

AREA STATEMENT:-

AREA OF LAND AS PER DEED = 13 K-12 CHA-00 SQFT.
 = 9900 SQFT.
 AREA OF LAND AS PER PARCHA = 919.732 SQM.
 AREA OF LAND AS PER SITE = 777.132 SQM.
 = 596.920 SQM.
 = 6425 SQFT.
 = 8 K-14 CHA-35 SQFT.
 PERMISSIBLE GROUND COVERAGE = 50.0 %
 = 298.460 SQM.
 PROPOSED GROUND COVERAGE = 298.040 SQM.
 = 49.93 %
 ROAD WIDTH = 19.800 M. AVG.
 PERMISSIBLE F.A.R. = 2.75
 PERMISSIBLE TOTAL FLOOR AREA = (596.920x2.75) SQM.
 = 1641.53 SQM.
 PERMISSIBLE HEIGHT OF THE BUILDING = NO RESTRICTION
 PROPOSED HEIGHT OF THE BUILDING = 15.350 M.
 FLOOR AREA AT GROUND FLOOR = 290.740 SQM.
 FLOOR AREA AT 1ST TO 4TH FLOOR = (298.040x4) SQM. = 1192.160 SQM.
 PROPOSED TOTAL FLOOR AREA (INCLUDING EXEMPTED AREA) = (290.740+1192.160) SQM.
 = 1482.900 SQM.

EXEMPTED AREA:

a) FOR STAIR & LANDING = (13.905x5)+(14.650x2) SQM.
 = 98.825 SQM.
 b) FOR LIFT & LOBBY = (3.000x5) SQM. = 15.000 SQM.
 TOTAL EXEMPTED AREA (a+b) = (98.825+15.000) SQM. = 113.825 SQM.

CAR PARKING AREA CALCULATION FOR RESIDENTIAL TENEMENTS - (13 TENEMENTS)

TOTAL RESIDENTIAL COMMON AREA IN ALL FLOORS = 154.410 SQM.
 AREA TO BE DISTRIBUTED IN EACH TENEMENT = (154.410/14) SQM.
 = 11.029 SQM.

TENEMENT A (03 NOS.) = (69.584+11.029) = 80.613 SQM.
 TENEMENT B (04 NOS.) = (62.777+11.029) = 73.806 SQM.
 TENEMENT C (03 NOS.) = (69.484+11.029) = 80.513 SQM.
 TENEMENT D (03 NOS.) = (72.796+11.029) = 83.825 SQM.
 TENEMENT E (01 NOS.) = (66.545+11.029) = 77.574 SQM.
 COVERED CAR PARKING REQUIRED = 07 NOS.

CAR PARKING AREA CALCULATION FOR MERCANTILE AREA-

TOTAL MERCANTILE AREA (CARPET AREA) IN BUILDING = 86.186 SQM.
 COVERED CAR PARKING REQUIRED = 03 NOS.

COVERED CAR PARKING REQUIRED:

a) FOR RESIDENTIAL = 07 NOS.
 b) FOR MERCANTILE = 03 NO.

COVERED CAR PARKING PROVIDED:

IN GROUND FLOOR = 10 NOS.
 FREE AREA FOR CAR PARKING (a+b) = (10x25) SQM. = 250.000 SQM.
 TOTAL FLOOR AREA AFTER EXEMPTION = 1482.900-(113.825+250.00) SQM.
 = (1482.900-363.825) SQM. = 1119.075 SQM.

F.A.R. CONSUMED = (1119.075/596.920) = 1.87 < 2.75
 PERMISSIBLE SERVICE AREA AT ROOF = 89.879 SQM.

SERVICE AREA:

STAIR COVER = 16.865 SQM.
 LIFT MACHINE ROOM = 11.539 SQM.
 PROPOSED SERVICE AREA AT ROOF = (16.865+11.539) = 28.404 SQM.
 REQUIRED TREE COVER = 26.504 SQM.
 PROVIDED TREE COVER = 29.825 SQM.
 FIRST FLOOR RESIDENTIAL AREA = 153.303 SQM.
 FIRST FLOOR COMMERCIAL AREA = 144.738 SQM.

NOTE : ALL DIMENSIONS ARE IN MM

SCALE USED : 1:100, OTHERWISE MENTIONED

THE PLOT IS BUITED & BOUNDARY WITH BOUNDARY MEASUREMENT MORE OR LESS WITH REGD DEED. REFERENCE OF DECLARATION ATTACHED WITH THE CASE FILE.

THE CHARACTER OF THE ROAD IS A PUBLIC ROAD. I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN BY ME AS PER PROVISION OF H.M.C BUILDING RULES 2009 AS AMENDED, TIME TO TIME AND THE SITE CONDITION INCLUDING THE WIDTH OF THE ADJACENT ROAD CONFIRM WITH THE H.M.C. SURVEY AND THAT IS BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK

Coastal/Noted Attorney of
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