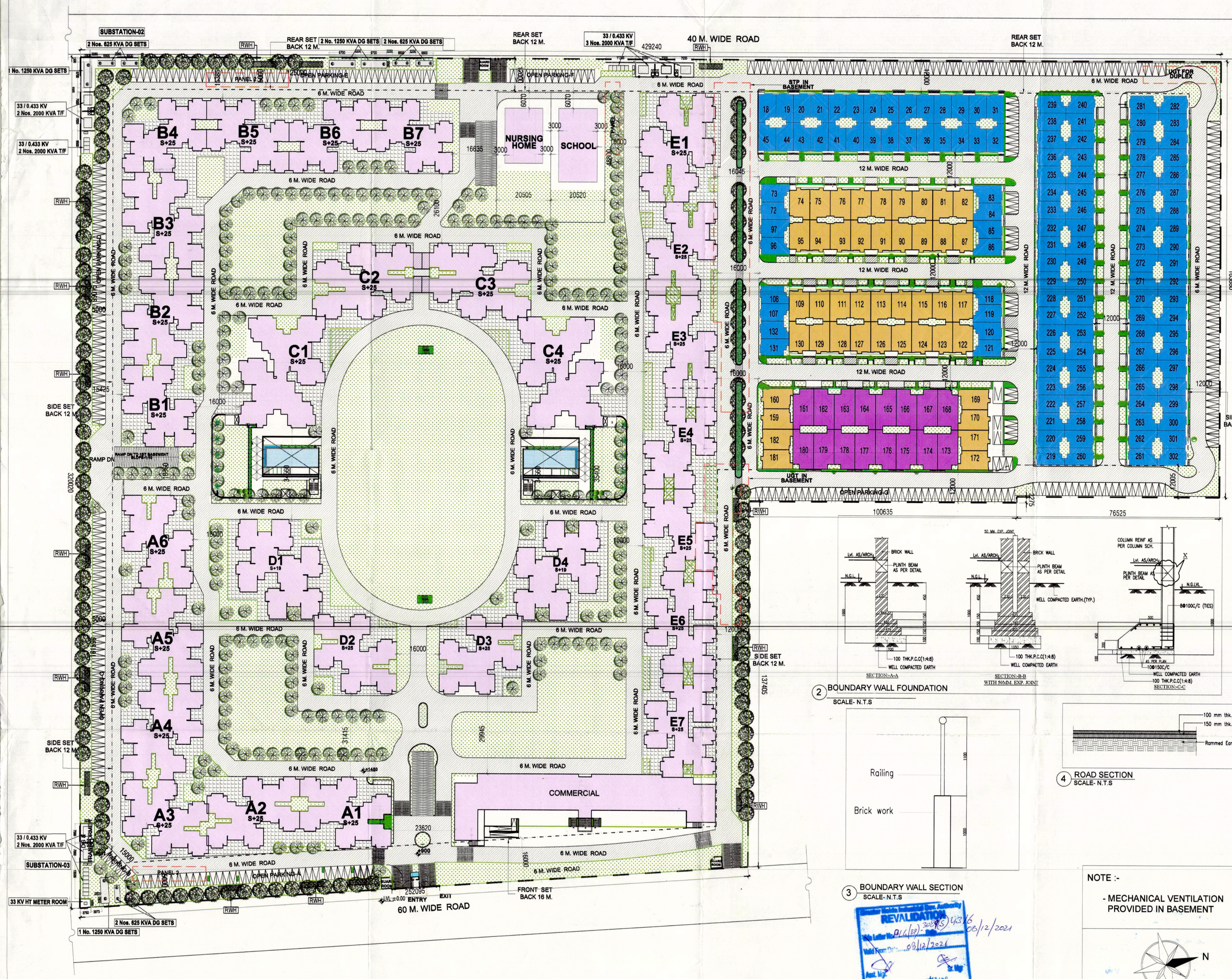


NOTE :-

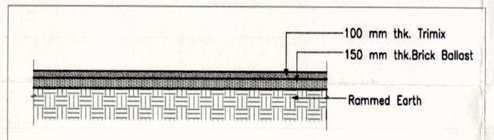
ALL DIMENSIONS ARE IN MM.

Greater Noida Industrial Dev. Authority
APPROVED
Vide Letter No. 863 Dated 25/12/2014
Valid Upto 25/12/2017
(Plng. & Arch.) Gen. Manager (Plng. & Arch.)

AREA DETAIL		
PERMISSIBLE F.A.R.		
TOTAL PLOT AREA		
	107731.43 SQ.MT.	
PERMISSIBLE F.A.R	REVISED	2.75 OF TOTAL PLOT AREA
PURCHASABLE	-	0.75 OF TOTAL PLOT AREA
TOTAL PERMISSIBLE F.A.R		3.50 OF TOTAL PLOT AREA
TOTAL PERMISSIBLE FAR (3.50 X 107731.43 SQ.MT.)		376908.00 SQ.MT.
PROPOSED F.A.R.		
BUILDING CLUSTER		338517.77 SQ.MT.
DUPLEX		26269 SQ.MT.
COMMERCIAL		1770.00 SQ.MT.
COMMUNITY CENTER		2193.24 SQ.MT.
NURSING HOME		2750 SQ.MT.
NURSERY SCHOOL		1500 SQ.MT.
MILK BOOTH		200 SQ.MT.
TOTAL FAR		375200.01 SQ.MT.
BALANCE FAR		1770.00 SQ.MT.
FAR USED		3.4836
GROUND COVERAGE		
PERMISSIBLE GROUND COVERAGE	35%	OF PLOT AREA 37708.001 SQ.MT.
PROPOSED GROUND COVERAGE		
BUILDING CLUSTER		20468.15 SQ.MT.
DUPLEX		11332.4 SQ.MT.
COMMERCIAL		1600 SQ.MT.
NURSING HOME		300 SQ.MT.
NURSERY SCHOOL		400 SQ.MT.
MILK BOOTH		200 SQ.MT.
GUARD ROOM		60 SQ.MT.
TOTAL		34358.55 SQ.MT.
GROUND COVERAGE USED		31.89 %
NON FAR AREA		
PERMISSIBLE NON FAR	15%	OF FAR AREA 56559.001 SQ.MT.
PROPOSED		
BUILDING CLUSTER		48881.45 SQ.MT.
DUPLEX		5371.92 SQ.MT.
COMMERCIAL		411.98 SQ.MT.
GUARD ROOM		60.00 SQ.MT.
PROPOSE NON FAR		54115.35 SQ.MT.
NON FAR AREA USED		14.42 %
NO. OF UNITS		
PERMISSIBLE POPULATION	1650	PEOPLE PER HA
PURCHASABLE POPULATION	450	PEOPLE PER HA
		4.5 PERSON PER UNIT
	466.67	UNIT PER HA
TOTAL PLOT		10.77 HA
TOTAL POPULATION		22623.60 PEOPLE
PERMISSIBLE UNIT		5027.47 UNIT
PROPOSED		
DUPLEX		188 DUPLEX
BUILDING CLUSTER		4218 FLAT
TOTAL PROPOSED UNIT		4406 UNIT
TOTAL POPULATION		19818 PEOPLE
PROPOSED DENSITY	19818 X10000/107731.43	
PROPOSED DENSITY		1839.57 PPH
TREES		
PROPOSED OPEN SPACE (PLOT AREA - GROUND COVERAGE)		
	107731.43	34358.55 SQ.MT.
		73372.884 SQ.MT.
REQUIRED 1 TREE PER 100 SQ. MT. OF OPEN SPACE		734 TREE
EVER GREEN	734/2	367 TREE
SHRUB	734/2	367 TREE
PROPOSED EVER GREEN		370 TREE
PROPOSED SHRUB		370 TREE
GREEN AREA		
GREEN REQUIRED =(PLOT AREA - PERMISSIBLE GROUND COV.)/2		
	107731.43 - 34358.55 /2	SQ. M
TOTAL GREEN AREA REQUIRED		35012.715 SQ. M
GREEN AREA PROVIDED		35020 SQ. M
CAR PARKING		
CAR PARKING SPACE (FOR 1 CAR)		80 SQ. M
MIN REQD. CAR PARKING =FAR/80		377060.01/80 SQ. M
		4713.3 NO.S CAR
PROPOSED CAR PARKING		
CAR PARKING IN OPEN		140 NO.S CAR
CAR PARKING IN STILT		544 NO.S CAR
CAR PARKING IN 1ST BASEMENT		1988 NO.S CAR
CAR PARKING IN 2ND BASEMENT		2044 NO.S CAR
	TOTAL:	4734 NO.S CAR

2 BOUNDARY WALL FOUNDATION
SCALE- N.T.S

3 BOUNDARY WALL SECTION
SCALE- N.T.S



4 ROAD SECTION
SCALE- N.T.S

Greater Noida Industrial Dev. Authority
REVALIDATION
Vide Letter No. PLG(BP)-3089(S)/43/16 08/12/2021
Valid Upto Date 08/12/2026
Asst. Mgr. Dy. Mgr. G.M (Plng/Arch)

NOTE :-

- MECHANICAL VENTILATION PROVIDED IN BASEMENT

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PROJECT:-

PROPOSED GROUP HOUSING FOR PANCHSHEEL BUILDTECH PVT. LTD. AT LAND MEASURING 107731.43 SQ.MT. AT PLOT NO- 01 A, SECTOR-16, GREATER NOIDA.

OWNER:-

PANCHSHEEL BUILDTECH PVT. LTD.

ARCHITECTS

OASIS DESIGNS INC.
ARCHITECTS,LANDSCAPE ARCHITECTS
3172, SEC-A, PKT-B, VASANT KUNJ, NEW DELHI-70
PH: 26122440, 26122044 FAX : 26125500
email : mail@oasisdesigns.org
www.oasisdesigns.org

TITLE.:-

SITE PLAN

SCALE:- AS SHOWN

DRAWN BY:- DHIRENDRA

ARCHITECT'S SIGN.:-

OASIS DESIGNS INC. ARCHITECTS

OWNER'S SIGN.:-

For Panchsheel Buildtech Pvt. Ltd.
Authorised Signatory

NORTH

SHEET NO

001