PLOT NO : - GH-3B

TOWER -T3
2 BASEMENT
+ GROUND
+32 FLOOR

TOWER -T2
2 BASEMENT
+ GROUND
+32 FLOOR

COMMUNITY
2 BASEMENT
+ GROUND
+2 FLOOR

6.00 (BASEMENT LINE) 9.00(SETBACK LINE) 173.21 9.00 (SETBACK LINE) 6.00 (BASEMENT LINE)

OPEN TRANSFORMER

LANDSCAPE -09 AREA = 456.62 SQ.MT.

LANDSCAPE -10 AREA =214.49 SQ.MT.

HARD LANDSCAPE AREA -22 = 579.57 SQ.MT.

7.50 MT.WIDE FIRE TENDER PATH

RAMP IN SLOPE 9.00

+1.350 LVL.

+3.00

METER ROOM AREA 4.00

4.50 9.00 EXIT/ENTRY

GUARD - 01

LANDSCAPE -06 AREA =80.26 SQ.MT.

LANDSCAPE -07 AREA = 72.32 SQ.MT.

LANDSCAPE -08 AREA =59.03 SQ.MT.

9.00(SETBACK LINE)

6.00 (BASEMENT LINE)

26.67

16.35 16.76 7.50

24.00

15.00 (SETBACK LINE)

6.00 (BASEMENT LINE)

6.00 MT.WIDE DRIVEWAY

OPEN PARKING AREA-02 311.08 SQ.MT.

15.00(SET BACK LINE)

7.50 MT.WIDE FIRE TENDER PATH

+1.300 LVL.

LANDSCAPE -05

AREA = 1458.87 SQ.MT.

+1.400 LVL.

30.19 29.12 27.30 28.36 22.03 16.00

LANDSCAPE -21
1102.48 SQ.MT.

LANDSCAPE -11 AREA = 444.35 SQ.MT.

+1.400 LVL.

42.53

47.62

24.50

12.00 4.50 12.00 EXIT/ENTRY

+0.450 LVL.

GUARD - 02

113.91

116.92

PLOT NO : - GH-4A

7.50 MT.WIDE FIRE TENDER PATH

7.50 MT.WIDE FIRE TENDER PATH

LANDSCAPE -12 AREA = 93.67 SQ.MT.

WATER BODY 205.81 SQ.MT.

LANDSCAPE -13 AREA = 68.30 SQ.MT.

LANDSCAPE -14 AREA = 145.69 SQ.MT.

LANDSCAPE -15 AREA = 230.00 SQ.MT

6.00

6.00 MT.WIDE DRIVEWAY

OPEN PARKING AREA-01 416.65 SQ.MT.

24.00 MT. WIDE ROAD

COMMERCIAL
2 BASEMENT
+ GROUND
FLOOR

+1.400 LVL.

LANDSCAPE -02 AREA = 93.67 SQ.MT.

+1.400 LVL.

LANDSCAPE -16 AREA = 241.21 SQ.MT.

+0.150 LVL.

7.50 MT.WIDE FIRE TENDER PATH

+1.350 LVL.

RAMP IN SLOPE 12.00

RAMP IN SLOPE 9.00

LANDSCAPE -01 AREA = 644.88 SQ.MT.

LANDSCAPE -17 AREA = 145.00 SQ.MT.

12.00 EXIT/ENTRY ±00 LVL.

GUARD - 03

U.G.T BELOW

S.T.P. BELOW

173.38

TOWER -T4
2 BASEMENT
+ GROUND
+18 FLOOR

TOWER -T1
2 BASEMENT
+ GROUND
+29 FLOOR

6.00(BASEMENT LINE) 9.00(SETBACK LINE) 24.00 9.00(SETBACK LINE) 6.00(BASEMENT LINE)

24.00 MT. WIDE ROAD

LEENU SAHGAL Digitally signed by LEENU SAHGAL Date: 2024.09.19 18:41:22 +05'30'

Sudheer Kumar Digitally signed by Sudheer Kumar Date: 2024.09.04 16:15:10 +05'30'

LAL SINGH Digitally signed by LAL SINGH Date: 2024.09.03 15:23:13 +05'30'

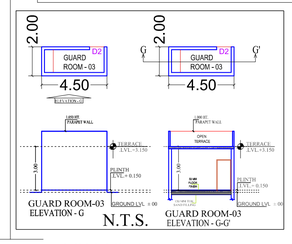
SITE PLAN

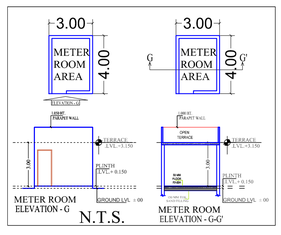
LANDSCAPE AREA AT GROUND LVL.	
LANDSCAPE AREA-01	672.77
LANDSCAPE AREA-02	931.67
LANDSCAPE AREA-03	101.47
LANDSCAPE AREA-04	51.22
LANDSCAPE AREA-05	1458.87
LANDSCAPE AREA-06	80.26
LANDSCAPE AREA-07	72.32
LANDSCAPE AREA-08	59.03
LANDSCAPE AREA-09	486.62
LANDSCAPE AREA-10	214.49
LANDSCAPE AREA-11	644.88
LANDSCAPE AREA-12	11.10
LANDSCAPE AREA-13	54.37
LANDSCAPE AREA-14	145.69
LANDSCAPE AREA-15	230.00
LANDSCAPE AREA-16	241.21
LANDSCAPE AREA-17	145.00
HARD LANDSCAPE AREA-18	57.00
HARD LANDSCAPE AREA-19	42.00
HARD LANDSCAPE AREA-20	104.93
HARD LANDSCAPE AREA-21	1102.48
HARD LANDSCAPE AREA-22	579.57
HARD LANDSCAPE AREA-23	11.10
HARD LANDSCAPE AREA-24	11.10
HARD LANDSCAPE AREA-25	68.30
WATER BODY	205.81
TOTAL	7783.26

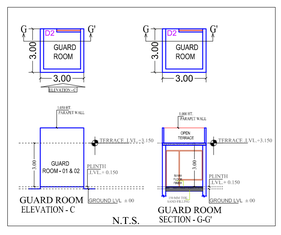
S.NO.	AREA STATEMENT		PERCENTAGE		AREA IN SQ.MT.
1	TOTAL PLOT AREA				20,000.000
2	TOTAL PERMISSIBLE F.A.R. AREA				73,500.00
	A TOTAL PERMISSIBLE F.A.R AREA FOR HOUSING		3.5	70000.00	
	B ADDITIONAL FAR AREA FOR GREEN BUILDING		5%	3500.000	
	TOTAL PERMISSIBLE F.A.R. AREA (A+B)			73500.00	
3	PERMISSIBLE GROUND COVERAGE @35% = 35% OF PLOT AREA		35%		7000.000
4	PROPOSED GROUND COVERAGE		22.73%		4546.860
5	PERMISSIBLE FAR AREA FOR COMMERCIAL 1.00% OF PERMISSIBLE FAR = 1.00% OF PERMISSIBLE F.A.R AREA = 70000 X 1.00 =700.00 SQ.MT.		1.0%		700.000
6	PROPOSED COMMERCIAL F.A.R. AREA				699.170
7	TOTAL PROPOSED F.A.R. AREA				73331.900
	A TOTAL F.A.R. FOR RESIDENTIAL	70896.980			
	B TOTAL F.A.R. FOR COMMERCIAL	699.17			
	C COMMUNITY MAIN F.A.R. AREA	1679.31			
	D EXTRA 15% FACILITY AREA IN MAIN F.A.R.	56.44			
	TOTAL F.A.R AREA = A +B+ C+D	73331.900			
8	PERMISSIBLE 15% FACILITY AREA OF 3.5 PERMISSIBLE F.A.R. AREA				10500.000
9	EXTRA 15% FACILITY AREA IN MAIN F.A.R. = TOTAL PROPOSED 15% FACILITY AREA - PERMISSIBLE 15% FACILITY AREA				56.440
10	TOTAL ACHIVED FACILITY AREA				10556.440
	A RESIDENTIAL 15% FACILITY AREA	10070.71			
	B GUARD ROOM 15% FACILITY AREA	27.00			
	C 15% FACILITY AREA U.G.TANK	215.02			
	D S.T.P. 15% FACILITY AREA	172.12			
	E 15% FACILITY L.T. PANNEL ROOM AREA	59.59			
	F 15% FACILITY METER ROOM	12.00			
	TOTAL = A+B+C+D+E+F	10556.440			
11	TOTAL PERMISSIBLE DENSITY @ 2100 PPH			PPH	2100.00
12	PROPOSED DENSITY			PPH	1053.00
	A PROPOSED DENSITY = 312 X 4.5 X 10000/20000 = 702 PPH	702.00	PPH		
	B PROPOSED DENSITY DUE TO SERVENT ROOM = 312 X 2.25 X 10000/20000 = 356.63 PPH	351.00	PPH		
	TOTAL = A+B	1053.00			
13	PERMISSIBLE UNITS AS PER DENSITY				933.33
14	PROPOSED POPULATION @ 4.5 PERSONS PER UNITS & 2.25 PERSONS PER UNITS OF SERVANT ROOM			PERSONS	2106
	A PROPOSED UNITS = 312 X 4.5 = 1404 PERSONS	1404.0			
	B SERVENT ROOMS = 312 X 2.25 = 702.00 PERSONS	702			
	TOTAL = A+ B	2106.0			
15	REQUIRED LANDSCAPE AREA = TOTAL PLOT AREA - PROPOSED GROUND COVERAGE / 2	7726.57			7726.57
16	PROPOSED LANDSCAPE AREA				7783.26
17	REQUIRED TREE (1 NO OF TREE PER 100 SQ.MT. OF OPEN AREA = PLOT AREA - PROPOSED GROUND COVERAGE AREA / 100				154.531
18	PROPOSED NO OF TREE = 156 NOS OF 50% EVER GREEN				156
19	TOTAL NON F.A.R. AREA				30598.590
	A UPPER BASEMENT NON F.A.R. AREA	15371.07			
	B LOWER BASEMENT NON F.A.R. AREA	15227.52			
	TOTAL=A+B	30598.59			
20	PARKING REQUIRED E.C.S. = 1E.C.S. PER 80 SQ.MT. F.A.R. AREA				918.750
21	PROPOSED PARKING AS PER E.C.S.				1013.00
	A UPPER BASEMENT PARKING AREA / 30 (@30 SQ.MT. PER E.C.S.) =14716.60/30=490.55 NOS. **SAY 490 NOS.**	490.00			
	B LOWER BASEMENT PARKING AREA / 30 (@30 SQ.MT. PER E.C.S.) =14624.04/30 = 487.46 NOS. **SAY 487 NOS.**	487.00			
	C OPEN PARKING/20 (@20SQ.MT. PER E.C.S.)=731.59/20 = 36.57 **SAY 36 NOS.**	36.00			
	TOTAL = A+B+C	1013.00			
22	REQUIRED VISITORS PARKING AREA @5 % = 918.750 X 5 /100				45.94
23	PROPOSED VISITORS PARKING AREA (Provide in upper Basement)				56.65
24	TOTAL BUILT-UP AREA				114430.490
	A TOTAL F.A.R. AREA	73331.900			
	B TOTAL 15 % FACILITY AREA	10500.00			
	C TOTAL NON F.A.R. AREA	30598.59			
	TOTAL = A+B+C	114430.490			
25	TOTALCARPET AREA				54547.920
	A TOWER -T1	17650.850			
	B TOWER -T2	12869.22			
	C TOWER -T3	12868.48			
	D TOWER -T4	11159.37			
	TOTAL = A+B+C	54547.920			

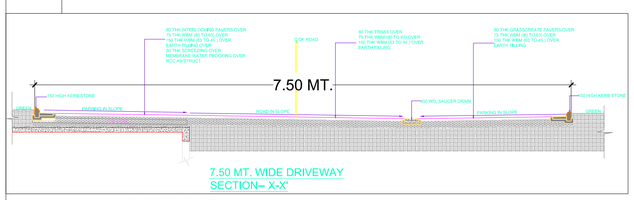
Amit Varma Digitally signed by Amit Varma Date: 2024.08.29 12:22:43 +05'30'

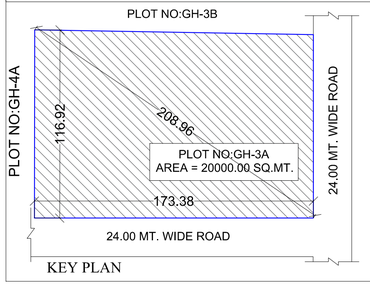
SCHEDULE OF PLANTS			
ALONG BOUNDARY WALL			
1		TABEBUIA ARGENTEA	78 No.S.
2		LAGERSTROEMIA FLOSREGINAE (EVER GREEN 50%)	78 No.S.
		TOTAL = 156 No.S.	

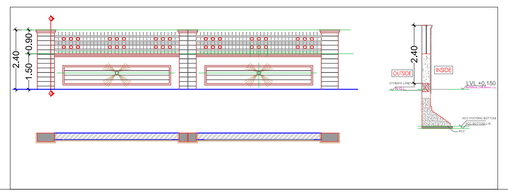


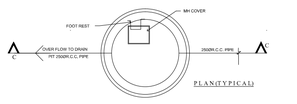


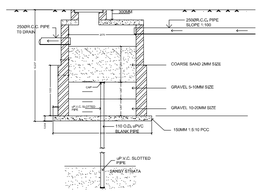




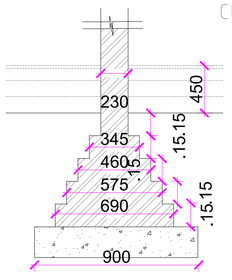


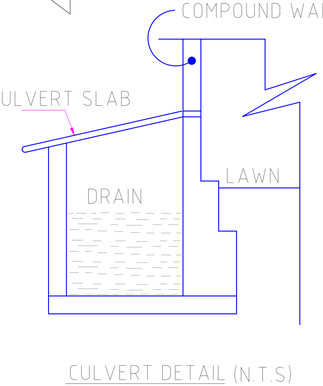






RAIN WATER HARVESTING PIT DETAIL(N.T.S)





Ar. Vikash Mittal
B.Arch. M. Planning
Membership No. AITP/2023/0452

BUILDERS & PROMOTER :-
M/S. LOTUS SRS BUILDTECH PVT.LTD.
AT PLOT No. GH-03A, SECTOR-12,
GREATER NOIDA

PROJECT :-
"VVIP ADDRESSES"

DRAWING TITLE :-
SITE PLAN

ARCHITECTS :
Space Designers International
B - 34, SECTOR-67, NOIDA
PH : 0120-3100450,451,452,453
Mob: 9711633717,18
e-mail : info@spacedi.com, www.spacedi.com

DRAWN BY :-	CHECKED BY :-	SCALE	DATED :-
DEVENDRA	VISHAL		22-08-2024

BHAGESHWAR TYAGI Digitally signed by BHAGESHWAR TYAGI Date: 2024.08.28 21:39:16 +05'30'
OWNER'S SIGN

VISHAL MITTAL Digitally signed by VISHAL MITTAL Date: 2024.08.28 21:38:36 +05'30'
ARCHITECT'S SIGN.

DRG.NO.–01