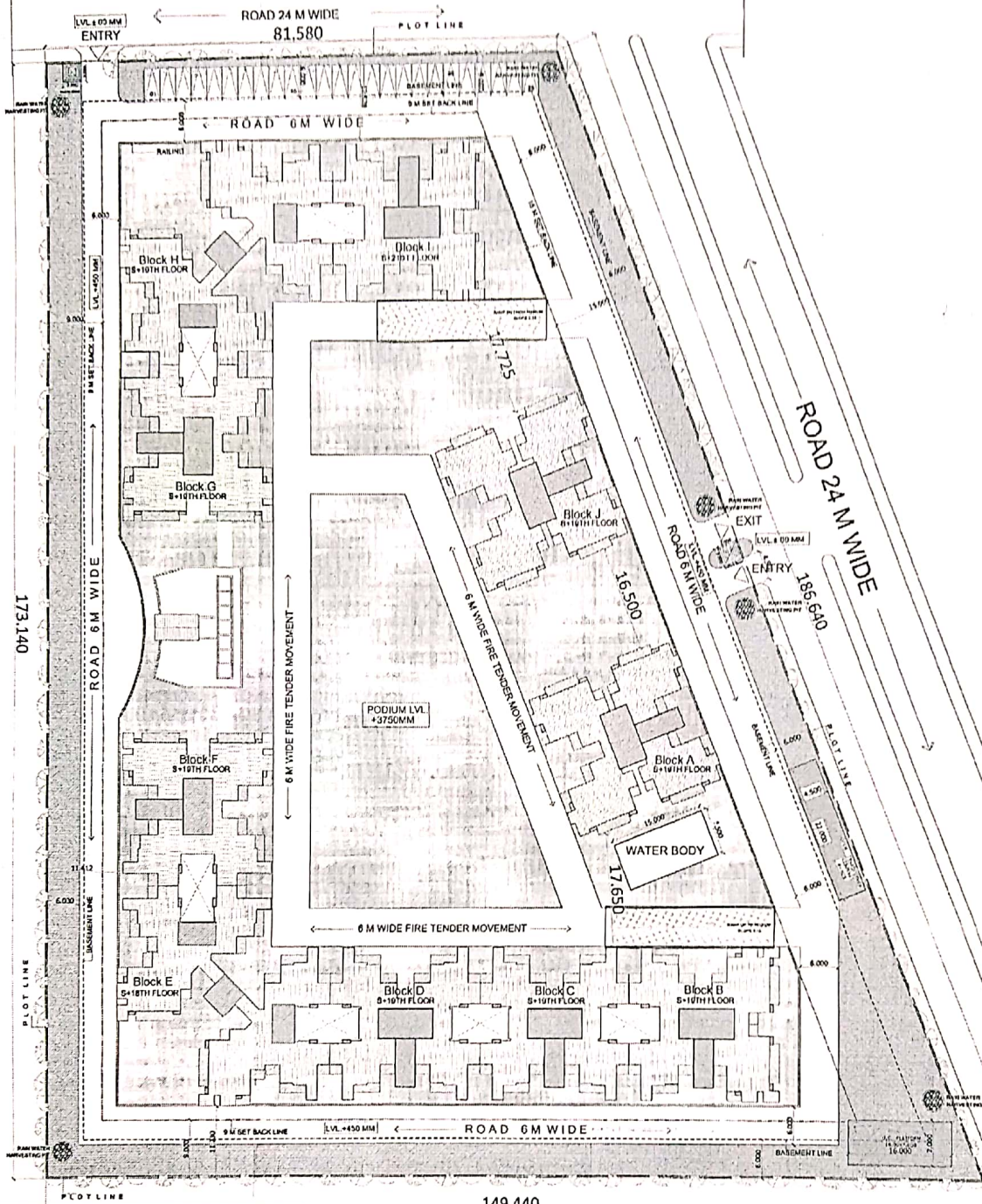




Original No. 2 Industrial Dev. Authority
REVISED SANCTION
 Dt: 21/05/2022
 Going to be used from Date: 21/05/2022
 Valid up to Date: 5 Years
 A. S. Singh
 A. S. Singh

149.440

AREA CHART	
PLOT AREA	= 22634.90 SQM
PERMISSIBLE F.A.R. @ 2.75	= 55095.70 SQM
PURCHASABLE FAR @ 0.75	= 15028.10 SQM
TOTAL PERMISSIBLE PURCHASABLE FAR (2.75+0.75)	= 70123.80 SQM
PERMISSIBLE GROUND COVERAGE 30%	= 7012.38 SQM
PERMISSIBLE AREA OF COMMERCIAL @ 15% FAR @ 0.75	= 866.96 SQM
TOTAL PERMISSIBLE AREA OF COMMERCIAL @ 15% FAR @ 0.75	= 701.23 SQM
PROPOSED F.A.R. @ 2.1495	= 70123.80 SQM
PROPOSED GROUND COVERAGE @ 28.05%	= 3238.27 SQM
PROPOSED COMMERCIAL AREA @ 15.00%	= 658.03 SQM
PROPOSED BASEMENT AREA	= 16011.13 SQM
PROPOSED STLT AREA	= 13166.24 SQM
PERMISSIBLE ANCILLARY AREA 15% OF PERMISSIBLE FAR @ 0.75	= 8264.36 SQM
PERMISSIBLE ANCILLARY AREA 15% OF PURCHASABLE FAR @ 0.75	= 2253.92 SQM
TOTAL PERMISSIBLE ANCILLARY AREA @ 15.00%	= 10518.27 SQM
PROPOSED ANCILLARY AREA @ 15.00%	= 10484.68 SQM
DEVELOPMENT POPULATION	
PERMISSIBLE DENSITY @ 2.75 FAR = 10000 PERSONS	
PERMISSIBLE DENSITY @ 0.75 FAR = 10000 PERSONS	
TOTAL PERMISSIBLE DENSITY @ 2.75 FAR + 0.75 FAR = 20000 PERSONS	
PERM. DUS @ 0.75 FAR = 10000 PERSONS	
PERM. DUS @ 2.75 FAR = 10000 PERSONS	
TOTAL PERM. DUS = 20000 PERSONS	
TOTAL NO. OF PLATINUM RESIDENTIAL DEVELOPMENT PERSONS	
TOTAL POPULATION ACHIEVED	
PROPOSED DENSITY @ 2.1495 FAR = 10000 PERSONS	
PROPOSED DENSITY @ 0.75 FAR = 10000 PERSONS	
TOTAL PROPOSED DENSITY @ 2.1495 FAR + 0.75 FAR = 20000 PERSONS	
PARKING CALCULATION	
MAX. PERMISSIBLE F.A.R. @ 0.5 = 11317.45 SQM	
CAR PARKING REQUIRED @ 70123.80 SQM @ 0.5 = 14024.76 CARS	
TOTAL PROPOSED PARKING ON BASEMENT LEVEL = 14024.76 CARS	
TOTAL PROPOSED PARKING UNDER & STLT LEVEL = 14024.76 CARS	
TOTAL PROPOSED PARKING UNDER PODIUM LEVEL = 14024.76 CARS	
TOTAL PROPOSED PARKING ON SURFACE = 14024.76 CARS	
TOTAL PROPOSED PARKING = 14024.76 CARS	

PROPOSED GROUND COVERAGE	
S. NO.	FLOOR AREA
TOWER A	372.320
TOWER B	331.248
TOWER C	331.248
TOWER D	331.248
TOWER E	331.248
TOWER F	331.248
TOWER G	331.248
TOWER H	331.248
TOWER I	331.248
TOWER J	331.248
TOTAL PROPOSED AREA UNDER STLT	4043.725 SQM
PROPOSED GROUND COVERAGE OF GUARD ROOM	18.000 SQM
PROPOSED GROUND COVERAGE OF COMMUNITY & COMM.	646.273 SQM
PROPOSED GROUND COVERAGE OF 2 ROOM	312.800 SQM
PROPOSED GROUND COVERAGE OF TRANSFORMER	97.000 SQM
TOTAL PROPOSED GROUND COVERAGE	5119.998 SQM

GREEN AREA DETAIL	
TOTAL OPEN AREA OF THE SITE	
PLOT AREA - TOTAL GR. COVERAGE	= 20034.90 - 5220.00 = 14814.90 SQM
GREEN AREA REQUIRED	
= 50% OF OPEN AREA	= 14814.90/2 = 7407.45 SQM
PROP. GREEN AREA	= 8084.281 SQM
REQUIREMENT OF TREES	
ONE TREE PER 100 SQM OF OPEN AREA	
= OPEN AREA/100	= 14814.90/100
= 148.149	
PERMISSIBLE NOS. OF TREES = 148	
PROPOSED NOS. OF TREES = 148	
EVERGREEN TREES = 40 NOS.	
ORNAMENTAL TREES = 108 NOS.	

SUBMISSION DRAWING
 PROJECT :
PROPOSED GROUP HOUSING
AT PLOT NO. GH-6B,
SECTOR-01, G. NOIDA, U.P.
 CLIENT :
RAJHANS INFRA TECH PVT. LTD.

SHEET TITLE :
SITE / PODIUM PLAN

DATE : 20-04-15
 SCALE : 1:350
 OWNER'S SIGN :
 ARCHITECT'S SIGN :
 DRO. NO : SD-01
 NORTH :
 For Rajhans Infra Tech (P) Ltd.
 Director

ARCHITECTS :
SPACE DESIGN GROUP
 W-139, F.F. GREATER KAILASH-I, NEW DELHI-110 48
 PH: 011-26240732, 41631265
 EMAIL: space.design.group@gmail.com

PROMISED GROWING COVERAGE		TOTAL	
S&O	117,520	117,520	812,455
TOPEKA A	331,148	331,148	2,328,989
TOPEKA C	331,148	331,148	341,241
TOPEKA D	331,148	331,148	341,241
TOPEKA E	668,696	668,696	513,776
TOPEKA F	331,148	331,148	970,881
TOPEKA H	331,148	331,148	334,320
TOPEKA I	331,148	331,148	99,816
TOPEKA J	331,148	331,148	99,816
TOPEKA K	331,148	331,148	812,455
TOTAL PROMISED GROWING COVERAGE OF BLUMED ROADS		6,644,325.00	38,000.00
PROMISED GROWING COVERAGE OF COMMUNITY & GEORGE		948,273.00	33,000.00
PROMISED GROWING COVERAGE OF BLAUMER		312,000.00	121,000.00
PROMISED GROWING COVERAGE OF WALNUT STREET		99,500.00	33,000.00
PROMISED GROWING COVERAGE OF WALNUT STREET		121,998.00	

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COVERED AREA OF COMMUNITY CENTER (GROUND FLOOR)				
S/NO	LENGTH	WIDTH	AREA	TOTAL AREA
CCT1	8.750	10.500	1	106.875
CCT2	15.500	15.500	1	240.250
CCT3	15.500	11.125	1	172.438
TOTAL AREA OF COMMERCIAL				549.583
COVERED AREA OF COMMUNITY CENTER (FIRST FLOOR)				
S/NO	LENGTH	WIDTH	AREA	TOTAL AREA
CCT1	8.750	10.500	1	106.875
CCT2	15.500	15.500	1	240.250
CCT3	15.500	11.125	1	172.438
TOTAL AREA OF COMMERCIAL				549.583

SUBMISSION DRAWING			
PROJECT :	PROPOSED GROUP HOUSING AT PLOT NO. GH-6B, SECTOR-01, G. NOIDA, U.P.		
CLIENT :	RAJHANS INFRA TECH PVT. LTD.		
SHEET TITLE :			
AREA DETAIL			
DATE :	04-02-15	DWG.NO :	SD-00
SCALE :	NTS	NORTH :	
OWNER'S SIGN		ARCHITECT'S SIGN	
 For Rajhans Infra Tech Pvt. Ltd. Engineer			
ARCHITECTS:		SPACE DESIGN GROUP W-133, F.F GREATER WALIHA, NEW DELHI - 49 PH: 011-23240732, 41637255 EMAIL: spacedesigngroup@rediffmail.com/ gmail.com	

AREA CHART			
PLOT AREA			• 2704.86 SQM
PERMISSIBLE F.A.R. @ 2.75			• 5526.76 SQM
PURCHASABLE F.A.R. @ 3.75			• 15045.10 SQM
TOTAL PERMISSIBLE+PURCHASABLE	FAR @ 2.75+3.75		• 20171.86 SQM
PERMISSIBLE GROUND COVERAGE @ 35%			• 955.94 SQM
PERMISSIBLE AREA OF COMMERCIAL @ 10% FAR @ 2.75			• 155.26 SQM
PERMISSIBLE AREA OF COMMERCIAL @ 10% FAR @ 3.75			• 701.01 SQM
TOTAL PERMISSIBLE AREA OF COMMERCIAL @ 10% FAR (2.75+3.75)			• 856.27 SQM
PROPOSED COMMERCIAL AREA @ (10.75%)			• 57.29 SQM
PROPOSED COMMERCIAL AREA @ (10.75%)			• 57.29 SQM
PROPOSED RESIDENTIAL AREA			• 1610.01 SQM
PROPOSED RESIDENTIAL AREA			• 1710.27 SQM
PERMISSIBLE ANGLIARY AREA 15% OF PERMIS F.A.R. @ 2.75			• 864.54 SQM
PERMISSIBLE ANGLIARY AREA 15% OF PERMIS F.A.R. @ 3.75			• 2261.21 SQM
TOTAL PERMISSIBLE ANGLIARY AREA @ (2.75+3.75)			• 1051.27 SQM
PROPOSED ANGLIARY AREA @ 14.92%			• 1044.64 SQM
DENSITY/POPULATION			
PERMISSIBLE DENSITY @ 2.75 FAR = 1606/PH			
PERMISSIBLE DENSITY @ 3.75 FAR = 450/PH			
TOTAL PERMISSIBLE DENSITY (1606+450) = 2100/PH			
PERM. DUS @ 2.75 FAR = (18507.42/814.5) = 22.74 CM			
PERM. DUS @ 3.75 FAR = (4507.03/414.5) = 5.00 CM			
TOTAL PERM. DUS = 734.84+208.45=943.29			
TOTAL NO. OF FLATS = 832 FLATS= 15-3744 PERSONS			
TOTAL POPULATION ACQUIRED= 3744 PERSONS			
PROPOSED DENSITY = 3744/2 = 1872 PHH			
PARKING CALCULATION			
MAX. PERMISSIBLE P.A.R. @ 3.5 = 9121.80 SQM			
CAR PARKING REQUIRED @ 1021.80 SQM @ 90/93.55 CARS			
TOTAL PROPOSED PARKING ON BASEMENT LEVEL = 494.482 CARS			
TOTAL PROPOSED PARKING UNDER ETLT LEVEL = 134.824 CARS			
TOTAL PROPOSED PARKING UNDER POOL LEVEL = 228.887 CARS			
TOTAL PROPOSED PARKING ON SURFACE = 2 CARS			
TOTAL PROPOSED PARKING= 494.482+134.824+228.887+2=860.193 CARS			
			SAY 863 CARS

AREA OF STILT AND PODIUM				TOTAL AREA			
S No.	LENGTH	WIDTH	AREA	NO	AREA		
S1	109.645	20.435	2239.369	1	2239.369		
S2	58.575	109.585	125.245	10868.920	11069.920		
TOTAL AREA					13108.289	SOM	
AREA OF CORE & SERVICES IN STILT AND PODIUM							
X	3.923	28.210	73.915	1	73.915		
C1	2.360	1.065	2.535	4	10.139		
C2	8.890	4.710	41.872	4	167.488		
C3	3.210	7.510	24.107	8	192.857		
C4	2.260	1.035	2.407	2	4.814		
C5	8.770	4.710	41.307	2	82.613		
C6	6.060	3.710	22.483	4	89.930		
C7	3.312	2.155	1.662	5.503	4	21.453	
C8	1.383	3.212	4.442	2	7.769		
C9	11.052	12.332	24.962	2	49.925		
C10	4.590	2.760	12.760	2	25.520		
C11	2.685	1.055	2.854	2	5.708		
C12	8.190	4.710	43.305	2	86.570		
CM1	10.765	10.165	109.428	4	437.725		
CM2	14.260	18.300	261.324	1	261.324		
CC1	8.875	19.040	170.884	1	170.884		
CC2	19.040	15.990	5.255	92.303	1	92.303	
Y	15.890	-1.100	-11.058	1	-11.058		
R2	27.880	25.515	6.000	160.185	1	160.185	
R3		51.958		51.536	1	51.536	
R4	24.345	21.97	6.000	138.945	1	138.945	
R5		64.700		64.700	1	64.700	
TOTAL AREA OF CORE & SERVICES					2184.844	SOM	
TOTAL AREA							
AREA FOR PARKING IN STILT & PODIUM=13108.289+294.944=				13403.233			
AREA AVAILABLE FOR PARKING UNDER STILT=				4044.725			
=13403.233-4044.725=				9358.508			
PROPOSED CARS UNDER STILT LEVEL=4044.728/300=				13.424			
PROPOSED CARS UNDER PODIUM LEVEL=4666.820/30=				154.873			
TOTAL				154.873			
				134.873			
				228.867			
				362			
				134.873			

COVERED AREA OF COMMERCIAL (GROUND FLOOR)					TOTAL AREA
S No	LENGTH	WIDTH	AREA	NO.	
CM1	10.755	10.165	109.426	4	437.705
CM2	14.290	18.300	261.324	1	261.324
TOTAL AREA OF COMMERCIAL					699.029 SQM

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