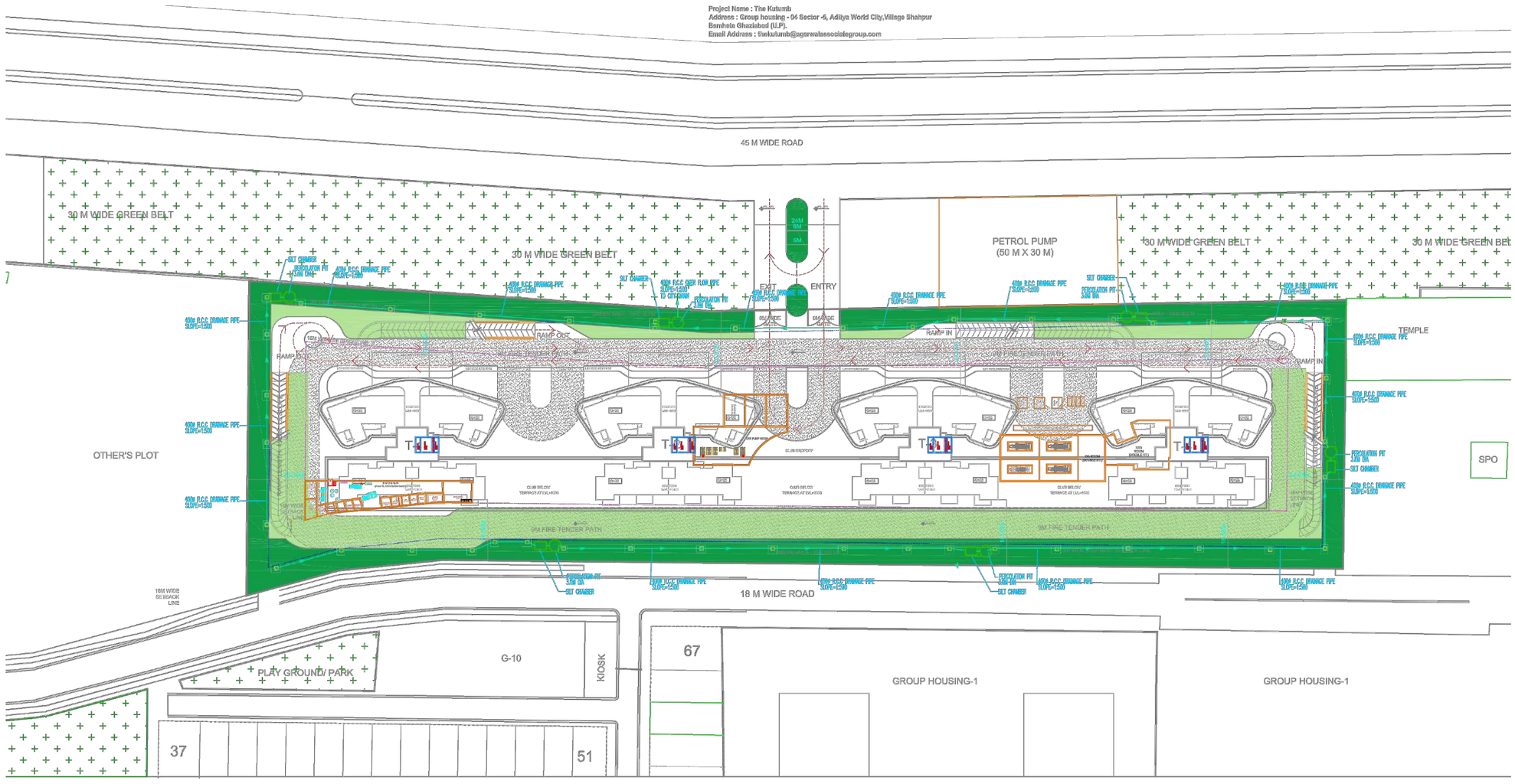
Project Name : The Kutumb
Address : Group housing - 04 Sector -5, Aditya World City,Village Shahpur Bamheta Ghaziabad (U.P).
Email Address : thekutumb@agarwalassociategroup.com



1 SITE PLAN
1:500

Aditya Builders Group Housing, Ghaziabad				
AREA STATEMENT				
Sl No:-	Description	FAR Ratio	Acrs	Sq M
1	Site Area		5.579	22,576.63
2	Base FAR	2.5		56,441.58
3	Purchasable FAR (50% of Base FAR)	1.25		28,220.79
4	Green FAR (5% of Base FAR + PDR)	0.1875		4,233.12
5	Total FAR	3.94		88,895.48
6	Facility FAR (5% of base FAR+PDR)	0.1875		4,233.12
7	Permissible Ground Coverage	40%		9,030.65
8	Proposed Ground Coverage	38.7%		8,746.80
9	Density - Permissible	247b.00		PPH
10	Green Area	15%		3,386.49
10	Proposed Green Area	15.0%		3,386.00

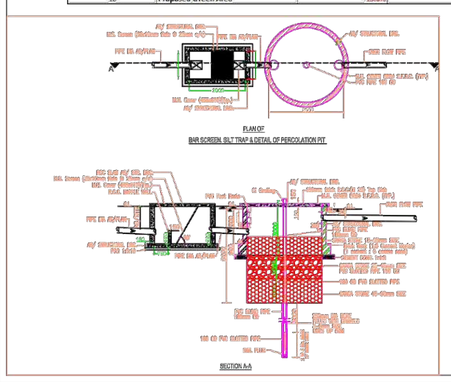
Built Up Area				
	FAR in Sqm (A)	5% Facility FAR (B)	Non-FAR (C)	Total BUA
Superstructure				
T-1 (G+26/28)	22,220.12	1,058.40	4,203.30	27,481.82
T-2 (G+26/28)	22,220.12	1,058.40	4,203.30	27,481.82
T-3 (G+26/28)	22,220.12	1,058.40	4,203.30	27,481.82
T-4 (G+26/28)	22,220.12	1,058.40	4,203.30	27,481.82
TOTAL	88,880.48	4,233.60	16,813.20	1,09,927.28

Substructure				
	Total	Parking Area	ECS Factor	ECS PROVIDED
Basement 1 - Stack/Mechanical Parking	17,009.07	1,926.34	16	120
Basement 1	17,009.07	13,491.22	32	422
Basement 2	16,565.06	14,973.54	32	468
TOTAL	33,574.13	30,391.10	80	1,010

Parking Requirement As / Authority							
	Unit Type	No. of Units	No. of Floors	Total No. of Units	ECS required	Total ECS required
T-1 (G+26/28)	UNIT-1 - 4BHK - Large	2	26	52	1.5	78
	UNIT-2 - 4BHK	2	28	56	1.5	84
T-2 (G+26/28)	UNIT-1 - 4BHK - Large	2	26	52	1.5	78
	UNIT-2 - 4BHK	2	28	56	1.5	84
T-3 (G+26/28)	UNIT-1 - 4BHK - Large	2	26	52	1.5	78
	UNIT-2 - 4BHK	2	28	56	1.5	84
T-4 (G+26/28)	UNIT-1 - 4BHK - Large	2	26	52	1.5	78
	UNIT-2 - 4BHK	2	28	56	1.5	84
CLUB		1400		784	1.0	84
10% Visitor parking						65
TOTAL				432		797

GROUND COVER AREA	
S.NO.	AREA
1	8409 SQ. MT.

TOWER AREA CALCULATION				
S.no	Description	Total Area (sqm)		
		FAR	NON FAR	FACILITY FAR
1	STILT LEVEL	2113.500		
2	1st FLOOR	738.695	154.440	37.800
3	2nd FLOOR	738.695	154.440	37.800
4	3rd FLOOR	738.695	154.440	37.800
5	4th FLOOR - TERRACE	754.375	154.440	37.800
6	5th FLOOR	738.695	154.440	37.800
7	6th FLOOR	738.695	154.440	37.800
8	7th FLOOR - TERRACE	754.375	154.440	37.800
9	8th FLOOR	738.695	154.440	37.800
10	9th FLOOR	738.695	154.440	37.800
11	10th FLOOR - TERRACE	754.375	154.440	37.800
12	11th FLOOR	738.695	154.440	37.800
13	12th FLOOR	738.695	154.440	37.800
14	13th FLOOR - TERRACE	754.375	154.440	37.800
15	14th FLOOR	738.695	154.440	37.800
16	15th FLOOR	738.695	154.440	37.800
17	16TH FLOOR - TERRACE	738.695	170.120	37.800
18	17th FLOOR	738.695	154.440	37.800
19	18th FLOOR	738.695	154.440	37.800
20	19th FLOOR - TERRACE	754.375	154.440	37.800
21	20th FLOOR	738.695	154.440	37.800
22	21st FLOOR	738.695	154.440	37.800
23	22nd FLOOR - TERRACE	754.375	154.440	37.800
24	23rd FLOOR	738.695	154.440	37.800
25	24th FLOOR	738.695	154.440	37.800
26	25th FLOOR - TERRACE	754.375	154.440	37.800
27	26th FLOOR	738.695	154.440	37.800
29	27th FLOOR	337.795	65.640	37.800
30	28th FLOOR	337.795	72.300	37.800
31	Terrace Floor	111.2	19.870	0.000
TOTAL AREA		22,220.12	4,188.93	1,058.40



LEGEND FOR DRAINAGE SUPPLY	
DMH	DRAINAGE MANHOLE
	DRAINAGE PIPE

FOR APPROVAL AND STAMPING

ARCHITECT
MORPHOGENESIS
41, Industrial Estate, Okhla Phase - III,
New Delhi 110020
TEL: 91 11 41828070
E Mail: studio@morphogenesis.org

DEVELOPER
AAPL PROJECTS PRIVATE LIMITED
Regd. Office : 15 G/F , New Rajdhani Enclave, Delhi-110092
Email : THEKUTUMB@AGARWALASSOCIATEGROUP.COM

CONSULTING STRUCTURAL ENGINEER
VINTECH CONSULTANTS

CONSULTING MEP

KEY PLAN

PROJECT
Project Name : The Kutumb
Address : Group housing - 04 Sector -5, Aditya World City,Village Shahpur Bamheta Ghaziabad (U.P).
Email Address : thekutumb@agarwalassociategroup.com

DEVELOPER'S SIGNATURE :
AAPL PROJECTS PRIVATE LIMITED
Regd. Office : 15 G/F , New Rajdhani Enclave, Delhi-110092
Email : ade.tata07@gmail.com
AUTHORIZED SIGNATORY

ARCHITECT'S SIGNATURE :

DRAWING NAME
SITE PLAN
DRAINAGE LAYOUT

DRAWING NO.
PL-DR-01

SCALE	1:500
DATE	AUG 2024

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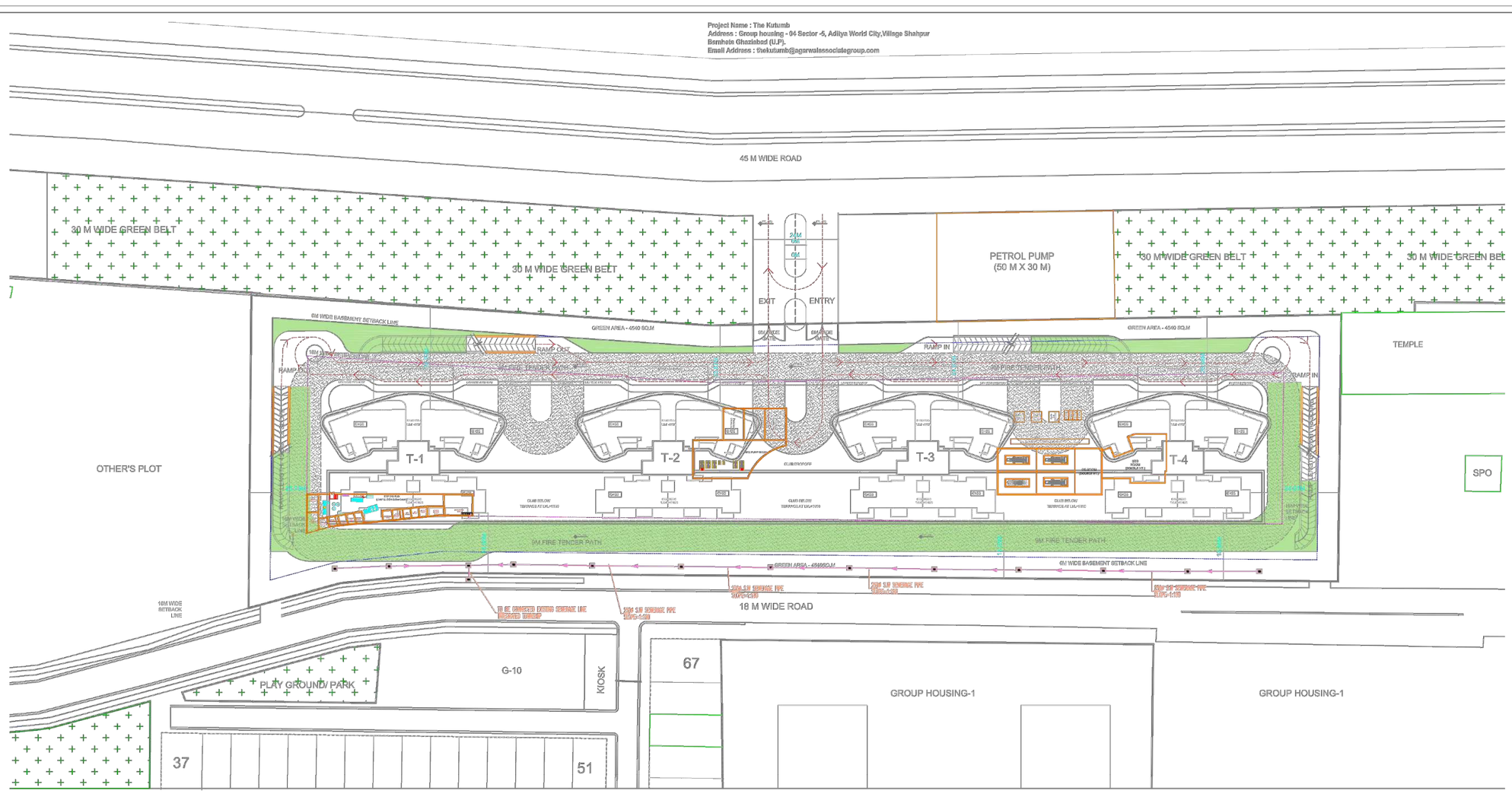

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	SEWERAGE PIPE

FOR APPROVAL AND STAMPING

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SITE PLAN
SEWERAGE LAYOUT

DRAWING NO.
PLSEW-01

SCALE	1:500
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