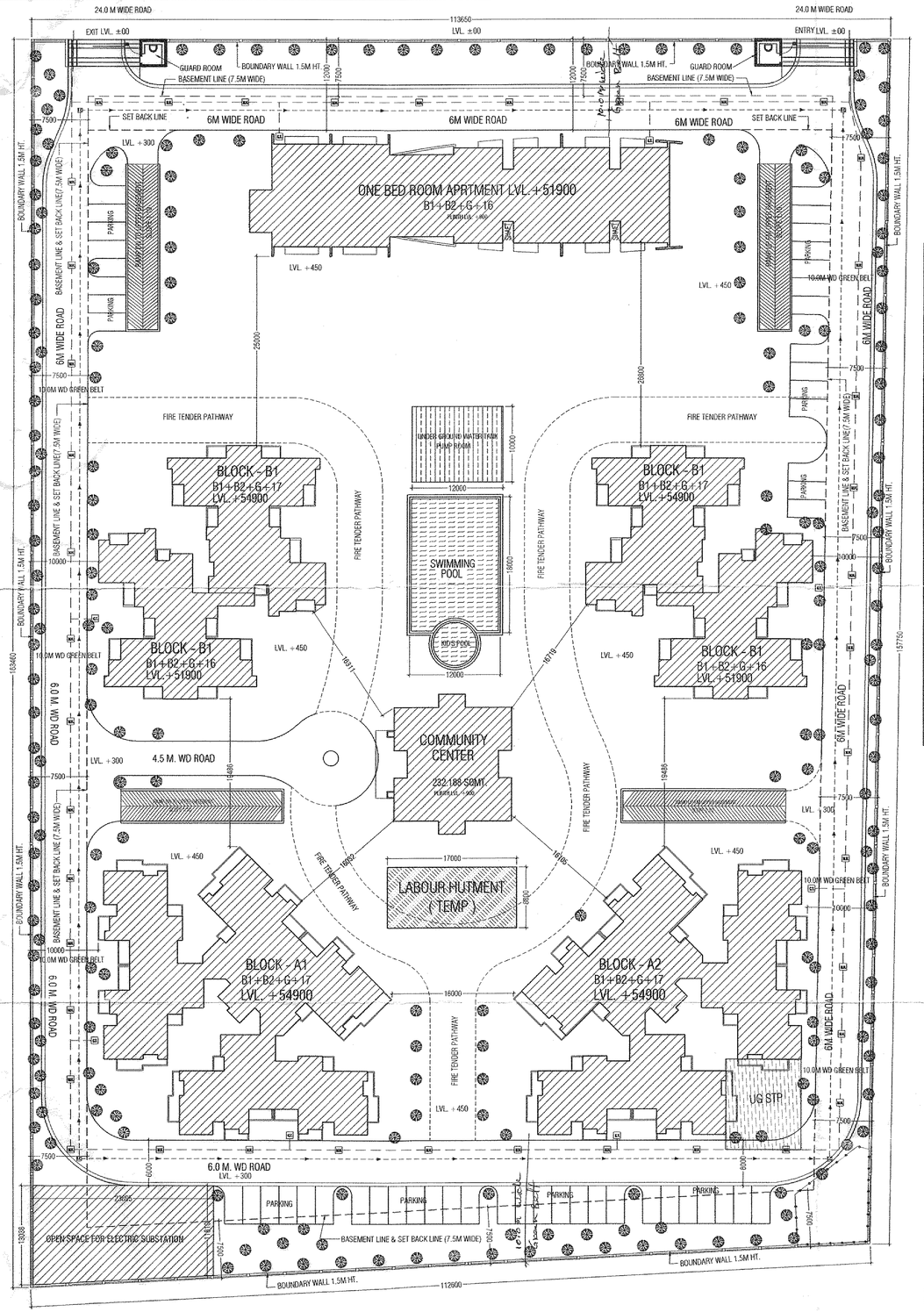


— — — — — LINE OF BASEMENT 7.5M WIDE

— — — — — LINE OF SETBACK

APPROVED
Vide Letter No. ... Dated ...
Valid upto Dated ...
Dy. No. ...
Gen. Manager (Plng. & Arch.)
Drawing Checked & Verified by
Sr. Engg. (Plng. & Arch.)
Dy. Engg.

KEY PLAN

FLOORS	TOWER- HIGH RISE								
	TOWER-A		TOWER-B		COMMERCIAL CUM ONE BED ROOM APPARTMENT		COMMUNITY CENTER	TOTAL GROUND COV.ALL BLOCK	F.A.R.	NON F.A.R.
	UNITS	AREA	UNITS	AREA	UNITS	AREA				
G.F TOTAL BLOCK(GROUND COVERAGE AREA)		1443.142		1032.288		652.684	232.180	3360.294		
NO.OF SIMILAR BLOCKS		2		2		1	1			
GROUND COVERAGE AREA		721.571		516.144		652.684	232.180			
UPPER BASEMENT AREA										13035.029
LOWER BASEMENT AREA										13035.029
GROUND FLOOR	6	657.647	6	474.146		591.971	232.180			
1ST FLOOR	6	657.647	6	474.146	16	550.806				
2ND FLOOR	6	657.647	6	474.146	16	550.806				
3RD FLOOR	6	657.647	6	474.146	16	550.806				
4TH FLOOR	6	657.647	6	474.146	16	550.806				
5TH FLOOR	6	657.647	6	474.146	16	550.806				
6th FLOOR	6	657.647	6	474.146	16	550.806				
7th FLOOR	6	657.647	6	474.146	16	550.806				
8th FLOOR	6	657.647	6	474.146	16	550.806				
9th FLOOR	6	657.647	6	474.146	16	550.806				
10th FLOOR	6	657.647	6	474.146	16	550.806				
11th FLOOR	6	657.647	6	474.146	16	550.806				
12th FLOOR	6	657.647	6	474.146	16	550.806				
13th FLOOR	6	657.647	6	474.146	16	550.806				
14th FLOOR	6	657.647	6	474.146	16	550.806				
15th FLOOR	6	657.647	6	474.146	16	550.806				
16th FLOOR	6	657.647	6	474.146	14	514.021				38.575
17th FLOOR	6	657.647	3	237.809						
TOTAL COVERED AREA OF ONE BLOCK		11,837.846		8,298.291		9,368.082	232.180			
NO.OF SIMILAR BLOCKS		2		2		1	1			
TOTAL COVERED F.A.R AREA OF BLOCK		23,675.292		16,596.582		9,368.082	232.180		49,872.136	26,108.633
FIRE ESCAPE STAIR CASE		13.770		13.770		14.580				
WARDROBE		16.524		6.864		12.960				
LIFT LOBBY		13.619		13.194		24.91				
SHAFTS		20.011		8.170		17.28				
TOTAL NO. OF UNIT ONE TOWER	108		105		254					
NO.OF SIMILAR TOWER	2		2		1					
TOTAL NO.OF UNITS	216		210		254				680	

AREA CHART

S.NO	PARTICULARS	F.A.R.%	SQ.MTR.
1	TOTAL PLOT AREA		18154.00
2	PERMISSIBLE F.A.R. 18154.00 x 2.75	@ 2.75	49923.50
3	F.A.R. ACHIEVED (as per table) FOR HOUSING	@ 2.74	49872.136
4	PERMISSIBLE GROUND COVERAGE	@ 35%	6353.90
5	ACHIEVED GROUND COVERAGE	@ 20.35%	3693.273
6	PERMISSIBLE COMMERCIAL AREA 1% OF ACHIVED F.A.R		499.234
7	ACHIVED COMMERCIAL AREA		466.650
8	TOTAL BASEMENT AREA		28533.832
9	PERMISSIBLE DENSITY = 1650 person per 10000 sq.m. $\frac{1650}{1\,ha}$ PPH ± 5% = 2995.41 (-5%) TO 3145 (+5%)		BETWEEN 2995 TO 3145
10	PERMISSIBLE UNITS (ASSUMING 4.5 NO.S. PERSONS PER UNIT) FOR 3145 No.S UNITS = 698		698
11	UNITS PROVIDED		680
12	PERSON = 680 X 4.5 = 3060, (1686 P.P.H)		
13	PARKING REQUIRED = 1 ECS / 80 SQ.M. PER COVERD AREA FOR HOUSING = 49923.409 / 80 = 624.043 SAY = 624 E.C.S.		
14	PARKING PROVIDED		899
15	LANDSCAPING AREA REQUIRED TOTAL PLOT AREA - GROUND COVERAGE / 2 = 18154.00 - 3678.665 / 2 = 14475.335 / 2 = 7237.667 SQ.M.		
16	LANDSCAPING AREA PROPOSED		9649.727
17	NO. OF TREE REQUIRED (TOTAL AREA - GROUND COVERAGE) / 100 = 18154.00 - 3678.665 /100 = 14475.335 / 100 = 144.753 NOS.		
18	NO. OF TREE PROPOSED		144 NOS
19	NO. OF TREE PEROPOSED EVERGREEN TREE		72 NOS
20	TOTAL BASEMENT AREA FOR PARKING		26070.058

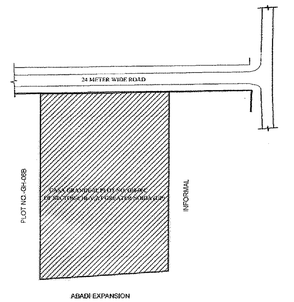
TOTAL GROUND COVERAGE:-

AREA FOR TOWERS=	3360.294
AREA FOR ES =	296.871
AREA FOR VISITOR TOILET & SECURITY =	30.00
TOTAL AREA=	3693.273

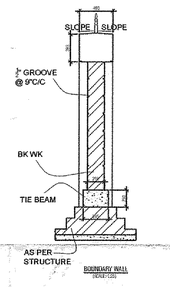
ADDITIONAL 15 % OF FAR AREA

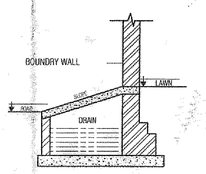
AREA FOR ELECTRIC SUBSTATION=	296.871
AREA FOR STP=	400.150
AREA FOR TANKS & PUMP ROOM =	710.500
AREA FOR VISITOR TOILETS=	38.622
AREA FOR WATCHMEN & SECURITY SHELTER=	30.00
LIFT SHAFT & 10 SQ. M. OF LIFT LOBBY=	1226.911
FIRE ESCAPE STAIRCASE=	968.760
AREA FOR MUMTY & MACHINE ROOM=	202.004
AREA OF WARDROBES =	794.352
AREA OF FEATURE WALL =	70.401
TOTAL AREA=	4738.298

TOTAL ELECTRICAL LOAD = 3419.67 KV



KEY PLAN (SCALE 1:200)





CULVERT DETAIL
(SCALE 1:25)

OWNER'S SEAL: earthcon ... Pvt. Ltd.
Director

ARCHITECT'S SEAL: AMIT KUMAR

DRAWING TITLE: SITE PLAN
(WITH ALL MAJOR ELEVATIONS & DRAINAGE DETAILS)

PROJECT: CASA GRANDE-II, PLOT NO. -GH-09C, OF SECTOR CH-V, AT GREATER NOIDA (UP)

OWNER: EARTHCON CONSTRUCTION PVT. LTD. J-25A,SECTOR-18 NOIDA (UP)

ARCHITECT: modarchindia
modar chindia pvt. ltd.
A-2/2, Ground Floor, Jangpura Extension, New Delhi-110014
phone: 91(0) 9810200200, 9810 400 500 email: info@modarchindia.com
website: www.modarchindia.com

SCALE:-	1:100
DATE:-	19.11.2012
DEALT BY:-	ASAD
CHECKED BY:-	HIRESH
	CG / S /01