



ATK HOUSING & DEVELOPMENTS LLP

STATEMENT OF PROPOSAL

LLPIN-AAI-28

<p style="text-align: center;">PART - A</p> <p>1. ASSESSEE NO. : 11-064-14-0024-5</p> <p>2. NAME OF THE OWNERS : FRAYASH MARCHANT PVT. LTD. AISHA DEVELOPERS LLP.</p> <p>3. DETAILS OF REGD. TITLE DEEDS Book NO.- I, VOL. NO.- 27, Pages.- 222 To 243, Being NO.- 612, Date = 14/09/2007.</p> <p>4. DETAILS OF BOUNDARY DEED Book NO.- I, VOL. NO.- 1606-2019, Pages.- 118373 To 118388, Being NO.- 160603172, Date = 13/08/2019.</p>	<p>5. DETAILS OF REGD. TENANTS UNDERTAKING Book NO.- I, VOL. NO.- 1606-2019, Pages.- 118483 To 118498, Being NO.- 160603175, Date = 13/08/2019.</p> <p>6. DETAILS OF FREE GIFT Corner Splay : Strip : Sanction Alignmen :</p>
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<p style="text-align: center;">PART - B</p> <p>1. AREA OF LAND :</p> <p>As per Title deed : 1757.800 Sqm. As per Boundary deed : 1698.010 Sqm. As per U. L. C : 1757.800 Sqm.</p> <p>3. PERMISSIBLE GROUND COVERAGE = 50.000 % = 849.005 Sqm. 4. PROPOSED GROUND COVERAGE = 25.333 % = 430.159 Sqm.</p>	<p>2. NET AREA OF LAND : 1698.010 Sqm. (After free gift / splayed corner etc.) Strip of land relinquished, strip of land gifted to K.M.C.</p>
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	Covered Area (Including Stair, Lift Duct & Lobby)	CUTOOUT AREA			EXEMPTED AREA		Floor Area (Excluding Stair, Lift Duct & Lobby)
		Lift Duct Area	Duct / Void Area	Total Area	Stair Way Area (Excluding Stair Void)	Lift Lobby	
Ground Floor	428.134				51.930	9.000	367.204
1st. Floor	410.027	9.430	20.545	35.976	31.500	9.000	333.551
2nd. Floor	330.676	9.430	9.116	15.546	31.500	9.000	274.630
3rd. Floor	312.368	9.430	5.063	14.496	31.500	9.000	257.372
4th. Floor	312.366	9.430	5.066	14.496	31.500	9.000	257.372
5th. Floor	315.358	9.430	5.066	14.496	31.500	9.000	260.362
6th. Floor	315.358	9.430	5.066	14.496	31.500	9.000	260.362
7th. Floor	315.358	9.430	5.066	14.496	31.500	9.000	260.362
8th. Floor	315.358	9.430	5.066	14.496	31.500	9.000	260.362
9th. Floor	315.358	9.430	5.066	14.496	31.500	9.000	260.362
10th. Floor	315.358	9.430	5.066	14.496	31.500	9.000	260.362
11th. Floor	315.358	9.430	5.066	14.496	31.500	9.000	260.362
12th. Floor	315.358	9.430	5.066	14.496	31.500	9.000	260.362
13th. Floor	315.358	9.430	5.066	14.496	31.500	9.000	260.362
14th. Floor	315.358	9.430	5.066	14.496	31.500	9.000	260.362
15th. Floor	315.358	9.430	5.066	14.496	31.500	9.000	260.362
16th. Floor	316.658	9.430	5.066	14.496	44.460	9.000	248.702
17th. Floor	246.538	9.430	55.511	64.941	44.460	9.000	128.137
Total	5825.707	160.310	159.097	319.407	613.350	162.000	4730.950

EXEMPTED AREA = 775.350 Sqm. (Total Stair Way + Lift Lobby Area)

6. PARKING CALCUTALTION :				
A)	Prop. Share	Tenement Size	Tenement No	Required Parking
Above 100 Sqm.				
1 - 119.931 Sqm.	41.493	181.424 Sqm.	3 Nos.	28 NOS.
2 - 116.556 Sqm.	40.326	159.882 Sqm.	3 Nos.	
3 - 121.426 Sqm.	42.010	163.437 Sqm.	11 Nos.	
4 - 118.051 Sqm.	40.843	158.894 Sqm.	11 Nos.	
Above 200 Sqm.				
5 - 180.958 Sqm.	62.607	243.564 Sqm.	1 No.	4 NOS.
6 - 177.583 Sqm.	61.439	239.022 Sqm.	1 No.	
Business (Office Space) one car parking space for every 50 Sqm. of Carpet Area				7 Nos.
Car pet Area Business (Office Space) - 371.203 Sqm.				
Total Required Parking =				39 NOS.

B) NOS. OF PARKING PROVIDED = 14 Nos. (Covered Parking)	
NOS. OF PARKING PROVIDED = 26 Nos. (Open Parking)	
	40 NOS.
C) Permissible area for parking : (a) GROUND FLOOR = 14 Nos. x 25	
D) Actual area of parking provided : (a) GROUND FLOOR PARKING = 123.005 Sqm.	
7. PERMISSIBLE F. A. R. = 2.75 (2.50 + 0.25 [Green])	
8. PROPOSED F. A. R. = 4730.950 - (123.005) / 1698.010 = 2.714	
9. OTHER AREAS FOR FEES :	
A) CUPBOARD AREA	= 48.625 Sqm.
B) FIRE REFUGE AREA	= 75.150 Sqm.
C) AREA OF GATE GOOMTY	= 06.250 Sqm.
D) AREA OF SKY TERRACE	= 108.450 Sqm.
E) AREA OF SWIMMING POOL	= 34.415 Sqm.
F) EXEMPTED AREA	= 775.350 Sqm.
	1048.240 Sqm.
10. LIFT MACHINE ROOM AREA	= 31.468 Sqm.
11. STAIR HEAD ROOM AREA	= 41.387 Sqm.
12. TREE COVER AREA REQUIRED	= $\frac{(5825.707 - 319.407) \times 15\% \times 1698.010}{6000}$
	= 233.744 Sqm.
TREE COVER AREA PROVIDED	= 253.276 Sqm.
13. OVER HEAD TANK AREA	= 31.775 Sqm.
Area of Over Head Tank	= 15.238 Sqm.
Area of O. H. Fire Fighting Tank	= 16.537 Sqm.
14. BUILTUP AREA OF OFFICE SPACE	= 395.940 Sqm.
CARPET AREA OF OFFICE SPACE	= 371.203 Sqm.
15. HEIGHT OF THE BUILDING	= 59.850 m.

ATK Housing & Development LLP

 Partner