

**PROPOSED PHASE-2
33050 SQM.**

FUTURE DEVELOPMENT

ALREADY COMPLETION TAKEN DATED- 07/10/2016
VIDE LETTER NO. BP-2414 (C) / 7527 (EXISTING PHASE - 1)

OC ALREADY TAKEN DATED 07.10.2016 VIDE LETTER NO
BP-2414(C)/7527 (EXISTING PHASE-1)

ALREADY COMPLETION TAKEN DATED- 07/10/2016
VIDE LETTER NO. BP-2414 (C) / 7527 (EXISTING PHASE - 1)

TOTAL PLOT AREA = 101264 SQM

- AREA LEGEND:-**
- F.A.R AREA
 - 15% SERVICES AREA
 - NON F.A.R AREA
 - COUNTED IN 1/4 F.A.R AREA

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OWNER SIGN
Sachin Garg
Digitally signed by Sachin Garg
Date: 2023.04.01 20:20:32 +05'30'

ARCHITECT SIGN
Neerja Dixit
Digitally signed by Neerja Dixit
Date: 2023.04.01 20:21:59 +05'30'

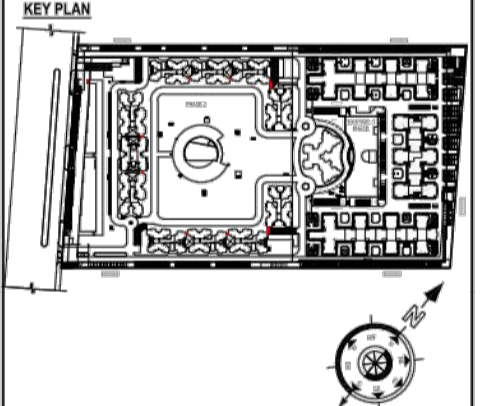
TOWN PLANNER SIGN.

AMIT VARMA
Digitally signed by AMIT VARMA
Date: 2023.04.14 17:55:47 +05'30'

Lal Singh
Digitally signed by Lal Singh
Date: 2023.04.21 13:39:00 +05'30'

Sudheer Kumar
Digitally signed by Sudheer Kumar
Date: 2023.05.01 15:49:13 +05'30'

NOTE:- 13TH FLOOR IS OMITTED AND MARKED AS 12TH (A) FLOOR



SUBMISSION DRAWING
OWNER
FOR SAM INDIA ABHIMANYU HOUSING
PROJECT
PROPOSED GROUP HOUSING FOR SAM INDIA ABHIMANYU HOUSING AT PLOT NO GH-02, SECTOR -16-C, GREATER NOIDA, G.B. NAGAR, U.P.

DATE: 06-03-2023 PROJECT INCHARGE: BALRAJ SINGH CHECKED BY: BALRAJ SINGH
SCALE: 1:500 DRAFT BY: ADRESH JHA APPROVED BY: VISHAL SHARMA
DRAWING TITLE: SITE PLAN

TERRACE LEVEL PLAN
ARCHITECTS
Confluence
S-01 RO

GROUP HOUSING PHASE -2 (SAMINDIA ABHIMANYU HOUSING)			
AT PLOT NO - GH-02, SECTOR-16-C, GREATER NOIDA, U.P.			
AREA STATEMENT (2.75 + 0.75 + 0.0993 = 3.5993)			
S.NO.	PARTICULARS	F. A. R	SQMT
1	TOTAL PLOT AREA (AS PER LEASE PLAN) -		101264.00
2	PERMISSIBLE F. A. R FOR GROUP HOUSING - 2.75 X 101264.00 = 278476.000 (A)	2.75	278476.000
3	PURCHASABLE F. A. R FOR GROUP HOUSING 0.75 X 101264.000 = 75948.000 (B)	0.75	75948.000
4	TOTAL AREA = (A) + (B)	3.50	354424.00
5	COMPLETION F.A.R AREA (2.75) EXISTING PHASE -1	1.515%	153365.980
6	BALANCE F.A.R AREA ON 3.5 (4 - 5) PHASE -2	2.0848%	21058.020
7	5% ADDITIONAL GREEN BUILDING BALANCE F.A.R AREA = 201058.020 X 0.05 = 10052.901 (C)	0.0993 %	10052.901
8	TOTAL PERMISSIBLE F.A.R - (6) + (7) PHASE -2	2.0848%	21110.921
9	PROPOSED AREA AS PER (C + D)	2.0818%	21081.491
C	F. A. R PROPOSED FOR RESIDENTIAL =		207270.717
D	F. A. R PROPOSED FOR COMMERCIAL =		3544.184
10	BALANCE F.A.R AREA ON (8 - 9)		296.020
11	PERMISSIBLE 15 % ADDITIONAL F.A.R AREA FOR SERVICE (3.5) OF 354424.00 X 0.15 = 53163.600	15%	53163.600
12	PROPOSED FOR 15% SERVICES AREA PHASE -2	8.836%	31315.148
14	TOTAL 15% SERVICES (PHASE-1+ PHASE -2)	14.640%	51887.638
15	BALANCE 15% SERVICES AREA	0.360%	1275.962
PROPOSED AREA IN 15 % SERVICES AREA FOR HOUSING = FIRE STAIRCASE + LIFT LOBBY AREA + SERVICES SHAFTS + CUPBOARD + GUARD ROOM + S. T. P + U.G WATER TANK + COMMUNITY CENTRE			
16	PERMISSIBLE GROUND COVERAGE 35% OF = 35/100 X 101264.00 = 35442.400	35%	35442.400
17	COMPLETION GROUND COVERAGE (2.75) EXISTING PHASE -1	13.104%	13269.370
18	PROPOSED GROUND COVERAGE PHASE -2	15.037%	15226.781
19	TOTAL GROUND COVERAGE (PHASE-1+ PHASE -2)	28.140%	28496.151
20	BALANCE GROUND COVERAGE AREA ON 3.5	6.860%	6946.249
21	PERMISSIBLE COMMERCIAL F.A.R AREA		3544.240
22	PROPOSED COMMERCIAL F.A.R AREA		3544.184
23	PERMISSIBLE DENSITY =		1650
PERMISSIBLE DENSITY = 1650 PPH AS PER PURCHASABLE F. A. R DENSITY PER UNIT F.A.R (1650 X 0.75/2.75 = 450)			
			450
			2100
PERMISSIBLE PERSONS = 2100 X 10.1264			
			21265.440
PERMISSIBLE UNITS = 21265.440 / 4.5			
			4725.653
24	PROPOSED DENSITY =		1659.326
25	COMPLETION NO OF UNITS EXISTING PHASE -1 =		1710
COMPLETION NO OF PERSONS = (1710 X 4.5) (1)			
			7695.000
26	PROPOSED NO OF UNITS PHASE -2 =		2024
PROPOSED NO OF PERSONS = (2024 X 4.5) (2)			
			9108.000
PROPOSED NO OF TOTAL PERSONS = (1) + (2)			
			16803.000
PROPOSED DENSITY = 16803.000 / 10.1264 = 1659.326			
			1659.326 PPH
27	NO. OF PARKING REQUIRED=		
IECS PARKING SPACE PER 80 SQMT OF PERMISSIBLE F.A.R AREA RESIDENTIAL			
			207566.79 / 80
			2594.584
IECS PARKING SPACE PER 50 SQMT OF PERMISSIBLE F.A.R AREA COMMERCIAL			
			3544.240 / 50
			70.885
28	TOTAL NO. OF PARKING REQUIRED=		2665.468
29	PROPOSED NO. OF CAR PARKING =		2701
30	OPEN AREA =		72767.849
PLOT AREA - PROPOSED GROUND COVERAGE 101264.00 - 28496.151 = 72767.849			
31	LANDSCAPE AREA REQUIRED =		36383.925
PLOT AREA - PROPOSED GROUND COVERAGE = 101264.00 - 28496.151 = 72767.849 MIN. 50 % OF GREEN AREA = 72767.849 / 2 = 36383.925			
32	COMPLETION LANDSCAPE AREA EXISTING PHASE -1		12450.91
33	PROPOSED LANDSCAPE AREA PHASE -2 =		24007.185
34	TOTAL LANDSCAPE AREA = (PHASE-1 + PHASE -2)		36458.095
35	NO OF TREES REQUIRED =		727.678
1 TREE PER 100 SQMT OF OPEN AREA = 72767.849 / 100 = 727.678			
36	COMPLETION TREES EXISTING PHASE -1 =		451
37	NOS. OF TREES PROVIDED PHASE -2		279
38	TOTAL TREES PROVIDED = (PHASE-1 + PHASE -2)		730
50% TREES IS EVER GREEN			
			365
39	COMPLETION STILT AREA EXISTING PHASE -1		9158.890
40	PROPOSED HARD LANDSCAPE STILT AREA PHASE -2		1977.455
41	COMPLETION BASEMENT AREA EXISTING PHASE -1		38891.860
42	PROPOSED TOTAL BASEMENT -1 AREA		51330.801
43	PROPOSED TOTAL BASEMENT -2 AREA		51634.765

NOTE:- 13TH FLOOR IS OMITTED AND MARKED AS 12TH (A) FLOOR

F.A.R. AREA STATEMENT (3.5993)																								
TOWER -A	TOWER -B1	TOWER -B2	TOWER -C1	TOWER -C2	TOWER -D1	TOWER -D2	TOWER -D3	TOWER -D4	TOWER -D5	TOWER -D6	COMMERCIAL	COMMUNITY CENTER	NURSERY SCHOOL	NURSING HOME	MILK BOOTH	METER ROOM	GUARD ROOM	SITE PLAN STAIRCASE	TOTAL F.A.R	HARD LANDSCAPE STILT AREA	GR. COVERAGE	TOTAL 15% ADDITIONAL	TOTAL NON F.A.R	GRAND TOTAL
855.219	989.867	988.375	910.455	910.455	721.938	721.380	721.380	736.943	736.385	736.385	2942.338	1766.109	524.928	511.457	196.954	130.830	68.183	57.200			15226.781			
277.264	202.970	202.970	179.256	179.256	148.789	148.303	148.303	163.448	163.448	163.448	0.000								0.000	1977.455		0.000	0.000	0.000
420.691	617.868	616.664	556.918	556.918	422.504	422.504	422.504	422.504	422.018	422.018	2925.238	0.000	0.000	511.457	130.830				8870.634		3569.430	695.021	13135.084	
517.588	725.284	722.080	646.983	646.983	517.273	517.273	517.273	524.459	524.459	524.459	618.946			555.152					7580.623		2843.166	1075.633	11506.624	
600.407	720.175	718.971	645.342	645.342	506.070	506.070	506.070	520.431	519.945	519.945				1216.536					7633.218		627.446	1080.316	9627.973	
600.407	719.284	718.080	642.412	642.412	506.070	506.070	506.070	517.802	517.802	517.802									6392.266		627.446	1080.316	8100.028	
600.407	720.175	718.971	645.342	645.342	508.699	508.213	508.213	520.431	519.945	519.945									6415.682		627.446	1080.316	8123.444	
600.407	719.284	718.080	642.412	642.412	506.070	506.070	506.070	517.802	517.802	517.802									6392.266		627.446	1080.316	8100.028	
600.407	720.175	718.971	645.342	645.342	508.699	508.213	508.213	520.431	519.945	519.945									6415.682		627.446	1080.316	8123.444	
600.407	719.284	718.080	642.412	642.412	506.070	506.070	506.070	517.802	517.802	517.802									6392.266		627.446	1080.316	8100.028	
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600.407	719.284	718.080	642.412	642.412	506.070	506.070	506.070	517.802	517.802	517.802									6392.266		627.446	1080.316	8100.028	
600.407	720.175	718.971	645.342	645.342	508.699	508.213	508.213	520.431	519.945	519.945									6415.682		627.446	1080.316	8123.444	
600.407	719.284	718.080	642.412	642.412	506.070	506.070	506.070	517.802	517.802	517.802									6392.266		627.446	1080.316	8100.028	
600.407	720.175	718.971	645.342	645.342	508.699	508.213	508.213	520.431	519.945	519.945									6415.682		627.446	1080.316	8123.444	
600.407	719.284	718.080	642.412	642.412	506.070	506.070	506.070	517.802	517.802	517.802									6392.266		627.446	1080.316	8100.028	
600.407	720.175	718.971	645.342	645.342	508.699	508.213	508.213	520.431	519.945	519.945									6415.682		627.446	1080.316	8123.444	
600.407	719.284	718.080	642.412	642.412	506.070																			

Greater Noida Industrial Development Authority
169, Chitvan Estate Sector-Gamma, Greater Noida.

Ref No- (Plg.)BP-3514/2016/7527
Dated. 7.10.2016

To

M/s Sam India Abhimanyu Housing,
309, Jaipuriya Plaza Sector-26
Noida

Sir,

I hereby certify that the erection/re erection/alteration/demolition of building on Plot No-GH-02, Sector-16C, completed under the supervision of Technical Person or Name Mr. Goonmeet S. Chauhan, COA No.-CA/95/18740 and building has been inspected by the officers of the Authority and declare that the building conform in all respects to the requirements of the regulations in respect of occupancy. Structural safety based upon the structural stability certificate and the completion certificate submitted by the concerned Technical Personnel, hygienic and sanitary conditions inside and the surrounding and is fit for occupation. I have to inform you that the Part occupancy certificate {Builtup Area of FAR=153401.98 Sqm. & 15% FAR Area=20572.49 sqm., Basement Area=38891.86 sqm., Stilt area=8062.56} { Flats in (Tower-A, Unit=133), (Tower-B, Unit=152), (Tower-C, Unit=152), (Tower-D, Unit=152), (Tower-E, Unit=114), (Tower-F, Unit=152), (Tower-G, Unit=114), (Tower-H, Unit=152), (Tower-I, Unit=152), (Tower-J, Unit=152), (Tower-K, Unit=133), (Tower-L, Unit=114) & Community Area=3347.10 Sqm} is being granted by the Authority with the following conditions.

1. Before making any changes in the existing building prior permission from the Authority is required.
2. If demanded by the Authority you will be liable to pay charges for the provision of any further facilities/development/improvement.
3. A copy of the drawings shall always be kept at site and shall be made available to any officer of the Authority on demand.
4. You are required to follow the terms and conditions as indicated in lease deed and various NOC issued by different organisations.
5. Gate/s shall open on to the service road only , direct access to main carriage-way shall not be provided.
6. No parking will be done on road and parking shall be used only for purpose of users as designated in the plan.
7. You are required to maintain green outside the plot.

Yours faithfully,

Leenu
7/10/16
(LEENU SAHGAL)
G.M.(Planning&Arch)

Encl: One set of drawings()
Copy to G. M.(Engg) for information and n.a.

G.M.(Planning&Arch)