भवन प्रकोष्ठ

नोट: 1. यह मानचित्र स्वीकृति की दिनांक से अधिक तम 5 वर्ष की अवधि तक वैध रहेगा बशर्ते पट्टेदार का पट्टे के अधिकार उपलब्ध हो अथवा उसके पूर्व नवीनीकरा किए हो। पट्टे के अधिकार उपलब्ध न होने की दशा में मानचित्र स्वतः पट्टे की वैधता तिथि तक ही सीमित समझी जायेगी

2) आवेदी को अधिपोष प्रमाण पत्र हेतु आवेदन मुख्य विकास प्रबंधक (आवास) से करना होगा

भवन प्रकोष्ठ, नोएडा

अनापत्ति

निर्देश-आवेदी, अधिपत्र तथा नक्शा प्रकोष्ठ की शर्तों के पूर्णतया पालन करने हेतु बाध्य है।

संख्या III-236/94

दिनांक 23/3/17

S.NO.	PARTICULARS	TOWER A & B UNITS	TOWER A & B FAR AREA	TOWER A & B NON FAR AREA	TOWER A & B 15% FACILITY AREA	TOWER C & D UNITS	TOWER C & D FAR AREA	TOWER C & D NON FAR AREA	TOWER C & D 15% FACILITY AREA	TOWER E & F UNITS	TOWER E & F FAR AREA	TOWER E & F NON FAR AREA	TOWER E & F 15% FACILITY AREA	COMU.	COMM.	GUARD ROOM	S.T.P.	UNDER GROUND WATER TANK	FAR AREA (EACH FLOOR) OF ALL TOWER	TOTAL UNITS OF ALL TOWER	15% FACILITY AREA OF ALL TOWER	TOTAL GROUND COVERAGE	TOTAL FAR AREA	TOTAL NO. OF UNITS	TOTAL 15% FACILITY AREA	TOTAL STILTS AREA	TOTAL BASEMENT AREA	TOTAL NON FAR AREA
1	GROUND COVERAGE OF ONE TOWER		394.943				626.955				712.682				373.349	10												
2	STILTS NON FAR AREA			72.774				97.403				97.403														267.580		
	NO. OF TOWERS	2				2				2																2.000		
	TOTAL		789.886	145.548			1253.91	194.806			1425.364	194.806										3852.509				535.160		
3	FIRST BASEMENT AREA													699.485							699.485						14888.826	
4	SECOND BASEMENT AREA																										14888.826	
5	GROUND FLOOR	3	287.12		33.519	3	387.419		30.437	3	497.919		28.91	510.893	373.349	10.000	76.290	82.408	2718.265	18	865.323							
6	1ST FLOOR	4	354.696		35.457	4	480.186		32.288	4	590.574		30.761	492.587	326.651				3177.563	24	689.599							
7	2ND FLOOR	4	352.979		35.457	4	480.186		32.288	4	590.574		30.761	478.565					2847.478	24	675.577							
8	3RD FLOOR	4	352.979		35.457	4	480.186		32.288	4	590.574		30.761						2847.478	24	197.012							
9	4TH FLOOR	4	352.979		35.457	4	480.186		32.288	4	590.574		30.761						2847.478	24	197.012							
10	5TH FLOOR	4	352.979		35.457	4	480.186		32.288	4	590.574		30.761						2847.478	24	197.012							
11	6TH FLOOR	4	352.979		35.457	4	480.186		32.288	4	590.574		30.761						2847.478	24	197.012							
12	7TH FLOOR	4	352.979		35.457	4	480.186		32.288	4	590.574		30.761						2847.478	24	197.012							
13	8TH FLOOR	4	352.979		35.457	4	480.186		32.288	4	590.574		30.761						2847.478	24	197.012							
14	9TH FLOOR	4	352.979		35.457	4	480.186		32.288	4	590.574		30.761						2847.478	24	197.012							
15	10TH FLOOR	4	352.979		35.457	4	480.186		32.288	4	590.574		30.761						2847.478	24	197.012							
16	11TH FLOOR	4	352.979		35.457	4	480.186		32.288	4	590.574		30.761						2847.478	24	197.012							
17	12TH FLOOR	4	352.979		35.457	4	480.186		32.288	4	590.574		30.761						2847.478	24	197.012							
18	13TH FLOOR	4	352.979		35.457	4	480.186		32.288	4	590.574		30.761						2847.478	24	197.012							
19	14TH FLOOR	4	352.979		35.457	4	480.186		32.288	4	590.574		30.761						2847.478	24	197.012							
20	15TH FLOOR	4	352.979		35.457	4	480.186		32.288	4	590.574		30.761						2847.478	24	197.012							
21	16TH FLOOR	4	352.979		35.457	4	480.186		32.288	4	590.574		30.761						2847.478	24	197.012							
22	17TH FLOOR	4	352.979		35.457	4	480.186		32.288	4	590.574		30.761						2847.478	24	197.012							
23	18TH FLOOR	4	352.979		35.457	4	480.186		32.288	4	590.574		30.761						2847.478	24	197.012							
24	19TH FLOOR	4	352.979		35.457	4	480.186		32.288	4	590.574		30.761						2847.478	24	197.012							
25	20TH FLOOR	4	352.979		35.457	4	480.186		32.288	4	590.574		30.761						2847.478	24	197.012							
26	21st FLOOR	4	352.979		35.457	4	480.186		32.288	4	591.943		30.761						2850.216	24	197.012							
27	22nd FLOOR	4	352.979		35.457	4	480.186		32.288	4	591.943		30.761						2850.216	24	197.012							
28	23rd FLOOR	4	352.979		35.457	4	480.186		32.288	4	591.943		30.761						2850.216	24	197.012							
29	24th FLOOR	4	352.979		35.457	4	480.186		32.288	4	545.696		30.761						2757.722	24	197.012							
30	25th FLOOR	4	352.979		35.457	4	480.186		32.288	4	545.696		27.842						2757.722	24	191.174							
31	MUMTY AREA				35.188				35.188				35.188								211.128							
32	MACHINE ROOM AREA				24.678				25.217				24.934								149.658							
33	WATER TANK				35.188				35.188				35.188								211.128							
34	REFUGE AREA				234.052				421.624				346.396								2004.144							
35	TOTAL FAR OF ONE TOWER		9113.312				12392.069				15176.620				700.000													
36	TOTAL NO. OF UNITS IN ONE TOWER	103				103				103														309				
37	FACILITY AREA IN ONE TOWER				1249.05				1354.854				1236.72	2181.530		10.000	76.290	82.408							10031.480			
38	NO. OF TOWERS	2				2				2														2				
39	TOTAL	206	18226.624		2498.1	206	24784.138		2709.708	206	30353.24		2473.44		700.000								74064.00	618				
40	TOTAL BASEMENT AREA																										29777.652	
41	TOTAL NON FAR AREA																									535.160	29777.652	30312.812

Map for proposed Building is as per Bye Laws. Submitted for approval please.

Ankit Arch. Architect

नक्शे के अनुसार भूतल पार्किंग में अतिक्रमण करने पर नियमानुसार शुल्क देना पड़ता है तथा अधिक अतिक्रमण की सीमा में पड़ सकता है। अतः स्वीकृत मानचित्र के अनुसार ही निर्माण करें, अतिक्रमण न करें।

Encroachments on Front, Rear & Side setbacks invite heavy penalties. Encroachments could be demolished also Please avoide encroachments construct buildings as per Sanctioned Map.

AREA DETAIL

S.NO.	PARTICULARS	F.A.R. %	AREA IN SQM.
1	TOTAL PLOT AREA		20000
2	PERMISSIBLE F.A.R. FOR HOUSING =2.75 X 20000 = 55000 SQM.	2.75	55000.000
3	PURCHASABLE F.A.R. @ 0.75	0.75	15000.000
4	ADDITIONAL F.A.R. FOR METRO CORRIDOR	0.03	600.000
5	TOTAL F.A.R.	3.53	70600.000
	EXTRA F.A.R. FOR GREEN BUILDING@5% ON 2.75 FAR (5% OF 55000)	5.00%	2750.000
6	EXTRA F.A.R. FOR GREEN BUILDING@5% ON PURCHASABLE FAR (5% OF15000)	5.00%	750.000
	NET FAR AREA FOR GREEN BUILDING (2750+750)		3500.000
7	NET F.A.R.	3.705	74100.000
8	PERMISSIBLE 15% FOR FACILITY OF TOTAL F.A.R. AREA	15%	11115.000
9	PERMISSIBLE GROUND COVERAGE@35%	35%	7000.000
10	PROPOSED TOTAL GROUND COVERAGE = BLOCK (A+B+C+D+E+F)	19.263%	3852.509

11	TOTAL F.A.R. ACHIEVED	3.703	74064.00
12	ACHIEVED AREA FOR FACILITY		10031.480
13	PERMISSIBLE AREA FOR COMMERCIAL @1% OF NET FAR = 1% OF 3.5 FAR = 700.00	1%	700
14	ACHIEVED AREA FOR COMMERCIAL		700
	PROPOSED AREA IN 15% FACILITY AREA FOR HOUSING = FIRE STAIRCASE AREA + LIFT LOBBY AREA + MUMTY AREA + MACHINE ROOM AREA + LIFT WELLS + CUPBOARD +GUARD ROOM + OVERHEAD TANK+REFUGE AREA + S.T.P.		
15	PERMISSIBLE UNITS AS PER DENSITY = 1650 PPH @ 4.5 PERSONS PER UNIT i.e. UNITS AS PER 2.75 F.A.R		733.333
16	PROPOSED UNITS		618
17	PERMISSIBLE DENSITY		1650 PPH
18	PROPOSED DENSITY FOR 612 UNITS = (618x 4.5) x 10000 / 20000		1390.500

19	REQUIRED GREEN = 50% OF OPEN AREA OPEN AREA = PLOT AREA-GROUND COVERAGE		8073.746
20	PROPOSED GREEN		9993.865
21	REQUIRED NO. OF TREES 1 TREE PER 100 SQM. OF OPEN AREA = (PLOT AREA-GROUND COVERAGE)/100 = (20000- 3852.509		161
22	NO. OF TREES PROPOSED		180
23	TOTAL BASEMENT AREA		20628.239
	A) FIRST BASEMENT AREA	14888.826	
	B) SECOND BASEMENT AREA	14888.826	
	TOTAL (A+B)	29777.652	
24	PARKING REQUIRED @1 ECS / 80 SQM OF FAR AREA = 79850.124/ 80 = 1000 ECS		926

25	PROPOSED PARKING		1141
	A) TOTAL FIRST BASEMENT PARKING AREA = 12845.349 @ 30 SQM PER ECS = 12845.349/30 = 428 ECS	428	
	B) TOTAL SECOND BASEMENT PARKING AREA = 12845.349 @ 30 SQM PER ECS = 12845.349/30 = 428 ECS	428	
	C) TOTAL STILTS PARKING AREA = 535.16@25 SQM PER ECS = 535.16/25= 21	21	
	D) TOTAL OPEN PARKING AREA= 5274@20 SQM PER ECS = 5274/20 = 263	263	
	TOTAL PARKING (A + B+ C+ D)	1141	
	A) TOTAL FAR AREA	74064.002	
	B) TOTAL NON FAR AREA	30312.812	
	C) TOTAL FACILITY AREA	10031.480	
	TOTAL A+B+C	114408.294	

ROAD AREA:- (A)+(B)+(C)+(D)+(E)+(F)+(G)+(H)

=A(34.0X9.0)+B(½X(3.982+6.603)X6.722)+C(½X(7.755X14.033)X6.603)

+D(½X(20.661+28.214)X9.0)+E(168.8X12.0)+F(12.0X124.74)

+G(145.96X12.0) +H(6.0X41.03)

= A(306)+B(35.576)+C(71.933)+D(219.937)+E(2025.6)+F(1496.88)+G(1751.52)+H(246.18)

= 6153.626 SQ.M.

LANDSCAPING CALCULATIONS: -

OPEN AREA=(PLOT AREA - GROUND COVG.) = 20000.0 -3843.51 = 16156.49 SQ.M.

GREEN AREA REQUIRED = 16156.49 / 2 = 8078.245 SQ.M.

LANDSCAPED AREA PROVIDED = PLOT AREA - (GROUND COVG.+ROAD AREA)

= 20000.0 - (3843.51+6153.626) = **10002.864 SQ.M.**

OPEN PARKING CALCULATION:-

CAR PARKING SPACE PROVIDED IN OPEN

= (E)+(F)+(G)

= 2025.6+1496.88+1751.52

= 5274 SQ.M.

OR(5272 /20) = 263 E.C.S

GROUP HOUSING FOR
APEX DREAM HOMES PVT. LTD.
PLOT NO.-12A,SECTOR-75 AT NOIDA. (U.P.)

SIGNING AUTHORITY

For Apex Dream Homes Pvt. Ltd.

Director Director

ARCHITECT'S SIGN

PANKAJ NATH ANDLEY
B.ARCH A.I.I.A.
ARCHITECT CA/89/23866

SUBMISSION DRAWING

DRG. TITLE:- AREA DETAIL

SCALE:-1:400 | DRG. NO.: 02

DLT.BY.:-Mukesh | DATE:-27/07/2015

NORTH

ARCHITECTS:-
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39 HOUSING SOCIETY N.D.S.E.-I NEW DELHI - 110049