

S.NO	PARTICULARS	SQ.MT.		
1.	TOTAL PLOT AREA	17,330.00		
2.	AREA IN 24.00MT. WIDE ROAD WIDENING	530.00		
3.	NET PLOT AREA AFTER (1-2)	16,800.00		
4.	10% GREEN OF NET PLOT AREA = 10% OF 16,800.00 = 1,680.00 sq.mt.	1,680.00		
5.	PERM. GROUND COVG. = 50% OF PLOT AREA = 16,800.00 X 50% = 8,400.00 sq.mt.	8,400.00		
6.	PROPOSED STILT/GROUND COVERAGE (31.94%)	5,366.21		
RESIDENTIAL, COMMUNITY & COMMERCIAL AREA				
i.	particular	GROUND	STILT	TOTAL
a.	BLOCK - X (E.W.S.)	671.45 residential	---	755.02
b.	BLOCK - A	896.75 community	---	896.75
c.	BLOCK - B	843.10 ---	---	843.10
d.	BLOCK - C	208.50 (community)	---	692.80
e.	BLOCK - D	50.00 ---	---	940.80
f.	ELECTRIC - SUB STATION & GAUD ROOM	---	---	50.00
g.	KIOSK AREA	75.00 ---	---	75.00
h.	NURSURY SCHOOL AREA	150.00 ---	---	150.00
i.	COMMERCIAL / NURSING HOME	754.24 ---	---	754.24
	TOTAL	1,992.76	3,373.45	5,366.21
7.	PERMISSIBLE BASEMENT AREA (single level)	12,044.00		
PROPOSED UPPER BASEMENT AREA				
i.	Parking Area (non f.a.r. area)	8,017.28		
ii.	Nursury School Area for storage (in non f.a.r. area)	150.00		
PROPOSED LOWER BASEMENT AREA				
10.	PERMISSIBLE BASIC F.A.R. AREA @2.50 = 16,800.00 X 2.50 = 42,000.00 sq.mt.	9,579.17		
BREAK - UP OF PERMISSIBLE BASIC F.A.R. AREA				
a.	RESIDENTIAL F.A.R. 90% OF 42,000.00 sq.mt. = 42,000.00 X 90% = 37,800.00 sq.mt. --- (p1)	---		
b.	COMMERCIAL F.A.R. 10% OF 42,000.00 sq.mt. = 42,000.00 X 10% = 4,200.00 sq.mt. --- (p2)	---		
TOTAL PERMISSIBLE F.A.R. (p1 + p2) = 42,000.00 sq.mt.				
12.	PROPOSED F.A.R. AREA (under 2.50 f.a.r.)	41,965.06		
i.	COMMERCIAL /NURSING HOME F.A.R. AREA	3,600.00		
ii.	NURSURY SCHOOL F.A.R. AREA	600.00		
iii.	RESIDENTIAL F.A.R. AREA (A1 + A2)	37,765.06		
1. E.W.S. F.A.R. AREA				
a.	BLOCK - X (E.W.S.)	7,895.61		
	TOTAL E.W.S. F.A.R.	7,895.61 --- (A1)		
2. NORMAL SCHEME F.A.R. AREA				
b.	BLOCK - A	11,572.67		
c.	BLOCK - B	9,993.77		
d.	BLOCK - C	8,469.01		
	TOTAL NORMAL SCHEME F.A.R.	29,869.45 --- (A2)		
ADDITIONAL (T.D.R.) 1.00 F.A.R. = 16,800.00 X 1.00 = 16,800.00 sq.mt.				
14.	BREAK - UP OF ADDITIONAL F.A.R. AREA	---		
a.	RESIDENTIAL F.A.R. 90% OF 16,800.00 sq.mt. = 16,800.00 X 90% = 15,120.00 sq.mt. --- (p3)	---		
b.	COMMERCIAL F.A.R. 10% OF 16,800.00 sq.mt. = 16,800.00 X 10% = 1,680.00 sq.mt. --- (p4)	---		
TOTAL ADDITIONAL F.A.R. (p3 + p4) = 16,800.00 sq.mt.				
15.	PROPOSED F.A.R. AREA (under additional T.D.R. f.a.r.)	16,351.16		
i.	COMMERCIAL /NURSING HOME F.A.R. AREA (9.12%)	1,532.96		
ii.	RESIDENTIAL F.A.R. AREA (normal scheme)	14,818.20		
a.	BLOCK - C	2,404.59		
b.	BLOCK - D	12,413.61		
	TOTAL NORMAL SCHEME F.A.R.	14,818.20		
16.	TOTAL PROPOSED F.A.R. AREA (2.50 + 1.00 TDR.) (R1 + R2) (BALANCE F.A.R. WILL BE USED T.D.R. F.A.R.)	58,316.22		
RESIDENTIAL F.A.R. AREA				
1.	E.W.S. F.A.R. AREA	7,895.61		
2.	NORMAL SCHEME F.A.R. AREA	44,687.65		
= 29,869.45 + 14,818.20				
b.	COMMERCIAL / COMMUNITY SCHOOL F.A.R.	5,732.96 --- (R2)		
= 3,600.00 + 1,532.96 + 600.00				
17.	PERMISSIBLE RESIDENTIAL UNITS (EWS + NORMAL UNITS)	1,411 nos.		
a.	FOR BASIC 2.50 F.A.R. @600 UNITS PER HECTAR (a + b) = 16,800.00 X 600 / 10,000 = 1,008 units --- (P1)	---		
PERMISSIBLE E.W.S. UNITS (on 2.50 f.a.r.)				
i.	MINIMUM E.W.S. @50 UNITS PER HECTARE = (150 x 1.68 hectare = 252 units)	---		
ii.	@35% OF TOTAL UNITS PROPOSED ON 2.5 F.A.R. proposed total units 997 (522 EWS + 475 normal units) proposed EWS units = 35% of 997 = 349 (say 349 units)	---		
PERMISSIBLE NORMAL UNITS ON ADDITIONAL F.A.R. (2.50 T.D.R.) @600 UNITS PER HECTARE @ 240 X 16,800.00 / 10,000 = 403.20 (say 403 UNITS) --- (P2) total units allowed (P1 + P2) = 1411 nos.				
18.	PROPOSED RESIDENTIAL UNITS ON 2.50 F.A.R.	709 nos.		
1. E.W.S. UNITS				
a.	BLOCK - X (E.W.S.)	252		
	TOTAL (EWS) FLATS	252 nos.		
2. NORMAL SCHEME UNITS				
b.	BLOCK - A	152		
c.	BLOCK - B	171		
d.	BLOCK - C	134		
	TOTAL NORMAL UNITS	457 nos.		
PROPOSED RESIDENTIAL UNITS ON ADDITIONAL F.A.R.				
c.	BLOCK - C	37		
f.	BLOCK - D	190		
	TOTAL NORMAL UNITS	227 nos.		
TOTAL UNITS FOR 2.5 F.A.R. & ADDITIONAL F.A.R. IS EWS UNITS = 252 NORMAL UNITS = 457 (457 + 227)				
TOTAL UNITS = 996 units				
19.	TOTAL FIRE STAIRCASE AREA RESIDENTIAL (in non f.a.r.)	1,304.35		
20.	TOTAL FIRE STAIRCASE AREA COMMERCIAL (in non f.a.r.)	259.60		
21.	TOTAL FIRE STAIRCASE AREA E.W.S. BLOCKS (in non f.a.r.)	143.99		
22.	MUMTY AREA OF SCHOOL & COMMERCIAL (in non f.a.r.)	90.10		
23.	MACHINE ROOM AREA OF COMMERCIAL (in non f.a.r.)	36.00		
24.	SERVICE FLOOR AREA BETWEEN 4th to 6th FLOOR	730.17		
25.	GARBAGE COLLECTION CHAMBER AREA	150.00		
26.	KIOSK AREA	75.00		
27.	ELECTRIC SUB - STATION & GAUD ROOM AREA	50.00		
28.	TOTAL FIRE STAIRCASE AREA OF NURSURY SCHOOL (in non f.a.r.)	66.2		

BREAK - UP OF NET PLOT AREA		
s.no	particular	%
1.	ROAD AREA	35.31%
2.	PART OF 10% GREEN AREA	10.00%
3.	AREA OF GROUND COVERAGE	31.94%
4.	GARBAGE COLLECTION CHAMBER AREA	0.89%
5.	AREA OF SERVICE FLOOR BETWEEN 4th to 6th FLOOR	21.86%
	TOTAL	100%

ARCHITECT'S SIGN		DATE	DESIGN BY	CHECKED BY	DRG. No.
SCC BUILDERS PVT. LTD.			A. CHAUHAN		SD-01
DESIGNER'S SIGN		DATE	DESIGN BY	CHECKED BY	DRG. No.
ANU AGARWAL ARCHITECTS					
OFFICE - A-244 KAUSHAMBI GHAZIABAD (U.P.)					
Ph-0120-415716, 4563716, 4454182					
e-mail : arch.anujagrawal@gmail.com					

DRAWING TITLE		ARCHITECT'S SIGN	DATE	DESIGN BY	CHECKED BY	DRG. No.
LAYOUT / SITE PLAN WITH AREA DETAIL						
PROJECT		DATE	DESIGN BY	CHECKED BY	DRG. No.	
SUBMISSION DRAWING FOR THE PROPOSED AFFORDABLE HOUSING (PMAY) PROJECT "SCC BLOSSOM" AT KHASRA NO. - 1179 & 1180 VILLAGE NOOR NAGAR GHAZIABAD (U.P.)						
DEVELOPER :-						
M/s. - SCC BUILDERS PVT. LTD.						

PERMISSIBLE 5% NON F.A.R. AREA		PERMISSIBLE F.A.R. AREA = 2.50 + 1.00
= 16,800.00 X 3.5% = 58,800.00 sq.mt.		
SO. = 58,800.00 X 5% = 2,940.00 sq.mt.		
PROPOSED 5% NON F.A.R. AREA		
1.	BLOCK - A	= 520.88sq.mt.
2.	BLOCK - B	= 587.18sq.mt.
3.	BLOCK - C (with community)	= 748.69sq.mt.
4.	BLOCK - D	= 658.49sq.mt.
5.	BLOCK - X (EWS.)	= 161.71sq.mt.
	TOTAL	= 2,576.95sq.mt.

COMMUNITY FACILITIES REQUIREMENT	
NO. OF UNITS PROPOSED - 936	
DENSITY REQUIREMENTS IS 936 X 5 = 4680 PERSONS	
S.NO	REQUIREMENTS
1.	NURSURY SCHOOL AND AREA OF 500 SQ.MT. REQUIRED 1 NURSURY SCHOOL. REQUIRED F.A.R. AREA = 800 SQ.MT.
2.	KIOSK @ 1 FOR EVERY 500 PERSONS. AREA OF 1 KIOSK IS 75 SQ.MT. SPACE = 75.00 SQ.MT.
3.	GARBAGE COLLECTION CHAMBER @ 1 FOR EVERY 500 PERSONS. AREA IS 15.00 SQ.MT. SPACE = 15.00 SQ.MT.

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