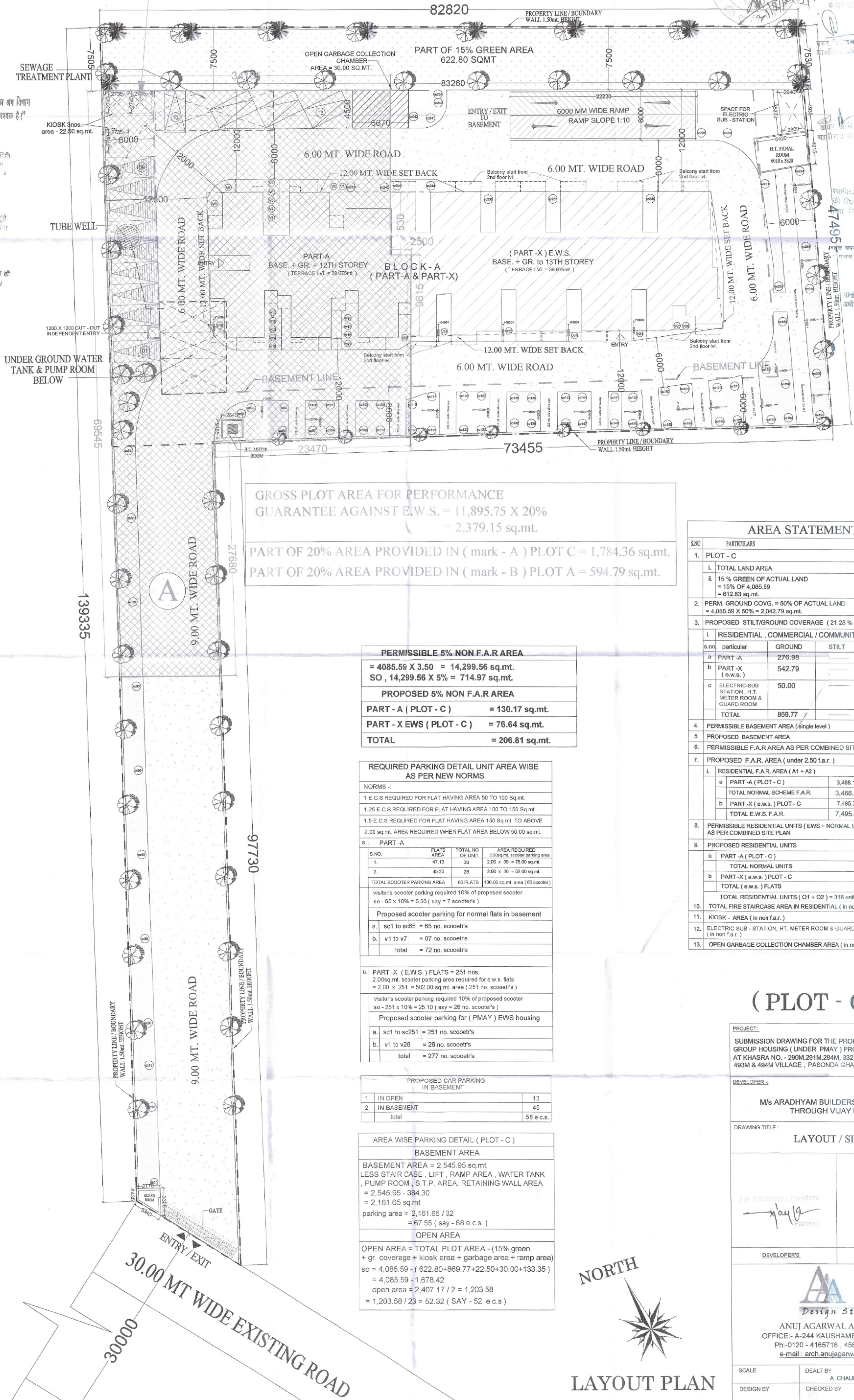


PART OF 20% AREA FOR PERFORMANCE
GUARANTEE AGAINST E.W.S. (A) = 1,784.36 sq.mt.



GROSS PLOT AREA FOR PERFORMANCE
GUARANTEE AGAINST E.W.S. = 11,895.75 X 20%
= 2,379.15 sq.mt.

PART OF 20% AREA PROVIDED IN (mark - A) PLOT C = 1,784.36 sq.mt.
PART OF 20% AREA PROVIDED IN (mark - B) PLOT A = 594.79 sq.mt.

PERMISSIBLE 5% NON F.A.R AREA	
= 4085.59 X 3.50	= 14,299.56 sq.mt.
SO, 14,299.56 X 5%	= 714.97 sq.mt.
PROPOSED 5% NON F.A.R AREA	
PART - A (PLOT - C)	= 130.17 sq.mt.
PART - X EWS (PLOT - C)	= 76.64 sq.mt.
TOTAL	= 206.81 sq.mt.

REQUIRED PARKING DETAIL UNIT AREA WISE AS PER NEW NORMS	
NORMS :-	
1 E.C.S REQUIRED FOR FLAT HAVING AREA 90 TO 100 Sq.mt.	
1.25 E.C.S REQUIRED FOR FLAT HAVING AREA 100 TO 150 Sq.mt.	
1.5 E.C.S REQUIRED FOR FLAT HAVING AREA 150 Sq.mt. TO ABOVE	
2.00 sq.mt. AREA REQUIRED WHEN FLAT AREA BELOW 50.00 sq.mt.	
a. PART - A	
S.NO.	FLATS
1.	47.13
2.	45.23
TOTAL SCOOTER PARKING AREA	65 FLATS (36.00 sq.mt. area (65 scooter)
visitor's scooter parking required 10% of proposed scooter	
so - 65 x 10% = 6.50 (say = 7 scooter's)	
Proposed scooter parking for normal flats in basement	
a. sc1 to sc65	= 65 no. scooter's
b. v1 to v7	= 07 no. scooter's
total	= 72 no. scooter's
b. PART - X (E.W.S.) FLATS = 251 nos.	
2.00sq.mt. scooter parking area required for e.w.s. flats	
= 2.00 x 251 = 502.00 sq.mt. area (251 no. scooter's)	
visitor's scooter parking required 10% of proposed scooter	
so - 251 x 10% = 25.10 (say = 26 no. scooter's)	
Proposed scooter parking for (PMAY) EWS housing	
a. sc1 to sc251	= 251 no. scooter's
b. v1 to v26	= 26 no. scooter's
total	= 277 no. scooter's

PROPOSED CAR PARKING IN BASEMENT	
1. IN OPEN	13
2. IN BASEMENT	45
total	58 e.c.s.

AREA WISE PARKING DETAIL (PLOT - C)	
BASEMENT AREA	
BASEMENT AREA = 2,545.95 sq.mt.	
LESS STAIR CASE, LIFT, RAMP AREA, WATER TANK, PUMP ROOM, S.T.P. AREA, RETAINING WALL AREA	
= 2,545.95 - 384.30	
= 2,161.65 sq.mt.	
parking area = 2,161.65 / 32	
= 67.55 (say - 68 e.c.s)	
OPEN AREA	
OPEN AREA = TOTAL PLOT AREA - (15% green + gr. coverage + kiosk area + garbage area + ramp area)	
so = 4,085.59 - (622.80 + 869.77 + 22.50 + 30.00 + 133.35)	
= 4,085.59 - 1,678.42	
open area = 2,407.17 / 2 = 1,203.58	
= 1,203.58 / 23 = 52.32 (SAY - 52 e.c.s)	

AREA STATEMENT				
S.NO	PARTICULARS			SQ.MT.
1.	PLOT - C			4,085.59
	I. TOTAL LAND AREA			4,085.59
	II. 15 % GREEN OF ACTUAL LAND = 15% OF 4,085.59 = 612.83 sq.mt.			
2.	PERM. GROUND COVG. = 50% OF ACTUAL LAND = 4,085.59 X 50% = 2,042.79 sq.mt.			2,042.79
3.	PROPOSED STILT/GROUND COVERAGE (21.28 %)			869.77
	I. RESIDENTIAL , COMMERCIAL / COMMUNITY AREA			
S.NO.	PARTICULAR	GROUND	STILT	TOTAL
a	PART -A	276.98		276.98
b	PART -X (e.w.s.)	542.79		542.79
c	ELECTRIC-SUB STATION, H.T. METER ROOM & GUARD ROOM	50.00		50.00
	TOTAL	869.77		869.77
4.	PERMISSIBLE BASEMENT AREA (single level)			2545.95
5.	PROPOSED BASEMENT AREA			2545.95
6.	PERMISSIBLE F.A.R AREA AS PER COMBINED SITE PLAN			
7.	PROPOSED F.A.R. AREA (under 2.50 f.a.r.)			10,983.89
	I. RESIDENTIAL F.A.R. AREA (A1 + A2)			10,983.89
	a	PART -A (PLOT - C)	3,488.18	—(A1)
		TOTAL NORMAL SCHEME F.A.R.	3,488.18	
	b	PART -X (e.w.s.) PLOT - C	7,495.71	—(A2)
		TOTAL E.W.S. F.A.R.	7,495.71	
8.	PERMISSIBLE RESIDENTIAL UNITS (EWS + NORMAL UNITS) AS PER COMBINED SITE PLAN			
9.	PROPOSED RESIDENTIAL UNITS			316
	a	PART -A (PLOT - C)	65	—Q1
		TOTAL NORMAL UNITS	65 nos.	
	b	PART -X (e.w.s.) PLOT - C	251	—Q2
		TOTAL (e.w.s.) FLATS	251 nos.	
	TOTAL RESIDENTIAL UNITS (Q1 + Q2) = 316 units			
10.	TOTAL FIRE STAIRCASE AREA IN RESIDENTIAL (in non f.a.r.)			228.80
11.	KIOSK - AREA (in non f.a.r.)			22.50
12.	ELECTRIC SUB - STATION, H.T. METER ROOM & GUARD ROOM AREA (in non f.a.r.)			50.00
13.	OPEN GARBAGE COLLECTION CHAMBER AREA (in non f.a.r.)			30.00

(PLOT - C)

PROJECT:
SUBMISSION DRAWING FOR THE PROPOSED AFFORDABLE
GROUP HOUSING (UNDER PMAY) PROJECT NAME "ARADHYAM"
AT KHASRA NO. - 290M,291M,294M, 332,337,338,339,358M,462M,
493M & 494M VILLAGE, PASONDA GHAZIABAD (U.P.)

DEVELOPER :-
M/s ARADHYAM BUILDERS (CONSORTIUM)
THROUGH VIJAY KUMAR

DRAWING TITLE :
LAYOUT / SITE PLAN

For Aradhyam Builders
Partner

DEVELOPER'S ARCHITECT'S SIGN.

Design Studio

ANUJ AGARWAL ARCHITECTS
OFFICE:- A-244 KAUSHAMBI GHAZIABAD (U.P.)
Ph-0120 - 4165716 , 4563716 , 4157506
e-mail : arch.anujagarwal@gmail.com

SCALE DESIGN BY CHECKED BY DATE
DEALT BY A. CHAUHAN
DRG. No. SD-23



LAYOUT PLAN

PHASING PLAN

PROPOSED SITE PLOT-C

PHASE - 3
Project Name :- Aradhyam Plot-C
Plot Area = 4085.59 sqm

PROPOSED SITE PLOT-B

PHASE - 2
Project Name :-
Aradhyam Boutique Residences
Plot Area :- 3894.33 sqm

PROPOSED SITE PLOT-A

PHASE - 1
Project Name :-
Aradhyam Shopping Mall
Plot Area :- 4473.65 sqm

EXISTING WAZZIRABAD ROAD (60.00 MT.)

PROPOSED 30.00 METER WIDE MASTER PLAN ROAD

PROPOSED 30.00 METER WIDE MASTER PLAN ROAD

PROPOSED 12.00 METER WIDE ROAD

COMMUNITY FACILITIES REQUIREMENT			
NO. OF UNITS PROPOSED = 365			
DENSITY REQUIREMENTS IS 365 X 5 = 1825 PERSONS			
SR.NO	NO.	REQUIREMENTS	PROPOSED
1	1	KIOSK @ 1 FOR EVERY 500 PERSONS, AREA OF 1 KIOSK IS 7.5 SQ.MT	SPACE= 37.50 SQ.MT
2	2	GARBAGE COLLECTION CHAMBER @ 1 FOR EVERY 500 PERSONS, AREA IS 15.00 SQ.MT	SPACE= 15.00 SQ.MT

PERMISSIBLE 5% NON F.A.R AREA	
PERMISSIBLE F.A.R. AREA = 2.50 + 1.00	
= 11,895.79 X 3.50 = 41,635.26 sq.mt.	
SO, 41,635.26 X 5% = 2,081.76 sq.mt.	
PROPOSED 5% NON F.A.R AREA	
1. BLOCK - A (PLOT - C)	= 130.17sq.mt.
2. BLOCK - A to E	= 241.71sq.mt.
3. BLOCK - A PART X (e.w.s.)	= 76.64sq.mt.
TOTAL	= 448.52sq.mt.

DETAIL OF UNITS	
1. E.W.S.	251
2. No. OF MIG	65
3. No. OF HIG	49
4. COMMERCIAL UNITS	112

AREA STATEMENT				
TOTAL COMBINE PLOT AREA		= 12393.56 SQMT.		
AREA IN ROAD WIDENING		= 497.77 SQMT.		
NET COMBINE PLOT AREA		= 11895.79SQMT.		
BREAK UP OF PLOT AREA				
S.NO	PARTICULARS			SQMT.
1.	PLOT - A			4,062.06
I.	TOTAL LAND AREA		4,413.64	
II.	AREA LEFT FOR ROAD WIDENING		351.58	
III.	NET PLOT AREA AFTER DEDUCTING (I - II)		4,062.06	
IV.	15 % GREEN OF ACTUAL LAND = 609.30 sq.mt.			
2.	PLOT - B			3,748.14
I.	TOTAL LAND AREA		3,894.33	
II.	AREA LEFT FOR ROAD WIDENING		146.19	
III.	NET PLOT AREA AFTER DEDUCTING (I - II)		3,748.14	
IV.	15 % GREEN OF ACTUAL LAND = 15% OF 3,748.14 = 562.22 sq.mt.			
3.	PLOT - C			4,085.59
I.	TOTAL LAND AREA		4,085.59	
II.	15 % GREEN OF ACTUAL LAND = 15% OF 4,085.59 = 612.83 sq.mt.			
4.	COMBINE PLOT AREA (1 + 2 + 3)			11,895.79
5.	PERM. GROUND COVG. = 50% OF ACTUAL LAND = 11,895.79 X 50% = 5,947.89 sq.mt.			5,947.89
6.	PROPOSED STILT/GROUND COVERAGE (32.45 %)			3,861.33
I. RESIDENTIAL / COMMERCIAL / COMMUNITY AREA				
S.NO	PARTICULAR	PLOT A	PLOT B	PLOT C
a	RESIDENTIAL	1383.86	819.77 (276.98 + 542.79)	2,203.63
b	COMMERCIAL	1,507.70		1,507.70
e	KIOSK AREA			
f	ELECTRIC-SUB STATION & GAURD ROOM	50.00	50.00	150.00
	TOTAL	1,557.70	1,433.86	869.77
				3,861.33
7.	PERMISSIBLE COMBINE BASEMENT AREA (single level)			7,001.00
8.	PROPOSED BASEMENT AREA			
a.	PROPOSED BASEMENT (PLOT - A)		2,340.85	
b.	PROPOSED BASEMENT (PLOT - B)		2,086.15	
c.	PROPOSED BASEMENT (PLOT - C)		2,545.80	
	TOTAL AREA		6,952.80	
9.	PERMISSIBLE BASIC F.A.R AREA @2.50 = 11,895.79 X 2.50 = 29,739.47 sq.mt.			
10.	BREAK - UP OF PERMISSIBLE BASIC F.A.R AREA			
a.	RESIDENTIAL F.A.R. 90% OF 29,739.47 sq.mt. = 29,739.47 X 90% = 26,765.53 sq.mt. — (p1)			
b.	COMMERCIAL F.A.R. 10% OF 29,739.47 sq.mt. = 29,739.47 X 10% = 2,973.94 sq.mt. — (p2)			
11.	PROPOSED F.A.R. AREA (under 2.50 f.a.r.)			20,788.81
I.	COMMERCIAL F.A.R. AREA (PLOT - A) = 2,973.94 sq.mt.		2,973.94	
II.	RESIDENTIAL F.A.R. AREA (A1 + A2)		17,794.87	
a	BLOCK A - PART A (PLOT - C)		3,488.18	
b	BLOCK - A to E (PLOT - B)		6,810.98	
	TOTAL NORMAL SCHEME F.A.R.		10,299.16	(A1)
c	BLOCK A - PART X (e.w.s.) PLOT - C		7,495.71	
	TOTAL E.W.S. F.A.R.		7,495.71	(A2)
12.	ADDITIONAL (T.D.R.) 1.00 F.A.R. = 11,895.79 X 1.00 = 11,895.79 sq.mt.			
13.	BREAK - UP OF ADDITIONAL F.A.R AREA			
a.	RESIDENTIAL F.A.R. 90% OF 11,895.79 sq.mt. = 11,895.79 X 90% = 10,706.22 sq.mt. — (p3)			
b.	COMMERCIAL F.A.R. 10% OF 11,895.79 sq.mt. = 11,895.79 X 10% = 1,189.57 sq.mt. — (p4)			
14.	PROPOSED F.A.R. AREA (under additional T.D.R. f.a.r.)			1,179.04
I.	COMMERCIAL F.A.R. AREA PLOT - A		1,179.04	
II.	RESIDENTIAL F.A.R. AREA (10,706.22 sq.mt. F.A.R. WILL BE USED IN T.D.R. FAR CERTIFICATE)		nil....	
14A.	TOTAL PROPOSED F.A.R. AREA (2.5 + T.D.R. f.a.r.)			21,947.85
I.	COMMERCIAL F.A.R. AREA = 2,973.94 + 1,179.04		4,152.98	
II.	RESIDENTIAL F.A.R. AREA (10,706.22 sq.mt. F.A.R. WILL BE USED IN T.D.R. FAR CERTIFICATE)		17,794.87	
15.	PERMISSIBLE RESIDENTIAL UNITS (EWS + NORMAL UNITS)			
a.	FOR BASIC 2.50 F.A.R. @ 600 UNITS = 11,895.79 X 900 / 10,000 = 713.70 (say - 715 units) — R1			
	PERMISSIBLE E.W.S. UNITS (on 2.50 f.a.r.)			
I.	MINIMUM E.W.S. @150 UNITS PER HECTARE = (150 X 1.1895 hectare) = 178.43 (say - 179 units)			179
II.	@55% OF TOTAL UNITS PROP. ON 2.5 F.A.R. proposed total units 365 (251 e.w.s. + 114 normal units) (i.e. 365 X 35% = 127.75 (say - 128 units)			128
b.	PERMISSIBLE NORMAL UNITS ON ADDITIONAL 1 F.A.R. (2.50 TO 3.50) @240 UNITS PER HECTARE @ 240 X 1.1895 hectare = 285.48 (say - 285 units) — R2			
16.	PROPOSED RESIDENTIAL UNITS ON 2.50 F.A.R.			365
a	BLOCK - A (PLOT - C)		85	
b	BLOCK - A to E (PLOT - B)		49	
	TOTAL NORMAL UNITS		134 nos.	Q1
c	BLOCK - X (e.w.s.) PLOT - C		251	
	TOTAL (e.w.s.) FLATS		251 nos.	Q2
	TOTAL RESIDENTIAL UNITS (Q1 + Q2) = 385 units			
d	FOR ADDITIONAL 1.0 TDR F.A.R. UNITS PERMISSIBLE 285 UNITS CAN BE TRANSFERRED			
17.	FIRE STAIRCASE AREA IN COMMERCIAL (in non f.a.r.)			76.47
18.	MUMTY AREA IN COMMERCIAL (in non f.a.r.)			51.70
19.	MACHINE ROOM AREA IN COMMERCIAL (in non f.a.r.)			26.80
20.	FIRE STAIRCASE AREA IN RESIDENTIAL (in non f.a.r.)			228.80
21.	GARBAGE COLLECTION CHAMBER AREA (in non f.a.r.)			75.00
22.	KIOSK - AREA (in non f.a.r.)			37.50
23.	ELECTRIC SUB - STATION & GAURD ROOM AREA (PLOT - A,B,C)			150.00

(PLOT - A, B, C) 4.0 - LAYOUT PLAN

COMBINED LAYOUT PLAN

NORTH

PROJECT:
DRAWING FOR THE PROPOSED AFFORDABLE HOUSING (PMAY) PROJECT " ARADHYAM (PLOT-A, B & C) " AT KHASRA NO. - 291M, 290M, 294M, 332, 337, 338, 339, 358M, 462M, 493M, 494M, & VILLAGE, PASONDA GHAZIABAD (U.P.)

DEVELOPER :-
ARADHYAM BUILDERS THROUGH VIJAY KUMAR

DRAWING TITLE:
COMBINED LAYOUT / SITE PLAN WITH AREA DETAIL

For Aradhyam Builders
Partner

DEVELOPER'S

ARCHITECT'S SIGN.



ANUJ AGARWAL ARCHITECTS
OFFICE:- A-244 KAUSHAMBI GHAZIABAD (U.P.)
Ph:-0120 - 4165716, 4563716, 6454182
e-mail :- arch.anujagarwal@gmail.com

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