

STATEMENT OF THE PLAN PROPOSAL

1. ASSESSEE NO.- 110380700359

2. DETAILS OF REGISTERED DEED

BOOK NO = 1, VOL NO. = 21

PAGES = 2101 to 2125

BEING NO = 06635

YEAR = 2013

5. DETAILS OF BOUNDARY DECLARATION

BOOK NO = 1, VOL NO. = 1902-2018

PAGES = 26543 to 26556

BEING NO = 190200770

YEAR = 2018

7(a) LAND AREA AS PER DEED =

ZK-8CH-33 SFT

3. DETAILS OF POWER OF ATTORNEY

N.A.

4. DETAILS OF TENANT DECLARATION

BOOK NO = 1, VOL NO. = 1902-2018

PAGES = 91759 to 91811

BEING NO = 190202569

YEAR = 2018

(b) NO OF STORIED = G+IV

1. LAND AREA AS EPR PHYSICAL = 154.56 SQM.

2. ROAD WIDTH = 6.55 M.(AVG.)

3. AS PER BUILDING RULE 142 PERMISSIBLE

GROUND COVERAGE = 60 % = 92.736 SQ.M.

4. COVERED AREA OF EX. STRUCTURE AT GROUND FLOOR = 117.403 SQM

5. COVERED AREA OF EX. STRUCTURE AT FIRST FLOOR = 117.403 SQM

6. COVERED AREA OF EX. STRUCTURE AT SECOND FLOOR = 31.77 SQM

7. TOTAL COVERED AREA OF THE EX. STRUCTURE = 266.576 SQM

8. EXEMPTED AREA AT GROUND FLOOR (EXISTING) = 5.76 SQM

9. EXEMPTED AREA AT FIRST FLOOR (EXISTING) = 5.76 SQM

10. EXEMPTED AREA AT SECOND FLOOR (EXISTING) = 5.76 SQM

11. TOTAL EXEMPTED AREA AT ALL FLOORS (EXISTING) = 17.28 SQM

12. TOTAL COVERED AREA OF ALL FLOORS IN THE EX. STRUCTURE

- EXEMPTED AREA AT ALL FLOORS = 266.576 - 17.28 = 249.296 SQM

13. TOTAL AREA OCCUPIED BY TENANTS = 167.740 SQM

14. TOTAL AREA OCCUPIED BY OWNER = 81.556 SQM

15. PERMISSIBLE TOTAL FLOOR AREA = (167.740 X 2) + 81.556 = 417.036 SQM.

16. PERMISSIBLE F.A.R. = (413.75/154.56) = 2.676

17. PROPOSED GROUND COVERAGE = 92.591 SQ.M = 59.906%

PROPOSED AREA (AREA STATEMENT):-

	CUTOUT		TOTAL COVERED AREA	SHAFT/LIFT WELL/ STAIR DUCT	NET COVERED AREA	TOTAL EXEMPTED AREA	
	NET COVERED AREA	NET FLOOR AREA				STAR-STAR LOBBY	NET FLOOR AREA
GROUND FLOOR	92.591 SQM		92.591 SQM		13.018 SQM	79.575 SQM	
1ST FLOOR	92.591 SQM	1.812 SQM	90.779 SQM		13.018 SQM	77.763 SQM	
2ND FLOOR	92.591 SQM	1.812 SQM	90.779 SQM		13.016 SQM	77.763 SQM	
3RD FLOOR	92.591 SQM	1.812 SQM	90.779 SQM		13.016 SQM	77.763 SQM	
4TH FLOOR	92.591 SQM	1.812 SQM	90.779 SQM		13.016 SQM	77.763 SQM	
TOTAL	462.956 SQM	7.248 SQM	455.707 SQM		05.08 SQM	390.627 SQM	

18. PROPOSED CAR-PARKING SPACE AT GROUND FLOOR = 42.959 SQM

19. PROPOSED F.A.R. = (390.627 - 42.959) / 154.56 = 2.249

20. AREA OF STAIR COVER = 13.39 SQM.

21. AREA OF O.H.W.R. = 4.5 SQM.

22. AREA OF LIFT M/C ROOM = 10.934 SQM.