

EXISTING TYPICAL 2nd, 3rd, 4th & 5th
FLOOR PLAN

S.NO. SYB	ITEM	SIZE (MT.)
1. D	DOOR	1.20 X 2.13
2. D1	DOOR	1.07 X 2.13
3. D2	DOOR	0.75 X 2.13
4. W	WINDOW	1.80 X 1.20
5. W1	WINDOW	1.50 X 1.20
6. W2	WINDOW	1.20 X 1.20
7. V	VENTILATOR	0.90 X 0.60
8. R/S	ROLLING SHUTTER	3.60 X 2.40

UNIT TYPE	FLOOR AREA (SQ.M)	NUMBER OF UNITS	TOTAL FLOOR AREA (SQ.M)
1	155.37	23	3573.51
2	177.19	24	4252.56
3	156.59	24	3759.36
4	153.85	18	2769.30
4R	132.62	02	265.24
TOTAL		91	14650.37

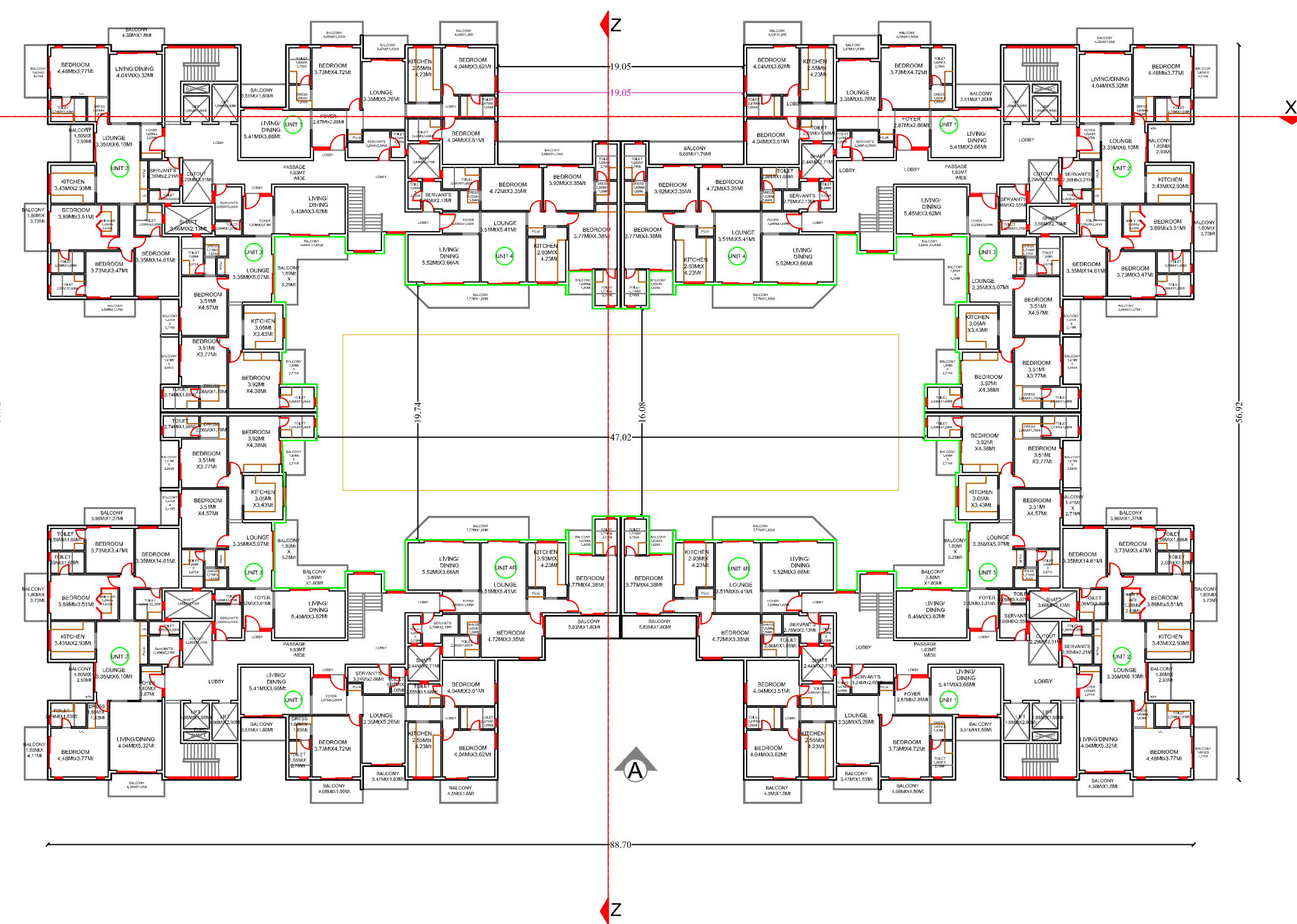
PERMISSIBLE COVERED AREA AT GROUND FLOOR
@ 35 % OF PLOT AREA = 2008.93 Sq.m.
PERMISSIBLE F.A.R. = 1.8 = 14960.23 Sq.m.
PROPOSED GROUND COVERAGE (%) = GROUND COVERED / NET PLOT AREA
= 2008.93 / 8311.24 x 100
= 24.17% (30.96% OF PLOT AREA)
PROPOSED F.A.R. = AREA OF ALL FLOORS / NET PLOT AREA
F.A.R. = 14650.37 / 8311.24 Sq.m.
F.A.R. = 1.76
PROPOSED F.A.R. < PERMISSIBLE F.A.R.
PERM. DENSITY IS 300 NOS PER HECTARE
= 8311.24 x 300
= 2493370 NOS
FOR 10000 SQ.M PERM. DENSITY = 300 NOS
FOR 8311.24 SQ.M PERM. DENSITY = 249 NOS
ACHIEVED DENSITY = 91 NOS

PARKING CALCULATION -
NO OF E.C.S. REQUIRED FOR RESIDENTIAL -
UNIT-1 FIRST TO FIFTH FLOOR = 20 X 1.25 = 25 E.C.S.
UNIT-1 SIXTH FLOOR = 30 X 1.25 = 30 E.C.S.
UNIT-2 FIRST TO SIXTH FLOOR = 24 X 1.25 = 30 E.C.S.
UNIT-3 FIRST TO SIXTH FLOOR = 24 X 1.25 = 30 E.C.S.
UNIT-4 SECOND TO FIFTH FLOOR = 18 X 1.25 = 22.5 E.C.S.
UNIT-4 FIRST FLOOR = 2 X 1.25 = 2.5 E.C.S.
UNIT-4R FIRST FLOOR = 1 X 1.25 = 1.25 E.C.S.
TOTAL NO OF UNITS = 91 NOS = 113.25 E.C.S.
COMMERCIAL & COMMUNITY BLOCK -
NO OF E.C.S. REQUIRED < 10
NO OF E.C.S. REQUIRED = COVD. AREA (H) X 1.5 / 100
= 304.56 X 1.5 / 100
= 4.57 E.C.S.
TOTAL NO OF E.C.S. REQUIRED = 113.25 + 4.57
= 117.82 E.C.S.
SAY = 118 E.C.S.

BASEMENT COVD AREA
BASEMENT AREA (A) = COVD AREA (STAIRCASE + LIFT)
= 3878.73 Sq.m. = 121.21 Cars
TOTAL NO OF E.C.S. REQUIRED = 118 E.C.S.
NO OF E.C.S. REQUIRED IN OPEN = 25% X 118 = 29.5 E.C.S.
REQUIRED PARKING BAY = 2.75 X 7.5 MT
PARKING BAY PROVIDED = 30 BAYS (AAA)
BAY PROVIDED < 30 BAYS (AAA)
REQUIRED E.C.S. IN OPEN < PROVIDED E.C.S. IN OPEN
NO OF UNITS = 91
50 SQ.MT. TO 75 SQ.MT. = NIL
75 SQ.MT. TO 100 SQ.MT. = 2
100 SQ.MT. TO ABOVE = 89 UNITS
PARKING BAY IN STILT = 83 NOS
PARKING BAY IN BASEMENT = 88 CARS
OPEN PARKING = 30 CARS
TOTAL PARKING BAY PROVIDED = 199 CARS

PARKING PROVIDED IN BASEMENT (A)
= 3878.73 Sq.m. = 121.21 Cars
PARKING PROVIDED IN STILT (C)
= 3071.28 Sq.m. = 109.69 Cars
PARKING PROVIDED IN OPEN AREA (AAA) = 30 CARS
Total Carparking Provided = 121.21 + 109.69 + 30
= 260.90 CARS
SAY = 260 E.C.S.
REQUIRED PARKING < PROVIDED PARKING
PARK CALCULATION -
REQUIRED PARK = 10% OF LAND AREA = 831.12 SQ.MT
PARK (N) = 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)
REQUIRED PARK < PROVIDED PARK

PLANTATION ON BOUNDARY WALL CALCULATION -
REQUIRED PLANTATION TOWARDS BOUNDARY ALL 1.5 MT
PLANTATION (A) = 47.31 X 1.5 = 70.96 SQ.MT.
PLANTATION (B) = 106.34 X 1.5 = 159.51 SQ.MT.
PLANTATION (C) = 70.10 X 1.5 = 105.15 SQ.MT.
PLANTATION (D) = 48.81 X 1.5 = 73.21 SQ.MT.
PLANTATION (E) = 48.32 X 1.5 = 72.48 SQ.MT.
PLANTATION (F) = 61.77 X 1.5 = 92.65 SQ.MT.
PLANTATION (G) = 47.37 X 1.5 = 71.05 SQ.MT.
TOTAL PLANTATION (A+B+C+D+E+F+G+H) = 646.21 SQ.MT.(Y)
E.W.S CALCULATION
REQUIRED E.W.S 10% OF NO. OF UNITS
(10000) 100 = 1000 E.W.S = SAY 14E.W.S
PROVIDED E.W.S = 40 E.W.S



EXISTING FIRST FLOOR PLAN

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 GADDINASHEN 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

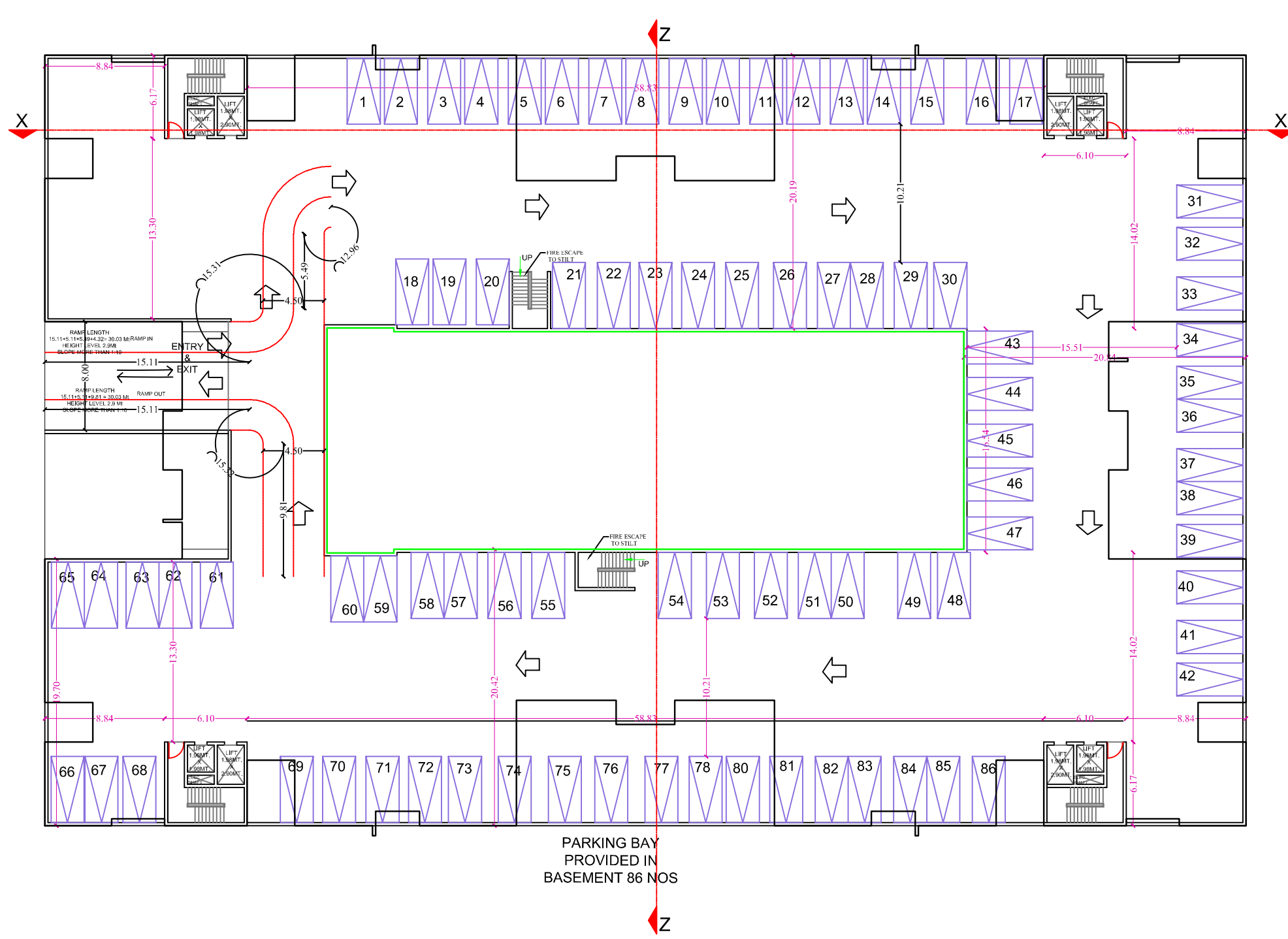
AREA STATEMENT	AREA SQ.MT.
1. TOTAL PLOT AREA	8353.78
2. ROAD WIDENING AREA	42.54
3. NET PLOT AREA	8311.24
4. SANCTIONED BASEMENT AREA(WITHOUT STAIR)	3878.73
5. SANCTIONED G.F. STILT COVERED AREA	3314.31
6. SANCTIONED G.F. STILT STAIRS & LIFT AREA	243.02
7. NET SANCTIONED G.F. STILT COVERED AREA	3071.29
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 NETTI)	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 Lt.	
R. W. P. = RAIN WATER PIPE	S. P. = SOAK PIT
R. M. H. = RAIN WATER MAN HOLE	S. T. = SEPTIC TANK
M.H = MANE HOLE	
<div> <div> </div> <div> <div>NORTH</div> <div>PLANS, AREA STATEMENTS & PARKING DETAILS AT BASEMENT FLOOR, STILT FLOOR, 1,2,3,4,5</div> </div> <div> <div>SCALE</div> <div>1:100</div> </div> </div>	
SHEET NO. - 1	

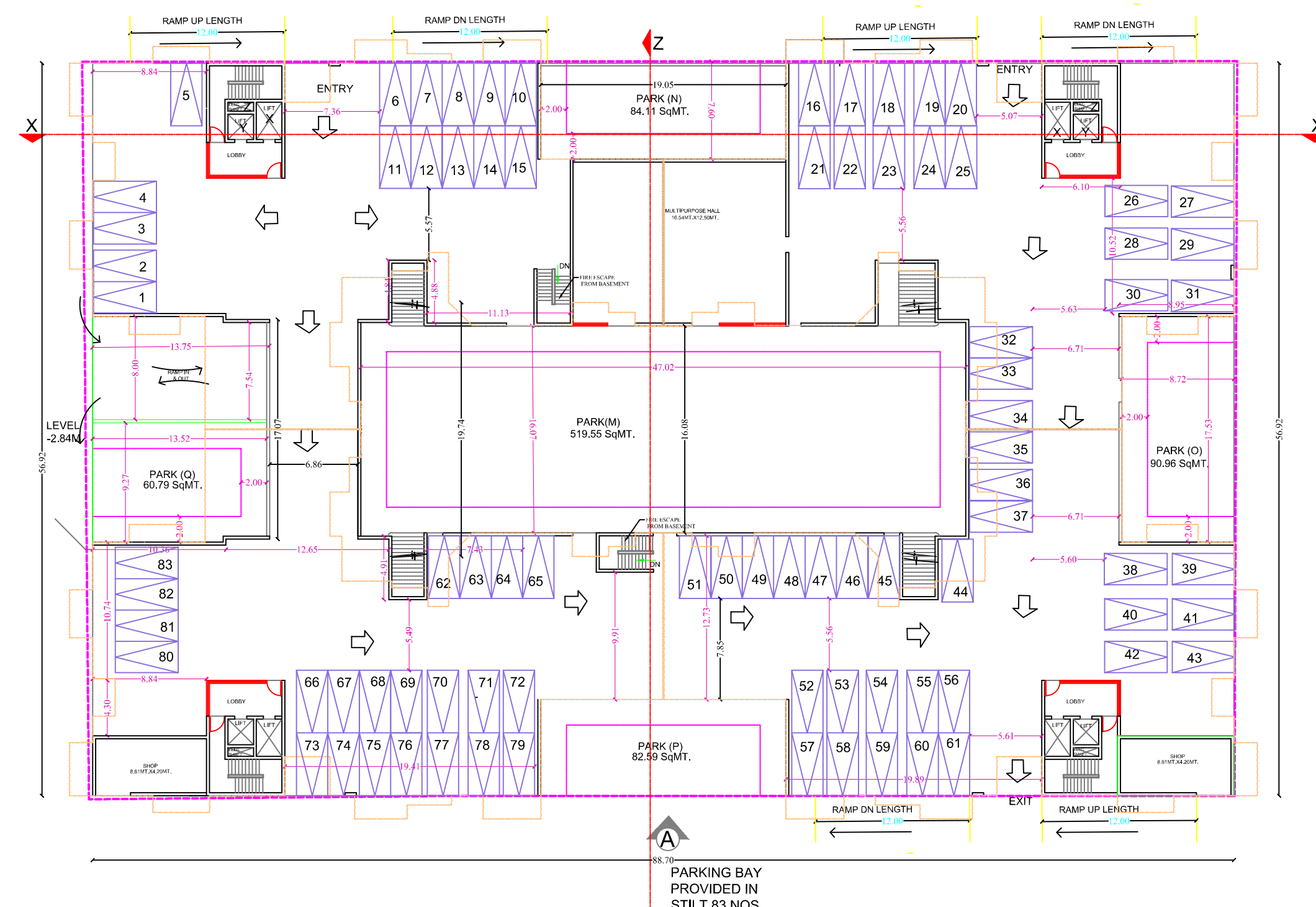
Certified that:-
1* The Building plans submitted for approval satisfy the safety requirements as stipulated in annexe-II and the given is factually correct to the best of our knowledge and understanding.
2* The structural design including safety from natural hazard, including earthquake has been prepared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

SIGN. OF OWNER SIGN. OF STRU. ENGINEER

SIGN. OF ARCHITECT



EXISTING BASEMENT PLAN



EXISTING GROUND FLOOR PLAN (STILT)