLAT	NO. OF E.C.S REUIRED	TOTAL E.C.S REUIRED
1	TYPE - 01	B3&B5	30X2=60	85.123	1.25	75
2	TYPE - 02	B3&B5	58X2=116	59.884	1.0	116
3	TYPE - 03	B3&B5	30X2=60	72.291	1.0	60
4	TYPE - 04	B3&B5	2X2=4	38.789	0.0	1
5	TYPE - 01	B1,&B4	40X2=80	72.291	1.0	80
6	TYPE - 02	B1,&B4	78X2=156	59.884	1.0	156
7	TYPE - 03	B1,&B4	40X2=80	85.123	1.25	100
8	TYPE - 04	B1,&B4	2X2=4	38.789	0.0	1
5	TYPE - 01	B6,B7	40X2=80	72.291	1.0	80
6	TYPE - 02	B6,B7	78X2=156	59.884	1.0	156
7	TYPE - 03	B6,B7	40X2=80	85.123	1.25	100
8	TYPE - 04	B6,B7	2X2=4	38.789	0.0	1
9	TYPE - 01	B2	80X1=80	80.011	1.25	100
10	TYPE - 02	B2	78X1=78	61.324	1.0	78
11	TYPE - 03	B2	2X1=2	38.789	0.0	1
12	TYPE - 01	B8	4X3=12	69.264	1.0	12
13	TYPE - 02	B8	4X3=12	58.228	1.0	12
	AREA NORMS -:		1064			1129

CONVENEINT SHOPS PARKING

TOTAL PARKING required EXISTING F.A.R. =1129+12 = 1141 ecs

ALREADY COMPOUNDED PARKING =1162 ECS	
TO BE COMPOUND PARKING FOR F.AR.=48328.941/100X1.5=724.9 =SAY 725 ECS	
REQUIRED PARKING = 1141+725	=1866 E.C.S
PARKING PROVIDED	
MECHANICAL OPEN	= 69X2 = 138
TOTAL OPEN	=460+69X2=460+138=598
UPPER BASEMENT	=922
LOWER BASEMENT	=369
TOTAL PARKING PROVIDED	=598+922+369=1889

15% GREEN AREA

Ⓐ	2448.08 SQM.
Ⓑ	1017.00 SQM.
Ⓒ	1915.00 SQM.
Ⓓ	435.00 SQM.
	5815.08 SQM.

LEGEND

- EXISTING BLOCK
- PROPOSED BLOCK
- PLOT BOUNDARY
- SETBACK LINE
- BASEMENT LINE

UPPER BASEMENT=26229.75/32=819.67 ESC SAY=819 ESC	
PROVIDED PARKING =627+61=688	
MECHNICAL PARKING=117X2=234 =688+234=922	
LOWER BASEMENT=7150.32/32=223.44 ESC	
PROVIDED PARKING=129 ESC	
MECHNICAL PARKING=120X2=240 =129+240=369	

PERMISSIBLE UNIT CALCUATION
A.) UPTO 2.5 F.A.R. :-
3.8767 HECT. X 330UNITS =1279 D.U.
SANCTIONED UNITS =1066 D.U.
B.) PURCHASABLE UNITS ALLOWED:- 1279 /2.5 X 1.5 = 767 D.U.
TOTAL PERMISSIBLE UNITS = 1279+767 = 2046D.U.
COMPLETED UNITS = 1642
EXISTING UNITS = 82
TOTAL UNITS = 1724

SITE PLAN

DRAWING TITLE : SITE PLAN

PROJECT: COMPOUNDING, DRAWING FOR THE PROPOSED GROUP HOUSING AT PLOT NO. KHASRA NO. 839, 840,841,853,854,855,1037,1038,1039 AT VILLAGE - MEHROLI , DASNA, DISTT. GHAZIABAD

BUILDER & PROMOTERS: MAHAGUN REAL ESTATE PVT. LTD.

THROUGH: MR. DHEERAJ JAIN

ARCHITECT'S SIGN: GIAN P. MATHUR AND ASSOCIATES (P) LTD. Architects & Planners

FOR MAHAGUN REAL ESTATE PVT. LTD. DIRECTOR

OWNER'S SIGN

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