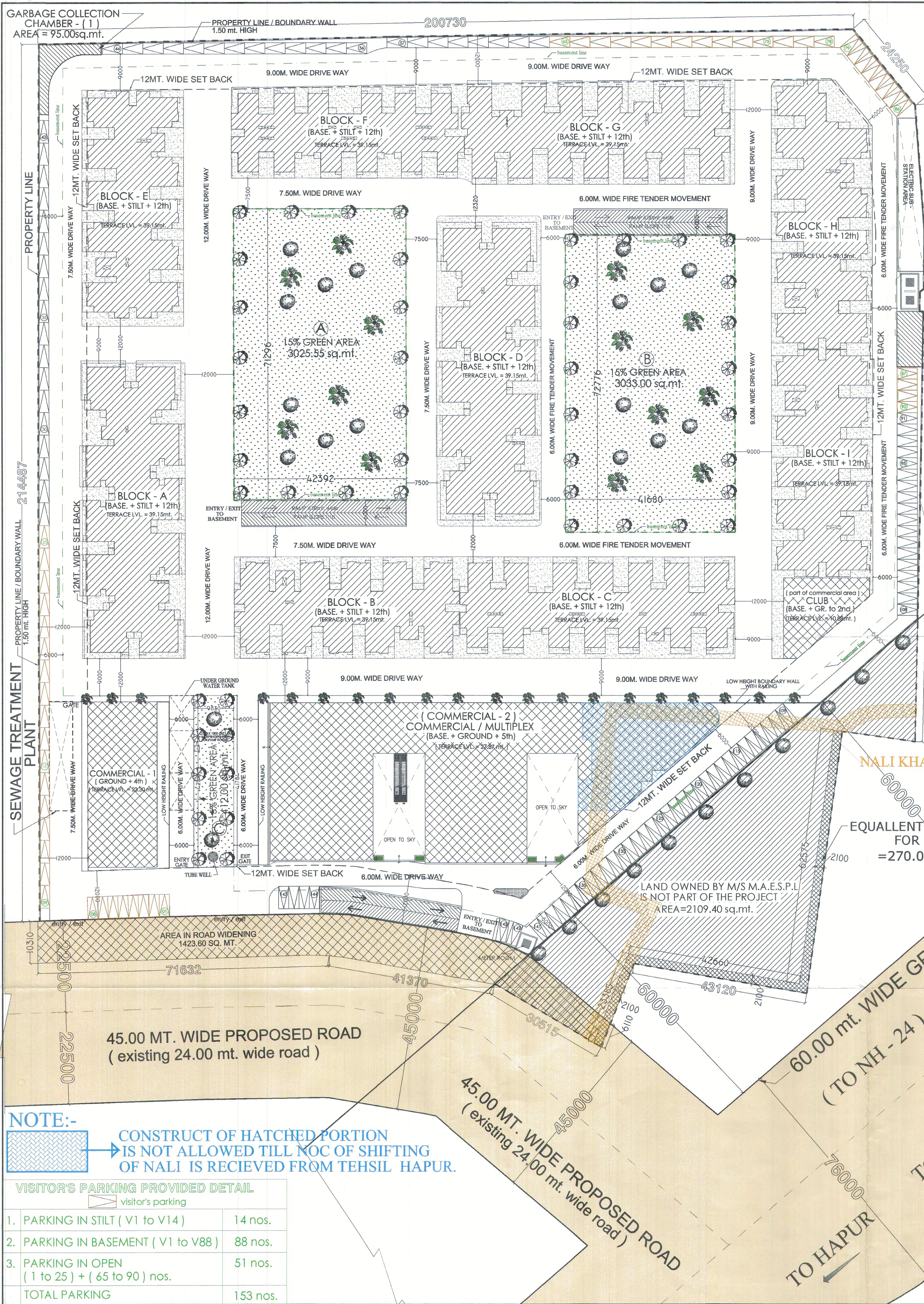




15. PERMISSIBLE RESIDENTIAL UNITS (NORMAL + E.W.S. UNITS)	5351
a. FOR BASIC 2.50 F.A.R. @ 600 UNITS = 63,697.00 X 2.50 = 3,821.82 (say - 3,822 units) — P1	
PERMISSIBLE E.W.S. UNITS (ON 2.50 F.A.R.)	
i. MINIMUM E.W.S. @ 150 UNITS PER HECTAIRE = 150 X 6.3697 hectare = 955.45 (say - 956 units)	
ii. 35% 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 1 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 COMM. (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 (MULTIPLEX 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	3,962.42 — (R2)
i. INTER COLLEGE AREA = 3,962.42 (land-B)	
TOTAL	3,962.42 sq.mt.
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. (1,09,234.81 + 1,088.47)	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.mtl.			6470.55
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.mtl.			3,084.00
3. COMBINED NET PLOT AREA (A + B) (43,137.00 + 20,560.00)				63,697.00
4.	PERMISSIBLE STILT/ GROUND COVERAGE @50% = 63,697.00 X 50% = 31,848.50 sq.mtl.			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.	blocks name	stilt area	ground area	total 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 / MULTIPLEX	-----	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	4,067.25	16,357.65 (A1)
LAND - B (ground coverage)				
15.	BLOCK - A (E.W.S.)	189.60	1,009.96 (residential) 178.90 (community)	1,198.46
16.	BLOCK - B (E.W.S.)	379.20	999.54	1,378.74
17.	BLOCK - C (E.W.S.)	379.20	1,027.48	1,406.68
18.	BLOCK - D (E.W.S.)	379.20	638.25	1,017.45
19.	BLOCK - E (E.W.S.)	234.85	363.53	598.38
20.	BLOCK - F (E.W.S.)	379.20	661.60	1,040.80
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	8,350.80 (A2)
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
	GARBAGE COLLECTION AREA	0.52%	330.00
	RAMP & OPEN SPACE BETWEEN BLOCKS	13.34%	8,494.65
	TOTAL	100%	63,697.00

आरक्षित विक्रय
04/12-20/12/2024
बिनाक
05/01/25
रखी
हस्तक्षर करवावारी

LAND - A

4.0 - LAYOUT PLAN

रखीवक अभियन्ता
रखीवक/आरक्षित/चतुर्थ

Architect
Anuj Agarwal
Rajshahi Chauraha
Shamshi Chauraha

Design Studio

ANUJ AGARWAL ARCHITECTS
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e-mail : arch.anujagarwal@gmail.com

SCALE	DEALT BY A. CHAUHAN	DATE
DESIGN BY	CHECKED BY	DRG. No.

ECT'S SIGN.

SD-0101

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

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

DRAWING TITLE:
LAYOUT PLAN

OWNER'S SIGN

ARCHITECT'S SIGN

For Eureka Builders Pvt. Ltd.
Consortium lead Member

Nishant
Director

ANUJ AGARWAL ARCHITECTS
OFFICE:- A-244 KAUSHAMBI GHAZIABAD (U.P.)
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SCALE

DEALT BY
A. CHAUHAN

DATE

DESIGN BY

CHECKED BY

DRG. No.
SD-01