

AREA STATEMENT :-

- 1. AREA OF LAND (AS PER DEED) = 7383.18 sq.mt
- 2. AREA OF LAND (AS PER SITE) = 7365.217 sq.mt
- 3. PERMISSIBLE GROUND COVERAGE = 3682.609 sq.mt (50.00%)
- 4. PROPOSED GROUND COVERAGE = 2721.506 sq.mt (36.95 %)
- 5. ADDITIONAL GROUND COVERAGE = 63.374 sq.mt (0.86%)
(FIRE REFUGE AREA)
- 6. OCCUPANCY OF LAND = RESIDENTIAL CUM COMMERCIAL
- 7. OCCUPANCY/USE OF BUILDING = RESIDENTIAL CUM COMMERCIAL
- 8. APPROVED L.U.C.C. MEMO NO. = 99/LUCC/ARP/SJDA DATED: 14.03.2008

9. PROPOSED AREA :-

I. COMMERCIAL (TOWER - I)

- BASEMENT AREA = 649.443 sq.mt
- GROUND FLOOR AREA = 663.499 sq.mt
- 1ST FLOOR AREA = 663.499 sq.mt
- 2ND FLOOR AREA = 674.720 sq.mt
- TYPICAL (3RD TO 5TH) FLOOR AREA = 663.499 sq.mt X 2 = 1326.998 sq.mt
- 5TH FLOOR AREA = 538.897 sq.mt
- TOTAL FLOOR AREA OF TOWER - I = 4517.056 sq.mt (17.52 % OF T.F.A.)**

II. RESIDENTIAL (TOWER - II)

(a) BLOCK - 01

- BASEMENT AREA = 372.659 sq.mt
- GROUND FLOOR AREA = 341.522 sq.mt
- 1ST FLOOR AREA = 341.522 sq.mt
- 2ND FLOOR AREA = 352.743 sq.mt
- TYPICAL (3RD TO 9TH) FLOOR AREA = 341.522 sq.mt X 7 = 2390.654 sq.mt
- 10TH FLOOR AREA = 157.741 sq.mt
- TOTAL AREA OF BLOCK - 01 = 3956.841 sq.mt**
- NO. OF 3BHK IN TOWER-II, BLOCK-01 = (3X10) = 30NOS.

(b) BLOCK - 02

- BASEMENT AREA = 874.642 sq.mt
- GROUND FLOOR AREA = 848.731 sq.mt
- TYPICAL (1ST TO 9TH) FLOOR AREA = 848.731 sq.mt X 9 = 7638.579 sq.mt
- GYMNASIUM AREA IN ROOF = 50.139 sq.mt
- TOTAL AREA OF BLOCK - 02 = 9412.091 sq.mt**
- NO. OF 3BHK IN TOWER-II, BLOCK-02 = (2X10) = 20NOS.
- NO. OF 4BHK IN TOWER-II, BLOCK-02 = (2X10) = 20NOS.

(c) BLOCK - 03

- FIRE PUMP ROOM AREA = 37.631 sq.mt
- BASEMENT AREA = 759.389 sq.mt
- GROUND FLOOR AREA = 358.046 sq.mt
- TYPICAL (1ST TO 9TH) FLOOR AREA = 748.666 sq.mt X 9 = 6737.994 sq.mt
- TOTAL AREA OF BLOCK - 03 = 7893.06 sq.mt**
- NO. OF 3BHK IN TOWER-II, BLOCK-03 = (2X8)+1 = 17NOS.
- NO. OF 4BHK IN TOWER-II, BLOCK-03 = (2X9) = 18NOS.

TOTAL AREA OF BLOCKS - 01, 02 & 03 = 21261.992 sq.mt

TOTAL BUILT UP AREA :-

MERCANTILE + RESIDENTIAL

4517.056 sq.mt + 21261.992 sq.mt = 25779.048 sq.mt

10. EXEMPTION AREA CALCULATION :-

A. MERCANTILE (TOWER - I)

- a) STAIR AREA = $9.275+(58.40X6) = 359.675$ sq.mt
- b) LIFT LOBBY AREA = $(3X2)X7 = 42.00$ sq.mt
- c) FIRE PUMP ROOM AREA = 25.576 sq.mt
- d) PARKING AREA IN BASEMENT = 330.438 sq.mt
- TOTAL EXEMPTION AREA = 757.689 sq.mt**

B. RESIDENTIAL (TOWER - II)

BLOCK - 01

- a) STAIR AREA = $(15.75X2)X12 = 378.00$ sq.mt
- b) LIFT LOBBY AREA = $(3X2)X12 = 72.00$ sq.mt
- c) PARKING AREA = 273.269 sq.mt

BLOCK - 02

- a) STAIR AREA = $(15.75X2)X11 = 346.50$ sq.mt
- b) LIFT LOBBY AREA = $(3X2)X11 = 66.00$ sq.mt
- c) PARKING AREA = 740.339 sq.mt

BLOCK - 03

- a) STAIR AREA = $(15.75X2)X11 = 346.50$ sq.mt
- b) LIFT LOBBY AREA = $(3X2)X11 = 66.00$ sq.mt
- c) PARKING AREA = 620.326 sq.mt
- d) FIRE PUMP ROOM AREA = 37.631 sq.mt

TOTAL CUPBOARD AREA IN BLOCK - 01, 02 & 03 = $(1.8X10)+(2.52X10)+(4.74X9) = 85.86$ sq.mt

TOTAL EXEMPTION AREA OF TOWER I & II = 3032.425 sq.mt

TOTAL EXEMPTED AREAS :-

MERCANTILE & RESIDENTIAL (757.689 sq.mt + 3032.425 sq.mt) = 3790.114 sq.mt

PROPOSED F.A.R. = $(25779.048-3790.114)/7365.217 = 2.99$

11. PERM. HT. OF BULDG - NO RESTRICTION

PROPOSED HT. OF RESIDENTIAL BULDG - 37.20 M
PROPOSED HT. OF COMMERCIAL BULDG - 22.50 M

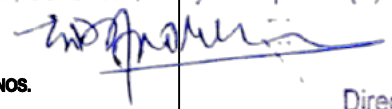
- 12. NO. OF TENEMENT = 105 NOS.
- 13. PARKING REQUIRED = 176 NOS.
- 14. PARKING PROVIDED = 177 NOS.

[BASEMENT IN COMMERCIAL BLOCK = 13 NOS.
BASEMENT IN RESIDENTIAL BLOCK = 75 NOS.
BASEMENT IN RESIDENTIAL BLOCK (MECH.) = 32 NOS.
OPEN PARKING = 23 NOS.
OPEN MECH. PARKING = 34 NOS.]

15. REQUIRED TREE COVER = 15% OF LAND AREA = 1104.78 sq.mt.

PROVIDED TREE COVER AREA = 1362.79 SQ.M. (18.50% OF LAND AREA)
>15% OF LAND AREA = OK

For Sēhs Hospitality Enterprises (P) Ltd.



Director