अनुमोदित

In Compliance of Layout Plan/ Building Plan [illegible] Dt. 3/1/17
Dna Set [illegible]
Approved [illegible]
Letter No. 10703 [illegible] 28/11/13

Rain Water Harvesting Unite Shall be Provided as per Rules.

पार्किंग क्षेत्र का उपयोग केवल पार्किंग हेतु किया जायेगा।

पेड़ लगाओ–हरियाली बढ़ाओ

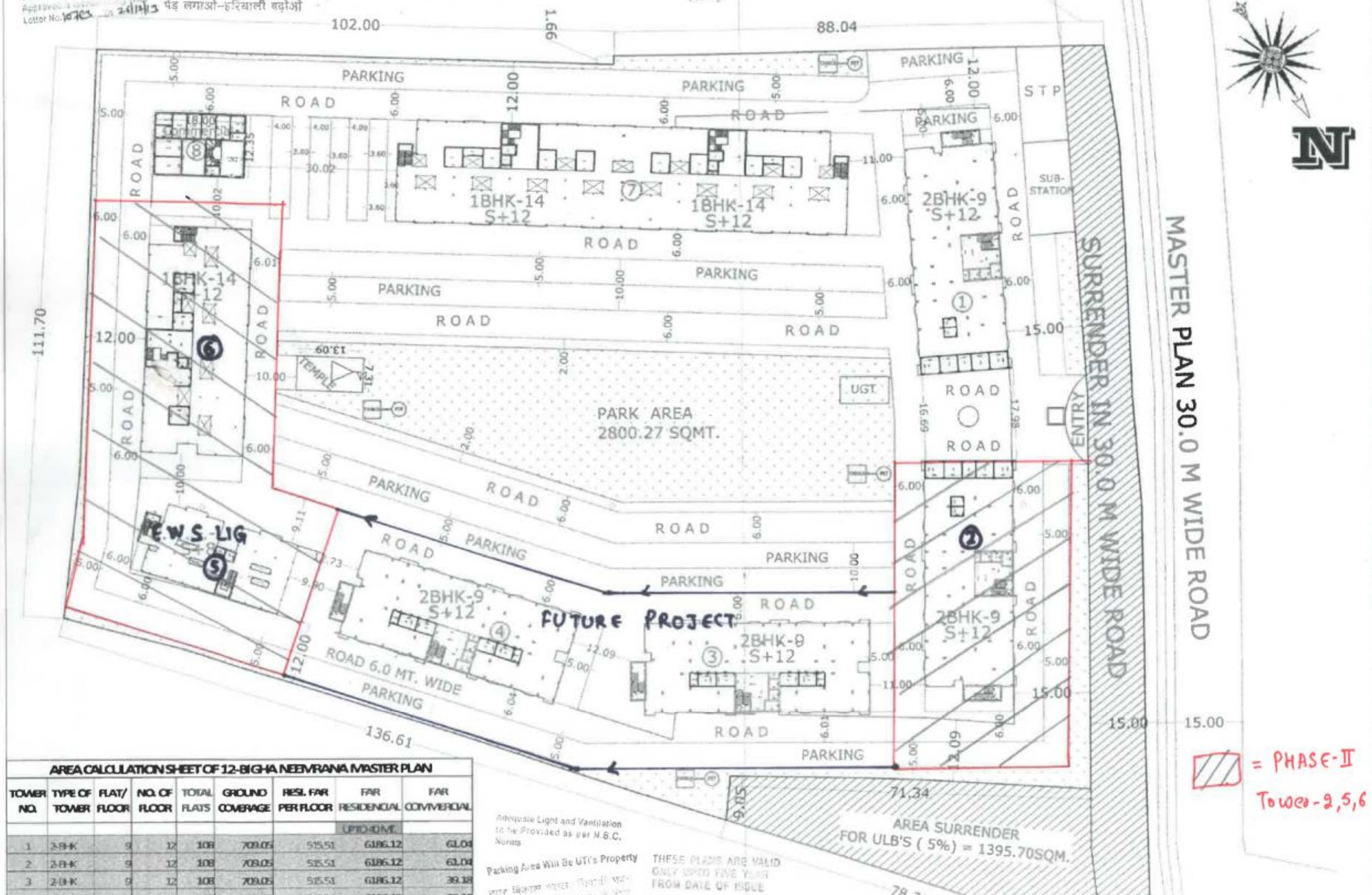
Applicants Should get the construction checked at plinth level before proceeding for further construction.

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

विद्युत लाइन से सुरक्षित दूरी, जल, मल निकास [illegible] सुविधाओं [illegible]

नगर विकास न्यास, भिवाड़ी प्रदत्त [illegible]

इस मानचित्र का अनुमोदन किसी भी भाति प्रश्नगत भूमि/भूखण्ड के प्रति स्वामित्व का प्रमाण-पत्र नहीं माना जायेगा। अतः न ही इससे किसी के स्वामित्व सम्बन्धी अधिकारों को प्रभावित करेगा।



▨ = PHASE-II
Tower-2,5,6

AREA CALCULATION SHEET OF 12-BIGHA NEEMRANA MASTER PLAN

TOWER NO.	TYPE OF TOWER	FLAT/ FLOOR	NO. OF FLOOR	TOTAL FLATS	GROUND COVERAGE	RESI. FAR PER FLOOR	FAR RESIDENCIAL	FAR COMMERCIAL
							UPTO 40 MT.	
1	2-BHK	9	12	108	709.05	515.51	6186.12	61.04
2	2-BHK	9	12	108	709.05	515.51	6186.12	61.04
3	2-BHK	9	12	108	709.05	515.51	6186.12	39.18
4	2-BHK	9	12	108	709.05	515.51	6186.12	39.18
5	EWS & LIG	9	8	72	364.92		0.00	
6	1-BHK	14	12	168	761.79	588.424	7061.09	58.80
7	1-BHK	28	12	336	1530.69	1176.848	14122.18	117.60
8	COMMERCIAL			0	222.30	-	-	841.00
TOTAL	-	-	-	1008	5811.90	-	45927.74	1217.84
	OCF BUILTUP AREA (FREE OF FAR)							885.78
	TEMPLE BUILTUP AREA (FREE OF FAR)				96.00			96.00
					TOTAL BUITUP AREA OF OCF			981.78

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

Parking Area Will Be UIT's Property

नगर विकास न्यास, भिवाड़ी [illegible]

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

[illegible] जारी होगा।

"जारी किये गये अनुमति [illegible] (STRUCTURE) का दायित्व [illegible] होगा।"

①

उदयपाल
सहायक नगर नियोजक
नगर विकास न्यास,
भिवाड़ी

वरिष्ठ नगर नियोजक
नगर विकास न्यास
भिवाड़ी (अलवर)
28/11/2020

For Apna Ghar Buildwell (P) Ltd.
Authorised Signatory

AREA CALCULATION DETAIL

TOTAL PLOT AREA		29695.14	SQMT.	
AREA UNDER ROAD WIDENING		1381.14	SQMT.	
5% AREA SURR. FOR FACILITY		1395.70	SQMT.	
NET PLOT AREA		26918.30	SQMT.	
PERMISSIBLE GROUND COVERAGE	35% @ 26918.30	9421.41	SQMT.	
PERMISSIBLE OCF AREA	5% @ ACHIEVED FAR	2366.79	SQMT.	5.00%
PERMISSIBLE FAR	1.87 @ 26918.30 1.00@ 1781.14	50309.43	SQMT.	1.98%
3% COMMERCIAL FAR	3% @ 50309.43	1509.29	SQMT.	
RESIDENTIAL FAR		48800.14	SQMT.	
PERMISSIBLE GREEN AREA	10% @ NET PLOT AREA	2691.83	SQMT.	
PROPOSED GREEN AREA		4102.08	SQMT.	15.24 %
PROPOSED GROUND COVERAGE		5811.90	SQMT.	21.59 %
PROPOSED FAR				
COMMERCIAL FAR		1217.84	SQMT.	
RESIDENTAIL FAR		45927.74	SQMT.	
EXTRA CORRIDOR AREA		190.24	SQMT.	
TOTAL FAR		47335.82	SQMT.	1.785 %
PERM. CORRIDOR AREA	15% @ Achvd. Res. Far AREA	6889.16	SQMT.	
ACHIEVED CORRIDOR AREA		7079.40	SQMT.	
EXTRA CORRIDOR AREA		190.24	SQMT.	
REQ. E.C.U.	RESIDENTIAL	612.37	E.C.U.	
	COMMERCIAL	24.36	E.C.U.	
	EXTRA VISITOR PARKING	158.15	E.C.U.	
	REQ. 2-WHEELER FOR EWS & LIG	24.00	E.C.U.	
TOTAL REQ. E.C.U.		818.88	E.C.U.	
EXTRA FAR (WITH BETTERMENT LEAVY)				
COMMERCIAL FAR		NIL		
RESIDENTAIL FAR		NIL		
PERMISSIBLE HEIGHT (M)		40.0	MT.	
ACHIEVED HEIGHT (M)	38.85	40.5	MT.	
REQUIRED E.W.S. & L.I.G.	5% OF ACHIEVED FAR	2296.39	SQ.MT.	
ACHIEVED BUILTUP E.W.S. & L.I.G.	EWS-40 NOS & LIG-32 NOS.	2308.24	SQ.MT.	
PROPOSED OCF AREA		981.78	SQMT.	3.07 %

PARKING CALCULATION

REQUIRED PARKING	CAR = 75%		597
	2-WHEELER= 20%		159
	BICYCLE= 5%		40
	REQ. 2-WHEELER ECU FOR EWS-LIG		24
	TOTAL		820.00 E.C.U.

DETAIL OF ACHIEVED CAR PARKING

ACHIEVED OPEN CAR E.C.U.	TOTAL	444
ACHIEVED STILT CAR E.C.U.	TOTAL	164
ACHIEVED OPEN SCOOTER E.C.U.	TOTAL	147
ACHIEVED STILT SCOOTER E.C.U.	TOTAL	150
TOTAL ACHIEVED PARKING		= 905.00 E.C.U

OWNER:-
APNA GHAR BUILDWELL PVT. LTD.
290, NAYA-BASS, ALWAR. RAJASTHAN
Alwar Office: C/O PHOOL BAGH SERVICE STATION
NEAR CIRCUIT HOUSE, ALWAR. Tel. 0144-3241400
KHASRA NO :- **1205, 1206** AT
VILLAGE PIPLI, NEEMRANA, TEH.- BEHROR
DISTT.-ALWAR (RAJ.)

DRG. TITLE:- MASTER PLAN

DRN. BY:-
SUNIT TANEJA

SHEET NO.- 01

SCALE:- 1:500

CONSULTANTS:-
Anoop singh & associates
Engineer, Valuer, Architect, Interiors,
68,69 Alka puri Shopping Centre, Alwar (Raj.)
Ph. 0144-(O)2336003(Fax)2332250 (M)09829137096
Email- anoop.s.associate@gmail.com

For Apna Ghar Buildwell Pvt. Ltd.
Director

ARCHITECT SIGN.
BALVEER KAUR
CA/2004/32744
ALWAR