

**DETAILS OF PLAN PROPOSAL :-**

**A.**

1. ASSESSEE NO. :- 11-078-07-0001-4

2. DETAILS OF REG. DEED.- BOOK NO.- 1 ;  
CD VOL. NO. -1  
PAGE NO.- 4563 TO 4579 ;  
BEING NO.- 00244 ;  
YEAR- 2010

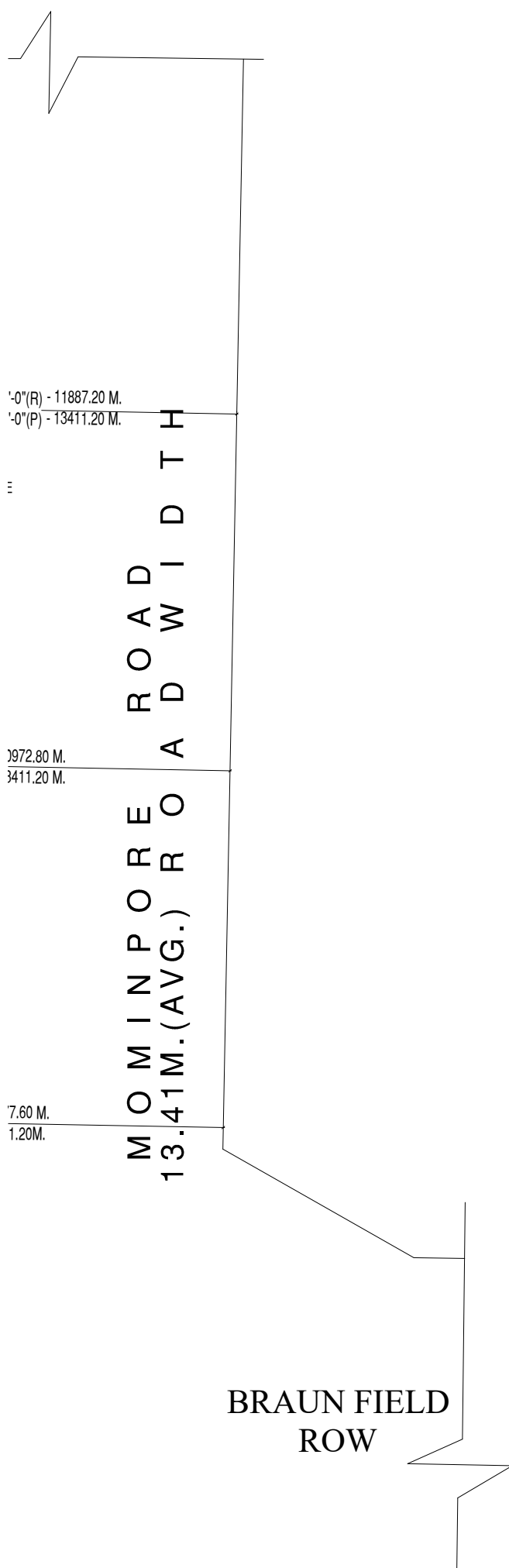
3. DETAILS OF REG. P.O.A. -

4.(a) AREA OF LAND = 6694.20 SQ.M  
(i) LAND AREA GIFTED TO K.M.C. = 31.026 SQ.M  
(ii) GIFTED LAND FOR CORNER SPLAY = 10.12 SQ.M.  
NET LAND AREA - 6653.054 SQ.M.

(B) NO. OF STOREY -  $B + G + \bar{X}$

5. NO. OF TENAMENTS - 112 NOS

6. SIZE OF TENAMENT = ( 100 - 200 )SQ.M. = 109 NOS  
= ( 300 - 400 )SQ.M. = 03 NOS



**B.**

1. PROPOSED GROUND COVERAGE ( 41.461 % ) = 2762.59 SQ.M.  
2. F.A.R. CONSUMED = 2.2494  
3. TOTAL COVERED AREA = 14988.20 SQ.M.  
4. TOTAL SERVICE AREA IN GR. FL. = 775.37 SQ.M.  
5. TOTAL CAR PARKING AREA IN GR. FL. = 1673.41 SQ.M.  
6. NO. OF CAR PARKING :-  
REQUIRED - 118 NOS.  
PROVIDED - 118 NOS.  
COVERED - GROUND - 67 NOS.  
BASEMENT - 51 NOS.

**AREA STATEMENT :-**

1.(a) AREA OF LAND = 6694.20 SQ.M  
(i) LAND AREA GIFTED TO K.M.C. = 31.026 SQ.M  
NET LAND AREA - 6663.174 SQ.M.

2. F.A.R. AVAILABLE = 2.25  
3. PERMISSIBLE GROUND COVERAGE = 45% = 2998.42 SQ.M  
4. PROPOSED GROUND COVERAGE = 41.461 % = 2762.59 SQ.M.  
5. PERMISSIBLE BUILT-UP AREA = 6660.294 X 2.25 = 14992.14 SQ.M  
6. PROPOSED TOTAL BUILT-UP AREA = 14988.20 SQ.M.  
7. PROPOSED FLOOR AREA :-

FLOORS	TOWER-1A (SQ.M.)	TOWER-1B (SQ.M.)	TOWER-2 (SQ.M.)	TOTAL (SQ.M.)
GROUND				2448.78
FIRST	222.14	247.75	135.55	605.44
SECOND	484.10	36.16	446.43	966.69
TYPICAL	TYPICAL (3rd.-11th.) 605.08 x 9 = 5445.72	TYPICAL (3rd.-11th.) 496.15 x 9 = 4465.35	TYPICAL (3rd.-11th.) 446.43 x 9 = 4017.87	13928.94
BASEMENT				1980.18
TOTAL				19930.03

**8. AREAS EXEMPTED IN F.A.R. CALCULATION**

**LIFT LOBBY AREA**

FLOORS	TOWER-1A (SQ.M.)	TOWER-1B (SQ.M.)	TOWER-2 (SQ.M.)	TOTAL (SQ.M.)
TYPICAL	(BASEMENT, GR. To 11th.) 6 x 13 = 78	(BASEMENT, GR. To 11th.) 6 x 13 = 78	(BASEMENT, GR. To 11th.) 6 x 13 = 78	234.00
TOTAL				234.00

**STAIRWAYS AREA**

FLOORS	TOWER-1A (SQ.M.)	TOWER-1B (SQ.M.)	TOWER-2 (SQ.M.)	TOTAL (SQ.M.)
TYPICAL	( 1st. To 11th. ) 25.50 x 11 = 280.50	( 1st. To 11th. ) 25.50 x 11 = 280.50	( 1st. To 11th. ) 25.50 x 11 = 280.50	841.50
GROUND				77.45
BASEMENT				20.80
TOTAL				939.75

**C.B. AREA**

FLOORS	TOWER-1A (SQ.M.)	TOWER-1B (SQ.M.)	TOWER-3 (SQ.M.)	TOTAL (SQ.M.)
SECOND	8.32	-	11.04	19.36
TYPICAL	( 1st. To 11th. ) 11.09 x 9 = 99.81	( 1st. To 11th. ) 11.01 x 9 = 99.09	( 1st. To 11th. ) 11.04 x 9 = 99.45	298.35
TOTAL				317.71

TOTAL EXEMPTED AREA = 1491.46 SQ.M.

9. AREA EXCLUDING EXEMPTED AREA (INCL. CAR PARKING) = ( 19930.03 - 1491.46 ) SQ.M. = 18438.57 SQ.M.

10. CAR PARKING AREA  
I) CAR PARKING IN GROUND FLOOR = 1673.41 SQ.M.  
NOS. OF COVERED CAR 67  
PERMISSIBLE = 67 X 25 = 1675  
PROVIDED = 1673.41 SQ.M.  
II) CAR PARKING IN BASEMENT = 1776.96 SQ.M.  
NOS. OF COVERED CAR 51  
51 X 35 = 1785 SQ.M.  
PROVIDED = 1776.96 SQ.M.

TOTAL CAR PARKING AREA = 3450.37 SQ.M.

11. TOTAL AREA IN F.A.R. = ( 18438.57 - 3450.37 ) SQ.M. = 14988.20 SQ.M.

12. F.A.R. PROPOSED = 2.2494

13. SWIMMING POOL AREA IN 1ST. FL. = 138.14 SQ.M.