

OWNER SIGN
THREE C HOMES PVT. LTD.
ARCHITECT SIGN
VISHAL SHARMA

APPROVED
Valid Upto Date: 5/2024
Date: 24-12-2024

THREE C HOMES PVT. LTD.
VISHAL SHARMA

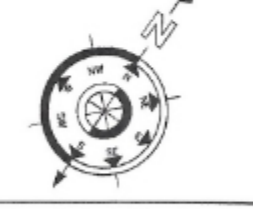
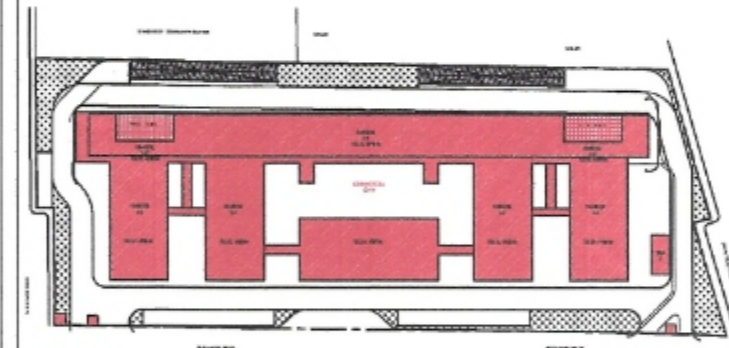
AREA LEGENDS:-
COMMERCIAL AREA
15% SERVICES AREA
NON FAR AREA
AREA FOR GROUND COV. USE ONLY

NOTE:- 13TH FLOOR IS OMITTED AND MARKED AS 12TH (A) FLOOR

OWNER
M/S THREE C HOMES PVT. LTD.

SUBMISSION DRAWING

KEY PLAN



PROJECT
PROPOSED COMMERCIAL BUILDING AT PLOT NO. C-1 IN PLOT NO. TS - 01, SECTOR 22-A, YAMUNA EXPRESSWAY, (U.P.) FOR M/S THREE C HOMES PVT. LTD.

DATE	PROJECT INCH.	CHECKED BY
23-12-2024	SUBRATA SETH	SUBRATA SETH
SCALE	DEALT BY	APPROVED BY
1:100	RIDDHI TULSIAN	VISHAL SHARMA

DRAWING TITLE
SITE PLAN

SITE PLAN AND AREA STATEMENT

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architecture urban design hospitality interiors
DRAWING NO. S-01 REVISION

COMMERCIAL			
COMMERCIAL SECTOR SHOOPING C-1 (AT PLOT NO -TS-01 , SECTOR-22A, YAMUNA EXPRESSWAY (U.P.)			
AREA STATEMENT			
S.NO.	PARTICULARS		
1	TOTAL PLOT AREA -	40486.00	SQMT
2	COMMERCIAL CENTER C-1 AREA (AS PER LAYOUT PLAN)	20243.00	SQMT
3	PERMISSIBLE F.A.R FOR COMMERCIAL	2	40486.00 SQMT
4	F.A.R PROPOSED FOR COMMERCIAL =	1.995	40389.77 SQMT
5	BALANCE F.A.R AREA	0.005	96.24 SQMT
6	PERMISSIBLE 15% SERVICES AREA FOR SERVICE	15.00%	6072.90 SQMT
7	PROPOSED FOR 15% SERVICES	14.94%	6047.63 SQMT
8	BALANCE 15% SERVICES	0.06%	25.27 SQMT
9	PROPOSED AREA IN 15% SERVICES FOR = FIRE STAIRCASE + LIFT LOBBY AREA + LIFT SHAFTS + SERVICES SHAFTS + GUARD ROOM + S.T.P + U.G WATER TANK		
10	PERMISSIBLE GROUND COVERAGE	40.00%	8097.20 SQMT
11	PROPOSED GROUND COVERAGE	39.22%	7938.68 SQMT
12	BALANCE GROUND COVERAGE	0.78%	158.52 SQMT
13	NO. OF PARKING REQUIRED=		
14	IECS PARKING SPACE PER 50 SQ.M OF PERMISSIBLE F.A.R AREA COMMERCIAL	40486 / 50	809.72 ECS
15	TOTAL PARKING REQUIRED =		810 ECS
16	NO. OF PARKING PROPOSED =		866 ECS
17	OPEN AREA =		12304.32 SQMT
18	PLOT AREA - PROPOSED GROUND COVERAGE		
19	LANDSCAPE AREA REQUIRED =		6152.16 SQMT
20	PLOT AREA - PROPOSED GROUND COVERAGE / 2 (MIN.50% OF OPEN AREA)		
21	PROPOSED LANDSCAPE AREA =	61.60%	7578.94 SQMT
22	NO OF TREES REQUIRED =		123 NOS.
23	1 TREE PER 100 SQM OF OPEN AREA		
24	PROPOSED TREES =		126 NOS.
25	50% TREES IS EVER GREEN		63 NOS.
26	PROPOSED TOTAL BASEMENT AREA		16384.32 SQMT

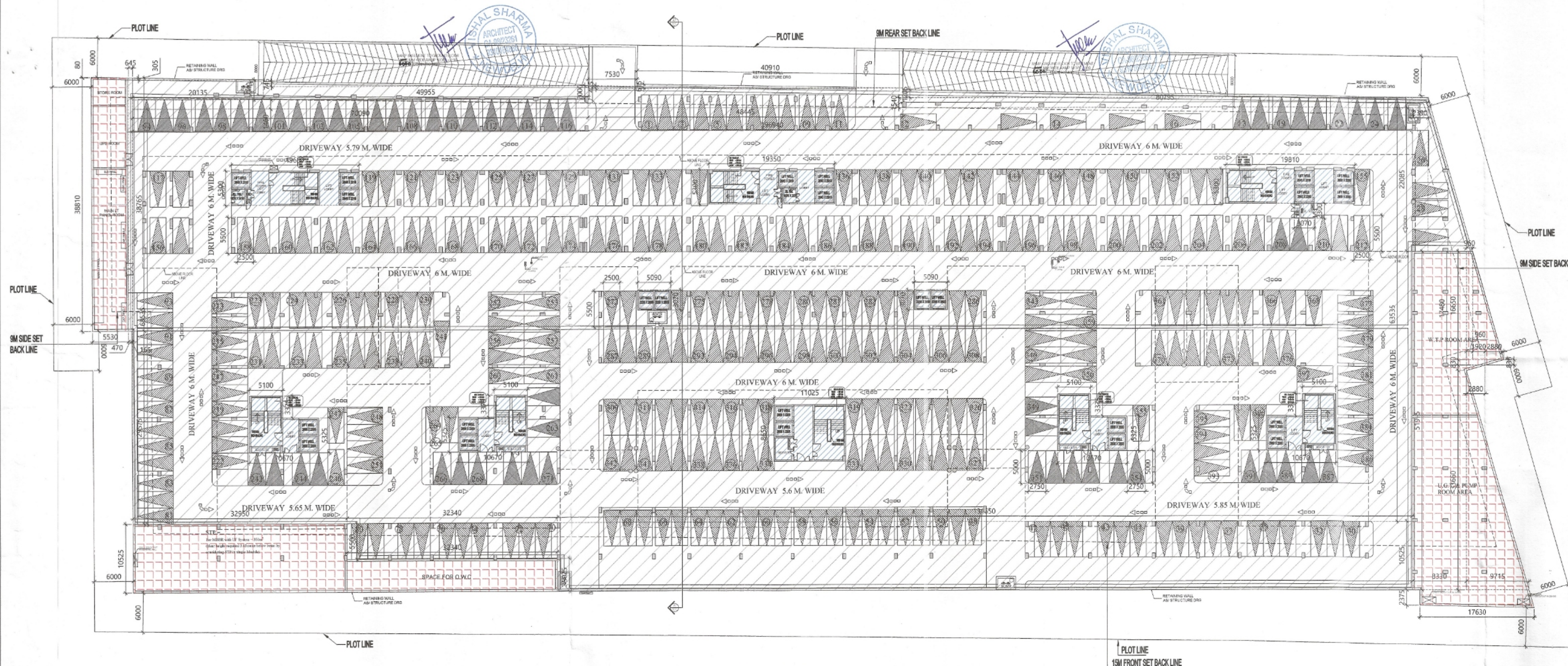
F.A.R. AREA STATEMENT							
	F.A.R AREA	METER ROOM F. A.R AREA	TOTAL F.A.R (A)	GUARD ROOM 15% SERVICES F.A.R AREA	15% SERVICES F.A.R AREA	TOTAL 15% SERVICES F.A.R AREA (B)	GR. COVERAGE
GR. COVERAGE (F.A.R AREA, 15% SERVICES AREA & NON F.A.R AREA)	7911.671	15.445		11.560			7938.676
BASEMENT AREA			0.000		1422.859	1422.859	14961.457
GROUND FLOOR AREA	7606.428	15.445	7621.873	11.560	305.242	316.802	7938.675
1ST FLOOR AREA	5952.260		5952.260		327.008	327.008	6279.268
2nd FLOOR AREA	3084.146		3084.146		295.699	295.699	3379.845
3rd FLOOR AREA	857.315		857.315		238.998	223.387	1080.702
4th FLOOR AREA (SERVICE FLOOR)	0.000		0.000		0.000	0.000	2346.776
5th FLOOR AREA	2079.040		2079.040		259.375	259.375	2338.415
6th FLOOR AREA (REFUGE FLOOR)	1877.528		1877.528		384.384	384.384	2261.912
7th FLOOR AREA	2058.937		2058.937		259.375	259.375	2318.312
8th FLOOR AREA	2025.246		2025.246		259.375	259.375	2284.621
9th FLOOR AREA	2058.937		2058.937		259.375	259.375	2318.312
10th FLOOR AREA (REFUGE FLOOR)	1877.528		1877.528		384.384	384.384	2261.912
11th FLOOR AREA	2058.937		2058.937		259.375	259.375	2318.312
12th FLOOR AREA	2025.246		2025.246		259.375	259.375	2284.621
12th A FLOOR AREA	2058.937		2058.937		259.375	259.375	2318.312
14th FLOOR AREA	2025.246		2025.246		259.375	259.375	2284.621
15th FLOOR AREA	2058.937		2058.937		259.375	259.375	2318.312
16th FLOOR AREA (SERVICE FLOOR)	0.000		0.000		0.000	0.000	2337.176
17th FLOOR AREA	669.652		669.652		191.464	191.464	861.116
OVERHEAD TANK LVL					167.268	167.268	167.268
FAR TOWER AREA	40374.320	15.445	40389.765	11.560	6051.681	6047.630	7938.676
NO. OF FLOORS	G+17	G		G			
TOWER HEIGHT (M)	65.70	3.95		3.95			

BUILTUP AREA STATEMENT (FOR FEE CALCULATION)	
FAR AREA	40389.765 SQMT
15% SERVICES FAR AREA	6047.63 SQMT
NON FAR BASEMENT AREA	14961.457 SQMT
NON FAR SERVICE FLOOR AREA	4683.952 SQMT
TOTAL AREA =	66082.80 SQMT

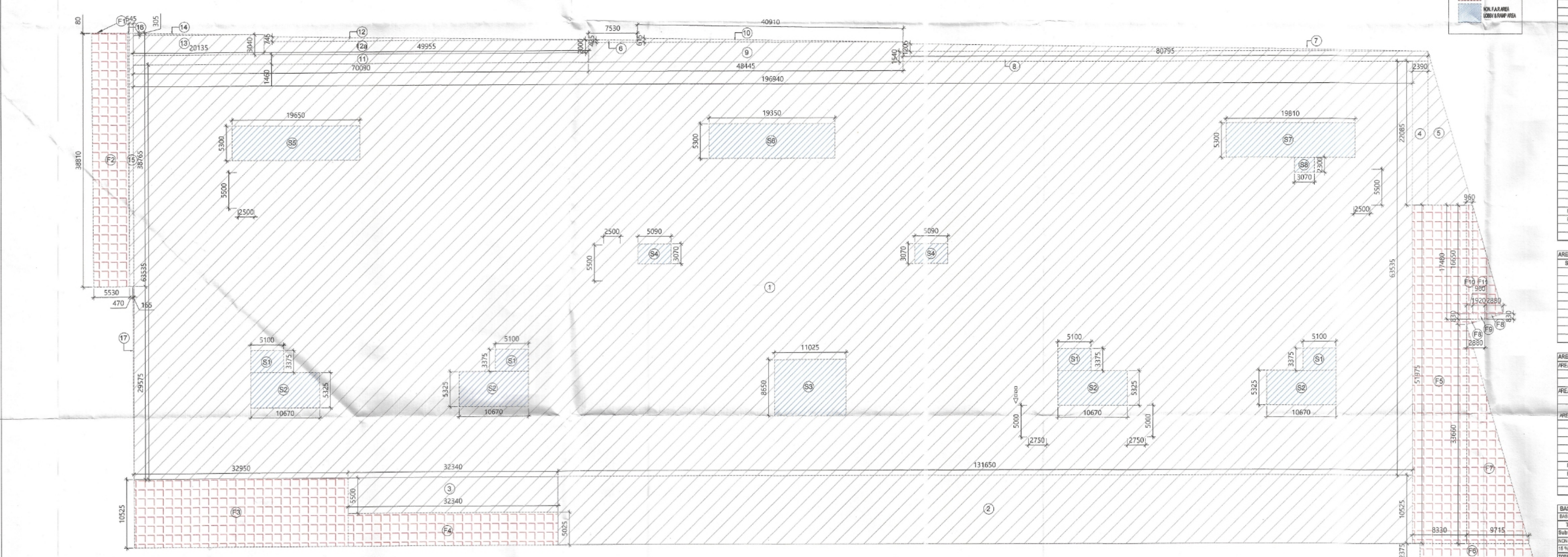
LANDSCAPE AREA CALCULATION	
PLOT AREA	20243.00 SQMT
GROUND COVERAGE	7938.676 SQMT
OPEN AREA =	12304.324 SQMT
MINIMUM LANDSCAPE AREA	50% OF OPEN AREA
	0.5 X 12304.324 = 6152.162 SQMT
PROPOSED LANDSCAPE AREA =	7578.944 SQMT

PARKING AREA CALCULATION	
No. OF PARKING REQUIRED	40486.00 / 50 = 809.72
IECS PER 50 SQ.M OF PERMISSIBLE F.A.R AREA	809.72
TOTAL PARKING REQUIRED	810
PROPOSED SURFACE OPEN PARKING AT SITE LEVEL (A)	600
PROPOSED MECHANICAL PARKING IN BASEMENT (B)	210
TOTAL PROPOSED PARKING = (A+B)	810
TOTAL PROPOSED PARKING AS/COUNT	866

AREA STATEMENT FOR 15% SERVICES FAR AREA	
PLOT AREA	20243.00 SQMT
PERMISSIBLE FAR	40486.000 SQMT
PERMISSIBLE 15% SERVICES FAR AREA =	0.15 X 40486.000 = 6072.90 SQMT
PROPOSED 15% SERVICES FAR AREA =	6047.63 SQMT

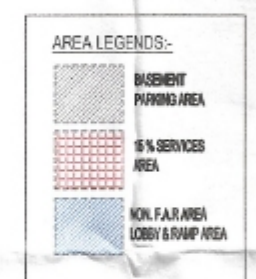


BASEMENT PLAN



AREA DIAGRAM FOR BASEMENT

- (1) TOTAL PROPOSED BASEMENT AREA = 18088.719 SQMT
- (2) TOTAL PROPOSED 15% SERVICE F.A.R AREA IN BASEMENT = 1422.859 SQMT
- (3) PARKING AREA CALCULATION IN BASEMENT:
 PROPOSED MECHANICAL CAR PARKING (AS PER AREA) = 14961.457 / 18 SQMT = 831.16 = (847) 832 ECS
 TOTAL NO. OF CARS PROPOSED (AS PER COUNT) = 789



S.NO.	PARTICULARS	AREA (SQMT)
1	196840 X 6000	1181040
2	131660 X 10820	1425100
3	32340 X 8500	274890
4	2300 X 22848	52531
5	6300 X 33520 X 0.5	105240
6	49058 X 2000	98116
7	80795 X 1560 X 1.0	126040
8	48420 X 3000	145260
9	40910 X 0815 X 0.5	16755
10	72000 X 1400	100800
11	49395 X 0740 X 0.5	18200
12	49058 X 2000 X 1.0	196116
13	20450 X 3000 X 0.5	30675
14	20450 X 0300 X 0.5	3067
15	0.849 X 38785	32800
16	0.225 X 38785 X 0.5	4380
17	0.310 X 28475 X 0.5	4384
F1	5300 X 0500	2650
F2	5300 X 38810	204913
F3	20300 X 10820	219240
F4	32340 X 5000	161700
F5	8300 X 51975	431550
F6	17000 X 2375	40375
F7	9716 X 33860 X 0.5	163600
F8	2880 X 0830 X 0.5	1200
F9	1300 X 0830	1079
F10	0300 X 16500	4950
F11	4800 X 16500 X 0.5	39600
TOTAL BASEMENT AREA (A)		18088719

S.NO.	PARTICULARS	AREA (SQMT)
S1	5300 X 3375 X 4	71100
S2	10800 X 3375 X 8	292200
S3	11025 X 8500	93937
S4	5096 X 3370 X 2	34252
S5	19300 X 5300	102390
S6	19300 X 5300	102390
S7	19810 X 5300	105003
S8	3000 X 2300	6900
TOTAL AREA (B)		741488

S.NO.	PARTICULARS	AREA (SQMT)
F1	6300 X 1115	7015
F2	5300 X 38810	204913
F3	32340 X 10325	333798
F4	32340 X 5000	161700
TOTAL AREA (C)		1422859

S.NO.	PARTICULARS	AREA (SQMT)
F1	5300 X 3375 X 4	71100
F2	10800 X 3375 X 8	292200
F3	11025 X 8500	93937
F4	5096 X 3370 X 2	34252
F5	19300 X 5300	102390
F6	19300 X 5300	102390
F7	19810 X 5300	105003
F8	3000 X 2300	6900
TOTAL AREA (D)		1422859

S.NO.	PARTICULARS	AREA (SQMT)
F1	5300 X 3375 X 4	71100
F2	10800 X 3375 X 8	292200
F3	11025 X 8500	93937
F4	5096 X 3370 X 2	34252
F5	19300 X 5300	102390
F6	19300 X 5300	102390
F7	19810 X 5300	105003
F8	3000 X 2300	6900
TOTAL AREA (E)		1422859

S.NO.	PARTICULARS	AREA (SQMT)
F1	5300 X 3375 X 4	71100
F2	10800 X 3375 X 8	292200
F3	11025 X 8500	93937
F4	5096 X 3370 X 2	34252
F5	19300 X 5300	102390
F6	19300 X 5300	102390
F7	19810 X 5300	105003
F8	3000 X 2300	6900
TOTAL AREA (F)		1422859

S.NO.	PARTICULARS	AREA (SQMT)
F1	5300 X 3375 X 4	71100
F2	10800 X 3375 X 8	292200
F3	11025 X 8500	93937
F4	5096 X 3370 X 2	34252
F5	19300 X 5300	102390
F6	19300 X 5300	102390
F7	19810 X 5300	105003
F8	3000 X 2300	6900
TOTAL AREA (G)		1422859

OWNER SIGN: THREE C HOMES PVT. LTD. Authorized Signatory

ARCHITECT SIGN: VISHAL SHARMA ARCHITECT CA-8022801 0310164886 NEW DELHI

APPROVED: Yashwanth Industrial Development Authority. Valid Up To Date: 5-1-2024

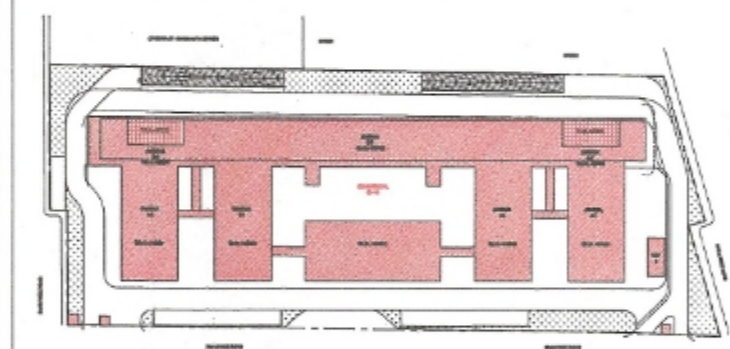
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NOTE:- 13TH FLOOR IS OMITTED AND MARKED AS 12TH (A) FLOOR

OWNER: M/S THREE C HOMES PVT. LTD.

SUBMISSION DRAWING

KEY PLAN



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DATE	PROJECT INCH.	CHECKED BY
23 - 12 - 2024	SUBRATA SETH	SUBRATA SETH

SCALE	DEALT BY	APPROVED BY
1:100	RIDDHI TULSIAN	VISHAL SHARMA

DRAWING TITLE: BASEMENT

BASEMENT FLOOR PLAN & AREA DIAGRAM

ARCHITECTS: Confluence NEW DELHI, INDIA

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DRAWING NO. S-04 REVISION