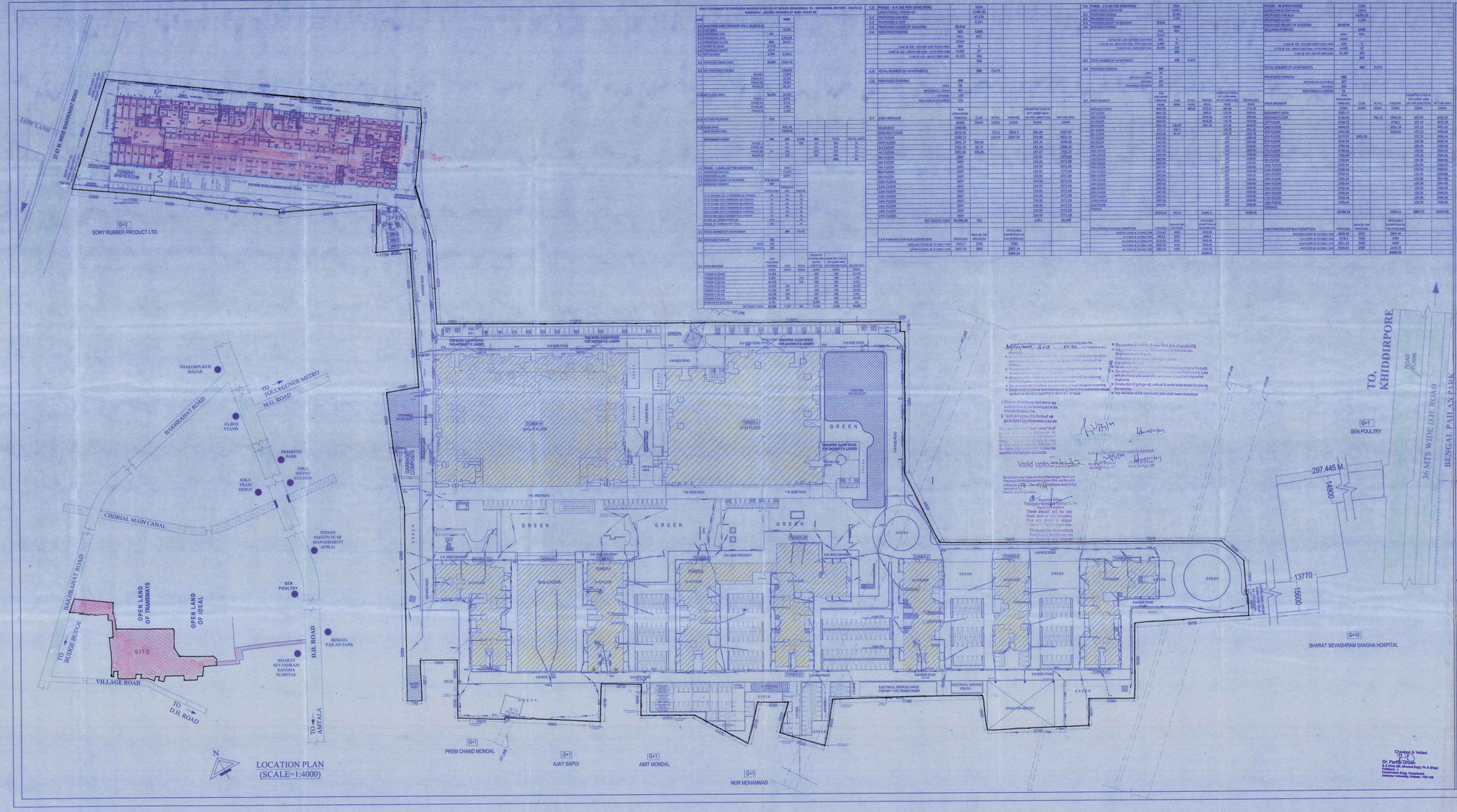

AREA STATEMENT OF PROPOSED HOUSING COMPLEX AT MOUZA SANAGARAN, P.S - BISHNUPUR, DISTRICT - SOUTH 24 PARGANAS (GODREJ HOUSING AT JOKA- PHASE III)		
ANY		AGM
A.0 SANCTION AREA BREAKUP (PH-I, III,IBR B-16)		
A.1 PLOT AREA		75,630
A.2 PROPOSED FAR	5.0	
A.3 PERMISSIBLE FAR		2,36,429
A.4 PERMISSIBLE G.CV.	40%	94,572
A.5 SHORTFALL IN GCV	21.21 %	
A.6 PERMISSIBLE HEIGHT	12.0 m	
A.7 FAR FOR GCV	1.06	2,00,6
A.8 PROPOSED GREEN AREA	30.00%	22675.45
A.9 NET PROPOSED FAR/BUA		2,36,429
	PHASE I	43,000
	PHASE II	47,000
	PHASE III	76,000
	PHASE IB	68,707
A.10 NET GCV AREA	53.34%	24,125
	PHASE I	8,600
	PHASE II	9,721
	PHASE III	1,500
	PHASE IB	5,200
A.11 NET FSI PROPOSED	2.51	
A.12 GCVED AREA		1,52,181
NON GCVED AREA		1,04,181

APARTMENT COUNT	1BK	2BR	2.5 BR	3BR	TOTAL	REMAINING
PHASE I	0	0	0	407	407	35
PHASE II	0	0	0	468	468	32
PHASE III	14	236	325	579	1154	71
PHASE IB	0	216	0	0	216	0
					2245	138

A.13 TOTAL NUMBER OF APARTMENTS		2384	FLATS
A.14 PROPOSED PARKING		1125	
	OPEN	1125	
	MECHANICAL		

A.1 AREA BREAKUP	PLAY AREA/ PARKING	CLUB	RETAIL	PARKING	EXEMPTED STILT & UPT LOBBY AREA (NO FAR CONSTRUCTION)	NET FAR AREA
	(SQM)	(SQM)	(SQM)	(SQM)	(SQM)	(SQM)
BASEMENT	1066.00					
GROUND FLOOR	6172.40		725.3	2923.7	864.59	5302.87
1ST FLOOR	5385.31		214.47	2607.14	315.89	4821.31
2ND FLOOR	5641.77	604.85			193.24	5048.53
3rd FLOOR	2755.79	24.75			193.24	2530.30
4th FLOOR	2952.80	205.85			107.57	2785.39
5th FLOOR	2697				124.50	2572.88
6th FLOOR	2697				124.50	2572.88
7th FLOOR	2697				124.50	2572.88
8th FLOOR	2697				124.50	2572.88
9th FLOOR	2697				124.50	2572.88
10th FLOOR	2697				124.50	2572.88
11th FLOOR	2697				124.50	2572.88
12th FLOOR	2697				124.50	2572.88
13th FLOOR	2697				124.50	2572.88
14th FLOOR	2697				124.50	2572.88
15th FLOOR	2697				124.50	2572.88
16th FLOOR	2697				124.50	2572.88
17th FLOOR	2697				124.50	2572.88
	2697				124.50	2572.88
	2697				124.50	2572.88