AREA AND F.A.R. CALCULATION :-

LAND AREA AS PER DOCUMENT / DEED = 824.693 SQ.MT. (12 K- 05 CH -12 SQ.FT.)

PHYSICALLY AREA OF LAND = 824.693 SQ.MT. (12 K- 05 CH -12 SQ.FT.)

ALLOWABLE & PROPOSED GROUND COVERAGE :-

PERMISSIBLE GROUND COVERAGE (60 % OF 824.693 SQ.MT.) = 494.816 SQ.MT.

PROPOSED GROUND COVERAGE (42.141 %) = 347.530 SQ.MT.

EXISTING EXEMPTED AREA & FLOOR AREA:-

EXISTING GROUND FLOOR AREA = 700.186 SQ.MT.

EXISTING 1ST FLOOR AREA = 534.218 SQ.MT.

EXISTING 2ND FLOOR AREA = 462.889 SQ.MT.

EXISTING 3RD FLOOR AREA = 501.098 SQ.MT.

TOTAL EXIS. FLOOR AREA = **2198.391** SQ.MT. (EXCLUDING STAIR)

EXISTING STAIR CASE AREA GROUND FLOOR TO THIRD FLOOR :-

= (30.825+30.318+26.361+19.736)=107.240 SQ.MT.

A. EXISTING TOTAL TENANT AREA = 2181.051 SQ.MT.

B. EXISTING TOTAL OWNER AREA = 17.340 SQ.MT.

D. PERMISSIBLE F.A.R = [(2181.051 X 2) + 17.340] / 824.693 = 5.310

PROPOSED AREA:-

1. PROPOSED GROUND FLOOR AREA = 292.841 SQ.MT.

2. PROPOSED FIRST FLOOR AREA = 292.841 SQ.MT.

3. PROPOSED SECOND FLOOR AREA = 347.530 SQ.MT.

4. PROPOSED THIRD FLOOR AREA = 347.530 SQ.MT.

5. PROPOSED FOURTH FLOOR AREA = 347.530 SQ.MT.

6. PROPOSED FIFTH FLOOR AREA = 347.530 SQ.MT.

7. PROPOSED SIXTH FLOOR AREA = 347.530 SQ.MT.

8. PROPOSED SEVENTH FLOOR AREA = 347.530 SQ.MT.

9. PROPOSED EIGHTH FLOOR AREA = 347.530 SQ.MT.

10. PROPOSED NINTH FLOOR AREA = 347.530 SQ.MT.

11. PROPOSED TENTH FLOOR AREA = 347.530 SQ.MT.

12. PROPOSED ELEVENTH FLOOR AREA = 347.530 SQ.MT.

13. PROPOSED TWELFTH FLOOR AREA = 347.530 SQ.MT.

14. PROPOSED TOTAL FLOOR AREA = **4408.512** SQ.MT. (INCLU: EXEMPTED AREA)

PROPOSED EXEMPTED AREA :-

15. AREA OF TOTAL STAIR CASE = (12.315 X 2) X 13 = 320.190 SQ.MT.

16. AREA OF TOTAL LIFT WELL = (2.470 X 2) X 12 = 59.280 SQ.MT.

17. AREA OF LIFT LOBBY = (6.375 X 13) = 82.875 SQ.MT.

18. AREA OF STAIR CASE & LIFT WELL & LIFT LOBBY = (320.190 + 59.280 + 82.875) = 462.345 SQ.MT.

19. PERMISSIBLE AREA OF CAR PARKING = [(292.841-35.945)/2] = 128.448 SQ.MT. (50%)

20. PROPOSED AREA OF CAR PARKING = 198.034 SQ.MT. (77.087%)

21. TOTAL EXEMPTED AREA INCLUDING PARKING AREA = (462.345 + 198.034) = 660.379 SQ.MT.

22. PROPOSED TENANT AREA = 2261.566 SQ. MT.

23. SERVICE AREA = 63.814 SQ.MT.

24. PROPOSED OWNER AREA = **4408.512**-(2261.566 + 660.379 + 63.814) = 1422.753 SQ.MT.

25. PROPOSED FLOOR AREA EXCLUDING EXEMPTED AREA :-

= (4408.512 - 660.379) = 3748.133 SQ.MT.

EXISTING, ALLOWABLE & PROPOSED F.A.R:-

27. EXISTING F.A.R. = 2198.391 / 824.693 = 2.666

28. PERMISSIBLE F.A.R = [(2181.051 X 2) + 17.340] / 824.693 = 5.310

29. PROPOSED F.A.R. = 3748.133 / 824.693 = 4.545

OTHER'S AREA :-

30. AREA OF STAIR HEAD RM = 2 X 14.874 = 29.748 SQ.MT.

31. AREA OF LIFT M/C RM = 14.025 SQ.MT.

32. AREA OF OVER HEAD WATER TANK = 2 X (3.500 X 2.500) = 17.500 SQ.MT.

33. AREA OF TOTAL ROOF = 347.530 SQ.MT.

34. HEIGHT OF PARAPET WALL = 1.200 MT.

35. HEIGHT OF STAIR HEAD ROOM = 2.400 MT.

36. HEIGHT OF THE SUPPORTING ROOF TANK = 0.750 MT.

37. HEIGHT OF THE BUILDING = 39.700 MT.

38. C.B AREA = 26.026 SQ.MT.

39. OTHERS AREA ONLY FOR FEES = 26.026 (C.B AREA) + 462.345 (EXEMPTION) + 3.135 (L.M.R STAIR)

= 491.506 SQ.MT.

KZAR BUILDCON LLP

Designated Partner