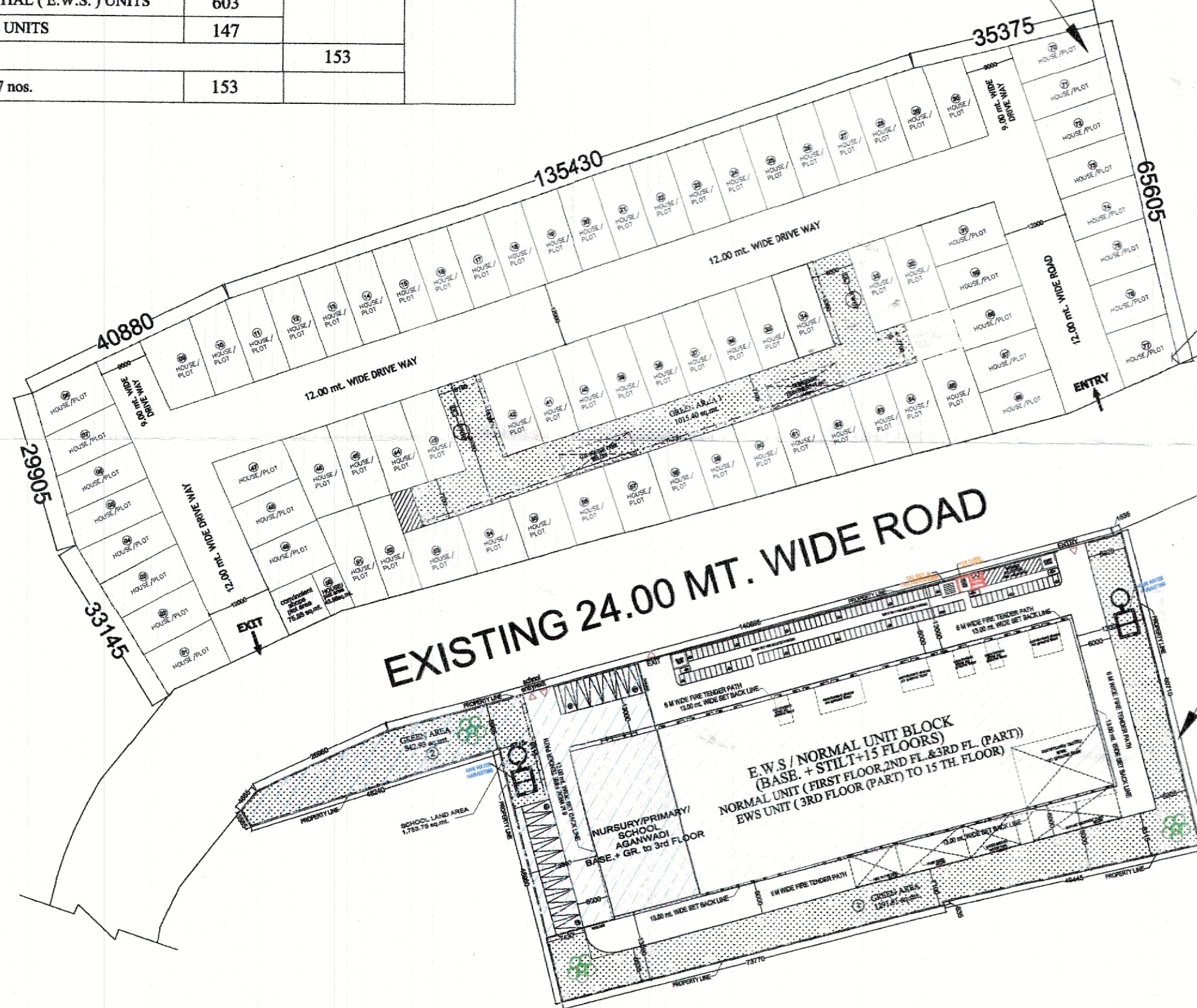


COMBINED AREA STATEMENT

S.N.	PARTICULARS	SQ.MT.
1	TOTAL LAND AREA (split location)	60,255.83
a.	DISTRIBUTION OF LAND / SITE AREA	
i.	POCKET - 1	38,955.87
ii.	POCKET - 2	7,652.18
iii.	POCKET - 3	13,647.78
	TOTAL AREA	60,255.83
2	PERM. GROUND COVG. = 50% OF PLOT AREA = 60,255.83 X 50% = 30,127.91 sq.mt.	30,127.91
3	PROPOSED GROUND COVERAGE (45.35%)	27,327.94
i.	POCKET - 1	18,504.23
ii.	POCKET - 2	2,463.65
iii.	POCKET - 3	6,360.06
	TOTAL AREA	27,327.94
4	PERMISSIBLE BASEMENT AREA (single level) (33,373.80 - Pocket - 1) + (5,518.55 - Pocket - 2) + (10,548.40 - Pocket - 3)	49,440.75
5	PROPOSED BASEMENT AREA (pocket - 1 & 2)	18,999.34
i.	POCKET - 1	15,967.42
ii.	POCKET - 2	3,031.92
6	PERMISSIBLE F.A.R. AREA @2.50 + 1.00 = 3.50 = 60,255.83 X 3.50 = 2,10,895.40 sq.mt.	2,10,895.40
7	BREAK - UP OF PERMISSIBLE F.A.R. AREA	
a.	RESIDENTIAL F.A.R. 90% OF 2,10,895.40 sq.mt. = 2,10,895.40 X 90% = 1,89,805.86 sq.mt.	
b.	COMMERCIAL F.A.R. 10% OF 2,10,895.40 sq.mt. = 2,10,895.40 X 10% = 21,089.54 sq.mt.	
8	PROPOSED F.A.R. AREA @1.662 (54,230.25 sq.mt. FAR will be used as T.D.R.)	1,00,193.13
a.	RESIDENTIAL F.A.R. AREA (77,164.00 + 2014.77) (residential + aganwadi / primary school area)	79,178.77
b.	COMMERCIAL F.A.R. AREA (20864.36 + 150.00)	21,014.36
	TOTAL F.A.R. AREA	1,00,193.13
	BREAK - UP OF PROPOSED F.A.R. AREA	
1.	POCKET - 1	53,451.42
a.	RESIDENTIAL AREA (residential area above commercial)	10,227.81
b.	RES. PLOTTING F.A.R. AREA	22,359.25
c.	COMMERCIAL AREA mall / multiplex	20,864.36
	TOTAL AREA	53,451.42
2.	POCKET - 2	29,002.41
a.	E.W.S. F.A.R. AREA	21,526.44
b.	NORMAL F.A.R. AREA	5,311.20
c.	NURSURY / PRIMARY / AGANWADI 2014.77 F.A.R. AREA	
d.	COMMERCIAL F.A.R. AREA	150.00
	TOTAL AREA	29,002.41
3.	POCKET - 3	17,739.30
a.	RES. PLOTTING F.A.R. AREA	17,739.30
9.	PERMISSIBLE DENSITY ALLOWED @ 600 + 240 = 840 units / hectare = 60,255.83 X 840 / 10,000 = 5,061.48 (say - 5,061 units)	5,061
	PERMISSIBLE E.W.S. UNITS MINIMUM E.W.S. @ 100 UNITS PER HECTARE = 100 X 6.025583 hectare = 602.55 (say - 603 units)	
10.	PROPOSED UNITS	1359
1.	POCKET - 1	456
a.	HOUSE 93 nos. x 2 units = 186 units	186
b.	RESIDENTIAL UNITS (one room unit)	270
	TOTAL AREA	456 units
2.	POCKET - 2	750
a.	RESIDENTIAL (E.W.S.) UNITS	603
b.	NORMAL UNITS	147
3.	POCKET - 3	153
a.	HOUSE 77 nos.	153

POCKET - 3



EXISTING 24.00 MT. WIDE ROAD

SHIKANDAR PUR ROAD

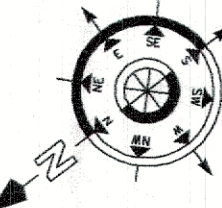
OPEN LAND

190.00 mtr.

TO HINDON AIRPORT

POCKET - 2

COMMUNITY FACILITIES REQUIREMENT		
NO. OF UNITS PROPOSED (756 + 603) = 1359		
REQUIREMENTS FOR (1359 X 5) = 6795 PERSONS		
SR.NO	REQUIREMENTS	PROPOSED
1	KIOSK @ 1 FOR EVERY 500 PERSONS. AREA OF 1 KIOSK IS 7.5 SQ.MT	14 KIOSK SPACES 105.00 SQ.MT
2	GARBAGE COLLECTION CHAMBER @ 1 FOR EVERY 500 PERSONS. AREA IS 15.00 SQ.MT	SPACES 210.00 SQ.MT
3	NURSURY SCHOOL @ 1 NURSURY SCHOOL REQUIRED FOR 2500 PERSONS (required 600.00 SQ.MT. F.A.R.)	
4	PRIMARY SCHOOL @ 1 PRIMARY SCHOOL REQUIRED FOR 5000 PERSONS (required 1200.00 SQ.MT. F.A.R.)	
5	AGANWADI @ 250 sq.mt. AREA REQUIRED FOR 5000 PERSONS (required 250.00 SQ.MT. F.A.R.)	
IN ONE BUILDING WITH F.A.R. = 2014.77 SQ.MT		



BUILTUP AREA STATEMENT

POCKET - 1	
COMMERCIAL	RESIDENTIAL
BASEMENT AREA=14680.12 SQMT.	ONE ROOM UNIT AREA=10227.81 SQMT.
COMMERCIAL AREA=20864.36 SQMT.	PLOTTED AREA=23917.78 SQMT.
KIOSK=37.50 SQMT.	ELECTRIC SUB STATION-GUARD ROOM AREA=60.00 SQMT.
MUMTY+MACHINE ROOM=366.95 SQMT.	
FIRE STAIR CASE=504.93 SQMT.	
COMMERCIAL=36453.96 SQMT.	RESIDENTIAL=34195.59 SQMT.
POCKET - 2	
COMMERCIAL	RESIDENTIAL
BASEMENT AREA=3031.92 SQMT.	STILT=(1535.63+84.99)=1620.62 SQMT.
COMMERCIAL AREA=150.00 SQMT.	RESIDENTIAL=5311.20 + 21526.44
AREA=2014.77 SQMT.	EWS FIRE STAIR=646.80 SQMT.
NURSERY/PRIMARY/AGANWADI	ELECTRIC SUB STATION=50.00 SQMT.
AREA=2014.77 SQMT.	
MUMTY+MACHINE ROOM=61.45 SQMT	
FIRE STAIR CASE=81.32 SQMT	
COMMUNITY AREA=815.99 SQMT	
COMMERCIAL=6155.45 SQMT.	RESIDENTIAL=29155.06 SQMT.
POCKET - 3	
COMMERCIAL AREA=133.04 SQMT.	RESIDENTIAL AREA=18889.40 SQMT.
TOTAL COMMERCIAL BUILTUP AREA=42742.35 SQMT.	
TOTAL RESIDENTIAL BUILTUP AREA=82240.05 SQMT.	
TOTAL PROPOSED BUILTUP AREA=124982.40 SQMT.	

SHIKANDAR PUR ROAD

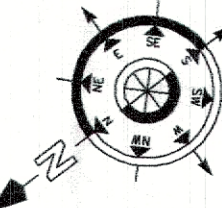
OPEN LAND

190.00 mtr.

TO HINDON AIRPORT

POCKET - 2

COMMUNITY FACILITIES REQUIREMENT		
NO. OF UNITS PROPOSED (756 + 603) = 1359		
REQUIREMENTS FOR (1359 X 5) = 6795 PERSONS		
SR.NO	REQUIREMENTS	PROPOSED
1	KIOSK @ 1 FOR EVERY 500 PERSONS. AREA OF 1 KIOSK IS 7.5 SQ.MT	14 KIOSK SPACES 105.00 SQ.MT
2	GARBAGE COLLECTION CHAMBER @ 1 FOR EVERY 500 PERSONS. AREA IS 15.00 SQ.MT	SPACES 210.00 SQ.MT
3	NURSURY SCHOOL @ 1 NURSURY SCHOOL REQUIRED FOR 2500 PERSONS (required 600.00 SQ.MT. F.A.R.)	
4	PRIMARY SCHOOL @ 1 PRIMARY SCHOOL REQUIRED FOR 5000 PERSONS (required 1200.00 SQ.MT. F.A.R.)	
5	AGANWADI @ 250 sq.mt. AREA REQUIRED FOR 5000 PERSONS (required 250.00 SQ.MT. F.A.R.)	
IN ONE BUILDING WITH F.A.R. = 2014.77 SQ.MT		



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
GREEN AREA REQUIRED 10% OF PLOT AREA
60,255.83 X 10%
= 6,025.58 sq.mt.

GREEN AREA PROVIDED		
s.no.	particular	area (sq.mt.)
A.	POCKET - 1	3,279.01
B.	POCKET - 2	1,834.74
C.	POCKET - 3	1015.40
	TOTAL AREA	6,129.15

TREES REQUIRED IS 50 no TREES FOR PER HECTAIRE
SO = 6.025583 X 50
= 301.27 (say - 301 TREES)

PROVIDED TREES		
s.no.	particular	tree nos.
A.	POCKET - 1	197
B.	POCKET - 2	40
C.	POCKET - 3	70
	TOTAL AREA	307 nos.

BUILTUP AREA STATEMENT

POCKET - 1	
COMMERCIAL	RESIDENTIAL
BASEMENT AREA=14680.12 SQMT.	ONE ROOM UNIT AREA=10227.81 SQMT.
COMMERCIAL AREA=20864.36 SQMT.	PLOTTED AREA=23917.78 SQMT.
KIOSK=37.50 SQMT.	ELECTRIC SUB STATION-GUARD ROOM AREA=60.00 SQMT.
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COMMERCIAL	RESIDENTIAL
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AREA=2014.77 SQMT.	
MUMTY+MACHINE ROOM=61.45 SQMT	
FIRE STAIR CASE=81.32 SQMT	
COMMUNITY AREA=815.99 SQMT	
COMMERCIAL=6155.45 SQMT.	RESIDENTIAL=29155.06 SQMT.
POCKET - 3	
COMMERCIAL AREA=133.04 SQMT.	RESIDENTIAL AREA=18889.40 SQMT.
TOTAL COMMERCIAL BUILTUP AREA=42742.35 SQMT.	
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SHIKANDAR PUR ROAD

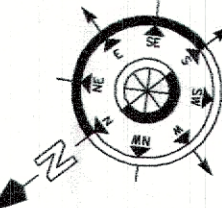
OPEN LAND

190.00 mtr.

TO HINDON AIRPORT

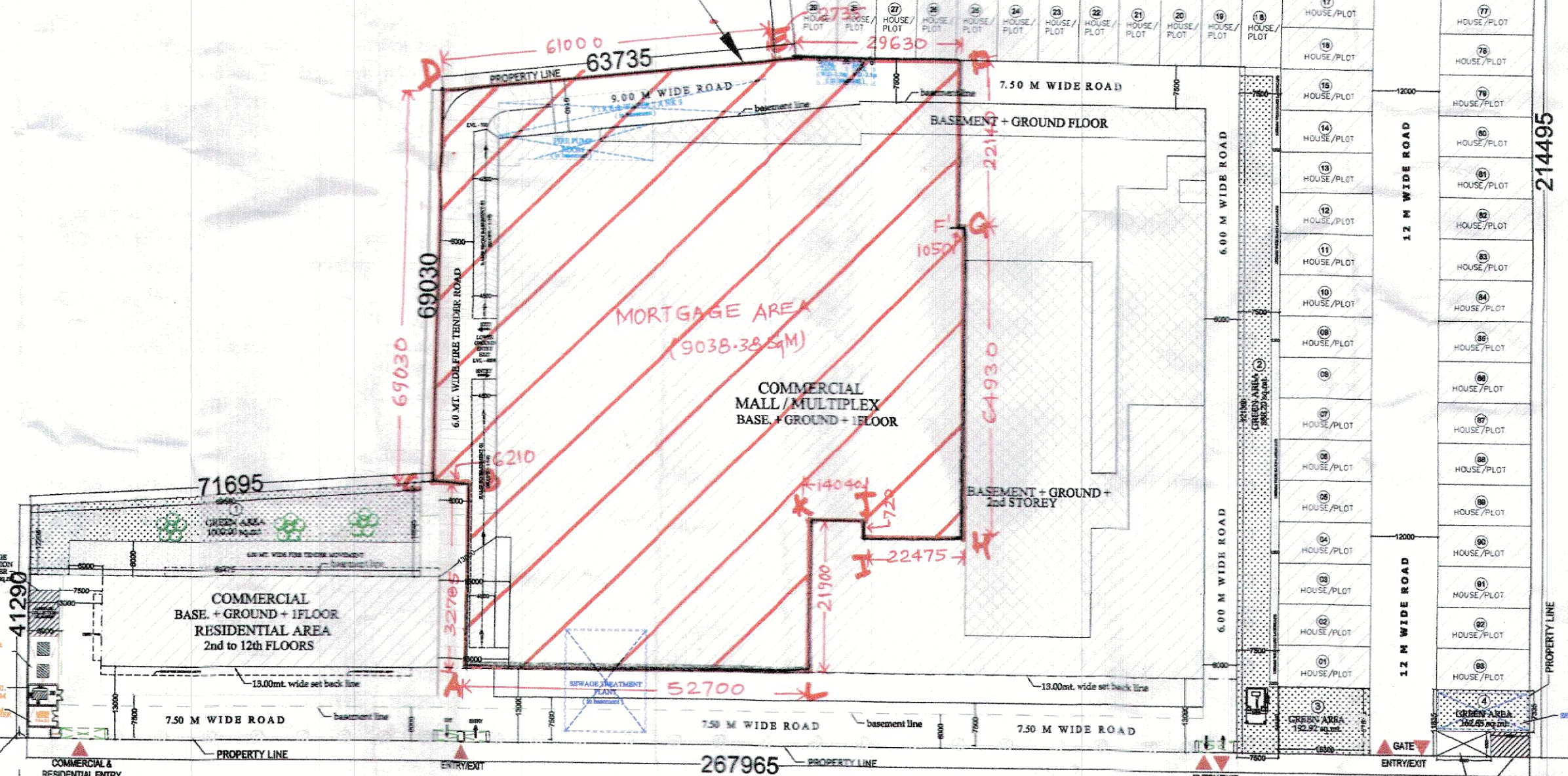
POCKET - 2

COMMUNITY FACILITIES REQUIREMENT		
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3	NURSURY SCHOOL @ 1 NURSURY SCHOOL REQUIRED FOR 2500 PERSONS (required 600.00 SQ.MT. F.A.R.)	
4	PRIMARY SCHOOL @ 1 PRIMARY SCHOOL REQUIRED FOR 5000 PERSONS (required 1200.00 SQ.MT. F.A.R.)	
5	AGANWADI @ 250 sq.mt. AREA REQUIRED FOR 5000 PERSONS (required 250.00 SQ.MT. F.A.R.)	
IN ONE BUILDING WITH F.A.R. = 2014.77 SQ.MT		



TOTAL PLOT AREA = 60,255.83 (SQ.MT.)			
BIFURCATION / LAND USE			
S.NO	ITEM	PERCENTAGE	AREA (SQ.MT.)
1	GREEN AREA	10.17%	6,129.15
2	RESIDENTIAL	38.57%	23,238.95
3	COMMERCIAL	22.47%	13,537.21
4	COMMUNITY	0.87%	530.11
5	ROADS/SERVICES FIRE TENDER & OPEN	27.92%	16,820.41
	TOTAL	100%	60,255.83

POCKET - 1



EXISTING 34.00 MT. WIDE ROAD

TO WAZIRABAD ROAD

AREA STATEMENT

ITEMS	NORMS	PROVISION
F.A.R.	@2.50 + 1 T.D.R. = 2,10,895.40 sq.mt.	@1.662 + 0.9 T.D.R. = 1,00,193.13 sq.mt. + 54,230.25 sq.mt. T.D.R.
BREAK - UP		BREAK - UP
1. RESIDENTIAL @90%	2,10,895.40 X 90% = 1,89,805.86 sq.mt.	RESIDENTIAL = 79,178.77 sq.mt. (1.31%)
2. COMMERCIAL @10%	2,10,895.40 X 10% = 21,089.54 sq.mt.	a. HOUSING = 55,637.56 sq.mt. b. E.W.S. = 21,526.44 sq.mt. c. SCHOOL = 2014.77 sq.mt. COMMERCIAL = 21,014.36 sq.mt. (9.99%)
GROUND COVG.	@50% OF PLOT AREA = 60,255.83 X 50% = 30,127.91 sq.mt.	@45.35% = 27,327.94 sq.mt.
E.W.S.	@100 UNITS / hectare = 603nos. or 35% of proposed units = 1360 x 35% = 476 units	603 E.W.S.
UNITS	@600 + 240 units / hectare = 5061 units	@226 units / hectare = 1359 units
GREEN	@10% OF 60,255.83 sq.mt. = 6,025.58 sq.mt.	@10% = 6,129.15 sq.mt.
PARKING	a. EKAL AWAS 1no. parking provided in each awas	1no. parking provided in each awas
POCKET-1	b. COMMERCIAL = 333 e.c.s. c. SINGLE ROOM UNITS = 270 scooter	a. IN BASEMENT = 370e.c.s. normal = 286 e.c.s. mechanical = 84e.c.s. b. IN BASEMENT = 270scooter
POCKET-2	a. E.W.S. = 603 scooter	a. IN STILT = 316 scooter b. IN BASEMENT = 261 scooter c. IN OPEN = 26 scooter total = 603 scooter
	b. SINGLE ROOM UNITS = 147 scooter	b. IN OPEN = 171 scooter
	c. Nursery / primary / aganwadi area = 20 e.c.s. d. Commercial area = 2 e.c.s.	a. IN STILT = 04 e.c.s. (S1 to S4) b. IN OPEN = 16e.c.s. total = 20 e.c.s.
POCKET-3	a. EKAL AWAS 1no. parking provided in each awas	a. IN STILT = 2e.c.s. (S5 & S6) 1no. parking provided in each awas
TREES	301 TREES	307 TREES

PROJECT: SUBMISSION DRAWING FOR THE PROPOSED PROJECT (PMAY URBAN) AT POCKET - 1, 2, 3 LAND DEVELOPMENT & GRAHATHAN YOJNA (AJANTAPURAM) LONI ROAD DISTRICT GHAZIABAD (U.P.)

DEVELOPER'S: SHRI RAMA KRISHNA SEHKARI AWAS SAMITI LIMITED

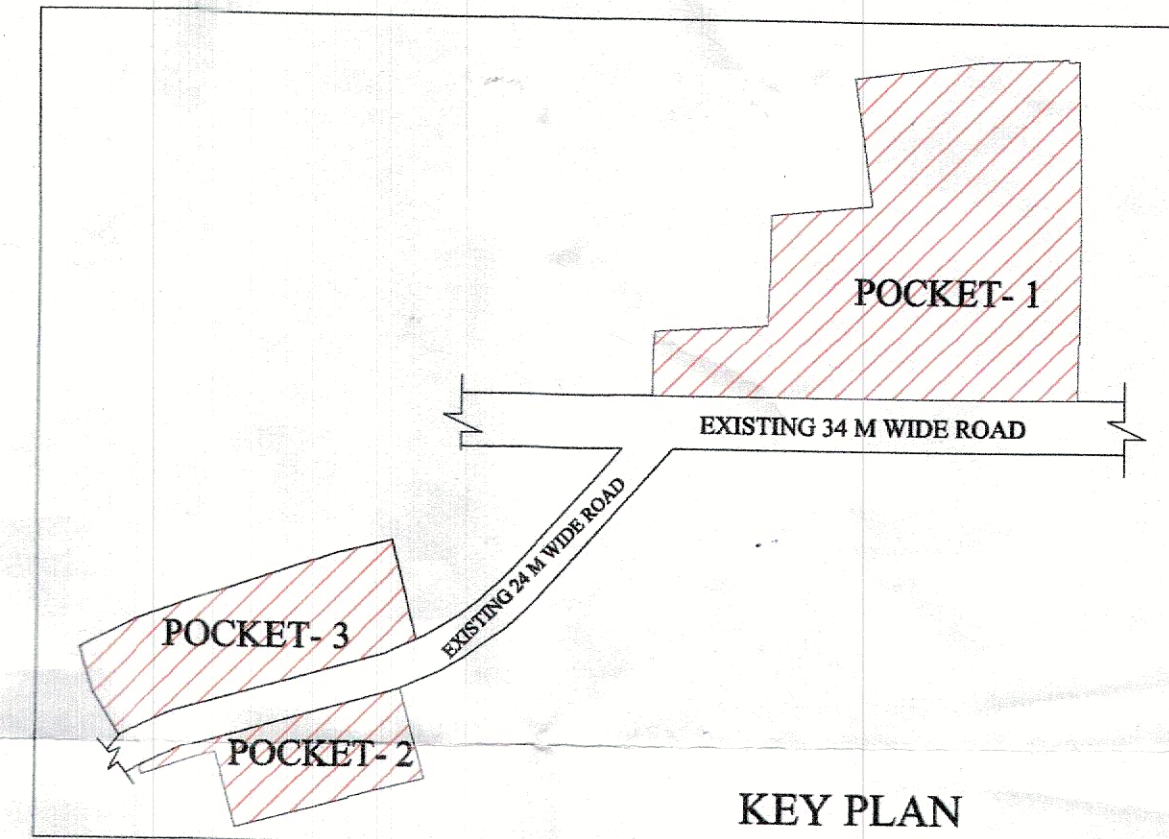
THROUGH: Mr. - SANDEEP GARG (Secretary) Mr. - SAPAN MOHAN GUPTA (executive member)

DRAWING TITLE: (POCKET - 1, 2, 3) LAYOUT PLAN

OWNER'S SIGN: [Signature]

ARCHITECT'S SIGN: [Signature]

COMBINED (POCKET - 1, 2, 3) LAYOUT PLAN



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

SCALE: [Blank] DEALT BY: A. CHAUHAN DATE: [Blank]

DESIGN BY: [Blank] CHECKED BY: [Blank] DRG. No. SD - 01