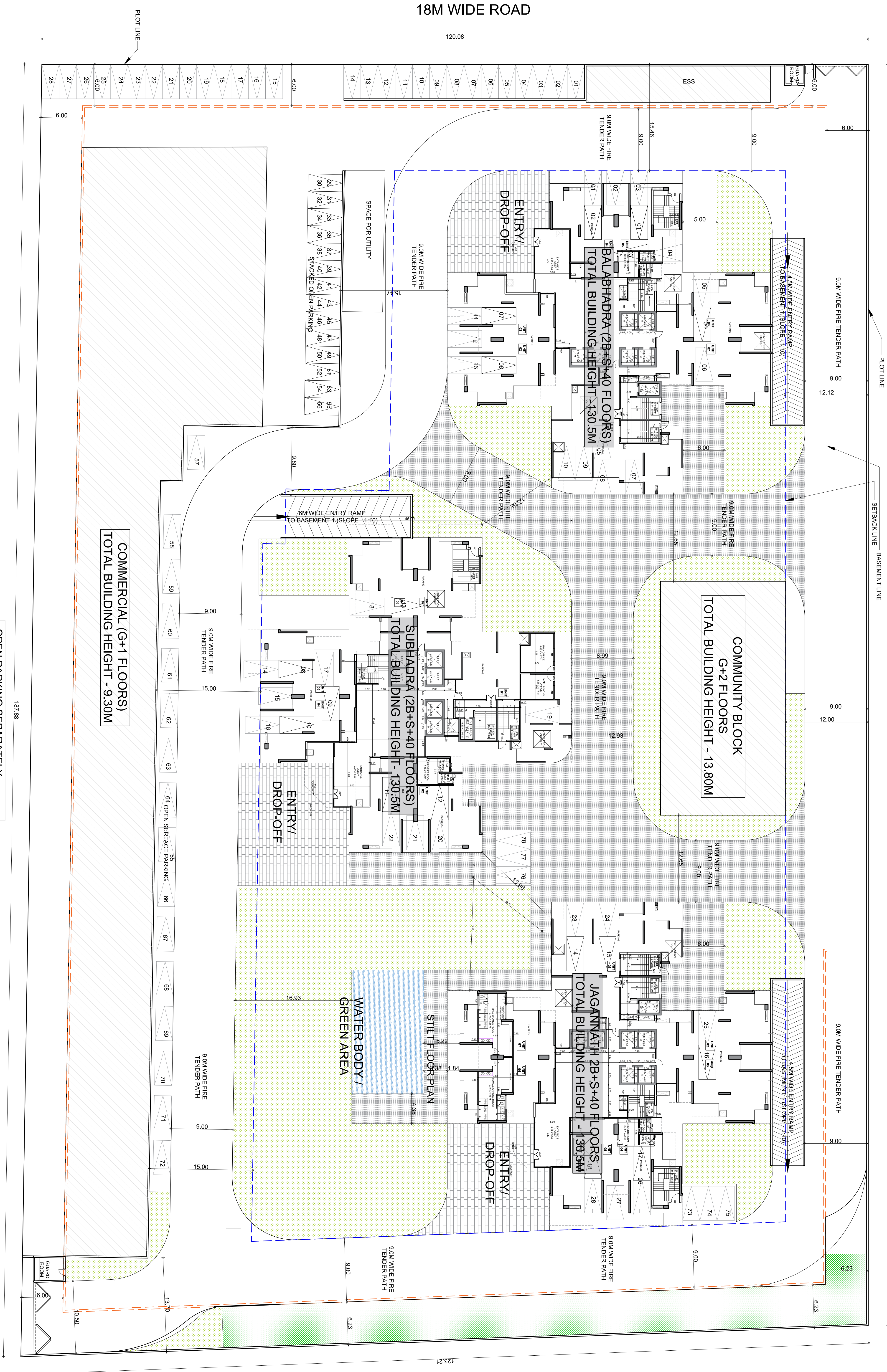


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7B/GH2

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

Signature Not Verified
 Displayed Property Address: 1900 N
 Date: 06/20/2017 11:01 AM
 Designated Account:

S.NO.	AREA STATEMENT		PERCENTAGE	AREA IN SQ.MT
1	TOTAL PLOT AREA			22582.00
	TOTAL PERMISSIBLE F.A.R. AREA			119660.25
2	A) TOTAL PURCHASABLE FAR	2.5	56455.000	
	B) TOTAL PREMIUM PURCHASABLE FAR	1.25	28227.500	
	C) TOTAL COMPENSATORY F.A.R AREA FOR E.W.S & L.I.S (Incentive)	0.850	19195.000	114466.38
	D) ADDITIONAL FAR AREA FOR GREEN BUILDING	5%	5395.000	
	E) PERMISSIBLE 5% FOR FACILITY OF F.A.R AREA	5%	5193.875	5193.875
	F) PERMISSIBLE 5% FOR FACILITY OF F.A.R AREA	5%	5193.875	119660.25
3	TOTAL PERMISSIBLE F.A.R. AREA (A+B+C+D)			
	PROPOSED GROUND COVERAGE	29.75%	119660.250	
4	PERMISSIBLE FAR AREA FOR COMMERCIAL 5% OF TOTAL PERMISSIBLE FAR (A+B+C+D)	5.0%		5193.875
5	PROPOSED COMMERCIAL F.A.R. AREA			5130.010
6	TOTAL PERMISSIBLE FAR AREA WITH FACILITY + INCENTIVE AREA+COMMERCIAL			119342.638
	A) PROPOSED F.A.R. FOR RESIDENTIAL	106775.94		
	B) PROPOSED FACILITY F.A.R AREA IN TOWER (5% FACILITY AREA)	5440.45		
	C) PROPOSED FACILITY FAR AREA OF COMMUNITY (5% FACILITY AREA)	1509.53	7410.664	
	D) PROPOSED FACILITY FAR AREA OF COMMERCIAL (5% FACILITY AREA)	61.68		2216.79
	E) PROPOSED FAR AREA OF COMMERCIAL	5133.01		
	F) PROPOSED FAR AREA OF GUARD ROOM	25.02		
	TOTAL F.A.R AREA = A+B+C+D+E+F	119342.64		
7	Total Permissible Units			
8	TOTAL ACHIEVED UNITS			UNRESTRICTED
9	TOTAL REQUIRED E.W.S. UNIT (10% OF PROPOSED UNIT)			831
10	TOTAL REQUIRED L.I.G. UNIT (10% OF PROPOSED UNIT)			83
11	BASEMENT -01 AREA			18177.30
12	BASEMENT -02 AREA			17784.82
13	STILT AREA			2113.06
14	TOTAL REQUIRED PARKING			1101
	A) TOWER -1 MGNANATH	317		
	B) TOWER -2 SUBHADRA	317		
	C) TOWER -3 BALABADRA	317		
	G) COMMERCIAL (COMMERCIAL F.A.R AREA / 100 X 1)	35		
	I) REQUIRED 10% VISITOR PARKING FOR RESIDENTIAL F.A.R AREA	95		
	TOTAL REQUIRED E.C.S.	1101		
15	PROPOSED PARKING AS PER LAYOUT			1122
	A) 1st. BASEMENT PARKING (PRIMARY)	442		
	B) 2nd BASEMENT PARKING (PRIMARY)	452		
	C) STILT PARKING (PRIMARY)	28		
	C) 1st. BASEMENT PARKING (SECONDARY)	55		
	C) 2nd BASEMENT PARKING (SECONDARY)	49		
	C) STILT PARKING (SECONDARY)	18		
	C) OPEN PARKING (PRIMARY)	78		
	TOTAL = A+B+C	1122		
16	TOTAL BUILT-UP AREA		PROPOSED AS PER PROPOSAL	EXISTING AREA
	A) Basement -01	18177.295		AREA FOR FEE (SQ.MT.)
	B) Basement -02	17784.822		
	C) STILT	2113.061		
	D) TOWER -01,02 & 03	141776.926		
	E) COMMERCIAL	5226.034		
	F) METER ROOM	125.642		
	G) GUARD ROOM	25.020		
	H) ESS	383.458		
	I) UGT	750.609		
	J) S.T.P	450.806		
	K) L.T PANEL ROOM	0.000		
	L) ORGANIC WASTE CONVERTER	35.180		
	M) DN STAIR CASE FOR UG TANK	0.000		
	N) COMMUNITY	1929.950		
	O) DN STAIR CASE FOR BASEMENT	30.250		
	Q)			
	R)	0.000		
	TOTAL (A TO S)	188809.053		
17	PERMISSIBLE 10% GREEN OF PLOT AREA AFTER RELAXATION			1958.20
18	30% MANDATORY GREEN OUT OF PERMISSIBLE GREEN (17)			587.46
19	PROPOSED TOTAL GREEN AREA			1976.065
20	PROPOSED MANDATORY GREEN AREA			586.560
21	AS PER 50 NOS. OF TREE PER HECTARE OF PLOT AREA (= 50 X PLOT AREA / 10000)			112.91
22	PROPOSED NOS. OF TREES			113.00

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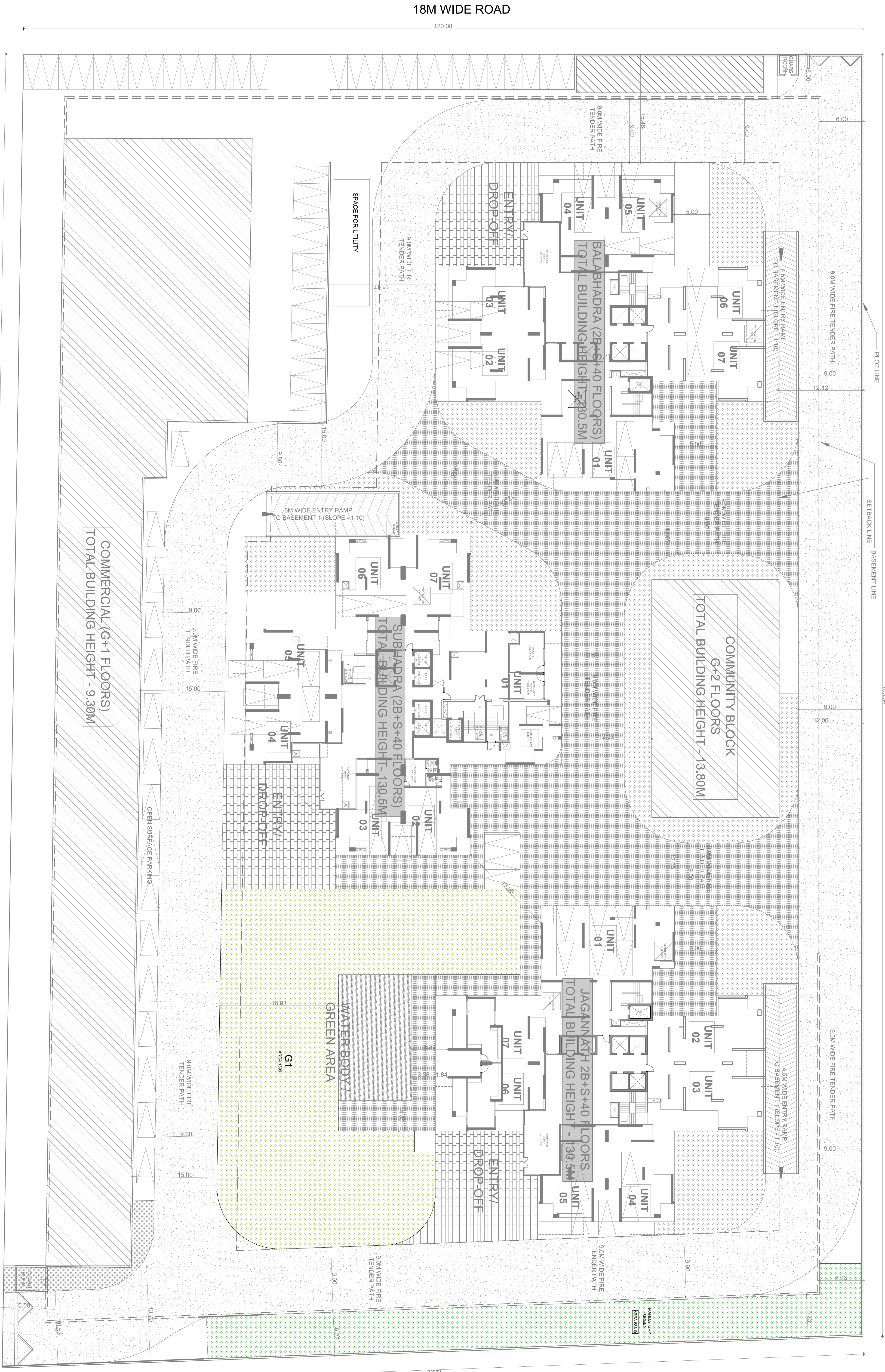
OPEN PARKING SEPARATELY ASSIGNED FOR COMMERCIAL		TOTAL		24M WIDE ROAD
TYPE	NO. MARKED IN PLAN	TOTAL		
OPEN SINGLE	1 TO 28	28		
OPEN STACKED	29 TO 54	28		
TOTAL		56		

TOTAL PLOT AREA		TOTAL PROPOSED COVERED AREA FOR G.C. (including = Housing+Commercial + guard hut + meter room+ net stair case (sq.m))		29.75%
TOTAL PROPOSED COVERED AREA (5% FACILITY)				
TOTAL PROPOSED FAR AREA WITH COMMERCIAL				
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S.NO.	AREA STATEMENT	PERCENTAGE	AREA IN SQ.MT
1	TOTAL PLOT AREA		22582.00
	TOTAL PERMISSIBLE F.A.R. AREA		119660.25
2	A TOTAL PERMISSIBLE F.A.R. AREA FOR HOUSING	2.5	56455.000
	B TOTAL PURCHASABLE FAR	1.25	28227.500
	C TOTAL PREMIUM PURCHASABLE FAR	0.850	19195.000
	D COMPENSATORY F.A.R. AREA FOR E.W/S & L.I.G (Incentive)	5%	114466.38
	E ADDITIONAL FAR AREA FOR GREEN BUILDING	5%	5193.875
	F PERMISSIBLE 5% FOR FACILITY OF F.A.R AREA	5%	5193.875
3	TOTAL PERMISSIBLE 5% FOR FACILITY OF F.A.R AREA	29.75%	119660.250
	PROPOSED GROUND COVERAGE		6718.427
4	PERMISSIBLE F.A.R. AREA	5.0%	5193.875
5	PROPOSED COMMERCIAL F.A.R. AREA		5133.010
6	TOTAL PROPOSED AREA WITH FACILITY + INCENTIVE AREA+COMMERCIAL		119342.638
	A PROPOSED F.A.R. FOR RESIDENTIAL		106773.94
	B PROPOSED FACILITY F.A.R. AREA IN TOWER (5% FACILITY AREA)		5440.45
	C PROPOSED FACILITY FAR AREA OF COMMUNITY (5% FACILITY AREA)		1908.53
	D PROPOSED FACILITY FAR AREA OF COMMERCIAL (5% FACILITY AREA)		7410.664
	E PROPOSED FAR AREA OF COMMERCIAL		61.68
	F PROPOSED FAR AREA OF GUARD ROOM		5133.01
	TOTAL F.A.R AREA = A+B+C+D+E+F		25.02
7	TOTAL F.A.R AREA = A+B+C+D+E+F		119342.64
8	Total Permissible Units		
9	TOTAL ACHIEVED UNITS		UNRESTRICTED
10	TOTAL REQUIRED E.W/S UNIT (10% OF PROPOSED UNIT)		831
11	TOTAL REQUIRED L.I.G. UNIT (10% OF PROPOSED UNIT)		83
12	BASEMENT -01 AREA		18177.20
13	BASEMENT -02 AREA		17784.82
14	STILT AREA		2113.06
15	TOTAL REQUIRED PARKING		1101
	A TOWER -1 JAGANNATH		317
	B TOWER -2 SUBHADRA		317
	C TOWER -3 BALABHADRA		317
	G COMMERCIAL (COMMERCIAL F.A.R AREA / 100 X 1)		55
	I REQUIRED 10% VISITOR PARKING FOR RESIDENTIAL F.A.R AREA		95
	TOTAL REQUIRED E.C.S.		1101
16	PROPOSED PARKING AS PER LAYOUT		1122
	A 1st. BASEMENT PARKING (PRIMARY)		442
	B 2nd BASEMENT PARKING (PRIMARY)		452
	C STILT PARKING (PRIMARY)		28
	C 1st. BASEMENT PARKING (SECONDARY)		55
	C 2nd BASEMENT PARKING (SECONDARY)		49
	C STILT PARKING (SECONDARY)		18
	C OPEN PARKING (PRIMARY)		78
	TOTAL = A+B+C		1122
17	TOTAL BUILT-UP AREA	PROPOSED AS PER PROPOSAL	EXISTING AREA (SQ.MT.)
	A Basement -01	18177.295	
	B Basement -02	17784.822	
	C STILT	2113.061	
	D TOWER -01,02 & 03	141776.926	
	E COMMERCIAL	5226.034	
	F MEIER ROOM	125.642	
	G GUARD ROOM	25.020	
	H ESS	383.458	
	I U&T	750.609	
	J S.T.P	450.805	
	K L.T. PANEL ROOM	0.000	
	L ORGANIC WASTE CONVERTER	35.180	
	M DN STAIR CASE FOR UG TANK	0.000	
	N COMMUNITY	1929.950	
	O DN STAIR CASE FOR BASEMENT	30.250	
	Q		
	R	0.000	
	TOTAL (A TO S)	188809.053	
18	PERMISSIBLE 10% GREEN OF PLOT AREA AFTER RELAXATION		1958.20
19	30% MANDATORY GREEN OUT OF PERMISSIBLE GREEN (17)		587.46
20	PROPOSED TOTAL GREEN AREA		1976.065
21	PROPOSED MANDATORY GREEN AREA		589.590
22	AS PER 50 NOS. OF TREE PER HECTARE OF PLOT AREA (= 50 X PLOT AREA / 10000)		112.91
23	PROPOSED NOS. OF TREES		113.80

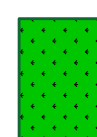
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E-Mail : info@nplusa.in **Website :** www.nplusa.in



18M WIDE ROAD

7B/GH2

LEGEND :-			
		DESCRIPTION	AREA (IN SQ.M.)
	MANDATORY GREEN		
G1		589	
		 Signature Not Verified Digitally signed by A. K. SINGH DN: cn=A. K. SINGH, o=Signature Designation Authority	
TOTAL PROPOSED GREEN AREA			1,976,065

[illegible]

FACILITY NAME	WATER YEAR	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000	3001	3002	3003	3004	3005	3006	3007	3008	3009	3010	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[illegible][illegible][illegible][illegible]

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 GREEN AREA PLAN

Architect: Atul Pandey
ATULHAD PANDY
GATE 2010/148442

For Cosmos Rent Private Ltd
 Authorised Signatory
 Owner:

Scale:
1:250
Drg No
SUB-0

Project Team:
NUPC

Date:
21/04/2026

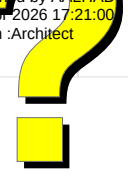
North:

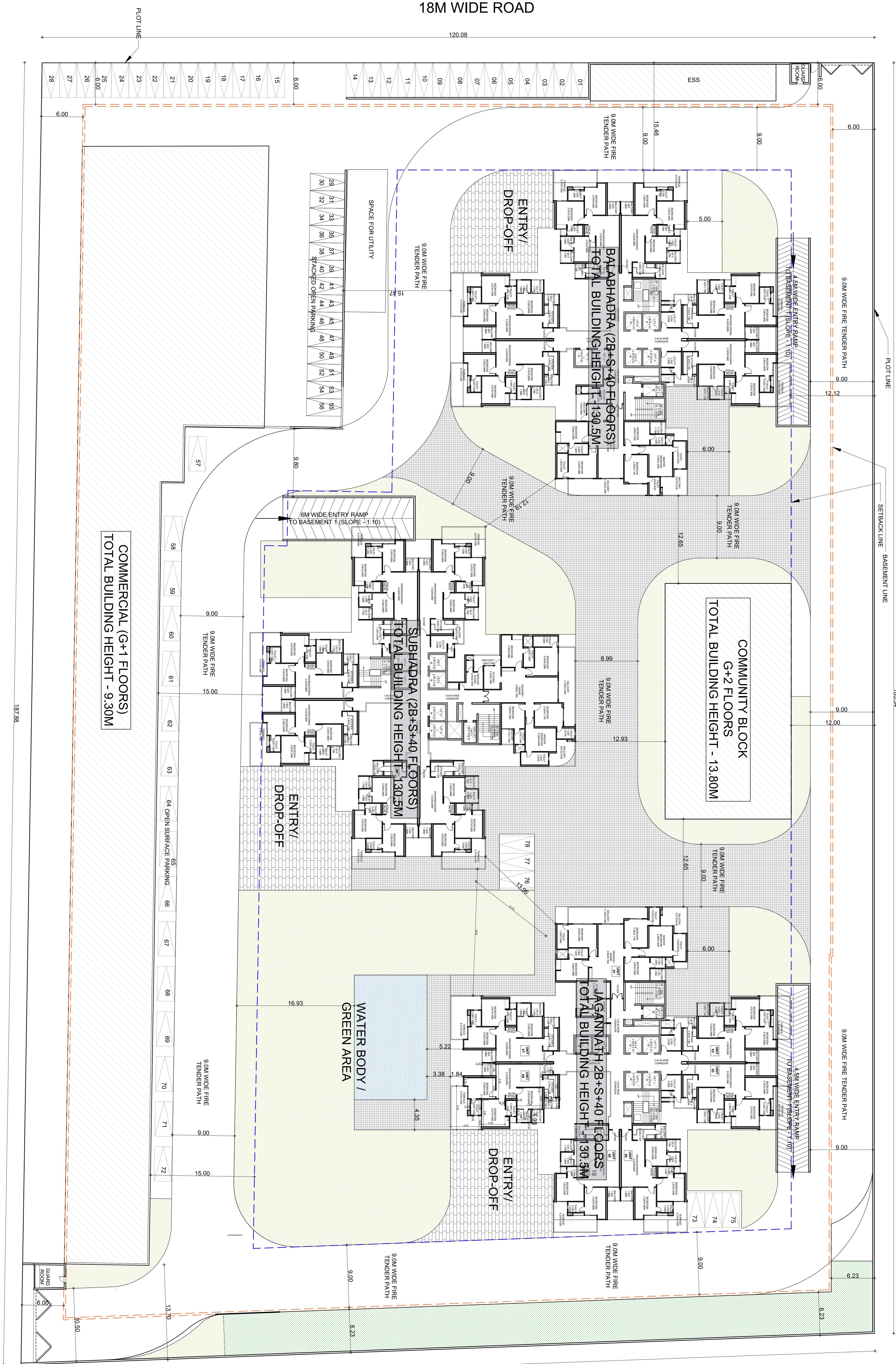
A simple compass rose with a circle in the center. Four lines extend from the center to the edges of the circle, representing the cardinal directions. The top line is labeled 'North', the bottom line is labeled 'South', the left line is labeled 'West', and the right line is labeled 'East'.

Architects:
N + U DESIGN STUDIO
• Project Management
• Product Design
• Urban Planning

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Fax :
+91-11-26818013

E-Mail :
info@nclsi.in
Website :
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PARKING STATEMENT - SITE/STILT		
PRIMARY PARKING	28	Signature Not Verified  Date: 21/04/2026 Project: 7B/GH4 Design: Architect
SECONDARY PARKING	18	
TOTAL OPEN PARKING	78	
TOTAL	105	



7B/GH2

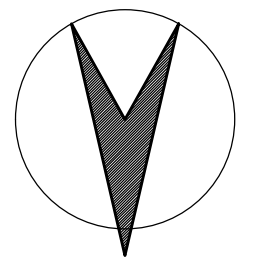
Job Title :
COSMOS CORNER, PLOT NO 7B/GH1,
SIDDHARTH VIHAR, DELHI - MEERUT EXPRESSWAY,
GHAZIABAD

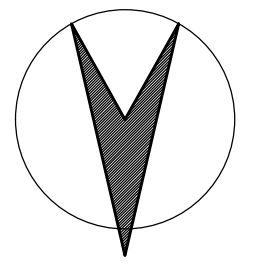
OWNER:
M/S COSMOS REIT PVT. LTD.
BF-33, ADITYA CITY CENTRE,
INDIRAPURAM, GHAZIABAD

Drawing Title:
SITE PLAN WITH TYPICAL
FLOOR PLAN

24M WIDE ROAD

24M WIDE ROAD

**Architects:**
N + U DESIGN STUDIO
Architecture • Project Management
Urban Planning • Product Design
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North:

Scale:
1:250
Dig No: SUB -02A
Project Team:
NUPC
Date: 21/04/2026

Owner:
For Cosmos Reit Private Ltd.
Authorized Signatory

**Architect:**
Akhil Pandey
Akhil Pandey
GHAZIABAD, INDIA
981001069142

Owner:
Akhil Pandey
Akhil Pandey
GHAZIABAD, INDIA
981001069142

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183.340

PARKING STATEMENT - BASEMENT 1

PRIMARY PARKING	442
SECONDARY PARKING	55
TOTAL	497

120.180

120.210

187.880

6.230

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:

BASEMENT 1 PLAN

Aalhad Uday Nivedita Pande

Aalhad Pande
AALHAD PANDE
CA/2010/48442

Architect:

For Cosmos Reit Private Ltd.

Authorized Signatory

Owner:

Scale:

1:250

Drg No:

SUB -03

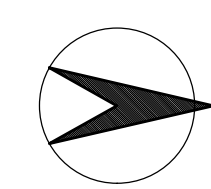
Project Team:

NUPC

Date:

21/04/2026

North:



Architects:

N + U DESIGN STUDIO
Architecture • Project Management
Urban Planning • Product Design

Signature Not Verified

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AREA STATEMENT - BASEMENT 1

DESCRIPTION	AREA (IN SQM.)
PARKING AREA (NON FAR)	17481.1
SERVICE AREA (NON FAR)	311.725
CORE AREA (NON FAR)	355.849
TOTAL	18148.744



183.340

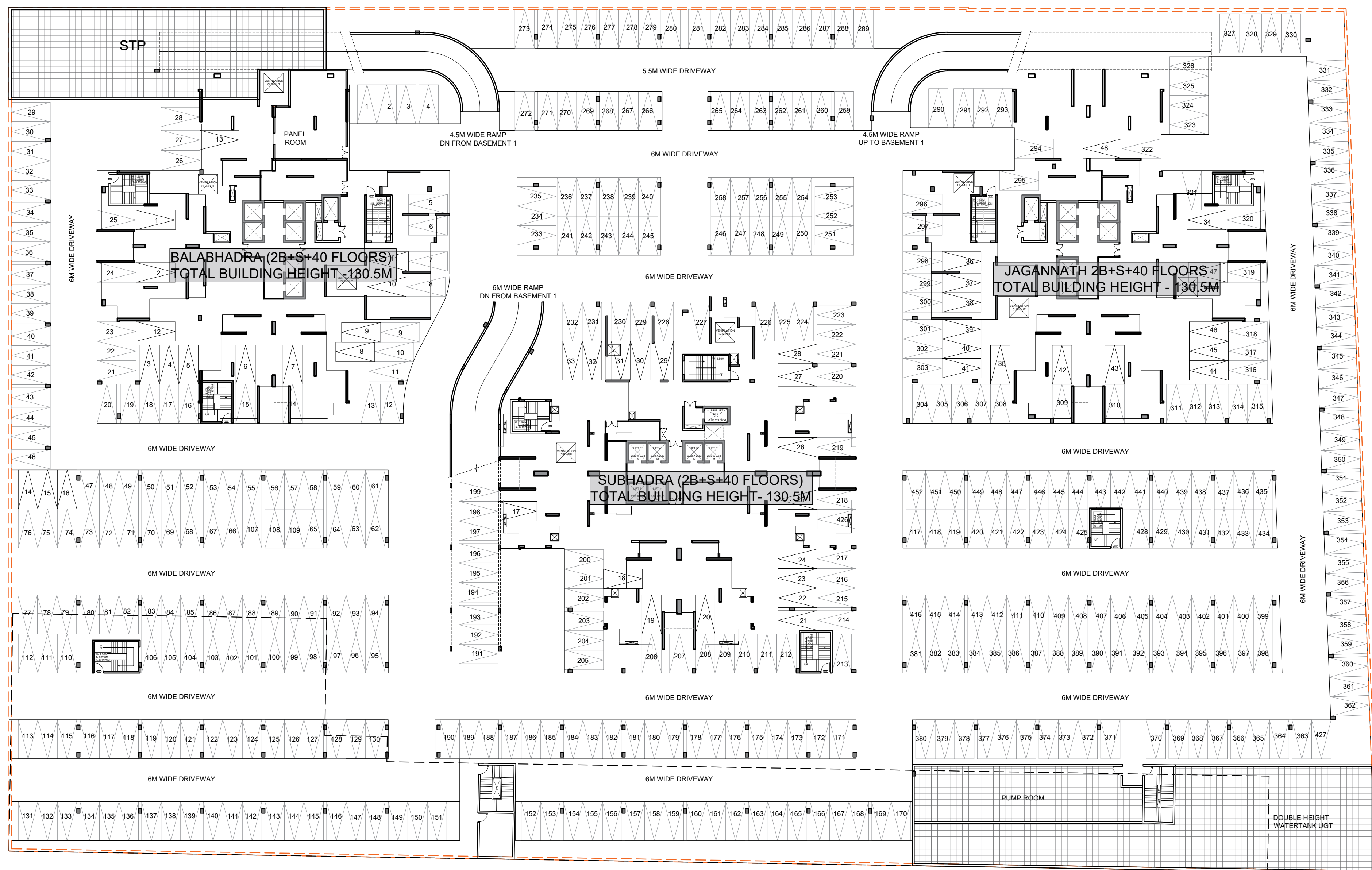
120.080

120.210

187.880

PARKING STATEMENT - BASEMENT 2

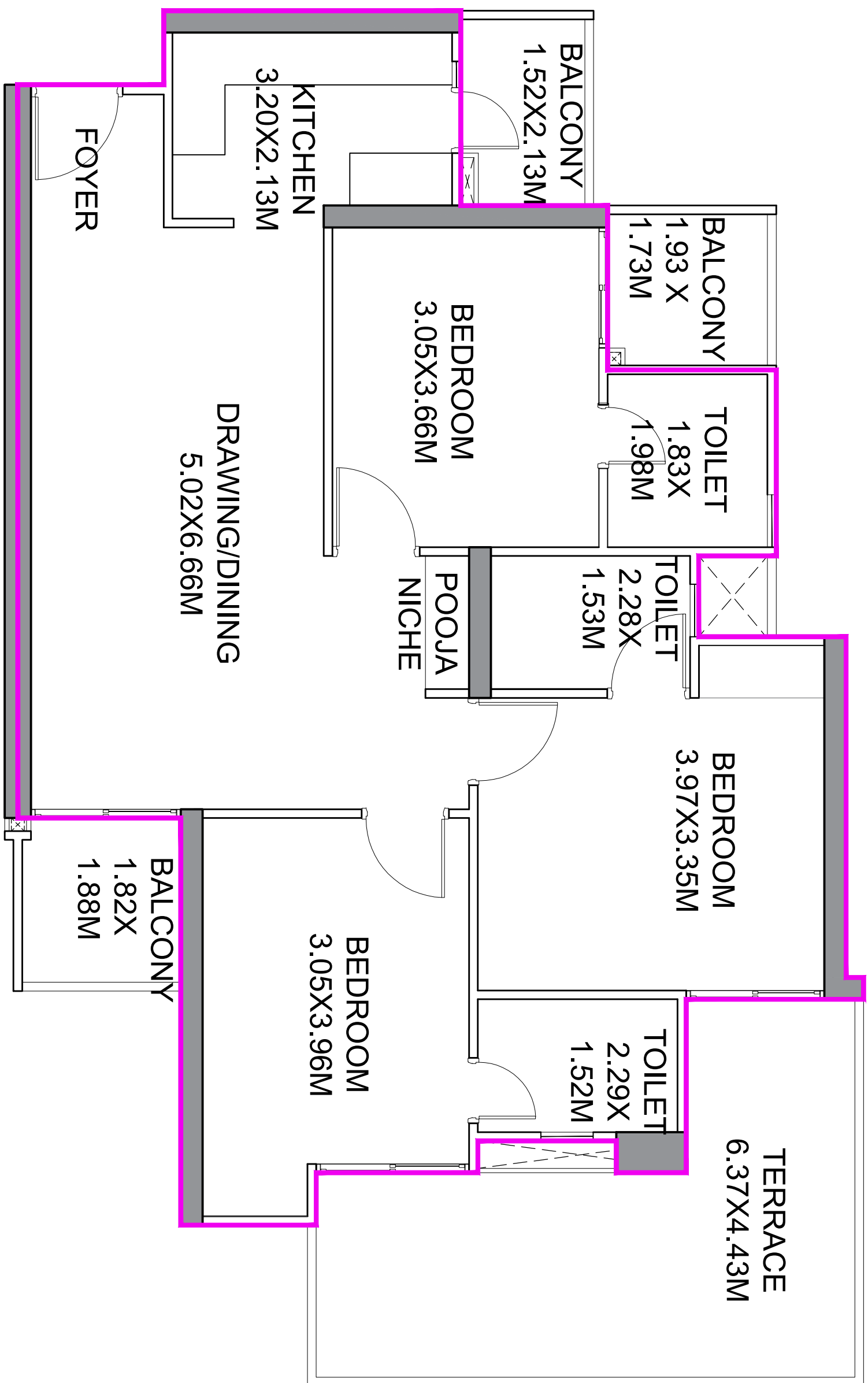
PRIMARY PARKING	452
SECONDARY PARKING	55
TOTAL	507



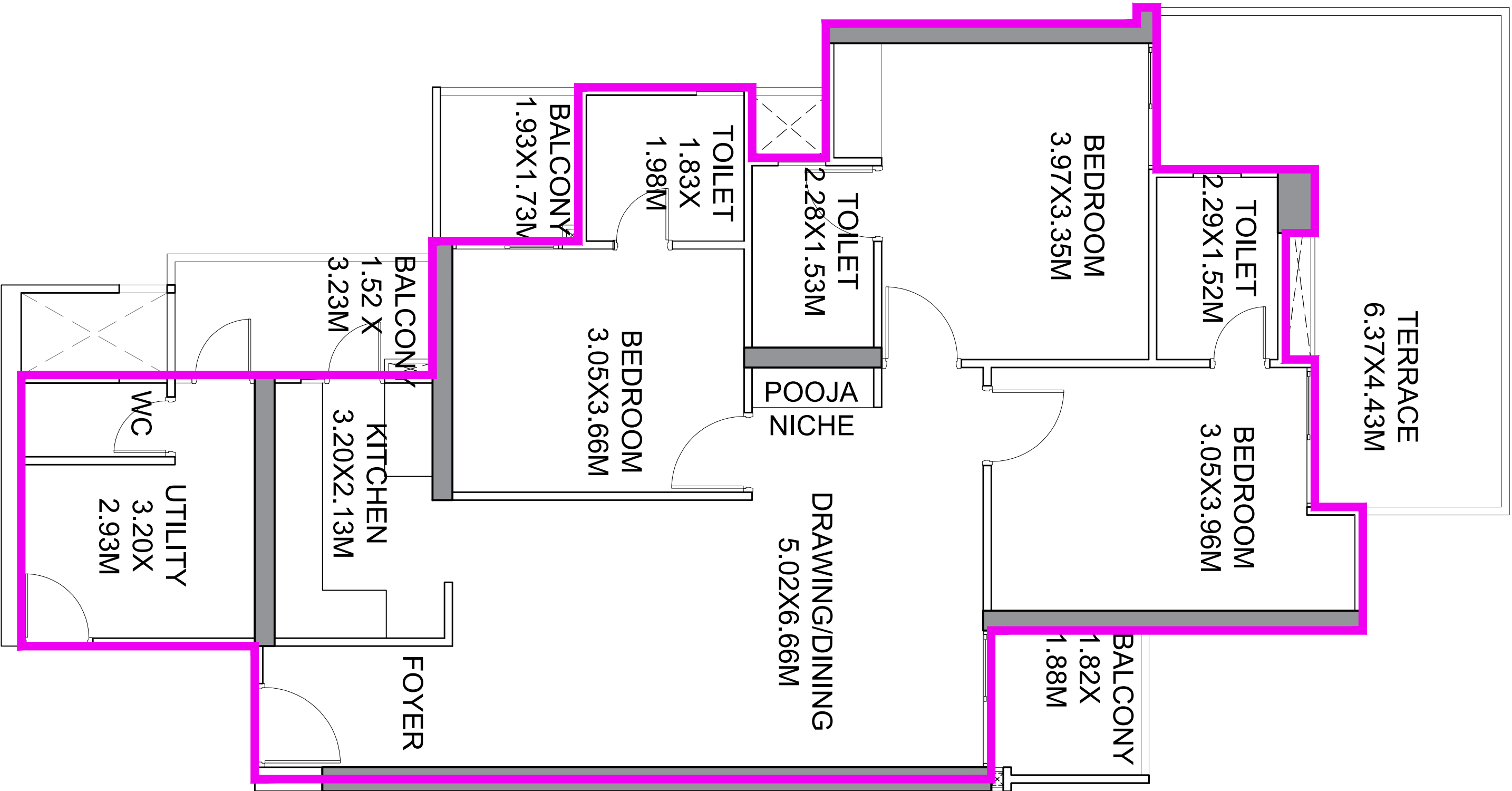
LEGEND :-		
DESCRIPTION	AREA (IN SQM.)	
PARKING AREA (NON FAR)	17381.8	 Signature Not Verified Digitally signed by Anurag Choudhary DN: cn=Anurag Choudhary, o=, ou=, email=anurag@anurag.com
CORE AREA (NON FAR)	355.849	
UGT AREA	797.709	
STP AREA	450.806	
TOTAL	18986.237	



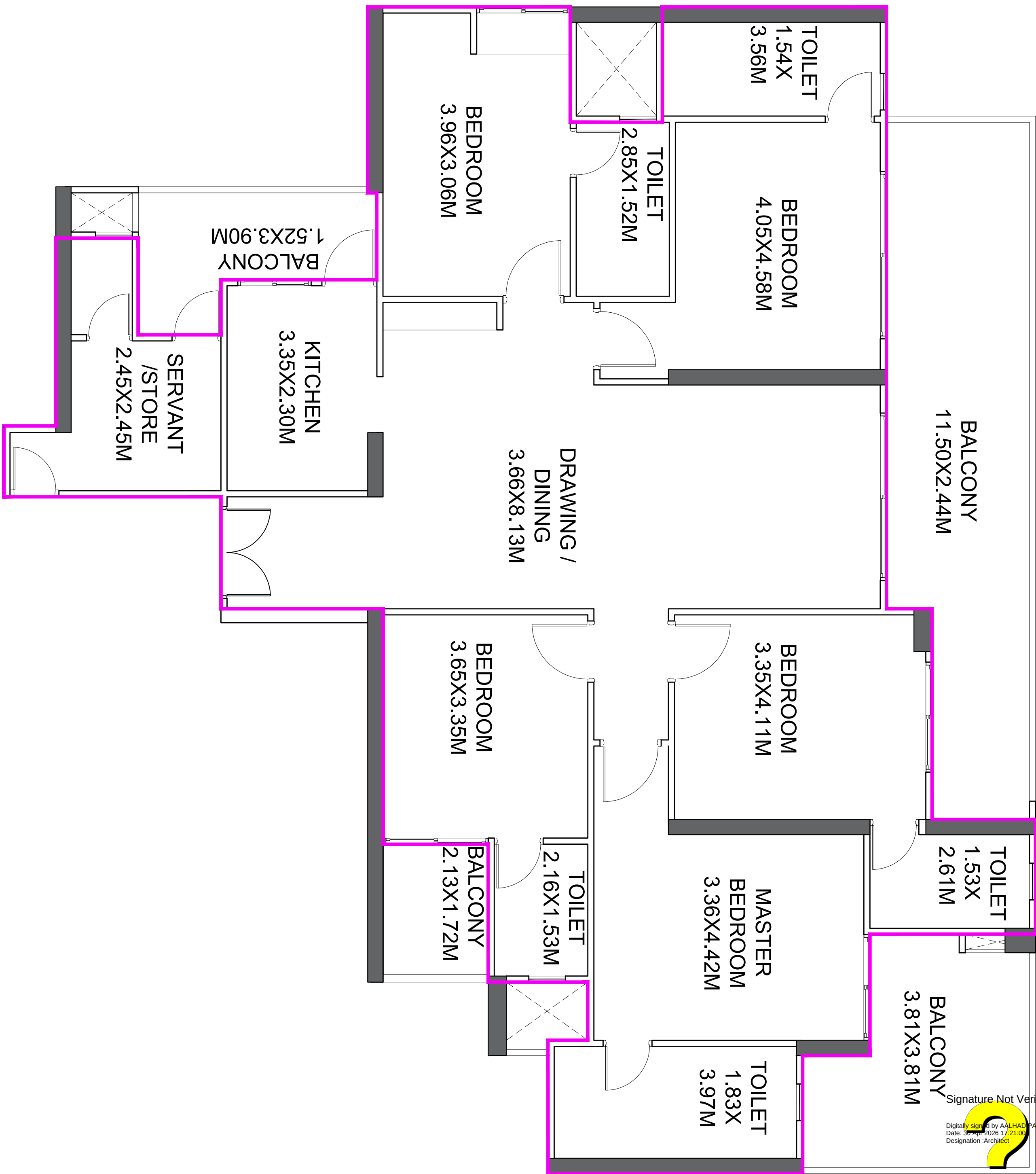
Job Title : COSMOS CORNER, PLOT NO 7B/GH1, SIDDHARTH VIHAR, DELHI - MEERUT EXPRESSWAY, GHAZIABAD		OWNER: M/S COSMOS REIT PVT. LTD. BF-33, ADITYA CITY CENTRE, INDIRAPURAM, GHAZIABAD	
Drawing Title: BASEMENT 2 AREA PLAN			
Akhil Uday Nivedita Pandey <i>Akhil Pandey</i> AKHIL PANDY 098010049402		For Cosmos Reit Private Ltd <i>[Signature]</i> Akhil Signatory	
Scale: 1:250		Project Team: NUPC	
Dwg NO: SUB -06		Date: 21/04/2026	
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Architects:  N + U DESIGN STUDIO Architects • Project Management Urban Planning • Product Design		B-226, OMKA PRASAD, Sector-10, Gurgaon Telephone : 9891654475 Fax : 9891654475 E-mail : info@nupc.in 9511128810013 9511128810013 info@nupc.in www.nupc.in	



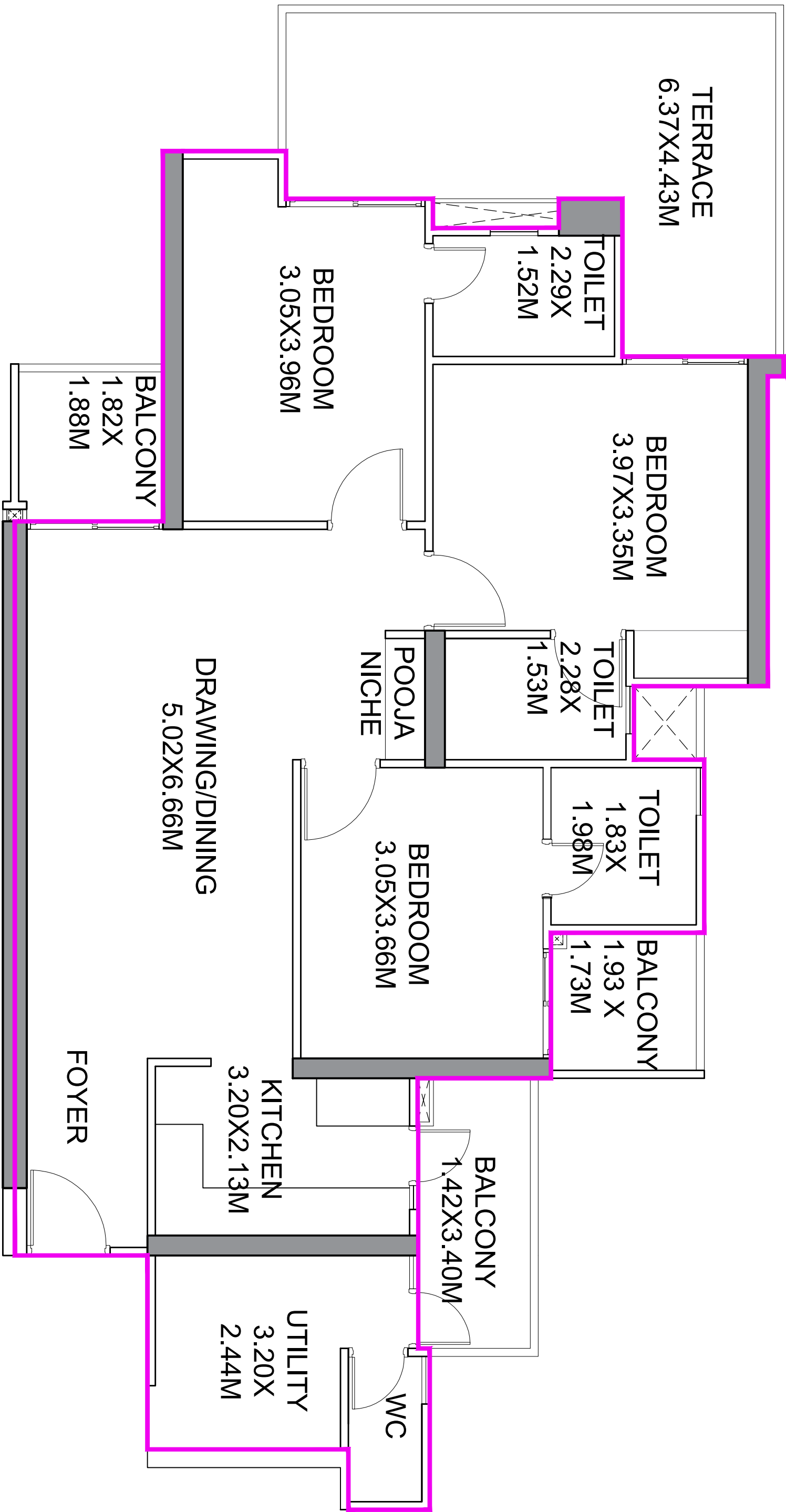
3 BHK
95.6 SQ METER



3BHK TYPE 1
107.1 SQ METER



5 BHK
170.6 SQ METER



3BHK TYPE 2
106.4 SQ METER

UNIT INVENTORY				
	UNIT NUMBER	TOWER - 1 (JAGANNATH)	TOWER - 2 (SUBHADRA)	TOWER - 3 (BALABHADRA)
5 BHK		1	1	1
170.6 SQM	NO. OF UNITS	40	40	40
3 BHK TYPE 1	UNIT NUMBER	2 & 3		6 & 7
107.60 SQM	NO. OF UNITS	77		77
3 BHK TYPE 2	UNIT NUMBER		6 & 7	
106.40	NO. OF UNITS		80	
3 BHK	UNIT NUMBER	4, 5, 6 & 7	2, 3, 4 & 5	
95.6 SQM.	NO. OF UNITS	160	157	160
TOWERWISE TOTAL		277	277	277
TOTAL			831	

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:
UNIT PLANS

Ashraf Uday, Nivedita Parde
For Cosmos Real Private Ltd
Architect:
Architect

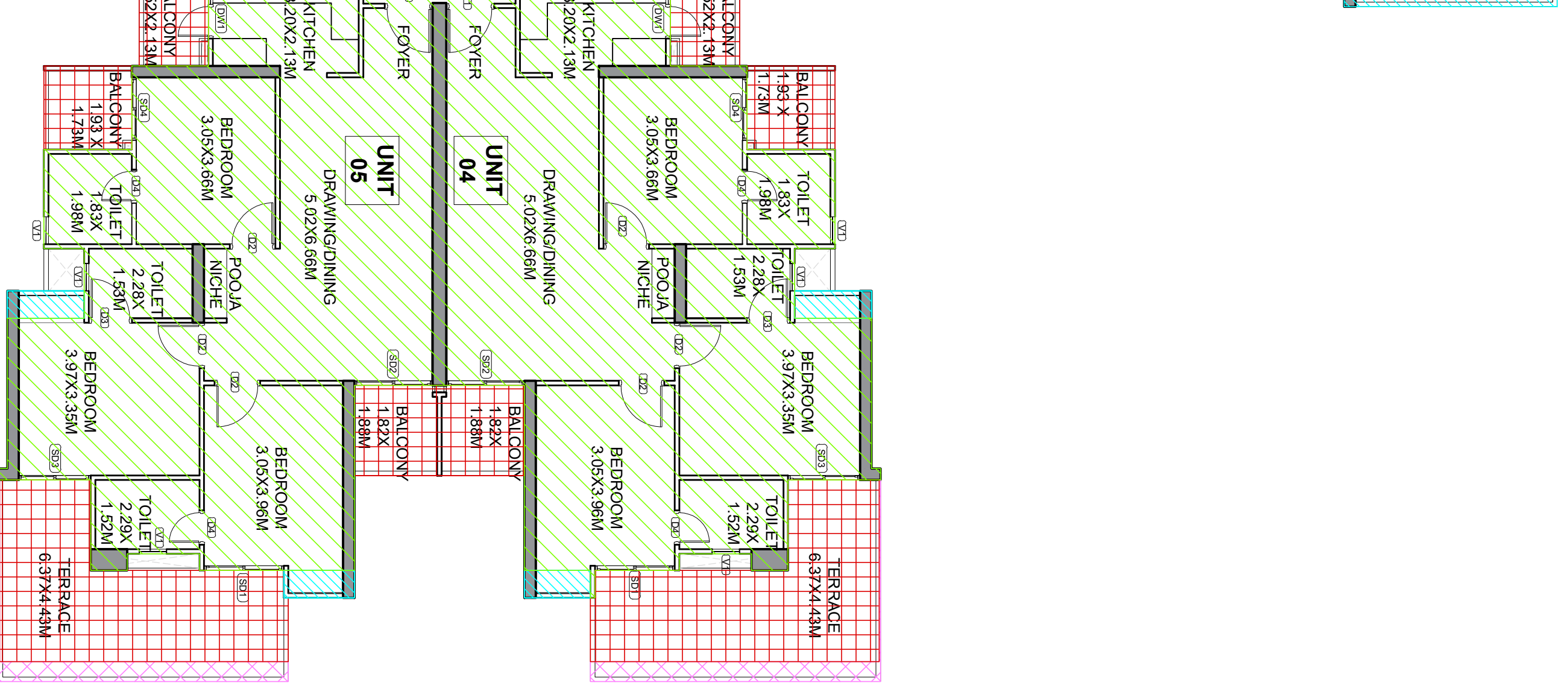
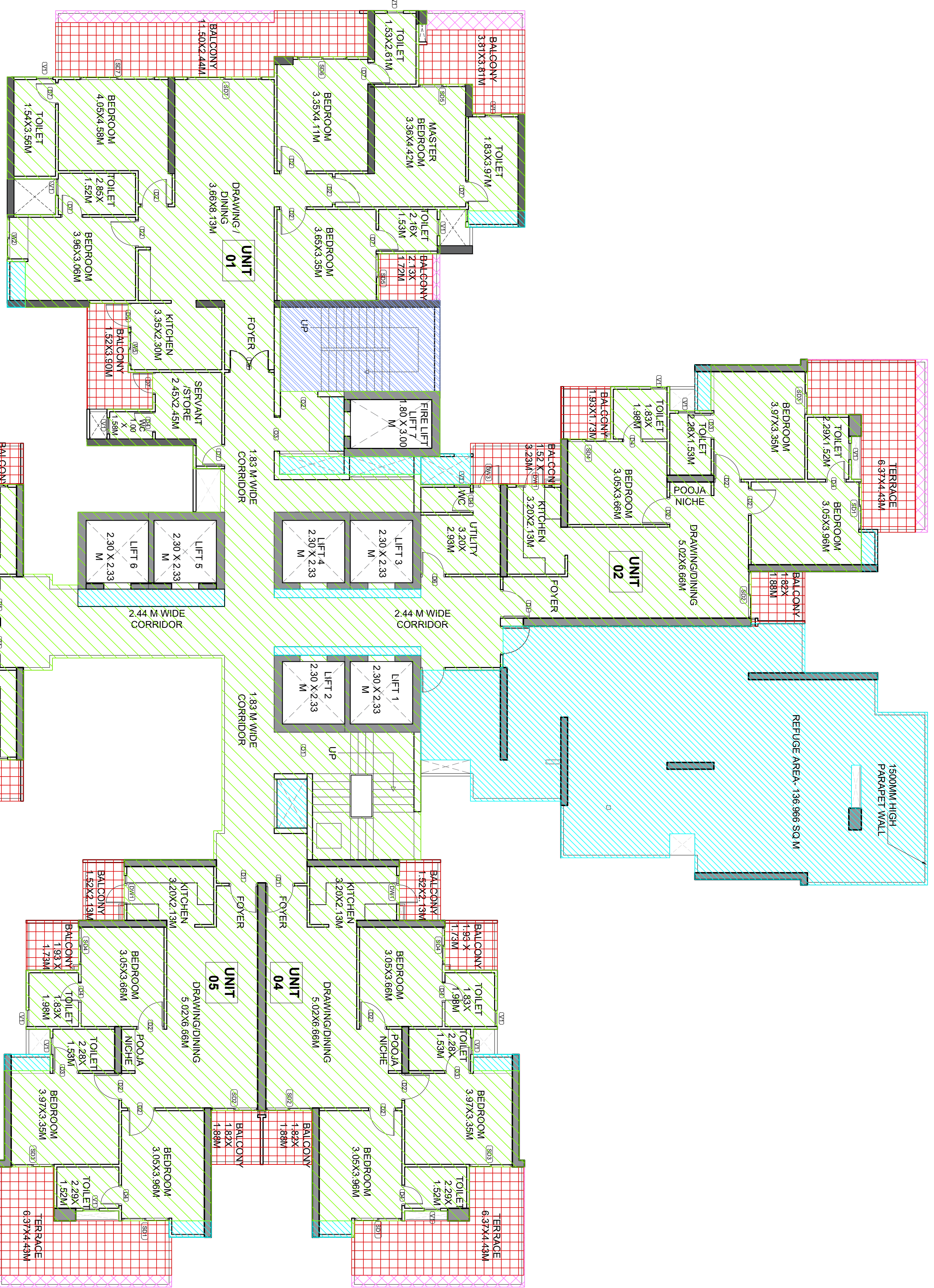
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Dwg No:
SUB -06A

Project Team:
NUPC
Date:
21/04/2026

North:
Architects:
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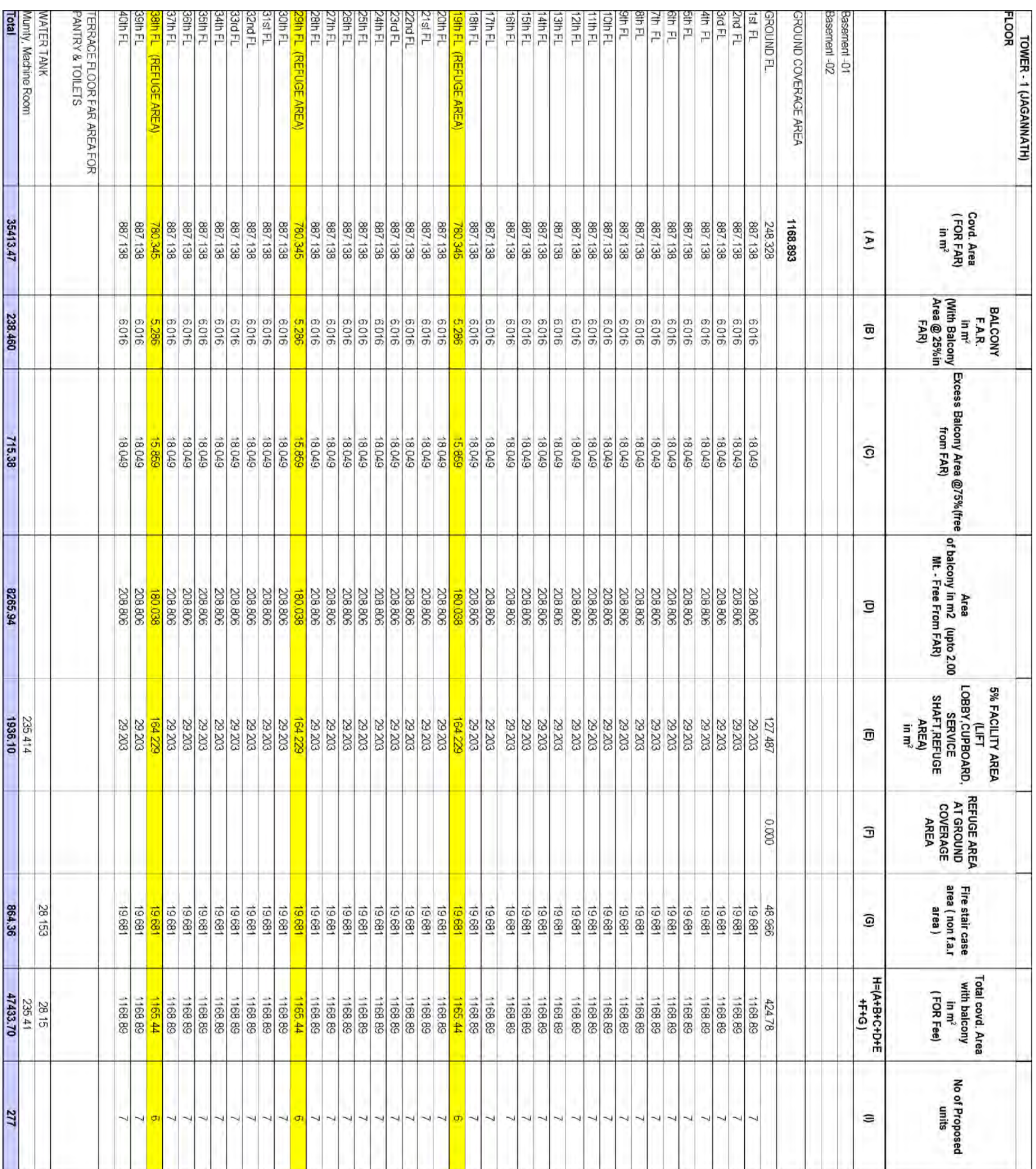
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	TYPE	WIDTH	HEIGHT	SILL	LINITE
D1	1.05	2.40	0.00	2.40	
D2	1.00	2.40	0.00	2.40	
D3	0.95	2.40	0.00	2.40	
D4	0.75	2.40	0.00	2.40	
D5	1.50	2.40	0.00	2.40	
D6	0.90	2.40	0.00	2.40	
D7	0.80	2.40	0.00	2.40	
D8	1.25	2.40	0.00	2.40	
DW1	1.05	2.40/1.35	0.00/1.05	2.40	
DW2	2.44	2.40/2.10	0.00/0.30	2.40	
DW3	1.00	2.40/2.10	0.00/0.30	2.40	
SD1	1.75	2.30	0.10	2.40	
SD2	1.715	2.30	0.10	2.40	
SD3	1.58	2.30	0.10	2.40	
SD4	1.38	2.30	0.10	2.40	
SD5	1.73	2.30	0.10	2.40	
SD6	1.80	2.30	0.10	2.40	
SD7	2.74	2.30	0.10	2.40	
V1	0.60	1.20	1.20	2.40	
V2	2.00	1.20	1.20	2.40	
O1	1.53	2.40	0.00	2.40	
O2	1.38	2.40	0.00	2.40	
O3	1.25	2.40	0.00	2.40	
W1	1.80	1.20	1.20	2.40	
W2	1.53	1.20	1.20	2.40	
W3	1.78	1.20	1.20	2.40	
W4	2.03	1.20	1.20	2.40	
W5	1.20	1.05	1.35	2.40	
FD1	1.25	2.40	0.00	2.40	
FD2	1.50	2.40	0.00	2.40	
GL1	11.17	4.00	0.00	4.00	

AREA DETAIL OF REFUGE FLOOR



PARKING REQUIREMENT JAGANNATH	
BUILT-UP AREA	UNIT 1 -40 UNITS X 1.5 ECS 90 CARS
UNIT 1-170.6 SQ.M	UNIT 2 & 3 - 77 UNITS X 1.25 ECS 97 CARS
UNIT 2 & 3 -107.1 SQ.M	UNIT 4,5,6 & 7 -160 UNITS X 1 ECS 160CARS
UNIT 4,5,6 & 7-95.6 SQ.M	TOTAL (TOTAL UNITS-277) 317 CARS

AREA DETAIL OF REFUGE FLOOR 00th, 20th, 30th, 40th, 50th	
LEGEND:	
	FAR TOWER
	BALCONY AREA
	25 % F.A.R BALCONY
	75% NON F.A.R BALCONY
	2000 MM BALCONY
	5% FACILITY
	NON F.A.R
	AREA IN SQMT
	780,345 SQM
	21,745 SQM
	5,286 SQM
	15,690 SQM
	180,038 SQM
	164,229 SQM
	19,081 SQM

Aainad Uday Nivedita Pande

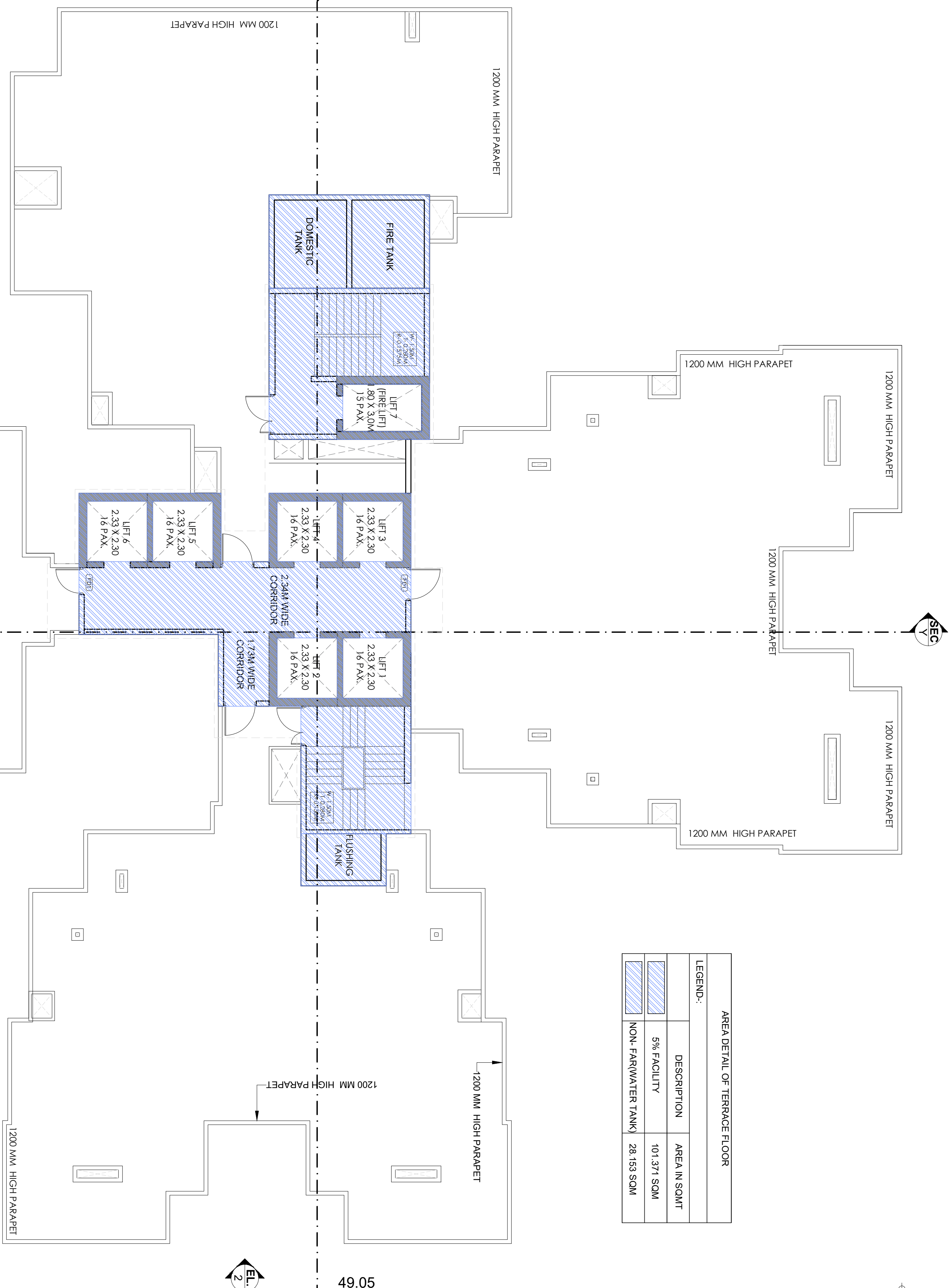
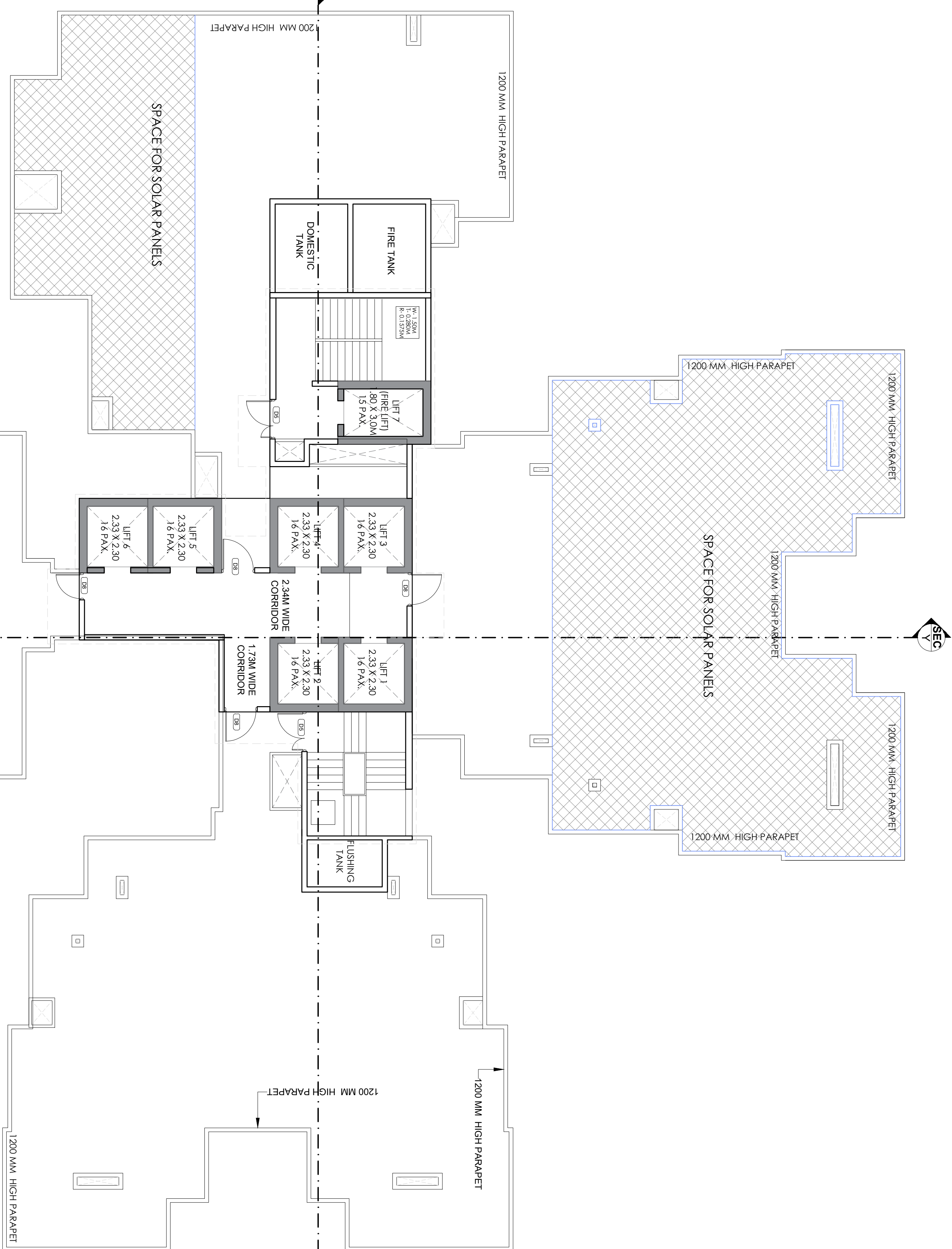
Architects:

TOWER 1 (JAGANNATH) - REFUGE
FLOOR PLAN

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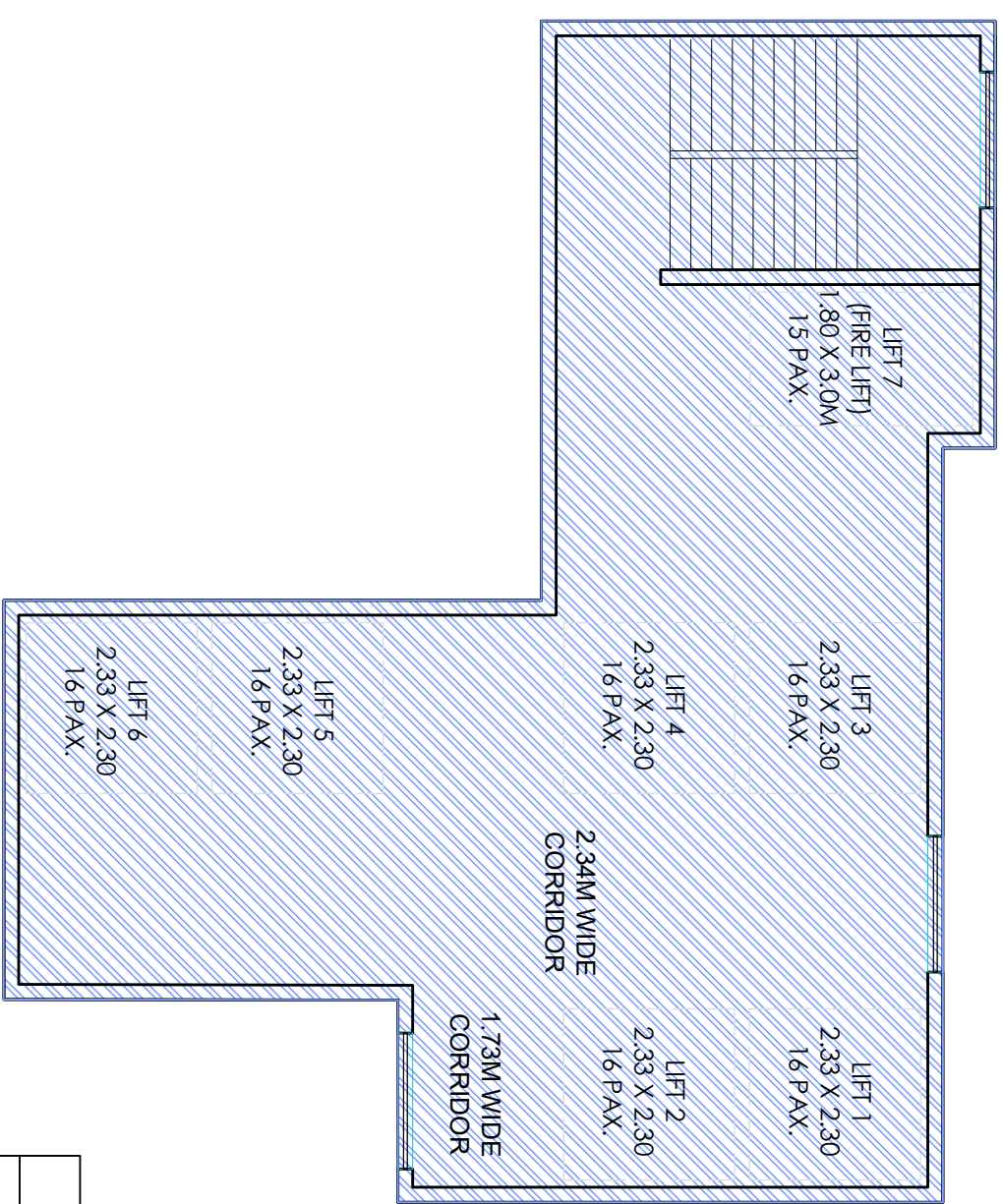
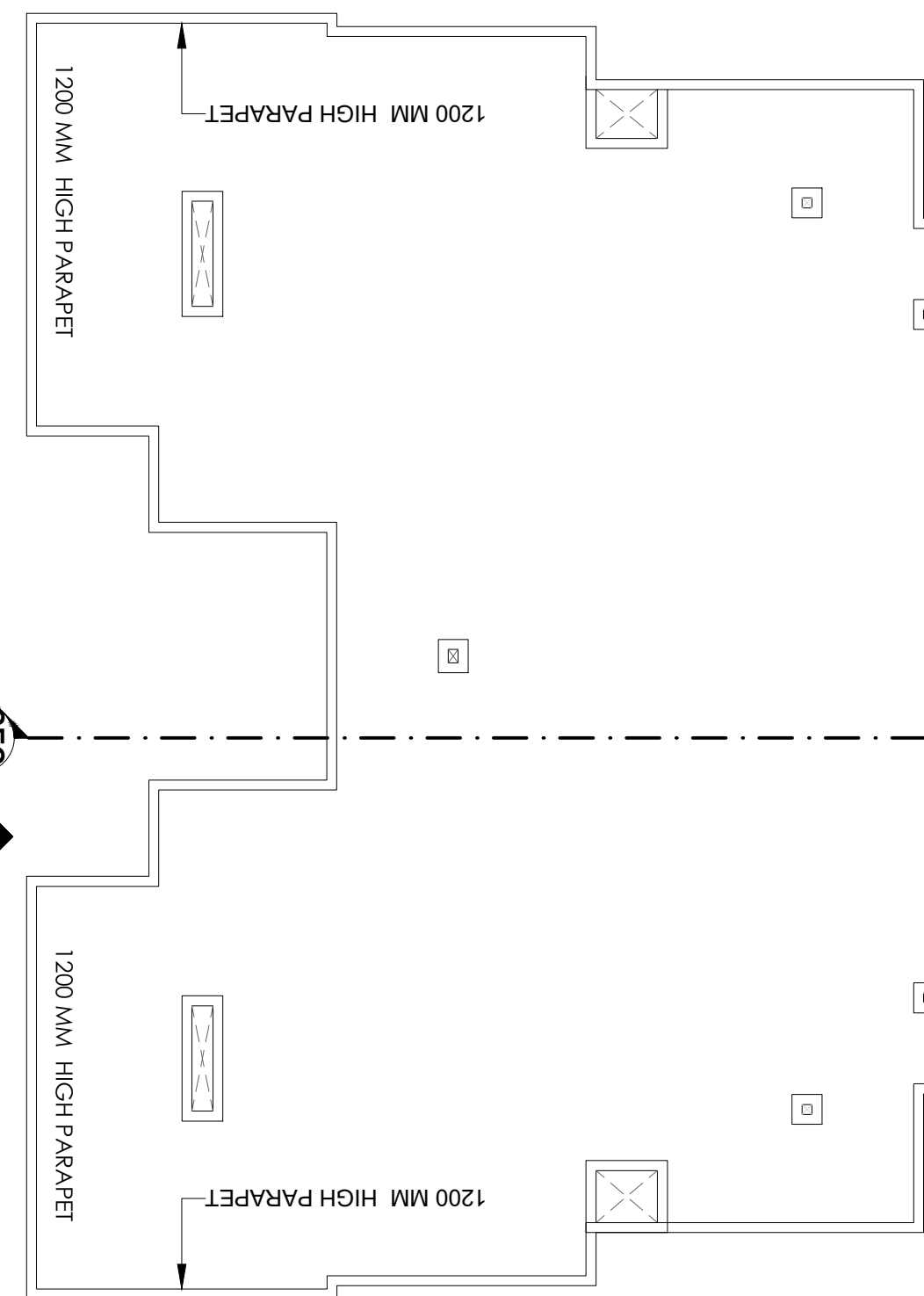
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AREA DETAIL OF TERRACE FLOOR		
LEGEND:-		
	DESCRIPTION	AREA IN SQMT
	5% FACILITY	101.371 SQM
	NON-FAR(WATER TANK)	28.453 SQM

[illegible]

	TYPE	WIDTH	HEIGHT	SILL	LINTEL
DORMER	D1	1.05	2.40	0.00	2.40
	D2	1.00	2.40	0.00	2.40
	D3	0.95	2.40	0.00	2.40
	D4	0.75	2.40	0.00	2.40
	D5	1.50	2.40	0.00	2.40
	D6	0.90	2.40	0.00	2.40
	D7	0.80	2.40	0.00	2.40
	D8	1.25	2.40	0.00	2.40
	DW1	1.05	2.40/1.35	0.00/1.05	2.40
	DW2	2.44	2.40/2.10	0.00/0.30	2.40
DW3	1.00	2.40/2.10	0.00/0.30	2.40	
SLOPE	SD1	1.75	2.30	0.10	2.40
	SD2	1.715	2.30	0.10	2.40
	SD3	1.58	2.30	0.10	2.40
	SD4	1.38	2.30	0.10	2.40
	SD5	1.73	2.30	0.10	2.40
	SD6	1.80	2.30	0.10	2.40
	SD7	2.74	2.30	0.10	2.40
	V1	0.60	1.20	1.20	2.40
	V2	2.00	1.20	1.20	2.40
	O1	1.53	2.40	0.00	2.40
OTHER	O2	1.38	2.40	0.00	2.40
	O3	1.25	2.40	0.00	2.40
	V1	1.80	1.20	1.20	2.40
	W2	1.53	1.20	1.20	2.40
	W3	1.28	1.20	1.20	2.40
	W4	2.03	1.20	1.20	2.40
	W5	1.20	1.05	1.35	2.40
	FD1	1.25	2.40	0.00	2.40
	FD2	1.50	2.40	0.00	2.40
	GL1	11.17	4.00	0.00	4.00

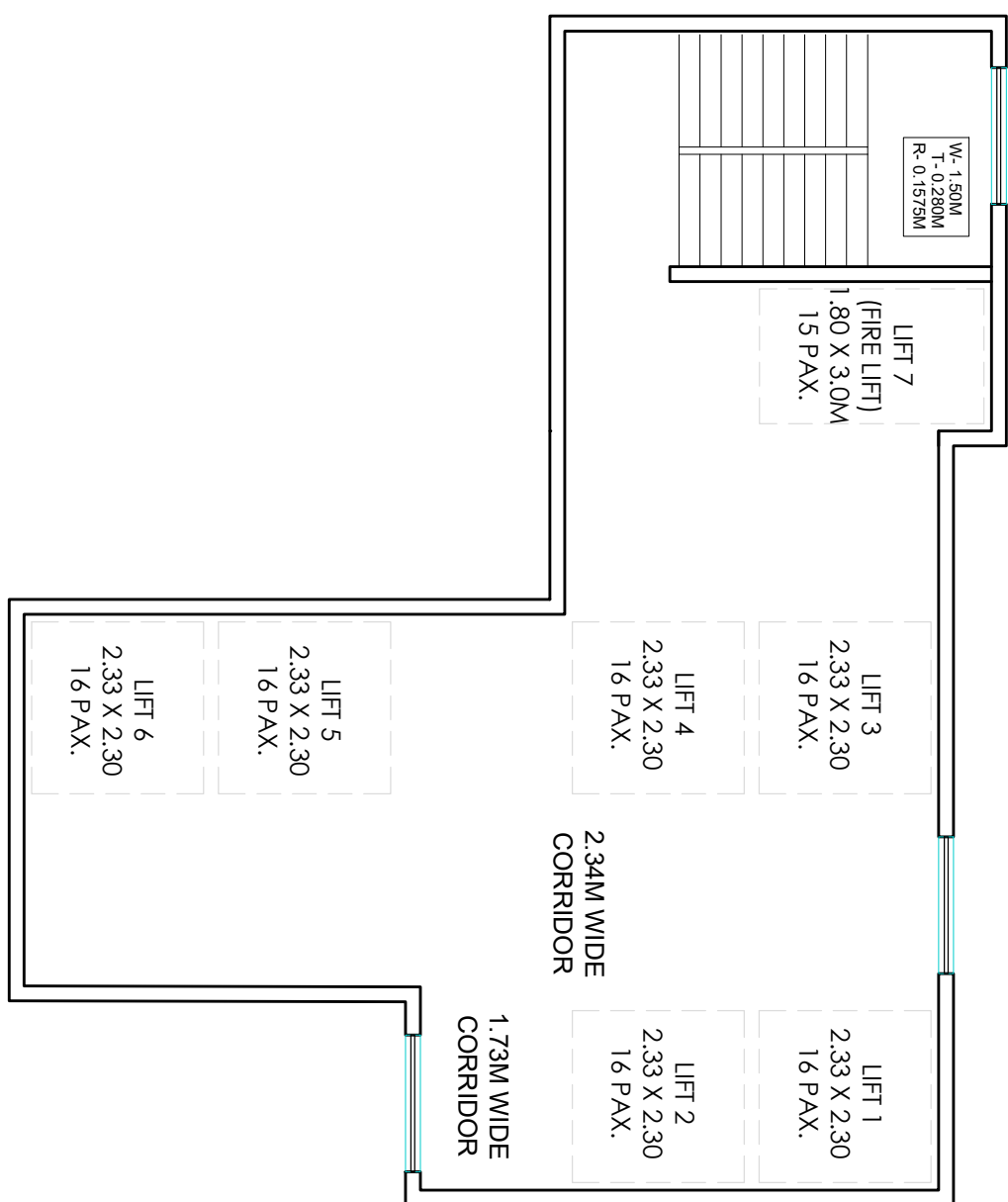


BUILT-UP AREA
UNIT 1-170.6 SQ.M
UNIT 2 & 3 -107.1 SQ.M
UNIT 4,5,6 & 7-95.6 SQ.M

PARKING REQUIREMENT JAGANNATH	
UNIT 1 - 40 UNITS X 1.5 ECS	60 CARS
UNIT 2 & 3 - 77 UNITS X 1.25 ECS	97 CARS
UNIT 4,5,6 & 7 - 160 UNITS X 1 ECS	160CARS
TOTAL (TOTAL UNITS-277)	317 CARS

AREA DETAIL OF TERRACE FLOOR		
LEGEND:-		
DESCRIPTION	AREA IN SQMT	
5% FACILITY	134.043 SQM	
TOTAL	235.414 SQM	

LIFT MACHINE LVL PLAN



Job Title :

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

OWNER:

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

Drawing Title:

TOWER 1 (JAGANNATH) - TERRACE
FLOOR PLAN

Aalhad Uday Nivedita Pande

Architect: Alfred Pander
ALFRED PANDER
CA/2010148442

Authorised Signatory

Project Team:

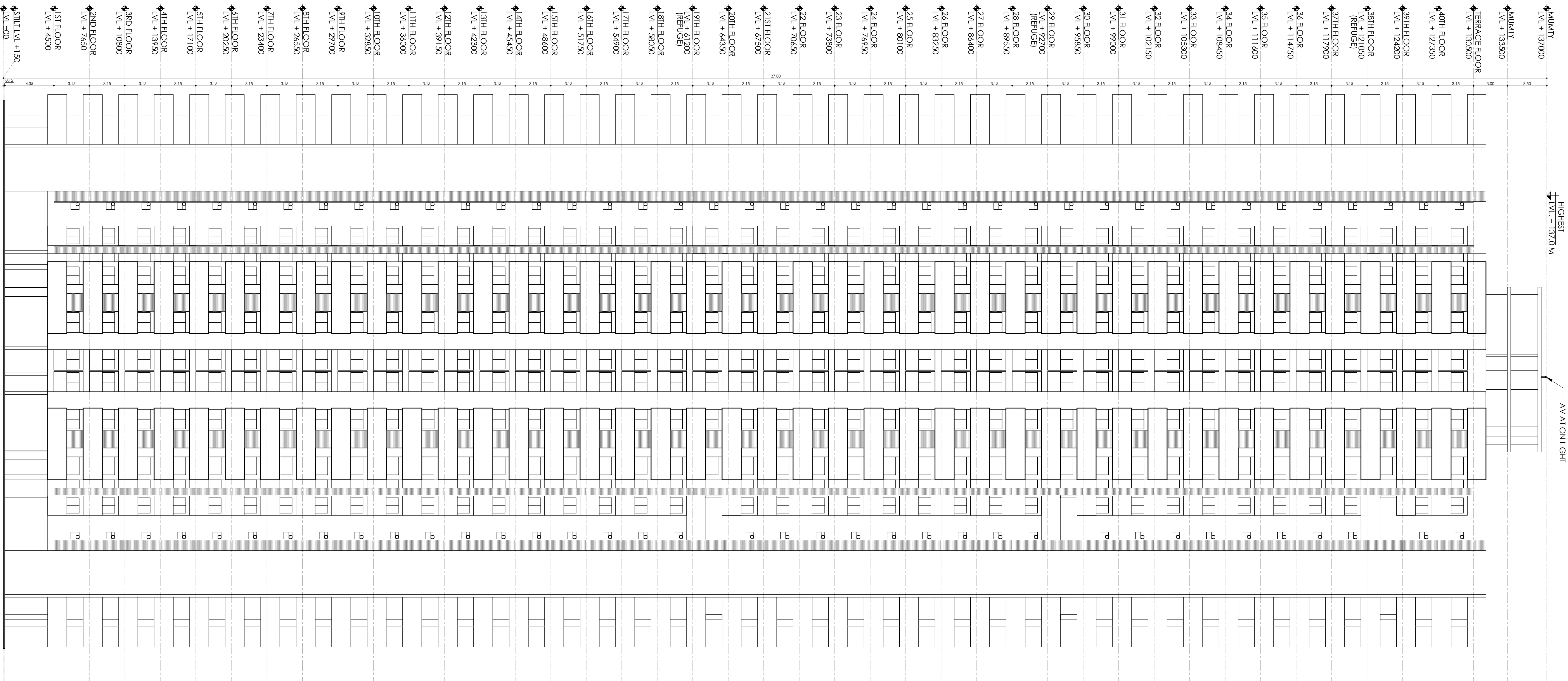
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SUB -11	21/04/2026

North:

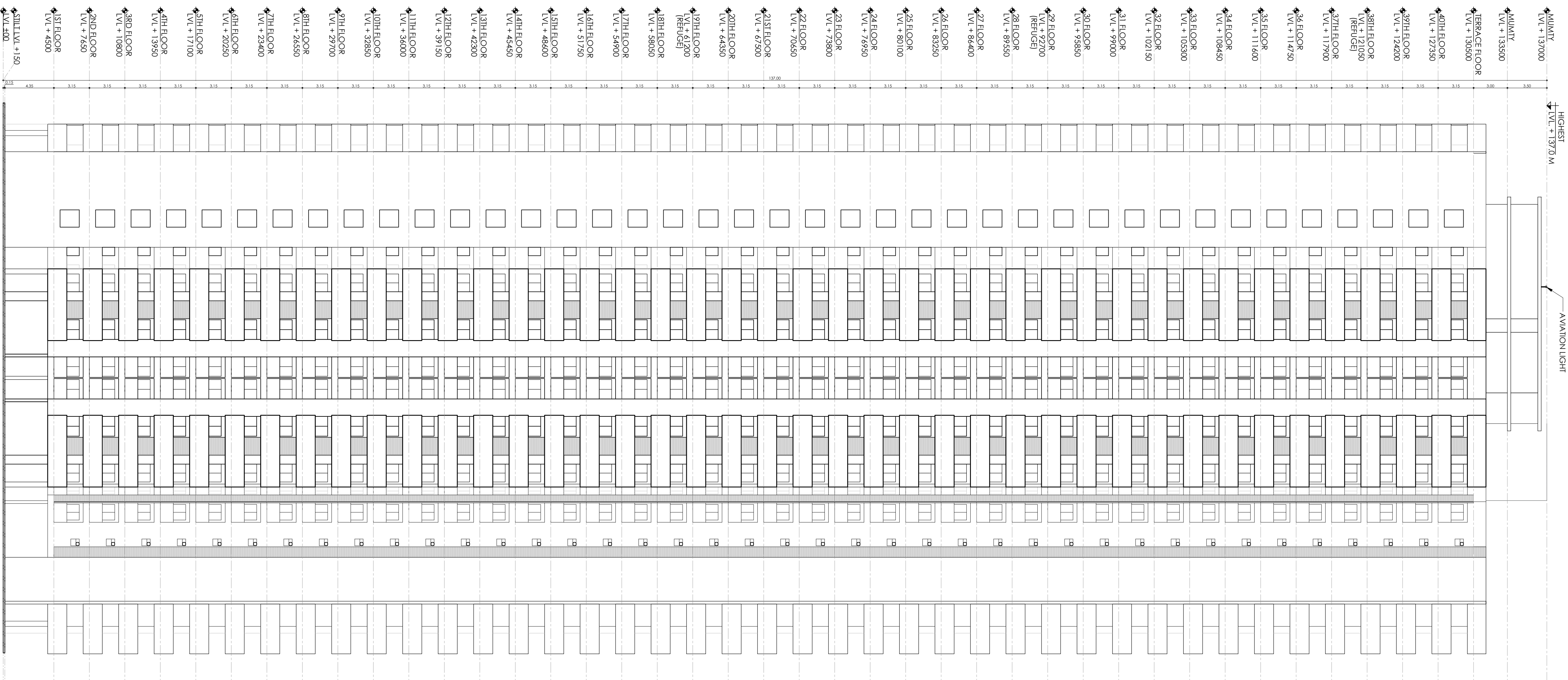
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ELEVATION - 1



ELEVATION - 2

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: JAGANNATH - ELEVATIONS
Aaimad Uday Nivedita Pande		
Architect:	Owner:	Scale: 1:200
Dig No: SUB -12	Date: 21/04/2026	Project Team: NUPC
North:		
Architects: N + U DESIGN STUDIO		
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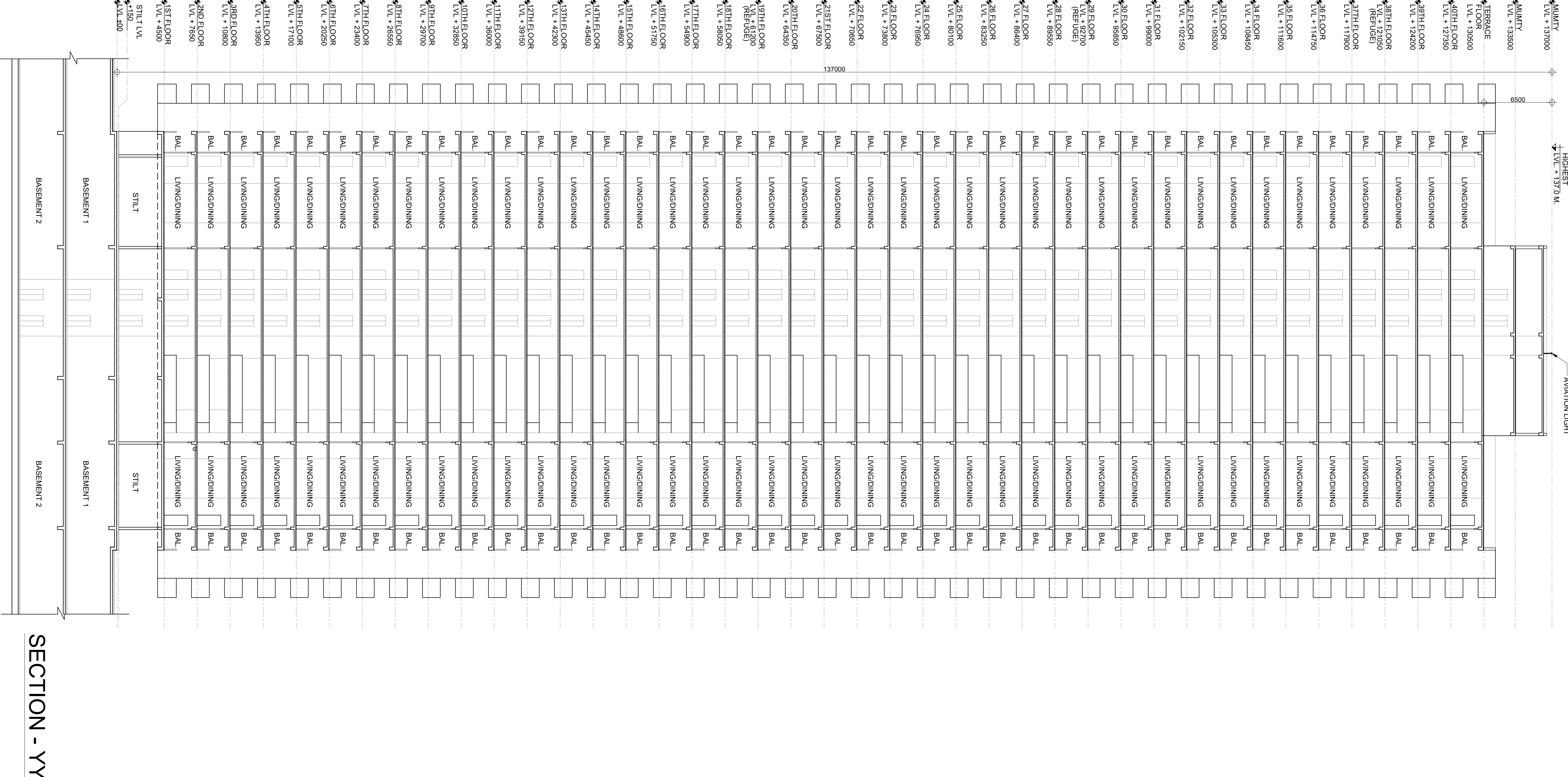
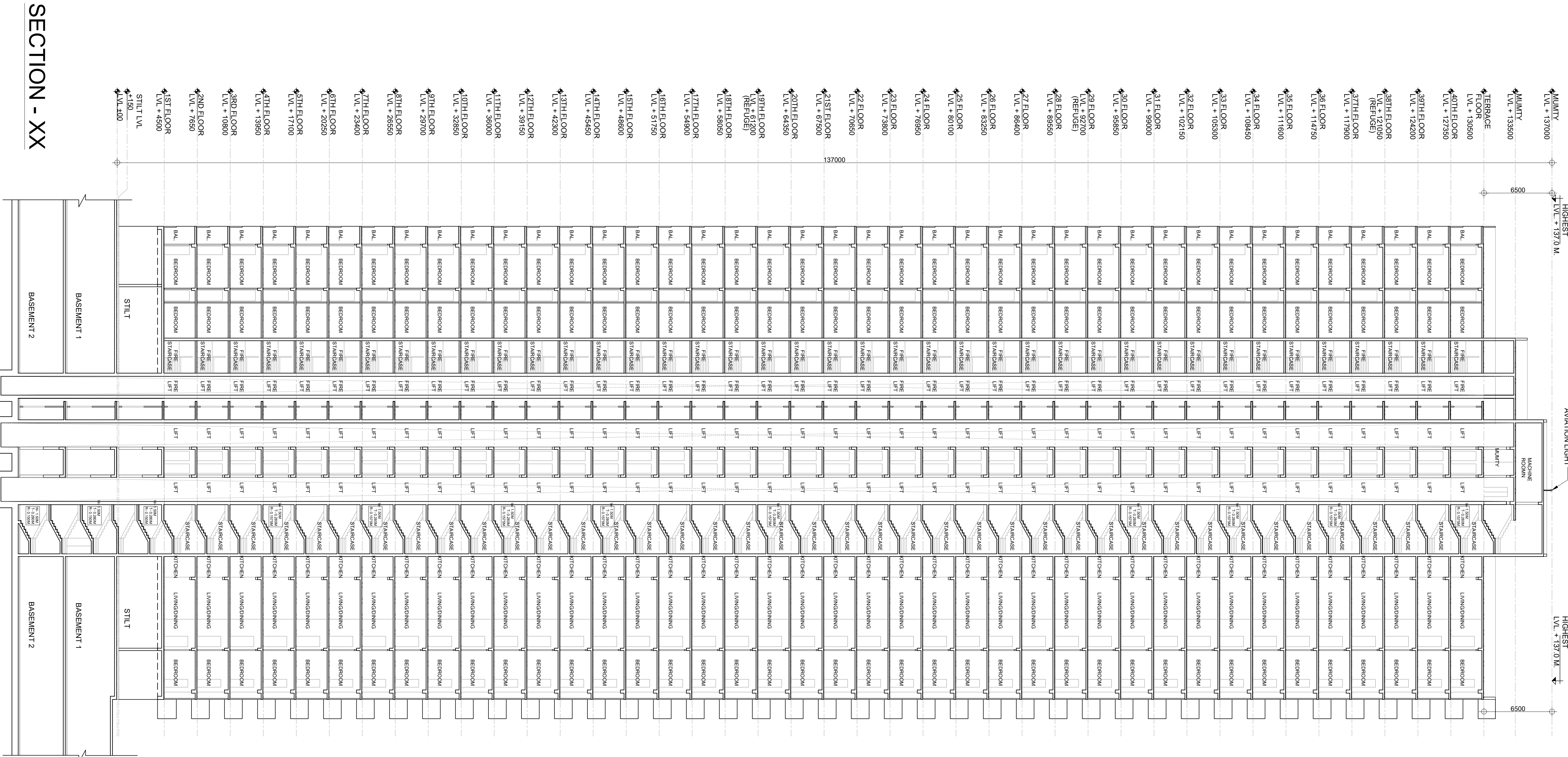
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Signature Not Verified
Digitally signed by Nivedita Pande
DN: cn=Nivedita Pande, o=N + U DESIGN STUDIO, email=info@nplusu.in, c=IN

Signature Not Verified
Digitally signed by Nivedita Pande
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Signature Not Verified
Date: 21/04/2026
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Date: 21/04/2026
Digitally signed by N + U DESIGN STUDIO
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Job Title : COSMOS CORNER, PLOT NO 7B/GH/1, SIDDHARTH VIHAR, DELHI-MEERUT EXPRESSWAY, GHAZIABAD

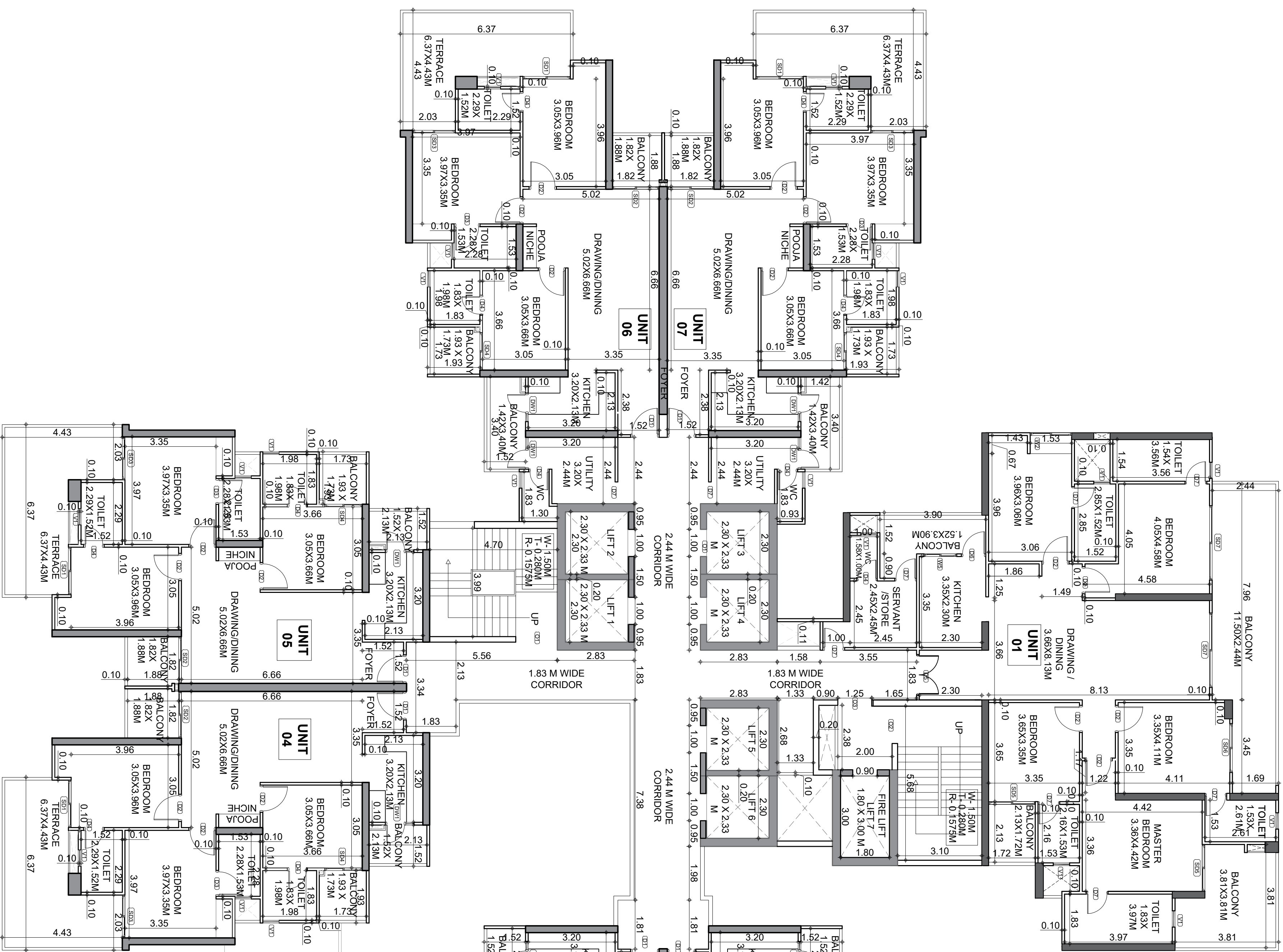
OWNER: M/S COSMOS REIT PVT. LTD. BF-33, ADITYA CITY CENTRE, INDIRAPURAM, GHAZIABAD

Drawing Title: TOWER - JAGANNATH SECTIONS

Ashish Pandey Nivedita Pandey For Cosmos Reit Private Ltd. Architect: Ashish Pandey Nivedita Pandey Scale: 1:200 Project Team: NUPC North: Architects: N + U DESIGN STUDIO Architecture • Project Management Urban Planning • Product Design

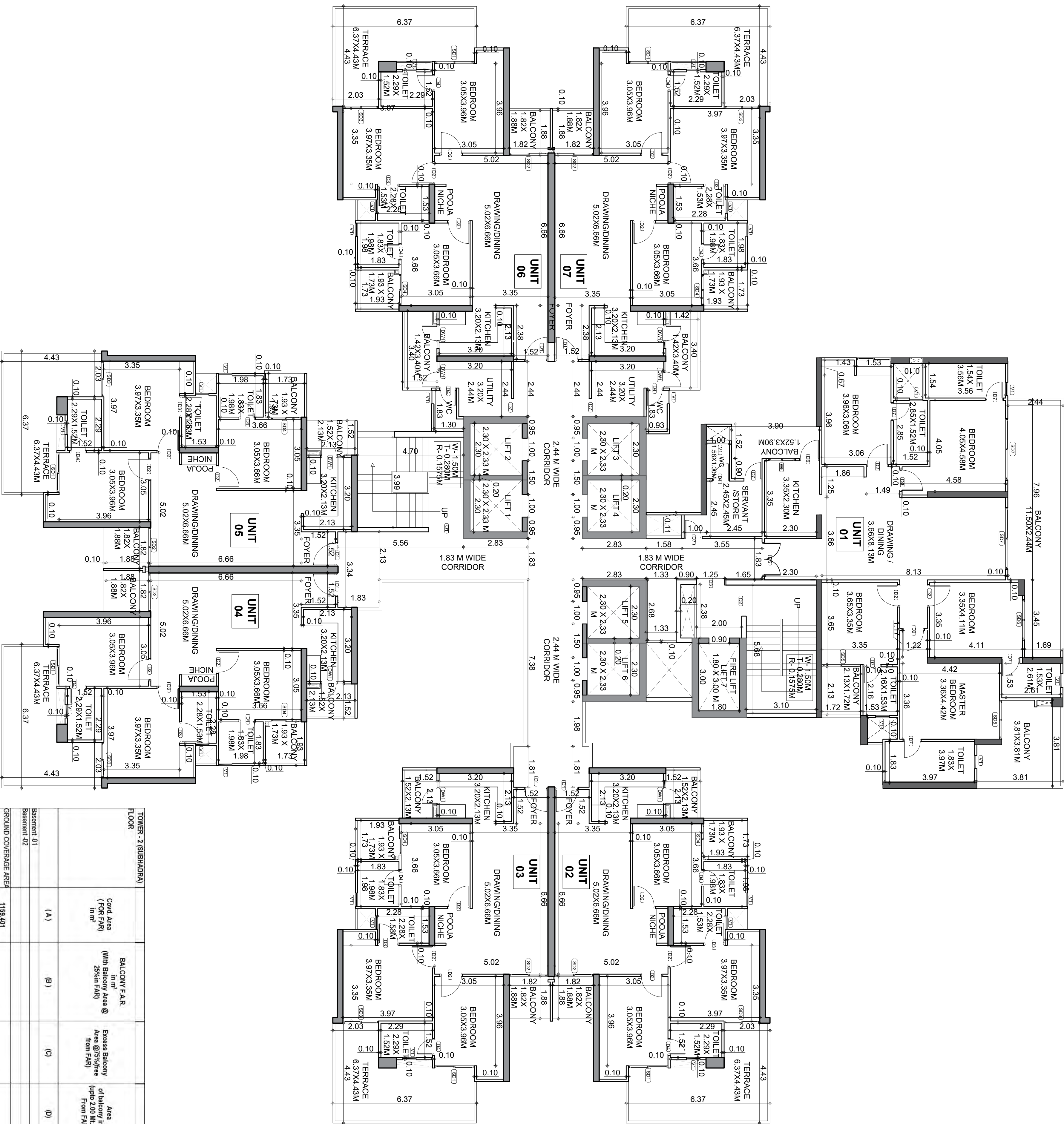
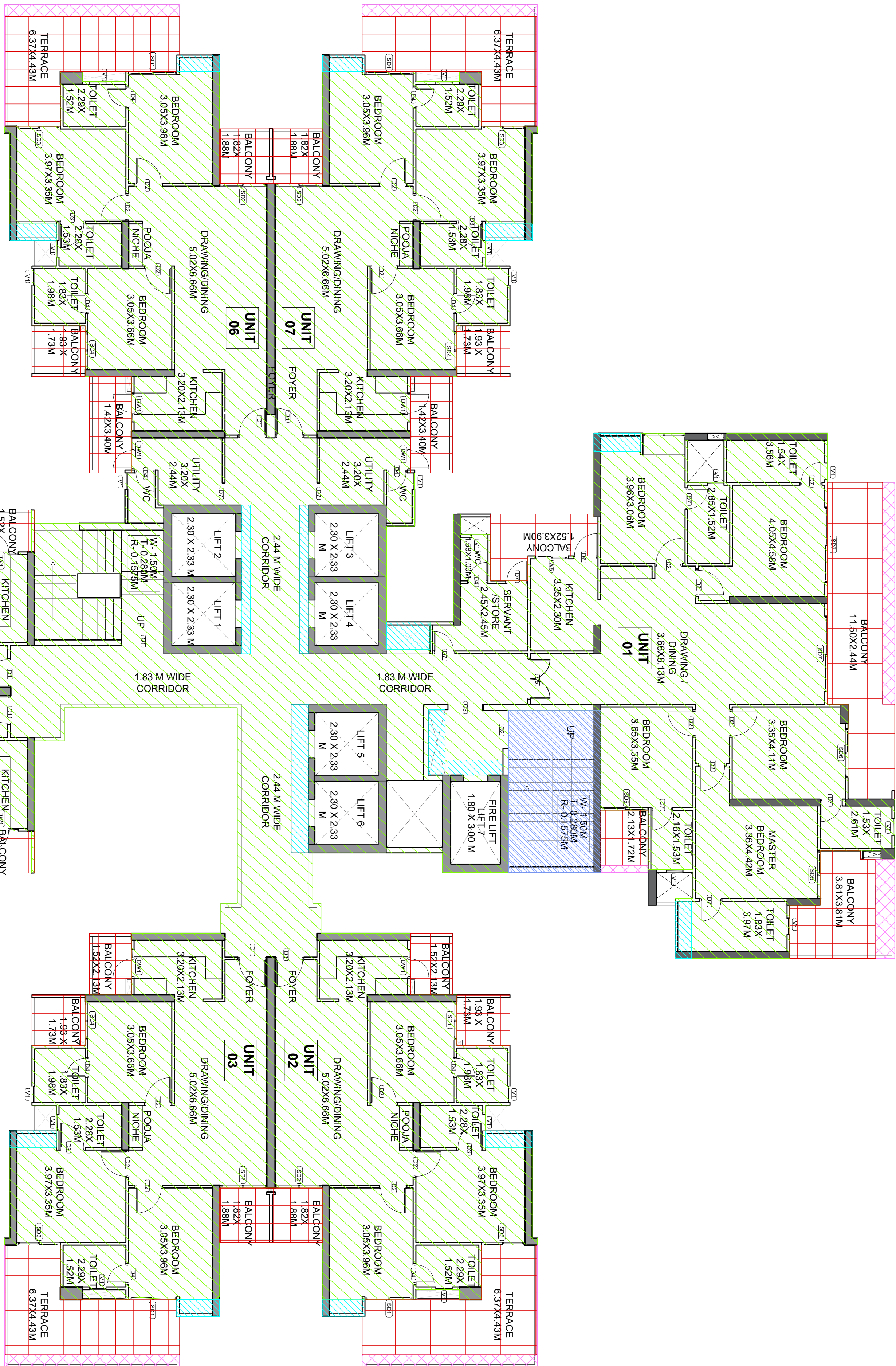
Architect: Owner: SUB -13 Date: 21/04/2026

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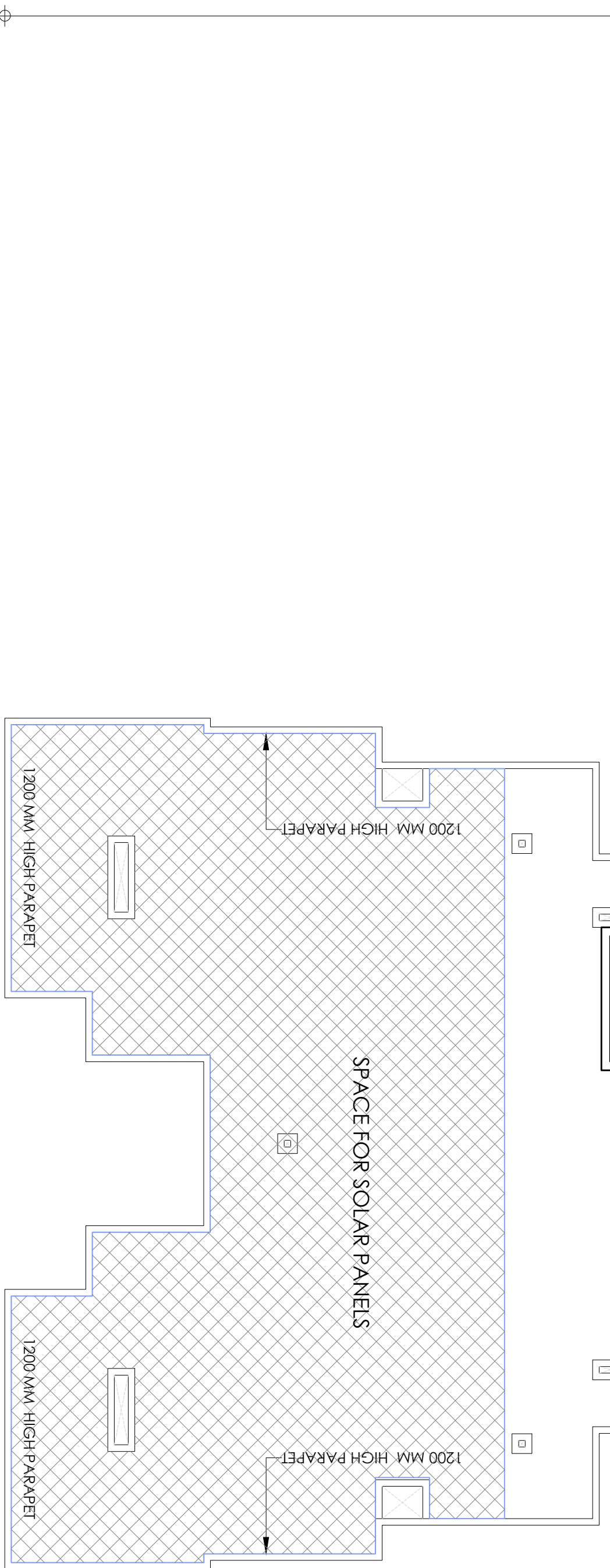
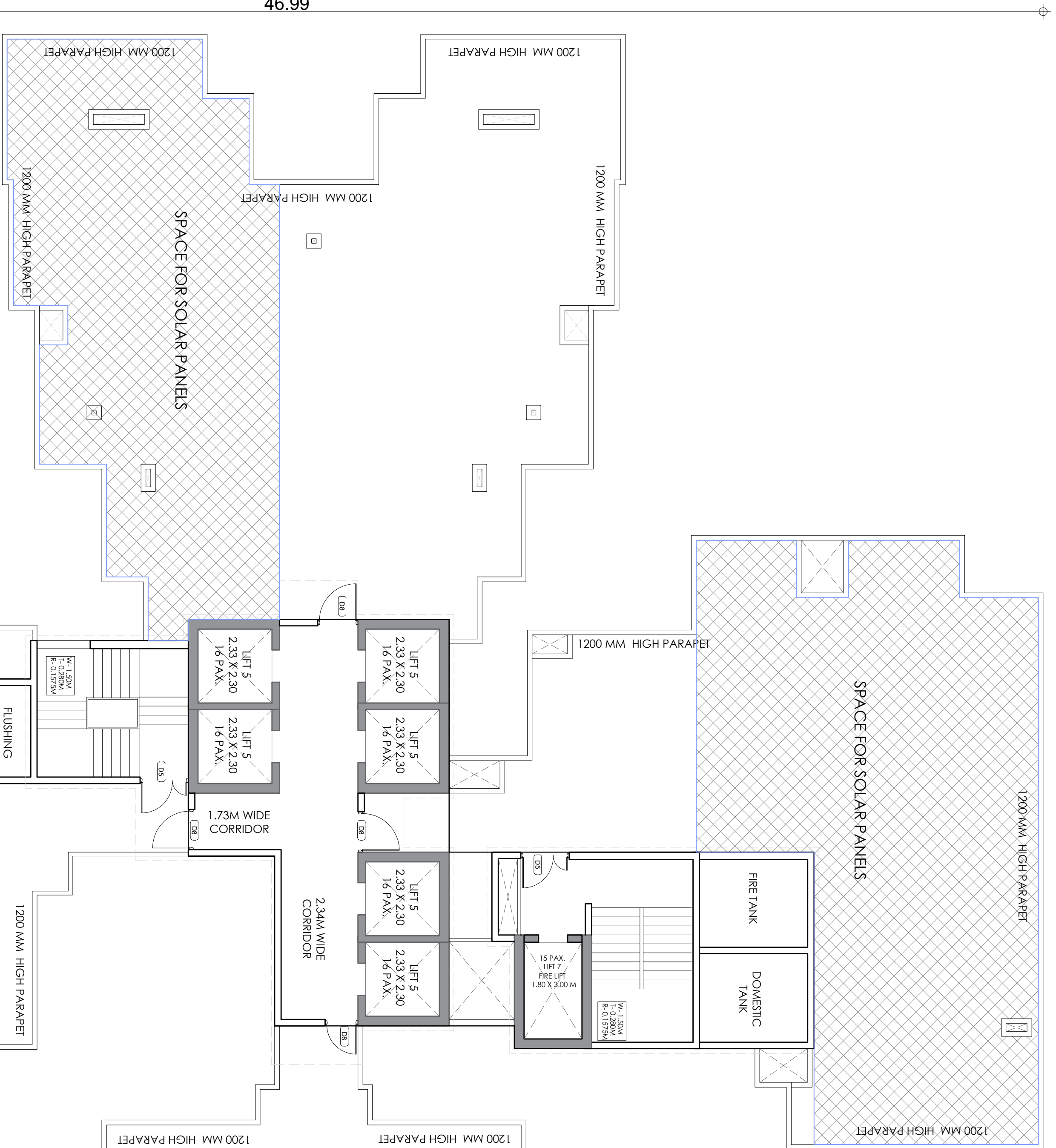
TYPICAL FIRST FLOOR PLAN

TOWER 2 (SUBHADRA)										
UNIT NO.	UNIT TYPE	BALCONY F.A.R. (From Building Area @ 100% FAR)	Enclosed Balcony Area (sqm)	5% FACILITY AREA (From Building Area @ 100% FAR)	5% FACILITY AREA (From Building Area @ 100% FAR)	SERVICE FLOOR (From Building Area @ 100% FAR)	REFUGE AREA AT SERVICE FLOOR (From Building Area @ 100% FAR)	Total area with Balcony (sqm)	Max. Proposed Units	
Statement ID	Statement ID	(A)	(B)	(C)	(D)	(E)	(F)	(G)+(H)+(I)	(J)	
GROUND AND COVERAGE AREA										
226.397	119.461	6.636	14.566	200.315	68.638	42.530	135.81	0	0	
226.397		6.636	14.566	200.315	68.638	42.530	135.81	0	0	
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226.397		6.636	14.566</							

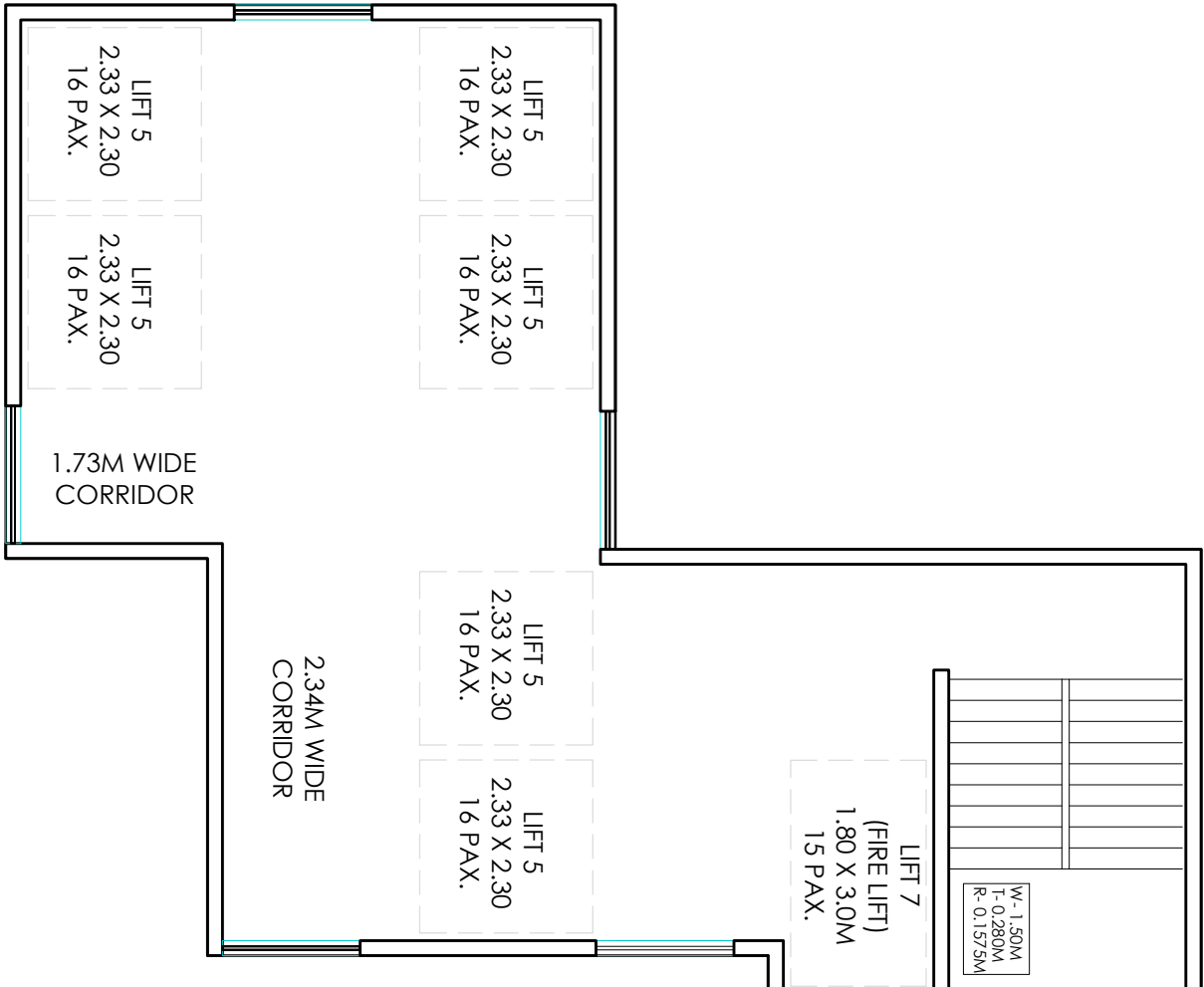


TYPICAL FLOOR PLAN
1ST TO 18TH, 20TH TO 28TH,
30TH TO 37TH & 39TH TO 40TH
FLOOR

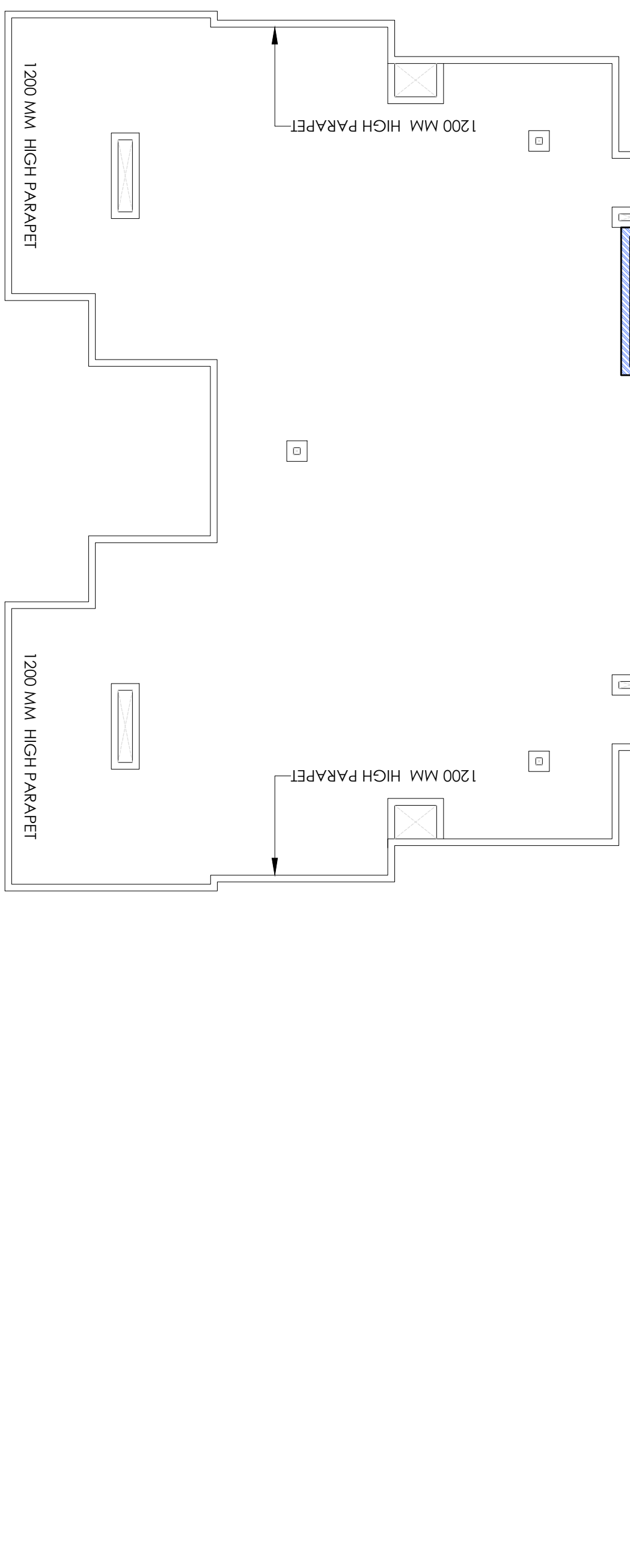
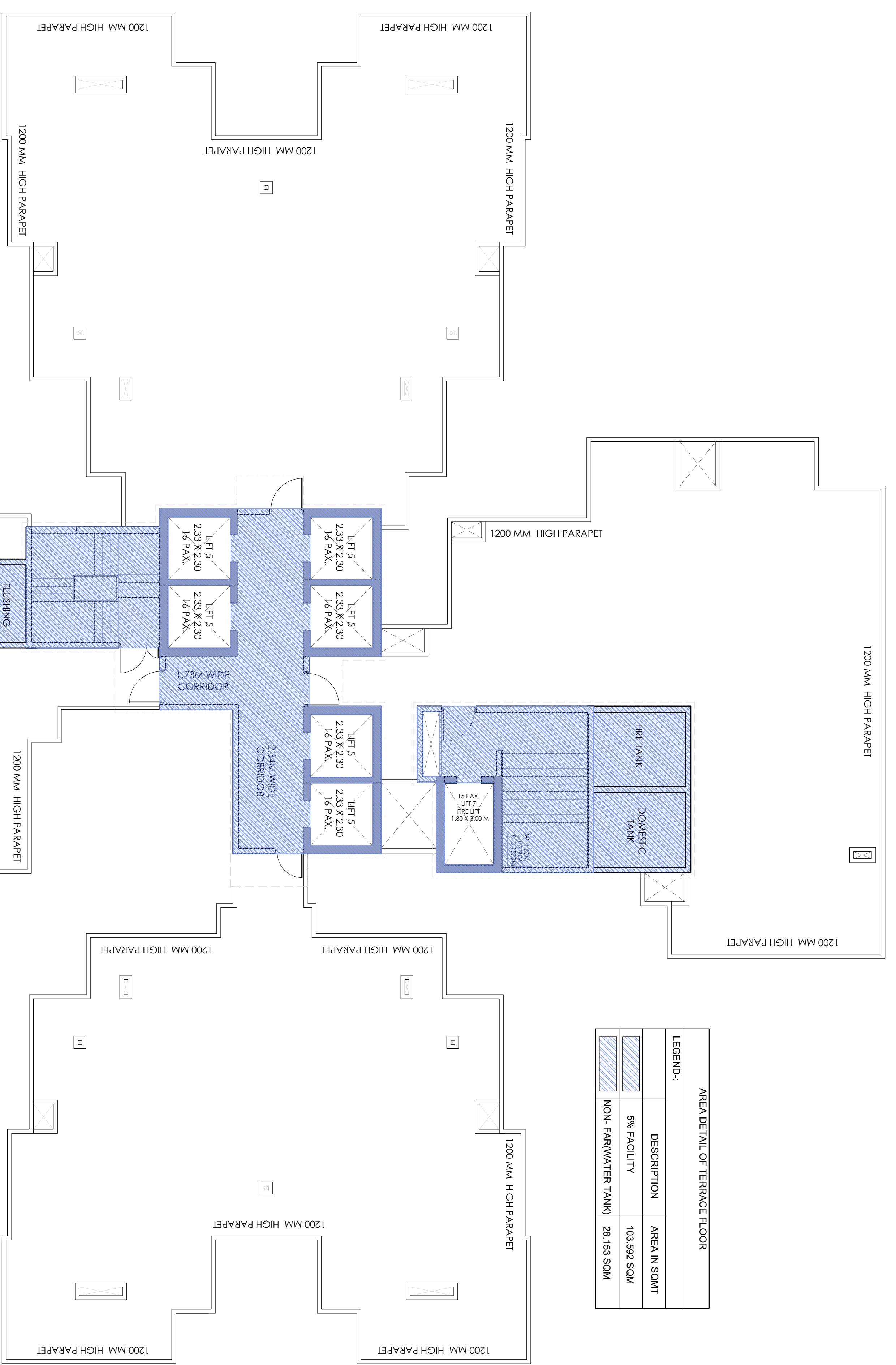
OWNER'S SUBHADRA FLOOR		BALCONY F.A.R. (With Balcony Area @ 25% F.A.R. Balcony)		Extra's Balcony (Up to 20.00 M ² from F.A.R.)		Area (Sq. Meters) (Common Corridor, Fire Area, etc.)		Service Floor (Common Corridor, Fire Area, etc.)		Service Area at (F.A.R. Balcony)		Total and Area with (F.A.R. Balcony)		No. of Proposed Units	
Bearing: 31°		(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	J=H+C+E+G		K		L	
Bearing: 31°		119.40													
GROUND COVERAGE AREA		234.38	6.40	14.40	264.14	64.33	64.30			315.51		8			
Unit 1		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 2		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 3		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 4		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 5		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 6		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 7		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 8		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 9		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 10		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 11		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 12		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 13		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 14		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 15		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 16		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 17		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 18		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 19		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 20		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 21		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 22		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 23		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 24		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 25		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 26		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 27		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 28		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 29		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 30		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 31		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 32		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 33		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 34		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 35		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 36		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 37		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 38		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 39		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 40		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 41		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 42		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 43		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 44		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 45		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 46		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 47		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 48		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 49		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 50		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 51		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 52		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 53		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 54		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 55		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 56		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 57		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 58		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 59		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 60		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 61		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 62		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 63		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 64		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 65		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 66		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 67		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 68		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 69		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 70		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 71		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 72		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 73		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 74		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 75		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 76		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 77		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 78		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 79		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
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Unit 85		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 86		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 87		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 88		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 89		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 90		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 91		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 92		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 93		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 94		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 95		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 96		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 97		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 98		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 99		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 100		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 101		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 102		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 103		881.20	6.06	13.66	200.91	25.42	13.66			119.40		7			
Unit 104		881.20	6.06	13.66	200.91	25.42</									



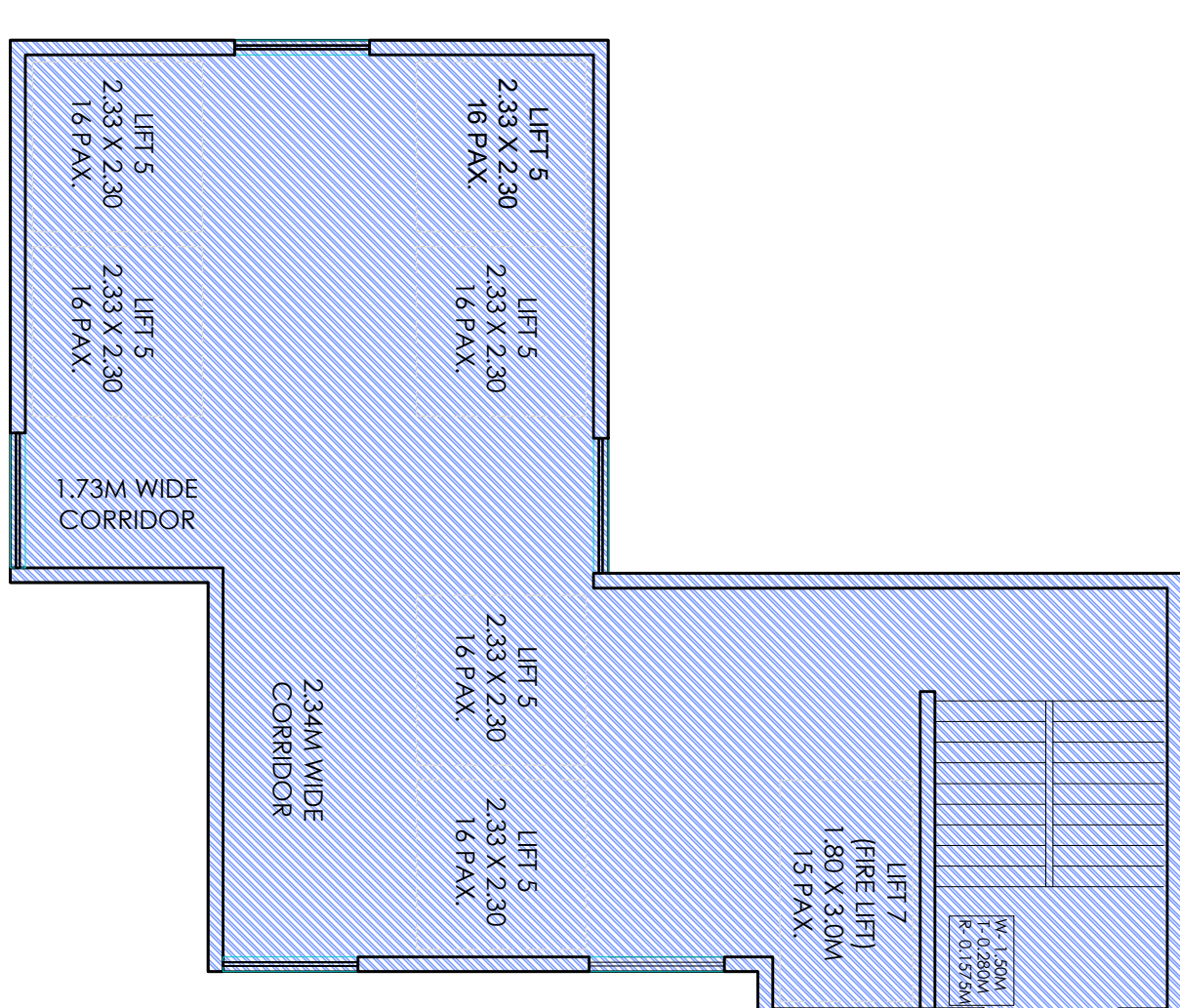
TERRACE PLAN



LIFT MACHINE LVL PLAN



TERRACE AREA DETAIL



LIFT MACHINE ROOM AREA DETAIL

AREA DETAIL OF TERRACE FLOOR		
LEGEND:	DESCRIPTION	AREA IN SQ.MT
	5% FACILITY	10.582 SQ.M
	NON-PARAWATER TANK	28.153 SQ.M

TYPE	WIDTH	HEIGHT	SILL	LINTEL
D1	1.05	2.40	0.00	2.40
D2	1.00	2.40	0.00	2.40
D3	0.95	2.40	0.00	2.40
D4	0.75	2.40	0.00	2.40
D5	1.50	2.40	0.00	2.40
D6	0.90	2.40	0.00	2.40
D7	0.80	2.40	0.00	2.40
D8	1.25	2.40	0.00	2.40
DW1	1.05	2.40/1.35	0.00/1.05	2.40
DW2	2.44	2.40/2.10	0.00/0.30	2.40
DW3	1.00	2.40/2.10	0.00/0.30	2.40
SD1	1.75	2.30	0.10	2.40
SD2	1.715	2.30	0.10	2.40
SD3	1.58	2.30	0.10	2.40
SD4	1.38	2.30	0.10	2.40
SD5	1.73	2.30	0.10	2.40
SD6	1.80	2.30	0.10	2.40
SD7	2.74	2.30	0.10	2.40
V1	0.60	1.20	1.20	2.40
V2	2.00	1.20	1.20	2.40
O1	1.53	2.40	0.00	2.40
O2	1.38	2.40	0.00	2.40
O3	1.25	2.40	0.00	2.40
W1	1.80	1.20	1.20	2.40
W2	1.53	1.20	1.20	2.40
W3	1.78	1.20	1.20	2.40
W4	2.03	1.20	1.20	2.40
W5	1.20	1.05	1.35	2.40
FD1	1.25	2.40	0.00	2.40
FD2	1.50	2.40	0.00	2.40
GL1	11.17	4.00	0.00	4.00

PARKING REQUIREMENT - SUBHADRA		
UNIT 1-40 UNITS X 1.5 ECS	60 CARS	
UNIT 6 & 7 - 80 UNITS X 1.25 ECS	100 CARS	
UNIT 2,3,4 & 5 -157 UNITS X 1 ECS	157 CARS	
TOTAL (TOTAL UNITS-277)	317 CARS	

AREA DETAIL OF TERRACE FLOOR		
LEGEND:	DESCRIPTION	AREA IN SQ.MT
	5% FACILITY	10.423 SQ.M
	TOTAL	227.622 SQ.M

Job Title :

COSMOS CORNER, PLOT NO 7B/GH/1,
SIDDHARTH VIHAR, DELHI-MEERUT EXPRESSWAY,
GHAZIABAD

OWNER:

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

Drawing Title:

TOWER 2 (SUBHADRA) -TERRACE
FLOOR PLAN

Ashad Uday Nivedita Pandey

For Cosmos Reit Private Ltd.
Approved Signature

Architect:

Owner:

Scale: 1:100

Dwg No: SUB -18

Project Team: NUPC

Date: 21/04/2026

North:

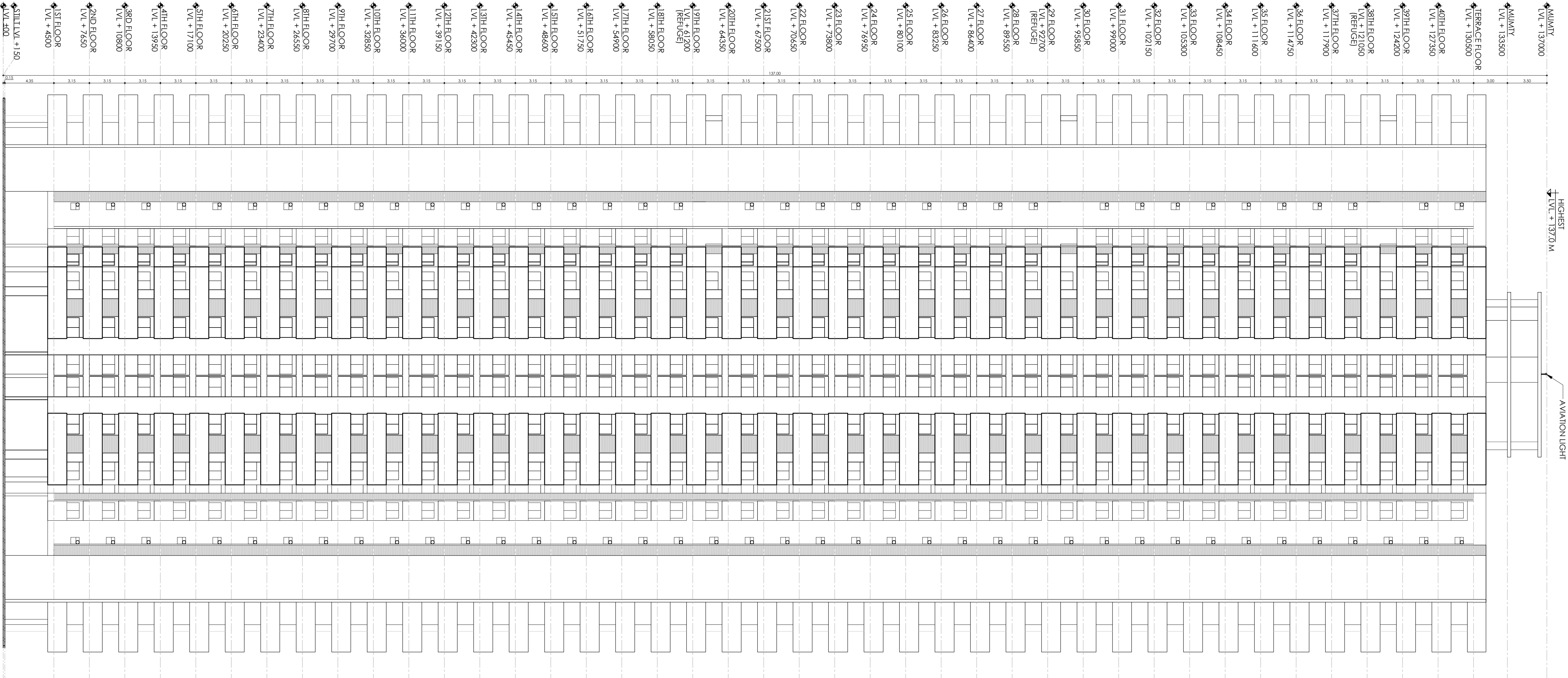
Architects: N + U DESIGN STUDIO
Architecture • Project Management
Urban Planning • Product Design

Signature Not Verified

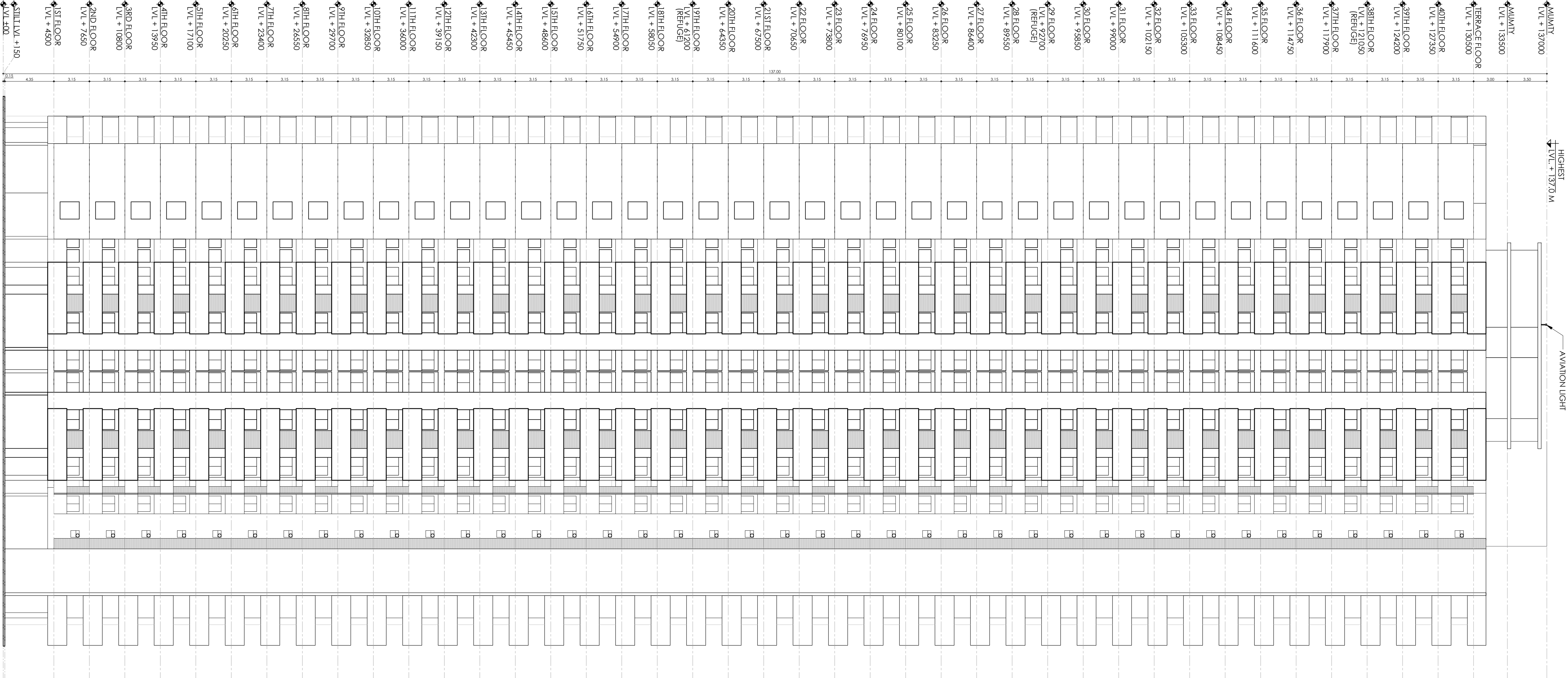
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Signature Not Verified



ELEVATION - 1



ELEVATION - 2

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: SUBHADRA - ELEVATIONS	Aainad Uday Nivedita Pande <i>Aainad Uday Nivedita Pande</i> AAINAD PANDU CA/2010/69148		Scale: 1:200	Project Team: NUPC	North: 	Architects: N + U DESIGN STUDIO Architecture • Project Management Urban Planning • Product Design B - 224, OKLA PHASE - I, NEW DELHI - 110029, INDIA Ph: +91-11-2688 8013 Fax: +91-11-2688 8014 / 15 E-Mail: info@nplusu.in Website: www.nplusu.in
Architect: <i>Aainad Uday Nivedita Pande</i> AAINAD PANDU CA/2010/69148		Owner: <i>Aainad Uday Nivedita Pande</i> AAINAD PANDU CA/2010/69148	Drg No: SUB -19		Date: 21/04/2026			

This drawing is for the purpose of reference only. It is not to be used for construction or any other purpose without the written permission of the architect. Any person doing so, shall be liable to criminal prosecution and civil damages for damages.

Signature Not Verified
Date: 21/04/2026
By: Aainad Uday Nivedita Pande
Designation: Architect

Signature Not Verified
Date: 21/04/2026
By: Aainad Uday Nivedita Pande
Designation: Architect

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

OWNER:	Drawing Title:
M/S COSMOS REIT PVT. LTD. BF-33, ADITYA CITY CENTRE, INDIRAPURAM, GHAZIABAD	TOWER - SHUBHADRA SECTIONS

Architect:
AALHAD PANDÉ
CA/2010/48442

For Cosmos Rent Private Ltd

Authorised Signatory

Owner:

Scale:
1:200

Drg No:
SUB-20

Project Team:
NUPC
Date:
21/04/2026

North:

A circular compass rose with a shaded wedge pointing towards the top-left of the page, indicating North.

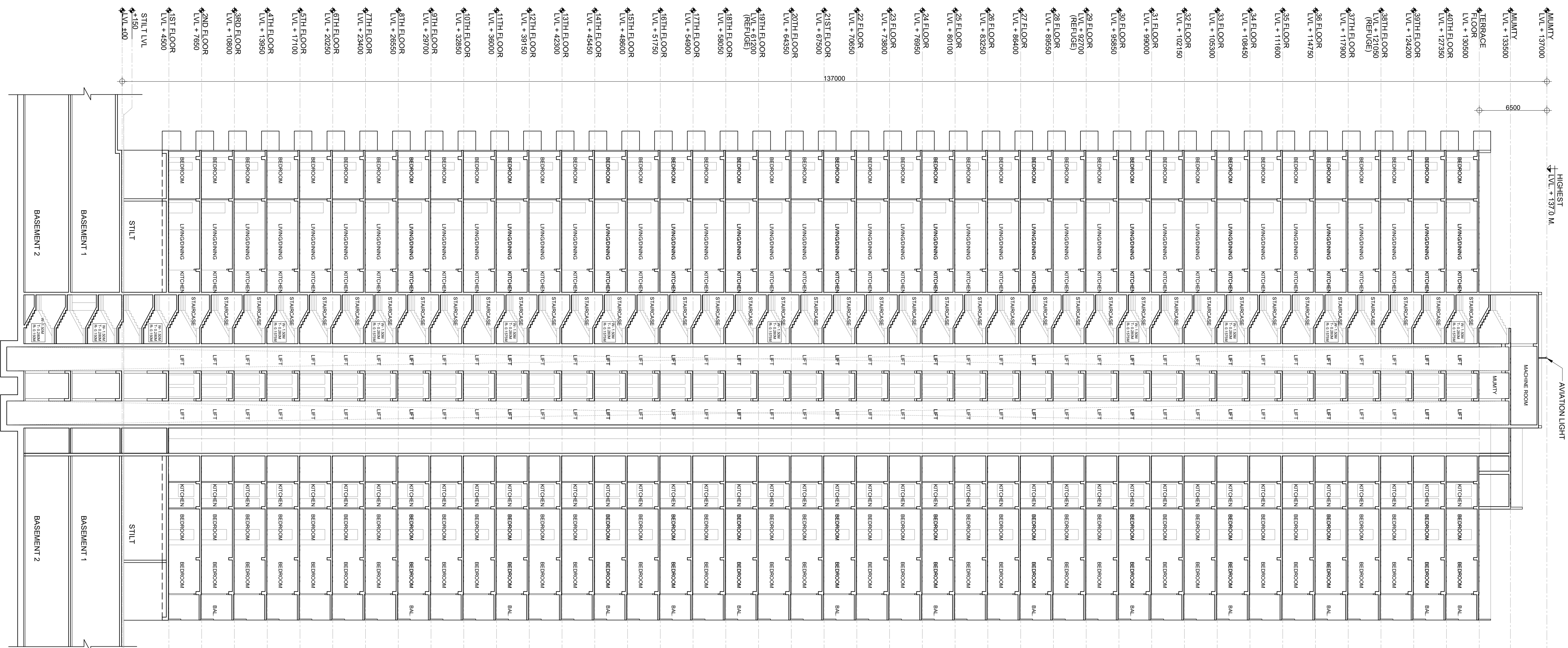
Architects:

N + U DESIGN STUDIO

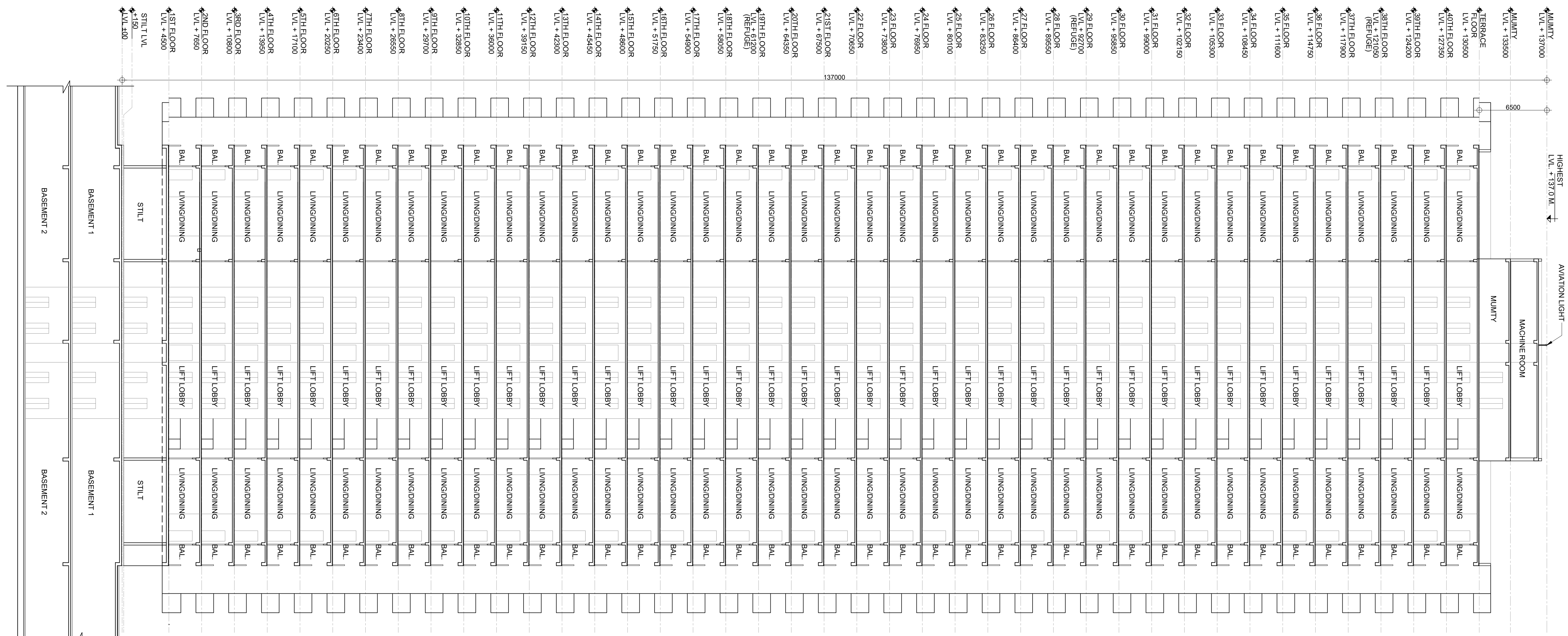
Architecture • Project Management
Urban Planning • Product Design

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E-Mail: info@nplusu.com
Website: www.nplusu.com

SECTION - YY



SECTION - XX

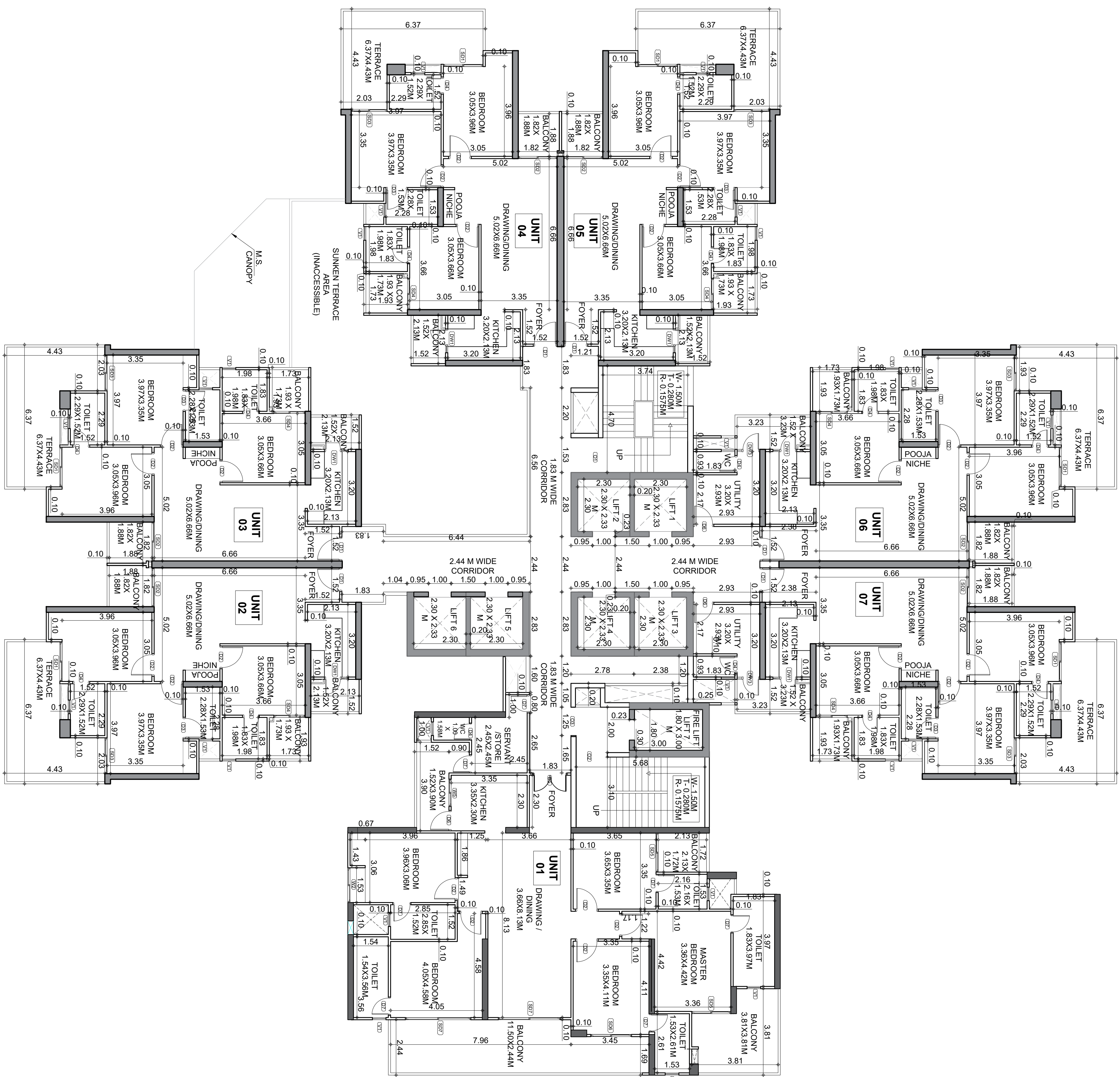


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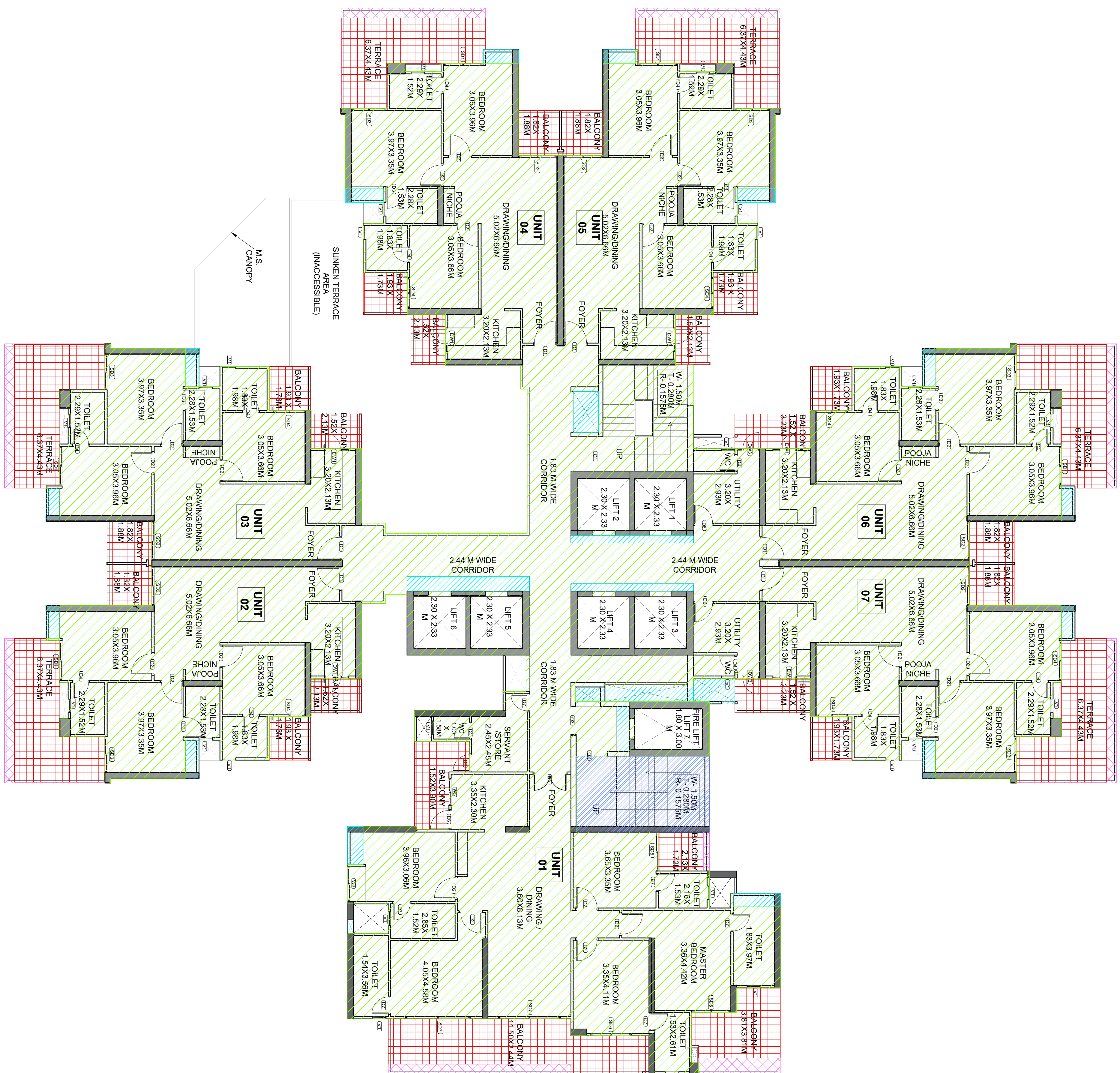
Digitally signed by AALHAD PANDIC
DN: cn=AALHAD PANDIC, o=, ou=, email=aalhad.pandic@gmail.com, c=IN
Date: 2025.04.30 17:21:00
Designation: Architect

Signature Not Verified

Digitally signed by SANKAR SINGH
Date: 22 Apr 2020 12:43:51
Organization: Uttar Pradesh Awas
and Urban Vikas Parishad
Designation: Insurance Commissioner



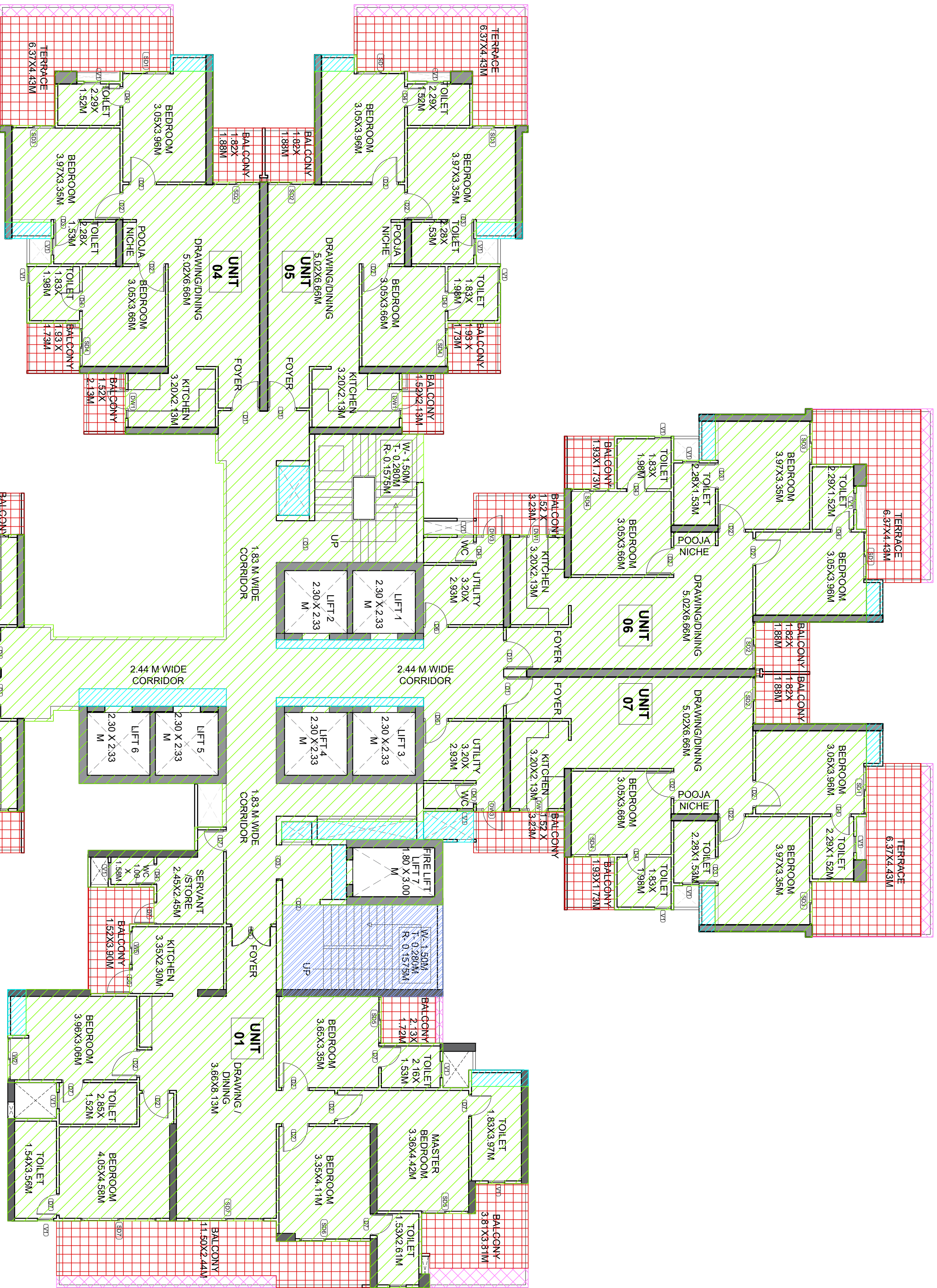
FIRST FLOOR PLAN



AREA DETAIL FIRST FLOOR PLAN

TYPE	WIDTH	HEIGHT	SILL	LINTEL
D1	1.05	2.40	0.00	2.40
D2	1.00	2.40	0.00	2.40
D3	0.95	2.40	0.00	2.40
D4	0.75	2.40	0.00	2.40
D5	1.50	2.40	0.00	2.40
D6	0.90	2.40	0.00	2.40
D7	0.80	2.40	0.00	2.40
D8	1.25	2.40	0.00	2.40
DW1	1.05	2.40/1.35	0.00/1.05	2.40
DW2	2.44	2.40/2.10	0.00/0.30	2.40
DW3	1.00	2.40/2.10	0.00/0.30	2.40
SD1	1.75	2.30	0.10	2.40
SD2	1.715	2.30	0.10	2.40
SD3	1.58	2.30	0.10	2.40
SD4	1.73	2.30	0.10	2.40
SD5	1.38	2.30	0.10	2.40
SD6	1.80	2.30	0.10	2.40
SD7	2.74	2.30	0.10	2.40
V1	0.60	1.20	1.20	2.40
V2	2.00	1.20	1.20	2.40
O1	1.53	2.40	0.00	2.40
O2	1.38	2.40	0.00	2.40
O3	1.25	2.40	0.00	2.40
W1	1.80	1.20	1.20	2.40
W2	1.53	1.20	1.20	2.40
W3	1.78	1.20	1.20	2.40
W4	2.03	1.20	1.20	2.40
W5	1.20	1.05	1.35	2.40
FD1	1.25	2.40	0.00	2.40
FD2	1.50	2.40	0.00	2.40
GL1	11.17	4.00	0.00	4.00

AREA DETAIL OF THE FLOOR SLAB TO SLAB 20TH TO 28TH 30TH TO 37TH & 39TH TO 40TH FLOOR	
LEGEND:-	
DESCRIPTION	AREA IN SQMT
F A TOWER	897.138 SQM
BALCONY AREA	24.655 SQM
25 % F A T BALCONY	6.165 SQM
75% NON PAR BALCONY	18.49 SQM
2000 MM PAR BALCONY	29.806 SQM
5% FACILITY	23.203 SQM
NON F A T	19.681 SQM

[illegible]

	TYPE	WIDTH	HEIGHT	SILL	LINTEL
D1	1.05	2.40	0.00	2.40	
D2	1.00	2.40	0.00	2.40	
D3	0.95	2.40	0.00	2.40	
D4	0.75	2.40	0.00	2.40	
D5	1.50	2.40	0.00	2.40	
D6	0.90	2.40	0.00	2.40	
D7	0.80	2.40	0.00	2.40	
D8	1.25	2.40	0.00	2.40	
DW1	1.05	2.401.35	0.001.05	2.40	
DW2	2.44	2.402.10	0.000.30	2.40	
DW3	1.00	2.402.10	0.000.30	2.40	
SD1	1.75	2.30	0.10	2.40	
SD2	1.715	2.30	0.10	2.40	
SD3	1.58	2.30	0.10	2.40	
SD4	1.38	2.30	0.10	2.40	
SD5	1.73	2.30	0.10	2.40	
SD6	1.80	2.30	0.10	2.40	
SD7	2.74	2.30	0.10	2.40	
V1	0.60	1.20	1.20	2.40	
V2	2.00	1.20	1.20	2.40	
O1	1.53	2.40	0.00	2.40	
O2	1.38	2.40	0.00	2.40	
O3	1.85	2.40	0.00	2.40	
W1	1.80	1.20	1.20	2.40	
W2	1.53	1.20	1.20	2.40	
W3	1.78	1.20	1.20	2.40	
W4	2.03	1.20	1.20	2.40	
W5	1.20	1.05	1.35	2.40	
FD1	1.25	2.40	0.00	2.40	
FD2	1.50	2.40	0.00	2.40	
GL1	11.17	4.00	0.00	4.00	

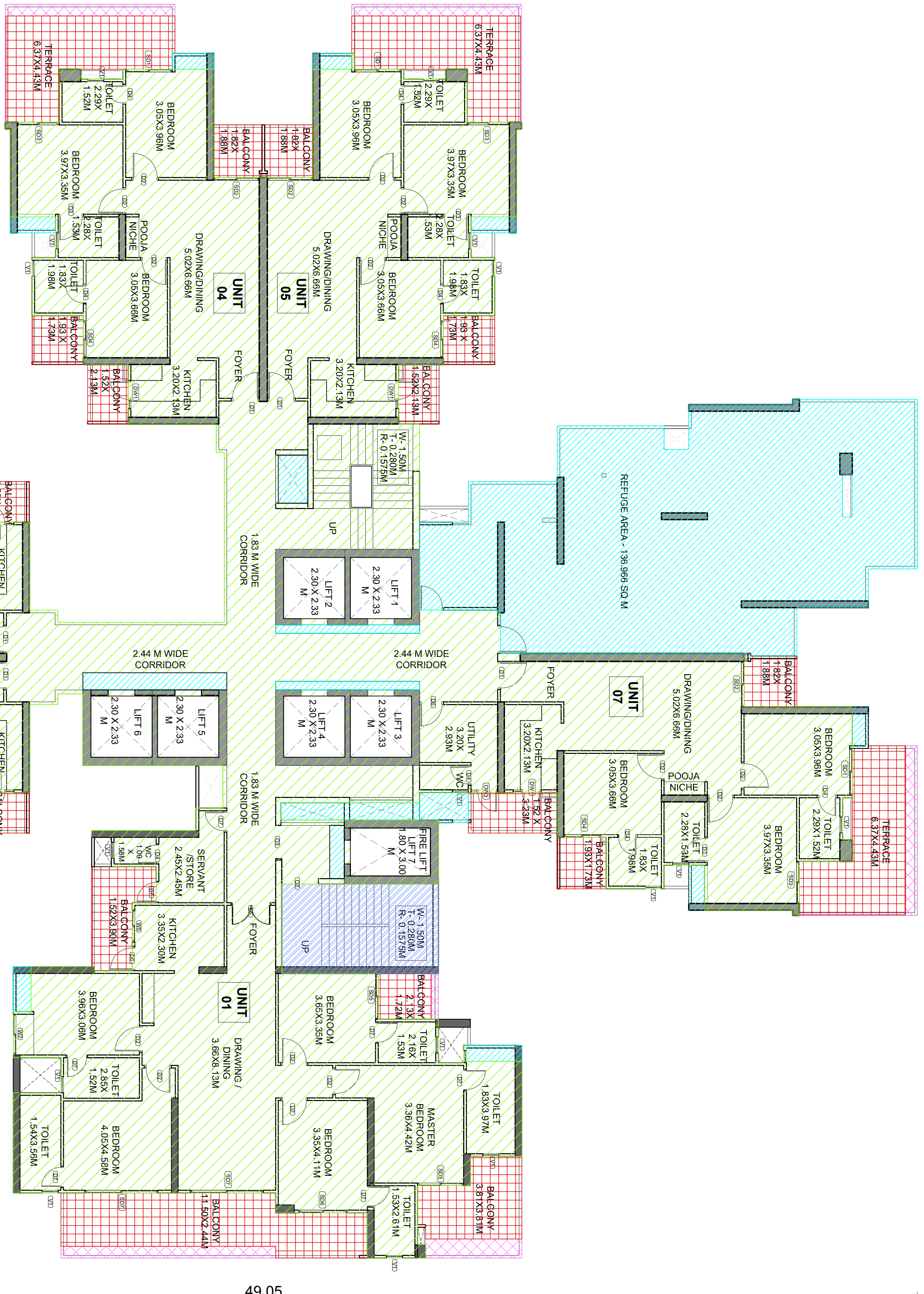
AREA DETAIL OF THE OFFICE FLOOR TO BE BUILT 20TH TO 28TH FLOOR	
30M TO 37M & 39M TO 40TH FLOOR	
LEGEND:-	DESCRIPTION
	F & R TOWER
	BALCONY AREA
	25 % F & R BALCONY
	75% NON P&R BALCONY
	200 MM BALCONY
	5% FACILITY
	NON F&R



REFUGE FLOOR PLAN

19TH, 29TH & 38TH

UNIT 01									
Room	Area (sq. ft.)	Area (sq. m.)	Area (sq. ft.)	Area (sq. m.)	Area (sq. ft.)	Area (sq. m.)	Area (sq. ft.)	Area (sq. m.)	Area (sq. ft.)
Bedroom	11.88	1.09	11.88	1.09	11.88	1.09	11.88	1.09	11.88
Bathroom	4.50	0.41	4.50	0.41	4.50	0.41	4.50	0.41	4.50
Kitchen	3.50	0.32	3.50	0.32	3.50	0.32	3.50	0.32	3.50
Drawing Room	10.00	0.93	10.00	0.93	10.00	0.93	10.00	0.93	10.00
Living Room	10.00	0.93	10.00	0.93	10.00	0.93	10.00	0.93	10.00
Corridor	1.50	0.14	1.50	0.14	1.50	0.14	1.50	0.14	1.50
Staircase	1.50	0.14	1.50	0.14	1.50	0.14	1.50	0.14	1.50
Pool	1.50	0.14	1.50	0.14	1.50	0.14	1.50	0.14	1.50
Other	1.50	0.14	1.50	0.14	1.50	0.14	1.50	0.14	1.50
Total	40.00	3.67	40.00	3.67	40.00	3.67	40.00	3.67	40.00



AREA DETAIL OF REFUGE FLOOR

19TH, 29TH & 38TH

Built-up Area	60 Cars
Unit 1-170.6 SQ.M	97 Cars
Unit 2-348.595.6 SQ.M	160 Cars
Unit 6 & 7 -107.1 SQ.M	317 Cars

Unit 1-40 Units X 1.5 ECS	60 Cars
Unit 6 & 7 -77 Units X 1.25 ECS	97 Cars
Unit 2,3,4 & 5 -160 Units X 1 ECS	160 Cars
TOTAL (TOTAL UNITS-277)	317 Cars

Legend	Description	Area in SQ.M
1	F.A.T. TOWER	780.345 SQ.M
2	BALCONY AREA	21.145 SQ.M
3	75% NON-FAR BALCONY	15.659 SQ.M
4	2000 MM BALCONY	18.038 SQ.M
5	5% FACILITY	164.229 SQ.M
6	NON-FAR	19.681 SQ.M

TYPE	WIDTH	HEIGHT	SIL	UNITEL
D1	1.05	2.40	0.00	2.40
D2	1.00	2.40	0.00	2.40
D3	0.95	2.40	0.00	2.40
D4	0.75	2.40	0.00	2.40
D5	1.50	2.40	0.00	2.40
D6	0.90	2.40	0.00	2.40
D7	0.80	2.40	0.00	2.40
D8	1.25	2.40	0.00	2.40
DW1	1.05	2.40	0.00	2.40
DW2	2.44	2.40	0.00	2.40
DW3	1.00	2.40	0.00	2.40
SD1	1.75	2.30	0.10	2.40
SD2	1.715	2.30	0.10	2.40
SD3	1.58	2.30	0.10	2.40
SD4	1.38	2.30	0.10	2.40
SD5	1.73	2.30	0.10	2.40
SD6	1.80	2.30	0.10	2.40
SD7	2.74	2.30	0.10	2.40
V1	0.80	1.20	1.20	2.40
V2	2.00	1.20	1.20	2.40
O1	1.53	2.40	0.00	2.40
O2	1.38	2.40	0.00	2.40
O3	1.25	2.40	0.00	2.40
W1	1.80	1.20	1.20	2.40
W2	1.53	1.20	1.20	2.40
W3	1.78	1.20	1.20	2.40
W4	2.03	1.20	1.20	2.40
W5	1.20	1.05	1.35	2.40
F01	1.25	2.40	0.00	2.40
F02	1.50	2.40	0.00	2.40
GL1	11.17	4.00	0.00	4.00

Job Title :

COSMOS CORNER, PLOT NO 7B/GH/1,
SIDDHARTH VIHAR, DELHI-MEERUT EXPRESSWAY,
GHAZIABAD

OWNER:

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

Drawing Title:

TOWER 3 (BALABHADRA) -REFUGE
FLOOR PLAN

Ashraf Uday Nivedita Pandey

Architect:

For Cosmos Real Estate Pvt. Ltd.

Owner:

Scale: 1:100

Dwg No: SUB -24

Project Team:

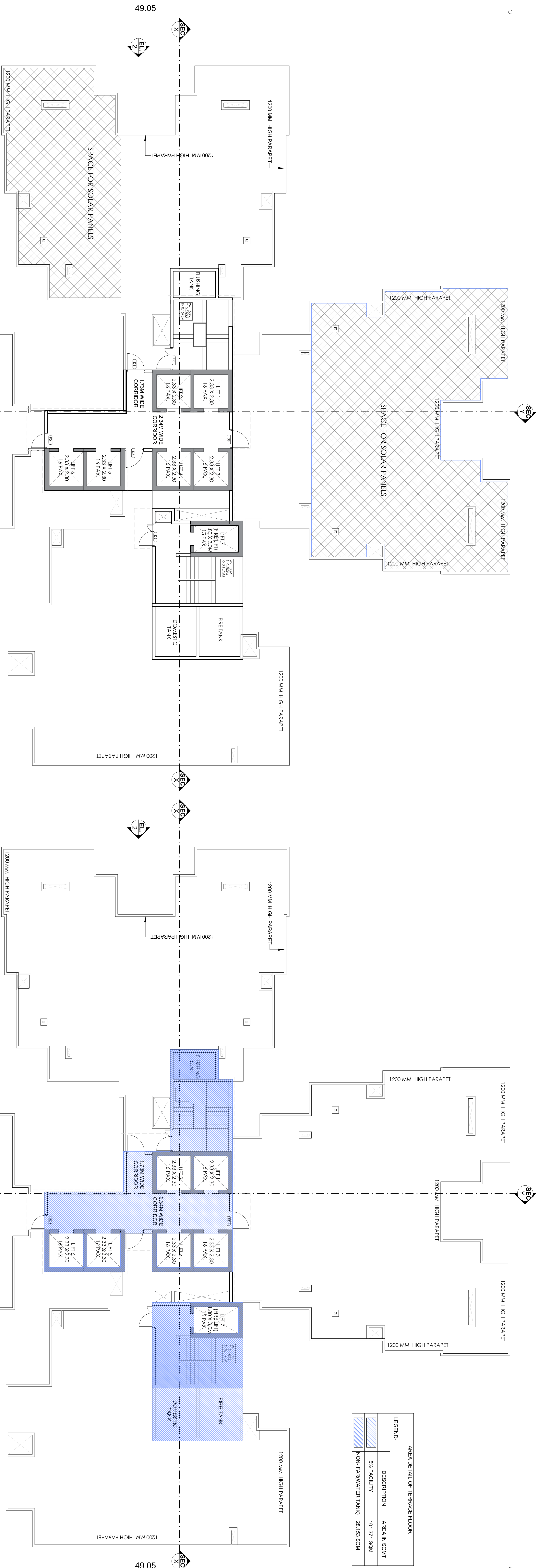
Date: 21/04/2026

North:

Architects:

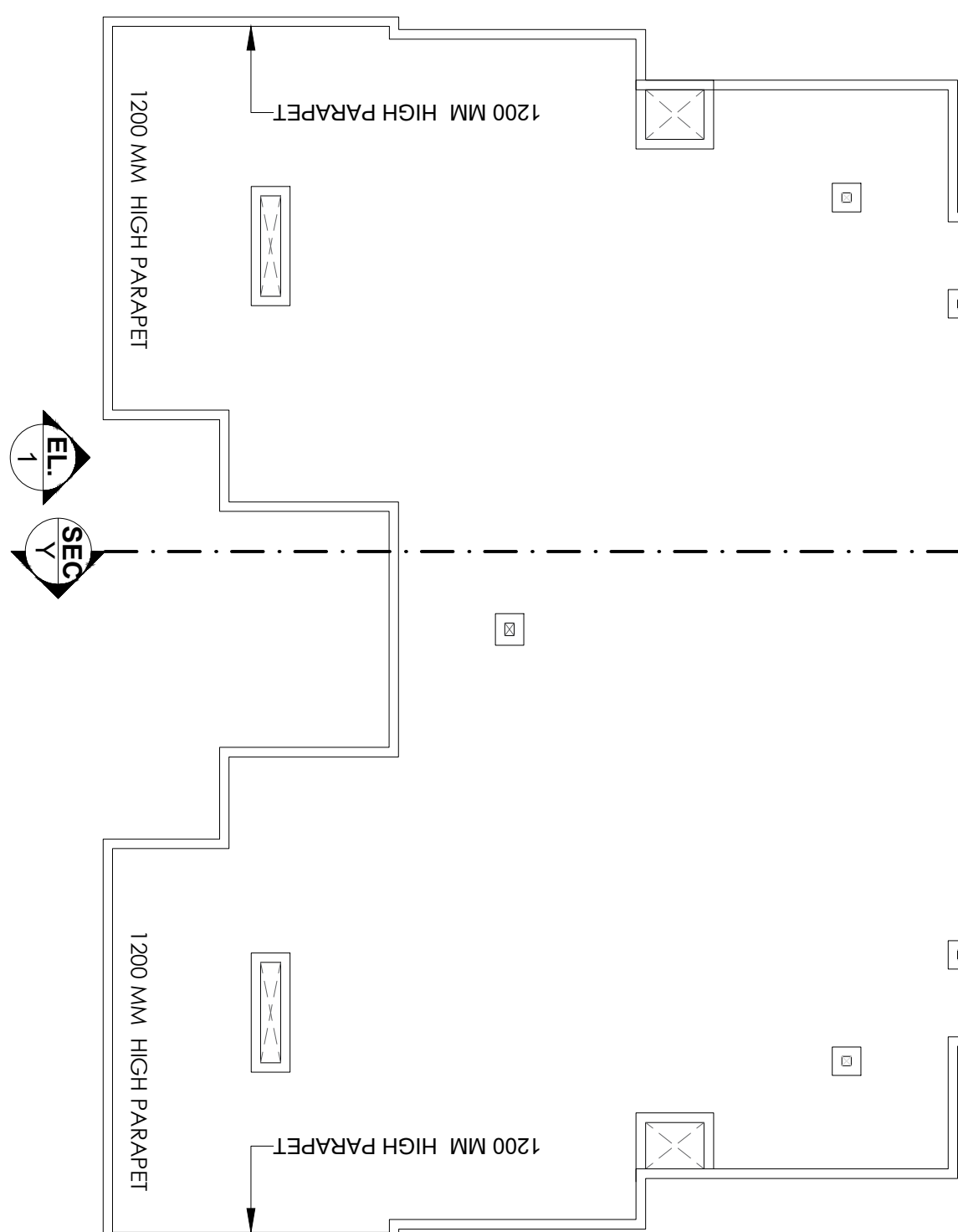
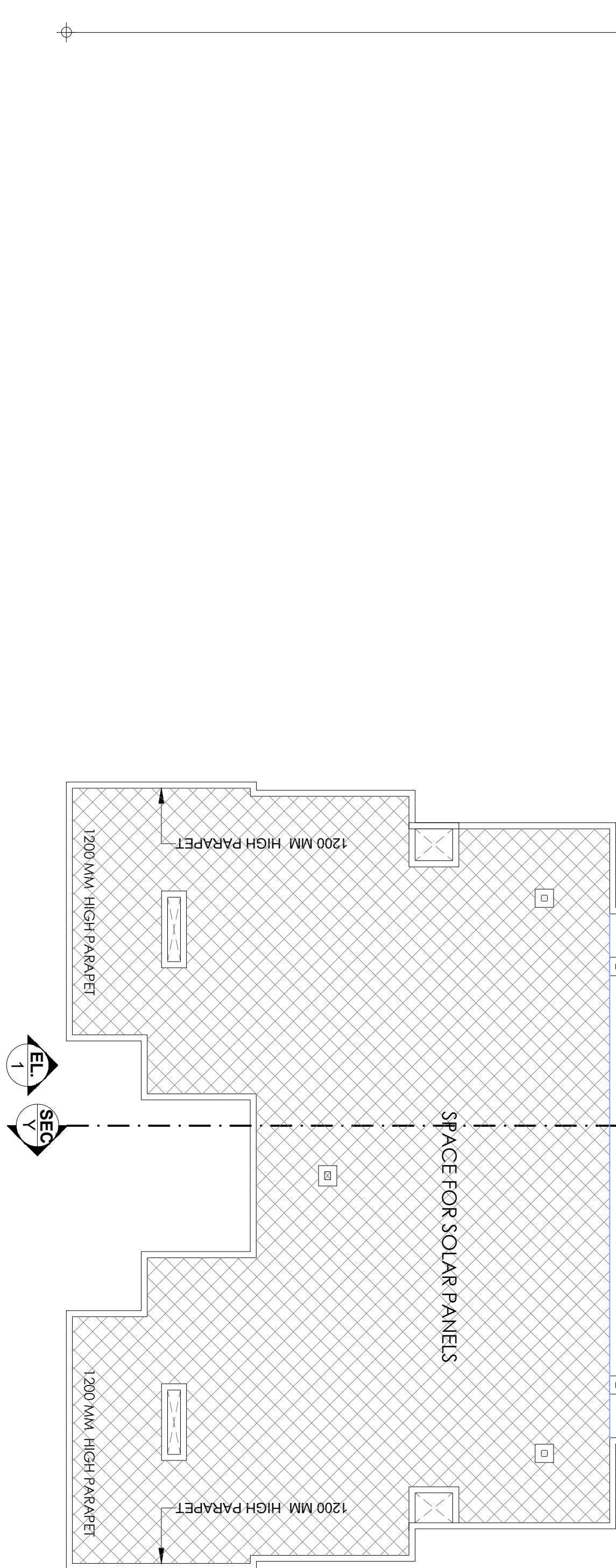
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E-Mail: info@nplusu.com
Website: www.nplusu.in

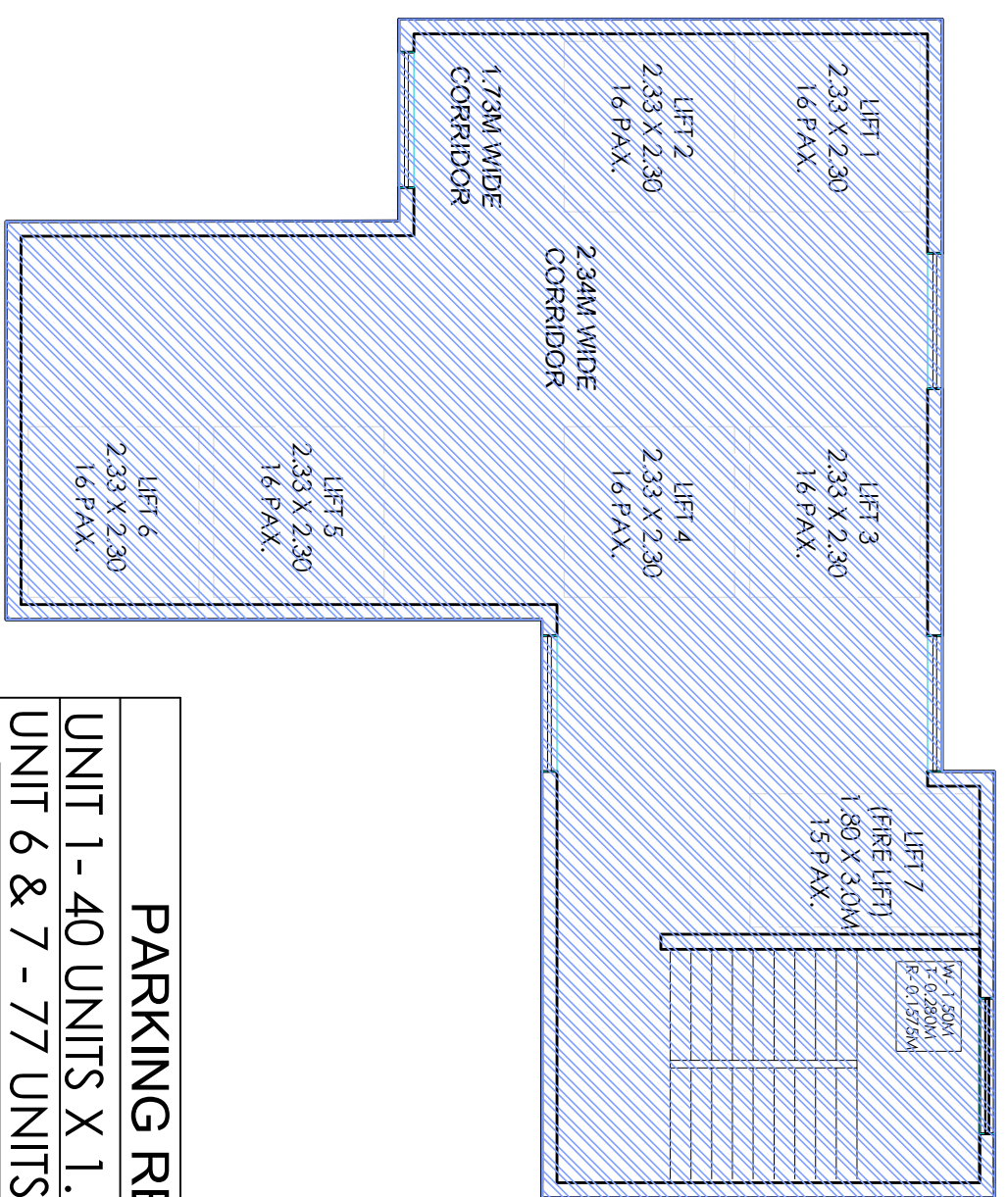
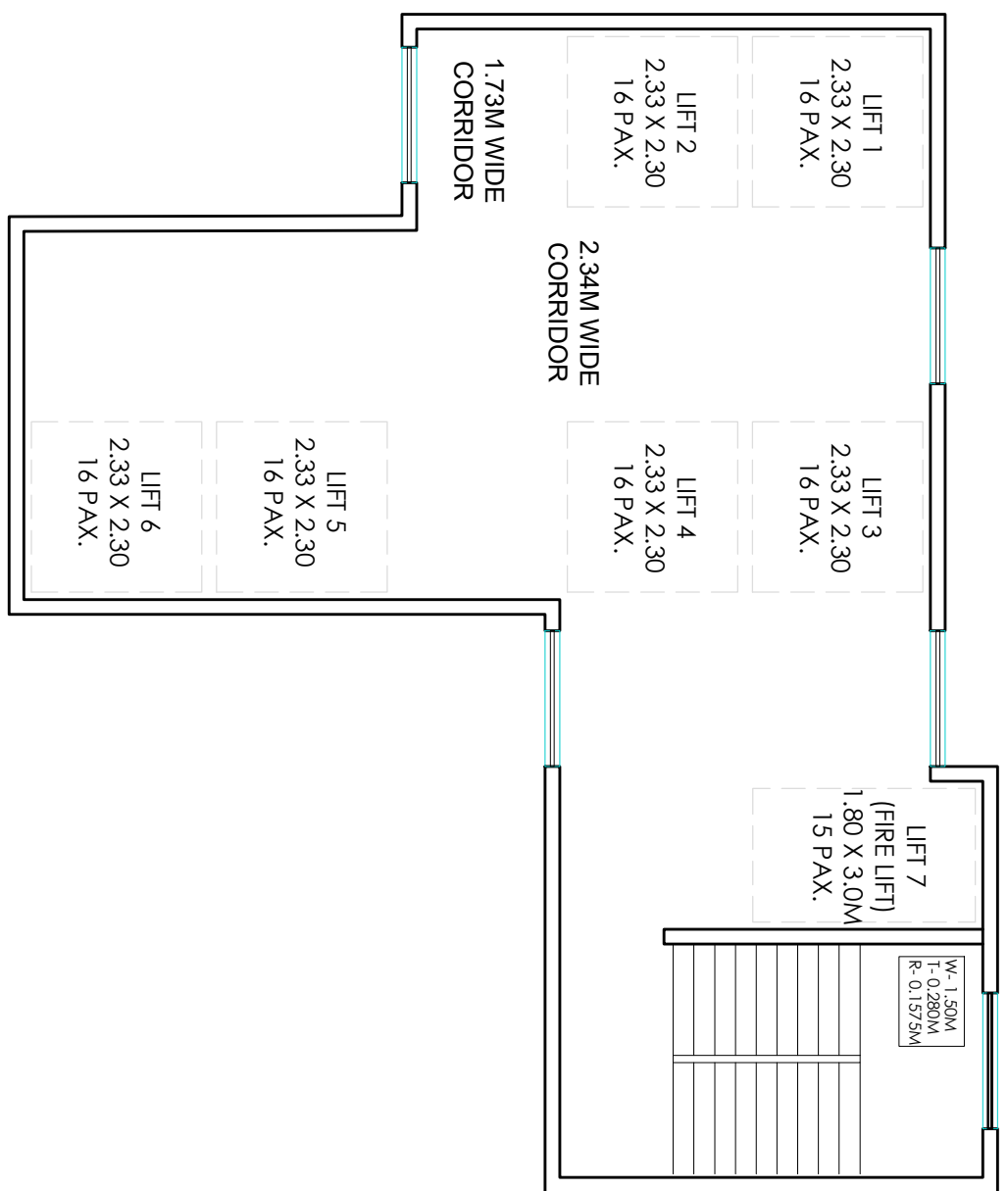


AREA DETAIL OF TERRACE FLOOR		
LEGEND:-		
	DESCRIPTION	AREA IN SQMT
	5% FACILITY	101.371 SQM
	NON-FAR(WATER TANK)	28.153 SQM

	TYPE	WIDTH	HEIGHT	SILL	LINTEL
D1	1.05	2.40	0.00		2.40
D2	1.00	2.40	0.00		2.40
D3	0.95	2.40	0.00		2.40
D4	0.90	2.40	0.00		2.40
D5	1.50	2.40	0.00		2.40
D6	0.80	2.40	0.00		2.40
D7	0.80	2.40	0.00		2.40
D8	1.25	2.40	0.00		2.40
DW1	1.05	2.40/1.35	0.00/0.05		2.40

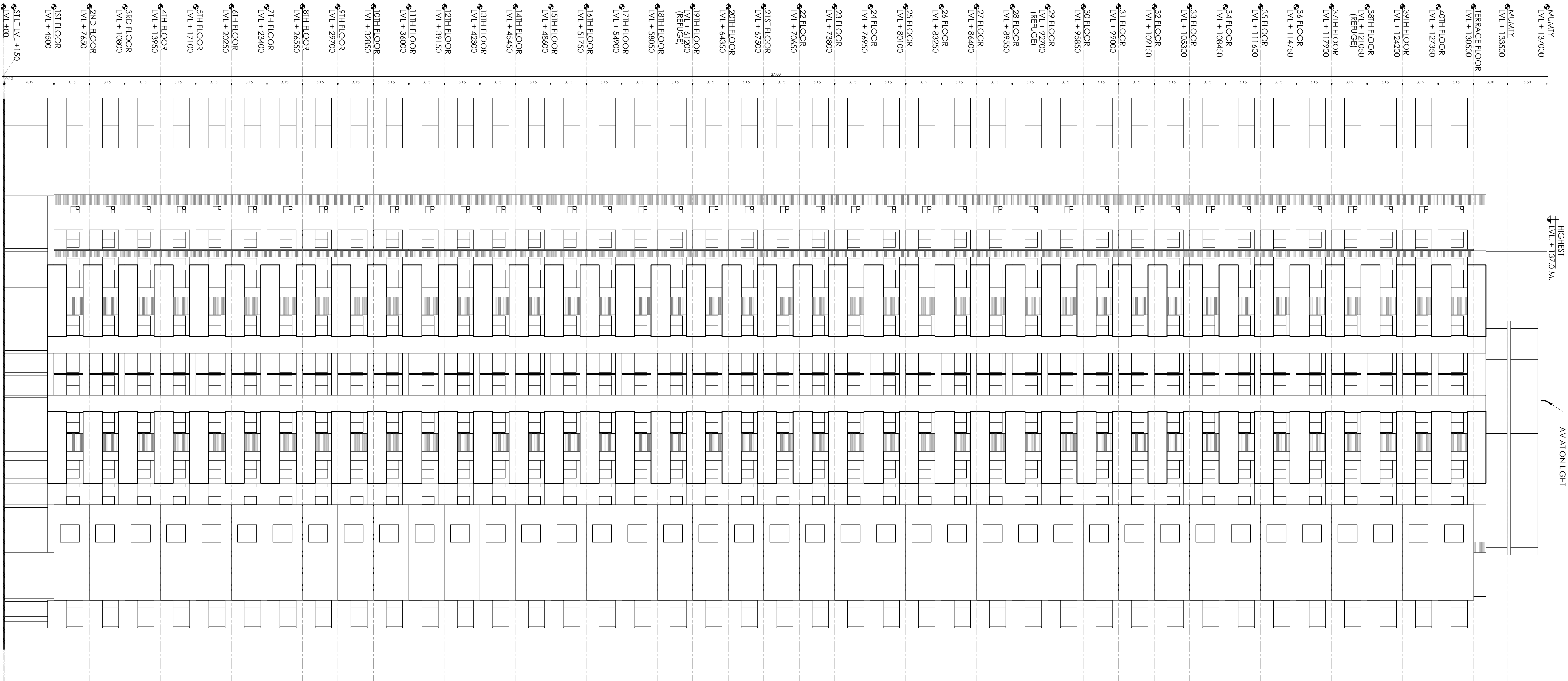
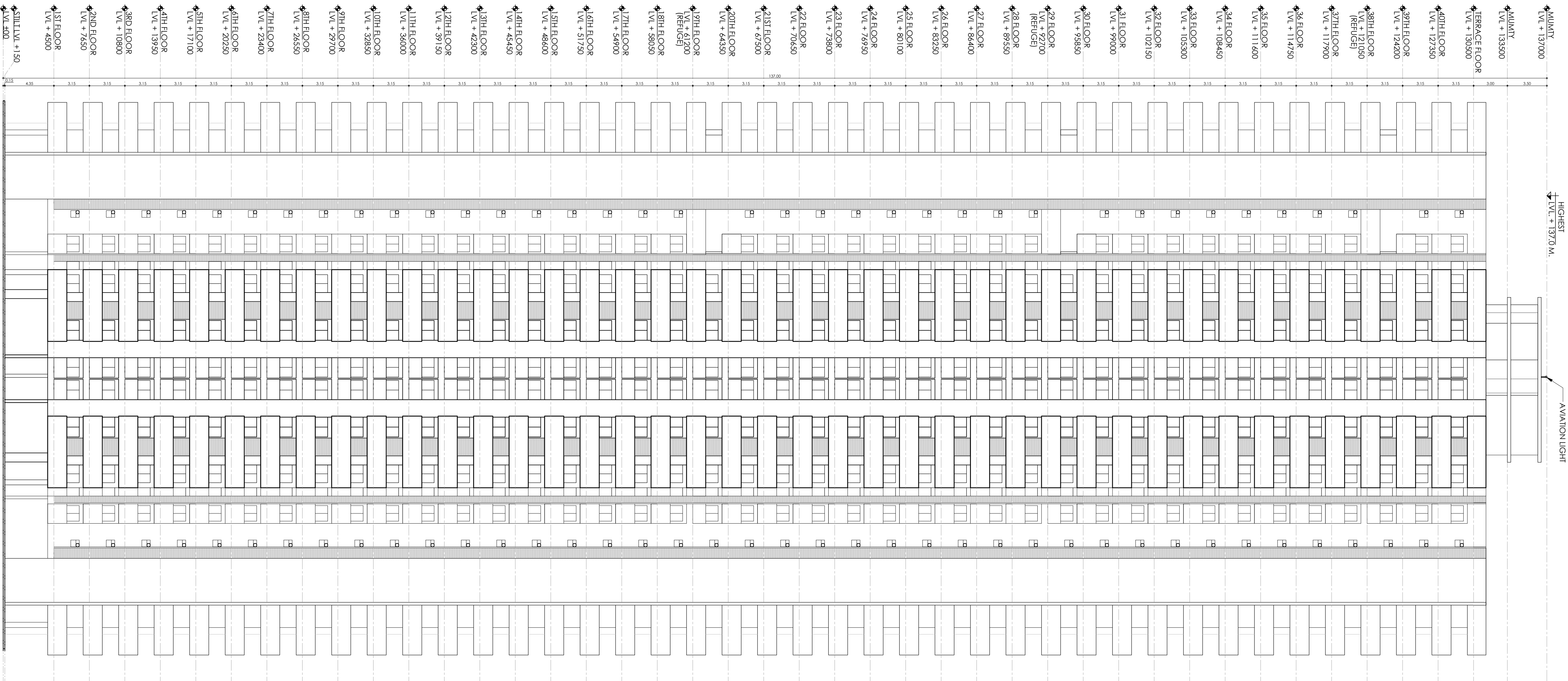


DW2	2.44	2.40/2.10	0.00/0.30	2.40
DW3	1.00	2.40/2.10	0.00/0.30	2.40
SD1	1.75	2.30	0.10	2.40
SD2	1.715	2.30	0.10	2.40
SD3	1.58	2.30	0.10	2.40
SD4	1.38	2.30	0.10	2.40
SD5	1.73	2.30	0.10	2.40
SD6	1.80	2.30	0.10	2.40
SD7	2.74	2.30	0.10	2.40
V1	0.80	1.20	1.20	2.40
V2	2.60	1.20	1.20	2.40
O1	1.53	2.40	0.00	2.40
O2	1.38	2.40	0.00	2.40
O3	1.25	2.40	0.00	2.40
W1	1.80	1.20	1.20	2.40
W2	1.53	1.20	1.20	2.40
W3	1.78	1.20	1.20	2.40
W4	2.03	1.20	1.20	2.40
W5	1.20	1.05	1.35	2.40
FD1	1.25	2.40	0.00	2.40
FD2	1.50	2.40	0.00	2.40
GL1	11/17	4.00	0.00	4.00

[illegible]

PARKING REQUIREMENT - BALABHADRA	
UNIT 1-40 UNITS X 1.5 ECS	60 CARS
UNIT 6 & 7 - 77 UNITS X 1.25 ECS	97 CARS
UNIT 2,3,4 & 5 - 160 UNITS X 1 ECS	160 CARS
TOTAL (TOTAL UNITS-277)	317 CARS

AREA DETAIL OF TERRACE FLOOR		
LEGEND:-		
	DESCRIPTION	AREA IN SQMT
	5% FACILITY	134.043 SQM
	TOTAL	235.414 SQM



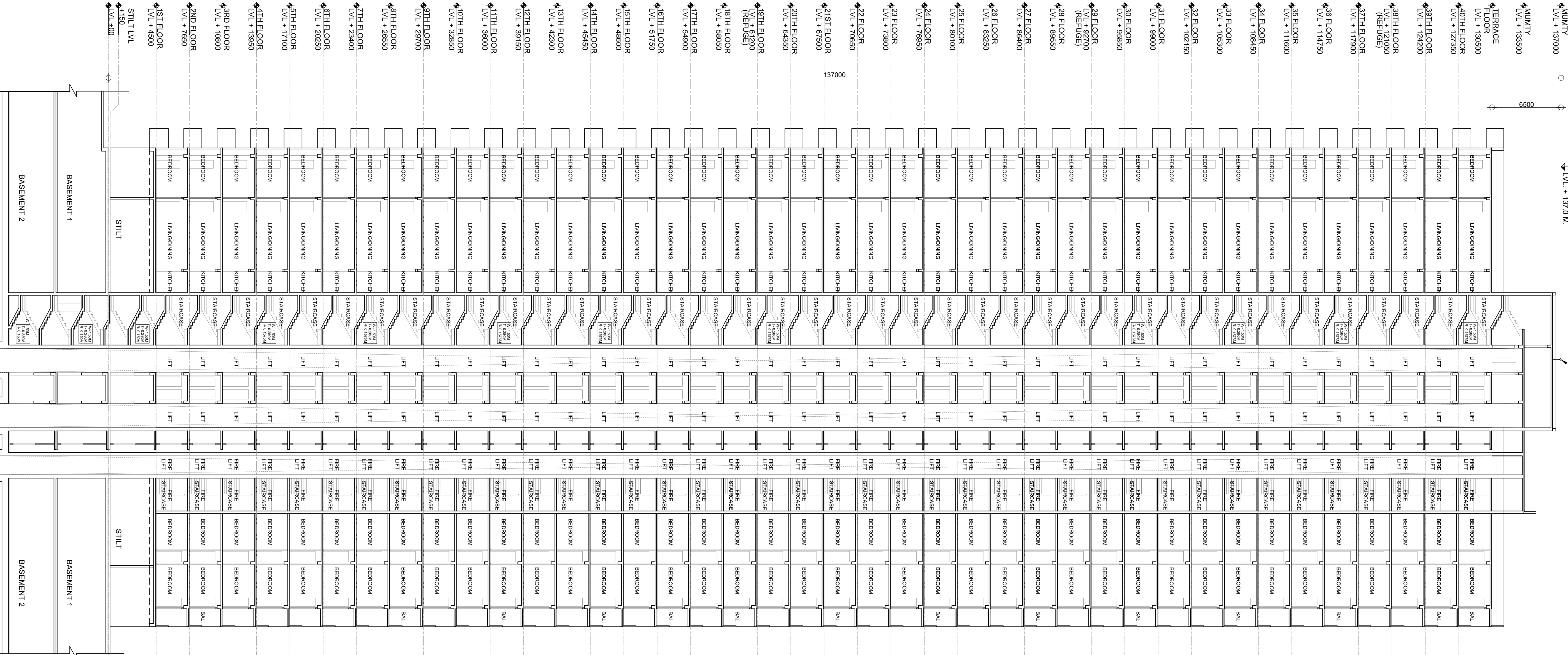
ELEVATION - 1

ELEVATION - 2

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: BALABHADRA - ELEVATIONS	Aainaad Uday Nivedita Pande Architect: For Cosmos Reit Private Ltd. Scale: 1:200 Dig No: SUB -26 Project Team: NUPC Date: 21/04/2026 North: Architects: N + U DESIGN STUDIO Architecture • Project Management Urban Planning • Product Design			
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HIGHEST
+ LV. + 137.0 M

AVIATION LIGHT



SECTION - XX

Job Title :

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

OWNER:

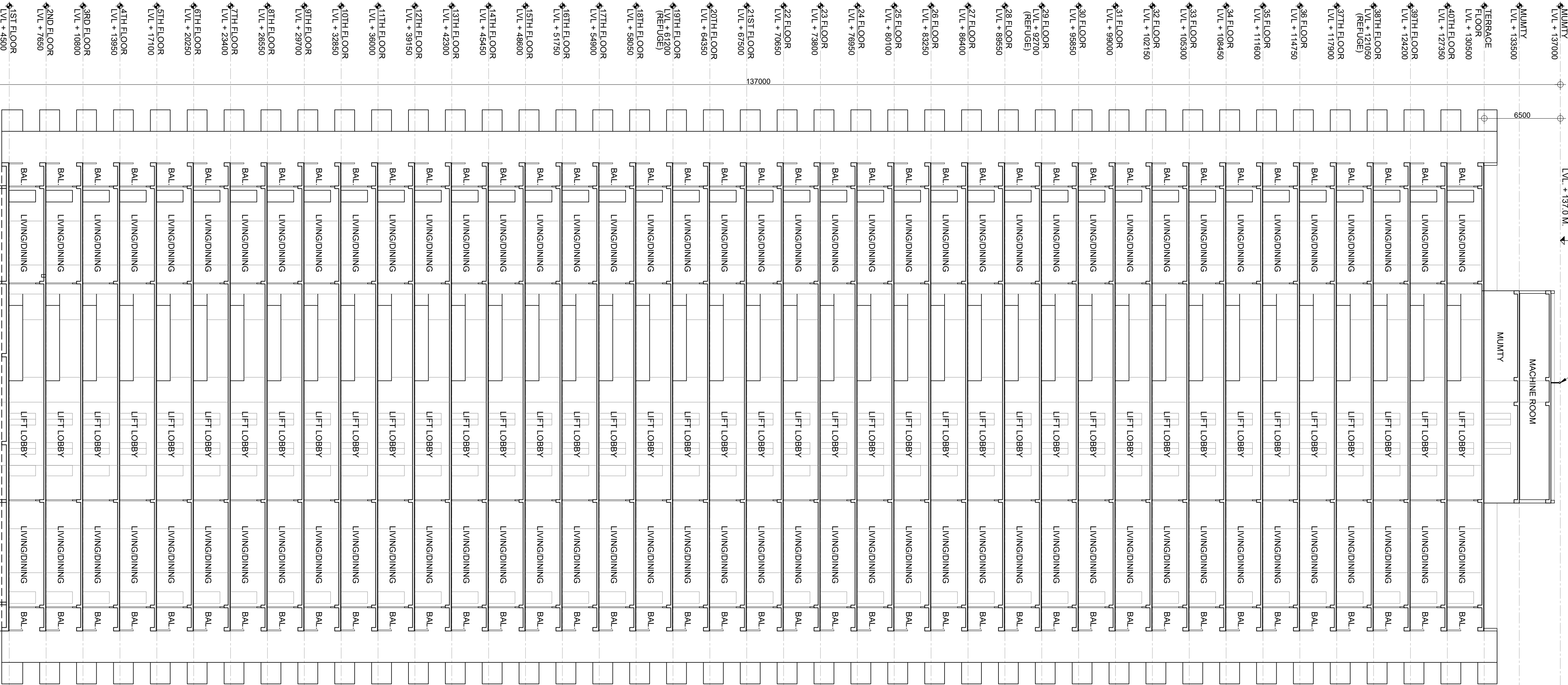
M/S COSMOS REIT PVT. LTD.
BF-33, ADITYA CITY CENTRE,
INDIRAPURAM, GHAZIABAD

Drawing Title:

TOWER - BALBHADRA
SECTIONS

HIGHEST
+ LV. + 137.0 M

AVIATION LIGHT



SECTION - YY

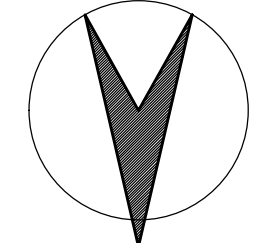
Ashad Uday Nivedita Pande

Architect:
ASHAD PAI
098001069148

Owner:
For Cosmos Reit Private Ltd.
Ashad Signature

Scale: 1:200
Dwg No: SUB -27
Project Team: NUPC
Date: 21/04/2026

North:



Architects:

N + U DESIGN STUDIO
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Urban Planning • Product Design

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Website: www.nplusu.in

Signature Not Verified
Digitally signed by Ashad Pande
DN: cn=Ashad Pande, o=

Signature Not Verified
Digitally signed by Ashad Pande
DN: cn=Ashad Pande, o=

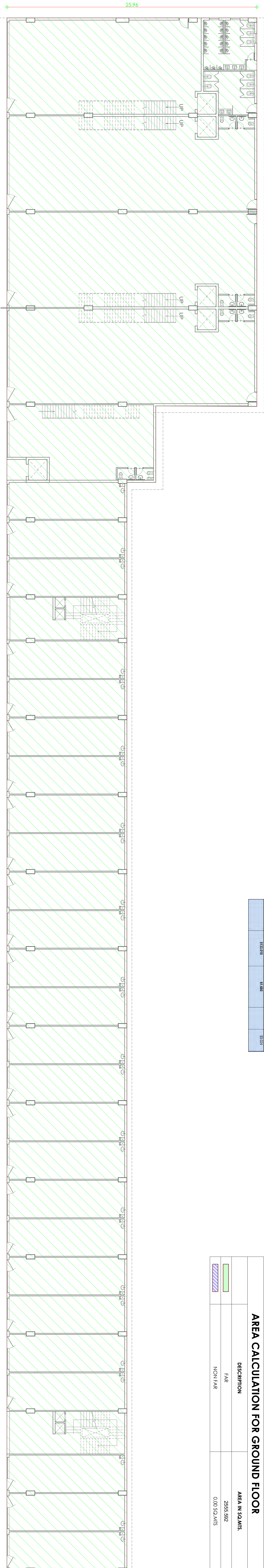
TERRACE

Commercial	Total area sq ft (2014)	sq ft (2014)	Water tank capacity (2014)	sq ft (2014)
Industrial	207,403	1,000	0.0	0.0
Office	207,403	1,000	0.0	0.0
Health care	207,403	1,000	13,544	13,544
Education	1,000	14.4M	0.0	0.0
Other	1,000	14.4M	0.0	0.0
Total	207,403	1,000	13,544	13,544

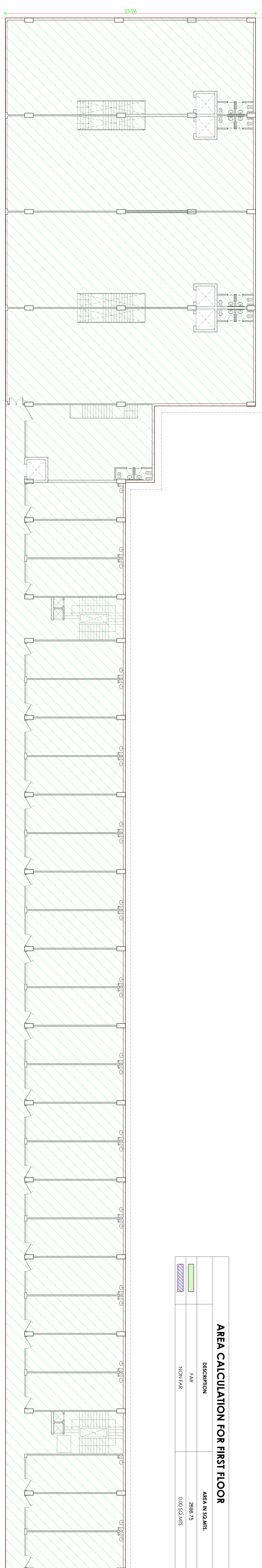
TOTAL AREA CALCULATION	
DESCRIPTION	AREA IN SQ.MTS.
FAR	5135.01
NON FAR	21.344
5% FACILITY (WATER & WASH ROOM)	61.68
TOTAL	5198.69

AREA CALCULATION FOR GROUND FLOOR

AREA CALCULATION FOR GROUND FLOOR	
DESCRIPTION	AREA IN SQ.MTS.
FAIR	2585.892
NON FAIR	0.00 SQ.MTS



GROUND FLOOR LAYOUT



AREA CALCULATION FOR FIRST FLOOR

AREA CALCULATION FOR FIRST FLOOR	
DESCRIPTION	AREA IN SQ.MTS.
FAIR	2698.75
NON FAIR	0.00 SQ.MTS

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 CENTER,
INDIRAPURAM, GHAZIABAD

Drawing Title:

COMMERCIAL BLOCK AREA DETAILS

Aalhad Uday Nivedita Pande

Handwritten: Almud Pande
ALMUD PANDE
CAJ2010/48442

For Cosmos Real Private Ltd
 Authorised Signatory
 Owner:

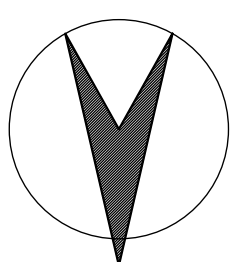
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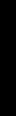
Project Team:

NUP

North:



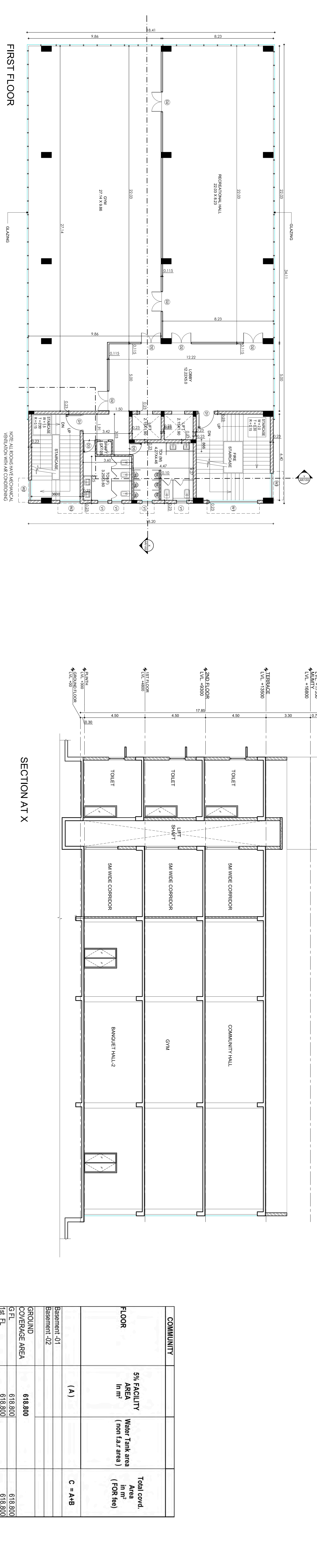
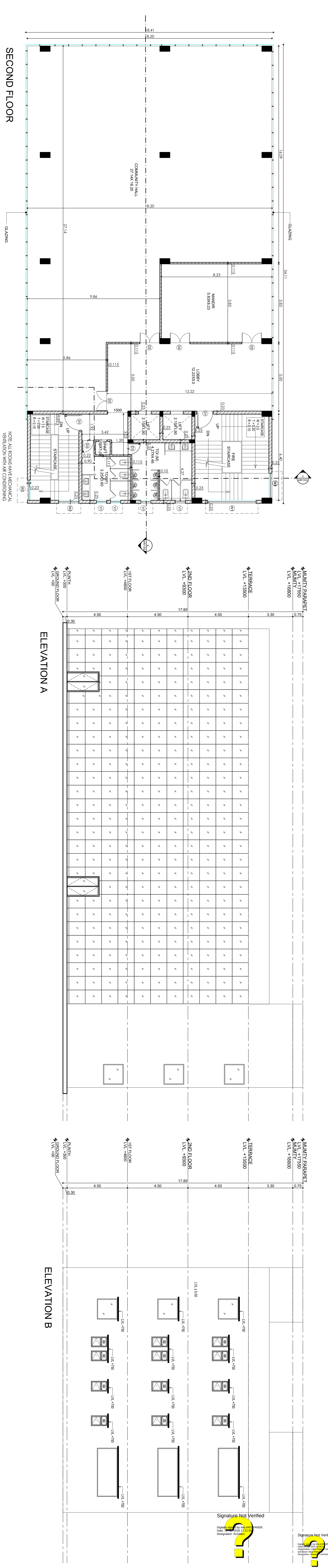
Architects:

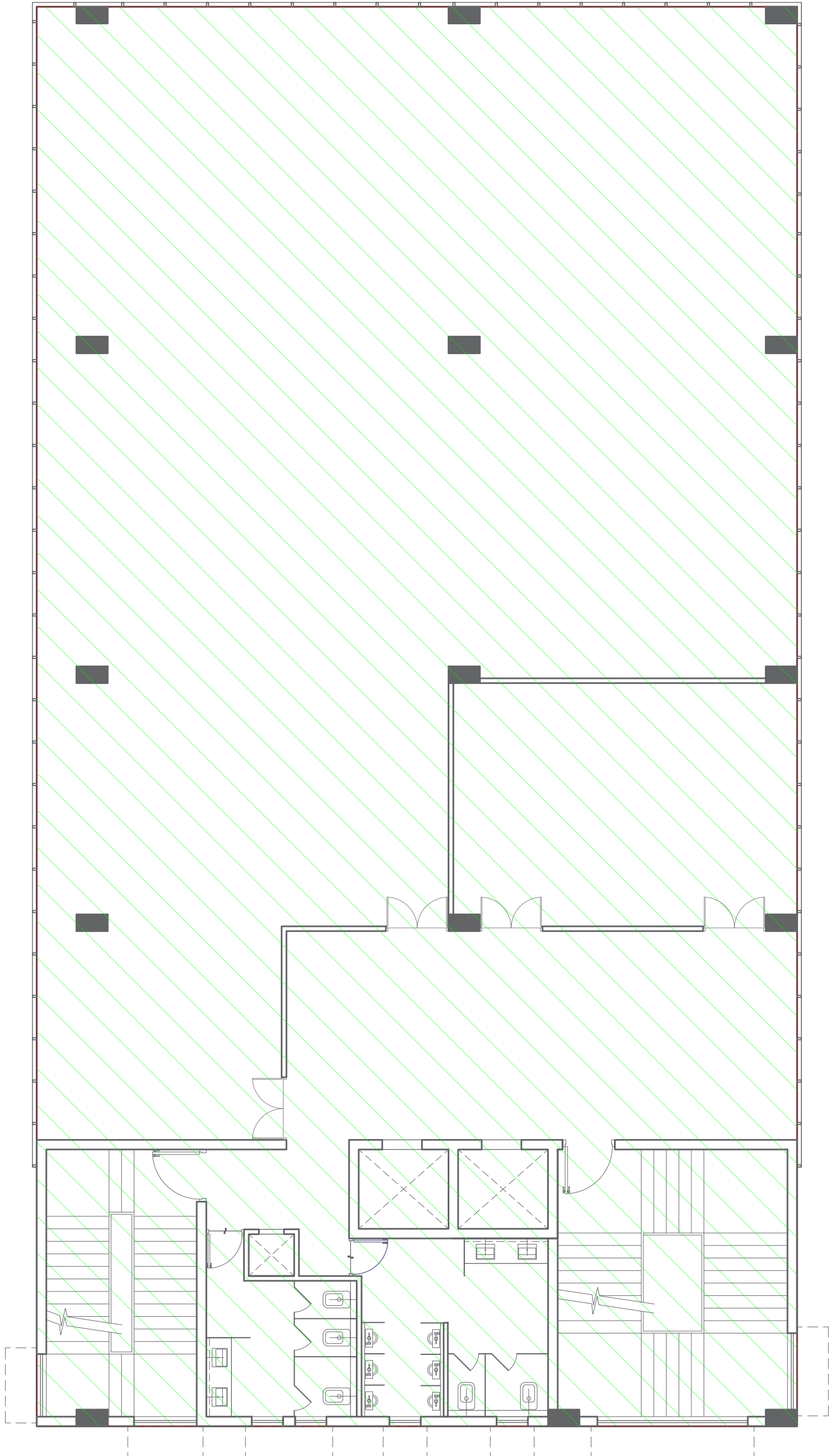


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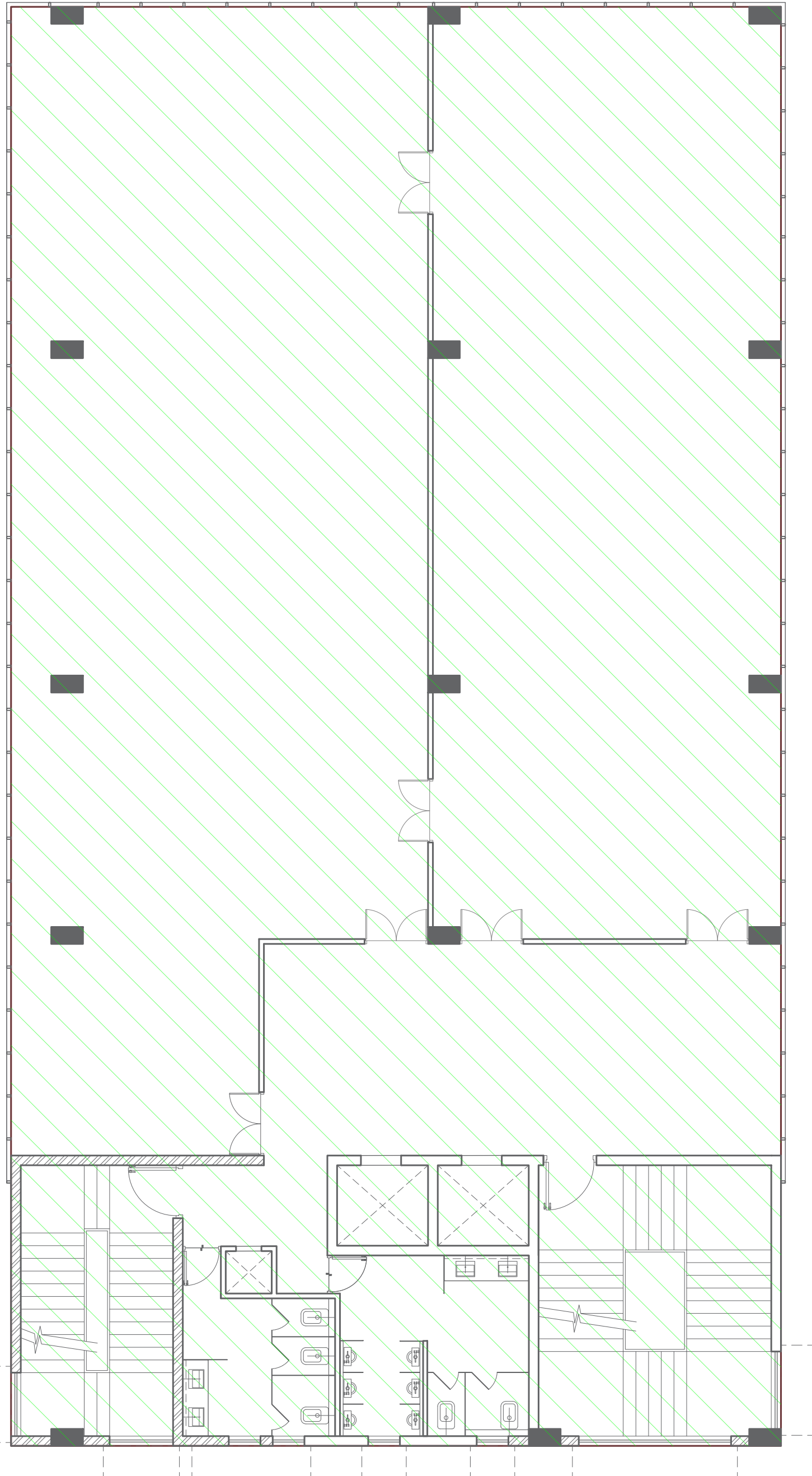
E-Mail : info@nplu.edu.in **Website :** www.nplu.edu.in





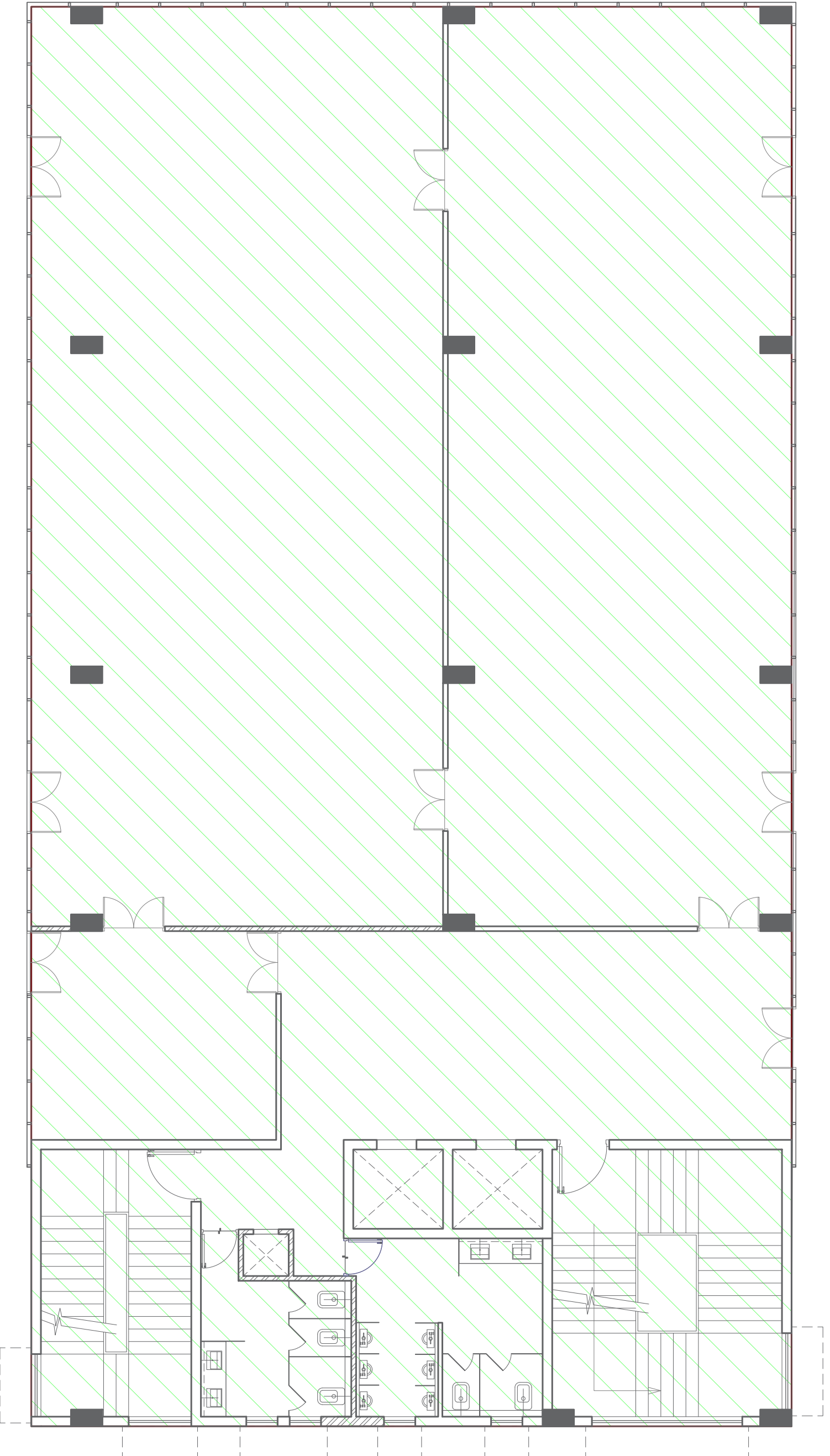
AREA CALCULATION SECOND FLOOR		
DESCRIPTION	AREA IN SQ.MTS.	
FAR	618.80	
NON FAR	21.42	

SECOND FLOOR

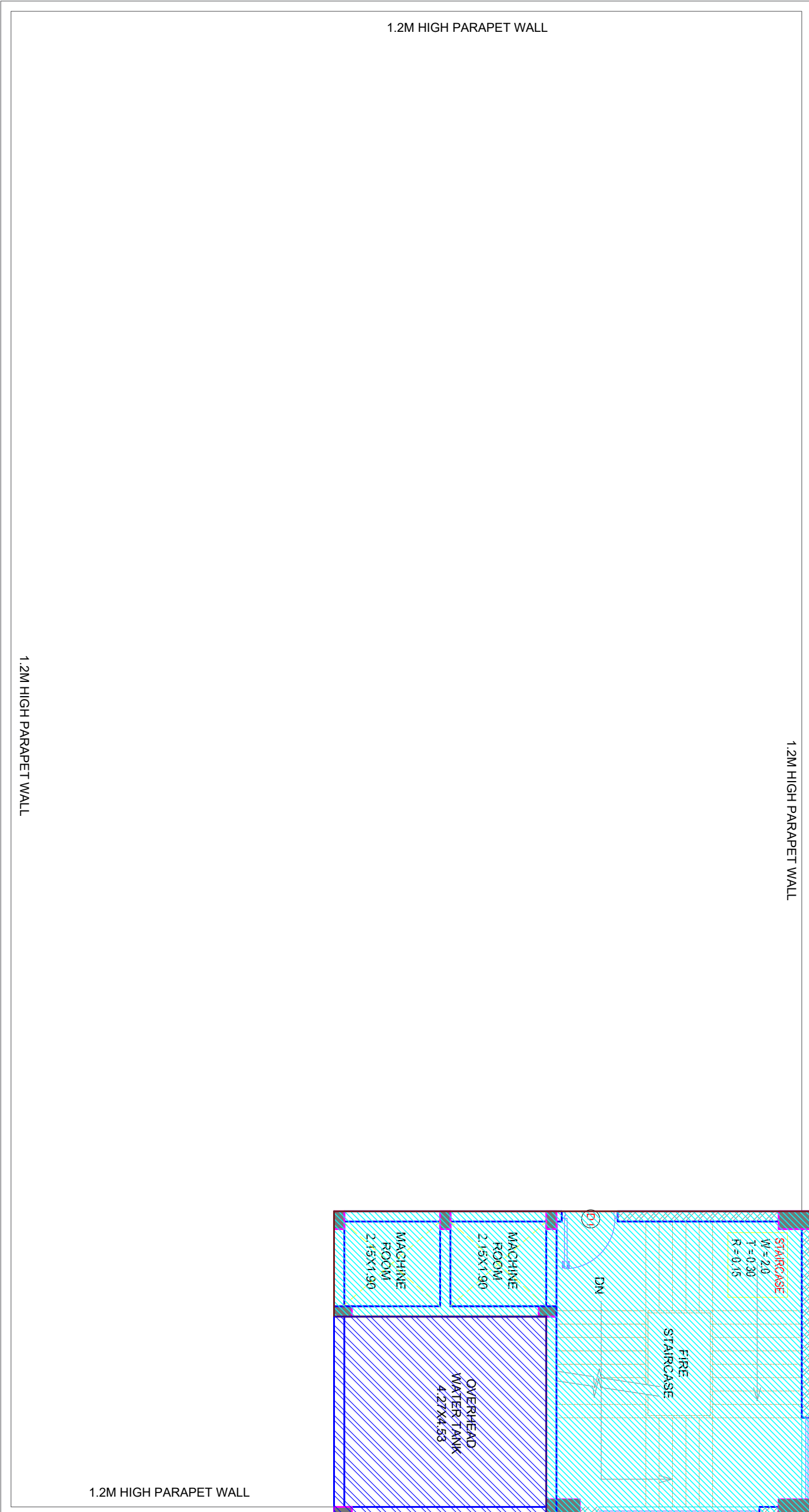


AREA CALCULATION FIRST FLOOR		
DESCRIPTION	AREA IN SQ.MTS.	
FAR	618.80	
NON FAR	0.00	

FIRST FLOOR



GROUND FLOOR



TERRACE

TOTAL USABLE FLOOR AREA		428.5 sqm
POPULATION AS PER NBC PART 4 TABLE 3		1.4 sqm/person
TOTAL POPULATION		428 / 1.4=305 occupants
MALE/FEMALE POPULATION AS PER NBC SECTION 9 TABLE 4 (CLAUSE 4.2.5.1 - ASSEMBLY BUILDING)		
Male	203 Nos. (44.45%)	
Female	102 Nos. (33.33%)	
MALE (203)		
W.C	2 (1 per 200 up to 400 + 1 for staff upto 15)	
W.B	2 (1 for every 200 or part thereof + 1 for staff upto 15)	
Urinal	5 (1 per 50)	
FEMALE (102)		
W.C	2 (1 per 100 up to 200 + 1 for staff upto 12)	
W.B	1 (1 for every 200 or part thereof + 1 for staff upto 12)	

TOTAL USABLE FLOOR AREA		618.8 sqm
POPULATION AS PER NBC PART 4 TABLE 3		1.4 sqm/person
TOTAL POPULATION		618.8 / 1.4=442 occupants
MALE/FEMALE POPULATION AS PER NBC SECTION 9 TABLE 4 (CLAUSE 4.2.5.1 - ASSEMBLY BUILDING)		
Male	294 Nos. (46.45%)	
Female	148 Nos. (33.33%)	
MALE (293)		
W.C	2 (1 per 200 up to 400 + 1 for staff upto 15)	
W.B	2 (1 for every 200 or part thereof + 1 for staff upto 15)	
Urinal	5 (1 per 50)	
FEMALE (102)		
W.C	2 (1 per 100 up to 200 + 1 for staff upto 12)	
W.B	1 (1 for every 200 or part thereof + 1 for staff upto 12)	

COMMUNITY			
FLOOR	5% FACILITY AREA In m²	Water Tank area (non far area)	Total cond. Area In m² (FOR fee)
	(A)		C = A+B
Basement -01			
Basement -02			
GROUND			
COVERARGE AREA		618.800	
G.FL		618.800	618.800
1st FL		618.800	618.800
WATER TANK		21.42	21.42
Mummy, Machine Room		52.130	52.13
Total		1908.530	21.42
			1929.95

TOTAL AREA CALCULATION		
DESCRIPTION	AREA IN SQ.MTS.	
FAR	1,856.4	
NON FAR	0.00	
5% FACILITY	52.13	
TOTAL AREA	1,908.53 SQ.MT	

AREA CALCULATION GROUND FLOOR		
DESCRIPTION	AREA IN SQ.MTS.	
FAR	618.80	
NON FAR	0.00	

Drawing Title:

COMMUNITY HALL AREA DETAILS

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 CENTER INDIRAPURAM GHAZIABAD

Architect:

Ashwini Pandey
ASHWINI PANDAY
G32P01045452

Owner:

For Cosmos Real Private Ltd.
Ashwini Pandey
Authorized Signatory

Scale:

1:100

Project Team:

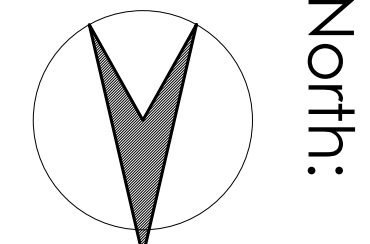
NUPC

Dwg No:

SUB -31

Date:

21/04/2026



Architects:

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