

Phase - II

PARKING CALCULATION			
REQUIRED PARKING = 1 BCP PER 40 SQM OF PERMISSIBLE F.A.R. AREA			
TOTAL	4985		4985
SURFACE + COMMERCIAL PARKING (A)	20	135.00	CARS
PARKING PROVIDED IN BASEMENT-1 (B)	18	2175	CARS
PARKING PROVIDED IN BASEMENT-2 (C)	30	1017	CARS
PARKING PROVIDED IN BASEMENT-3 (D)	1000	304	CARS
PARKING PROVIDED IN STILT AREA (E)	3065	109	CARS
TOTAL PARKING PROVIDED	1000 (2) + (3) + (4) + (5)	4600.85	CARS

REVISED SANCTION DRAWING			
PLOT NO - GH-65, SECTOR 121, NOIDA, U.P.			
S.NO.	PARTICULARS	F.A.R.	SQM
1	TOTAL PLOT AREA (AS PER BASE PLAN)		99820.00
2	PERMISSIBLE F.A.R. FOR GROUP HOUSING (A)	3.5	349370.00
3	5% ADDITIONAL F.A.R. FOR GREEN BUILDING CERTIFICATION (B)	5.0%	17468.50
4	TOTAL - (A) + (B)	3.675	366838.50
5	PROPOSED AREA AS PER (C+B) (C.S.)	3.675	366837.46
6	F.A.R. ACHIEVED FOR RESIDENTIAL		363344.16
7	F.A.R. ACHIEVED FOR COMMERCIAL		3493.30
8	PERMISSIBLE 15% AREA FOR SERVICE F.A.R. (D.S.)	15%	5491.50
9	PROPOSED AREA IN 15% FACILITY AREA FOR HOUSING - FIRE STAIRCASE - LIFT LOBBY AREA - LIFT SHAFTS - SERVICES SHAFTS - CLIPBOARD - GUARD ROOM - S.T. P - U.G. WATER TANK - COMMUNITY CENTRE		53491.66
10	PERMISSIBLE GROUND COVERAGE	50%	39910.00
11	PROPOSED GROUND COVERAGE	36.875%	36832.485
12	PERMISSIBLE AREA IN F.A.R. FOR COMMERCIAL 100% OF PERMISSIBLE F.A.R.	100%	3493.30
13	PROPOSED COMMERCIAL F.A.R. AREA		3493.30
14	PROPOSED COMMERCIAL F.A.R. AREA		3493.30
15	PERMISSIBLE DENSITY		
16	PROPOSED DENSITY	3300.00 PPH	
17	PROPOSED NO. OF UNITS	3007	
18	PROPOSED NO. OF SERVANT UNITS	15	
19	PROPOSED NO. OF PERSONS @ 4.5 PERSON PER UNIT	13508.5	
20	PROPOSED NO. OF SERVANT UNITS @ 2.25 PERSON PER UNIT	0.0	
21	PROPOSED TOTAL NO. OF PERSONS	13508.5	
22	NO. OF PARKING REQUIRED - 15% PARKING SPACE PER 80 SQM OF PERMISSIBLE F.A.R. AREA	80	4585
23	NO. OF PARKING PROVIDED		4600
24	OPEN AREA - PLOT AREA - PROPOSED GROUND COVERAGE		73497.514
25	LANDSCAPE AREA REQUIRED - MIN. 50% OF OPEN AREA		36748.757
26	LANDSCAPE AREA PROPOSED		34850.345
27	NO. OF TREES REQUIRED - 1 TREE PER 100 SQM OF OPEN AREA		734.975
28	NO. OF TREES PROVIDED		850
29	90% TREES ARE EVER GREEN		423
30	PROPOSED STILT AREA		6000.000
31	PROPOSED BASEMENT AREA - 1	62754.054	
32	PROPOSED BASEMENT AREA - 2	62754.054	
33	PROPOSED TOTAL BASEMENT AREA (1 + 2)	125508.108	

Total Prop. Cont. Area = F.A.R. + Servant + Basement + Stilt
 = 366837.46 + 51401.66 + 125469.30 + 6679.00 = 551407.396 Sqm

St. No Description Symbol
 1 Area to be developed
 2 Tower to be completed

AREA STATEMENT FOR 15% F.A.R. AREA			
PLOT AREA		99820	SQM
PERMISSIBLE F.A.R.		3.5	
PERMISSIBLE F.A.R. AREA =	99820 X	3.5	349370
PERMISSIBLE 15% F.A.R. AREA =	0.15 X	349370	52405.5
ACHIEVED 15% F.A.R. AREA =		53491.66	SQM

Sl. No.	Description	Symbol	Area (Sqm)	Remarks
1	Area to be developed		349370.00	
2	Tower to be completed		53491.66	
3	Open Area		73497.51	
4	Landscaped Area		34850.35	
5	Stilt Area		6000.00	
6	Basement Area		125508.11	
7	Total Proposed Area		551407.39	

923

NORTH POINT

INDEX PREVIOUS SANCTION :-

PROPOSED SANCTION :-

Sl. No.	Description	Symbol	Area (Sqm)	Remarks
1	Open Area		73497.51	
2	Landscaped Area		34850.35	
3	Stilt Area		6000.00	
4	Basement Area		125508.11	
5	Total Proposed Area		551407.39	

SUBMISSION DRAWING

IV COUNTY PVT. LTD.

Geo County

PROJECT NO. GH-65, SECTOR 121, NOIDA, U.P.

DATE: 30.03.2023 PROJECT NO: GH-65, SECTOR 121, NOIDA, U.P. DRAWN BY: [Signature] CHECKED BY: [Signature] APPROVED BY: [Signature]

MASTER PLAN

OWNER SIGN: [Signature] AUTH. SIGN: [Signature]

TOWN PLANNER SIGN: [Signature]

TOWN PLANNER

CONFLUENCE

DATE: 30.03.2023 PROJECT NO: GH-65, SECTOR 121, NOIDA, U.P. DRAWN BY: [Signature] CHECKED BY: [Signature] APPROVED BY: [Signature]

5-002

This drawing is to be used for the purpose of the project only.

IV County Pvt. Ltd.

Auth. Sign.

IV County Pvt. Ltd.
Auth. Sign.