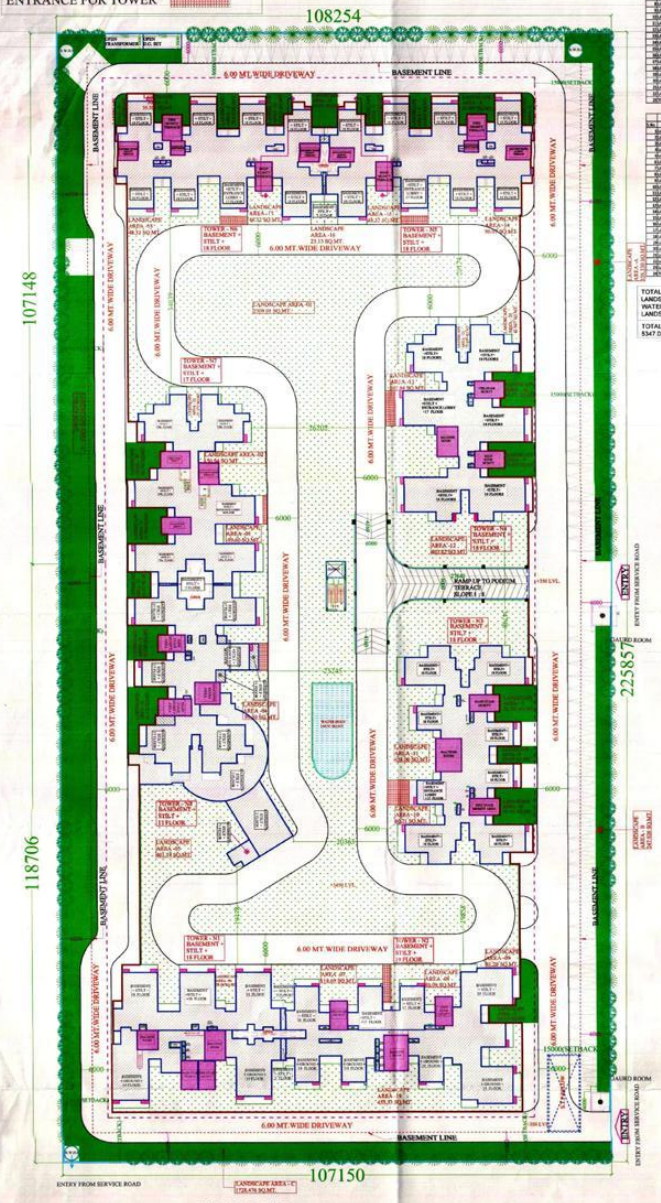
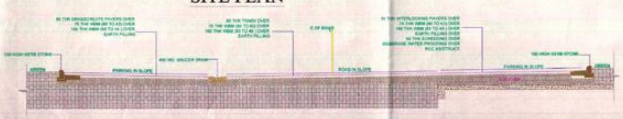
LEGEND
SETBACK LINE
PODIUM LINE
BASEMENT LINE
ENTRANCE FOR TOWER



SITE PLAN



6.00 MT. WIDE DRIVEWAY
SECTION- X-X'

DETAIS OF LANDSCAPE AREA AT PODIUM LVL.			
S.No.	DESCRIPTION	No.	AREA	TOTAL AREA
LANDSCAPE AREA -01	1	2000.00	2000.00
LANDSCAPE AREA -02	1	1242.00	1242.00
LANDSCAPE AREA -03	1	1600.00	1600.00
LANDSCAPE AREA -04	1	1600.00	1600.00
LANDSCAPE AREA -05	1	2000.00	2000.00
LANDSCAPE AREA -06	1	2000.00	2000.00
LANDSCAPE AREA -07	1	2000.00	2000.00
LANDSCAPE AREA -08	1	2000.00	2000.00
LANDSCAPE AREA -09	1	2000.00	2000.00
LANDSCAPE AREA -10	1	2000.00	2000.00
LANDSCAPE AREA -11	1	2000.00	2000.00
LANDSCAPE AREA -12	1	2000.00	2000.00
LANDSCAPE AREA -13	1	2000.00	2000.00
LANDSCAPE AREA -14	1	2000.00	2000.00
LANDSCAPE AREA -15	1	2000.00	2000.00
LANDSCAPE AREA -16	1	2000.00	2000.00
LANDSCAPE AREA -17	1	2000.00	2000.00
LANDSCAPE AREA -18	1	2000.00	2000.00
LANDSCAPE AREA -19	1	2000.00	2000.00
LANDSCAPE AREA -20	1	2000.00	2000.00
LANDSCAPE AREA -21	1	2000.00	2000.00
LANDSCAPE AREA -22	1	2000.00	2000.00
TOTAL	1	2000.00	2000.00

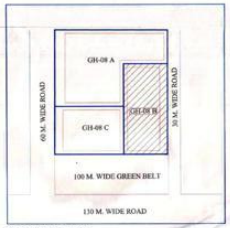
DETAIS OF LANDSCAPE AREA AT GROUND LVL.			
S.No.	DESCRIPTION	No.	AREA	TOTAL AREA
LANDSCAPE AREA -A	1	2000.00	2000.00
LANDSCAPE AREA -B	1	2000.00	2000.00
LANDSCAPE AREA -C	1	2728.476	2728.476
LANDSCAPE AREA -D	1	2000.00	2000.00
LANDSCAPE AREA -E	1	2000.00	2000.00
LANDSCAPE AREA -F	1	2000.00	2000.00
LANDSCAPE AREA -G	1	2000.00	2000.00
LANDSCAPE AREA -H	1	2000.00	2000.00
LANDSCAPE AREA -I	1	2000.00	2000.00
LANDSCAPE AREA -J	1	2000.00	2000.00
LANDSCAPE AREA -K	1	2000.00	2000.00
LANDSCAPE AREA -L	1	2000.00	2000.00
LANDSCAPE AREA -M	1	2000.00	2000.00
LANDSCAPE AREA -N	1	2000.00	2000.00
LANDSCAPE AREA -O	1	2000.00	2000.00
LANDSCAPE AREA -P	1	2000.00	2000.00
LANDSCAPE AREA -Q	1	2000.00	2000.00
LANDSCAPE AREA -R	1	2000.00	2000.00
LANDSCAPE AREA -S	1	2000.00	2000.00
LANDSCAPE AREA -T	1	2000.00	2000.00
LANDSCAPE AREA -U	1	2000.00	2000.00
LANDSCAPE AREA -V	1	2000.00	2000.00
LANDSCAPE AREA -W	1	2000.00	2000.00
LANDSCAPE AREA -X	1	2000.00	2000.00
LANDSCAPE AREA -Y	1	2000.00	2000.00
LANDSCAPE AREA -Z	1	2000.00	2000.00
TOTAL	1	3136.22	3136.22

TOTAL LANDSCAPE AREA = LANDSCAPE AREA AT PODIUM LVL. + WATER BODY + LANDSCAPE AREA AT GROUND LVL.

TOTAL LANDSCAPE AREA = 5347.02 + 144.91 + 3136.22 = 8,628.15 SQ.MT.

AREA DETAIL

S.NO	PARTICULARS			SQ.MTR.
1	TOTAL PLOT AREA			24,288.00
2	TOTAL PERMISSIBLE F.A.R. FOR HOUSING		3.50	85,008.00
	A	PERMISSIBLE F.A.R. FOR HOUSING = 24,288.00 X 3.50 = 85,008.00 SQ.MT.		
	B	ADDITIONAL 3.75 F.A.R. PURCHASABLE = 24,288.00 X 3.75 = 91,080.00 SQ.MT.		
		TOTAL PERMISSIBLE F.A.R. FOR HOUSING = A+B = 85,792.00 + 18,216.00 = 85,008.00 SQ.MT.		
3	PERMISSIBLE 15% FOR FACILITY			12,751.20
	A	PERMISSIBLE 15% FOR FACILITY OF TOTAL MAIN F.A.R. AREA = 15% OF 68,792.00 SQ.MT. = 10,018.80 SQ.MT.		
	B	PERMISSIBLE 15% FOR FACILITY OF TOTAL PURCHASABLE F.A.R. AREA = 15% OF 18,216.00 SQ.MT. = 2,732.40 SQ.MT.		
		TOTAL PERMISSIBLE 15% F.A.R. FOR FACILITY = A+B = 10,018.80 +2,732.40 = 12,751.20 SQ.MT.		
4	PERMISSIBLE GROUND COVERAGE FOR HOUSING 24,288.00 Sqm. @ 35 % = 8500.80 sq. mt.		35%	8500.80
5	PROPOSED TOTAL GROUND COVERAGE		29.157%	7,084.21
6	PERMISSIBLE AREA IN F.A.R. FOR COMMERCIAL 1.00% OF TOTAL F.A.R AREA = 1.00% X (68,792.00 + 18,216.00) = 1.00% X 85,008.00 SQ.MT. = 850.08 SQ.MT.			
7	COMMERCIAL F.A.R. AREA OF PODIUM / STILT FLOOR = 848.13 SQ.MT.			
8	TOTAL F.A.R. ACHIEVED		3.499	84,994.25
	A	F.A.R. ACHIEVED FOR COMMERCIAL (as per table)	848.13	
	B	F.A.R. ACHIEVED FOR HOUSING (as per table)	82,877.41	
	C	F.A.R. ACHIEVED FOR COMMUNITY (as per table)	1,268.71	
		TOTAL = A + B + C = 84,994.25 SQ.MT.		
9	ACHIEVED FOR FACILITY			9,435.92
	PROPOSED AREA IN 15 % FACILITY AREA FOR HOUSING = FIRE STAIR CASE + LIFT LOBBY + MUNITY + MACHINE ROOM + LIFT SHAFT + SERVICE SHAFTS + CLPSHARD + GAURD ROOM + S.T.P. + E.T. PANEL ROOM = 9,435.92 SQ.MT.			
10	PERMISSIBLE DENSITY = 2100 PPH			
	ACHIEVED DENSITY (ASSUMING 4.5 NO.S. PERSONS PER UNIT) FOR 997 No.S UNITS = 997 X 4.5X 10,000 / 24,288.00 = 1847.25 PPH			
11	ACHIEVED UNITS = 997 No.S.			997 No.S.
12	ACHIEVED POPULATION @ 4.5 PERSONS PER UNIT = 997 X 4.5 = 4486.50 SAY 4487.00 PERSONS			4487.00
13	REQUIRED LANDSCAPE AREA = 8601.89 SQ.MT.			8601.89
	REQUIRED LANDSCAPE AREA = 35 % OF OPEN AREA OPEN AREA = PLOT AREA - GROUND COVERAGE = 50% OF (24,288.00 - 7,084.21) = 8601.89 SQ.MT.			
14	PROPOSED LANDSCAPE AREA = 8,628.15 SQ.MT.			8,628.15
15	PARKING REQUIRED = = 1 E.C.S. / 80 SQ.M. F.A.R. AREA FOR HOUSING = 85,008.00 / 80 = 1062.60 SAY 1063 E.C.S.			1063 E.C.S.
16	AS PER 1 No. OF TREE PER 100 SQ.MT. OF OPEN AREA = (PLOT AREA - GROUND COVERAGE) / 100 = (24,288.00 - 7,084.21) /100 = 171.03 No.S. SAY 173 No.S.			173 No.S.
17	NO. OF TREE PROPOSED = 194 No.S. (EVERGREEN)			194 No.S.
18	TOTAL BASEMENT NON F.A.R. AREA = 20,353.66 SQ. MT.			20,353.66
19	TOTAL PODIUM AREA (NON F.A.R.) = 8116.35 SQ. MT.			8116.35
20	STILT AREA (NON F.A.R.) = 4,996.28 SQ. MT.			4,996.28
21	PROPOSED PARKING			1,055 E.C.S.
	A	BASEMENT PARKING = 17,806.18 / 30 = 593.53 E.C.S. SAY 593 E.C.S. @ 30 SQ.MT. PER E.C.S.		
	B	PODIUM PARKING = 8076.35 / 30 = 269.27 E.C.S. SAY 269.00 E.C.S. @ 30 SQ.MT. PER E.C.S.		
	C	STILT PARKING = 4996.28 / 30 = 166.54 E.C.S. SAY 166.00 E.C.S. @ 30 SQ.MT. PER E.C.S.		
	D	OPEN PARKING = 1765.00 / 30 = 59 E.C.S. @ 30 SQ.MT. PER E.C.S.		
		TOTAL PARKING = (A+B+C) = 1,055 E.C.S.		
22	TOTAL BUILT UP AREA			1,27,896.46
	A	TOTAL F.A.R. AREA = 84,994.25 SQ. MT.		
	B	TOTAL BASEMENT AREA = 20,353.66 SQ. MT.		
	C	TOTAL FACILITY AREA = 9,435.92 SQ. MT.		
	D	TOTAL PODIUM AREA = 8,116.35 SQ. MT.		
	E	TOTAL STILT AREA = 4,996.28 SQ. MT.		
		TOTAL A+B+C+D+E= 1,27,896.46 SQ. MT.		



KEY PLAN

PROJECT :-
PROPOSED RESIDENTIAL COMPLEX AT PLOT No.- GH-08B , TECH ZONE- 4, G.NOIDA (U.P.)

BUILDERS & PROMOTER :-
M/s OMKAR NESTS Pvt. Ltd.
ADD. - PLOT A 41.259 BLOCK-A, SEC. -62, NOIDA

DRAWING TITLE :-
SITE PLAN

ARCHITECTS :
Space Designers International Architects Pvt. Ltd.
Space Designers
architects & planners
5 / 1306, VASUNDHARA , GHAZIABAD
PH: 0120-4123214, 0120-4123215, 9810768220
email : spaceid@gmail.com, www.spaid.com

DRAWN BY :-	CHECKED BY :-	SCALE	DATED :-
SANJAY	VISHAL	1/ 200	

For OMKAR NESTS PRIVATE LIMITED
AUTHORISED SIGNATORY
OWNER'S SIGN

ARCHITECT'S SIGN

DRG.NO.- 01