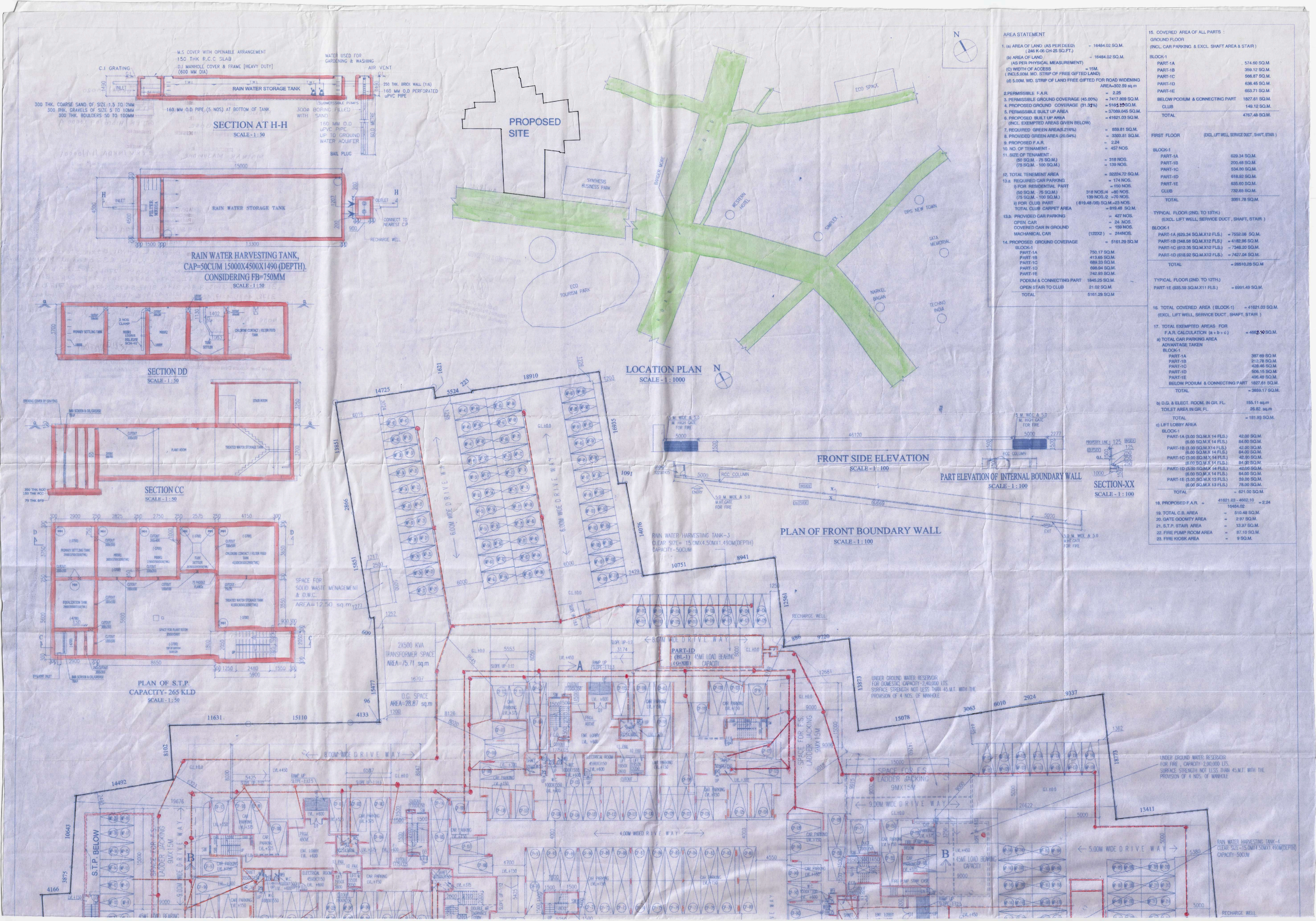


AREA STATEMENT

1. (a) AREA OF LAND (AS PER DEED) (246 K-06 CH-25 SQ.FT.) = 16484.02 SQ.M.
(b) AREA OF LAND (AS PER PHYSICAL MEASUREMENT) = 16484.02 SQ.M.
(C) WIDTH OF ACCESS = 15M. ( INCL5.00M. WD. STRIP OF FREE GIFTED LAND)
(d) 5.00M. WD. STRIP OF LAND FREE GIFTED FOR ROAD WIDENING AREA=302.59 sq.m

| | |
|---|---|
| 2.PERMISSIBLE F.A.R. | = 2.25 |
| 3. PERMISSIBLE GROUND COVERAGE (45.00%) | = 7417.809 SQ.M. |
| 4. PROPOSED GROUND COVERAGE (31.31%) | = 5161.29 SQ.M. |
| 5. PERMISSIBLE BUILT UP AREA | = 37089.045 SQ.M. |
| 6. PROPOSED BUILT UP AREA (INCL. EXEMPTED AREAS GIVEN BELOW) | = 41621.03 SQ.M. |
| 7. REQUIRED GREEN AREA(5.216%) | = 859.81 SQ.M. |
| 8. PROVIDED GREEN AREA (20.04%) | = 3303.81 SQ.M. |
| 9. PROPOSED F.A.R. | = 2.24 |
| 10. NO. OF TENANMENT - | = 457 NOS. |
| 11. SIZE OF TENAMENT - | |
| (50 SQ.M. - 75 SQ.M.) | = 318 NOS. |
| (75 SQ.M. - 100 SQ.M.) | = 139 NOS. |
| 12. TOTAL TENEMENT AREA | = 32224.72 SQ.M. |
| 13.a REQUIRED CAR PARKING | = 174 NOS. |
| i) FOR RESIDENTIAL PART | = 150 NOS. |
| (50 SQ.M. - 75 SQ.M.) 318 NOS./4 | =80 NOS. |
| (75 SQ.M. - 100 SQ.M.) 139 NOS./2 | =70 NOS. |
| ii) FOR CLUB PART ( 819.48 /35) SQ.M.=23 NOS. | |
| TOTAL CLUB CARPET AREA | = 819.48 SQ.M. |
| 13.b. PROVIDED CAR PARKING | = 427 NOS. |
| OPEN CAR | = 24 NOS. |
| COVERED CAR IN GROUND | = 159 NOS. |
| MACHANICAL CAR (122X2 ) | = 244NOS. |
| 14. PROPOSED GROUND COVERAGE | = 5161.29 SQ.M |

| BLOCK-1 | |
|---|---|
| PART-1A | 750.17 SQ.M. |
| PART-1B | 413.65 SQ.M. |
| PART-1C | 689.33 SQ.M. |
| PART-1D | 698.94 SQ.M. |
| PART-1E | 742.93 SQ.M. |
| PODIUM & CONNECTING PART | 1845.25 SQ.M. |
| OPEN STAIR TO CLUB | 21.02 SQ.M. |
| TOTAL | 5161.29 SQ.M |

15. COVERED AREA OF ALL PARTS :

GROUND FLOOR (INCL. CAR PARKING & EXCL. SHAFT AREA & STAIR )

| BLOCK-1 | |
|---|---|
| PART-1A | 574.60 SQ.M. |
| PART-1B | 359.12 SQ.M. |
| PART-1C | 566.87 SQ.M. |
| PART-1D | 636.45 SQ.M. |
| PART-1E | 653.71 SQ.M. |
| BELOW PODIUM & CONNECTING PART | 1827.61 SQ.M. |
| CLUB | 149.12 SQ.M. |
| TOTAL | 4767.48 SQ.M. |

FIRST FLOOR (EXCL.LIFT WELL, SERVICE DUCT , SHAFT, STAIR )

| BLOCK-1 | |
|---|---|
| PART-1A | 629.34 SQ.M. |
| PART-1B | 200.48 SQ.M. |
| PART-1C | 534.80 SQ.M. |
| PART-1D | 618.92 SQ.M. |
| PART-1E | 635.60 SQ.M. |
| CLUB | 732.65 SQ.M. |
| TOTAL | 3351.78 SQ.M. |

TYPICAL FLOOR (2ND. TO 13TH.) (EXCL. LIFT WELL, SERVICE DUCT , SHAFT, STAIR )

| BLOCK-1 | |
|---|---|
| PART-1A (629.34 SQ.M.X12 FLS.) | = 7552.08 SQ.M. |
| PART-1B (348.58 SQ.M.X12 FLS.) | = 4182.96 SQ.M. |
| PART-1C (612.35 SQ.M.X12 FLS.) | = 7348.20 SQ.M. |
| PART-1D (618.92 SQ.M.X12 FLS.) | = 7427.04 SQ.M. |
| TOTAL | = 26510.28 SQ.M |

TYPICAL FLOOR (2ND. TO 12TH.)
PART-1E (635.59 SQ.M.X11 FLS.) = 6991.49 SQ.M.

16. TOTAL COVERED AREA ( BLOCK-1) = 41621.03 SQ.M. (EXCL. LIFT WELL, SERVICE DUCT , SHAFT, STAIR )

17. TOTAL EXEMPTED AREAS FOR F.A.R. CALCULATION (a + b + c) = 4662.10 SQ.M.

a) TOTAL CAR PARKING AREA ADVANTAGE TAKEN

| BLOCK-1 | |
|---|---|
| PART-1A | 397.69 SQ.M. |
| PART-1B | 212.78 SQ.M. |
| PART-1C | 428.46 SQ.M. |
| PART-1D | 506.15 SQ.M. |
| PART-1E | 496.48 SQ.M. |
| BELOW PODIUM & CONNECTING PART | 1827.61 SQ.M. |
| TOTAL | = 3859.17 SQ.M. |

| | |
|---|---|
| b) D.G. & ELECT. ROOM. IN GR. FL. | 155.11 sq.m |
| TOILET AREA IN GR. FL. | 26.82 sq.m |
| TOTAL | = 181.93 SQ.M. |

c) LIFT LOBBY AREA

| BLOCK-1 | |
|---|---|
| PART-1A (3.00 SQ.M.X 14 FLS.) | 42.00 SQ.M. |
| (6.00 SQ.M.X 14 FLS.) | 84.00 SQ.M. |
| PART-1B (3.00 SQ.M.X14 FLS.) | 42.00 SQ.M. |
| (6.00 SQ.M.X 14 FLS.) | 84.00 SQ.M. |
| PART-1C (3.00 SQ.M.X 14 FLS.) | 42.00 SQ.M. |
| (6.00 SQ.M.X 14 FLS.) | 84.00 SQ.M. |
| PART-1D (3.00 SQ.M.X 14 FLS.) | 42.00 SQ.M. |
| (6.00 SQ.M.X 14 FLS.) | 84.00 SQ.M. |
| PART-1E (3.00 SQ.M.X 13 FLS.) | 39.00 SQ.M. |
| (6.00 SQ.M.X 13 FLS.) | 78.00 SQ.M. |
| TOTAL | = 621.00 SQ.M. |

18. PROPOSED F.A.R. = (41621.03 - 4662.10) / 16484.02 = 2.24

| | | |
|---|---|---|
| 19. TOTAL C.B. AREA | = | 510.48 SQ.M. |
| 20. GATE GOOMTY AREA | = | 2.97 SQ.M. |
| 21. S.T.P. STAIR AREA | = | 13.97 SQ.M. |
| 22. FIRE PUMP ROOM AREA | = | 87.10 SQ.M. |
| 23. FIRE KIOSK AREA | = | 9 SQ.M. |