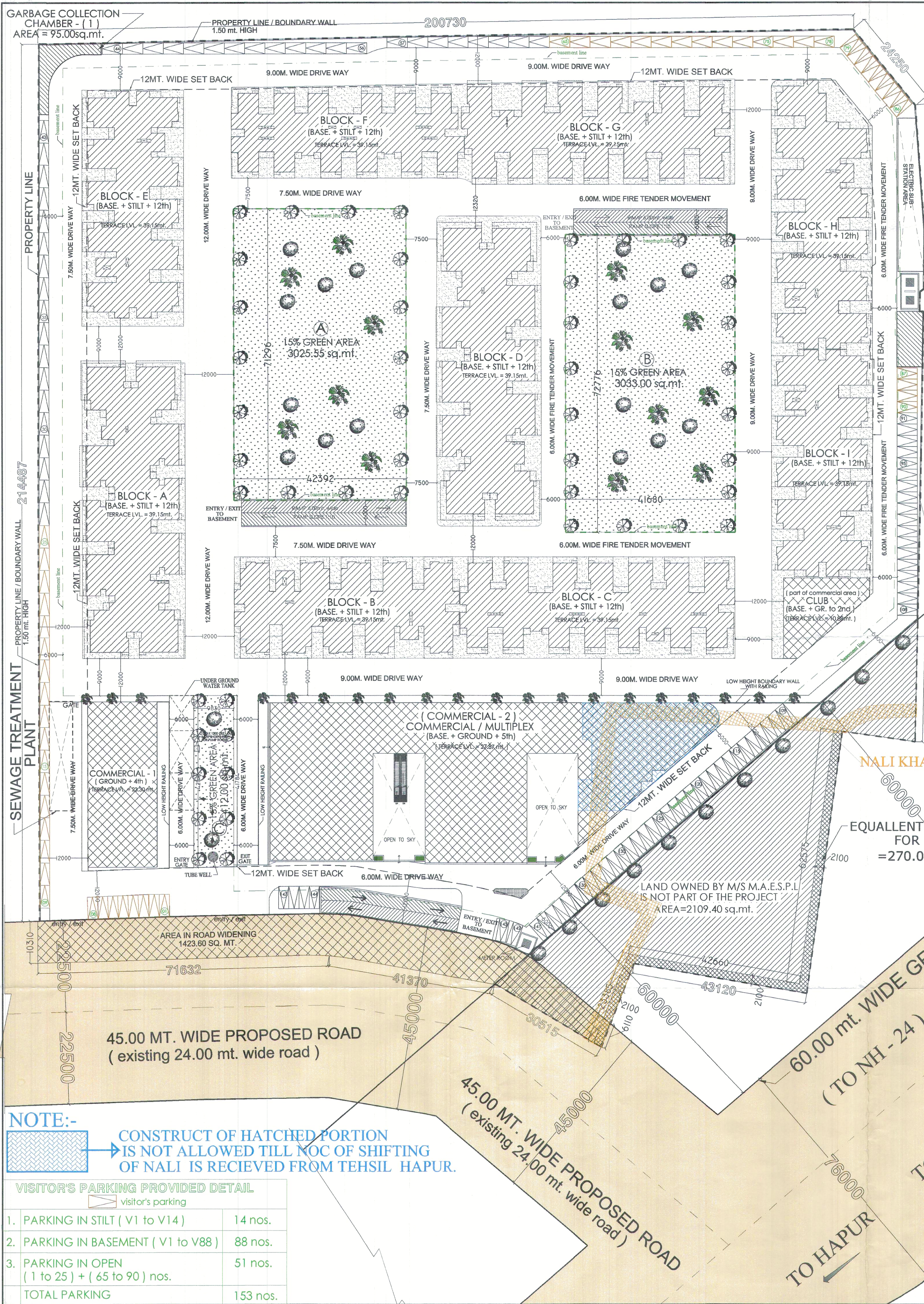




15.	PERMISSIBLE RESIDENTIAL UNITS (NORMAL + E.W.S. UNITS)	5351
a.	FOR BASIC 2.50 F.A.R. @ 600 UNITS = 63,697.00 X 2.50 = 3,821.82 (say - 3,822 units) — P1	
	PERMISSIBLE E.W.S. UNITS (ON 2.50 F.A.R.)	
i.	MINIMUM E.W.S. @ 150 UNITS PER HECTAIRE = 150 X 6.3697 hectare = 955.45 (say - 956 units)	
ii.	35% OF TOTAL UNITS PROPOSED ON 2.50 F.A.R. proposed units 2144 (956 e.w.s + 1188 normal) i.e. 2144 X 35% = 750.40 (say - 750 units)	
b.	PERMISSIBLE NORMAL UNITS ON ADDITIONAL F.A.R. (2.50 TO 3.50) @ 240 units per hectare @ 240 X 6.3697 = 1528.72 (say - 1529 units) — P2	
	TOTAL UNITS ALLOWED (P1 + P2) = 5351 nos.	
16.	PROPOSED RESIDENTIAL UNITS ON 2.50 F.A.R.	2144
	NORMAL SCHEME UNITS	1188
1.	BLOCK - A (LAND - A)	120
2.	BLOCK - B (LAND - A)	120
3.	BLOCK - C (LAND - A)	168
4.	BLOCK - D (LAND - A)	120
5.	BLOCK - E (LAND - A)	120
6.	BLOCK - F (LAND - A)	144
7.	BLOCK - G (LAND - A)	156
8.	BLOCK - H (LAND - A)	132
9.	BLOCK - I (LAND - A)	108
	TOTAL NORMAL UNITS	1188
	E.W.S. UNITS	956
10.	BLOCK - A (E.W.S.) LAND - B	164
11.	BLOCK - B (E.W.S.) LAND - B	164
12.	BLOCK - C (E.W.S.) LAND - B	252
13.	BLOCK - D (E.W.S.) LAND - B	116
14.	BLOCK - E (E.W.S.) LAND - B	80
15.	BLOCK - F (E.W.S.) LAND - B	180
	TOTAL E.W.S. UNITS	956
	PROPOSED RESIDENTIAL UNITS ON ADDITIONAL F.A.R.	12
16.	BLOCK - I (LAND - A)	12
	TOTAL UNITS ON 2.50 F.A.R. & ADDITIONAL F.A.R. IS NORMAL UNITS = 1200 units (1188 + 12) E.W.S. UNITS = 956 units TOTAL UNITS = 2156 units	
17.	AREA OF FIRE STAIR CASE RESIDENTIAL (non f.a.r. area) LAND - A	1,964.64
18.	AREA OF FIRE STAIR CASE COMMERCIAL (non f.a.r. area) LAND - A	504.06
19.	MUMTY AREA (non f.a.r. area) (commercial, community, school)	173.15
20.	MACHINE ROOM AREA FOR COMMERCIAL (in non f.a.r.)	65.70
21.	AREA FOR GARBAGE COLLECTION CHAMBER	330.00
22.	AREA FOR KIOSK (22 nos.)	165.00
23.	AREA FOR ELECTRIC SUB-STATION & GAURD ROOM (50.00 + 50.00) = 100.00 sq.mt.	100.00
24.	E.W.S. FIRE STAIR CASE AREA IN NON F.A.R. (LAND - B)	706.86

8.	PERMISSIBLE BASIC F.A.R. AREA @ 2.50 = 63,697.00 X 2.50 = 1,59,242.50 sq.mt.	
9.	BREAK - UP OF PERMISSIBLE F.A.R. AREA	
a.	RESIDENTIAL F.A.R. 90% OF 1,59,242.50 sq.mt. = 1,59,242.50 X 90% = 1,43,318.25 sq.mt. — (P1)	
b.	COMMERCIAL F.A.R. 10% OF 1,59,242.50 sq.mt. = 1,59,242.50 X 10% = 15,924.25 sq.mt. — (P2)	
	TOTAL PERMISSIBLE F.A.R. (P1 + P2) = 1,59,242.50 sq.mt.	
10.	PROPOSED F.A.R. AREA (under 2.50 f.a.r.) (R1 + R2 + R3)	1,59,212.76
a.	PROPOSED COMMERCIAL / MULTIPLEX F.A.R. = (3,268.21 + 9,772.67 + 850.50 + 2032.87) = 15,924.25 sq.mt.	15,924.25 — (R1)
i.	COMMERCIAL - 1 (LAND - A)	3,268.21
ii.	COMMERCIAL - 2 (LAND - A)	9,772.67
iii.	CLUB AREA (part of commercial) (LAND - A)	850.50
iv.	COMMERCIAL - 3 (LAND - B)	2,032.87
	TOTAL	15,924.25 sq.mt.
b.	PROPOSED COMMUNITY F.A.R. AREA i. INTER COLLEGE AREA = 3,962.42 (land-B) TOTAL = 3,962.42 sq.mt.	3,962.42 — (R2)
c.	PROPOSED RESIDENTIAL F.A.R. AREA (S1 + S2)	1,39,326.09 — (R3)
1.	BLOCK - A (E.W.S.) LAND - B	15,207.61
2.	BLOCK - B (E.W.S.) LAND - B	11,123.37
3.	BLOCK - C (E.W.S.) LAND - B	12,197.70
4.	BLOCK - D (E.W.S.) LAND - B	15,207.61
5.	BLOCK - E (E.W.S.) LAND - B	11,123.37
6.	BLOCK - F (E.W.S.) LAND - B	9,325.50
7.	BLOCK - G (E.W.S.) LAND - B	12,678.42
8.	BLOCK - H (E.W.S.) LAND - B	12,336.33
9.	BLOCK - I (E.W.S.) LAND - B	10,034.90
	TOTAL NORMAL F.A.R. AREA	1,09,234.81 — (S1)
10.	BLOCK - A (E.W.S.) LAND - B	5,290.77
11.	BLOCK - B (E.W.S.) LAND - B	5,061.45
12.	BLOCK - C (E.W.S.) LAND - B	7,898.13
13.	BLOCK - D (E.W.S.) LAND - B	3,614.64
14.	BLOCK - E (E.W.S.) LAND - B	2,569.69
15.	BLOCK - F (E.W.S.) LAND - B	5,696.60
	TOTAL E.W.S. F.A.R. AREA	30,091.28 — (S2)
11.	ADDITIONAL (T.D.R.) 1.00 F.A.R. = 63,697.00 X 1.00 = 63,697.00 sq.mt.	
12.	BREAK - UP OF ADDITIONAL F.A.R. AREA	
a.	RESIDENTIAL F.A.R. 90% OF 63,697.00 sq.mt. = 63,697.00 X 90% = 57,327.30 sq.mt. — (Q1)	
b.	COMMERCIAL F.A.R. 10% OF 63,697.00 sq.mt. = 63,697.00 X 10% = 6,369.70 sq.mt. — (Q2)	
	TOTAL ADDITIONAL F.A.R. (Q1 + Q2) = 63,697.00 sq.mt.	
13.	PROPOSED F.A.R. AREA (under additional T.D.R. f.a.r.)	7,393.29
a.	COMMERCIAL - 2 / MULTIPLEX F.A.R.	6,304.82
b.	RESIDENTIAL F.A.R. AREA (normal scheme)	1,088.47
1.	BLOCK - I (LAND - A)	1,088.47
	NORMAL SCHEME F.A.R.	1,088.47
14.	TOTAL PROPOSED F.A.R. AREA (2.50 + 1.00 T.D.R.) (BALANCE F.A.R. WILL BE USED T.D.R. F.A.R.) (U1 + U2 + U3)	1,66,606.05
a.	COMMERCIAL / MULTIPLEX F.A.R. AREA (15,924.25 + 6,304.82)	22,229.07 — (U1)
b.	PROPOSED COMMUNITY F.A.R. AREA	3,962.42 — (U2)
c.	RESIDENTIAL F.A.R. AREA	1,40,414.56 — (U3)
1.	E.W.S. F.A.R. AREA	30,091.28
2.	NORMAL SCHEME F.A.R.	1,10,323.28

AREA STATEMENT (COMBINED)			
S.NO	PARTICULARS	sq.mtr.	
1. LAND DETAIL - A			
1.	TOTAL LAND AREA AS PER REGISTRY	46,670.00	
2.	LAND AREA NOT INCLUDED IN THE PROJECT	2109.40	
3.	PLOT AREA FOR AWASIYA YOJNA	44,560.60	
4.	LESS ROAD WIDENING AREA	1423.60	
5.	NET PLOT AREA AFTER ROAD WIDENING (4)	43,137.00	
6.	15% GREEN OF NET PLOT AREA = 15% OF 43,137.00 = 6,470.55 sq.mt.	6,470.55	
2. LAND DETAIL - B			
1.	TOTAL PLOT AREA	20,960.00	
2.	AREA IN 45.00 WIDE ROAD WIDENING	400.00	
3.	NET PLOT AREA AFTER (1 - 2)	20,560.00	
4.	15% GREEN OF NET PLOT AREA = 15% OF 20,560.00 = 3,084.00 sq.mt.	3,084.00	
3. COMBINED NET PLOT AREA (A + B) (43,137.00 + 20,560.00)			
4.	PERMISSIBLE STILT/ GROUND COVERAGE @ 50% = 63,697.00 X 50% = 31,848.50 sq.mt.	31,848.50	
5.	PROPOSED STILT/ GROUND COVERAGE (38.79%) (A1 + A2)	24,708.45	
LAND - A (ground coverage)			
A. RESIDENTIAL & COMMUNITY FACILITIES AREA			
s.no.	block name	stilt area	ground area
1.	block - A	1,585.40	1,585.40
2.	block - B	1,246.90	1,246.90
3.	block - C	1,400.25	1,400.25
4.	block - D	1,585.40	1,585.40
5.	block - E	1,246.90	1,246.90
6.	block - F	1,071.50	1,071.50
7.	block - G	1,477.00	1,477.00
8.	block - H	1,430.15	1,430.15
9.	block - I	1,246.90	1,246.90
10.	Commercial - 1	665.13	665.13
11.	Commercial - 2	2,903.62	2,903.62
12.	CLUB AREA	283.50	283.50
13.	KIOSK AREA	165.00	165.00
14.	ELECTRIC SUB STATION AREA	50.00	50.00
	TOTAL	12,290.40	16,357.65 — (A1)
LAND - B (ground coverage)			
15.	BLOCK - A (E.W.S.)	189.60	1,009.96 (residential) 178.90 (community)
16.	BLOCK - B (E.W.S.)	379.20	999.54
17.	BLOCK - C (E.W.S.)	379.20	1,027.48
18.	BLOCK - D (E.W.S.)	379.20	638.25
19.	BLOCK - E (E.W.S.)	234.85	363.53
20.	BLOCK - F (E.W.S.)	379.20	661.60
21.	INTER COLLEGE	799.20	799.20
22.	Commercial - 3	681.09	681.09
23.	ELECTRIC SUB STATION AREA	50.00	50.00
	TOTAL	1,941.25	6,409.55
6.	PERMISSIBLE BASEMENT AREA (SINGLE LVL.) (32,450.50 + 14,702.00)	47,153.20	
7.	PROPOSED BASEMENT AREA (LAND - A)		
a.	BASEMENT IN PARKING USE (LAND - A)	30,841.95	
b.	BASEMENT IN STORAGE USE (LAND - B) (below inter college)	819.30	
BREAK - UP OF NET PLOT AREA			
s.no.	particular	%	area in (sq.mt.)
1.	ROAD AREA	32.35%	20,609.35
2.	AREA OF GREEN	15.00%	9,554.55
3.	AREA OF GROUND COVERAGE	38.79%	24,708.45
	TOTAL	100%	63,697.00
LAND - A 4.0 - LAYOUT PLAN			

PROJECT:
SUB. DRAWING FOR THE PROPOSED AFFORDABLE HOUSING (PMAY) PROJECT NAMED "DIYA GREEN CITY" NH - 24 AT KHASRA NO. - 630M & 632 AT VILLAGE KHERA DEHAT, TEHSIL - DHOLANA, DISTT HAPUR (U.P.)

DEVELOPER'S:
M/S. EUREKA BUILDER'S (PVT.) LTD.

LAND OWNER:
M/s. Maharaja Agarsen Education Services PVT. LTD.

DRAWING TITLE:
LAYOUT PLAN

For Eureka Builders Pvt. Ltd.
Consortium lead Member

Nishant
Director

OWNER'S SIGN

ARCHITECT'S SIGN

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

SCALE

DEALT BY
A. CHAUHAN

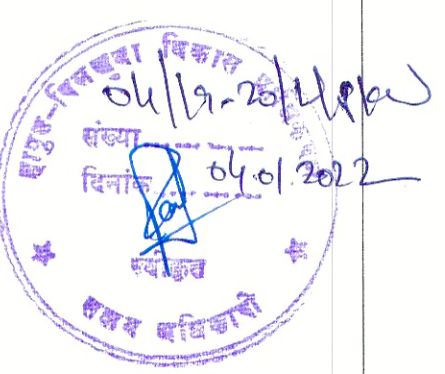
DATE

DESIGN BY

CHECKED BY

DRG. No.
SD-01

समिति की इस स्वीकृति से सम्बन्धित किसी भी शायका
विभाग, स्वायत्त विभाग, किसी अन्य व्यक्ति का अधिकार
नहीं स्थापित कि यह स्वीकृति प्रमाणित नहीं होता है।
स्वायत्त या कोई अन्य व्यक्ति को स्वीकृत नहीं है। यदि
स्वायत्त में किसी भी व्यक्ति को स्वीकृत किया जाता है तो
इसका कोई भी अधिकार नहीं है। इसका उपयोग
किसी भी व्यक्ति के लिए नहीं किया जा सकता है।



अनुमोदित
सहकार बोर्ड
गुरुगढ़, हरियाणा



LAND - B 4.0 - LAYOUT PLAN

PROJECT:
SUB. DRAWING FOR THE PROPOSED
AFFORDABLE HOUSING (PMAY) PROJECT NAMED
"GOPAL KIRAN" AT KHASRA NO. - 1004 & 1000
VILLAGE KHERA DEHAT, PARGANA TEHSIL
DHOLANA DISTT. HAPUR (U.P.) AT - NH - 24

DEVELOPER:
M/s. EUREKA BUILDER'S (PVT.) LTD.
LAND OWNER:
DIYA INFRA PROJECTS PVT LTD

DRAWING TITLE:
LAYOUT PLAN

For Eureka Builders Pvt. Ltd
Consortium lead Member
Nishant
Director

OWNER'S SIGN ARCHITECT'S SIGN

ANUJ AGARWAL ARCHITECTS
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SCALE: DEALT BY: DATE: DESIGN BY: CHECKED BY: DRG. No: SD-01A