



# EPOCH REALTECH PRIVATE LIMITED

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## PLAN OF DEVELOPMENT

Site: Plot No. GH-3, KHASRA NO- 873, 884, 909, 914, 945, 966, 1294, 1339, & 941/1357, SITUATED AT RUKMANI VIHAR AWASIYA YOJNA SECTOR -1, MAUJA SUNRAKH BANGER, TEHSIL & DIST.-MATHURA

## ARCHITECTURE DESCRIPTION

The project site admeasuring is located at well reknowned location of Rukamani Vihar Awasiya Yojana Sector 1 which is developed by Mathura Vrindavan Development Authority near Prem Mandir in Vrindavan, dist. Mahura. The site is well connected with National Highway and the heart of the City and the ancient monuments and Temples of great pride through Vrindavan Chhatikararoad.

The site is accessible from the existing Agra-Noida Yamuna Expressway through road connectivity of around 7 kms and from National Highway 19 around 4 kms

## BUILDING DESCRIPTION

THE PROJECT SHALL BE A RESIDENTIAL USE DEVELOPMENT ON LAND AREA OF 4026.61 sqm COMPRISING OF 100 RESIDENTIAL APARTMENTS IN A SINGLE TOWER HAVING 3BHK FLATS WITH 10 FLATS ON EACH FLOOR. PARKING FACILITY HAS BEEN PROPOSED IN THE STILT FLOOR, THEREBY THE PROJECT IS STILT+1<sup>ST</sup> TO 10 FLOOR. TOWER FLOOR ARE ACCESSIBLE THROUGH THE LIFTS AND STAIRS PROPOSED IN IT. MODERN AUTOMATION SYSTEM RELATED TO ELECTRICAL APPLIANCES/ FITTINGS HAS BEEN PROPOSED IN THE SAID PROJECT.

THE GROUP HOUSING BUILDING WILL SURROUNDED BY THE ROADS CONNECTIONG TO IT AND DEVELOPED GREEN AREA AS PER APPROVED MAP ALONG WITH PROPER ELECTRIFICATION IN THE VICINITY OF PROJECT IS PROPOSED AS PER PLAN.

REGISTRATION UNDER THE REAL ESTATE (REGULATION & DEVELOPMENT) ACT, 2016 HAS BEEN APPLIED, THE AREA APPLIED COMPRISES OF FOLLOWING ON LAND AREA OF 4026.61sqm

RESIDENTIAL TOWERS – 1

NOS. - NO.OF UNITS=100

AB(Group Housing) (STILT+10)-

Noofunits-3BHK(10 NOS. on Each Floor)=100UNITS

The construction and development of the Project is propose dina phase wise manner and therefore the development of the common areas, services, amenities and facilities shall also be done in phase wise manner. There shall be some designated common areas and facilities meant for exclusive use by the residents/occupants of the group housing complex. The project is approved by the Mathura Vrindavan Development Authority and is proposed to be ended by 14.10.2024

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**Environment friendly design:**

- Rain water harvesting for recharge of groundwater.
- Water supply, sewage will be connected to the Government outlet as per the rules and norms of the Nagar Nigam.
- Energy conservation measures like use of solar energy in street lighting at 20% of overall street lights.
- Use of fly-ash in construction work as permitted under National Codes.
- Provision of natural light and ventilation as per statutory norms.
- Earth quake Resistance Design

**Design Criteria-**

- The area is classified as Zone III as per the BIS classification.
- The building design will be earth quake resistant structure as per NBC.
- Structure with ductile detailing is considered as per IS:13920, IS13827, IS13935, 4326 & IS1893
- Escape routes and stand and response in case of earth quake will be displayed through signage.

**Tree Plantation**

- 31 Trees plantation has been proposed in the vicinity of the project alongside the boundary wall comprises of ling life trees of Ashoka, Palm Trees, etc

**Power requirement & backup**

- Direct supply of electricity shall be supplied by UPPCL.
- 100% power backup (subject to applicable diversity factor) will be provided by DG sets..

**Fire Fighting System**

- As per the National Building Code (NBC-2005, part IV), the basic minimum requirement for Fire Fighting Installation shall be provided for the proposed Project.
- Fire alarms in case of fire
- Display of emergency exits, emergency phone nos.
- Over head tanks and under ground tank of reserve water for firefighting.
- Fire hydrants and Hose reels.
- Sprinklers shall be provided as per NBC.
- Portable fire extinguishers shall be provided as per fire norms.

**Energy conservation**

- Lighting and ventilation will be energy efficient along with installation of LEDs and CFLs
- Use of solar lights in open areas and landscaped area as per local norms.

**Domestic water**

- Underground bore well water will be supplied to the water tanks for the use of the households. Proper capacity Underground water reservation tank and Overhead water tank on the roof of the building has been proposed in the Project as per the authority norms.

**Emergency Evacuation Plan**

- Fire stair case will be provided as per approved plan and proper signage will be provided for emergency evacuation.

**Storm water**

- Storm water shall be collected and recharged in ground. Final overflow to be connected with municipal drainage system if required.



(Dinesh Bajaj)

Director, Epoch Realtech Private Limited