

CONSTRUCTION AREA AS PER APPROVED CONCESSIONS

(i) BUILT UP AREA(FSI)	45683.75
(ii) Non FSI Area	76700.13
Total Construction Area	122383.88

BUILT UP AREA OF PODIUM / PARKING FLOORS

FLOOR	BUILT UP AREA	STAIRCASE, LIFT & LOBBY AREA	SQ.MT.
2nd BASEMENT FLOOR	9.60	-	SQ.MT.
1st BASEMENT FLOOR	24.47	-	SQ.MT.
GROUND FLOOR	42.18	-	SQ.MT.
1st PODIUM FLOOR	87.56	-	SQ.MT.
2nd PODIUM FLOOR	22.45	-	SQ.MT.
3rd PODIUM FLOOR	-	24.88	SQ.MT.
4th PODIUM FLOOR	-	54.87	SQ.MT.
5th PODIUM FLOOR	456.23	676.12	SQ.MT.
6TH LEVEL PODIUM TOP (REFUGE FLOOR)	1136.57	676.07	SQ.MT.
7TH (FITNESS CENTRE) FLOOR	-	-	SQ.MT.
8TH SERVICE FLOOR	-	-	SQ.MT.
TOTAL	1779.06	1433.94	SQ.MT.

BUILT UP AREA OF WING - 1 (TOWER-1)

FLOOR	BUILT UP AREA	STAIRCASE, LIFT & LOBBY AREA	SQ.MT.
2nd BASEMENT FLOOR	-	-	SQ.MT.
1st BASEMENT FLOOR	-	-	SQ.MT.
GROUND FLOOR	-	-	SQ.MT.
1st PODIUM FLOOR	-	-	SQ.MT.
2nd PODIUM FLOOR	-	-	SQ.MT.
3rd PODIUM FLOOR	-	-	SQ.MT.
4th PODIUM FLOOR	-	-	SQ.MT.
5th PODIUM FLOOR	-	-	SQ.MT.
6TH LEVEL PODIUM TOP (REFUGE FLOOR)	-	-	SQ.MT.
7th (FITNESS CENTRE) FLOOR	-	-	SQ.MT.
8TH SERVICE FLOOR	-	-	SQ.MT.
9TH FLOOR	501.04	310.13	SQ.MT.
10th FLOOR	501.04	310.13	SQ.MT.
11th FLOOR	501.04	310.13	SQ.MT.
12th FLOOR	501.04	310.13	SQ.MT.
13th FLOOR	501.04	310.13	SQ.MT.
14TH (RESSI-REFUGE) FLOOR	372.21	310.13	SQ.MT.
15th FLOOR	501.04	310.13	SQ.MT.
16th FLOOR	501.04	310.13	SQ.MT.
17th FLOOR	501.04	310.13	SQ.MT.
18th FLOOR	501.04	310.13	SQ.MT.
19th FLOOR	501.04	310.13	SQ.MT.
20th FLOOR	501.04	310.13	SQ.MT.
21ST (REFUGE) FLOOR	386.09	310.13	SQ.MT.
22ND SERVICE FLOOR	-	-	SQ.MT.
23RD FLOOR	529.16	310.13	SQ.MT.
24th FLOOR	501.04	310.13	SQ.MT.
25th FLOOR	514.78	296.39	SQ.MT.
26th FLOOR	514.78	296.39	SQ.MT.
27th FLOOR	514.78	296.39	SQ.MT.
28th FLOOR	514.78	296.39	SQ.MT.
29th (REFUGE) FLOOR	369.11	296.39	SQ.MT.
30th FLOOR	514.78	296.39	SQ.MT.
31st FLOOR	514.78	296.39	SQ.MT.
32nd FLOOR	514.78	296.39	SQ.MT.
33rd FLOOR	514.78	296.39	SQ.MT.
34th FLOOR	514.78	296.39	SQ.MT.
35th FLOOR	514.78	296.39	SQ.MT.
36TH (REFUGE) FLOOR	369.11	296.39	SQ.MT.
37th FLOOR	514.78	296.39	SQ.MT.
38th FLOOR	514.78	296.39	SQ.MT.
39th FLOOR	514.78	296.39	SQ.MT.
40th FLOOR	514.78	296.39	SQ.MT.
41st FLOOR	514.78	296.39	SQ.MT.
42nd FLOOR	514.78	296.39	SQ.MT.
43RD (REFUGE) FLOOR	398.33	296.39	SQ.MT.
44TH SERVICE FLOOR	-	-	SQ.MT.
45TH FLOOR	542.91	296.38	SQ.MT.
46th FLOOR	514.78	296.38	SQ.MT.
47th FLOOR	514.78	296.38	SQ.MT.
48th FLOOR	518.65	292.52	SQ.MT.
49th FLOOR	518.65	292.52	SQ.MT.
50th FLOOR	518.65	292.52	SQ.MT.
51st (PART) FLOOR	370.14	294.31	SQ.MT.
TOTAL	20171.53	12144.37	SQ.MT.

BUILT UP AREA OF PARKING (COMM. FSI) FLOOR

FLOOR	BUILT UP AREA	STAIRCASE, LIFT & LOBBY AREA	SQ.MT.
GROUND FLOOR	679.96	75.15	SQ.MT.
1ST FLOOR OF CONVENIENCE SHOPPING PLAN	679.96	75.15	SQ.MT.
TOTAL	1359.92	150.30	SQ.MT.

BUILT UP AREA OF WING - 2 (TOWER-2)

FLOOR	BUILT UP AREA	STAIRCASE, LIFT & LOBBY AREA	SQ.MT.
2nd BASEMENT FLOOR	-	-	SQ.MT.
1st BASEMENT FLOOR	-	-	SQ.MT.
GROUND FLOOR	-	-	SQ.MT.
1st PODIUM FLOOR	-	-	SQ.MT.
2nd PODIUM FLOOR	-	-	SQ.MT.
3rd PODIUM FLOOR	-	-	SQ.MT.
4th PODIUM FLOOR	-	-	SQ.MT.
5th PODIUM FLOOR	-	-	SQ.MT.
6TH LEVEL PODIUM TOP (REFUGE FLOOR)	-	-	SQ.MT.
7th (FITNESS CENTRE) FLOOR	-	-	SQ.MT.
8TH SERVICE FLOOR	-	-	SQ.MT.
9TH (AH/R&R) FLOOR	442.30	336.39	SQ.MT.
10th (AH/R&R) FLOOR	442.30	336.39	SQ.MT.
11th (AH/R&R) FLOOR	442.30	336.39	SQ.MT.
12th (AH/R&R) FLOOR	442.30	336.39	SQ.MT.
13th (AH/R&R) FLOOR	442.30	336.39	SQ.MT.
14TH ((AH/R&R) REFUGE) FLOOR	327.28	336.39	SQ.MT.
15th (AH/R&R) FLOOR	442.30	336.39	SQ.MT.
16th (AH/R&R) FLOOR	442.30	336.39	SQ.MT.
17th (AH/R&R) FLOOR	442.30	336.39	SQ.MT.
18th (AH/R&R) FLOOR	442.30	336.39	SQ.MT.
19th (AH/R&R) FLOOR	442.30	336.39	SQ.MT.
20th (AH/R&R) FLOOR	442.30	336.39	SQ.MT.
21ST ((AH/R&R) PART) FLOOR	304.49	338.69	SQ.MT.
TOTAL	5497.07	4375.37	SQ.MT.

AH/R&R FLATS PROPOSED

FLOOR	WING-2 (TOWER-2)
9TH FLR.	12
10th FLR.	12
11th FLR.	12
12th FLR.	12
13th FLR.	12
14th (REFUGE) FLR.	8
15th FLR.	12
16th FLR.	12
17th FLR.	12
18th FLR.	12
19th FLR.	12
20th FLR.	12
21st (PART) FLR.	8
TOTAL FLAT	148

FITNESS CENTRE AREA STATEMENT

PROPOSED AREA	=	27447.66	SQ.MT.
2% PERMISSIBLE AREA FOR FITNESS CENTRE (A)	=	548.95	SQ.MT.
FITNESS CENTRE AREA AT 3rd PODIUM FLR.	=	444.99	SQ.MT.
7TH (FITNESS CENTRE) FLOOR	=	1338.08	SQ.MT.
TOTAL PROVIDED AREA FOR CLUBHOUSE (B)	=	1783.07	SQ.MT.
EXCESS AREA COUNTED IN FSI (A-B)	=	1234.12	SQ.MT.

PROPOSED BUILT UP AREA SUMMARY

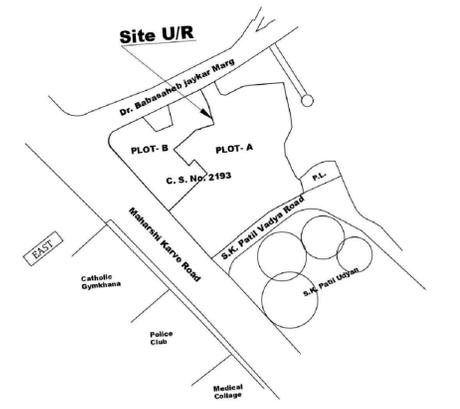
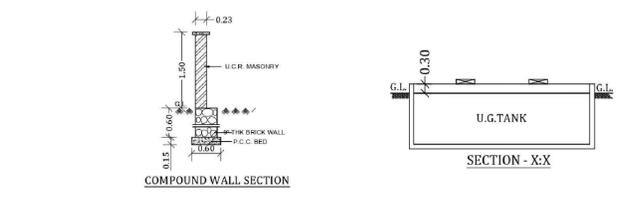
PARKING FLOOR	=	1779.06	SQ.MT.
WING - 1 (TOWER-1)	=	20171.53	SQ.MT.
WING - 2 (TOWER-2)	=	5497.07	SQ.MT.
EXCESS FITNESS CENTRE AREA COUNTED IN FSI	=	1234.12	SQ.MT.
TOTAL RESSI BUILT UP AREA	=	28681.78	SQ.MT.
TOTAL COMM. AREA	=	1359.92	SQ.MT.
Total PROPOSED BUILT UP AREA	=	30041.70	SQ.MT.

AMENITY SPACE 14(A) AREA SUMMARY

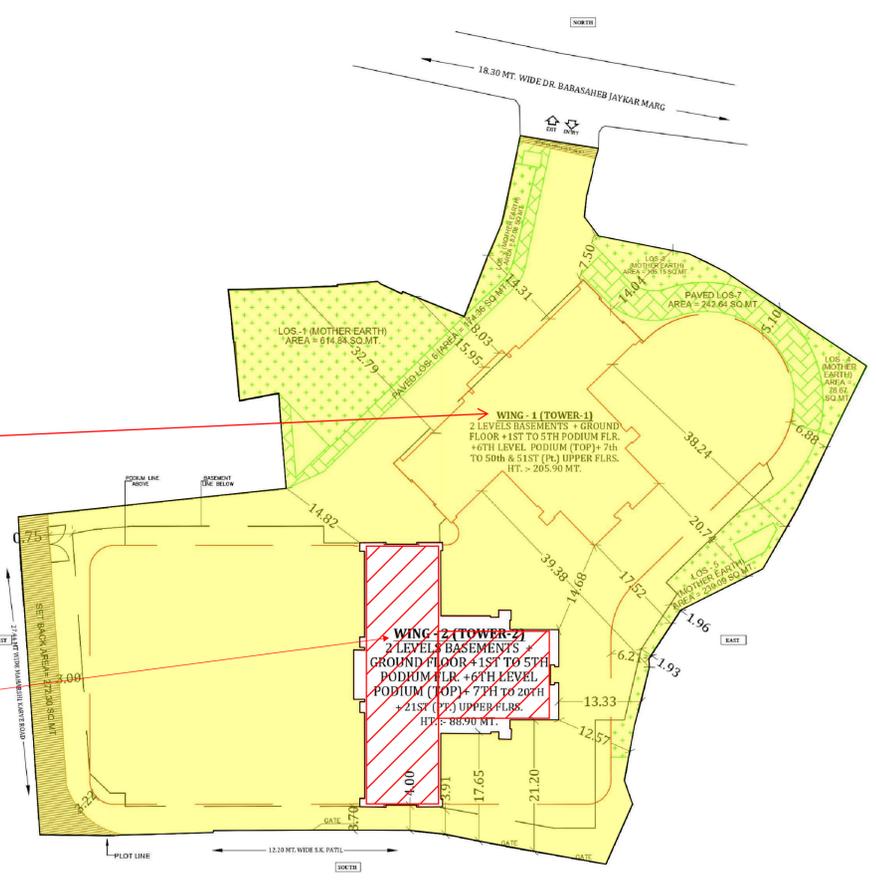
NET PLOT AREA	=	9022.45	SQ.MT.
AMENITY SPACE AS PER 14(A)-5%	=	451.1225	SQ.MT.
BUA AMENITY SPACE TO BE PROPOSED	=	599.99	SQ.MT.
- PLOT AREA X 1.33	=	599.99	SQ.MT.
HENCE, REQUIRED BUA AS AMENITY SPACE AS PER 14(A)	=	599.99	SQ.MT.
PROPOSED AREA	=	602.30	SQ.MT.
GR. FLR.	=	173.40	SQ.MT.
1ST LEVEL	=	174.69	SQ.MT.
2nd LEVEL (1ST PODIUM FLOOR)	=	254.22	SQ.MT.
TOTAL PROPOSED AMENITY SPACE 14(A) IN BUA FORM	=	602.30	SQ.MT.

PROPOSED PARKING SUMMARY

SR.NO	DESCRIPTION	BIG CAR	SMALL CAR	TOTAL	TWO WHEELER
1	2nd BASEMENT FLOOR	63	28	91	-
2	1st BASEMENT FLOOR	57	30	87	-
3	GROUND FLOOR	2	4	6	-
4	1ST PODIUM FLOOR	50	4	54	23
5	2nd PODIUM FLOOR	96	9	105	25
6	3rd PODIUM FLOOR	98	12	110	22
7	4th PODIUM FLOOR	74	16	90	40
8	5th PODIUM FLOOR	67	8	75	40
TOTAL NO. OF CAR PARKING PROVIDED	507	107	614	150	-
AOS PARKING PROVIDED	15	3	18	-	-



LOCATION PLAN
SCALE - 1: 2500



PARKING STATEMENT

AMENITY SPACE- 14(A) PARKING STATEMENT (A)- USER (Office-)

Floor Area	PARKING PERMISSIBLE AS PER D.C.RULES	PARKING REQUIREMENT
602.30	1 PARKING FOR 37.50 SQ.MT. UP TO 1500M ²	16.06
	1PARK. FOR EVERY 75 SQ.MT FOR EXCEEDING 1500 SQ.MT FLR.AREA	0.00
TOTAL	10% visitor car parking	1.61
	TOTAL PARKING REQUIRED - (X)	17.67
	SAV	18

PARKING STATEMENT

COMMERCIAL PARKING STATEMENT (A)

USER (SHOP) SQ.MT.	PARKING PERMISSIBLE AS PER D.C.RULES	PARKING REQUIREMENT
1359.92	1 PARKING FOR EVERY 50 SQ.MT. FOR TOTAL FLOOR AREA FOR SHOP EACH (OVER 25 SQ.MT FLR. AREA)	26.80
TOTAL	10% FOR VISITORS PARKING	2.68
	LOADING/UNLOADING	0.00
	TOTAL PARKING REQUIRED	29.48
	SAV (A)	30

RESI. PARKING AREA STATEMENT OF WING - 1 (Assuming 1 for 1 upto 60 sqm carpet)

FLOOR	PARK. REQUIRED	NO. OF FLATS	PERMI. PARK
BELOW 45.00 SQ.MT.	1 FOR 1 FLATS	0	0
45.00 TO 60.00 SQ.MT.	1 FOR 1 FLATS	0	0
60.00 TO 90.00 SQ.MT.	1 FOR 1 FLATS	0	0
ABOVE 90.00 SQ.MT.	2 FOR 1 FLATS	76	152
TOTAL	76	152	152
10% FOR VISITORS PARKING	7.6	15.2	15.2
REQUIRED PARKING FOR RESI. (B) Maximum	=	167	167

10% FOR VISITORS PARKING

RESI. PARKING AREA STATEMENT OF WING - 2 (Assuming 1 for 1 upto 60 sqm carpet)

AREA	PARK. REQUIRED	NO. OF FLATS	PER. PARKING
BELOW 45.00 SQ.MT.	1 FOR 1 FLATS	148	148
45.00 TO 60.00 SQ.MT.	1 FOR 1 FLATS	0	0
60.00 TO 90.00 SQ.MT.	1 FOR 1 FLATS	0	0
ABOVE 90.00 SQ.MT.	2 FOR 1 FLATS	0	0
TOTAL	148	148.00	148.00
10% FOR VISITORS PARKING	14.8	14.80	14.80
TOTAL REQUIRED PARKING (C)	=	162.80	162.80
REQUIRED PARKING FOR WING - 1	167	167	167
REQUIRED PARKING FOR WING - 2	163	163	163
REQUIRED PARKING FOR COMM.	30	30	30
TOTAL PARKING REQUIRED (C) (A+B)	360	360	360
Avail. 50% Parking as per Reg 64 (D)	180	180	180
PERMISSIBLE PARKING (C - D)	540	540	540
TOTAL PARKING PROVIDED (E)	622	622	622
Excess	92	92	92
Deficit	c	c	c
TWO WHEELER PARKING PERMISSIBLE (G)	112	112	112
TWO WHEELER PARKING PROVIDED (H)	150	150	150

PROFORMA - As per DCR 2034

S. No.	Particulars	Sqm
1	Gross Plot Area	9309.93
2	Deduction For	0.00
a)	Road Setback	287.48
b)	Reservation to be handed over	0.00
3	Balance Plot Area	9022.45
a)	Amenity Space as per 14(A)	
b)	Proposed in Built-up Form. Reqd= 599.99 sqm. Proposed = 602.30 sqm	5%
4	Total	451.12
5	Total Deduction	8571.33
6	Net Area of Plot	8571.33
7	Plot Area Under Development	8571.33
8	Permissible BUA	0.00
a)	Zonal Basic	1.33
b)	Premium FSI	0.43
c)	TDR	0.00
d)	Road FSI over and above	2.5
e)	FSI as per Reg. 33(20)(B)	
i)	Rehab FSI as per Reg. 33(20)(B) (BUA of 27.88 x 1.2 sqm for each tenement). 148 nos of tenements	63.00%
ii)	Sale FSI as per Reg. 33(20)(B)	37.00%
		4951.49
		2908.02
9	Total Permissible Built up area excluding fungible (a + b + c + d + e)	2.762
10	Total Permissible Built up area excluding fungible (a + b + c + d + e)	23,678.07
11		
12		
13	Proposed BUA (excluding Fungible)	DCR 1991
14	Residential BUA- AH/R&R to be handed over to MCGM [33(20)(B)]	-
15	Residential BUA- Sale	4,951.49
16	Commercial BUA- Sale	17,577.99
		1,121.10
	Total Built-up area proposed (excluding fungible)	23,650.58
17		
18	FSI Consumed on Net Holding (17/6)	2.759
19	FUNGIBLE BUILT UP AREA PROPOSED	
a)	Fungible Built-up Area Component Proposed as per Reg 31(3) without premium- Rehab 33(20)(B)	0.00%
b)	Fungible Built-up Area Component Proposed as per Reg 31(3) for Sale	35.00%
c)	Fungible Built-up Area Component Proposed as per Reg 31(3) for Purely Commercial	21.30%
20	Total Fungible Built-up Area Proposed as per Reg 31(3)	6,391.12
21	GROSS BUA PROPOSED INCLUDING FUNGIBLE	
a)	Total Gross Built-up Area Proposed - AH/R&R as per Reg 33(20)(B) including Fungible	4,951.49
b)	Total Gross Built-up Area Proposed - Sale (Res) including Fungible	23,730.29
c)	Total Gross Built-up Area Proposed - Sale (Comm) including Fungible	1,359.92
22	GRAND Total Gross Built-up Area Proposed including Fungible	30,041.70
23	TENEMENT STATEMENT	
1	PROPOSED AREA	30,041.70
2	DEDUCT NON-RESI AREA	1,359.92
3	AREA AVAILABLE FOR TENEMENTS	28,681.78
4	TENEMENTS PERM. (600/HECTARE)(450/HECTARE FOR 1 FSI)	1