

AREA STATEMENT.

**USE OF BULDG. - RESIDENTIAL**

1. L.U.C.C. NO. - 3501/SJDA DT.18.7.19.
2. LAND AREA AS PER DEED - 6242.52 SQM
3. LAND AREA AS PER SITE - 5889.97 SQM
4. AREA OF 2500 MM WIDE LAND FOR PROPOSED GIFTING TO S.M.C. FOR WIDENING OF ROAD = 370.57 SQM.  
NET LAND AREA = 5889.97 SQM - 370.57 SQM. = 5519.40 SQM.
4. PERMISSIBLE GROUND COVERAGE - 45% = 2650.48 SQM
5. PROPOSED GROUND COVERAGE - 13.118 % = 772.664 SQ.M.
6. NO. OF TENEMENT - 33 NOS.
7. SIZE OF TENEMENT

11NOS. = 212.535 SQM MARKED 'C' IN 1ST TO 11TH FLOORS.	= 2337.885 SQM
11NOS. = 167.018 SQM MARKED 'B' IN 1ST TO 11TH FLOORS.	= 1837.198 SQM
4NOS. = 235.196 SQM MARKED 'A' IN 2ND, 4TH, 6TH AND 8TH FLOORS	= 940.784 SQM
6NOS. = 223.379 SQM MARKED 'A' IN 3RD, 5TH, 7TH, 9TH, 10TH AND 11TH FLOORS	= 1340.274 SQM
1NOS. = 219.606 SQM MARKED 'A' IN 1ST FLOOR	= 219.606 SQM
<b>SIZE OF AMENITIES AREA</b>	
STORE 11NOS. = 34.231 SQM MARKED 'E' IN 1ST TO 11TH FLOORS.	= 376.541 SQM
COMMUNITY HALL 1NOS. = 55.125 SQM MARKED 'A' IN GROUND FLOOR.	= 55.125 SQM
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TOTAL FLOOR AREA	= 7107.413 SQ.M.

8. REQUIRED CAR PARKING - 65 NOS.

9. PROVIDED CAR PARKING - 65 NOS.

COVERED CAR PARKING IN GROUND FLOOR OF RESIDENTIAL BLOCK = 21 NOS.  
SEMI COVERED CAR PARKING = 11  
OPEN CAR PARKING = 33

10. PROPOSED AREA:-

i. RESIDENTIAL BLOCK

BASEMENT FLOOR ( FIRE PUMP ROOM )	= 73.688 SQM.
GROUND FLOOR	= 717.324 SQ.M.
FIRST FLOOR	= 731.509 SQ.M.
TYPICAL FLOOR (2ND,4TH,6TH & 8TH) = (747.099 X 4) SQ.M	= 2988.396 SQM.
TYPICAL FLOOR (5TH & 10TH) = (752.710 X 2) SQ.M.	= 1505.420 SQ.M.
TYPICAL FLOOR (3RD,7TH,9TH & 11TH) = (735.282 X 4)SQ.M	= 2941.128 SQ.M.
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TOTAL FLOOR AREA	= 8957.465 SQ.M.

**11. TOTAL BUILT UP AREA = 8957.465 SQ.M.**

12. EXEMPTION AREA:-

i. RESIDENTIAL BLOCK

A) STAIR AREA	= 31.500 X 12 = 378.000 SQM SQ.M.
B) LIFT LOBBY AREA	= 3 X 2 X 12 = 72 SQ.M
C) LIFT WELL AREA	= 3.607 X 2 X 11 = 79.354 SQ.M
D) FIRE REFUGE AREA	= 17.428 X 2 = 34.856 SQ.M
E) PARKING AREA	= 543.686 SQ.M
F) BASEMENT AREA (FIRE PUMP ROOM)	= 73.688.M
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TOTAL EXEMPTION AREA	= 1181.584 SQ.M.

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14. FOR F.A.R. CALCULATION

PERMISSIBLE F.A.R. = 2.5 = 14724.925 SQM  
TOTAL BUILT UP AREA - EXEMPTION AREA  
8957.465 SQM - 1181.584 SQM = 7775.881 SQM

**15. PROPOSED F.A.R. =  $\frac{7775.881 \text{ SQ.M.}}{5889.97 \text{ SQ.M.}} = 1.32$**

16. PERM. HT. OF BULDG. - NO RESTRICTION.

i. PROP. HT. OF RESIDENTIAL BULDG. - 38.9 M

17. GREEN TREE COVER REQUIRED FOR RESIDENTIAL = 15% = 883.49 SQM

GREEN TREE COVER PROVIDED = 15.07% = 887.85 SQM

18. AREA OF 2 STD. EXISTING R.C.C. BUILDING = 239.127 SQM