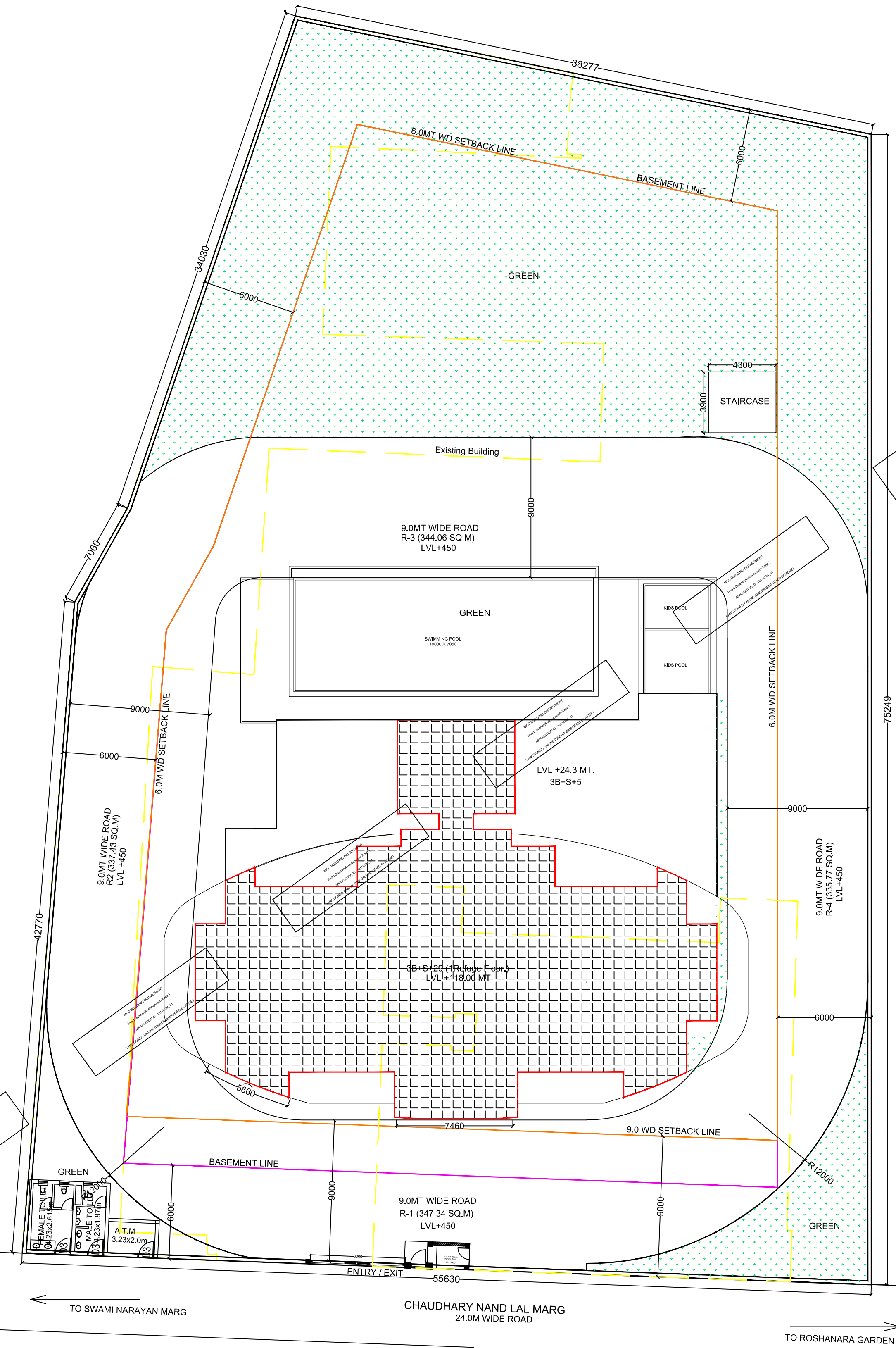


Detail Area Calculation			
1	Site Area	0.924 Acre	
		3740.91	Sq.Mt
FAR			
	Permissible FAR @ 2.0	7481.82	Sq.Mt
	Permissible FAR Area for EWS @ 15%	1122.27	Sq.Mt
	Additional FAR Area for community Facility 400 Sq.Mt or 0.6% of Permissible FAR	400.00	Sq.Mt
	Indoor Sports Area free from FAR	100.00	Sq.Mt
	Total	9104.09	Sq.Mt
2	Proposed RESIDENTIAL		
	Proposed FAR Area Residential	7476.39	Sq.Mt
	Proposed EWS FAR Area	562.50	Sq.Mt
	Proposed CSP FAR Area	561.69	Sq.Mt
	Total Proposed EWS/CSP FAR Area	1124.19	Sq.Mt
	All EWS Unit FAR Area between 25-39.9 Sq.mt.		
	Proposed Community Facility & Sports Facility	468.82	Sq.Mt
Height			
3	Permissible Height		NR
	NOC from AAI (vide NOC ID SAFD/NORTH/B/072021/562931)	125	Mt.
	Proposed Height	118	Mt.
Ground Coverage			
4	Site Area	3740.91	Sq.Mt
	Permissible Ground Coverage @ 33.30%	1245.72	Sq.Mt
	Proposed Ground Coverage	807.532	Sq.Mt
		(21.59%)	
Parking			
5	Permissible Parking, All DU's FAR area between 100-200 Sq.mt. (2 ECS/DU's)	88	ECS
	Permissible Parking For EWS Du' FAR Area < 40 Sq.mt (0.5 ECS/Du's)	15	ECS
	Total	103	ECS
	Proposed Parking		
	1st Basement Basement, Parking Area - 1290 sq.mt @ 32 sq.m	40.31	ECS
	2nd Basement, Parking Area - 1741 sq.mt @ 32 sq.mt	54.41	ECS
	3Rd Basement, Parking Area - 1246.6 sq.mt @ 32 sq.mt	38.96	ECS
	Total	133.68	ECS
Dwelling Unit			
6	Permissible Density @ 200DU's/HA	74.8	DU's
	Proposed Density	44	DU's
	Proposed Main DU's (FAR Area 100-200 Sq.mt)	44	DU's
	Proposed EWS DU's (FAR Area 25-39.9 Sq.mt.)	30	DU's
	Total DU's	74	DU's
Population			
7	Flat Population @4.5	198	Person
	EWS Population @2.5	75	Person
	Total	273	Person
Open Area/Green Area Calculation			
	NET PLOT AREA	3740.910	Sq Mts
	Proposed/Achieved Ground Coverage	807.530	Sq Mts
	Required open Green Area 50% of (NET plot area-Proposed Ground Coverage)	1466.690	Sq Mts
	Proposed/Achieved Ground Coverage	807.530	Sq Mts
	Road Area	1380.000	Sq Mts
	Area to be Substracted for calculating green area (a+b)	2187.530	Sq Mts
	Total Achieved/Proposed Green area	1553.380	Sq.mt
Basement Area			
9	1st Basement Area	1934.67	Sq.mt
	2nd Basement Area	2113.37	
	3rd Basement Area	1312.56	
	Proposed Service Area in Basement	857.59	Sq.mt
		(15.53%)	
Swachh Delhi (Toilet & ATM)			
10	Toilet (Male & Female)	9.0	Sq.mt
	ATM	8.78	Sq.mt
	Total	17.78	Sq.mt



NOTES FOR BASEMENT

- 1.Adequate ventilation shall be provided for the basement. The standard of ventilation shall be the same as required for the particular occupancy according to Building Bye Laws 7.14 and 8.4.5.
- 2.The walls and floors of basement shall be watertight and be so designed that the effect of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given.
- 3.Parking area, if misused, is liable to be municipalized/ taken over by the Local body/ Authority.

NOTES FOR STRUCTURE STABILITY

- 1.Certified that the building plans submitted to the satisfaction authority shall be designed for safety requirements.
- 2.It is also certified that the structural design shall be based on National Building Code, including safety from natural hazards, based on soil conditions (as per Soil Investigation REPORT ON JANUARY, 2018 prepared by GROUND ENGINEERING LTD., NCT, GREENPARK, NEW DELHI-110016) will be taken into consideration and would be duly incorporated in structural drawings of the building to be constructed.

NOTES FOR NOUISSANCE AND DEBRIS REMOVAL

- 1.Certified that no objection, demolition or material alteration in and the drainage system shall be carried out/ executed by me under my supervision/ engineering for GROUP HOUSING AT DIT Industrial area, Noida, Uttar Pradesh. I certify that all the materials (type and grade) and workmanship of the work shall be in accordance with the specifications mentioned throughout the work, and shall be carried out according to structural design approved in sanctioned plans and which also includes the services like drainage, sanitary, water supply, electric and fire safety no non-compounding deviations shall be carried out during the course of construction.
- 2.Certified that the Debris during the construction will be removed on weekly basis. If the same is not done, in that case local body shall remove the materials and the cost with penalty be recovered from me.
- 3.Certified that during construction I shall properly screen the construction site off the main road by means of erecting a screen wall not less than 8 feet, in height from the ground level which shall be painted to avoid unpleasant look from the road side. In addition to this, a net or some other protective material shall be hoisted at the facade of the building to ensure that any falling material remains within the protected area.
- 4.Certified that noise related activities would not be taken up for construction at night during 10 P.M. to 6 A.M.

NOTES FOR RAIN WATER HARVESTING

- 1.Certified that building plans for approval satisfy the water harvesting requirements as well as minimum anticipated discharge of waste water as stipulated/ under clauses 22.4.12.4.2 and the information given therein accurately/ corrected to the best of our knowledge and undertaking
- 2.Efficient water recycling system shall be incorporated at site. The recycle water shall be used for horticulture purposes.

NOTES FOR GREEN BUILDING

- 1.Water Conservation and Management
 - (a) Rain Water Harvesting (by Recharge), (b) Waste Water Recycle and Reuse, (c) Reduction of Hardscape shall be provided.
- 2.Solar Energy Utilization
 - (a) Installation of Solar Assisted Water Heating Systems shall be provided.
- 3.Energy Efficiency
 - (a) Energy efficiency in HVAC systems shall be provided.
- 4.Waste Management
 - (a) Segregation of Waste shall be provided.

NOTES FOR ZERO WASTE MEASURES

- 1.Separate coloured bins to collect dry waste (paper, plastic, metals, glass etc.) and wet waste organic as applicable. Allocate dedicated space for a centralized facility to divert the collected waste, before transferring for recycling/ disposal. Provide separate bins for safe disposal of hazardous waste batteries, E-waste, Lamps, Medical Waste etc.) as applicable at the centralized facility shall be provided. The project shall follow the hazardous Waste Management guidelines as prescribed by the MoEF & CC, Government of India.

NOTES FOR SERVICES

- 1.Recycling of treated waste water with separate lines for potable water and recycled water. Dual piping system to be introduced.
- 2.Ground water recharge through rain water harvesting, conserving water and recycled water.
- 3.Treated sewage effluent should be recycled for non potable uses like gardening, washing of vehicles, cooling towers, etc.
- 4.Libraries such as, underground water storage tank, roof-top water harvesting system, separate dry and wet dustbins etc. shall be provided within the plot.
- 5.Provision of cavity walls , atriums, shading devices in building will be encouraged to make them energy efficient.
- 6.Solar heating system will be provided.

ENVIRONMENTAL CONDITIONS FOR BUILDINGS AND CONSTRUCTIONS

1.Topography and Natural Drainage

The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site. No construction is allowed on wetland and water bodies. Check dams, bio, swales, landscape and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.

2.Water Conservation, Rain Water Harvesting and Ground Water Recharge

- (a) Use of water efficient appliances shall be promoted. The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Bye-Laws, 2016.

A rain water harvesting plan needs to be designed where the recharge boxes (minimum one recharge box per 5000 square meters of built up area) is recommended. Storage and reuse of the rain water harvested should be promoted. In areas where ground water recharge is not feasible the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority. All recharge should be limited to shallow aquifer.

- (b) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with the least 50% opening, landscape etc. would be considered as pervious surface.

3.Waste Management

- (a) Solid waste: Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste.
- (b) Sewage: In areas where there is no municipal sewage network, onsite treatment systems should be installed. Natural treatment systems which integrate with the landscape shall be promoted. As far as possible treated effluent should be reused. The excess treated effluent shall be discharged following the CPCB norms.

Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewage and Sewage Treatment Systems, 2013 d) Waste (Management) Rules 2016 and the Plastic Waste (Management) Rules 2016 shall be followed.

4.Energy

Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be Light Emitting Diode (LED). Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand, load or as per the state level / local building bye-laws requirement, whichever is higher. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building of as per the requirement to meet its hot water demand from solar water heaters, as far as possible. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof overhangs shall be as per ECBC specifications.

5.Air Quality and Noise

(a) Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust / wind breaking walls all around the site (at least 3 meter height). Plastic / tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask. For indoor air quality the ventilation provisions as per National Building Code of India shall be made.

- (b) The location of the DCS set and exhaust pipe height shall be as per the provisions of the CPCB norms.

6.Green Cover


- (a) A minimum of 1 tree for every 80 square meters of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.
- (b) Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (ie planting of 3 trees for every 1 tree that is cut) shall be done and maintained.

Door-Window Schedule (Typical Floor)							
S.No.	Type	Width	Height	Cill	Lintel		Remarks
1	D1	1200	2400	0	2400		
2	D2	1050	2400	0	2400		
3	D3	750	2400	0	2400		
4	DW1	2400	2400	0	2400		
5	DW2	1675	2400	0	2400		
6	DW3	1200	2400	0	2400		
7	DW4	1200	2400	0	2400		
8	DW5	1525	2400	0	2400		
9	W1	2000	1500	900	2400		
10	W2	1500	1500	900	2400		
11	W3	1500	1500	900	2400		
12	V1	600	1800	600	2400		
13	V2	600	1350	1050	2400		
14	FCD1	1710	2400	0	2400		2 Hr. Fire Door
15	FCW	1500	1500	900	2400		2Hr. Fire rated Window

FAR & NON-FAR DETAILS_FLOOR WISE OF ALL BLOCKS												
TYPE	RESIDENTIAL TOWERS					EWS			FACILITIES		BASEMENT	TOTAL
BUILDING BLOCKS	TOWER					EWS			COMMUNITY CENTRE		Basement Area	BUILT-UP AREA (Residential + (Facilities)+ Basement) in Total
	FAR	NON-FAR	CSP FAR	BALCONY AREA	BUILT-UP AREA	FAR	NON-FAR	BUILT-UP AREA	FAR	NON-FAR	NON-FAR	
	SQ. MT	SQ. MT			SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT	SQ. MT
3RD BASEMENT											1312.56	1312.56
2ND BASEMENT											2113.37	2113.37
1ST BASEMENT											1934.64	1934.64
Stilt / Ground LVL												978.44
1st LVL	0.00	459.81	0.00	0.00	459.81	187.50	0.00	187.50				647.31
2nd LVL	0.00	451.81	224.08	84.88	760.77	187.50	0.00	187.50				948.27
3rd LVL	0.00	451.81	224.08	84.88	760.77	187.50	0.00	187.50	0.00	0.00		948.27
4th LVL	0.00	430.57	113.54	31.29	575.40		210.52		186.67	0.00		972.59
5th LVL	0.00	0.00	0.00		0.00				282.15	412.08		694.23
6th LVL	338.81	134.19	0.00	110.76	583.75							583.75
7th LVL	338.81	134.19	0.00	110.76	583.75							583.75
8th LVL	338.81	134.19	0.00	110.76	583.75							583.75
9th LVL	338.81	134.19	0.00	110.76	583.75							583.75
10th LVL	338.81	134.19	0.00	110.76	583.75							583.75
11th LVL	338.81	134.19	0.00	110.76	583.75							583.75
12th LVL	338.81	134.19	0.00	110.76	583.75							583.75
13th LVL	338.81	134.19	0.00	110.76	583.75							583.75
14th LVL	338.81	134.19	0.00	110.76	583.75							583.75
15th LVL	338.81	134.19	0.00	110.76	583.75							583.75
16th LVL	338.81	134.19	0.00	110.76	583.75							583.75
17th LVL	338.81	134.19	0.00	110.76	583.75							583.75
18th LVL	338.81	134.19	0.00	110.76	583.75							583.75
19th LVL	338.81	134.19	0.00	110.76	583.75							583.75
20th LVL(Fire check)	0.00	583.75	0.00		583.75							583.75
21st LVL	338.81	134.19	0.00	110.76	583.75							583.75
22nd LVL	338.81	134.19	0.00	110.76	583.75							583.75
23rd LVL	338.81	134.19	0.00	110.76	583.75							583.75
24th LVL	338.81	134.19	0.00	110.76	583.75							583.75
25th LVL	338.81	134.19	0.00	110.76	583.75							583.75
26th LVL	338.81	134.19	0.00	110.76	583.75							583.75
27th LVL	338.81	134.19	0.00	110.76	583.75							583.75
28th LVL	218.57	134.58	0.00	107.93	353.15							461.05
29th LVL	142.81	150.67	0.00	107.93	293.48							401.40
Terrace					146.50							146.50
TOTAL	7476.39	5480.91	561.69		16192.40	562.50	210.52	562.50	468.82	412.08	5360.57	24401.15

SUBMISSION DRAWING

PROJECT Group Housing on Kharsa no 219/220 part at Sindhora kalan Village Near Gulabi Bagh Delhi-110007
SHRI SANJAY SURANA, SURAJMAL SURANA & CHANDRIKA SURANA

		SITE PLAN	
		SCALE 1:200	
OWNER SIGN.	ARCHITECT SIGN.	ALL DIMENSION IN MTS.	
ARCHITECT		STRUCTURE SIGN	
 GIAN P. MATHUR AND ASSOCIATES (P) LTD. C-102, B-12, Sector-10, Noida-201305 Ph: 011-46209299, 46209512 Email: info@gpmindia.com Website: www.gpmindia.com			
DRAWING NO - 01		DATE - 15-02-2024	
ALL DRAWINGS ARE AS PER UBBL-2016(AMENDED TILL 2021)/MPD-2021			

