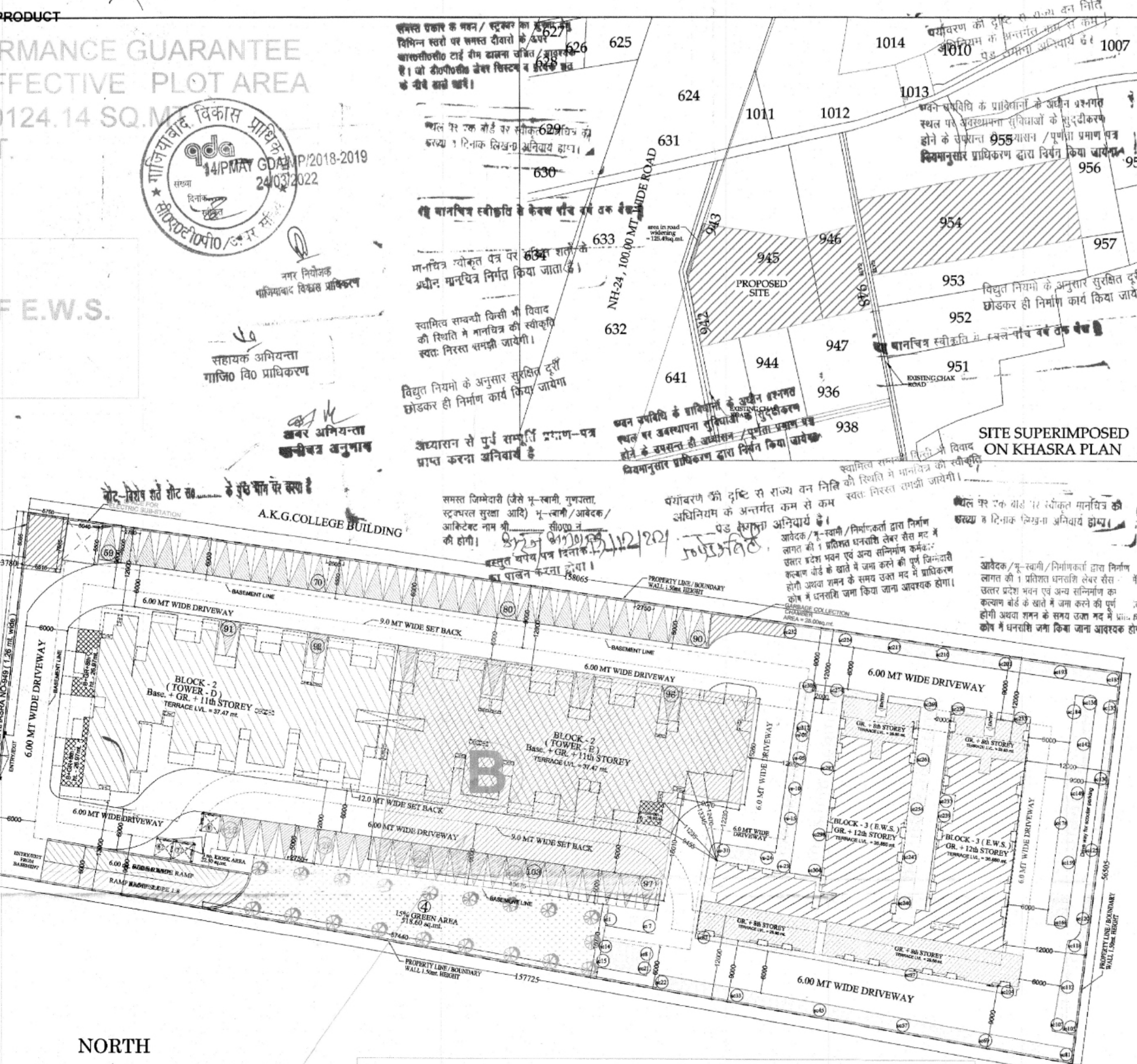


५०
नगर निगम
मानसिकवाद विद्यालय प्राधिकरण
सहायक अभियन्ता
गाजिओ वि० प्राधिकरण
अवर अभियन्ता
अनुराध

पञ्चमहादेव की धृति से राज्य वन निधि की शक्ति में फलने-फूलने का काम होना चाहिए।
पञ्चमहादेव की धृति से राज्य वन निधि की शक्ति में फलने-फूलने का काम होना चाहिए।
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11. PROPOSED F.A.R.A. (under 2.50 f.a.r.)				50,310.35
a BLOCK - 1				
i. HOTEL / COMMERCIAL F.A.R. AREA			5,031.03	
ii. RESIDENTIAL F.A.R. AREA (A1 + A2)			44,802.32	
a BLOCK - 3 (c.w.s.)		10,186.51		
TOTAL E.W.S.F.A.R.		10,186.51	(A1)	
b BLOCK - 1				
TOWER - B		7,452.59		
TOWER - C		7,660.33		
c BLOCK - 2				
TOWER - D		7,970.56		
TOWER - E		7,936.99		
d BLOCK - 1				
RESIDENCE AREA (above hotel / commercial)		3,595.34		
TOTAL NORMAL SCHEME F.A.R.		34,615.81	(A2)	
iii. NURSERY SCHOOL			477.00	
12. ADDITIONAL (T.D.R.) 1.00 F.A.R. = 20,124.14 X 1.00 = 20,124.14 sq.mt.				
13. BREAK - UP OF PERMISSIBLE BASIC F.A.R. AREA				
a. RESIDENTIAL F.A.R. 90% OF 20,124.14 sq.mt. = 20,124.14 X 90% = 18,111.73 sq.mt. ----(p3)				
b. COMMERCIAL F.A.R. 10% OF 20,124.14 sq.mt. = 20,124.14 X 10% = 2,012.41 sq.mt. ----(p4)				
TOTAL PERMISSIBLE F.A.R. (p3 + p4) = 20,124.14 sq.mt.				
14. PROPOSED F.A.R. AREA (under additional T.D.R. f.a.r.)				5,853.71
a. BLOCK - 1				
i. HOTEL / COMMERCIAL F.A.R. AREA (9.37%)			1,887.37	
ii. RESIDENCE AREA (above hotel / commercial)			3,966.34	
(14270.43 sq.m. F.A.R. ALSO WILL BE USED FOR T.D.R. FAR)				
15. TOTAL PROPOSED F.A.R. AREA (2.50 + T.D.R. F.A.R.)				56,164.06
i. COMMERCIAL F.A.R. AREA (5,031.03 + 1,887.37)			6,918.40	
ii. NURSERY SCHOOL F.A.R.			477.00	
iii. RESIDENTIAL F.A.R. AREA (44,802.32 + 3,966.34) (14,270.43 sq.m. F.A.R. ALSO WILL BE USED FOR T.D.R. FAR)			48,768.66	
16. PERMISSIBLE RESIDENTIAL UNITS (EWS + NORMAL UNITS)				
a. FOR BASIC 2.50 F.A.R. @600 UNITS = 20,124.14 X 600 / 10,000 = 1207.44 (say - 1208 units) ----Q1				
PERMISSIBLE E.W.S. UNITS (on 2.50 f.a.r.)				
i. MINIMUM E.W.S. @150 UNITS PER HECTARE = (150 x 2.012414 hectare) = 301.86 (say - 302 units)			302	
ii. @35% OF TOTAL UNITS PROP. ON 2.5 F.A.R. proposed total units 654 (312 c.w.s. + 342 normal units) i.e. 654 X 35% = 228.90 (say - 229 units)			229	
b. PERMISSIBLE NORMAL UNITS ON ADDITIONAL 1 F.A.R. (2.50 TO 3.50) @340 UNITS PER HECTARE (240 X 2.012414 = 482.97 (say - 483 units)) ---- Q2 total units allowed (Q1 + Q2) = 1691 nos.				

17.	PROPOSED RESIDENTIAL UNITS ON 2.50 F.A.R.		654
a	E.W.S. UNITS		312
1.	BLOCK - 3 (e.w.s.)	312	
	TOTAL (e.w.s.) FLATS	312 nos.	
2.	NORMAL SCHEME UNITS		342
b	BLOCK - 1		
	TOWER - B	56	
	TOWER - C	58	
c	BLOCK - 2		
	TOWER - D	82	
	TOWER - E	81	
d	BLOCK - 1		
	RESIDENCE AREA (above hotel / commercial)	65	
	TOTAL NORMAL UNITS	342 nos.	
3.	PROPOSED RESIDENTIAL UNITS ON T.D.R. F.A.R.		88
e	BLOCK - 1		
	RESIDENCE (above hotel / commercial)	88	
	TOTAL NORMAL UNITS	88 nos.	
	TOTAL UNITS FOR 2.50 F.A.R. & ADDITIONAL F.A.R. IS NORMAL UNITS = 490 (342 + 88) E.W.S. UNITS = 312 TOTAL UNITS = 742 units		
18.	TOTAL FIRE STAIRCASE AREA IN E.W.S. (in non f.a.r.)		365.69
19.	TOTAL FIRE STAIRCASE AREA IN RESIDENTIAL BLOCK (in non f.a.r.)		813.48
20.	TOTAL FIRE STAIRCASE AREA IN COMMERCIAL (in non f.a.r.)		193.30
21.	MUNTY AREA OF COMMERCIAL (in non f.a.r.)		76.70
22.	MACHINE ROOM AREA OF COMMERCIAL (in non f.a.r.)		40.00
23.	GARBAGE COLLECTION CHAMBER AREA (in non f.a.r.)		120.00
24.	8 no. KIOSK AREA (in non f.a.r.)		60.00
25.	ELECTRIC SUB - STATION & GAURD ROOM AREA		50.00

SITE PLAN

TOTAL COVERED AREA (FAR + non FAR)		
s.no.	particular	area (in sq.mt.)
1.	BASEMENT AREA	11,511.45
2.	FIRE STAIR CASE AREA	1,372.47
3.	MUMTY AREA	76.70
4.	MACHINE ROOM AREA	40.00
5.	GARBAGE AREA	120.00
6.	KIOSK AREA	60.00
7.	GAURD ROOM & ESS AREA	50.00
8.	5% NON F.A.R AREA	1,748.46
	TOTAL NON F.A.R. AREA	14,979.08
9.	TOTAL F.A.R. AREA	56,164.06
TOTAL AREA (FAR + non FAR)		71,143.14

PERMISSIBLE 5% NON F.A.R AREA	
PERMISSIBLE F.A.R. AREA = 2.50 + 1.00	
= 20,124.14 X 3.50 = 70,434.49 sq.mt.	
SO , 70,434.49 X 5% = 3,521.72 sq.mt.	
PROPOSED 5% NON F.A.R AREA	
1. BLOCK 1 (TOWER - B)	= 570.89sq.mt.
2. BLOCK 1 (TOWER - C)	= 282.32sq.mt.
3. BLOCK 2 (TOWER - D)	= 263.36sq.mt.
4. BLOCK 2 (TOWER - E)	= 262.99sq.mt.
5. BLOCK 3 (E.W.S.)	= 368.90sq.mt.
TOTAL	= 1,748.46sq.mt.

NOTE :- 10% visitor parking will be provided in open (V1 to V30) number

For ARADHYAM BUILDERS Auth. Signatory	
<u>DEVELOPER'S</u>	<u>ARCHITECT'S SIGN.</u>

SCALE	DEALT BY :- A. CHAUHAN	DATE
DESIGN BY	CHECKED BY	DRG. No. SD - 01