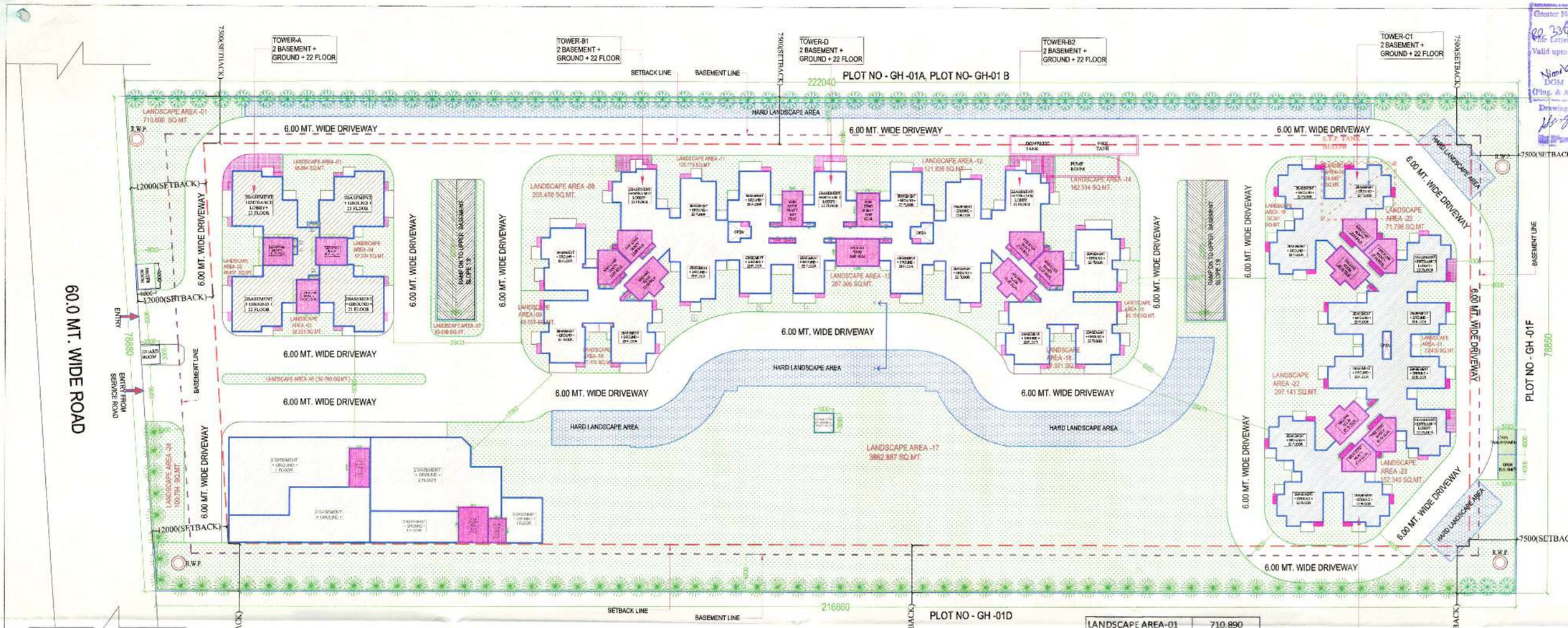
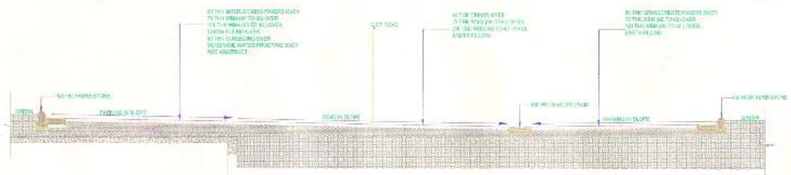
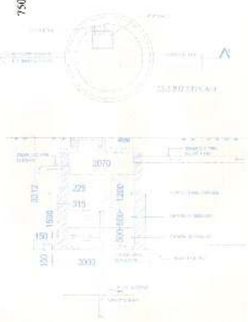


SITE PLAN



6.00 MT. WIDE DRIVEWAY
SECTION-- X-X'



RAIN WATER HARVESTING PIT DETAIL (U.G.S)

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.

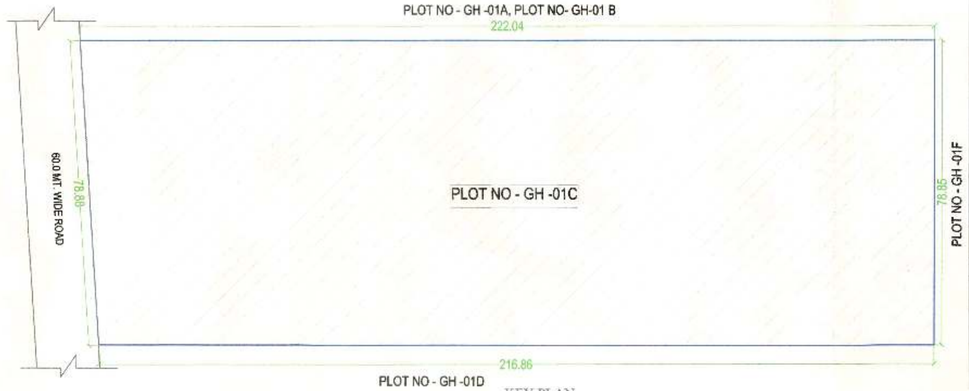
S.NO		PARTICULARS		SQ.MTR.
1		TOTAL PLOT AREA		17,288.00
2		PERMISSIBLE F.A.R. FOR HOUSING		60,508.00
	A	PERMISSIBLE F.A.R. FOR HOUSING = 2.75 X 17,288.00 = 47,542.00 sq.mt.		
	B	ADDITIONAL 0.75 F.A.R. PURCHASABLE = 17,288.00 X 0.75 = 12,968.00 SQ.MT.		
		TOTAL PERMISSIBLE F.A.R. FOR HOUSING= A + B = 47,542.00 + 12,968.00 = 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 12,968.00 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 + 12,968.00) = 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		58,865.50
	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 + CAURD 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 776 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 = 11995.79 @ 30 SQ.MT. PER E.C.S. = 11995.79 / 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

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 DEBRIS BOWL	S.T. & PANEL ROOM	W.T.P.	MOTOR 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 COVERAGE 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																											
ALL TOWER		458.83			1083.93			914.60			470.78		378.30	377.66		9.00			12.00		280.700		3995.73				
ENTRANCE LOBBY AREA (ALL TOWER)		55.54			133.92			112.28			56.72											390.26					
MULTI SIMILAR TOWERS		1			2			1			1		1	1					1		2						
GROUND COVERAGE AREA		458.83			541.96			457.30			470.78					9.00			12.00		140.350						
ONE TOWER													378.30	377.66													
ENTRANCE LOBBY AREA (ONE TOWER)		55.54			66.96			56.14			56.72																
LOWER BASEMENT																		100.00				13755.09					
UPPER BASEMENT																50.00						13736.01					
GROUND FLOOR	3	1374.86	48.87	5	423.44	48.30	3	1373.76	48.85	5	424.39	44.18	378.30	377.66	3.00	9.00			12.00	3400.55							
1ST FLOOR	4	1834.86	50.44	6	474.89	49.77	4	1831.76	50.85	5	423.39	53.74	378.30	377.66	3.00					3825.77							
2ND FLOOR	4	1834.86	50.44	6	474.89	49.77	4	1831.76	50.85	5	423.39	53.74		377.66	3.00					3825.77							
3RD FLOOR	4	1834.86	50.44	6	474.89	49.77	4	1831.76	50.85	5	423.39	53.74								3825.77							
4TH FLOOR	4	1834.86	50.44	6	474.89	49.77	4	1831.76	50.85	5	423.39	53.74								3825.77							
5TH FLOOR	4	1834.86	50.44	6	474.89	49.77	4	1831.76	50.85	5	423.39	53.74								3825.77							
6TH FLOOR	4	1834.86	50.44	6	474.89	49.77	4	1831.76	50.85	5	423.39	53.74								3825.77							
7TH FLOOR	4	1834.86	50.44	6	474.89	49.77	4	1831.76	50.85	5	423.39	53.74								3825.77							
8TH FLOOR	4	1834.86	50.44	6	474.89	49.77	4	1831.76	50.85	5	423.39	53.74								3825.77							
9TH FLOOR	4	1834.86	50.44	6	474.89	49.77	4	1831.76	50.85	5	423.39	53.74								3825.77							
10TH FLOOR	4	1834.86	50.44	6	474.89	49.77	4	1831.76	50.85	5	423.39	53.74								3825.77							
11TH FLOOR	4	1834.86	50.44	6	474.89	49.77	4	1831.76	50.85	5	423.39	53.74								3825.77							
12TH FLOOR	4	1834.86	50.44	6	474.89	49.77	4	1831.76	50.85	5	423.39	53.74								3825.77							
13TH FLOOR	4	1834.86	50.44	6	474.89	49.77	4	1831.76	50.85	5	423.39	53.74								3825.77							
14TH FLOOR	4	1834.86	50.44	6	474.89	49.77	4	1831.76	50.85	5	423.39	53.74								3825.77							
15TH FLOOR	4	1834.86	50.44	6	474.89	49.77	4	1831.76	50.85	5	423.39	53.74								3825.77							
16TH FLOOR	4	1834.86	50.44	6	474.89	49.77	4	1831.76	50.85	5	423.39	53.74								3825.77							
17TH FLOOR	4	1834.86	50.44	6	474.89	49.77	4	1831.76	50.85	5	423.39	53.74								3825.77							
18TH FLOOR	4	1834.86	50.44	6	474.89	49.77	4	1831.76	50.85	5	423.39	53.74								3825.77							
19TH FLOOR	4	1834.86	50.44	6	474.89	49.77	4	1831.76	50.85	5	423.39	53.74								3825.77							
20TH FLOOR	4	1834.86	50.44	6	474.89	49.77	4	1831.76	50.85	5	423.39	53.74								3825.77							
21ST FLOOR	4	1834.86	50.44	6	474.89	49.77	4	1831.76	50.85	5	423.39	53.74								3825.77							
22ND FLOOR	3	1374.86	54.88	6	474.89	49.77	4	1831.76	50.85	5	423.39	53.74								3300.65							
23RD FLOOR																											
24TH FLOOR																											
TOTAL F.A.R. OF ONE		16012.84			19008.00			16162.90			16890.28		693.60	1000.000					12.000								
AVGOF SIMILAR TOWERS		1			2			2			1		1	1					1								
TOTAL F.A.R OF ALL		16012.84			38017.00			32325.80			16890.28		693.60	1000.000					12.000	50500.69						9071.18	
TOTAL NO. OF UNIT ONE	99			137			137			137														774			
NO OF SIMILAR TOWER	1			2			2			1																	
TOTAL NO OF UNITS	99			274			274			137																	
MUMTY & WATER TANK AREA			63.97			65.18			66.10			60.49															
MACHINE ROOM AREA			23.01			39.82			34.15			31.39	20.00		97.890												
															12.23												
FACILITY AREA(FIRE STAIRCASE+SERVICE SHAFT + LIFT LOBBY+LIFT SHAFT+CUPBOARD+COMMUNITY + WATER TANK+MACHINE ROOM AREA)			1457.18			1905.31			1449.03			1438.05	30.00		60.890	9.00	50.00	100.00									
NO OF SIMILAR TOWER'S			1			2			2			1	1		1	1	1	1									
TOTAL FACILITY AREA			1457.18			3810.62			2897.30			1438.05	30.00		60.890	9.00	50.00	100.00								9071.18	
TOTAL NON F.A.R.																					27521.96						27521.96



KEY PLAN

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

Space Designers
architects & planners

ARCHITECTS :
Space Designers International
Architects Pvt. Ltd.
B - 34, SECTOR-67, NOIDA
PH : 0120- 2434449-49
MOB: 9810130399 , 9810306231
e-mail : spacesdi@gmail.com, www.spacesdi.com

DRAWN BY :-	CHECKED BY :-	SCALE	DATED :
SANJAY	VISHAL	1:250	

OWNER'S SIGN

ARCHITECT'S SIGN.

DRG. NO. 01