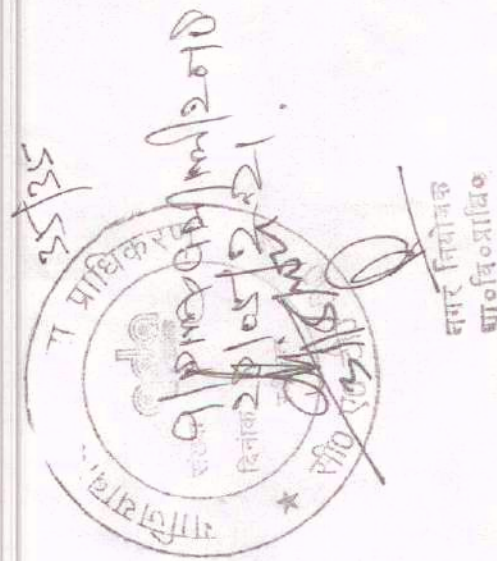




Handwritten notes in Hindi regarding the project and site details.

Handwritten notes in Hindi providing additional context and approvals for the project.

PROPOSED SITE PLOT-C

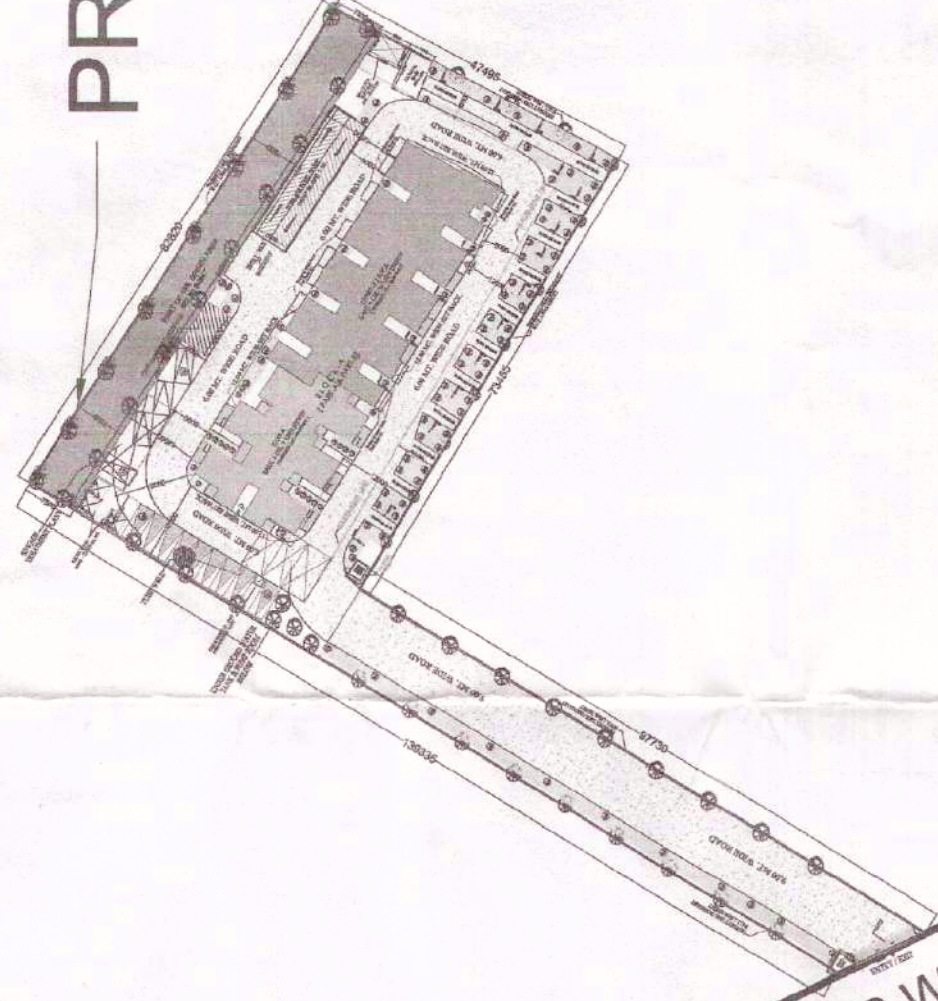


Table with 2 columns: SNO, PARTICULARS. Row 1: 1. TOTAL LAND AREA, 4.413.64. Row 2: II. AREA LEFT FOR ROAD WIDENING, 351.56. Row 3: III. NET PLOT AREA AFTER DEDUCTING (I-II), 4.062.08. Row 4: IV. 15% GREEN OF ACTUAL LAND, 609.31 sq.mt.

Table with 2 columns: SNO, PARTICULARS. Row 1: 1. TOTAL LAND AREA, 3.894.33. Row 2: II. AREA LEFT FOR ROAD WIDENING, 146.19. Row 3: III. NET PLOT AREA AFTER DEDUCTING (I-II), 3.748.14. Row 4: IV. 15% GREEN OF ACTUAL LAND, 562.22 sq.mt.

Table with 2 columns: SNO, PARTICULARS. Row 1: 1. TOTAL LAND AREA, 3.894.33. Row 2: II. AREA LEFT FOR ROAD WIDENING, 146.19. Row 3: III. NET PLOT AREA AFTER DEDUCTING (I-II), 3.748.14. Row 4: IV. 15% GREEN OF ACTUAL LAND, 562.22 sq.mt.

Table with 2 columns: SNO, PARTICULARS. Row 1: 1. TOTAL LAND AREA, 4.062.08. Row 2: II. 15% GREEN OF ACTUAL LAND, 609.31 sq.mt. Row 3: 2. PLOT - C, 4.062.08.

Table with 2 columns: SNO, PARTICULARS. Row 1: 1. TOTAL LAND AREA, 4.062.08. Row 2: II. 15% GREEN OF ACTUAL LAND, 609.31 sq.mt. Row 3: 2. PLOT - C, 4.062.08.

Table with 2 columns: SNO, PARTICULARS. Row 1: 1. TOTAL LAND AREA, 4.062.08. Row 2: II. 15% GREEN OF ACTUAL LAND, 609.31 sq.mt. Row 3: 2. PLOT - C, 4.062.08.

Table with 2 columns: SNO, PARTICULARS. Row 1: 1. TOTAL LAND AREA, 4.062.08. Row 2: II. 15% GREEN OF ACTUAL LAND, 609.31 sq.mt. Row 3: 2. PLOT - C, 4.062.08.

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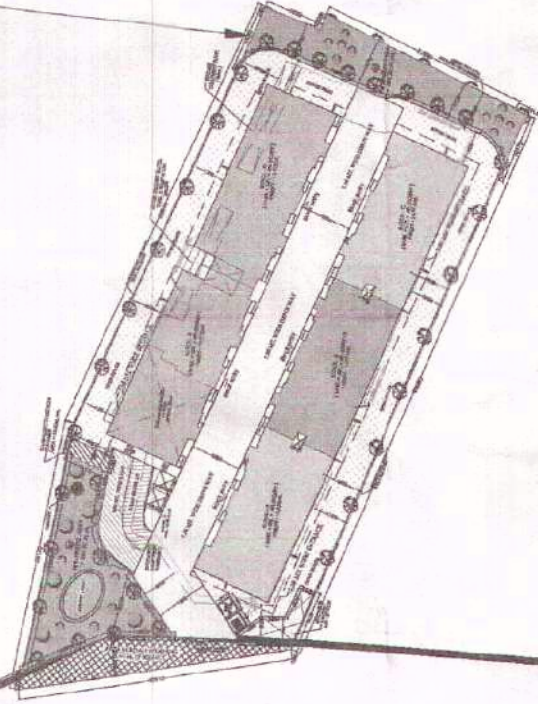
Table with 2 columns: SNO, PARTICULARS. Row 1: 1. TOTAL LAND AREA, 4.062.08. Row 2: II. 15% GREEN OF ACTUAL LAND, 609.31 sq.mt. Row 3: 2. PLOT - C, 4.062.08.

Table with 2 columns: SNO, PARTICULARS. Row 1: 1. TOTAL LAND AREA, 4.062.08. Row 2: II. 15% GREEN OF ACTUAL LAND, 609.31 sq.mt. Row 3: 2. PLOT - C, 4.062.08.

Table with 2 columns: SNO, PARTICULARS. Row 1: 1. TOTAL LAND AREA, 4.062.08. Row 2: II. 15% GREEN OF ACTUAL LAND, 609.31 sq.mt. Row 3: 2. PLOT - C, 4.062.08.

Table with 2 columns: SNO, PARTICULARS. Row 1: 1. TOTAL LAND AREA, 4.062.08. Row 2: II. 15% GREEN OF ACTUAL LAND, 609.31 sq.mt. Row 3: 2. PLOT - C, 4.062.08.

PROPOSED SITE PLOT-B



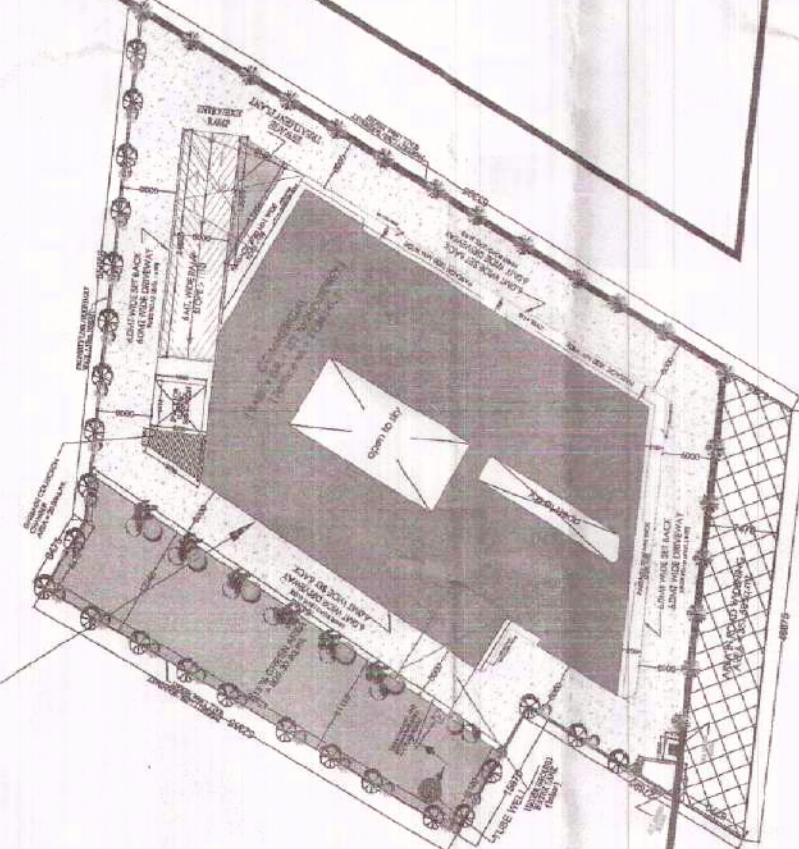
COMMUNITY FACILITIES REQUIREMENT

Table with 2 columns: SNO, PARTICULARS. Row 1: 1. TOTAL LAND AREA, 4.062.08. Row 2: II. 15% GREEN OF ACTUAL LAND, 609.31 sq.mt. Row 3: 2. PLOT - C, 4.062.08.

Table with 2 columns: SNO, PARTICULARS. Row 1: 1. TOTAL LAND AREA, 4.062.08. Row 2: II. 15% GREEN OF ACTUAL LAND, 609.31 sq.mt. Row 3: 2. PLOT - C, 4.062.08.

Table with 2 columns: SNO, PARTICULARS. Row 1: 1. TOTAL LAND AREA, 4.062.08. Row 2: II. 15% GREEN OF ACTUAL LAND, 609.31 sq.mt. Row 3: 2. PLOT - C, 4.062.08.

PROPOSED SITE PLOT-A



EXISTING WAZIRABAD ROAD (60.00 MT.)

COMBINED LAYOUT PLAN

Table with 2 columns: SNO, PARTICULARS. Row 1: 1. TOTAL LAND AREA, 4.062.08. Row 2: II. 15% GREEN OF ACTUAL LAND, 609.31 sq.mt. Row 3: 2. PLOT - C, 4.062.08.



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

Table with 2 columns: SNO, PARTICULARS. Row 1: 1. TOTAL LAND AREA, 4.062.08. Row 2: II. 15% GREEN OF ACTUAL LAND, 609.31 sq.mt. Row 3: 2. PLOT - C, 4.062.08.

PHASING PLAN

PROPOSED SITE PLOT-C

PHASE - 3

Project Name :- Aarambh
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.)

COMBINED LAYOUT PLAN

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 = 15% OF 4,062.06 = 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)
b	COMMERCIAL	1,507.70	-----	-----
e	KIOSK AREA	-----	-----	-----
f	ELECTRIC-SUB STATION & GAURD ROOM	50.00	50.00	50.00
	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.)			20,768.81
	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 600 / 10,000 = 713.70 (say - 713 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) = 178.40 (say - 179 units)	179	
	II.	@95% 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 95% = 346.75 (say - 347 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)	65	
	b	BLOCK - A to E (PLOT - B)	49	
		TOTAL NORMAL UNITS	114 nos.	— Q1
	c	BLOCK - X (e.w.s.) PLOT - C	251	
		TOTAL (e.w.s.) FLATS	251 nos.	— Q2
		TOTAL RESIDENTIAL UNITS (Q1 + Q2) = 365 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.)			26.60
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

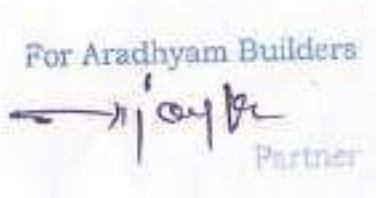
COMMUNITY FACILITIES REQUIREMENT			
NO. OF UNITS PROPOSED = 365			
DENSITY REQUIREMENTS IS 365 X 5 = 1825 PERSONS			
S.NO	REQUIREMENTS	PROPOSED	
1.	KIOSK @ 1 FOR EVERY 300 PERSONS, AREA OF 1 KIOSK IS 7.5 SQ.MT	5 KIOSK	SPACE= 37.50 SQ.MT
2.	GARBAGE COLLECTION CHAMBER @ 1 FOR EVERY 300 PERSONS, AREA IS 15.00 SQ.MT		SPACE= 60.00 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	

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

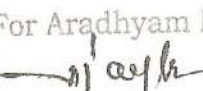
NORTH

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.)	DRAWING TITLE: COMBINED LAYOUT / SITE PLAN WITH AREA DETAIL		 ANUJ AGARWAL ARCHITECTS OFFICE: A-244 KAUSHAMBI GHAZIABAD (U.P.) Ph: 0120 - 4165716, 4563716, 6454182 e-mail: arch.anujagarwal@gmail.com
	DEVELOPER :- ARADHYAM BUILDERS THROUGH VIJAY KUMAR	For Aradhyam Builders  Partner	
DEVELOPERS		ARCHITECT'S SIGN.	SCALE DEALT BY A. CHAUHAN DATE DESIGN BY CHECKED BY DRG. No. SD - 01

(PLOT - A)



SCALE	DEALT BY	DATE
DESIGN BY	CHECKED BY	DRG. No. SD - 02

DRAWING TITLE : COMMERCIAL (PLOT - A) LAYOUT / SITE PLAN	
For Ashyam Builders  Partner	
<u>DEVELOPERS</u>	<u>ARCHITECT'S SIGN.</u>

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