

Tele: 011-23060231/5216

Regd Post

विंग कमांडर

संक्रिया निदेशालय
वायु यातायात सेवाएँ
वायु सेना मुख्यालय
नई दिल्ली -110 106

Air HQ/S 17726/4/ATS (Ty BM -MDCCCXVII)

19 Aug 14

M/s Orchid Green Infra City Pvt Ltd
Goel Hata Dharamshala Bazar
Gorakhpur-273001

ISSUE OF NOC FOR CONSTRUCTION OF BUILDING
AT MOHADDIPUR, SADAR, GORAKHPUR
BY M/S ORCHID GREEN INFRA CITY PVT LTD

1. Reference is made to your application dated 16 Jan 14.
2. Annexed please find an ink signed copy of 'No Objection Certificate' issued vide Gol letter MoD No. Air HQ / S 17726 / 04 / ATS (PC-MDXXI) / Dy No. 448 / F / D (Air-II) dated 05 Aug 14. You may please acknowledge the receipt of this letter.

Yours faithfully,

(जे सिंगला)

विंग कमांडर

संयुक्त निदेशक औप्स (वा या से)

Annexure: As stated

No. Air HQ/S 17726/4/ATS(PC-MDXXI)

Dy. No. 448/F/D(Air-II)

Government of India

Ministry of Defence

New Delhi, the 05th August, 2014.

To

M/s Orchid Green Infra City Pvt. Ltd.,
Goel Hata Dharamshala Bazar,
Gorakhpur-273001

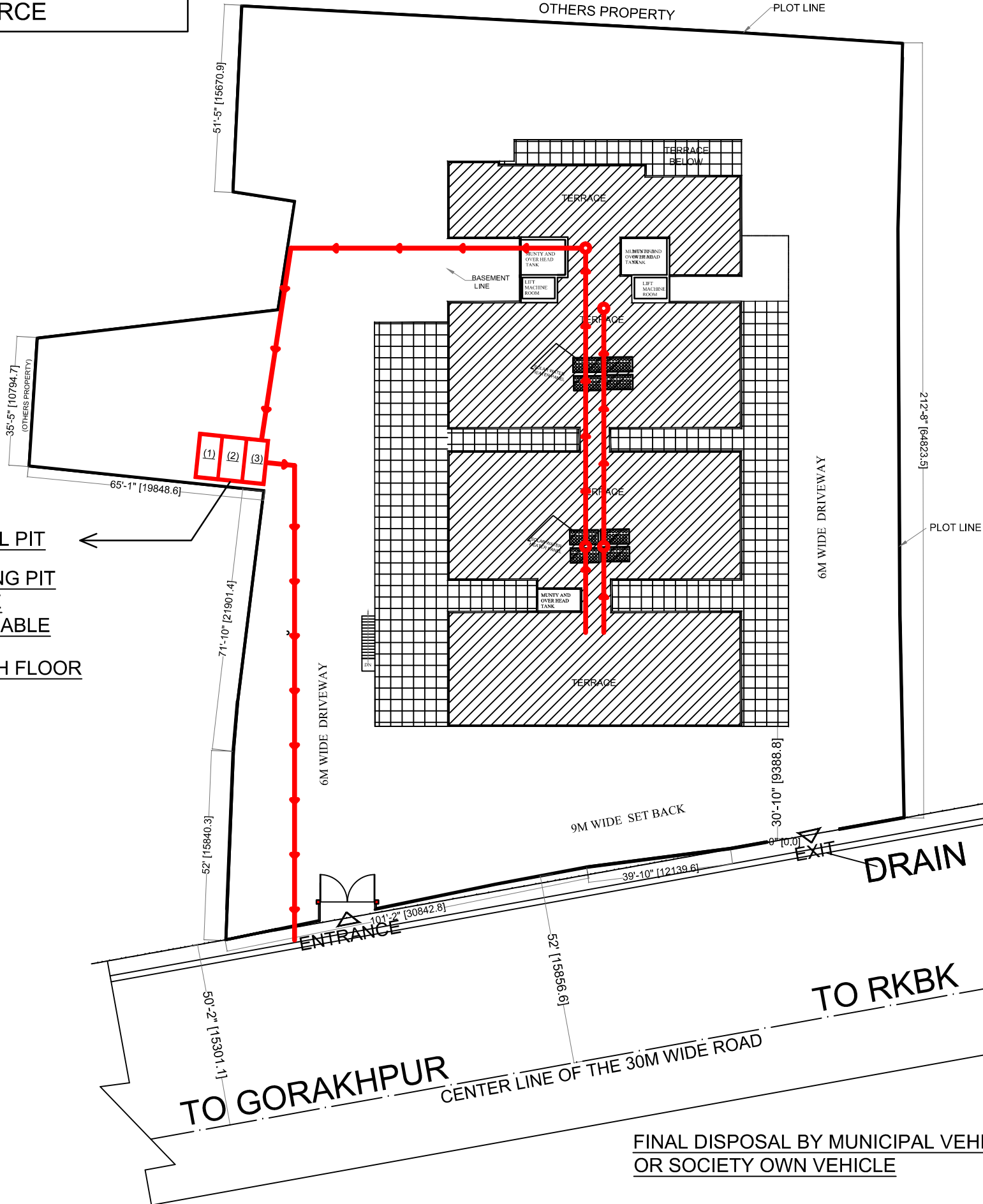
Subject : Issue of 'NOC' for construction of **43 metres** high multistoried residential building at Mohalla-Mohaddipur, Tehsil Sadar, Gorakhpur, (UP) by M/s Orchid Green Infra City Pvt. Ltd., Gorakhpur.

Sir,

I am directed to refer to your application dated the 16.01.2014 on the above subject and to say that Air HQ has no objection for construction of **43 metres** high multistoried residential building at Arazi No.397, 398, 396(MEE) 399/3 H.No. 560, 561A, 561B, 561C, 561D, 561E, (Survey No.324/39-C-ED), at Mohalla-Mohaddipur, Tehsil Sadar, Gorakhpur, (UP) by M/s Orchid Green Infra City Pvt. Ltd., Gorakhpur subject to following conditions.

- (a) The vertical extent (highest point) of the building proposed at **Latitude** 26° 45' 00" N and **Longitude** 83° 24' 15" E shall not exceed **121 metres** above mean sea level or **43 meters** above ground level **whichever is lower**. No extension or structure permanent or temporary (eg. Antennas, munties, lift machine room, overhead water tank, cooling towers, sign boards etc) shall be permitted above the cleared height.
- (b) Standard obstruction lightings as per IS 5613 notification and International Civil Aviation Organization (ICAO) standards as stipulated in ICAO-Annex-14 is to be provided by the company. The lights should be kept 'ON' at all times. Provision shall be made for standby power supply to keep the lights 'ON' during power failure.
- (c) Periodic maintenance of obstruction lightings to be carried out by the company at regular intervals to keep them in serviceable and visible condition.
- (d) A garbage treatment plant shall be installed prior to the construction of buildings for the purpose of avoiding bird activity. The plant shall be shown to the AOC/ his nominated representative at Air Force Station, **Gorakhpur** on installation.
- (e) No light or combination of lights which by reasons of its intensity, configuration or colour may cause confusion with aeronautical ground lights of the airport shall be installed at the site at any time during or after construction of the building.

GARBAGE DISPOSAL PLAN FOR AIR FORCE



The Key Plan shows a horizontal road. On the left, a road junction is labeled 'MOHADDIPUR CHAURAHA'. To the right of this junction, a building labeled 'SHREE TALKIES' is shown. Further right, a building labeled 'PROPOSED SITE' is shown, with 'GOPAL MANDIR' located directly below it. To the right of the proposed site, a road junction is labeled 'NAHAR'. Below the main road, a road labeled 'NAHAR' runs parallel to it. At the far right, a building labeled 'RKBC MARUTI CENTER' is shown. Arrows on the main road indicate directions: 'TO GORAKHPUR' pointing left and 'TO RKBC' pointing right.

SEAL OF G.D.A

PROJECT TITLE
PROPOSED COMMERCIAL AND
GROUP HOUSING ' ORCHID GREEN' AT
HOUSE NO-560,561A,561B,561C,561D&561E
ARAZI NO-397, 398,396(MEE)&399/3
MAUJA - MOHADDPUR, TAPPA & PARGNA -HAWELI
TAHSIL-SADAR, DISTRICT- GORAKHPUR

CLINT NAME
ORCHID GREEN INFRACITY PRIVATE LIMITED
GOEL HATA,DHARMASHALA BAJAR, GORAKHPUR
DIRECTOR
Mr.SANJAY MANI TRIPATHI S/O LATE B.N.M. TRIPATHI

AREA STATEMENT AFTER FAR PURCHASE	
AREA DETAIL	SQ.MT.
PLOT AREA	4015.17
VINIMITKARN LAND AREA + MIX LAND USE AREA	1145.97 + 2869.20
REQUIRED GREEN AND OPEN SPACE= HIGHER OF THE AREA @ PER PERSON OR AS PER PERCENTAGE	
5% OF VINIMITKARN LAND + 10% OF LMK LAND USE+COMM. LAND USE	(5% OF 1145.97 SQ.MT.) + 10% OF 2869.20 SQ.MT.) 57.30 + 286.92 344.22
TOTAL NO. OF UNITS= 600+ 400= 1000= 10000 SQ. FT. (PROPOSED) 60 PERSON + 40000 SQ. FT. PERSONS = 600	0.15 SQ. YDS. PERSON - TOTAL GREEN AND OPEN AREA TO BE PROVIDED = 450 SQ.YDS
REQUIRED GREEN AND OPEN SPACE= 400 SQ. MTS	

NET PLOT AREA	3615.17 SQ.MTS
GROUND COVERAGE (40% OF NET PLOT)	1446.06 SQ. MTS
BASIC PERMISSIBLE F.A.R 2.5	3615.17 x 2.5 = 9037.92 SQ.MTS
PURCHASABLE FAR = 50% of basic FAR	3615.17 x 1.25 = 4518.96 SQ. MTS

TOTAL FAR TO BE USED
BASIC + PURCHASABLE = 2.5+1.25 = 3.75 OR 13556.88 sq.mt

BUILDING BLOCK	SQ.MT.
BASEMENT-1 (PARKING)	2205.43
BASEMENT-2 (COMMERCIAL+SERVICES & STORAGE)	784.26 +646.63
GROUND FLOOR (COMMERCIAL+ ROOM)	1134.97+199.47
FIRST FLOOR AREA (COMMERCIAL+ ROOM/LIBRARY)	1134.97+190.45
SECOND FLOOR AREA(RESIDENTIAL)	977.07
THIRD FLOOR AREA "	977.07
FOURTH FLOOR AREA "	977.07
FIFTH FLOOR AREA "	977.07
SIXTH FLOOR AREA "	977.07
SEVENTH FLOOR AREA "	977.07
2LIFTS + 1 STAIR CASE	28.81
EIGHT FLOOR AREA "	977.07
NINTH FLOOR AREA "	977.07
TENTH FLOOR AREA "	977.07
ELEVENTH FLOOR AREA	977.07
AREA IN COMMERCIAL	3054.20
AREA IN RESIDENTIAL (BASIC FAR)	6252.34
AREA IN RESIDENTIAL (BASIC FAR + PURCHASABLE FAR)	10160.73
AREA IN BASIC FAR/ UPTO 7TH FLOOR (RESIDENTIAL+ COMM + 2LIFT&1STAIR CASE)	9335.35
AREA IN FAR (UPTO 11TH FLOOR) (BASIC FAR + PURCHASABLE FAR) — ACHIEVED	13243.63

PERMISSIBLE FAR	Basic + purchasable + EWS&LIG 2.5 + 1.25 + 304.47 sq.mt
TOTAL AREA UNDER BASIC FAR + PURCHASABLE FAR	Basic FAR (including ews/lig)+ purchasable + 9335.35sq.mt+3908.28sq.mt + (2.498) (1.064)

TOTAL GROUND COV. ACHIEVED = 39.58% (1430.89 sq.mt of basement-2

PARKING REQUIRED
IN RESIDENTIAL
FOR 10160.73 sq.mt @1.25 ECS/100 sq.mt = 127.001 ECS OR 127
IN COMMERCIAL
FOR 3054.20 sq.mt @1.5 ECS/100 sq.mt = 45.81 ECS OR 46
TOTAL REQUIRED PARKING = 127 + 46= 173

PROVIDED PARKING
in basement : 2205.43 SQ.. MTS
FOR MECHANISED PARKING E.C.S = 16SQ. MTS / car park
provided parking in basement 2205.43 /16 =137.83 e.c.s

in open : 720.23 SQ.. MTS
FOR MECHANISED PARKING E.C.S = 16SQ. MTS / car park
provided parking in open 720.23/16 =45.01 e.c.s

GRAND TOTAL PROVIDED PARKING =137+45 =182

REQUIRED GREEN = 400 sq.mt
 PROVIDED GREEN = 200 SQ.MT.+ 200 sq.mts
 = 400.00 SQ.MT.

Density

PERMISSIBLE 330 UNIT PER HECTARE
IN THIS CASE IN 3615.17 SQ.MT I 9.3UNITS
PROVIDED IN TOTAL 80 UNITS

TOTAL UNITS = 48 (IN BASIC FAR TILL 7TH FLOOR)
 SO NO OF EWS & LIG = 5 EWS & 5 LIG
 5 EWS = 125 SQMT (@ 25 SQMT PER UNIT)
 5 LIG = 175 SQMT (@ 35 SQMT PER UNIT)
 TOTAL = 304.47 SQ.MT.