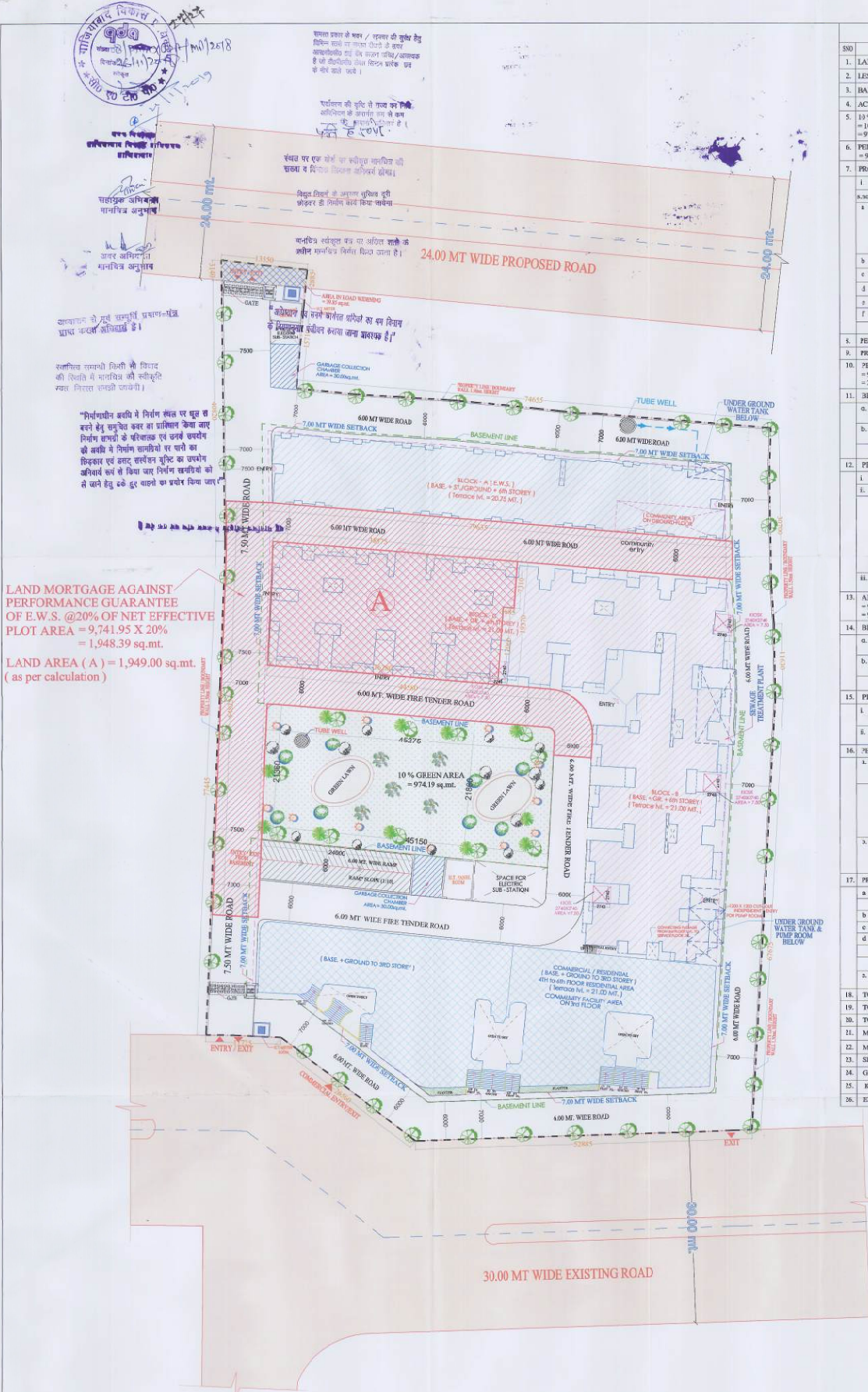




AREA STATEMENT

SNO	PARTICULARS	SQ.MT
1.	LAND AREA AS PER OWNERSHIP	10,054.00
2.	LESS LAND IN ROAD WIDENING OF 24MT. WIDE ROAD	39.85
3.	BALANCE LAND AREA	10,014.15
4.	ACTUAL LAND IN POSSESSION	9,741.95
5.	10 % GREEN OF ACTUAL LAND = 10% OF 9,741.95 = 974.19 sq.mt.	974.19
6.	PERM. GROUND COVG. - 50% OF ACTUAL LAND = 9,741.95 X 50% = 4,870.97 sq.mt.	4,870.97
7.	PROPOSED STILT/GROUND COVERAGE (36.09%)	3,516.07
I. RESIDENTIAL, COMMERCIAL / COMMUNITY AREA		
a.	BLOCK - A (E.W.S.)	730.89
b.	BLOCK - B	674.83
c.	BLOCK - C	899.27
d.	COMMERCIAL	1,081.08
e.	KIOSK AREA	30.00
f.	ELECTRIC SUB-STATION	50.00
	TOTAL	3,202.17
8.	PERMISSIBLE BASEMENT AREA (single level)	6,320.30
9.	PROPOSED BASEMENT AREA	6,320.30
10.	PERMISSIBLE BASIC F.A.R. AREA @2.50 = 9,741.95 X 2.50 = 24,354.87 sq.mt.	24,354.87
11.	BREAK - UP OF PERMISSIBLE BASIC F.A.R. AREA	
a.	RESIDENTIAL F.A.R. 90% OF 24,354.87 sq.mt. = 24,354.87 X 90% = 21,919.39 sq.mt. — (p1)	
b.	COMMERCIAL F.A.R. 10% OF 24,354.87 sq.mt. = 24,354.87 X 10% = 2,435.49 sq.mt. — (p2)	
	TOTAL PERMISSIBLE F.A.R. (p1 + p2) = 24,354.87 sq.mt.	
12.	PROPOSED F.A.R. AREA (under 2.50 f.a.r.)	19,726.38
i.	COMMERCIAL F.A.R. AREA	2,435.49
ii.	RESIDENTIAL F.A.R. AREA (A1 + A2 + A3)	17,290.89
a.	BLOCK - A (E.W.S.)	4,619.41
	TOTAL E.W.S. F.A.R.	4,619.41 — (A1)
b.	BLOCK - B	4,667.29
c.	BLOCK - C	6,238.37
d.	RESIDENTIAL AREA (above commercial)	1,306.03
	TOTAL NORMAL SCHEME F.A.R.	12,209.69 — (A2)
iii.	COMMUNITY FACILITY AREA = (on 3rd floor above commercial)	461.80 — (A3)
13.	ADDITIONAL (T.D.R.) 1.00 F.A.R. = 9,741.95 X 1.00 = 9,741.95 sq.mt.	9,741.95
14.	BREAK - UP OF ADDITIONAL F.A.R. AREA	
a.	RESIDENTIAL F.A.R. 90% OF 9,741.95 sq.mt. = 9,741.95 X 90% = 8,767.76 sq.mt. — (p3)	
b.	COMMERCIAL F.A.R. 10% OF 9,741.95 sq.mt. = 9,741.95 X 10% = 974.19 sq.mt. — (p4)	
	TOTAL PERMISSIBLE F.A.R. (p1 + p2 + p3 + p4) = 24,354.87 sq.mt.	
15.	PROPOSED F.A.R. AREA (under additional T.D.R. f.a.r.)	972.97
i.	COMMERCIAL F.A.R. AREA (9.98%) (45.97 X 21.0 sq.mt. commercial in ex block on ground floor)	972.97
ii.	RESIDENTIAL F.A.R. AREA (3,767.76 sq.mt. F.A.R. WILL BE USED T.D.R. F.A.R.)	nil
16.	PERMISSIBLE RESIDENTIAL UNITS (EWS + NORMAL UNITS)	
i.	FOR BASIC 2.50 F.A.R. @600 UNITS = 9,741.95 X 600 / 10,000 = 584.51 (say - 584 units) — (P1)	147
ii.	MINIMUM E.W.S. @150 UNITS PER HECTARE = (150 X 8,767.76 Hectare) = 1,315,164 (say - 1,315 units)	119
iii.	@30% OF TOTAL UNITS PROP. ON 2.5 F.A.R. proposed total units 131 (147 E.W.S. + 191 normal units) i.e. 28.5 X 55% = 15.67 (say - 15 units)	119
17.	PROPOSED RESIDENTIAL UNITS ON 2.50 F.A.R.	318
a.	BLOCK - A (E.W.S.)	147
b.	BLOCK - B	70
c.	BLOCK - C	91
d.	RESIDENTIAL UNITS (above commercial)	30
	TOTAL NORMAL UNITS	191
	TOTAL RESIDENTIAL UNITS (Q1 + Q2) = 318 units	
18.	FOR ADDITIONAL 1.00 T.D.R. F.A.R. UNITS PERMISSIBLE 240 UNITS CAN BE TRANSFERRED	101.78
19.	TOTAL FIRE STAIRCASE AREA IN RESIDENTIAL BLOCK (in non f.a.r.)	104.02
20.	TOTAL FIRE STAIRCASE AREA IN COMMERCIAL (in non f.a.r.)	162.40
21.	MULTY AREA OF COMMERCIAL (in non f.a.r.)	46.40
22.	MACHINE ROOM AREA OF COMMERCIAL (in non f.a.r.)	20.70
23.	SERVICE FLOOR AREA ABOVE COMMERCIAL (in non f.a.r.)	445.76
24.	GARAGE COLLECTION CHAMBER AREA (in non f.a.r.)	60.00
25.	KIOSK AREA (in non f.a.r.)	30.00
26.	ELECTRIC SUB-STATION & GUARD ROOM AREA	50.00

COMMUNITY FACILITIES REQUIREMENT

NO. OF UNITS PROPOSED = 318		
DENSITY REQUIREMENTS IS 338 X 5 = 1690 PERSONS		
SNO	REQUIREMENTS	PROPOSED
1.	KIOSK @ 1 PER 500 PERSONS AREA OF 1 BLOCK OF 3.5 HECTARE	SPACE - 30.00 SQ.MT
2.	GARAGE COLLECTION CHAMBER @ 1 PER 500 PERSONS AREA 3.5 HECTARE	SPACE - 60.00 SQ.MT

10% VISITORS PARKING PROVIDED IN BASEMENT = 100 c.a. (v1 to v18)

NORTH



BREAK - UP OF NET PLOT AREA			
S.NO.	PARTICULAR	%	area in (sq.mt.)
1.	ROAD AREA	36.98%	3,601.30
2.	PART OF 10% GREEN AREA	10.00%	974.19
3.	AREA OF GROUND COVERAGE	36.09%	3,516.07
4.	GARAGE COLLECTION CHAMBER AREA	0.61%	60.00
5.	BLAND & OPEN SPACE TERRACE	1.500%	1,460.69
	TOTAL	100%	9,741.95

PERMISSIBLE 5% NON F.A.R. AREA	
PERMISSIBLE F.A.R. AREA = 2.50 + 1.00 = 9,741.95 X 3.50% = 34,096.82 sq.mt. 50, 34,096.82 X 5% = 1,704.84 sq.mt.	
PROPOSED 5% NON F.A.R. AREA	
1. BLOCK - A (E.W.S.) (with community)	= 229.21 sq.mt.
2. BLOCK - B	= 228.40 sq.mt.
3. BLOCK - C	= 297.66 sq.mt.
TOTAL	= 755.27 sq.mt.

PROJECT: SUBMISSION DRAWING FOR THE PROPOSED AFFORDABLE HOUSING (PHAY) PROJECT "JAGGISHPURAM" AT KHASRA NO. - 1207M VILLAGE NOOR NAGAR GHAZIABAD (U.P.)

OWNER: JAI AMBEY ESTATE PVT. LTD.(CONSORTIUM) THROUGH MR. ARVIND RATHOR

DRAWING TITLE: LAYOUT / SITE PLAN WITH AREA DETAIL

DATE: 11/07/2018

SCALE: 1:1000

DESIGNER: ANJ AGARWAL ARCHITECTS

ANJ AGARWAL ARCHITECTS
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