

INSTITUTIONAL
APPROVAL

The Application for Building Plan Approval for Plot, Sector-....., owner..... has been scrutinized w.r.t the following documents and aspects as per the building norms & regulations of Greater Noida .Plot area.....

(A) Ownership Documents

1. Copy of lease deed – enclosed at
2. Copy of allotment letter – enclosed at
3. Copy of lease plan or dimension plan- enclosed at
4. Copy of possession certificate – enclosed at
5. Soft Copy of drawings - enclosed at.
6. Fire NOC-
7. Time available(as per, time extension letter).

(B) Chalan copy of fees/charges

S.No.	Heads/Category	Required(Rs.)	Deposited(Rs.)
1.	Plan Processing fees		
2.	Layout Plan fees		
3.	Malba Charges		
4.	Service connection		
5.	Temp. structure		
6.	Rain water harvesting		
7.	Labour Cess		

(C) Drawing

1. Three copies of drawing –
2. One copy cloth bound –
3. Building plan including service plan-
4. Layout Plan signed by Town Planner –
5. Parking plan and Calculation-
6. Landscape Plan and Calculation –
7. Guard Room Detail-
8. Coverage Plan of each floor-
9. Total Building Height-
10. Area statement-correct
11. Foundation details-
12. Culvert detail-
13. Electrical Load-Shown on drgs.
14. Temporary structure-
15. No. of Canopies –

(D) Approval Form:

1. Supervision of building work (Appendix -2)- enclosed at
2. Structural stability certificate from the licensed technical personal-enclosed at
3. certificate of architect in case of simplified sanction for individual residential plots (Appendix-4)- enclosed at
4. Indemnity bond (in case basement only) ON Rs. 100/- stamp paper duly signed by notary (appendix-5)- enclosed at
5. General specification sheet (Appendix-6)- enclosed at
6. Application for drainage of premises in duplicate (Appendix-7)- enclosed
7. Appendix 8A,8b,8c – enclosed at

8. Photo copy of registration of architect signing the building plan and appendix – enclosed at
9. Photo copy of certificate of structural engineer.- enclosed at
10. Structural stability certificate from IIT
11. Copy of certificate of town planner.- enclosed at
12. Fire N.O.C at
13. Verification for R.W.H.S.
14. Verification for services.
15. Verification for hort. Dept.
16. Affidavit for E.I.A.
17. Report of horticulture deptt.
18. Rain water harvesting certificate at.

(E) SET BACK FOR ALL BUILDINGS OTHER THAN BUILDINGS ON RESIDENTIAL PLOTS (2005)

S.N.	PLOT SIZE	FRONT IN mts.	REAR IN mts.	SIDE (1) IN mts	SIDE(2) IN mts.
1	Up to 150	3.0	1.5	0.0	0.0
2	150-300	3.0	3.0	0.0	0.0
3	300-500	4.5	3.0	3.0	0.0
4	500-2000	6.0	3.0	3.0	3.0
5	2000-4000	9	6.0	6.0	6.0
6	4000-10000	15	6	6	6
7	10000-20000	15	9	9	9
8	20000-40000	20	9	9	9
9	40000-10,00,00	25	9	9	9

Set back for all buildings other than buildings on residential (plots(2010)

S.N	Plot size in sqm.	Front setback in mts.	Rear mts.	Side (1) in mts	Side(2) in mts.
1	UP TO 150	3.0	1.5	0.0	0.0
2	150-300	3.0	3.0	0.0	0.0
3	300-500	4.5	3.0	3.0	0.0
4	500-2000	6.0	3.0	3.0	3.0
5	2000-6000	7.50	6.0	4.5	4.5
6	6000-12000	9.0	6.0	6.0	6.0
7	12000-20000	12.0	7.50	7.50	7.50
8	20000-40000	15	9.0	9.0	9.0
9	Above 40001	16.0	12.0	12.0	12.0

(F) Area Statement

S.N.	PARTICULARS	PERMISSIBLE (SQM)	PROPOSED (SQM)
1.	GROUND COVERAGE		
2.	FIRST FL. COVERAGE		
3.	SECOND FL. COVERAGE		
4.	THIRD FL. COVERAGE		
5.	FOURTH FL. COVERAGE		
6.	FIFTH FL. COVERAGE		
7.	SIXTH FL. COVERAGE		
6.	SEVENTH FL. COVERAGE		
7.	BASEMENT COVERAGE		

	FAR		
	HEIGHT		
	GUARD ROOM		
	TOTAL AREA		

(F) Parking And Land Scaping

PARTICULARS	REQUIRED	PROPOSED
Nos. of car parking		
Car parking space		
Nos. of two wheelers		
Space for two wheeler parking		
Nos. of trees		
Soft landscaping		

Note:-

1. Car parking indicated on drawing
2. Two wheeler parking indicated on drawing
3. Circulation of the traffic on plot
4. Variety of trees

(G) Calculation FOR E.I.A

S. No	Item	As per Govt. Order	Proposed	Remark.
1.	Covered. Area	Min 20000 sqm.		

Hence based on point no1 the allottee is required/not required to submit E.I.A clearance from Ministry of Environment and Forest.

(H) HEIGHT OF BOUDARY WALL FROM TOP OF THE DRAIN_

- (1) FRONT 1.0 m solid + 1.1 m railing=
- (2) SIDE 1.0 m solid + 1.1 m railing=
- (3) Rear 1.0m solid + 1.1 m railing=

(I) Sun Shade (750 mm):

(J) Canopy 2. No. (2.40X4.50)-

(K) Services verification in case of plot area more than 2.5 acres.