

AREA STATEMENT

LAND AREA :- 3280.37 Sq.m. (AS/DEED)
LAND AREA :- 3195.37 Sq.m. (AS/SITE)

GROUND COVERAGE

PERMISSIBLE = 50% = 1597.69 Sq M. PROPOSED = 42.06% = 1334.03 Sq M.
PERMISSIBLE HEIGHT = 40.00 M PROPOSED HEIGHT = 19.80 M
USE OCCUPANCY = RESIDENTIAL CUM COMMERCIAL
LEFT OPEN SPACE = 1614.02 Sq.M
LUCC MEMO NO.: - 8566/SJDA DATED:- 07-05-2022
TOTAL NO OF TENEMENT = 24 NOS.
PERMISSIBLE F.A.R. = 2.25 PROPOSED F.A.R. = 2.11

FLOOR AREA DIVISION / BUILT-UP AREA

GROUND FLOOR

STAIR & LIFT= 193.13 Sq M.
RETAIL SHOP INCLUDING CORRIDOR AREA= 284.16 Sq M.
PARKING AREA = 1101.58 Sq M.
TOTAL AREA = 1578.87 Sq M.

FIRST FLOOR

STAIR & LIFT= 600.93 Sq M.
TENEMENT FLAT-A1= 121.88 Sq M.
TENEMENT FLAT-A2= 204.81 Sq M.
TENEMENT FLAT-A3= 213.36 Sq M.
TENEMENT FLAT-A4= 207.27 Sq M.
TOTAL AREA = 1384.25 Sq M.

TYPICAL (2ND. TO 5TH.) FLOOR

STAIR & LIFT= 314.3 Sq M.
TENEMENT FLAT-A1= 121.88 Sq M.
TENEMENT FLAT-A2= 204.81 Sq M.
TENEMENT FLAT-A3= 213.36 Sq M.
TENEMENT FLAT-A4= 207.27 Sq M.
TENEMENT FLAT-A5= 233.10 Sq M.
RETAIL SHOP INCLUDING CORRIDOR AREA= 284.16 Sq M.
TOTAL AREA = 1578.88 Sq M.(EACH FLOOR)

TOTAL FLOOR AREA = 6732.50 Sq M.
TOTAL RESIDENTIAL AREA = 4669.00 Sq M.
TOTAL COMMERCIAL AREA = 1420.8 Sq M.
TOTAL ROOF AREA = 1477.41 Sq M.
STAIR COVER AREA = 63.02 Sq M. LIFT SHEAVE AREA = 21.16 Sq M.
TOTAL NO. OF PARKING REQUIRED = 64 NOS & PROVIDED = 64 NOS.
(RESIDENTIAL=48,COMMERCIAL=16 NOS.)

CALCULATION OF F.A.R.

F.A.R.= TFA / PLOT AREA
F.A.R.= 6732.50 / 3195.37 = 2.11

CARPET AREA DIVISION

GROUND FLOOR

CARPET AREA OF SHOP-1 = 86.88 Sq M.
CARPET AREA OF SHOP-2 = 80.40 Sq M.
CARPET AREA OF SHOP-3 = 86.88 Sq M.

FIRST FLOOR

CARPET AREA OF FLAT-A1(EXCLUDING BALCONY) = 112.45 Sq M.
CARPET AREA OF FLAT-A1 BALCONY = 5.20 Sq M.
TOTAL CARPET AREA OF FLAT -A1 = 117.65 Sq M.

CARPET AREA OF FLAT-A2(EXCLUDING BALCONY) = 176.98 Sq M.
CARPET AREA OF FLAT-A2 BALCONY = 15.51 Sq M.
CARPET AREA OF FLAT-A2 SERVICE BALCONY = 4.20 Sq M.
TOTAL CARPET AREA OF FLAT -A2 = 196.69 Sq M.

CARPET AREA OF FLAT-A3(EXCLUDING BALCONY) = 188.79 Sq M.
CARPET AREA OF FLAT-A3 BALCONY = 11.15 Sq M.
CARPET AREA OF FLAT-A3 SERVICE BALCONY = 4.80 Sq M.
TOTAL CARPET AREA OF FLAT -A3 = 204.74 Sq M.

CARPET AREA OF FLAT-A4(EXCLUDING BALCONY) = 177.59 Sq M.
CARPET AREA OF FLAT-A4 BALCONY = 16.85 Sq M.
CARPET AREA OF FLAT-A4 SERVICE BALCONY = 4.41 Sq M.
TOTAL CARPET AREA OF FLAT -A4 = 198.85 Sq M.

TYPICAL (2ND. TO 5TH.) FLOOR

CARPET AREA OF FLAT-A1(EXCLUDING BALCONY) = 112.45 Sq M.
CARPET AREA OF FLAT-A1 BALCONY = 5.20 Sq M.
TOTAL CARPET AREA OF FLAT -A1 = 117.65 Sq M.

CARPET AREA OF FLAT-A2(EXCLUDING BALCONY) = 176.98 Sq M.
CARPET AREA OF FLAT-A2 BALCONY = 15.51 Sq M.
CARPET AREA OF FLAT-A2 SERVICE BALCONY = 4.20 Sq M.
TOTAL CARPET AREA OF FLAT -A2 = 196.69 Sq M.

CARPET AREA OF FLAT-A3(EXCLUDING BALCONY) = 188.79 Sq M.
CARPET AREA OF FLAT-A3 BALCONY = 11.15 Sq M.
CARPET AREA OF FLAT-A3 SERVICE BALCONY = 4.80 Sq M.
TOTAL CARPET AREA OF FLAT -A3 = 204.74 Sq M.

CARPET AREA OF FLAT-A4(EXCLUDING BALCONY) = 177.59 Sq M.
CARPET AREA OF FLAT-A4 BALCONY = 16.85 Sq M.
CARPET AREA OF FLAT-A4 SERVICE BALCONY = 4.41 Sq M.
TOTAL CARPET AREA OF FLAT -A4 = 198.85 Sq M.

CARPET AREA OF FLAT-A5(EXCLUDING BALCONY) = 187.71 Sq M.
CARPET AREA OF FLAT-A5 BALCONY = 10.92 Sq M.
CARPET AREA OF FLAT-A5 SERVICE BALCONY = 4.80 Sq M.
TOTAL CARPET AREA OF FLAT -A5 = 203.43 Sq M.

CARPET AREA OF SHOP-1(EXCLUDING CORRIDOR) = 90.95 Sq M.
CARPET AREA OF SHOP-2(EXCLUDING CORRIDOR) = 80.89 Sq M.
CARPET AREA OF SHOP-3(EXCLUDING CORRIDOR) = 90.95 Sq M.



MITUL SHUKLA (B.ARCH.)
CA/2004/33251