[REVISED PLAN]

भवन प्रकोष्ठ
नोट: 1. यह मानचित्र स्वीकृति की दिनांक से अधिकतम 5 वर्ष की अवधि तक वैध रहेगा बशर्ते पट्टेदार का पट्टे के अधिकार उपलब्ध हो अथवा उसने पुर्नजीवित करा लिए हों। पट्टे के अधिकार उपलब्ध पुर्नजीवित न होने की दशा में मानचित्र की वैधता पट्टे की वैधता तिथि तक ही समझी जाएगी।

भवन प्रकोष्ठ, नौएडा
अनापत्ति
निर्देश-आवंटी, आवंटन एवं पट्टा प्रलेख की शर्तों को पुर्नपालन पालन करने हेतु बाध्य है।
III-2591/757
पत्र संख्या नौएडा/भ.प्र. दिनांक 30/9/14
प्रभारी (भवन प्रकोष्ठ)

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

45M WD ROAD

45 MT. WIDE LANDSCAPE AREA BELT

45 MT. WIDE LANDSCAPE AREA BELT

REQUIRED AND PROPOSED FACILITIES AREA DETAIL FOR POPULATION OF
(8055 UNITS X 4.5 PERSONS PER UNIT = 36247.50) SAY 36248 PERSONS

S.NO	PARTICULARS	REQUIRED PLOT AREA	F.A.R.	REQUIRED F.A.R. AREA	PROPOSED F.A.R. AREA	NOTE
	FACILITY AREA IN MAIN FAR					
1	DESPENSARY @ 0.10 HECT. PLOT AREA FOR 20,000 PERSONS	1.8124 No. EACH 1,000 SQ.MT. = 1812.40 SQ.MT.	1.50	F.A.R. AREA = 1812.40 X 1.5 = 2718.60 SQ.MT.	2718.60 SQ.MT.	PROVIDED IN ONE BUILDING OF (G+5) FLOORS
2	AUTO CUM TAXI STAND @ 0.05 HECT. PLOT AREA FOR 25,000 PERSONS	1.4499 No. EACH 500 SQ.MT. = 724.95 SQ.MT.	0.80	F.A.R. AREA = 724.95 X 0.80 = 579.96 SQ.MT.	579.96 SQ.MT.	PROVIDED IN 2 FLOORS AT ONE PLACE GROUND & FIRST FLOOR
3	POLICE CHOWKI @ 0.05 HECT. PLOT AREA FOR 25,000 PERSONS	1.4499 No. EACH 500 SQ.MT. = 724.95 SQ.MT.	0.80	F.A.R. AREA = 724.95 X 0.80 = 579.96 SQ.MT.	579.96 SQ.MT.	PROVIDED IN 2 FLOORS AT ONE PLACE GROUND & FIRST FLOOR
				TOTAL = 3878.52 SQ.MT.	TOTAL = 3878.52 SQ.MT.	
	FACILITY AREA IN 15% FACILITY FAR					
4	SENIOR SECONDARY SCHOOL @ 0.80 HECT. PLOT AREA FOR 30,000 PERSONS	1.2082 No. EACH 8,000 SQ.MT. = 9665.6 SQ.MT.	1.50	F.A.R. AREA = 9665.6 X 1.5 = 14498.40 SQ.MT.	14498.48 SQ.MT.	
					15% FACILITY / MAIN F.A.R. AREA	
5	COMMUNITY HALL @ 0.40 HECT. PLOT AREA FOR 25,000 PERSONS	1.4499 No. EACH 4,000 SQ.MT. = 5799.60 SQ.MT.	1.50	F.A.R. AREA = 5799.60 X 1.5 = 8699.40 SQ.MT.	4288.28 SQ.MT. / 4411.12 SQ.MT. = 8699.40 SQ.MT.	
6	MILK BOOTH @ 0.02 HECT. PLOT AREA FOR 15,000 PERSONS	2.4165 No. EACH 200 SQ.MT. = 483.30 SQ.MT.	0.80	F.A.R. AREA = 483.30 X 0.80 = 386.64 SQ.MT.	386.64 SQ.MT.	
7	RELIGIOUS BUILDING @ 0.10 HECT. PLOT AREA FOR 35,000 PERSONS	1.0356 No. EACH 1000 SQ.MT. = 1035.60 SQ.MT.	1.20	F.A.R. AREA = 1035.60 X 1.20 = 1242.72 SQ.MT.	1242.72 SQ.MT.	
8	CRECHE / NURSERY SCHOOL @ 0.1 HECT. PLOT AREA FOR 10,000 PERSONS	3.6248 No. EACH 1,000 SQ.MT. = 3624.80 SQ.MT.	1.50	F.A.R. AREA = 3624.80 X 1.5 = 5437.20 SQ.MT.	15% FACILITY 3480.50 SQ.MT. / MAIN F.A.R. AREA 1956.70 SQ.MT. = 5437.20 SQ.MT.	
				TOTAL = 30,264.36 SQ.MT.	TOTAL = 30,264.44 - 4412.12 + 1956.70 = 23,896.62 = 23,896.62 SQ.MT.	

[illegible]

LANDSCAPE AREA DETAIL

LANDSCAPE AREA DETAIL		
LANDSCAPE AREA 1	654.4	SQ.MT.
LANDSCAPE AREA 2	2313.17	SQ.MT.
LANDSCAPE AREA 3	2740.82	SQ.MT.
LANDSCAPE AREA 4	4979.67	SQ.MT.
LANDSCAPE AREA 5	156.33	SQ.MT.
LANDSCAPE AREA 6	2072.45	SQ.MT.
LANDSCAPE AREA 7	358.12	SQ.MT.
LANDSCAPE AREA 8	570.03	SQ.MT.
LANDSCAPE AREA 9	263.52	SQ.MT.
LANDSCAPE AREA 10	9437.21	SQ.MT.
LANDSCAPE AREA 11	691.38	SQ.MT.
LANDSCAPE AREA 12	15844.08	SQ.MT.
LANDSCAPE AREA 13	171.31	SQ.MT.
LANDSCAPE AREA 14	894.27	SQ.MT.
LANDSCAPE AREA 15	245.74	SQ.MT.
LANDSCAPE AREA 16	199.36	SQ.MT.
LANDSCAPE AREA 17	206.02	SQ.MT.
LANDSCAPE AREA 18	4913.71	SQ.MT.
LANDSCAPE AREA 19	247.49	SQ.MT.
LANDSCAPE AREA 20	263.7	SQ.MT.
LANDSCAPE AREA 21	249.23	SQ.MT.
LANDSCAPE AREA 22	149.2	SQ.MT.
LANDSCAPE AREA 23	2669.37	SQ.MT.
LANDSCAPE AREA 24	1052.47	SQ.MT.
LANDSCAPE AREA 25	70.89	SQ.MT.
LANDSCAPE AREA 26	223	SQ.MT.
LANDSCAPE AREA 27	326.95	SQ.MT.
LANDSCAPE AREA 28	465.18	SQ.MT.
LANDSCAPE AREA 29	1818.42	SQ.MT.
LANDSCAPE AREA 30	5910.03	SQ.MT.
LANDSCAPE AREA 31	1559.53	SQ.MT.
LANDSCAPE AREA 32	3402.59	SQ.MT.
LANDSCAPE AREA 33	1113.37	SQ.MT.
LANDSCAPE AREA 34	7222.51	SQ.MT.
LANDSCAPE AREA 35	127.93	SQ.MT.
LANDSCAPE AREA 36	470.57	SQ.MT.
LANDSCAPE AREA 37	169.29	SQ.MT.
LANDSCAPE AREA 38	113.71	SQ.MT.
LANDSCAPE AREA 39	127.92	SQ.MT.
LANDSCAPE AREA 40	420.29	SQ.MT.
LANDSCAPE AREA 41	253.44	SQ.MT.
LANDSCAPE AREA 42	5999.85	SQ.MT.
LANDSCAPE AREA 43	2376.6	SQ.MT.
LANDSCAPE AREA 44	1476.2	SQ.MT.
LANDSCAPE AREA 45	437.98	SQ.MT.
LANDSCAPE AREA 46	600.29	SQ.MT.
LANDSCAPE AREA 47	233.98	SQ.MT.
LANDSCAPE AREA 48	182.85	SQ.MT.
LANDSCAPE AREA 49	230.55	SQ.MT.
LANDSCAPE AREA 50	451.31	SQ.MT.
TOTAL	87128.28	SQ.MT.

45M WD ROAD

S.NO	PARTICULARS	F.A.R. %	SQ.MTR.
1	TOTAL PLOT AREA		2,09,271.47
2	PERMISSIBLE F.A.R. FOR HOUSING WITH 5% OF GREEN BUILDING		6,04,271.369
	A AS PER 2.75 F.A.R. = 2,09,271.47 X 2.75 = 5,75,496.542		
	B ADDITIONAL F.A.R. FOR GREEN BUILDING = 5 % OF PERMISSIBLE F.A.R. = 5 % OF 5,75,496.542 = 28,774.827 SQ.MT.		
	TOTAL PERMISSIBLE F.A.R. FOR HOUSING = A+B = 5,75,496.542 + 28,774.827 = 6,04,271.369 SQ.MT.		
3	PERMISSIBLE 15% FOR FACILITY OF TOTAL F.A.R. AREA = 15% OF 5,75,496.542 SQ.MT. = 86,324.481 SQ.MT.		86,324.481
4	PERMISSIBLE GROUND COVERAGE FOR HOUSING = 209271.47 Sqm. @ 40 % = 83,708.588 sq. mt.		
5	PROPOSED TOTAL GROUND COVERAGE (as per table)	19.369%	40,535.79
6	PERMISSIBLE AREA IN F.A.R. FOR COMMERCIAL 1.00% OF PERMISSIBLE F.A.R AREA= 1.00% X 5,75,496.542= 5754.965 SQ.MT.		
7	F.A.R. ACHIEVED (as per table) 2.88<(2.75+5%)		6,03,858.42
	A F.A.R. ACHIEVED FOR COMMERCIAL (as per table)	5734.62	
	B F.A.R. ACHIEVED FOR HOUSING (as per table)	5,87,436.02	
	C F.A.R. ACHIEVED FOR FACILITY(as per table) (DESPENSARY +TAXI STAND +POLICE CHOWKI + METER ROOM)	4,079.83	
	D COMMUNITY CENTER IN F.A.R AREA PROVIDED IN NORTH EYE BLOCK A & D = 2206.33 + 640.35 + 1564.44 = 4411.12 SQ.MT.	4411.12	
	E CRECHE / NURSERY SCHOOL IN F.A.R AREA PROVIDED IN NORTH EYE BLOCK A = 1956.70 SQ.MT.	1956.70	
	F F.A.R AREA IN TERRACE FLOOR = 240.13 SQ.MT.	240.13	
	TOTAL (A + B +C+D + E+ F) = 6,03,858.42 SQ.MT.		
8	ACHIEVED FOR FACILITY		85,172.89
	A PROPOSED AREA IN 15 % FACILITY AREA FOR HOUSING FIRE STAIR CASE AREA + LIFT LOBBY AREA + MUMTY AREA + MACHINE ROOM AREA + LIFT SHAFTS + SERVICE SHAFTS + CUPBOARD = 59,849.27 SQ. MT.		
	B CRECHE+ COMMUNITY HALL + MILK BOOTH + RELIGIOUS BUILDING+ GUARD ROOM + ADD. FIRE STAIR CASE DN TO BASEMENT + S.T.P. + O.H.T + U.G.T.+ + SENIOR SECONDARY SCHOOL = 23,896.62 + 1,427.00 = 25,323.62 SQ. MT.		
	TOTAL (A + B) = 25,323.62 + 59,849.27 = 85,172.89 SQ.MT.		
9	PERMISSIBLE UNITS AS PER DENSITY 1650 PPH ± 5% = 1732.5 TO 825 PPH @ 4.5 PERSONS PER UNITS I.E. UNITS AS PER 2.75 F.A.R. = 2,09,271.47 X 1732.5 /10000/4.5 = 8056.95 UNITS = 8056.95 SAY 8057 UNIT		8057 UNITS
10	PROPOSED UNITS		8055 UNITS
11	REQUIRED LANDSCAPE AREA REQUIRED LANDSCAPE AREA AREA = 50 % OF OPEN AREA OPEN AREA = PLOT AREA FOR GROUP HOUSING - GROUND COVERAGE OF HOUSING = 50% OF (2,09,271.47 - 40,535.79) = 84,367.84 SQ.MT.		
12	PROPOSED LANDSCAPE AREA AREA = 87,128.28 SQ.MT.		
13	PARKING REQUIRED - 1 ECS / 80 SQ.M. F.A.R. AREA= FOR HOUSING 6,03,858.42 / 80 = 7548.23 SAY 7548 E.C.S.		
14	AS PER 1 No. OF TREE PER 100 SQ.MT. OF OPEN AREA = (PLOT AREA - GROUND COVERAGE) / 100 = (2,09,271.47 - 40,535.79) /100 = 1688.35 No.S. IN WHICH 50% ARE EVER GREEN TREE		
15	TOTAL NO. OF TREE PROPOSED 1750		
16	NO. OF EVER GREEN AREA TREE PROPOSED 867		
17	ACHIEVED F.A.R = 6,03,858.42 SQ.MT.		
18	STILT NON F.A.R. AREA = 3108.69 SQM.		
19	ACHIEVED UNITS = 8055 No.S.		
20	ACHIEVED GROUND COVERAGE = 40,535.79 Sqm.		
21	TOTAL BASEMENT AREA = 2,66,538.37 SQ. MT.		
	A TOTAL UPPER BASEMENT AREA = 1,83,530.42 SQ. MT.		
	B TOTAL LOWER BASEMENT AREA = 83,007.95 SQ. MT.		
	TOTAL BASEMENT AREA = A + B TOTAL BASEMENT AREA = 2,66,538.37 SQ.MT.		
22	A UPPER BASEMENT PARKING = 1,62,893.99 / 30 @ 30 SQ.MT. PER E.C.S = 5429.79 SAY 5429 E.C.S.		
	B LOWER BASEMENT PARKING = 80,627.75 / 30 @ 30 SQ.MT. PER E.C.S.= 2687.59 SAY 2687 E.C.S.		
	C STILT PARKING IN TOWER = 3108.69 / 30 @ 30 SQ.MT. PER E.C.S. = 103.62 SAY 103 E.C.S.		
	D OPEN PARKING = 193 E.C.S.		
	TOTAL PARKING = A+B+C+D = 5429 + 2687 +103 + 193 = 8412 E.C.S.		
23	TOTAL SERVICE FLOOR AREA PROVIDE 20TH. FLOOR & 46TH. FLOOR		7801.43
	(i) TOTAL SERVICE FLOOR AREA PROVIDE IN 20th. FLOOR = 4769.50 SQ. MT.		
	A SERVICE FLOOR AREA PROVIDED IN NORTH EYE BLOCK -A AT 20th.UPPER FLOOR (NON F.A.R. AREA) = 1,956.70 SQM.		
	B SERVICE FLOOR AREA PROVIDED IN NORTH EYE BLOCK -D AT 20th.UPPER FLOOR (NON F.A.R. AREA) = 825.60 SQM.		
	C SERVICE FLOOR AREA PROVIDED IN CAPE ROUND -01 AT 20th. FLOOR(NON F.A.R. AREA) = 668.42 SQM.		
	D SERVICE FLOOR AREA PROVIDED IN CAPE ROUND -02 & 03 ARE SAME AT 20th. FLOOR(NON F.A.R. AREA) = 659.39 X 2 = 1318.78 SQM.		
	TOTAL SERVICE FLOOR AREA PROVIDE IN 20th. FLOOR = A + B +C +D = 4769.50 SQ.MT.		
	(ii) TOTAL SERVICE FLOOR AREA PROVIDE IN 46th. FLOOR = 3031.93 SQ. MT.		
	A SERVICE FLOOR AREA PROVIDED IN NORTH EYE BLOCK -A AT 46th.UPPER FLOOR(NON F.A.R. AREA) = 2,206.33 SQM.		
	B SERVICE FLOOR AREA PROVIDED IN NORTH EYE BLOCK -D AT 46th.UPPER FLOOR(NON F.A.R. AREA) = 825.60 SQM.		
	TOTAL SERVICE FLOOR AREA PROVIDE IN 20th. FLOOR = A + B = 3031.93 SQ.MT.		
	TOTAL SERVICE FLOOR AREA = i + ii = 7801.43 SQ.MT.		
24	TOTAL NON F.A.R. AREA = 2,69,647.06 SQ. MT.		
	A TOTAL UPPER & LOWER BASEMENT AREA = 2,66,538.37 SQ.MT.		
	B STILT AREA (NON F.A.R.) = 3,108.69 SQM.		
	TOTAL NON F.A.R. AREA = A+B = 2,69,647.06 SQ.MT.		
25	TOTAL BUILT - UP AREA = 9,66,479.80 SQ. MT.		
	A TOTAL F.A.R. AREA = 6,03,858.42 SQ.MT.		
	B TOTAL BASEMENT AREA NON. F.A.R. AREA = 2,66,538.37 SQ.MT.		
	C TOTAL STILT AREA NON F.A.R. AREA = 3108.69 SQ.MT.		
	D TOTAL SERVICE FLOOR AREA 20th. & 46th. FLOOR NON. F.A.R. AREA = 7801.43 SQ.MT.		
	E TOTAL FACILITY AREA = 85,172.89 SQ.MT.		
	TOTAL BUILT -UP AREA = A+B+C+D+E = 9,66,479.80 SQ.MT.		

PROJECT :- "CAPE TOWN"
PROPOSED RESIDENTIAL COMPLEX
AT PLOT NO-GH01, SEC- 74,
NOIDA (U.P)
FOR SUPERTECH

BUILDERS & PROMOTER :-
M/s SUPERTECH
ADD. - B-28 , 29 SECTOR-58
NOIDA - 201307

DRAWING TITLE :-
SITE PLAN

ARCHITECTS :
Space Designers International Architects Pvt. Ltd.
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PH : 0120-4125214, Mob: 9810070399 , 9811536231
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Space Designers
architects & planners

नक्शे के अग्र पृष्ठ एवं साइड सैट बैक में अतिक्रमण करने पर भारी समायोजन शुल्क देना पड़ता है तथा अधिक अतिक्रमण को तोड़ना भी पड़ सकता है। अतः स्वीकृत मानचित्र के अनुसार ही निर्माण करें, अतिक्रमण न करें।
Encrochments on front, Rear & Side setbacks invite heavy penalties. Encrochments could be demolished also Please avoid encrochments construct building as per Sanctioned Map.

DRAWN BY :-	CHECKED BY :-	SCALE	DATED :-
SANJAY	VISHAL	1: 1000	....

OWNER'S SIGN

ARCHITECT'S SIGN.

DRG.NO.-01

45M WD ROAD

SITE PLAN