

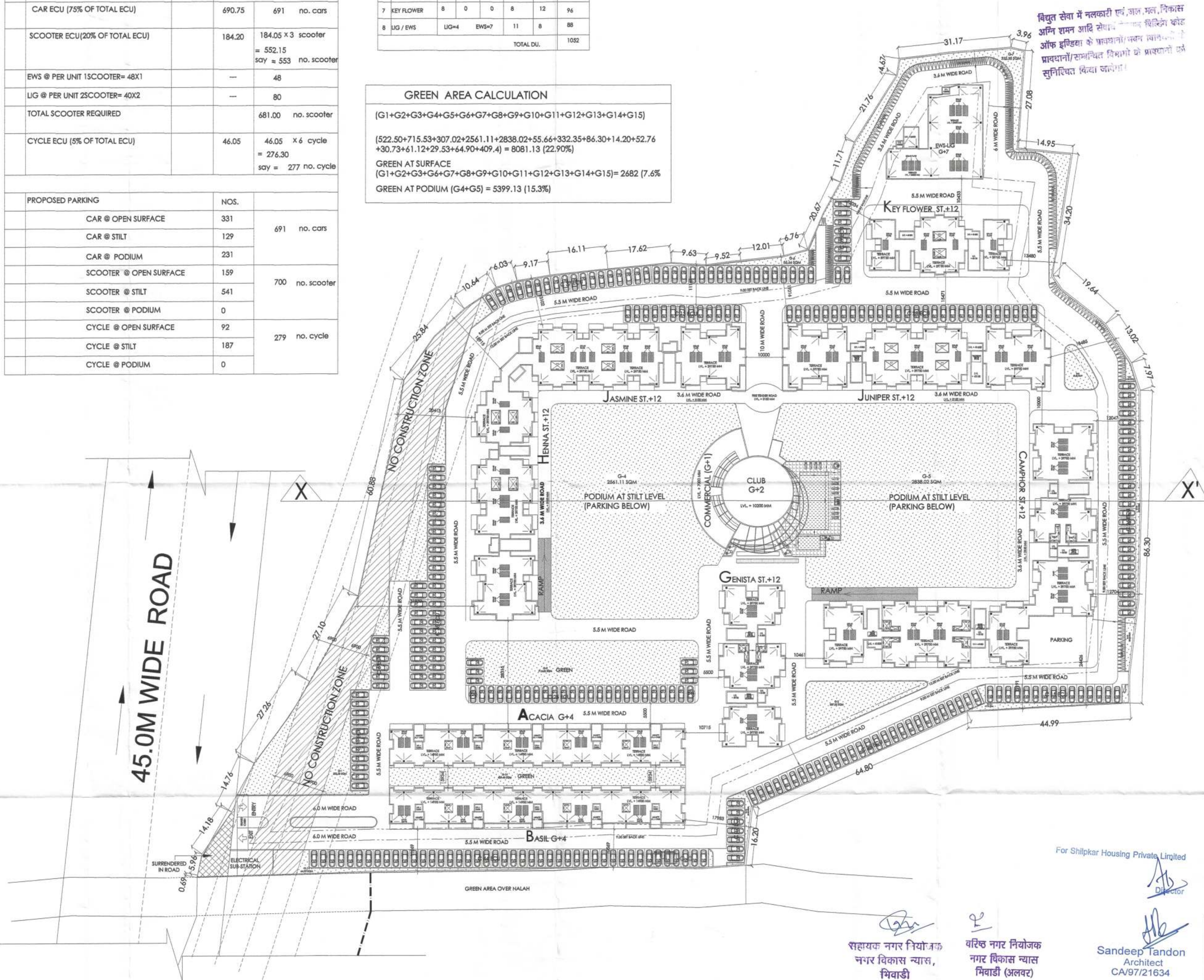
AREA STATEMENT		
S.NO	PARTICULARS	SQ.MT.
1	TOTAL PLOT AREA AS PER REVENUE	47500.00
2a	TOTAL PLOT AREA AS PER SURVEY	47485.97
2b	TOTAL PLOT AREA	47485.97
2c	AREA SURRENDERED IN ROAD WIDENING IN 60.0 M AND 45.0 M WIDE ROAD	6267.71
2d	AREA SURRENDERED IN 12.0 M WIDE NALA AREA	134.37
	AREA SURRENDERED IN FACILITIES	2054.19
3	COMMERCIAL AREA	3739.49
4	REMANING PLOT AREA (47485.97-6267.71-134.37-2054.19-3739.49)	35290.21
5	NET PLOT AREA	35290.21
6	PERM. GROUND COVG. = 35% OF NET PLOT AREA = 35290.21 x 35%	12351.57
7	PROPOSED GROUND COVERAGE (19.94 %)	7038.74
8	REQUIRED 20% AREA UNDER GREEN (BECAUSE OF PUDIUM) 15% PUDIUM+ 5% ON SURFACE	7058.04
9	PROPOSED AREA UNDER GREEN PUDIUM+ SURFACE = 5399.13 (15.30%) + 2682 (7.6%)	8081.13 (22.90%)
10	F.A.R. CALCULATIONS	
10a	BASIC PERMISSIBLE F.A.R.(1.33) = 1.33 X 35290.21	46935.98
10b	F.A.R. FOR AREA UNDER SURR. LAND = 6267.71	6267.71
10c	F.A.R. IN LIEU OF EWS/LIG CONST. (0.5) =0.5 X 35290.21	17645.11
10d	TOTAL PERMISSIBLE F.A.R.	70848.80
10e	PERMISSIBLE COMMERCIAL FAR. (3% OF TOTAL PER. FAR.)	2125.46
10e	PERMISSIBLE RESIDENTIAL FAR.	68723.34

11	PROPOSED F.A.R	
11a	F.A.R. AREA OF TOWER -ACASIA	3378.40
11b	F.A.R. AREA OF TOWER -BASIL	3378.40
11c	F.A.R. AREA OF TOWER HENNA-JASMINE	15588.35
11d	F.A.R. AREA OF TOWER JUNIPER	9060.29
11e	F.A.R. AREA OF TOWER CAMPHOR	14038.80
11f	F.A.R. AREA OF TOWER GENISTA	5332.56
11g	F.A.R. AREA OF TOWER KEY FLOWER	3987.53
11h	TOTAL PROPOSED RESIDENTIAL FAR OF TOWERS	54764.33
12b	F.A.R. AREA OF COMMERCIAL BLOCK	300.95
12c	TOTAL PROPOSED FAR. AREA	55065.28
14	L.I.G / E.W.S CALCULATIONS	
14a	TOTAL REQUIRED AREA FOR LIG/EWS = 7.5% of RESID.FAR	4107.32
14b	TOTAL PROPOSED AREA FOR LIG/EWS	4186.24
15	FACILITY AREA CALCULATIONS	
15a	TOTAL ALLOWED FACILITY AREA = 5% of TOTAL FAR.	2738.22
15b	TOTAL PROPOSED FACILITY AREA	731.24

16	PARKING CALCULATION		FAR.	ECU	NOS
A	RESIDENTIAL FAR/75		54764.33	730.19	
B	COMMERCIAL FAR/50		300.95	6.02	
C	TOTAL ECU			736.21	
D	VISITOR PARKING 25%			184.05	
TOTAL REQUIRED ECU				920.26	say $\approx$ 921 ECU
CAR ECU (75% OF TOTAL ECU)				690.75	691 no. cars
SCOOTER ECU (20% OF TOTAL ECU)				184.20	184.05 $\times$ 3 scooter = 552.15 say $\approx$ 553 no. scooter
EWS @ PER UNIT 1SCOOTER= 48X1				---	48
LIG @ PER UNIT 2SCOOTER= 40X2				---	80
TOTAL SCOOTER REQUIRED					681.00 no. scooter
CYCLE ECU (5% OF TOTAL ECU)				46.05	46.05 $\times$ 6 cycle = 276.30 say = 277 no. cycle
PROPOSED PARKING				NOS.	
CAR @ OPEN SURFACE				331	691 no. cars
CAR @ STILT				129	
CAR @ PODIUM				231	700 no. scooter
SCOOTER @ OPEN SURFACE				159	
SCOOTER @ STILT				541	
SCOOTER @ PODIUM				0	279 no. cycle
CYCLE @ OPEN SURFACE				92	
CYCLE @ STILT				187	
CYCLE @ PODIUM				0	

DWELLING UNIT CALCULATION						
NO. TOWER	NO. OF DU/FLOOR			TOTAL NO. OF DU/FLOOR	NO. OF TOTAL DU FLOOR IN TOWER	
	1BHK	2BHK	3BHK			
1 ACASIA	0	10	0	10	5	50
2 BASIL	0	10	0	10	5	50
3 HANNA-JASMINE	24	4	0	28	12	336
4 JUNIPER	12	4	0	16	12	192
5 CAMPHOR	0	10	4	14	12	168
6 GENISTA	0	6	0	6	12	72
7 KEY FLOWER	8	0	0	8	12	96
8 UG / EWS	UG=4	EWS=7		11	8	88
TOTAL DU.					1032	

(G1+G2+G3+G4+G5+G6+G7+G8+G9+G10+G11+G12+G13+G14+G15)
 (522.50+715.53+307.02+256.11+2838.02+55.66+332.35+86.30+14.20+52.76
 +30.73+61.12+29.53+64.90+409.4) = 8061.13 (22.90%)
 GREEN AT SURFACE
 (G1+G2+G3+G6+G7+G8+G9+G10+G11+G12+G13+G14+G15) = 2682 (7.6%)
 GREEN AT PODIUM (G4+G5) = 5399.13 (15.3%)



अनुमोदित

नगर विकास न्यास, भिवाडी भवन
दिनांक 2000 की धारा 8.15 के
द्वारा निर्देशों के अनुसार कार्यालय
संरक्षण का प्रस्तावित भवन में विशेष
प्रावधान रहता जावे अन्यथा 70 विं
न्यास द्वारा भवन निर्माता के विलुद्ध
निधनानुसार कार्यवाही की जायेगी।

नगर विकास खाता, पिपडी भवन
दिनांक 29.04 की धारा 12 के विधवा
पिपडी के अधिनियम के विधवा
विधान के विधवा के विधवा
भवन के विधान के विधान के
अध्याय 10 के विधान के विधान के
विधान के विधान के विधान के

इस मानचित्र का अनुमोदन किसी भी भांति प्रशानगत भूमि/भूखण्ड के प्राति स्वामित्व का प्रमाण-पत्र नहीं माना जावेगा। ओर न ही इससे किसी के स्वामित्व सम्बन्धी अधिकारी ही प्रभावित होंगे।

भारत सरकार की अधिसूचना दिनांक 14.09.2006 की पालना में राजस्व सरकार के परिपत्र दिनांक 04.02.2011 के अन्तर्गत 103100 वर्ग मीटर से अधिक का निर्माण प्राप्त करने से पूर्व "मर्यादाग्रण प्रमाण पत्र" अनापत्ति प्रमाण पत्र आवेदक द्वारा प्राप्त किया जाना अनिवार्य होगा।

Applicants Should get the construction checked at plinth level before proceeding for further construction.

पुं० लिंगादिभिरिति। वा० अ०

सौर ऊर्जा से पानी गरम करने का नियमानुसार प्रावधान किया जावे।

THESE PLANS ARE VALID
ONLY UPTO FIVE YEAR
FROM DATE OF ISSUE

पार्किंग क्षेत्र का उपयोग केवल पार्किंग हेतु किया जावेगा।

**Rain Water Harvesting Unit
Shall be Provided as per Rules.**

Adequate Light and Ventilation
to be Provided as per N.B.C.
Norms.

Parking Area Will Be UTI's Property

"जारी किये गये अनुमोदित मान-चित्रों में दर्शाये गये भवन निर्माण की संरचना (STRUCTURE) को दायित्व प्रार्थी का ही होगा।"

In Compliance of Layout Plan/
Building Plan Committee Dt. 7-4-77
One Set of Building Plans
Approved is Issued Along-With
Letter No. 5410-11171-a-17

For Shilpkar Housing Private Limited

सहायक नगर नियोजक
नगर विकास न्यास,
भिवाडी

वरिष्ठ नगर नियोजक
नगर विकास न्यास
भिवाडी (अलवर)

Sandeep Tandon
Architect
CA/97/21634

ARCHITECTS AND CONSULTANTS

AE STUDIO
an architectural design studio

B4/225, SAFDURJUNG ENCLAVE,
NEW DELHI-110029, Ph.- 011 28161136
E-Mail: info@aestudio.in, Web: www.aestudio.in



THIS DRAWING IS A "COPYRIGHT" OF THE ARCHITECT AND SHOULD NOT BE CHANGED, COPIED, REPRODUCED OR USED FOR ANY OTHER PURPOSE OR PROJECT OTHER THAN FOR WHICH IT IS ISSUED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

NOTES -

1. READ THIS DRAWING IN CONJUNCTION WITH OTHER DRAWINGS FOR THIS PROJECT.
2. DO NOT SCALE THIS DRAWING, ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
3. DISCREPANCY IF ANY MUST BE BROUGHT TO THE NOTICE OF THE ARCHITECT IMMEDIATELY.

CLIENT: M/S CITY LIFE SPACES PVT. LTD, N. DELHI
M/S SHILPKAR HOUSING PVT. LTD

PROJECT: HOUSING AT VILLAGE - THADA
TEHSIL - TIJARA, DISTT. ALWAR (RAJ.)

DRAWING TITLE: SITE PLAN

BUILDING FLOOR / BLOCK:

S.NO.	DATE	DRAWN BY
-------	------	----------

REVISION / COMMENTS

DRAWN BY: PANKAJ	DRAWING TYPE:	SHEET NO.: 
CHECKED BY: SANDEEP	SUB.	
SCALE: N.T.S.	DRAWING NAME:	
DATE: 15/07/2017	FINAL SITE PLAN SUBMISSION	
	FILE LOCATION: C:\Bentley\Drawings\PROJECT TO SEND TO SENDER\3017AUG.DWG\PROJECT	