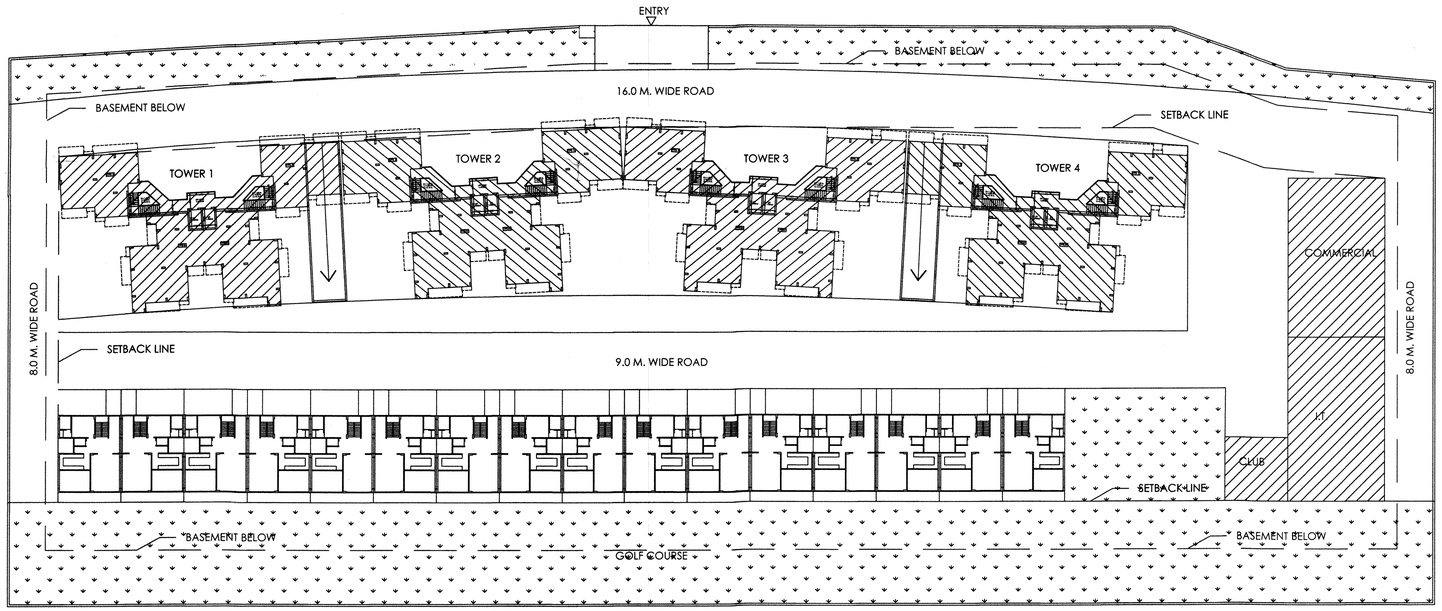


AREA CALCULATION

Total Plot Area	=	278761.843 Sqm
LAND PARCEL AREA	=	20233.10 Sqm
Max. Permissible Gr. Cov. in Residential	=	5165.23 Sqm
Max. Permissible Gr. Cov. in Commercial	=	404.70 Sqm
Max. Permissible Gr. Cov. in Facilities	=	500.00 Sqm
Proposed Gr. Cov. in Residential	=	4793.352 Sqm
Proposed Gr. Cov. in Commercial	=	404.70 Sqm
Proposed Gr. Cov. in Facilities	=	375.00 Sqm
Max. Permissible FAR for Residential	=	27849.59 Sqm
Extra FAR For Green Building @ 5%	=	1392.48 Sqm
Net FAR	=	29242.07 Sqm
PROPOSED FAR for Residential	=	28896.808 Sqm
Proposed FAR in Commercial	=	809.40 Sqm
Max. Permissible FAR for Facilities	=	2500.00 Sqm
TOTAL	=	32206.208 Sqm

भवन प्रतीक्षित, नोएडा
अभियंता
निर्देश-प्राप्ती, आवश्यक एवं पालन
शर्तों की शर्तों को पूर्णतया पालन
करने हेतु बाध्य है।
संख्या
पत्र संख्या नोएडा/भ.प्र. बी.पी.आर.
दिनांक 1-11-13
वैधता
प्रभारी
(भवन प्रकोष्ठ)

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

Asstt. Arch. Architect

Proposed Ground Coverage :

TOWER	1	2	3	4	5	IT	COMU.	COMM.	TOTAL
	517.333	517.333	517.333	517.333	1844.32	375.0	100.00	404.70	**4793.352 SQ.M.**

F.A.R. ACHIEVED :- = **4793.352 SQ.M.**

FLOORS	TOWER 1	TOWER 2	TOWER 3	TOWER 4	TOWER 5	IT	COMU.	TOTAL
GROUND	62.201	62.201	62.201	62.201	1844.32	375.00	100.00	**2568.124**
FIRST	485.948	485.948	485.948	485.948	1533.76	375.00		**3852.552**
SECOND	485.948	485.948	171.390	171.390	876.64	779.70		**2971.016**
THIRD	485.948	485.948	171.390	171.390		779.70		**2094.376**
FOURTH	485.948	485.948	171.390	171.390		190.60		**1505.276**
FIFTH	485.948	485.948	171.390	171.390				**1314.676**
SIXTH	485.948	485.948	171.390	171.390				**1314.676**
SEVENTH	485.948	485.948	171.390	171.390				**1314.676**
EIGHTH	485.948	485.948	171.390	171.390				**1314.676**
NINTH	485.948	485.948	171.390	171.390				**1314.676**
TENTH	485.948	485.948	171.390	171.390				**1314.676**
ELEVENTH	485.948	485.948	171.390	171.390				**1314.676**
TWELVE	485.948	485.948	171.390	171.390				**1314.676**
THIRTEEN	485.948	485.948	171.390	171.390				**1314.676**
FOURTEEN	485.948	485.948	171.390	171.390				**1314.676**
FIFTEEN	485.948	485.948	171.390	171.390				**1314.676**
SIXTEEN	485.948	485.948	171.390	171.390				**1314.676**
SEVENTEEN	485.948	485.948	171.390	171.390				**1314.676**
EIGHTEEN	485.948	485.948	171.390	171.390				**1314.676**
TOTAL	**9238.841**	**9238.841**	**3756.455**	**3630.541**	**4254.72**	**500.00**	**780.00**	**31396.808**

TOTAL F.A.R. = 31396.808 SQ.M.

TOTAL PROPOSED FAR INCLUDING COMM. = **31399.398 + 809.40 = 32206.208 SQ.M.**

AREA OF COMMUNITY = = **100.0 SQ.M.**

AREA OF BASEMENT = **16033.147 SQ.M.**

AREA OF STILTS:-

= [(COVERED AREA AT FIRST FLOOR)-(COVERED AREA AT GROUND FLOOR)]X4

=[(485.948)-(62.201)X4]

= **1694.988 SQ.M.**

PARKING CALCULATIONS:-

EQUIVALENT CAR SPACE (E.C.S)REQUIRED

= RESIDENTIAL F.A.R. AREA / 80 = 29242.07 / 80 = **366 E.C.S.**

+COMMERCIAL F.A.R. AREA / 30 = 809.40 / 30 = **27 E.C.S.**

+ FACILITY IT BUILDING F.A.R. AREA / 50 = 2500.00 / 30 = **50 E.C.S.**

TOTAL REQUIRED PARKING = 443 E.C.S

CAR PARKING SPACE PROVIDED IN BASEMENT :-

= (15128.875/30) = **504 E.C.S.**

CAR PARKING SPACE PROVIDED IN STILTS AREA:-

= 1823.256 SQ.M. OR (1694.988/30) = 56 E.C.S.

TOTAL CAR PARKING PROVIDED = 504 + 56 = **560 E.C.S..**

LANDSCAPING CALCULATIONS:-

OPEN AREA=(PLOT AREA - GROUND COVG.)

= 20233.10 -(4793.352) = 15439.748 SQ.M.

GREEN AREA REQUIRED = 15439.748 / 2 = 7719.874 SQ.M.

LANDSCAPED AREA PROVIDED

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

= 20233.10 - (4793.352+3976.956) = **11462.792 SQ.M.**

NUMBERS OF TREE REQUIRED:-

PERMISSIBILE NO. OF TREES = OPEN AREA / 100 TREE PER 100 SQ.M.

= 15439.748/100 = 154.39 TREES

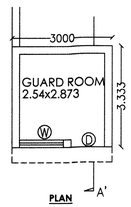
= PROPOSED TREES = 200 EVERGREEN TREES (GULMOHAR & NEEM)

15 % EXTRA F.A.R. ACHIEVED :-

FLOORS	TOWER 1	TOWER 2	TOWER 3	TOWER 4	TOTAL
GROUND	22.115	22.115	22.115	22.115	**88.46**
FIRST	31.385	31.385	31.385	31.385	125.54
SECOND	31.385	31.385	23.969	23.969	110.708
THIRD	31.385	31.385	23.969	23.969	110.708
FOURTH	31.385	31.385	23.969	23.969	110.708
FIFTH	31.385	31.385	23.969	23.969	110.708
SIXTH	31.385	31.385	23.969	23.969	110.708
SEVENTH	31.385	31.385	23.969	23.969	110.708
EIGHTH	31.385	31.385	23.969	23.969	110.708
NINTH	31.385	31.385	23.969	23.969	110.708
TENTH	31.385	31.385	23.969	23.969	110.708
ELEVENTH	31.385	31.385	23.969	23.969	110.708
TWELVE	31.385	31.385	23.969	23.969	110.708
THIRTEEN	31.385	31.385	23.969	23.969	110.708
FOURTEEN	31.385	31.385	23.969	23.969	110.708
FIFTEEN	31.385	31.385	23.969	23.969	110.708
SIXTEEN	31.385	31.385	23.969	23.969	110.708
SEVENTEEN	31.385	31.385	23.969	23.969	110.708
EIGHTEEN	31.385	31.385	23.969	23.969	110.708
MUMTY	50.292	50.292	50.292	50.292	201.168
MACHINE ROOM	26.76	26.76	26.76	26.76	107.04
TOTAL	**644.097**	**644.097**	**514.056**	**514.056**	**2404.244**

15 % EXTRA F.A.R. ACHIEVED :-

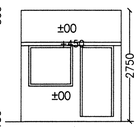
FLOORS	TOWER 1	TOWER 2	TOWER 3	TOWER 4	TOWER 5	TOTAL
GROUND						
FIRST	4	4	4	4	16	32
SECOND	4	4	4	4		16
THIRD	4	4	1	1		11
FOURTH	4	4	1	1		10
FIFTH	4	4	1	1		10
SIXTH	4	4	1	1		10
SEVENTH	4	4	1	1		10
EIGHTH	4	4	1	1		10
NINTH	4	4	1	1		10
TENTH	4	4	1	1		10
ELEVENTH	4	4	1	1		10
TWELVE	4	4	1	1		10
THIRTEEN	4	4	1	1		10
FOURTEEN	4	4	1	1		10
FIFTEEN	4	4	1	1		10
SIXTEEN	4	4	1	1		10
SEVENTEEN	4	4	1	1		10
EIGHTEEN	4	4	1	1		10
TOTAL	**72**	**72**	**25**	**24**		**208 NOS**



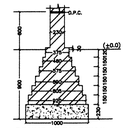
PLAN

GUARD ROOM DETAIL

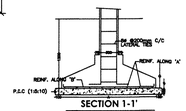
SECTION AA'



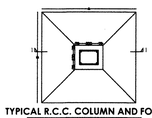
ELEVATION



FOUNDATION DETAIL



SECTION 1-1'

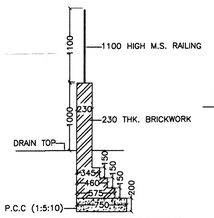


TYPICAL R.C.C. COLUMN AND FOUNDATION

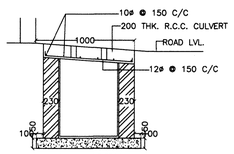
DENSITY ACHIEVED:-

TOTAL DU. UNITS = 208

TOTAL POPULATION = (208 X 4.5) = 936 PERSONS



COMPOUND WALL FOUNDATION



CULVERT DETAIL

भवन प्रकोष्ठ

नोटः 1. यह मानचित्र स्वीकृति की दिनांक से अधिक तम 5 वर्ष की अवधि तक वैध होगा बशर्ते भूखण्डधार या पट्टे की अधिकार उपलब्ध हो अथवा उसने पूर्ण जीवित कर लिए हो। पट्टे के अधिकार उपलब्ध न होने की दशा में मानचित्र को वैधता पट्टे की वैधता तिथि तक ही समझी जायगी।

(2) आवंटी को अधिभोग प्रमाण पत्र हेतु आवेदन करते समय विकास प्रबन्धक (आवास) से नियम अनुसार समय वृद्धिपत्र प्राप्तकर प्रस्तुत करना होगा

PROJECT:-

GROUP HOUSING FOR

M/S CONSORTIUM INFRASTRUCTURE PVT.LTD.

PLOT NO- SC-01/B-3 AT SECTOR-150, NOIDA

SIGNING AUTHORITY

For Consortium Infrastructure Pvt. Ltd.
Authorised Signatory

ARCHITECT'S SIGN

P. N. ANDLEY
B.ARCH. A.I.A.
ARCH. REG. NO. CA/1984/24066

SUBMISSION DRAWING

DRG. TITLE:- LAYOUT PLAN

SCALE:-

DRG. NO.: 01

DLT.BY.:-

DATE:-29/08/2013

ARCHITECTS:-

P. N. ANDLEY B.ARCH. A.I.A.

ANDLEYS ASSOCIATES PVT. LTD.

ARCHITECTS ENGINEERS PLANNERS

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