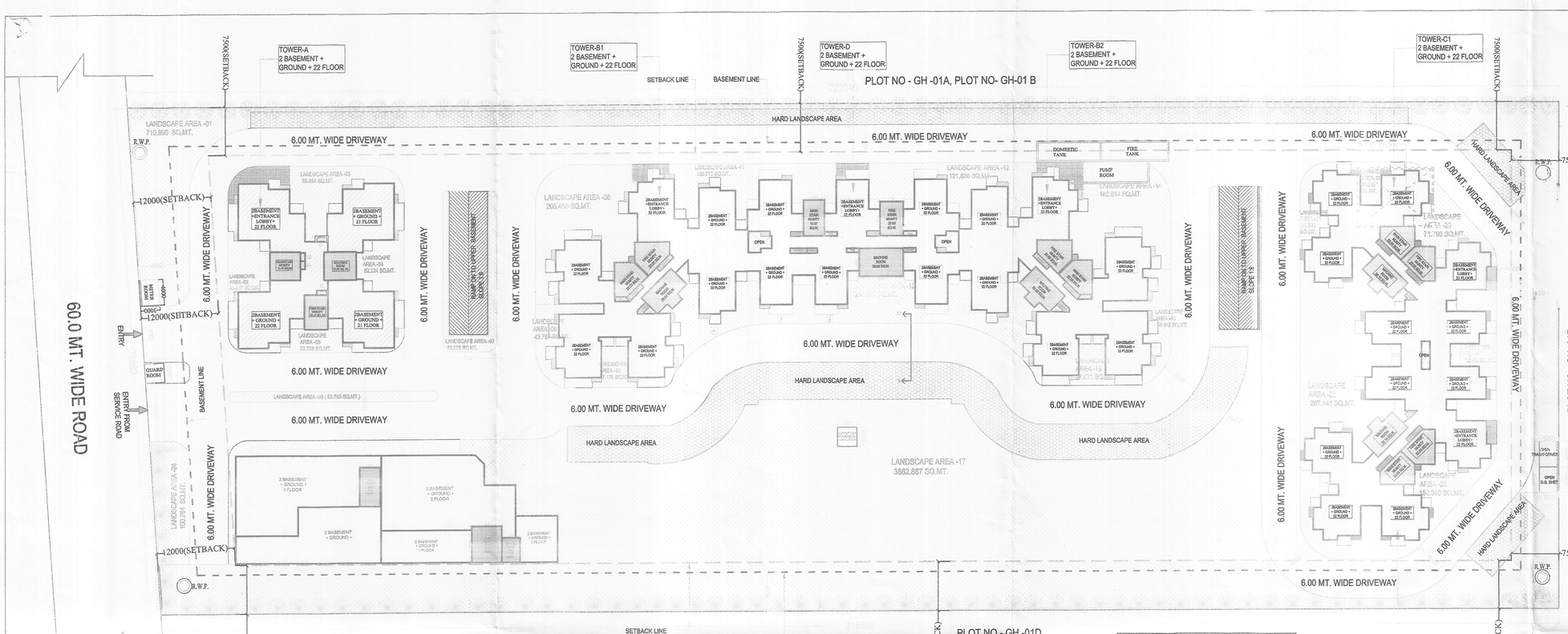


SITE PLAN

AREA STATEMENT

PERTICULARS	TOWER- A			TOWER- B1 (TOWER B1 & B2 ARE SAME)			TOWER- C1 (TOWER C1 & C2 ARE SAME)			TOWER- D			COMMERCIAL AREA	COMMUNITY HALL		AREA OF GUARD ROOM	L.T. & PANEL ROOM	S.T.P.	METER ROOM	F.A.R. (EACH FLOOR) OF ALL TOWERS	RAMP AREA	TOTAL BASEMENT AREA UPPER & LOWER BASEMENT AREA (NON F.A.R. AREA)	TOTAL ENTRANCE LOBBY AREA	TOTAL GROUND COVALL TOWERS	TOTAL UNITS	TOTAL F.A.R. AREA	TOTAL FACILITY AREA	TOTAL NON F.A.R. AREA
	UNITS	AREA	FACILITY	UNITS	AREA	FACILITY	UNITS	AREA	FACILITY	UNITS	AREA	FACILITY		AREA	FACILITY												
GROUND COVERAGE AREA																				390.700			3995.73				
ALL TOWER ENTRANCE LOBBY AREA (ALL TOWER)		459.40			1083.30			914.68			470.78		378.20	377.66		9.00			12.00				390.26					
		58.84			133.92			112.28			55.22																
NO.OF SIMILAR TOWERS		1			2			2			1		1	1		1			1		2						
GROUND COVERAGE AREA		459.40			541.65			457.34			470.78		378.20	377.66		9.00			12.00		145.300						
ONE TOWER ENTRANCE LOBBY AREA (ONE TOWER)		58.84			66.96			56.14			55.22																
LOWER BASEMENT																		100.00			13785.95						
UPPER BASEMENT																	50.00		12.00		13736.01						
GROUND FLOOR	3	411.95	46.07	5	493.44	48.30	5	411.74	46.05	5	424.38	44.78	378.20	377.660	3.810	9.00			12.00	3402.58							
1ST FLOOR	4	399.96	60.44	6	478.68	62.77	6	397.78	59.58	6	412.04	58.74	224.96	370.470	3.810					3159.77							
2ND FLOOR	4	399.96	60.44	6	478.68	62.77	6	397.78	59.58	6	412.04	58.74		231.870	3.810					2818.19							
3RD FLOOR	4	399.96	60.44	6	478.68	62.77	6	397.78	59.58	6	412.04	58.74								2564.32							
4TH FLOOR	4	399.96	60.44	6	478.68	62.77	6	397.78	59.58	6	412.04	58.74								2564.32							
5TH FLOOR	4	399.96	60.44	6	478.68	62.77	6	397.78	59.58	6	412.04	58.74								2564.32							
6TH FLOOR	4	399.96	60.44	6	478.68	62.77	6	397.78	59.58	6	412.04	58.74								2564.32							
7TH FLOOR	4	399.96	60.44	6	478.68	62.77	6	397.78	59.58	6	412.04	58.74								2564.32							
8TH FLOOR	4	399.96	60.44	6	478.68	62.77	6	397.78	59.58	6	412.04	58.74								2564.32							
9TH FLOOR	4	399.96	60.44	6	478.68	62.77	6	397.78	59.58	6	412.04	58.74								2564.32							
10TH FLOOR	4	399.96	60.44	6	478.68	62.77	6	397.78	59.58	6	412.04	58.74								2564.32							
11TH FLOOR	4	399.96	60.44	6	478.68	62.77	6	397.78	59.58	6	412.04	58.74								2564.32							
12TH FLOOR	4	399.96	60.44	6	478.68	62.77	6	397.78	59.58	6	412.04	58.74								2564.32							
13TH FLOOR	4	399.96	60.44	6	478.68	62.77	6	397.78	59.58	6	412.04	58.74								2564.32							
14TH FLOOR	4	399.96	60.44	6	478.68	62.77	6	397.78	59.58	6	412.04	58.74								2564.32							
15th FLOOR	4	399.96	60.44	6	478.68	62.77	6	397.78	59.58	6	412.04	58.74								2564.32							
16th FLOOR	4	399.96	60.44	6	478.68	62.77	6	397.78	59.58	6	412.04	58.74								2564.32							
17th FLOOR	4	399.96	60.44	6	478.68	62.77	6	397.78	59.58	6	412.04	58.74								2564.32							
18th FLOOR	4	399.96	60.44	6	478.68	62.77	6	397.78	59.58	6	412.04	58.74								2564.32							
19th FLOOR	4	399.96	60.44	6	478.68	62.77	6	397.78	59.58	6	412.04	58.74								2564.32							
20th FLOOR	4	399.96	60.44	6	478.68	62.77	6	397.78	59.58	6	412.04	58.74								2564.32							
21st FLOOR	4	399.96	60.44	6	478.68	62.77	6	397.78	59.58	6	412.04	58.74								2360.09							
22nd FLOOR	2	222.73	54.88	6	478.68	62.77	6	397.78	59.58	6	412.04	58.74															
23rd FLOOR																											
24th FLOOR																											
TOTAL F.A.R. OF ONE		9912.84			11128.95			9162.90			9489.26		693.19	1000.000		13.000											
NO.OF SIMILAR TOWERS		1			2			2			1		1	1		1									60000.69		
TOTAL F.A.R OF ALL		9912.84			22257.90			18325.80			9489.26		693.19	1000.000		13.000	60500.69										
TOTAL NO. OF UNIT ONE	89			137			137			137																	
NO.OF SIMILAR TOWER	1			2			2			1														774			
TOTAL NO.OF UNITS	89			274			274			137																	
MUMTY & WATER TANK AREA			61.97			66.15			66.15			60.40	20.90		27.830												
MACHINE ROOM AREA			23.01			26.92			26.16			31.39			13.22												
FACILITY AREA(FIRE STAIRCASE+SERVICE SHAFT +LIFT LOBBY+LIFT SHAFT+CUPBOARD+MUMTY + WATER TANK+MACHINE ROOM AREA)			1457.19			1823.31			1448.00			1428.85	20.90		60.880	9.00	60.00	100.00									
NO.OF SIMILAR TOWER'S			1			2			2			1	1		1	1	1									9000.79	
TOTAL FACILITY AREA			1457.19			3646.62			2897.36			1428.85	20.90		60.880	9.00	60.00	100.00									
																					27021.96						27521.96
TOTAL NON F. A. R.																											

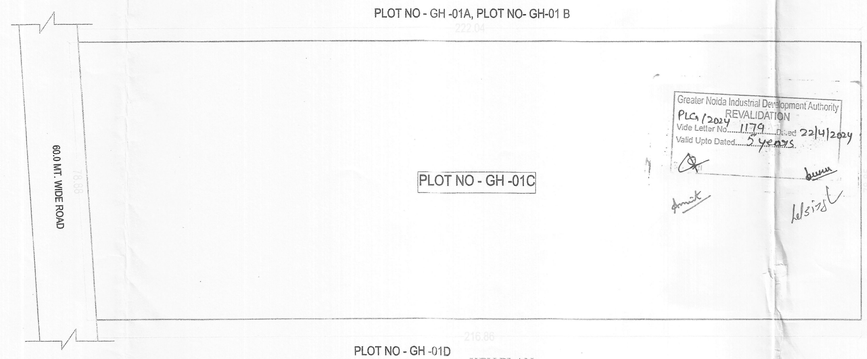
LANDSCAPE AREA-01	710.890
LANDSCAPE AREA-02	48.417
LANDSCAPE AREA-03	88.884
LANDSCAPE AREA-04	52.224
LANDSCAPE AREA-05	32.223
LANDSCAPE AREA-06	52.763
LANDSCAPE AREA-07	63.838
LANDSCAPE AREA-08	205.458
LANDSCAPE AREA-09	43.787
LANDSCAPE AREA-10	27.170
LANDSCAPE AREA-11	120.773
LANDSCAPE AREA-12	121.836
LANDSCAPE AREA-13	287.305
LANDSCAPE AREA-14	182.514
LANDSCAPE AREA-15	58.169
LANDSCAPE AREA-16	27.071
LANDSCAPE AREA-17	3862.887
LANDSCAPE AREA-18	32.241
LANDSCAPE AREA-19	24.645
LANDSCAPE AREA-20	71.796
LANDSCAPE AREA-21	72.400
LANDSCAPE AREA-22	297.141
LANDSCAPE AREA-23	152.340
LANDSCAPE AREA-24	100.784
TOTAL	6737.556

TOWER-C2
2 BASEMENT + GROUND + 22 FLOOR

SCHEDULE OF PLANTS

ALONG BOUNDARY WALL

1		TABEBUIA ARGENTEA	68 No.S.
2		LAGERSTROEMIA FLOSREGINAE (EVER GREEN)	68 No.S.
		TOTAL = 136 No.S.	



KEY PLAN

S.NO		PARTICULARS			SQ.MTR.
1		TOTAL PLOT AREA			17,288.00
2		PERMISSIBLE F.A.R. FOR HOUSING			60,508.00
	A	PERMISSIBLE F.A.R. FOR HOUSING = 2.75 X 17,288.00 = 47,542.00 sq.mt.			
	B	ADDITIONAL 0.75 F.A.R. PURCHASABLE = 17,288.00 X 0.75 = 12,966.00 SQ.MT.			
		TOTAL PERMISSIBLE F.A.R. FOR HOUSING= A + B = 47,542.00 + 12,966.00 = 60,508.00 SQ.MT.			
3		PERMISSIBLE 15% F.A.R. FOR FACILITY	15%		9,076.20
	A	PERMISSIBLE 15% FOR FACILITY OF TOTAL MAIN F.A.R. AREA 15% OF 47,542.00 = 7131.30 SQ.MT.			
	B	PERMISSIBLE 15% FOR FACILITY OF TOTAL PURCHASABLE F.A.R. AREA = 15% OF 12,966.00 SQ.MT. = 1,944.90 SQ.MT.			
		TOTAL PERMISSIBLE 15% F.A.R. FOR FACILITY = A+B = 7,131.30 + 1,944.90 = 9,076.20 SQ.MT.			
4		PERMISSIBLE GROUND COVERAGE 17,288.00 Sqm.@ 35 % = 6050.80 sq. mt.	35%		6050.80
5		PROPOSED TOTAL GROUND COVERAGE	23.112 %		3995.73
		PERMISSIBLE AREA IN F.A.R. FOR COMMERCIAL 1.00% OF TOTAL F.A.R AREA = 1.00% X (47,542.00 + 12,966.00) = 1.00% X 60,508.00 SQ.MT. = 605.08 SQ.MT.			605.08
6		PROPOSED COMMERCIAL F.A.R. AREA DETAIL			603.19
7		TOTAL F.A.R. ACHIEVED	3.499%		60,500.69
	A	F.A.R. AREA FOR RESIDENTIAL	58,885.50		
	B	F.A.R. AREA FOR COMMERCIAL	603.19		
	C	F.A.R. AREA FOR COMMUNITY	1000.00		
	D	F.A.R. AREA FOR METER ROOM	12.00		
		TOTAL F.A.R. AREA PROPOSED (A+B+C+D) = 60,500.69 SQ.MT.			
8		ACHIEVED FOR FACILITY			9071.18
		PROPOSED AREA IN 15 % FACILITY AREA FOR HOUSING = FIRE STAIR CASE AREA + LIFT LOBBY AREA + MUMTY AREA + MACHINE ROOM AREA + LIFT SHAFTS + SERVICE SHAFTS + CUPBOARD + GAURD ROOM +OVER HEAD TANK + S.T.P. + L.T. & PANEL ROOM = 9071.18 SQ. MT.			
9		PERMISSIBLE DENSITY = 2100 PPH			
10	A	ACHIEVED DENSITY (ASSUMING 4.5 NO.S. PERSONS PER UNIT) FOR 778 No.S UNITS = 774 X 4.5X 10,000 / 17,288.00 = 2014.892 PPH			
	B	ACHIEVED UNITS = 774 Nos.			
	C	ACHIEVED PERSONS = UNITS X 4.5 = 774 X 4.5 = 3483 PERSONS			
11		REQUIRED LANDSCAPE AREA REQUIRED LANDSCAPE AREA = 50 % OF OPEN AREA OPEN AREA = PLOT AREA - GROUND COVERAGE = 50% OF (17,288.00 - 3995.73) = 6,646.135 SQ.MT. SAY AS =6,646.14			6,646.14
12		PROPOSED LANDSCAPE AREA = 6,737.55 SQ.MT.			6,737.55
		REQUIRED TREE AS PER 1 No. OF TREE PER 100 SQ.MT. OF OPEN AREA = (PLOT AREA - GROUND COVERAGE) / 100 = (17,288.00 - 3995.73) /100 = 132.92 No.S. SAY 133 No.S.			133 No.S.
13		NO. OF TREE PROPOSED = 136 No.S.OF 50% EVER GREEN			136 No.S.
14		TOTAL BASEMENT NON F.A.R. AREA			27,521.96
	A	UPPER BASEMENT NON F.A.R. AREA = 13,785.95 SQ. MT.			
	B	LOWER BASEMENT NON F.A.R. AREA = 13,736.01 SQ. MT.			
		TOTAL A+B = 27,521.96 SQ.MT.			
15		PARKING REQUIRED. @ 1 E.C.S. / 80 SQ.M. F.A.R. AREA = 60,508.00 / 80 = 756.35 SAY 757.00 E.C.S.			757 E.C.S.
16		PROPOSED PARKING			803 E.C.S.
	A	TOTAL UPPER BASEMENT PARKING AREA = 12143.84 @ 30 SQ.MT. PER E.C.S. = 12143.84 / 30 = 404.79 E.C.S. SAY 404 E.C.S.			
	B	TOTAL LOWER BASEMENT PARKING AREA = 11998.79 @ 30 SQ.MT. PER E.C.S. = 11998.79 / 30 = 399.89 E.C.S. SAY 399 E.C.S.			
		TOTAL PARKING (A+B) = 803 E.C.S.			
17		TOTAL BUILT-UP AREA			97,093.83
	A	TOTAL F.A.R AREA	= 60,500.69 SQ. MT.		
	B	TOTAL NON F.A.R. AREA	= 27,521.96 SQ. MT.		
	C	TOTAL FACILITY AREA	= 9071.18 SQ. MT.		
		TOTAL A+B+C	= 97,093.83 SQ.MT.		

LEGEND : -

1	SETBACK LINE	
2	BASEMENT LINE	
3	TOWER ENTRANCE	
4	HARD LANDSCAPE AREA	

Greater Noida Industrial Development Authority
Plan 1/2024 REVALIDATION
Vide Letter No. 1179 Dated 22/4/2024
Valid Upto Dated 5 years

PROJECT :-
PROPOSED GROUP HOUSING AT PLOT No. GH-01C, SECTOR-16, G. NOIDA.

BUILDERS & PROMOTER :-
M/s COSMOS INFRAESTATE PVT. LTD.
ADD:- B150,SEC 63, NOIDA.

DRAWING TITLE :-
SITE PLAN , KEY PLAN & AREA STATEMENT

PLOT NO - GH -01F

Space Designers
architects & planners

ARCHITECTS :
Space Designers International Architects Pvt. Ltd.
B - 34, SECTOR-67, NOIDA
PH : 0120- 2484445-49
Mob: 9810700399 , 9810336231
e-mail : spacesdi@gmail.com, www.spacesdi.com

DRAWN BY :-	CHECKED BY :-	SCALE	DATED :-
SANJAY	VISHAL	1:350	

OWNER'S SIGN

ARCHITECT'S SIGN.

DRG.NO. 01