



**SITE PLAN**

- LEGEND:-**
- 01 SETBACK LINE
  - 02 UPPER BASEMENT LINE
  - 03 LOWER BASEMENT LINE

**LANDSCAPE AREA DETAIL**

LANDSCAPE-01	4864.720
LANDSCAPE-02	305.270
LANDSCAPE-03	34.336
LANDSCAPE-04	49.532
LANDSCAPE-05	347.522
LANDSCAPE-06	55.565
LANDSCAPE-07	63.111
LANDSCAPE-08	15.854
LANDSCAPE-09	42.851
LANDSCAPE-10	268.736
LANDSCAPE-11	74.283
LANDSCAPE-12	83.443
LANDSCAPE-13	117.194
LANDSCAPE-14	133.577
LANDSCAPE-15	62.771
LANDSCAPE-16	209.879
LANDSCAPE-17	90.085
LANDSCAPE-18	80.861
LANDSCAPE-19	285.044
LANDSCAPE-20	75.504
LANDSCAPE-21	47.150
LANDSCAPE-22	56.669
LANDSCAPE-23	37.233
LANDSCAPE-24	147.204
LANDSCAPE-25	78.224
LANDSCAPE-26	7716.62
<b>TOTAL</b>	<b>7716.62</b>

**SCHEDULE OF PLANTS**

**ALONG BOUNDARY WALL**

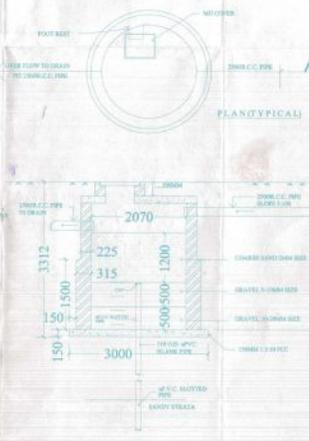
1	TAREBIAM ARGENTEA	45 No.S.
2	LAGERTROPA FLORENSIS (EVER GREEN 50%)	45 No.S.
<b>TOTAL</b>		<b>166 No.S.</b>

S.NO	PARTICULARS	SQ.MTR.
1	TOTAL PLOT AREA	20,285.96
2	TOTAL PERMISSIBLE F.A.R. FOR HOUSING	74,550.90
A	AS PER 2.75 F.A.R. = 20,285.96 X 2.75 = 55,786.39 SQ.MT.	
B	ADDITIONAL 0.75 F.A.R. PURCHASABLE = 20,285.96 X 0.75 = 15,214.47 SQ.MT.	
C	ADDITIONAL F.A.R. FOR GREEN BUILDING = 5% OF PERMISSIBLE F.A.R. = 5% OF = 55,786.39 = 3,039.32 SQ.MT.	
	= 5% OF = 71,000.86 SQ.MT. = 3550.04	
	<b>TOTAL PERMISSIBLE F.A.R. FOR HOUSING = A+B+C = 55,786.39 + 15,214.47 + 3,550.04 = 74,550.90 SQ.MT.</b>	
3	PERMISSIBLE 15% F.A.R. FOR FACILITY	10,650.128
A	PERMISSIBLE 15% FOR FACILITY OF TOTAL MAIN F.A.R. AREA = 15% OF 55,786.39 SQ.MT. = 8,367.958 SQ.MT.	
B	PERMISSIBLE 15% FOR FACILITY OF TOTAL PURCHASABLE F.A.R. AREA = 15% OF 15,214.47 SQ.MT. = 2,282.170 SQ.MT.	
	<b>TOTAL PERMISSIBLE 15% F.A.R. FOR FACILITY = A+B = 8,367.958 + 2,282.170 = 10,650.128 SQ.MT.</b>	
4	PERMISSIBLE GROUND COVERAGE @35% = 20,285.96 Sqm @ 35% = 7,100.08 sq.mt.	35% 7,100.08
5	PROPOSED TOTAL GROUND COVERAGE	24.573% 4,984.87
6	PERMISSIBLE AREA IN F.A.R. FOR COMMERCIAL 1.00% OF TOTAL F.A.R. AREA = 1.00% X (55,786.39 + 15,214.47) = 1.00% X 71,000.86 SQ.MT. = 710.00 SQ.MT.	710.00
7	PROPOSED COMMERCIAL F.A.R. AREA DETAIL	708.90
A	COMMERCIAL F.A.R. AREA OF GROUND FLOOR = 282.99 SQ.MT.	
B	COMMERCIAL F.A.R. AREA OF 1st. FLOOR = 353.06 SQ.MT.	
C	COMMERCIAL F.A.R. AREA OF 2nd. FLOOR = 73.25 SQ.MT.	
	<b>TOTAL COMMERCIAL F.A.R. AREA = (A+B+C) = 708.90 SQ.MT.</b>	
8	TOTAL F.A.R. ACHIEVED	3,674 74,546.20
A	F.A.R. AREA ACHIEVED FOR RESIDENTIAL	73,710.49
B	F.A.R. AREA ACHIEVED FOR COMMERCIAL	708.90
C	F.A.R. AREA OF COMMUNITY	114.81
D	F.A.R. AREA OF METER ROOM	12.00
	<b>TOTAL F.A.R. AREA PROPOSED (A+B+C+D) = 74,546.20 SQ.MT.</b>	
9	ACHIEVED FOR FACILITY	7,707.35
	PROPOSED AREA IN 15% FACILITY AREA FOR HOUSING = FIRE STAIR CASE AREA + LIFT LOBBY AREA + MUMITY AREA + MACHINE ROOM AREA + LIFT SHAFTS + SERVICE SHAFTS + CLIPBOARD + OVER HEAD TANK + GUARD ROOM AREA + S.T.P. + L.T. PANEL ROOM = 7,707.35 SQ.MT.	
10	PERMISSIBLE DENSITY = 2100 PPH	
11	ACHIEVED UNITS	
A	ACHIEVED UNITS = 807 Nos.	
B	ACHIEVED PERSONS = UNITS X 4.5 = 807 X 4.5 = 3631.50 SAY 3632.00 PERSONS	
C	ACHIEVED DENSITY (ASSUMING 4.5 NO.S. PERSONS PER UNIT) FOR 807 No.S. UNITS = 807 X 4.5 X 100 / 20,285.96 = 1790.154 PPH	
12	REQUIRED LANDSCAPE AREA = 50% OF OPEN AREA OPEN AREA = PLOT AREA - GROUND COVERAGE = 50% OF (20,285.96 - 4984.87) = 7,650.54 SQ.MT.	7,650.54
13	TOTAL PROPOSED LANDSCAPE AREA	7716.62
14	REQUIRED TREE AS PER 1 No. OF TREE PER 100 SQ.MT. OF OPEN AREA = (PLOT AREA - GROUND COVERAGE) / 100 = (20,285.96 - 4984.87) / 100 = 153.010 No.S. SAY 154 No.S.	154 No.S.
15	NO. OF TREE PROPOSED = 166 No.S.	166 No.S.
16	PARKING REQUIRED @ 1 E.C.S. / 80 SQ.M. F.A.R. AREA = 74,550.90 / 80 = 931.88 SAY 932 E.C.S.	932 E.C.S.
17	PROPOSED PARKING	998 E.C.S.
A	UPPER BASEMENT PARKING AREA = 1517.14 @ 30 SQ.MT. PER E.C.S. = 1517.14 / 30 = 50.57 E.C.S. SAY 51 E.C.S.	
B	LOWER BASEMENT PARKING AREA = 1347.93 @ 30 SQ.MT. PER E.C.S. = 1347.93 / 30 = 44.93 E.C.S. SAY 44 E.C.S.	
C	OPEN PARKING AREA = 633.56 @ 20 SQ.MT. PER E.C.S. = 633.56 / 20 = 31.678 E.C.S. SAY 32 E.C.S.	
	<b>TOTAL PARKING (A+B+C) = 517 + 449 + 32 = 998 E.C.S.</b>	
18	TOTAL BUILT-UP AREA	1,13,822.98
A	TOTAL F.A.R. AREA = 74,546.20 SQ. MT.	
B	UPPER BASEMENT AREA = 16,561.45 SQ. MT.	
C	LOWER BASEMENT AREA = 14,207.08 SQ. MT.	
D	TOTAL FACILITY AREA = 7,707.35 SQ. MT.	
	<b>TOTAL BUILT-UP AREA (A+B+C+D) = 1,13,822.98 SQ. MT</b>	

APPROVED  
30.04.2018  
Valid upto Date: 5 years  
30.04.2023



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



**RAIN WATER HARVESTING PIT DETAIL (N.T.S)**

**PROJECT:-**  
RESIDENTIAL COMPLEX  
"BULLAND ELEVATES"  
AT, PLOT NO.- 3A, SECT-16C,  
GREATER NOIDA.

**BUILDERS & PROMOTER :-**  
BULLAND BUILDTech PVT. LTD.  
A-2, KHANPUR EXT. DEVLIP ROAD  
DELHI - 42  
PH - 9810336089  
**DRAWING TITLE:-**

**SITE PLAN**

**ARCHITECTS :-**  
Space Designers International  
Architects Pvt. Ltd.  
B-34, SECTOR 64, NOIDA  
PH - 208-36642-43  
MR. RAJESH K. AGARWAL

**Scale:** 1:400  
**Date:** 30.04.2018

**OWNER'S SIGN**

**ARCHITECT'S SIGN**

**DRG. NO. 01**

For Bulland BUILDTech Pvt. Ltd.  
AR. ANKUSH AGARWAL  
ENGINEER AND DESIGNER PVT. LTD.  
B. Arch. M. Planning. CATIA. REVIT  
DELHI-801243168, 981071490