

७३५९
सचिव
नगर विकास न्यास
भिवाडी (अलवर)

For ASHIANA HOUSING LTD.
Authorised Signatory

APPROVED IN 25th L.P.C. MEETING DATED 10-04-2014
PROPOSED SITE PLAN FOR RESIDENTIAL GROUP HOUSING
AT KHASRA NO -779, 780, 782, 925 /829, 781, 783, 927 / 844,929 /828 AT VILLAGE
MILKAPUR GUJJAR, TEH TIJARA, DISTT. ALWAR (RAJ.)

<u>PLOT FOR RESIDENTIAL</u>	
1. Total plot area as per revenue	= 56,667.00 SqM.
2. Total plot area as per survey plan	= 53,325.56 SqM.
3. Land Surrender in 30M wide road area	= 2295.17 SqM.
4. Remaining plot area=53325.56 - 2295.17	= 51030.39 SqM.
5. 5% Area For Facilities	= 2551.51 SqM.
6. Net Plot Area	= 48478.88 Sqmt

युजस्थान टाउनशिप पोलिसी
BUILDING PARAMETERS
 MINIMUM SET BACKS 20' (6.096 M)
 MAXIMUM COVERAGE = 35 %
 STANDARD FAR = 1.33
 OTHER BUILDING PARAMETERS SHOULD BE
 AS PER GREATER BHIWADI BUILDING BYE
 LAWS-2013

TPA
U.I.T. BHIWADI

J.E.N.
U.I.T. BHIWADI

35.
ATP
U.I.T. BHIWADI

PATWARI/TEHSILDER
U.I.T. BHIWADI

22
AEN / EXEN.
U.I.T. BHIWADI

STP.
U.I.T. BHIWADI

36/2
SECTY. 19/5
U.I.T. BHIWADI

URBAN IMPROVEMENT TRUST, BHIWADI

TALL GUIDELINES/PARAMETERS OF
NGT (NATIONAL GREEN TRIBUNAL)
COURT SHALL BE FOLLOWED.

अनुमोदित

नगर विकास न्यास, भिवाडी भवन
विनियम 2009 की धारा 8.16 के
अनुसार भवन के आकार, ऊँचाई,
खंडों का प्रस्तावित भवन में दिशा
प्रमाण दस्तावेज अनिवार्य रूप से
न्यास द्वारा भवन निर्माण के विरुद्ध
निषेधकारी कार्यवाही की जायेगी।

नगर विकास न्यास, भिवाडी भवन
विनियम 2009 की धारा 12 के अन्तर्गत
निर्माण के आकार, ऊँचाई, खंडों से
विपरीत दिशाओं के निर्माण प्रस्तावित
भवन में निर्माण प्रमाण दस्तावेज
अनिवार्य रूप से न्यास द्वारा भवन निर्माण के
विरुद्ध निषेधकारी कार्यवाही की जायेगी।

विद्युत सेवा में नलकारी एच.जल, निकास
अनिवार्य और उपाय नेशनल बिल्डिंग कोड
अनिवार्य के प्रावधानों भवन निर्माण के
प्रावधानों/सम्बन्धित विभागों के प्रावधानों को
सुनिश्चित किया जायेगा।

इस भवन का अनुमोदन किसी भी
भाषा में भवन निर्माण के प्रावधानों के प्रावधानों
अनिवार्य रूप से न्यास द्वारा भवन निर्माण के
विरुद्ध निषेधकारी कार्यवाही की जायेगी।

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

भारत सरकार की अधिसूचना दिनांक 14.03.2005
की धारा 16 में उल्लेख के अनुसार दिनांक
04.02.2011 के अनुसार 2009 की धारा 8.16 के
अनुसार भवन के आकार, ऊँचाई, खंडों से
विपरीत दिशाओं के निर्माण प्रस्तावित
भवन में निर्माण प्रमाण दस्तावेज अनिवार्य रूप से
न्यास द्वारा भवन निर्माण के विरुद्ध निषेधकारी
कार्यवाही की जायेगी।

Parking Area Will Be UTI's Property

"जारी किए गये अनुमोदन मत-विरोध में लाई
गये भवन निर्माण की संरचना (STRUCTURE)
की दृष्टि से धर्म का है होगा।"

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

Rain Water Harvesting Unit
Shall be Provided as per Rules.

पार्किंग क्षेत्र का उपयोग केवल
पार्किंग हेतु किया जायेगा।

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

सौर ऊर्जा से पानी गर्म करने का
नियमानुसार प्रावधान किया जायेगा।

In Compliance of Layout Plan/
Building Plan Committee D.L.R. 15
One Set of Building Plans
Approved is Issued Along With
Letter No. 152-D.L.R. 15

पेड़ लगाओ-हरियाली बढ़ाओ

PLOT DETAILS

Proposed Residential Group housing Ashiana Tarang
at Bhiwadi, ASHIANA HOUSING LTD.
Khasra No. 779, 780, 781, 782, 783, 925 / 829, 927 / 844,
929 / 828 Village :- Milakpur Gujar Teh. Tijara ; Dist
Alwar Rajasthan

Project:
Ashiana Tarang at Bhiwadi

Developer:
ASHIANA HOUSING LTD

Sheet title:
MAIN SITE PLAN

SCALE: 1:750

For ASHIANA HOUSING LIMITED

Authorised Signatory

SIGNATURE OF AUTHORITY SIGNATURE OF ARCHITECT

सहायक नगर नियोजक
नगर विकास न्यास,
भिवाडी

वरिष्ठ नगर नियोजक
नगर विकास न्यास
भिवाडी (अवर)

For ASHIANA HOUSING LTD.
Authorised Signatory

OPEN LAND

OPEN LAND

OPEN LAND

AREA STATMENT CHART

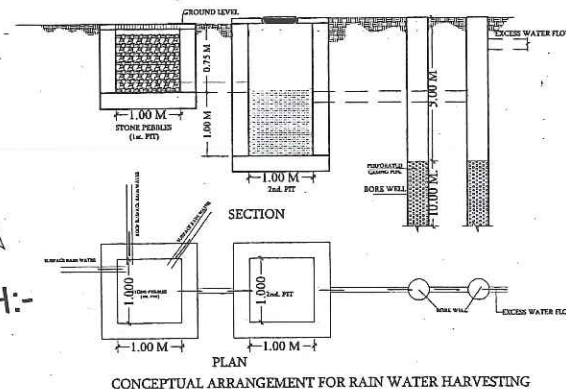
Floor Wise Built-up Area & F A R Area			BLOCK BUILT-UP AREA (SqM) F A R AREA (SqM)	
FLOOR WISE	PER FLOOR BUILT-UP AREA	PER FLOOR F A R AREA	A1 TO A8	82,008.448
BASEMENT FLOOR	3156.13 SqM.		B1 & B2	11,893.60
GROUND FLOOR	2928.34 SqM. (In All blocks)	189.78 SqM.	C	5,002.16
1st FLOOR	9646.342 SqM.	6573.442 SqM.	D	1,143.41 (CLUB HOUSE)
2nd FLOOR	9239.612 SqM.	6573.442 SqM.	E	10,251.056
3rd FLOOR	9239.612 SqM.	6573.442 SqM.	Basement	3156.13
4th FLOOR	9239.612 SqM.	6573.442 SqM.	PODIUM below parking	785.39
5th FLOOR	9239.612 SqM.	6573.442 SqM.	TOTAL	1,14,240.194 SqM.
6th FLOOR	9239.612 SqM.	6573.442 SqM.		79,071.084 (Residential & Commercial)
7th FLOOR	9239.612 SqM.	6573.442 SqM.		
8th FLOOR	8614.342 SqM.	6573.442 SqM.		
9th FLOOR	8614.342 SqM.	6573.442 SqM.		
10th FLOOR	8614.342 SqM.	6573.442 SqM.		
11th FLOOR	8614.342 SqM.	6573.442 SqM.		
12th FLOOR	8614.342 SqM.	6573.442 SqM.		
TOTAL	1,14,240.194 SqM.	79,071.084 SqM.		

tree req.
150 SqM. 1 tree req.
total plot area 48478.88 SqM.
say 48478.88 / 150 = 323.19 Req.
say = 324
provided = 330 nos
total green buffer area = 11,217.805 SqM

HARVESTING REQ.
net plot area = 48,478.88 SqM
therefore 1000 sqmt per
one harvesting chamber req.
48,478.88/1000 = 48.47 req.
SAY = 48
provided = 49 nos
under ground water tank req.
Total F A R Area = 79,071.084 SqM
therefore 10,000 sqmt
F A R per 20,000 Lit Req.
No of Water Tank
Provided 4 Nos

GREEN AREA STATEMENT	
GREEN-1	5573.955 sq.mt.
GREEN-2	4855.69 sq.mt.
GREEN-3 (PODIUM)	788.16 Sq.mt
TOTAL	11,217.805 sq.mt.

SERVICE AREA STATEMENT	
GUARD RM	11.76 sq.mt.
STP	553.85 Sq.Mt
D G	80.00 Sq.Mt
ESS	198.01 Sq.mt
GAS BANK	202.37 Sq.mt
TOTAL	1045.99 sq.mt.



CONCEPTUAL ARRANGEMENT FOR RAIN WATER HARVESTING

Future Development

Tarang Ph-2 Said project

TALL GUIDELINES/PARAMETERS OF NGT (NATIONAL GREEN TRIBUNAL) COURT SHALL BE FOLLOWED.

अनुमोदित

OPEN LAND

Future Development

Entry & Exit for Ph-1, Ph-2 & Tarang Plaza

Tarang Ph-1 Rera Registered

Tarang Plaza Rera Registered

Future Development

OPEN LAND

पार्किंग क्षेत्र का उपयोग केवल पार्किंग हेतु किया जावेगा।

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

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

In Compliance of Layout Plan/ Building Plan Committee D/LR-3-15 One Set of Building Plans Approved in Issued Along With Letter No. 551/52-Dt. 16.2.16

पेड़ लगाओ-हरियाली बढ़ाओ

PLOT DETAILS

Proposed Residential Group housing Ashiana Tarang at Bhiwadi, ASHIANA HOUSING Ltd. Khasra No. 779,780,781,782, 783, 925/829, 927/844, 929/828 Village :- Milakpur Gujrat Teh. Tijara ; Dist Alwar Rajasthan

Project: Ashiana Tarang at Bhiwadi

Developer: ASHIANA HOUSING LTD

Sheet title: MAIN SITE PLAN

SCALE: 1:750

For ASHIANA HOUSING LIMITED

Authorised Signatory

SIGNATURE OF AUTHORITY



For ASHIANA HOUSING LIMITED

Authorised Signatory

SIGNATURE OF ARCHITECT

सहायक नगर नियोजक नगर विकास न्यास, भियाडी

वरिष्ठ नगर नियोजक नगर विकास न्यास भियाडी (अलवर)

For ASHIANA HOUSING LTD.

Authorised Signatory

AREA STATMENT CHART

Floor Wise Built-up Area & F.A.R. Area			BLOCK BUILT-UP AREA (SqM) F.A.R. AREA (SqM)		AREA DETAILS:- PLOT DETAILS 1. Total plot area as per revenue = 56,667.00 SqM. 2. Total plot area as per survey plan = 53,325.56 SqM. 3. Surrender in 30M wide road area = 2295.17 SqM. 4. Remaining plot area = 53,325.7256 - 2295.17 = 51,030.59 SqM. 5. 2% Area for Facilities = 2,551.51 SqM. 6. Net Plot Area = 48,478.88 SqM
FLOOR WISE	PER FLOOR BUILT-UP AREA	PER FLOOR F.A.R. AREA	A1 TO A8	82,008.448	
BASEMENT FLOOR	3156.13 SqM.		B1 & B2	11,893.60	62,106.048 SqM.
GROUND FLOOR	2828.34 SqM. (In All blocks)	189.78 SqM.	C	5,002.16	9,012.00 SqM.
1st FLOOR	9646.342 SqM.	6573.442 SqM.	D	1,143.41 (CLUB HOUSE)	189.78 SqM (Commercial)
2nd FLOOR	9239.612 SqM.	6573.442 SqM.	E	10,251.056	7,763.256 SqM
3rd FLOOR	9239.612 SqM.	6573.442 SqM.	Basement	3156.13	
4th FLOOR	9239.612 SqM.	6573.442 SqM.	PODIUM below parking	785.39	
5th FLOOR	9239.612 SqM.	6573.442 SqM.	TOTAL	1,14,240.194 SqM.	79,071.084 (Residential & Commercial)
6th FLOOR	9239.612 SqM.	6573.442 SqM.	EWS & LIG BUILT-UP AREA Req.		RESIDENTIAL F.A.R. AREA = 78,881.304 SqM
7th FLOOR	9239.612 SqM.	6573.442 SqM.	TOTAL F.A.R. AREA = 79,071.084 SqM.		COMMERCIAL AREA 3% PERMISSIBLE (78881.304) = 2366.439 SqM.
8th FLOOR	8614.342 SqM.	6573.442 SqM.	TOTAL EWS & LIG BUILT-UP AREA PROVIDED = 3938.47 SqM.		COMMERCIAL AREA UTILIZES = 189.78 SqM.
9th FLOOR	8614.342 SqM.	6573.442 SqM.	PER FLOOR EWS UNIT = 9 NOS X 7 FL + 5 unit Gr.FL = 68 unit.		
10th FLOOR	8614.342 SqM.	6573.442 SqM.	PER FLOOR LIG UNIT = 04 NOS X 7 FL + 3 unit Gr.FL = 31 UNIT.		
11th FLOOR	8614.342 SqM.	6573.442 SqM.	TOTAL LIG & EWS UNIT = 99 NOS		
12th FLOOR	8614.342 SqM.	6573.442 SqM.	EWS BUILT-UP AREA = 34,800 X 88 = 2544.40 SqM.		SERVICES AREA 7% PERMISSIBLE (48,478.88) = 3393.52 SqM.
			TOTAL LIG & EWS UNIT = 192.07 SqM.		SERVICES AREA UTILIZES = 1045.99 SqM. (SIP, ESS & DG ETC)
			TOTAL LIG & EWS BUILT-UP AREA = 3938.47 SqM.		
			PER FLOOR EWS UNIT = 9 NOS X 7 FL + 5 unit Gr.FL = 68 unit.		
			PER FLOOR LIG UNIT = 04 NOS X 7 FL + 3 unit Gr.FL = 31 UNIT.		
			TOTAL LIG & EWS UNIT = 99 NOS		
			TOTAL	1,14,240.194 SqM.	79,071.084 SqM.

tree req. 150 SqM. 1 tree req. total plot area 48478.88 SqM. say 48478.88/150 = 323.19 Req. say = 324 provided = 330 nos total green buffer area = 11,217.805 SqM

HARVESTING REQ. net plot area = 48,478.88 SqM therefore 1000 sqmt per one harvesting chamber req. 48,478.88/1000 = 48.47 req. SAY = 48 provided = 49 nos under ground water tank req. Total F.A.R. Area = 79,071.084 SqM therefore 10,000 sqmt F.A.R. per 20,000 Lit Req. No of Water Tank Provided 4 Nos

GREEN AREA STATEMENT		SERVICE AREA STATEMENT	
GREEN-1	5573.955 sq.mt.	GUARD RM	11.76 sq.mt.
GREEN-2	4855.69 sq.mt.	STP	553.85 Sq.Mt
GREEN-3 (PODIUM)	788.16 Sq.mt	DG	80.00 Sq.Mt
TOTAL	11,217.805 sq.mt.	ESS	198.01 Sq.mt
		GAS BANK	202.37 Sq.mt
		TOTAL	1045.99 sq.mt.

