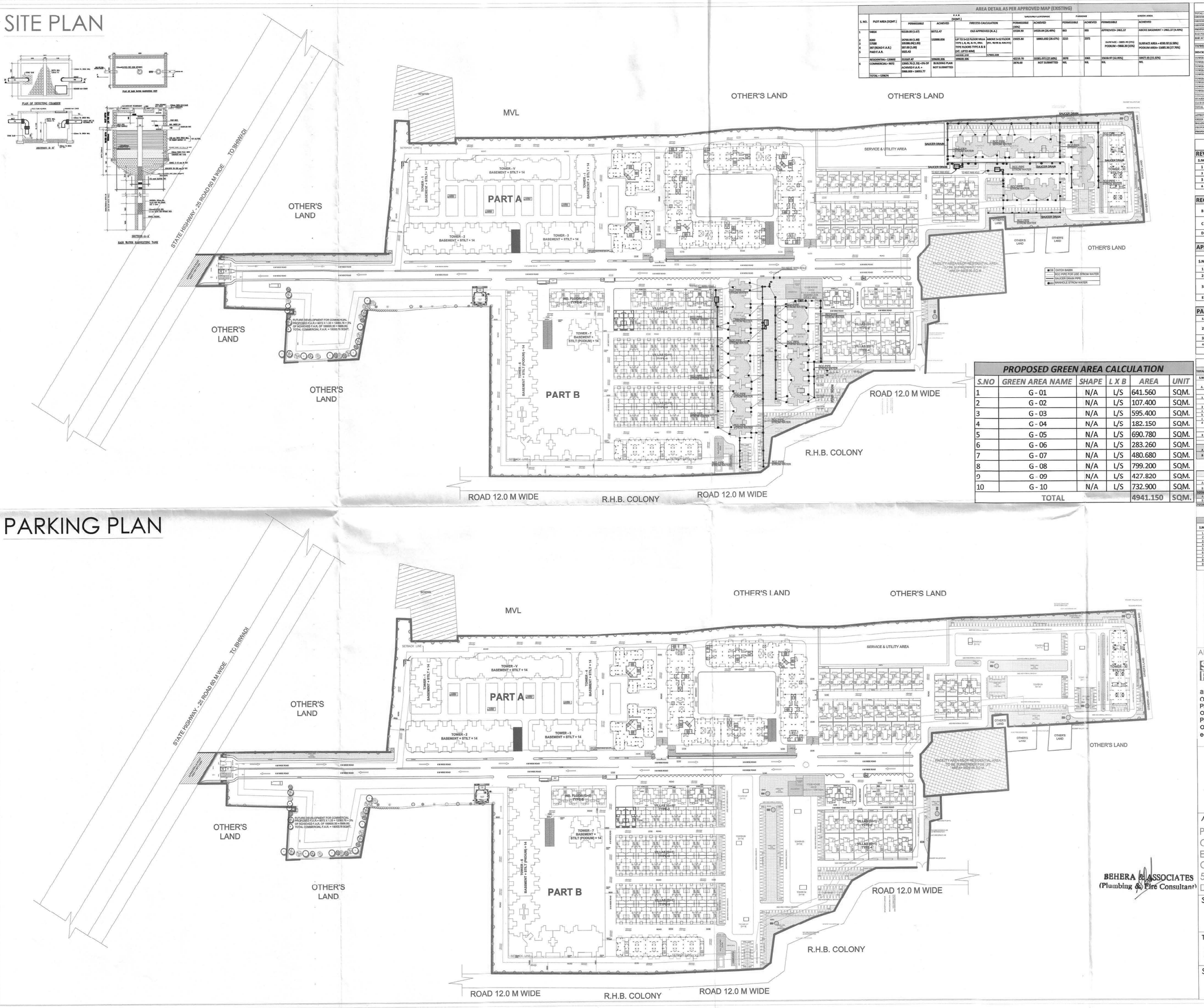
SITE PLAN



AREA DETAIL AS PER APPROVED MAP (EXISTING)

S. NO.	PLOT AREA (SQMT.)	F.A.R. (SQMT.) PERMISSIBLE	F.A.R. (SQMT.) ACHIEVED	FIRE/CESS CALCULATION	GROUND COVERAGE PERMISSIBLE (33%)	GROUND COVERAGE ACHIEVED	PARKING PERMISSIBLE	PARKING ACHIEVED	GREEN AREA PERMISSIBLE	GREEN AREA ACHIEVED
1	54814	91539.00 (1.67)	167151.47	OLD APPROVED (N.A.)	19104.90	14520.04 (26.49%)	863	999	APPROVED= 2461.37	ABOVE BASEMENT = 2461.37 (4.49%)
2	8200	16700.00 (1.88)	132888.836	UP TO S+12 FLOOR VILLA TYPE L, K, M, N & PH, PM2 TYPE FLOORS TYPE A & B SPE. UP TO 40M	2825.80	10861.032 (28.67%)	2215	2372	(SURFACE – 3889.40 (10%) PODIUM = 5968.20 (15%)	SURFACE AREA = 6350.50 (6.58%) PODIUM AREA= 15685.56 (17.70%)
3	5200	10500.00(2.02)								
4	307 (ROAD F.A.R.)	307.00 (1.00)								
5	PART F.A.R.	5025.43								
				1320000.306	47980.688					
	RESIDENTIAL= 120602	213507.47	1596005.306							
6	COMMERCIAL= 9072	12605.76 (1.39) +3% OF ACHIVED F.A.R. = 5086.000 = 18053.77	BUILDING PLAN NOT SUBMITTED		42216.70	10381.072 (27.68%)	3078	3363	15618.97 (12.95%)	18677.25 (15.32%)
					2870.00	NOT SUBMITTED	NIL	NIL	NIL	NIL
	TOTAL = 129674									

AREA CALCULATION

TOTAL PLOT AREA	120602.00	SQM.	
GROUND COVERAGE PERMISSIBLE 33%	39799.26	SQM.	
GROUND COVERAGE ACHIEVED AS PER APPROVED TBM	33181.07	SQM.	27.68
GROUND COVERAGE REMAINING AREA ON TOWER-VIII, IX & X	6618.19	SQM.	24.94
PROPOSED GROUND COVERAGE AS PER NEW LAYOUT	32563.88	SQM.	26.19
FAR PERMISSIBLE 2.25	271354.50		
FAR ACHIEVED FOR PROPOSED TOWERS	95585.66	SQM.	0.49

TOWER AREA DETAIL

DESCRIPTION	GROUND COVERAGE	BAR STILT FLOOR	BAR TYPICAL FLOOR	TOTAL BAR ALL FLOORS	NO OF FLOORS	UNIT / FLOOR	TOTAL NO OF UNITS
TOWER-01 (w.) 3BHK & 4+1 BHK)	564.72	34.483	634.63	6398.43	14	10	140
TOWER-02 (w.) 3BHK & 4+1 BHK)	564.72	34.483	634.63	6398.43	14	10	140
TOWER-03 (w.) 3BHK & 4+1 BHK)	564.72	34.483	634.63	6398.43	14	10	140
TOWER-04 (w.) 3BHK & 4+1 BHK)	564.72	34.483	634.63	6398.43	14	10	140
TOWER-05 (w.) 3BHK & 4+1 BHK)	564.72	34.483	634.63	6398.43	14	10	140
TOWER-06 (w.) 3BHK & 4+1 BHK)	564.72	34.483	634.63	6398.43	14	10	140
TOWER-07 (w.) 3BHK & 4+1 BHK)	564.72	34.483	634.63	6398.43	14	10	140
TOWER-08 (w.) 3BHK & 4+1 BHK)	564.72	34.483	634.63	6398.43	14	10	140
TOWER-09 (w.) 3BHK & 4+1 BHK)	564.72	34.483	634.63	6398.43	14	10	140
TOWER-10 (w.) 3BHK & 4+1 BHK)	564.72	34.483	634.63	6398.43	14	10	140
TOTAL	7909.08	309.427	5976.21	55685.66			1260

APPROVED GREEN AREA AS PER EXISTING LAYOUT INCLUDING PODIUM	18677.25	SQM.	
GREEN AREA TO BE REVISE AS PER NEW LAYOUT	2392.15	SQM.	
BALANCE GREEN AREA	16285.1	SQM.	
PROPOSED GREEN AREA IN PROPOSED LAYOUT	4941.15	SQM.	
PROPOSED GREEN AREA AS PER NEW LAYOUT	20626.40	SQM.	17.27

PARKING TO BE REVISE AS PER APPROVED MAP

REVISED TOWERS DETAIL

S.NO	DESCRIPTION	FAR AREA	UNIT
1	TOWER -VIII	22,586.48	SQM.
2	TOWER -IX	5,102.58	SQM.
3	TOWER-X	17,948.24	SQM.
A	SUBTOTAL	45,637.30	SQM.

REQUIRED PARKING DETAIL

B	REQUIERD RESIDENTIAL ECU TO BE REVISE (A/75)	600.50	ECU	
C	REQUIRED VISITOR ECU TO BE REVISE (25% OF B)	150.12	ECU	
D	TOTAL REQUIRED ECU TO BE REVISE (B+C)	750.62	ECU	SAY 751.00 ECU

APPROVED PARKING DETAIL

S.NO	TOWER NAME	CAR PARKING	SCOOTER PARKING	CYCLE PARKING
1	TOWER-VIII TO IX	261.00	282.00	100.00
2	TOWER-X	122.00	332.00	70.00
3	PARKING IN OPEN AREA AS/ APPROVED MAP	157.00	-----	-----
E	SUB TOTAL	540.00	614.00	170.00

PARKING CONVERSION IN ECU

1	APPROVED CAR ECU TO BE REVISE	540.00	ECU
2	APPROVED SCOOTER ECU TO BE REVISE (614/3)	204.67	ECU
3	APPROVED CYCLE ECU TO BE REVISE (170/3)	28.33	ECU
4	TOTAL NOS. OF ECU TO BE REVISE	773.00	ECU

PROPOSED GREEN AREA CALCULATION

S.NO	GREEN AREA NAME	SHAPE	L X B	AREA	UNIT
1	G - 01	N/A	L/S	641.560	SQM.
2	G - 02	N/A	L/S	107.400	SQM.
3	G - 03	N/A	L/S	595.400	SQM.
4	G - 04	N/A	L/S	182.150	SQM.
5	G - 05	N/A	L/S	690.780	SQM.
6	G - 06	N/A	L/S	283.260	SQM.
7	G - 07	N/A	L/S	480.680	SQM.
8	G - 08	N/A	L/S	799.200	SQM.
9	G - 09	N/A	L/S	427.820	SQM.
10	G - 10	N/A	L/S	732.900	SQM.
	TOTAL			4941.150	SQM.

PARKING CALCULATION

TOTAL ECU REQUIRED

S.NO	DESCRIPTION				UNIT
A.	TOTAL RESIDENTIAL BAR		59,585.86		SQM
1	REQUIRED RESIDENTIAL ECU (A/75)		536.40		NOS.
2	REQUIRED VISITOR ECU				
a	25% OF 1ST 100 NOS. ECU OF REQUIRED RESIDENTIAL ECU		25.00		NOS.
b	20% OF 2ND 100 NOS. ECU OF REQUIRED RESIDENTIAL ECU		20.00		NOS.
c	15% OF 2ND 100 NOS. ECU OF REQUIRED RESIDENTIAL ECU		15.00		NOS.
d	10% OF REMAINING ECU OF REQUIRED RESIDENTIAL ECU		21.64		NOS.
	NET REQUIRED VISITOR ECU (a+b+c+d)		81.64		NOS.
3	TOTAL REQUIRED ECU		558.04		NOS.
		SAY	559.00		NOS.
A	75% OF TOTAL REQUIRED ECU FOR CAR PARKING	440.25		450	NOS.
B	25% OF TOTAL REQUIRED ECU FOR SCOOTER PARKING	140.75		450	NOS.

PROPOSED PARKING

A	OPEN CAR PARKING	356	OPEN AREA		NOS.
B	COVD. CAR PARKING	144	COVD. PARKING		NOS.
TOTAL PROPOSED CAR PARKING (A+B)		500			NOS.
A	OPEN SCOOTER PARKING	30	OPEN AREA		NOS.
B	COVD. SCOOTER PARKING	657	COVD. PARKING		NOS.
TOTAL PROPOSED SCOOTER PARKING (A+B)		720			NOS.

TOWER WISE COVERED CAR AND SCOOTER PARKING DETAILS OF PROPOSED AREA

S.NO	TOWER NAME	COVD. CAR PARKING	COVD. SCOOTER PARKING	UNIT
1	TOWER - 1	16	73	NOS
2	TOWER - 2	16	73	NOS
3	TOWER - 3	16	73	NOS
4	TOWER - 4	16	73	NOS
5	TOWER - 5	16	73	NOS
6	TOWER - 6	16	73	NOS
7	TOWER - 7	16	73	NOS
8	TOWER - 8	16	73	NOS
9	TOWER - 9	16	73	NOS
	TOTAL	144	657	NOS

PARKING PLAN

BEHERA & ASSOCIATES
(Plumbing & Fire Consultant)

PLUMBING & FIRE CONSULTANT:-

BEHERA & ASSOCIATES
F-623a, BEHIND, CNG FILLING STATION,
LADO SARAI, NEW DELHI 110030
PH:- 011-40583898, 09811911853
E mail:- behera.associates@gmail.com

ARCHITECTS :

Shilpkaar Architects Pvt. Ltd.
Sustainable Green Architecture

architects, engineers, valuers, project managers
OFF - 909, 9th Fl., ILD Trade Centre, Sec.-47, Sohna Road, Gurgaon.
Ph. No. - 0124-4361909, 2217088
OFF. - Hotel Regency Complex Bhiwadi (Rajasthan)
Ph. No. - 01493-221766, 222652
OFT. - 307, 308, Central Plaza, CC2, EPIP, Noomrana (Rajasthan)
e-mail - info@saplind.in, infoggn@saplind.in, infomn@saplind.in

Signature of Owner

Architect Shailendra Singh Sengar
B.Arch. M.C.A., F.I.V., A.I.I.D.
Regd. Architect
COA No. - 2008/43675
Signature of Architect

ADDRESS :
PROPOSED RESIDENTIAL GROUP HOUSING FOR COSMOS GREENS OF M/S COSMOS INFRA ENGINEERING (INDIA) LTD. & M/S INNOVATIVE COLONISERS PVT. LTD. AT KHASRA NO.-518-527, 534-538, 543-551 VILL. SAIDPUR (BHIWADI), DISTT.-ALWAR(RAJASTHAN)

SHEET TITLE : SUBMISSION DRAWING
EXTERNAL SITE PLAN DRAINAGE SYSTEM
PIUMBING LAYOUT

TYPE :	DATE :	NORTH :
SITE PLAN	09-10-2018	
SHEET NO : -------	SCALE : N.T.S.	

7.