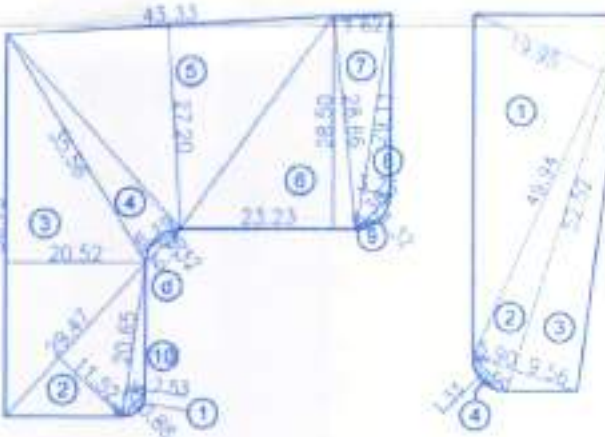




AREA UNDER 30 M. WIDE ROAD				
R1	1/2	X	95.79	X 29.39 = 1407.63
R2	1/2	X	103.55	X 29.04 = 1503.44
TOTAL				= 2911.07
AREA UNDER 24 M. WIDE DP ROAD				
R3	1/2	X	33.39	X 5.02 = 83.81
R4	1/2	X	75.43	X 17.01 = 641.53
TOTAL				= 725.34
AREA UNDER 12 M. WIDE SERVICE ROAD				
R5	1/2	X	28.52	X 10.17 = 145.02
R6	1/2	X	28.52	X 11.74 = 167.41
R7	1/2	X	17.76	X 8.70 = 77.26
R8	1/2	X	17.76	X 6.20 = 55.06
TOTAL				= 444.75
AREA UNDER 30 M. WIDE DP ROAD				
R9	1/2	X	48.16	X 10.05 = 242.00
R10	1/2	X	66.22	X 13.98 = 492.84
R11	1/2	X	29.83	X 22.03 = 328.58
R12	1/2	X	34.88	X 10.58 = 185.04
R13	1/2	X	34.88	X 3.55 = 82.05
R14	1/2	X	39.75	X 1.86 = 36.97
R15	1/2	X	51.48	X 10.41 = 267.95
R16	1/2	X	19.24	X 1.94 = 18.66
TOTAL				= 1034.14
TOTAL AREA UNDER ROAD WIDENING				2911.07+725.34+444.75+1034.14 = 5688.36
AREA UNDER RESERVATION				
A1	1/2	X	50.30	X 8.71 = 218.06
A2	1/2	X	59.10	X 23.44 = 692.85
A3	1/2	X	59.10	X 7.97 = 235.57
A4	1/2	X	56.49	X 28.03 = 791.71
TOTAL				= 1638.93
AREA CALCULATION FOR PLOT - 1				
1	1/2	X	198.36	X 45.34 = 4486.90
2	1/2	X	203.53	X 28.10 = 2899.85
3	1/2	X	203.53	X 28.47 = 2897.37
4	1/2	X	147.55	X 47.02 = 3488.90
5	1/2	X	186.82	X 38.42 = 3588.81
6	1/2	X	116.68	X 32.25 = 1929.84
7	1/2	X	95.79	X 29.73 = 1424.03
TOTAL				= 23650.43
AREA CALCULATION FOR PLOT - 3				
8	1/2	X	53.02	X 5.48 = 145.54
9	1/2	X	47.10	X 8.24 = 194.05
10	1/2	X	50.33	X 12.05 = 303.24
11	1/2	X	42.85	X 18.90 = 403.04
12	1/2	X	36.795	X 16.73 = 307.04
TOTAL				= 1352.91
AREA UNDER SUBPLOTS				
AREA CALCULATION FOR PLOT NO 3				
P1	1/2	X	62.48	X 32.29 = 1008.74
P2	1/2	X	53.02	X 34.02 = 901.87
P3	1/2	X	42.44	X 19.63 = 415.44
TOTAL				= 2327.05
AREA CALCULATION FOR PLOT NO 4				
P4	1/2	X	35.03	X 19.53 = 342.07
P5	1/2	X	86.83	X 11.52 = 500.14
P6	1/2	X	86.83	X 26.67 = 1157.88
TOTAL				= 2000.09
AREA CALCULATION FOR PLOT NO 5				
P7	1/2	X	44.34	X 9.60 = 212.35
P8	1/2	X	44.87	X 9.04 = 202.81
P9	1/2	X	19.20	X 6.85 = 53.84
TOTAL				= 479.00
AREA UNDER AMENITY				
C1	1/2	X	53.00	X 25.97 = 688.21
C2	1/2	X	53.00	X 21.45 = 568.43
C3	1/2	X	37.96	X 8.17 = 154.66
TOTAL				= 1411.29



OPEN SPACE AREA KEY PLAN
SCALE: 1:1000

AREA CALCULATION FOR OPEN SPACE - 1				
1	1/2	X	4.26	X 0.86 = 2.50
2	1/2	X	29.47	X 11.52 = 169.75
3	1/2	X	50.73	X 20.52 = 520.49
4	1/2	X	35.56	X 6.18 = 110.06
5	1/2	X	43.33	X 27.20 = 589.29
6	1/2	X	23.23	X 28.50 = 331.03
7	1/2	X	28.66	X 7.62 = 109.19
8	1/2	X	29.11	X 3.75 = 54.56
9	1/2	X	6.36	X 1.32 = 5.86
10	1/2	X	20.65	X 2.53 = 26.12
TOTAL				= 1918.80
DEDUCTION				
d	1/2	X	6.36	X 1.32 = 5.60
TOTAL				= 5.60
NET AREA				1918.80 - 5.60 = 1913.01
AREA CALCULATION FOR OPEN SPACE - 2				
1	1/2	X	49.84	X 19.95 = 498.15
2	1/2	X	52.52	X 5.90 = 154.53
3	1/2	X	52.52	X 9.56 = 251.05
4	1/2	X	6.36	X 1.33 = 5.64
TOTAL				= 909.27

AREA CALCULATION FOR OPEN SPACE - 2				
1	1/2	X	49.84	X 19.95 = 498.15
2	1/2	X	52.52	X 5.90 = 154.53
3	1/2	X	52.52	X 9.56 = 251.05
4	1/2	X	6.36	X 1.33 = 5.64
TOTAL				= 909.27

AREA CALCULATION FOR OPEN SPACE - 2				
1	1/2	X	49.84	X 19.95 = 498.15
2	1/2	X	52.52	X 5.90 = 154.53
3	1/2	X	52.52	X 9.56 = 251.05
4	1/2	X	6.36	X 1.33 = 5.64
TOTAL				= 909.27

AREA CALCULATION FOR OPEN SPACE - 2				
1	1/2	X	49.84	X 19.95 = 498.15
2	1/2	X	52.52	X 5.90 = 154.53
3	1/2	X	52.52	X 9.56 = 251.05
4	1/2	X	6.36	X 1.33 = 5.64
TOTAL				= 909.27

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2	1/2	X	52.52	X 5.90 = 154.53
3	1/2	X	52.52	X 9.56 = 251.05
4	1/2	X	6.36	X 1.33 = 5.64
TOTAL				= 909.27

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2	1/2	X	52.52	X 5.90 = 154.53
3	1/2	X	52.52	X 9.56 = 251.05
4	1/2	X	6.36	X 1.33 = 5.64
TOTAL				= 909.27

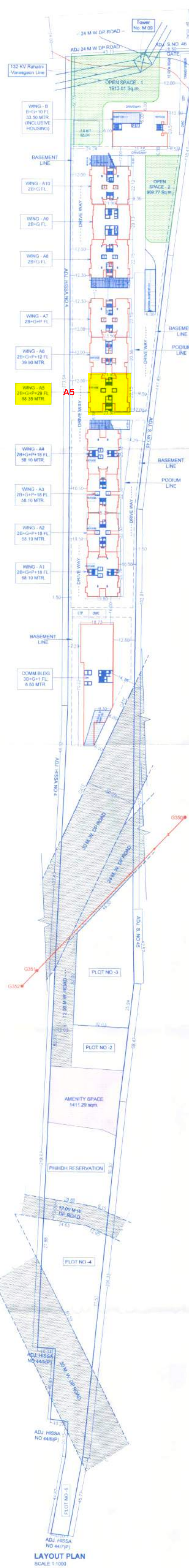
AREA CALCULATION FOR OPEN SPACE - 2				
1	1/2	X	49.84	X 19.95 = 498.15
2	1/2	X	52.52	X 5.90 = 154.53
3	1/2	X	52.52	X 9.56 = 251.05
4	1/2	X	6.36	X 1.33 = 5.64
TOTAL				= 909.27

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1	1/2	X	49.84	X 19.95 = 498.15
2	1/2	X	52.52	X 5.90 = 154.53
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TOTAL				= 909.27

AREA CALCULATION FOR OPEN SPACE - 2				
1	1/2	X	49.84	X 19.95 = 498.15
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TOTAL				= 909.27

AREA CALCULATION FOR OPEN SPACE - 2				
1	1/2	X	49.84	X 19.95 = 498.15
2	1/2	X	52.52	X 5.90 = 154.53
3	1/2	X	52.52	X 9.56 = 251.05
4	1/2	X	6.36	X 1.33 = 5.64
TOTAL				= 909.27

AREA CALCULATION FOR OPEN SPACE - 2				
1	1/2	X	49.84	X 19.95 = 498.15
2	1/2	X	52.52	X 5.90 = 154.53
3	1/2	X	52.52	X 9.56 = 251.05
4	1/2	X	6.36	X 1.33 = 5.64
TOTAL				= 909.27



TOTAL FSI STATEMENT				
S.NO.	BUILDING/WING NAME	FLOOR	NET BUA AREA	BLDG. HT.
1.	A1	2B+G+P+18 FL.	7519.52	58.10 M
2.	A2	2B+G+P+18 FL.	4958.82	58.10 M
3.	A3	2B+G+P+18 FL.	4958.82	58.10 M
4.	A4	2B+G+P+18 FL.	7519.52	58.10 M
5.	A5	2B+G+P+29 FL.	17169.11	88.35 M
6.	A6	2B+G+P+12 FL.	4544.83	39.80 M
11.	COMM. BLDG.	3B+G+1 FL.	1180.32	8.50 M
TOTAL				42830.64
TOTAL				347.00

TOTAL FSI + NON FSI STATEMENT				
S.NO.	BUILDING/WING NAME	NET BUA AREA	BASINEMENT PARKING AREA	REFUGEE AREA
1.	A1	7519.52		
2.	A2	4958.82		
3.	A3	4958.82		
4.	A4	7519.52	36407.00	245.54
5.	A5	17169.11		
6.	A6	4544.83		
11.	COMM. BLDG.	1180.32		
TOTAL				42830.64
TOTAL FSI + NON FSI				47952.22

TABLE - A				
S/N	PLOT NO.	AREA AS PER TRIANGULATION	ROAD WIDENING	AREA UNDER RESERVATION
1	PLOT NO-1	20655.43	5685.30	1938.63
2	PLOT NO-2	1352.91		1411.29
4	PLOT NO-3	2327.05		
6	PLOT NO-4	2000.09		
8	PLOT NO-5	479.00		
TOTAL				1938.63
TOTAL				47952.22

WATER STORAGE TANK CALCULATION				
S.NO.	BUILDING NAME	CHWT (IN LTRS.)	UGWT (IN LTRS.)	
1.	A1	72,250 LTR.	120,875 LTR.	
2.	A2	47,850 LTR.	94,225 LTR.	
3.	A3	47,850 LTR.	94,225 LTR.	
4.	A4	72,250 LTR.	120,875 LTR.	
5.	A5	101,800 LTR.	162,424 LTR.	
6.	A6	41,875 LTR.	73,125 LTR.	
11.	B	73,325 LTR.	128,967 LTR.	
12.	COMM. BLDG.	28,450 LTR.	47,875 LTR.	
TOTAL				486000.00
TOTAL AREA REQUIRED				4,550 SQ.M.

PHASE 1- (A1-A4) PLOT AREA =6002 Sq.M.
(RERA No. -P52100045688)
PROP. PHASE 2- (A5) PLOT AREA =1859 Sq.M.
PROP. PHASE 3- (A6) PLOT AREA =1670 Sq.M.
FUTURE PHASES = PLOT AREA 26319Sq.M.
AREA TOTAL PLOT = 35850Sq.M.

AREA STATEMENT PLOT-1				SQ.M.
1	Area of Plot (Minimum area of a.b.c to be considered)			35850.00
	a) As per ownership document (7/12, CTS extract)			35850.00
	b) As per Triangulation of Demarcation			35854.07
	c) as per site			35850.00
2	Deductions for			0.00
	a) Area Under 30.00 M W Road widening Area			
	i) 1604.14			4615.21
	ii) 2911.07			
	b) Under 24 M W DP Road			725.29
	c) Area Under 12 M W DP Road			444.75
	d) Area Under PAHAGH Reservation			1930.93
	Total (a+b+c+d)			7634.13
3	Balance Area of Plot (1-2)			28225.77
4	Recreational Open Space			
	a) Required 10%			2822.58
	b) Proposed (Open Space 1+2)/a			2922.89
5	Amenity Space			
	a) Required as per UDCPR - 5%			1411.28
	b) Proposed			1411.29
6	Service Road & Highway Widening			0.00
7	Internal Road area			0.00
8	Net Area of Plot for FSI Calculation [3-5e]			28914.46
AFTER SUBDIVISION		PILOT NO-1	PILOT NO-2	TOTAL
9	Area Of Plot After Subdivision	20685.43	1352.91	20685.43
	b) Built up area with reference to Basic F.S.I. as per front road width (5r No. 9 X 1.10)	22720.97	1488.20	22720.97
10	Addition of FSI on payment of premium			
	a) Maximum permissible premium FSI 60% of Gross Plot - based on road width (as per table A) of Plot-1 - 2990.00	14845.48		14845.48
	b) Proposed FSI on payment of premium	4035.70	0.00	4035.70
11	In-situ FSI / TDR loading [Permissible 1.4X 5r No.9]	41967.33	0.00	41967.33
	c) In-situ area against D.P. road (2.0 X 5r No. 2)/ 3r			
	i) 30 M W Road (3066.98 X 2)	6139.96	0.00	6139.96
	ii) 24 M W Road (701.11 X 1)	701.11	0.00	701.11
	iii) 12 M W Road (306.90 X 2)	610.80	0.00	610.80
	d) In-situ area against Amenity Space if handed over (2.0 X 5r No. 4)/ 6r	0.00	0.00	0.00
	e) TDR Area (5r No. 9 X 1.4 + 11-a+b)	0.00	0.00	0.00
	f) Total In-situ / TDR loading proposed (11-a+b+c+d)	7460.87	0.00	7460.87
12	Additional FSI area Under Chapter No. 7			
13	Total Entitlement of FSI in the proposal			
	a) (10% + 15%) or 12, whichever is applicable (Plot 1 - 2775.07 & Plot 2 - 4035.70)	2678.67	0.00	2775.07
	b) Ancillary Area FSI upto 60% or 80 %			
	i) Commercial 1100.32/1 B = 644.62 X 100% = 515.70	16182.93	0.00	16182.93
	ii) Residential - 2012.12/200% = 15567.23			
	c) Total entitlement a+b) - 2678.67+16182.93	42939.60	0.00	42939.60
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (1/9a) (3X 1 X 1.60)			
	Total Built-Up Area in proposal	69493.97	6493.97	91465.06
15	Total FSI Covered			
	a) Required (20% of (20614.40 + 11 = 20465.92))	2.07	0.00	2.07
16	Area for Inclusive Housing, if any			
	a) Required (20% of (20614.40 + 11 = 20465.92))			5869.18
	b) Proposed			5906.52
LEGEND				