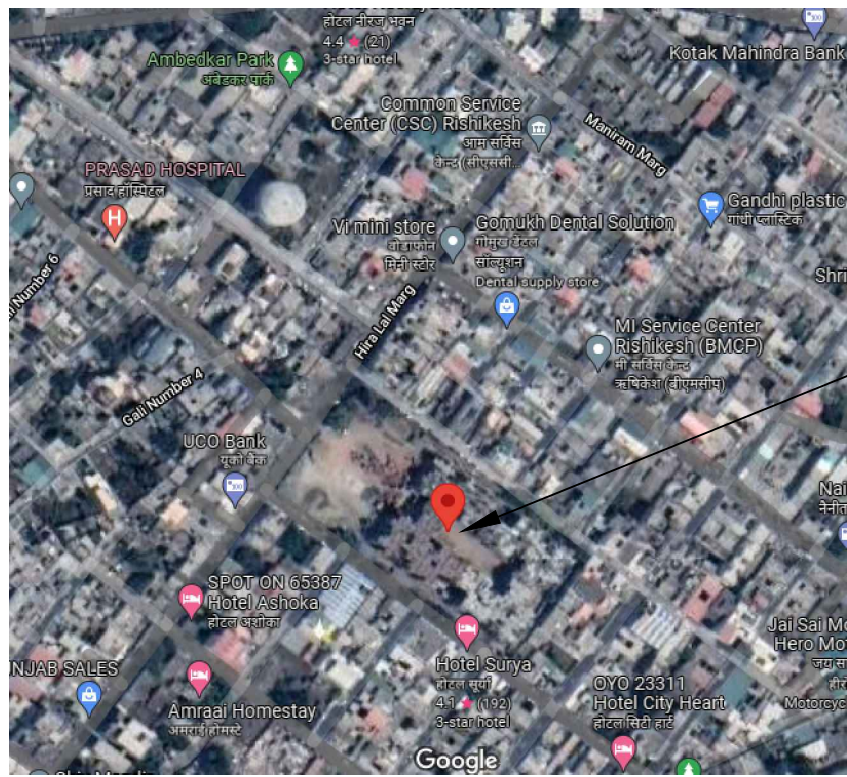


KEY PLAN (N.T.S.)



MASTER PLAN (N.T.S.)



GOOGLE IMAGE (N.T.S.)

PLANTATION SCHEDULE

Botanical Name	Common Name	Sensitive / Tolerant	Growth Rate / Regeneration	Evergreen / Deciduous	Flowering Season	Crown Shape
Awgal marmelos	Bel Patter	T	Tree 12m	E	May-June	Oblong
azaderachta indica	Nim	T	Tree 20m	D	June-Sept	Oblong
Bahunia varigala	Kachnar	T	Tree 05m	D	Nov	Oblong
Callistemon citrinus	Bottle Brush	T	Small Tree 05m	D	Through Out Year	Conical
Cassia Fistula	Amaltas	T	Tree 12m	D	March-May	Round
Cordia Dichotoma	Lasora	T	Tree 10m	E	March-April	Round/Oblong
Delonix Ragia	Gulmohar	T	Tree 15m	D	April-Oct	Flat Topped
Peltophorum Lnenne	Yellow Gulmohar	T	Tree 05m	D	Apr-Nov	Flat Topped
Mango	mango	T	Tree 15-40m	E	Through Out Year	Round/ Spreading
Nenum Indicim	Kaner	T	Shrun 05m	E	Through Out	Oblong/Round
Polyalthia Longifolia	Ashok	T	Tree 15m	E	April-June	Conical
Populus Euphratica	Poplar	s	Tree 10m	D	-	Oblong
Terminalia Arjuna	Arjuna	T	Tree 15m	D	April-July	Oblong/Round
Bom Bax Malabaricum	Semal	T	Tree 08m	D	Feb-March	Oblong/Round

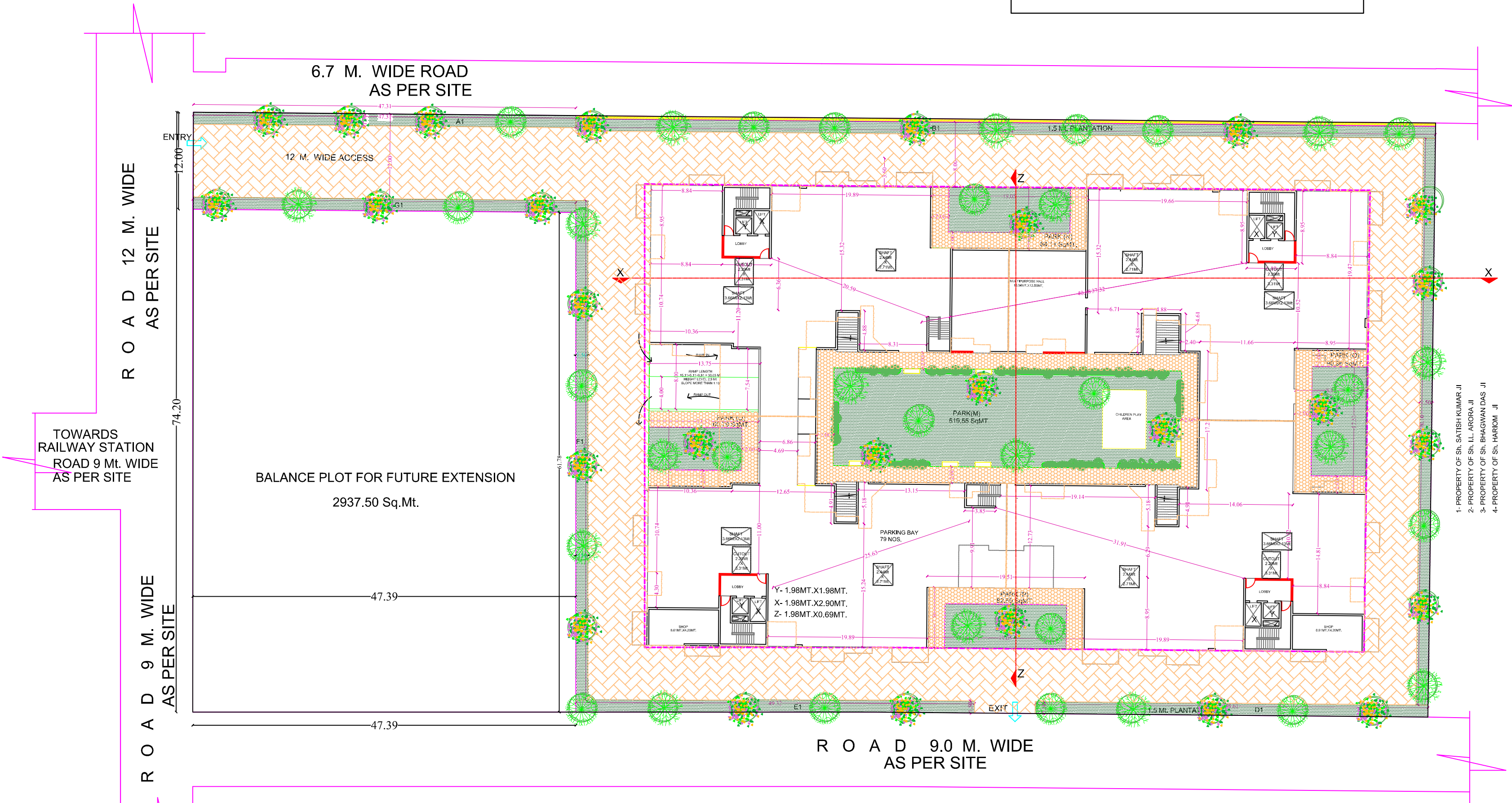
GREEN AREA CALCULATIONS:-

PARK (M) = 519.55 SQ.MT.
PARK (N) = 84.11 SQ.MT.
PARK (O) = 90.96 SQ.MT.
PARK (P) = 82.59 SQ.MT.
PARK (Q) = 60.79 SQ.MT.
TOTAL PARK (M+N+O+P+Q) = 838.00 SQ.MT.(X)

PLANTATION ON BOUNDARY WALL CALCULATION - REQUIRED PLANTATION TOWARDS BOUNDARY ALL 1.5 MT
PLANTATION (A1) = 47.31X1.5 = 70.96 SQ.MT.
PLANTATION (B1) = 106.34X1.5 = 159.51 SQ.MT.
PLANTATION (C1) = 70.10X1.5 = 105.15 SQ.MT.
PLANTATION (D1) = 48.61X1.5 = 72.91 SQ.MT.
PLANTATION (E1) = 49.32X1.5 = 73.98 SQ.MT.
PLANTATION (F1) = 61.77X1.5 = 92.65 SQ.MT.
PLANTATION (G1) = 47.37X1.5 = 71.05 SQ.MT.
TOTAL PLANTATION (A1+B1+C1+D1+E1+F1+G1) = 646.21 SQ.MT.(Y)

TOTAL GREEN AREA = (X+Y)= 838.00+646.21=1484.21 SQ.MT.

30°06'17.4"N 78°17'32.2"E  
30.104833, 78.292278  
GOOGLE CO-ORDINATES



SITE PLAN AS PER LAND SURVEY

PREVIOUS APPROVED MAP VIDE FILE NO.- MAP/RISHI/01/01/2018-19, DATED:- 26-07-2019

REVISED/PROPOSED GROUP HOUSING BUILDING PLAN, SITUATED AT PROPERTY NO.- 83 & KHASRA NO.- 267/1, 269/ 1 & 271/1, MAUZA - RISHIKESH, DISTRICT - DEHRADUN, U.K. LESSOR: MANDIR SHRI BHARAT JI MAHARAJ, THROUGH BY ITS MAHANT GADDINASHEEN SHRI ASHOK PARAPPAN SHARMA. LESSEE : M/S ARADHYA DEV DEVELOPER, A JOINT VENTURER OF ARADHANA BUILDERS (P) LTD & DEV BHOOMI CONSTRUCTION (P) LTD. THROUGH IT'S DIRECTOR'S 1- MR. ASHOK AGARWAL AND 2- MR. GAGAN DEV KOTHARI, 3RD FLOOR, CITY CENTER, DEHRADUN ROAD, RISHIKESH

AREA STATEMENT	AREA SQ.MT.
1. TOTAL PLOT AREA	8353.78
2. ROAD WIDENING AREA	42.54
3. NET PLOT AREA	8311.24
4. SANCTIONED BASEMENT AREA(WITHOUT STAIR)	3878.73
5. SANCTIONED G.F. STILT COVERED AREA	3314.31
6. SANCTIONED G.F. STILT STAIRS & LIFT AREA	243.02
7. NET SANCTIONED G.F. STILT COVERED AREA	3071.29
8. PUBLIC/SEMI PUBLIC AREA	
(i) COMMUNITY AREA MIN. 1 % OF FAR (83.11 SQM.)	220.12
(ii) COMM. AREA MAX 1.5 % OF FAR (124.66 SQM.)	84.44
9. SANCTIONED FIRST FLOOR COVERED AREA	2531.14
10. SANCTIONED SECOND FLOOR COVD. AREA	2573.60
11. SANCTIONED THIRD FLOOR COVD. AREA	2573.60
12. SANCTIONED FOURTH FLOOR COVD. AREA	2573.60
13. SANCTIONED FIFTH FLOOR COVD. AREA	2573.60
14. SANCTIONED SIXTH FLOOR COVD. AREA	1802.85
15. PROPOSED SIXTH FLOOR COVD. AREA	769.77
16. PROPOSED SEVENTH FLOOR COVD. AREA	2222.64
17. PROPOSED EIGHT FLOOR NON FAR AREA (FACADE NETT)	1949.72
18. PERVIOUSLY SANCTIONED AREA	14932.93
19. PROPOSED BUILT UP AREA	2992.41
20. TOTAL COVERED AREA	17925.34
21. ALLOWABLE AREA IN PERMISSIBLE FAR @1.80	14960.23
22. ALLOWED PURCHASABLE FAR @ 0.36	2992.0
23. ALLOWED COVERED AREA FOR FAR 2.16	17952.77
24. GREEN AREA @ 10 % OF F.A.R. (831.12 SQM.)	838.00
25. OPEN LAND AREA	4996.93
26. GROUND COVERAGE	30.96 %
27. F.A.R. IN PROJECT	2.15
28. BALANCE AREA UNDER PERMISSIBLE F.A.R. (20-17)	27.30
29. PURCHASED AREA (19-27-17)	2965.11

LEGEND

R. W. H. T. CALCULATION

UNDER GROUND WATER TANK = 60000 L.T.

R. W. P. = RAIN WATER PIPE  
R. M. H. =RAIN WATER MAN HOLE  
M.H = MANE HOLE

S. P. = SOAK PIT  
S. T. = SEPTIC TANK

NORTH

LANDSCAPE PLAN, KEY PLAN, MASTER PLAN, GOOGLE IMAGE, SITE COORDINATES

SCALE

1:100

SHEET NO. -4

Certified that:-  
1\* The Building plans submitted for approval satisfy the safety requirements as stipulated in annexure-II and the given is factually correct to the best of our knowledgeand understanding.  
2\* The structural design including safety from natural hazard ,including earth-quake has been prepared by dully qualified structural engineer and these provisions shall be adhered to during the construction.

SIGN. OF ONER

SIGN. OF STRU. ENGINEER

SIGN. OF ARCHITECT