



PARKING STATEMENT - SITE/STILT	
PRIMARY PARKING	28
SECONDARY PARKING	18
TOTAL OPEN PARKING	78
TOTAL	105

S.NO.	AREA STATEMENT	PERCENTAGE	AREA IN SQ.MT.
1	TOTAL PLOT AREA		22592.00
2	TOTAL PERMISSIBLE F.A.R. AREA	2.5	56455.000
3	TOTAL PERMISSIBLE F.A.R. AREA FOR HOUSING	1.25	28227.500
4	TOTAL PURCHASABLE FAR	0.850	19195.000
5	TOTAL PREMIUM PURCHASABLE FAR	5%	5193.875
6	COMPENSATORY F.A.R. AREA FOR E.W.S & L.I.G. (Incentive)	5%	5193.875
7	ADDITIONAL F.A.R. AREA FOR GREEN BUILDING	5%	5193.875
8	PERMISSIBLE FAR FOR FACILITY OF F.A.R. AREA	5%	5193.875
9	TOTAL PERMISSIBLE F.A.R. AREA (A+B+C+D)		119660.250
10	PROPOSED GROUND COVERAGE	29.75%	6718.427
11	PROPOSED FAR AREA FOR COMMERCIAL 5% OF TOTAL PERMISSIBLE FAR (A+B+C+D)	5.0%	5193.875
12	PROPOSED COMMERCIAL F.A.R. AREA + INCENTIVE AREA+COMMERCIAL		119342.638
13	PROPOSED FACILITY F.A.R. AREA IN TOWER (5% FACILITY AREA)		5440.48
14	PROPOSED FACILITY F.A.R. AREA OF COMMUNITY (5% FACILITY AREA)		1308.53
15	PROPOSED FACILITY F.A.R. AREA OF COMMERCIAL (5% FACILITY AREA)		61.68
16	PROPOSED FAR AREA OF COMMERCIAL		5193.88
17	PROPOSED FAR AREA OF GUARD ROOM		2216.79
18	TOTAL F.A.R. AREA = A+B+C+D+E+F		119342.64
19	TOTAL PERMISSIBLE UNITS		UNRESTRICTED
20	TOTAL ACHIEVED UNITS		831
21	TOTAL REQUIRED E.W.S. UNIT (10% OF PROPOSED UNIT)		83
22	TOTAL REQUIRED L.I.G. UNIT (10% OF PROPOSED UNIT)		83
23	TOTAL REQUIRED L.I.G. UNIT (10% OF PROPOSED UNIT)		18177.30
24	BASEMENT - 01 AREA		17784.82
25	BASEMENT - 02 AREA		2113.06
26	TOTAL REQUIRED PARKING		1101
27	TOWER - 1 JAGANNATH		317
28	TOWER - 2 SUBHADRA		317
29	TOWER - 3 BALABHARA		317
30	COMMERCIAL / COMMERCIAL F.A.R. AREA / 100 X 1.1		55
31	REQUIRED 10% VISITOR PARKING FOR RESIDENTIAL F.A.R. AREA		95
32	TOTAL REQUIRED E.C.S.		1101
33	PROPOSED PARKING AS PER LAYOUT		442
34	1st BASEMENT PARKING (PRIMARY)		452
35	2nd BASEMENT PARKING (PRIMARY)		28
36	STILT PARKING (PRIMARY)		28
37	1st BASEMENT PARKING (SECONDARY)		55
38	2nd BASEMENT PARKING (SECONDARY)		49
39	STILT PARKING (SECONDARY)		18
40	OPEN PARKING (PRIMARY)		78
41	TOTAL = A+B+C		1122
42	TOTAL BUILT-UP AREA		PROPOSED AS PER PROPOSAL
43	Basement -01		18177.295
44	Basement -02		17784.822
45	STILT		2113.061
46	TOWER -01,02 & 03		141776.926
47	COMMERCIAL		5226.034
48	METER ROOM		125.642
49	GUARD ROOM		25.020
50	ESS		383.458
51	LIFT		750.699
52	S.T.P.		450.806
53	L.T. PANEL ROOM		0.000
54	ORGANIC WASTE CONVERTER		35.180
55	DN STAIR CASE FOR UG TANK		0.000
56	COMMUNITY		1929.950
57	DN STAIR CASE FOR BASEMENT		30.250
58			0.000
59	TOTAL (A TO S)		188809.053
60	PERMISSIBLE 10% GREEN OF PLOT AREA AFTER RELAXATION		1958.20
61	30% MANDATORY GREEN OUT OF PERMISSIBLE GREEN (U7)		587.46
62	PROPOSED TOTAL GREEN AREA		1976.065
63	PROPOSED MANDATORY GREEN AREA		588.550
64	AS PER 50 NOS. OF TREE PER HECTARE OF PLOT AREA (= 50 X PLOT AREA / 10000)		112.91
65	PROPOSED NOS. OF TREES		113.00

OPEN PARKING SEPARATELY ASSIGNED FOR COMMERCIAL TYPE	NO MARKED IN PLAN	TOTAL
OPEN SINGLE	1 TO 28	28
OPEN STACKED	29 TO 54	28
TOTAL		56

FLOOR	Code Area (With Balcony Area @ 25% FAR)	Excess Balcony Area @ 75% of Balcony Area (Free from FAR)	Area of Balcony in 2nd Floor (Free from FAR)	5% FACILITY Area (Free from FAR)	Total Code Area with (FOR FAR)	No of Proposed Units
Basement -01					18177.30	
Basement -02					17784.82	
Basement -03					2113.06	
TOWER -01,02 & 03	108773.84	7146.14	24821.42	546.26	2562.97	14177.83
COMMERCIAL	5133.01			61.88	5226.03	52
GUARD ROOM	25.02			31.34	56.36	2
ESS				383.46	750.69	2
UG FACILITY AREA				750.69	1446.38	2
L.T. PANEL ROOM				0.00	0.00	0
ORGANIC WASTE CONVERTER				35.18	35.18	1
DN STAIR CASE FOR UG TANK				0.00	0.00	0
COMMUNITY				1929.95	1929.95	1
DN STAIR CASE FOR BASEMENT				30.25	30.25	1
TOTAL	115931.97	2146.14	24821.42	749.66	188809.05	831

TOTAL PLOT AREA	TOTAL PROPOSED COVERED AREA (Including Housing/Community/Commercial + guard hut + meter room+ dn stair case ug tank)	PERCENTAGE
22592.00	6718.43	29.75%
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TOTAL PROPOSED COVERED AREA FOR FACILITY		
TOTAL PROPOSED FAR AREA WITH COMMERCIAL		
A COMMERCIAL FAR AREA		
B GUARD ROOM FAR AREA		
C COMMERCIAL FAR AREA		
D TOTAL = A+B+C		
INCENTIVE UNIT FOR E.W.S & L.I.G.		
A 10% OF PROPOSED UNIT	83	
B BASIC FAR AREA (GRAB)	11466.38	
C TOTAL PERMISSIBLE FAR AREA	56455.00	
D TOTAL PURCHASABLE FAR	1250	
E TOTAL PREMIUM PURCHASABLE FAR	2827.50	
F ADDITIONAL INCREMENTAL FAR FOR EWS & LIG = 83 X 65 (04-55)	19195.00	
G ADDITIONAL GREEN BUILDING FAR AREA	5193.88	
H TOTAL PERMISSIBLE F.A.R. AREA (TOTAL)	119660.25	
I PERMISSIBLE FAR AREA FOR COMMERCIAL = 5% OF AVALIED FAR (WHICH INCLUDES BRAR + FAR)	5.97	
J PERMISSIBLE 5% OF AVALIED FAR FOR FACILITY AREA	0.05	
K EXTRA FACILITY AREA IN F.A.R. AREA	5193.88	
L TOTAL PERMISSIBLE FAR AREA WITH 5% FACILITY AREA	119660.25	
M TOTAL PROPOSED FAR AREA WITH 5% FACILITY AREA	2116.79	
N TOTAL AREA FOR FEE CALCULATION	188809.05	
O SAY AS	188809.05	

Job Title :
COSMOS CORNER, PLOT NO 7B/GH1, SIDDHARTH VIHAR, DELHI - MEERUT EXPRESSWAY, GHAZIABAD

OWNER:
M/S COSMOS REIT PVT. LTD. BF-33, ADITYA CITY CENTRE, INDIRAPURAM, GHAZIABAD

Drawing Title:
SITE PLAN

Scale: **1:250** Project Team: **NUPC** North:

Dwg No: **SUB-01** Date: **21/04/2026** Architects: **N + U DESIGN STUDIO**

Architect: **Akhil Vaidya Nivedita Parde** Owner: **For Cosmos Reit Private Ltd.**

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