

OWNER SIGN
THREE C HOMES PVT. LTD.
ARCHITECT SIGN
VISHAL SHARMA

Yamuna Expressway Industrial Development Authority
APPROVED
Valid Upto Date: 24-12-2024

THREE C HOMES PVT. LTD.
VISHAL SHARMA

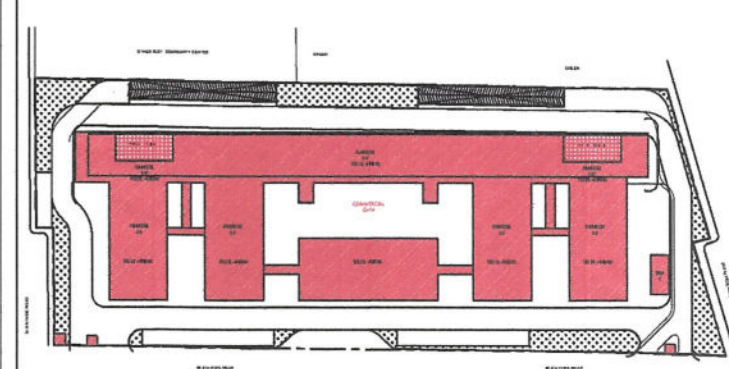
AREA LEGENDS:-
COMMERCIAL AREA
15% SERVICES AREA
NON FAR AREA
AREA FOR GROUND COV. USE ONLY

NOTE:- 13TH FLOOR IS OMITTED AND MARKED AS 12TH (A) FLOOR

OWNER
M/S THREE C HOMES PVT. LTD.

SUBMISSION DRAWING

KEY PLAN



PROJECT
PROPOSED COMMERCIAL BUILDING AT PLOT NO. C-1 IN PLOT NO. TS - 01, SECTOR 22-A, YAMUNA EXPRESSWAY, (U.P.) FOR M/S THREE C HOMES PVT. LTD.

DATE	PROJECT INCH.	CHECKED BY
23 - 12 - 2024	SUBRATA SETH	SUBRATA SETH
SCALE	DEALT BY	APPROVED BY
1:100	RIDDHI TULSIAN	VISHAL SHARMA

DRAWING TITLE
SITE PLAN

SITE PLAN AND AREA STATEMENT

ARCHITECTS
Confluence
NEW DELHI, INDIA
F-1, FIRST FLOOR, MIRA CORPORATE SUITES, ISHWAR NAGAR, NEW DELHI 110065
Ph: +91-11-26925684 ccs@inconfluence.com Member of IGBC
+91-11-40564768 www.inconfluence.com ISO - 9001 : 2000
architecture urban design hospitality interiors
DRAWING NO. S-01 REVISION

COMMERCIAL			
COMMERCIAL SECTOR SHOOPING C-1 (AT PLOT NO -TS-01 , SECTOR-22A, YAMUNA EXPRESSWAY (U.P)			
AREA STATEMENT			
S.NO.	PARTICULARS		
1	TOTAL PLOT AREA -	40486.00	SQMT
2	COMMERCIAL CENTER C-1 AREA (AS PER LAYOUT PLAN)	20243.00	SQMT
3	PERMISSIBLE F.A.R FOR COMMERCIAL	2	40486.00 SQMT
4	F.A.R PROPOSED FOR COMMERCIAL =	1.995	40389.77 SQMT
5	BALANCE F.A.R AREA	0.005	96.24 SQMT
6	PERMISSIBLE 15% SERVICES AREA FOR SERVICE	15.00%	6072.90 SQMT
7	PROPOSED FOR 15% SERVICES	14.94%	6047.63 SQMT
8	BALANCE 15% SERVICES	0.06%	25.27 SQMT
9	PROPOSED AREA IN 15% SERVICES FOR = FIRE STAIRCASE + LIFT LOBBY AREA + LIFT SHAFTS + SERVICES SHAFTS + GUARD ROOM + S. T. P + U.G WATER TANK		
10	PERMISSIBLE GROUND COVERAGE	40.00%	8097.20 SQMT
11	PROPOSED GROUND COVERAGE	39.22%	7938.68 SQMT
12	BALANCE GROUND COVERAGE	0.78%	158.52 SQMT
13	NO. OF PARKING REQUIRED=		
14	IECS PARKING SPACE PER 50 SQ.M OF PERMISSIBLE F.A.R AREA COMMERCIAL	40486 / 50	809.72 ECS
15	TOTAL PARKING REQUIRED =		810 ECS
16	NO. OF PARKING PROPOSED =		866 ECS
17	OPEN AREA =		12304.32 SQMT
18	PLOT AREA - PROPOSED GROUND COVERAGE		
19	LANDSCAPE AREA REQUIRED =		6152.16 SQMT
20	PLOT AREA - PROPOSED GROUND COVERAGE / 2 (MIN.50% OF OPEN AREA)		
21	PROPOSED LANDSCAPE AREA =	61.60%	7578.94 SQMT
22	NO OF TREES REQUIRED =		123 NOS.
23	1 TREE PER 100 SQM OF OPEN AREA		
24	PROPOSED TREES =		126 NOS.
25	50% TREES IS EVER GREEN		63 NOS.
26	PROPOSED TOTAL BASEMENT AREA		16384.32 SQMT

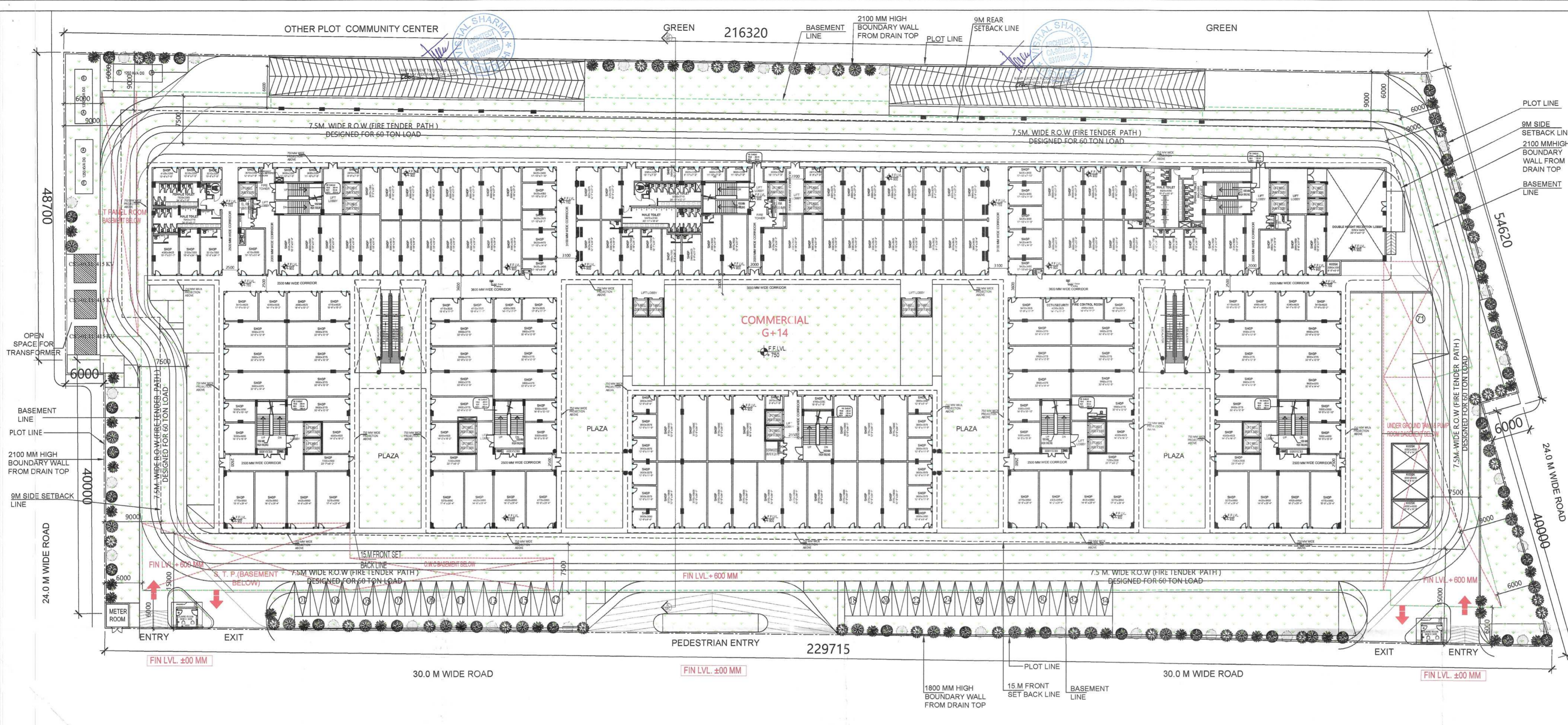
F.A.R. AREA STATEMENT							
	F.A.R AREA	METER ROOM F. A.R AREA	TOTAL F.A.R (A)	GUARD ROOM 15% SERVICES F.A.R AREA	15% SERVICES F.A.R AREA	TOTAL 15% SERVICES F.A.R AREA (B)	GR.COVERAGE
GR.COVERAGE (F.A.R AREA, 15% SERVICES AREA & NON F.A.R AREA)	7911.671	15.445		11.560			7938.676
BASEMENT AREA			0.000		1422.859	1422.859	14961.457
GROUND FLOOR AREA	7606.428	15.445	7621.873	11.560	305.242	316.802	7938.675
1ST FLOOR AREA	5952.260		5952.260		327.008	327.008	6279.268
2nd FLOOR AREA	3084.146		3084.146		295.699	295.699	3379.845
3rd FLOOR AREA	857.315		857.315		238.998	223.387	1080.702
4th FLOOR AREA (SERVICE FLOOR)	0.000		0.000		0.000	0.000	2346.776
5th FLOOR AREA	2079.040		2079.040		259.375	259.375	2338.415
6th FLOOR AREA (REFUGE FLOOR)	1877.528		1877.528		384.384	384.384	2261.912
7th FLOOR AREA	2058.937		2058.937		259.375	259.375	2318.312
8th FLOOR AREA	2025.246		2025.246		259.375	259.375	2284.621
9th FLOOR AREA	2058.937		2058.937		259.375	259.375	2318.312
10th FLOOR AREA (REFUGE FLOOR)	1877.528		1877.528		384.384	384.384	2261.912
11th FLOOR AREA	2058.937		2058.937		259.375	259.375	2318.312
12th FLOOR AREA	2025.246		2025.246		259.375	259.375	2284.621
12th A FLOOR AREA	2058.937		2058.937		259.375	259.375	2318.312
14th FLOOR AREA	2025.246		2025.246		259.375	259.375	2284.621
15th FLOOR AREA	2058.937		2058.937		259.375	259.375	2318.312
16th FLOOR AREA (SERVICE FLOOR)	0.000		0.000		0.000	0.000	2337.176
17th FLOOR AREA	669.652		669.652		191.464	191.464	861.116
OVERHEAD TANK LVL					167.268	167.268	167.268
FAR TOWER AREA	40374.320	15.445	40389.765	11.560	6051.681	6047.630	7938.676
NO. OF FLOORS	G+17	G		G			
TOWER HEIGHT (M)	65.70	3.95		3.95			

BUILTUP AREA STATEMENT (FOR FEE CALCULATION)	
FAR AREA	40389.765 SQMT
15% SERVICES FAR AREA	6047.63 SQMT
NON FAR BASEMENT AREA	14961.457 SQMT
NON FAR SERVICE FLOOR AREA	4683.952 SQMT
TOTAL AREA =	66082.80 SQMT

LANDSCAPE AREA CALCULATION	
PLOT AREA	20243.00 SQMT
GROUND COVERAGE	7938.676 SQMT
OPEN AREA	12304.324 SQMT
MINIMUM LANDSCAPE AREA	50% OF OPEN AREA
	0.5 X 12304.324 = 6152.162 SQMT
PROPOSED LANDSCAPE AREA	7578.944 SQMT

PARKING AREA CALCULATION	
No. OF PARKING REQUIRED	809.72
COMMERCIAL REQUIRED PARKING	40486.00 / 50 = 809.72
IECS PER 50 SQ.M OF PERMISSIBLE F.A.R AREA	809.72
TOTAL PARKING REQUIRED	810
PROPOSED SURFACE OPEN PARKING AT SITE LEVEL (A)	600
PROPOSED MECHANICAL PARKING IN BASEMENT (B)	210
TOTAL PROPOSED PARKING = (A+B)	810
TOTAL PROPOSED PARKING AS/COUNT	866

AREA STATEMENT FOR 15% SERVICES FAR AREA	
PLOT AREA	20243.00 SQMT
PERMISSIBLE FAR	40486.000 SQMT
PERMISSIBLE 15% SERVICES FAR AREA =	0.15 X 40486.000 = 6072.90 SQMT
PROPOSED 15% SERVICES FAR AREA =	6047.63 SQMT



OWNER SIGN
THREE C HOMES PVT. LTD.
Subrata
 Authorized Signatory

ARCHITECT SIGN
VISHAL SHARMA
 ARCHITECT
 CA-8022381
 9310164866
 NEW DELHI

Yamuna Expressway Industrial Development Authority
APPROVED
 Vide Letter No. YE/PLN/34214/Date 24-12-2024
 Valid Up to Date 31-12-2025
Sd/-
 Manager (Urban)
Sd/-
 Gen. Manager (Pkg. & Arch)

THREE C HOMES PVT. LTD.
Subrata
 Authorized Signatory

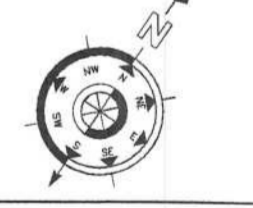
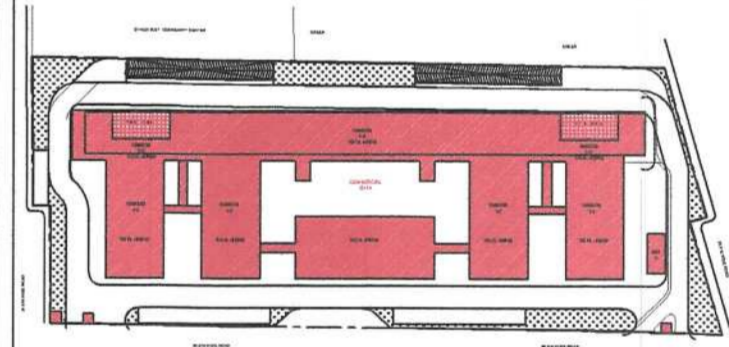
VISHAL SHARMA
 ARCHITECT
 CA-8022381
 9310164866
 NEW DELHI

NOTE:- 13TH FLOOR IS OMITTED AND MARKED AS 12TH (A) FLOOR

OWNER
 M/S THREE C HOMES PVT. LTD.

SUBMISSION DRAWING

KEY PLAN



PROJECT
 PROPOSED COMMERCIAL BUILDING AT PLOT NO. C-1 IN PLOT NO. TS - 01, SECTOR 22-A, YAMUNA EXPRESSWAY, (U.P.) FOR M/S THREE C HOMES PVT. LTD.

DATE 23 - 12 - 2024	PROJECT INCH. SUBRATA SETH	CHECKED BY SUBRATA SETH
SCALE 1:100	DEALT BY RIDDIHI TULSIAN	APPROVED BY VISHAL SHARMA

DRAWING TITLE
 SITE PLAN

GROUND LEVEL PLAN

ARCHITECTS
Confluence
 NEW DELHI, INDIA
 F-1, FIRST FLOOR, MIRA CORPORATE SUITES,
 ISHWAR NAGAR, NEW DELHI 110065
 Ph- +91-11-26925684 ccs@inconfluence.com Member of IGBC
 Ph- +91-11-40564768 www.inconfluence.com ISO - 9001:2000
 architecture urban design hospitality Interiors

DRAWING NO.
 S-02

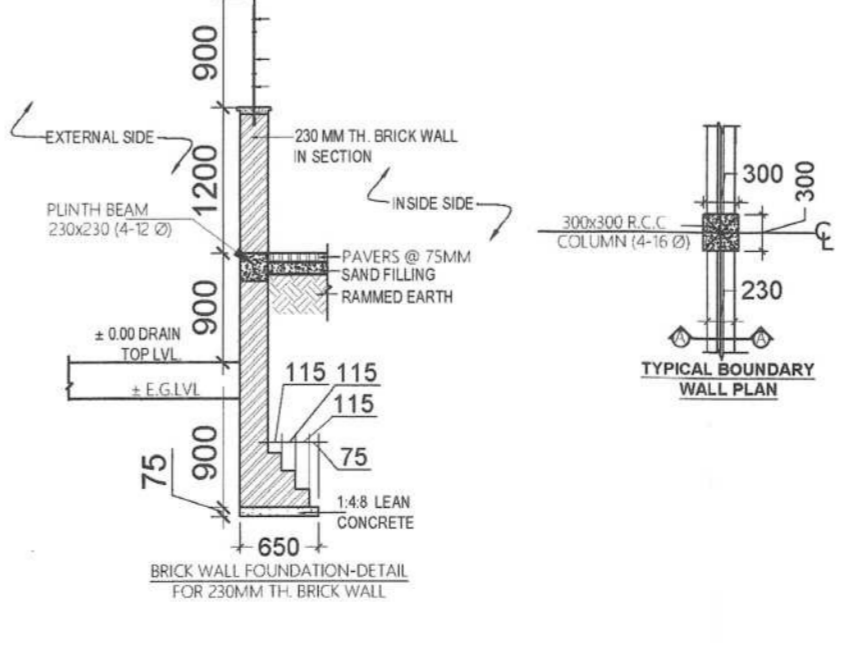
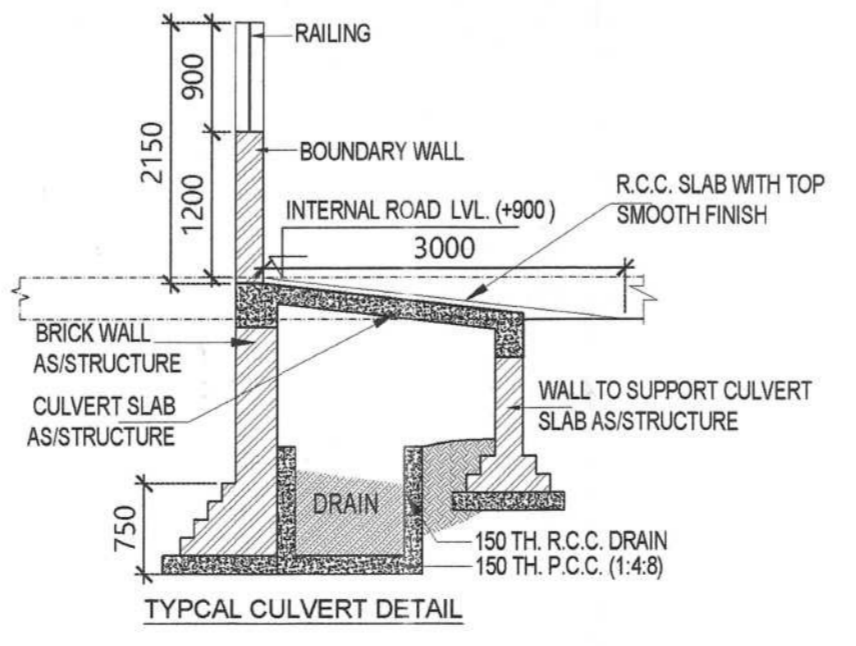
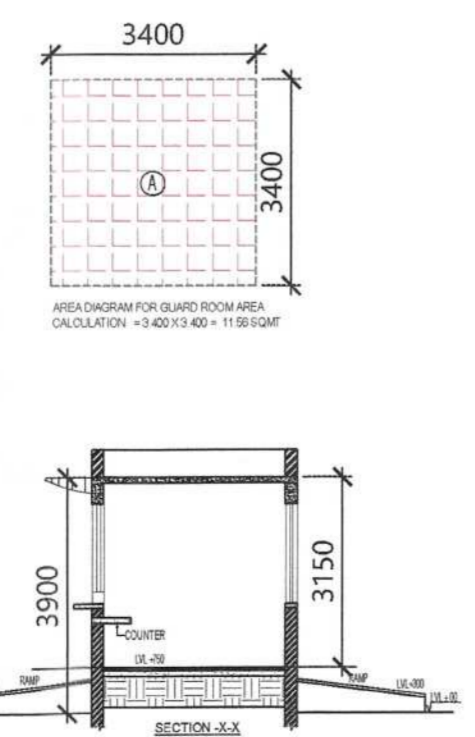
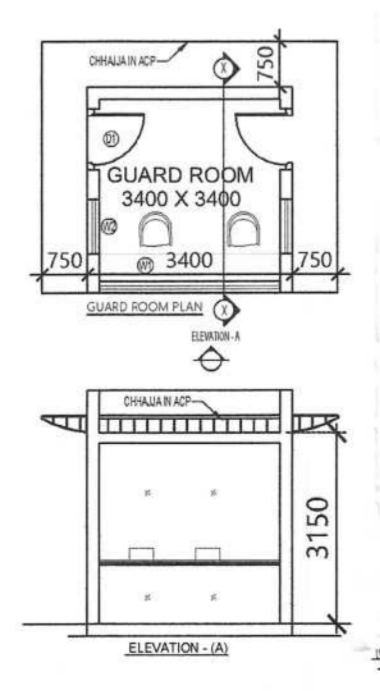
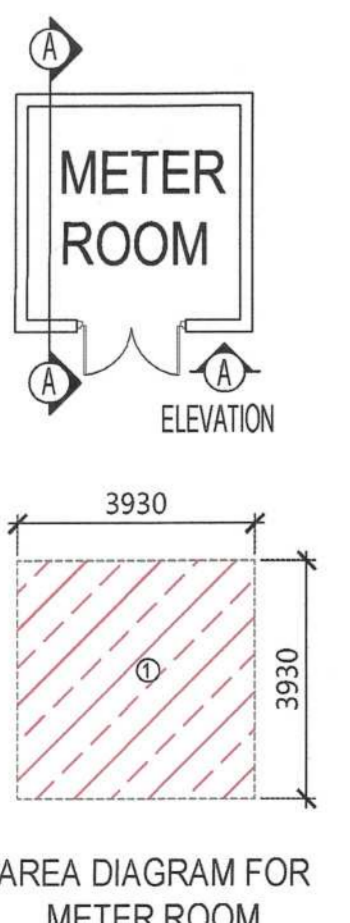
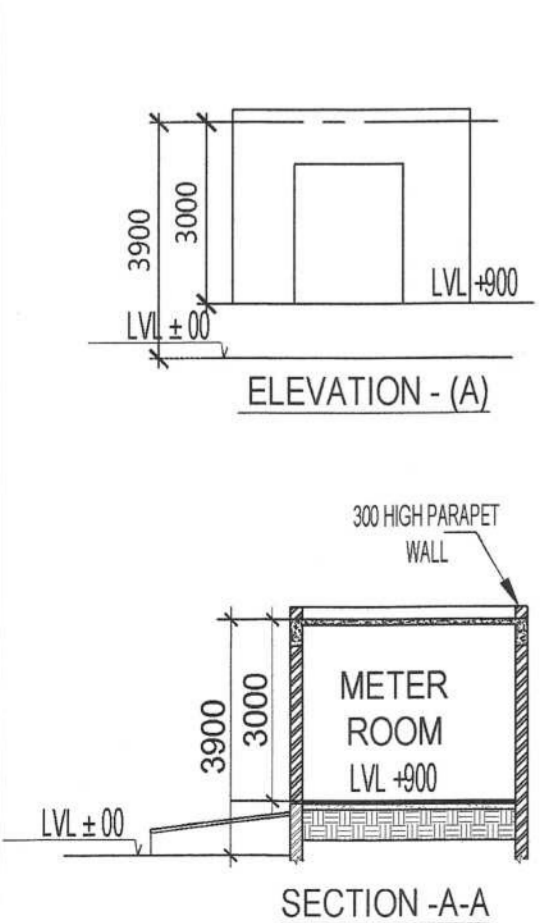
REVISION

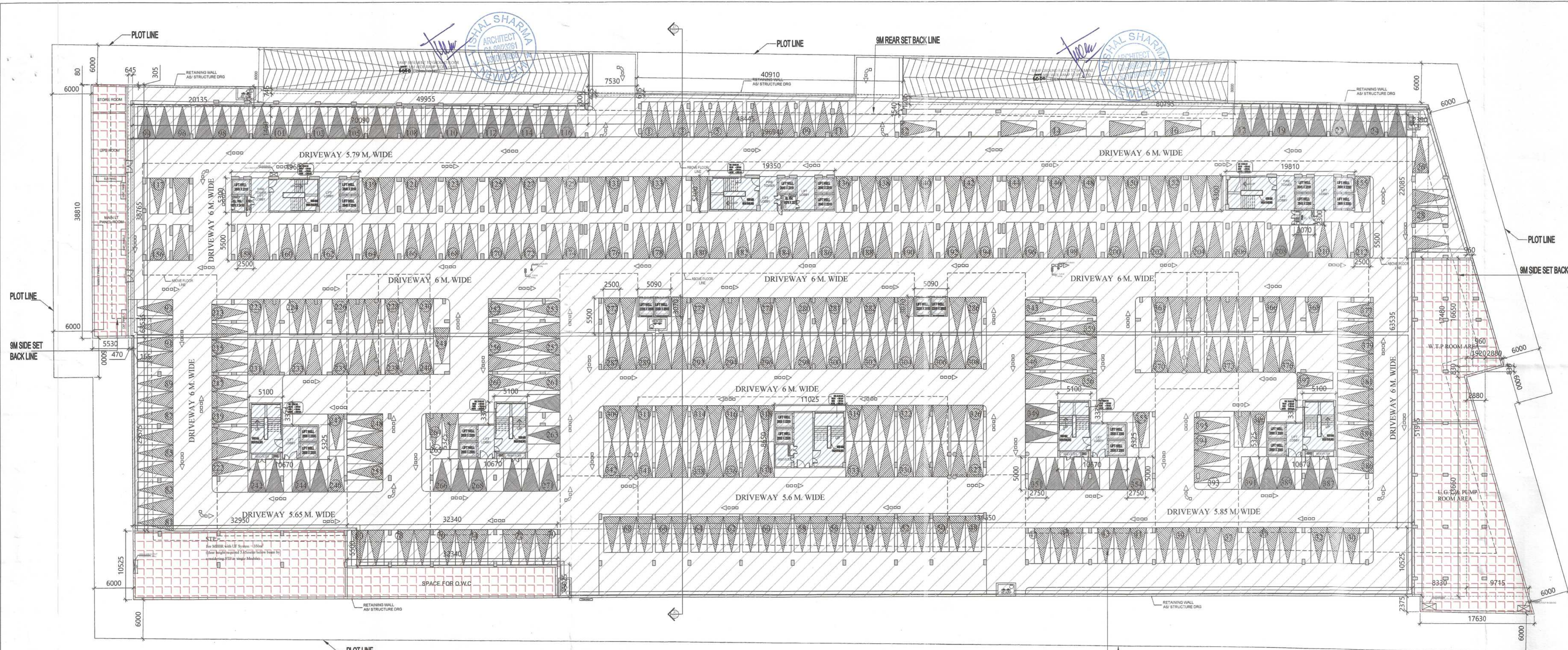
F.A.R. COVERED AREA CALCULATION FOR METER ROOM

S.NO.	3.930	X	3.930	=	AREA (SQMT)
1	3.930	X	3.930	=	15.445
TOTAL METER ROOM AREA					= 15.445

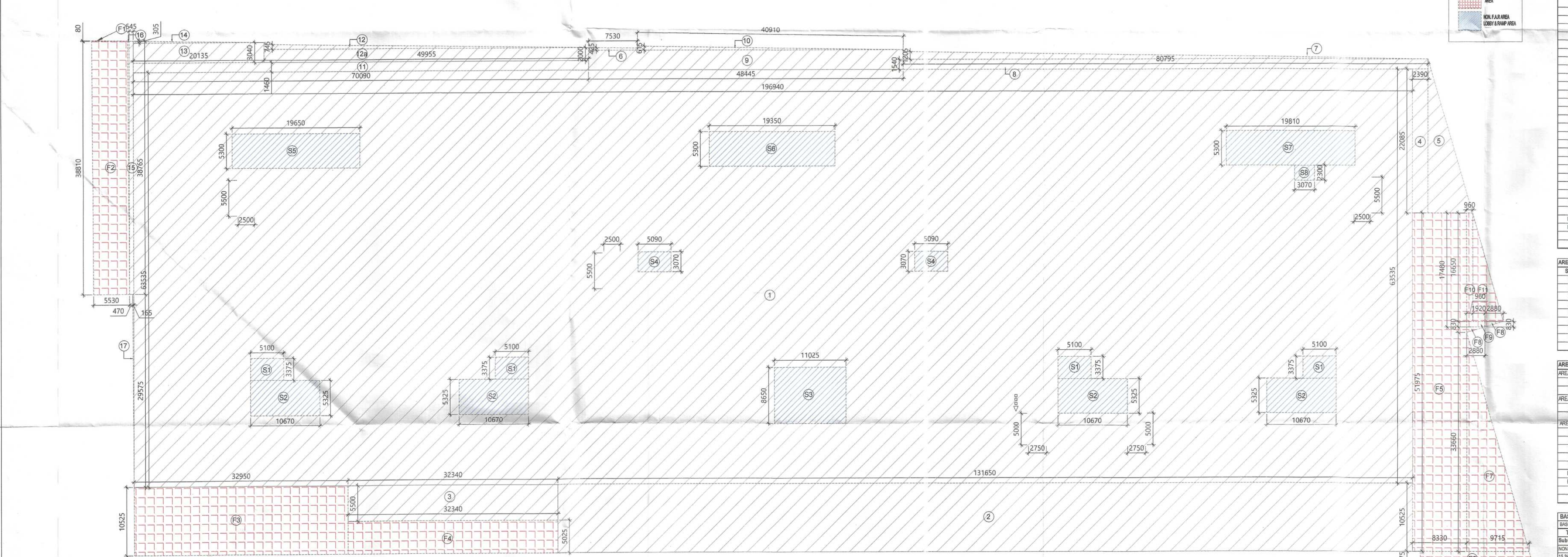
AREA CALCULATION TOWARDS 15% SERVICES AREA AT GUARD ROOM

S.NO.	PARTICULARS		=	AREA (SQMT)	
GUARD ROOM					
A	3.400	X	3.400	= 11.560	
TOTAL GUARD ROOM AREA					= 11.560





BASEMENT PLAN



AREA DIAGRAM FOR BASEMENT

- (1) TOTAL PROPOSED BASEMENT AREA = 16098.719 SQMT
 - (2) TOTAL PROPOSED 15% SERVICE F.A.R AREA IN BASEMENT = 1422.859 SQMT
 - (3) PARKING AREA CALCULATION IN BASEMENT
- PROPOSED MECHANICAL CAR PARKING (AS PER AREA) = 14961.457 / 19 SQMT = 831.16 = (SAY) 832 ECS
- TOTAL NO. OF CARS PROPOSED (AS PER COUNT) = 789

AREA LEGENDS:

- BASEMENT FLOORING AREA
- 15% SERVICE AREA
- NON F.A.R AREA
- COFFER SLAB AREA

S.NO.	PARTICULARS	AREA (SQMT)
1	196.840 X 6.531	1281.2583
2	131.650 X 10.528	1386.610
3	32.340 X 5.500	177.870
4	2.300 X 22.866	52.700
5	6.900 X 33.322 X 0.5	52.524
6	49.658 X 2.000	99.316
7	80.795 X 1.255 X 0.5	48.679
8	80.795 X 1.540 X 1.0	124.424
9	48.420 X 3.000	145.260
10	40.010 X 0.816 X 0.5	12.885
11	70.000 X 1.400	102.200
12	49.958 X 0.745 X 0.5	18.626
12a	49.658 X 2.000 X 1.0	99.316
13	20.426 X 3.500	71.491
14	20.426 X 0.500 X 0.5	5.106
15	0.846 X 38.765	32.680
16	0.228 X 38.765 X 0.5	4.393
17	0.110 X 28.678 X 0.5	1.544
F1	6.830 X 0.500	0.442
F2	5.530 X 38.810	214.619
F3	32.340 X 10.525	340.799
F4	32.340 X 5.025	162.509
F5	0.930 X 51.975	48.322
F6	17.030 X 2.375	40.171
F7	0.716 X 33.660 X 0.5	12.023
F8	2.880 X 0.830 X 0.5	1.204
F9	0.900 X 16.650	14.984
F11	4.808 X 16.650 X 0.5	40.002
TOTAL BASEMENT AREA (A)		16384.315

S.NO.	PARTICULARS	AREA (SQMT)
S1	5.100 X 3.375 X 4	68.880
S2	10.570 X 5.225 X 4	227.271
S3	11.025 X 8.650	95.366
S4	5.990 X 3.070 X 2	37.253
S5	19.550 X 5.500	107.625
S6	19.300 X 5.500	106.255
S7	19.810 X 5.500	108.993
S8	3.010 X 2.300	7.061
TOTAL AREA (B)		741.484

S.NO.	PARTICULARS	AREA (SQMT)
F1	6.830 X 0.115	0.786
F2	5.530 X 38.810	214.619
F3	32.340 X 10.525	340.799
F4	32.340 X 5.025	162.509
F5	0.930 X 51.975	48.322
F6	17.030 X 2.375	40.171
F7	0.716 X 33.660 X 0.5	12.023
F8	2.880 X 0.830 X 0.5	1.204
F9	0.900 X 16.650	14.984
F11	4.808 X 16.650 X 0.5	40.002
TOTAL AREA (C)		1422.859

S.NO.	PARTICULARS	AREA (SQMT)
TOTAL BASEMENT AREA (A)		16384.315
Subtraction		
15% SERVICE AREA		1422.859
TOTAL (B)		1422.859
TOTAL AREA (A - B)		14961.457

S.NO.	PARTICULARS	AREA (SQMT)
TOTAL BASEMENT AREA (A)		16384.315
Subtraction		
15% SERVICE AREA		1422.859
TOTAL (B)		1422.859
TOTAL AREA (A - B)		14961.457

OWNER SIGN: THREE C HOMES PVT. LTD. Authorized Signatory

ARCHITECT SIGN: VISHAL SHARMA ARCHITECT CA-8022801 8310164866 NEW DELHI

APPROVED: Yashwanth Industrial Development Authority. Video Letter No. YEAP/PLN/227/23, Dated 20-11-2024. Valid Up To Date: 5-1-2026.

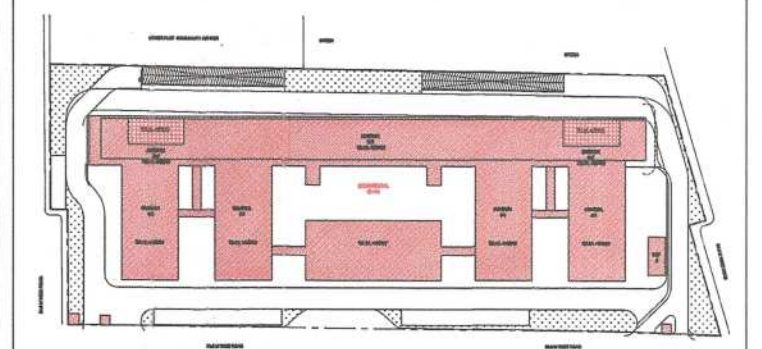
THREE C HOMES PVT. LTD. Authorized Signatory

NOTE:- 13TH FLOOR IS OMITTED AND MARKED AS 12TH (A) FLOOR

OWNER: M/S THREE C HOMES PVT. LTD.

SUBMISSION DRAWING

KEY PLAN



PROJECT: PROPOSED COMMERCIAL BUILDING AT PLOT NO. C-1 IN PLOT NO. TS - 01, SECTOR 22-A, YAMUNA EXPRESSWAY, (U.P.) FOR M/S THREE C HOMES PVT. LTD.

DATE	PROJECT INCH.	CHECKED BY
23 - 12 - 2024	SUBRATA SETH	SUBRATA SETH

SCALE	DEALT BY	APPROVED BY
1:100	RIDDHI TULSIAN	VISHAL SHARMA

DRAWING TITLE: BASEMENT

BASEMENT FLOOR PLAN & AREA DIAGRAM

ARCHITECTS: Confluence NEW DELHI, INDIA

F-1, FIRST FLOOR, MIRA CORPORATE SUITES, ISHWAR NAGAR, NEW DELHI 110065

Ph: +91-11-26925684 ccs@confluence.com Member of IGBC
 Fh: +91-11-45547488 www.confluence.com 150 - 3001 - 2000
 architecture urban design hospitality Interiors

DRAWING NO. S-04 REVISION



SECTION-A1-A1'



ELEVATION - A

OWNER SIGN: THREE C HOMES PVT. LTD. Authorised Signatory

ARCHITECT SIGN: VISHAL SHARMA ARCHITECT CA-2822381 8910164886 NEW DELHI

Yamuna Expressway Industrial Development Authority

APPROVED

Vide Letter No. YE/PLN/27/24 Date 24.12.24

Valid Up to Date: 24.12.24

24/12/24

Om. Engineer (Pkg. & Arch)

Drawing Checked/Verified by: [Signature]

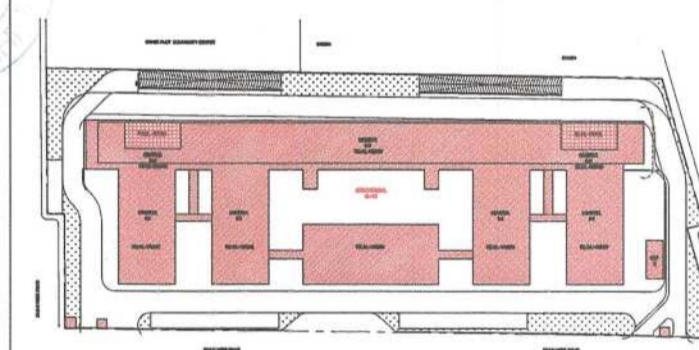
THREE C HOMES PVT. LTD. Authorised Signatory

VISHAL SHARMA ARCHITECT CA-2822381 8910164886 NEW DELHI

NOTE:- 13TH FLOOR IS OMITTED AND MARKED AS 12TH (A) FLOOR

OWNER
M/S THREE C HOMES PVT. LTD.

SUBMISSION DRAWING
KEY PLAN



PROJECT
PROPOSED COMMERCIAL BUILDING AT PLOT NO. C-1 IN PLOT NO. TS - 01, SECTOR 22-A, YAMUNA EXPRESSWAY, (U.P.) FOR M/S THREE C HOMES PVT. LTD.

DATE	PROJECT INCH.	CHECKED BY
23 - 12 - 2024	SUBRATA SETH	SUBRATA SETH
SCALE	DEALT BY	APPROVED BY
1:100	RIDDHI TULSIAN	VISHAL SHARMA

DRAWING TITLE
ELEVATION AND SECTION

ARCHITECTS

Confluence
NEW DELHI, INDIA

F-1, FIRST FLOOR, MIRA CORPORATE SUITES,
ISHWAR NAGAR, NEW DELHI 110065

Ph: +91-11-26925684 ccs@inconfluence.com Member of IGBC
Ph: +91-11-40564768 www.inconfluence.com ISO - 9001:2000
architecture urban design hospitality interiors

DRAWING NO. S-13 REVISION