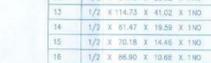
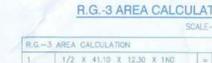
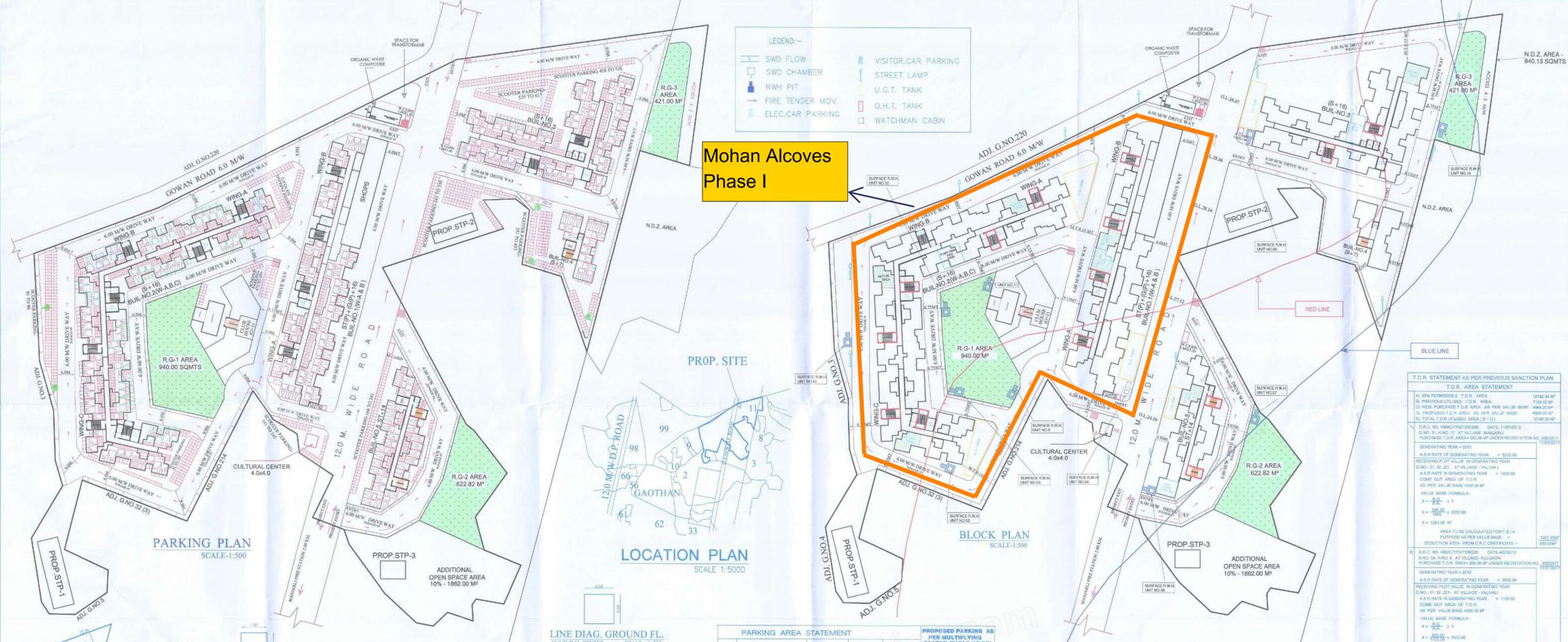




- LEGEND:-
- SWD FLOW
 - SWD CHAMBER
 - RWH PIT
 - FIRE TENDER MOV.
 - ELEC. CAR PARKING
 - VISITOR CAR PARKING
 - STREET LAMP
 - U.G.T. TANK
 - O.H.T. TANK
 - WATCHMAN CABIN

Mohan Alcoves Phase I



PARKING AREA STATEMENT

S.NO.	TYPE OF TENANT	COMMERCIAL AREA	PARKING REQUIRED	TOTAL PARKING
1	NON-COMMERCIAL AREA FOR RESIDENTIAL CARPARK AREA	197.31 SQ.MTS	82 NOS. 96 NOS.	178 NOS. 24 NOS.

PARKING STATEMENT

BLDG. NO.	SCOOTER	CAR	SCOOTER
1	74	65	
2	153	204	04
3	92	119	
4	15		
5	27	26	
TOTAL	361	414	04

TABLE-A TOTAL B/U AREA STATEMENT INCLUDING STILT (BUILDING NO.1,2,3,4,5, CLUB HOUSE & CULTURAL CENTER)

FLOOR	B/U AREA IN SQ.MTS. (B/DG.NO.1) WING-A&B	B/U AREA IN SQ.MTS. (B/DG.NO.2) WING-A&B&C	B/U AREA IN SQ.MTS. (B/DG.NO.3) WING-B	B/U AREA IN SQ.MTS. (B/DG.NO.4) CLUB HOUSE	B/U AREA IN SQ.MTS. (B/DG.NO.5) CULTURAL CENTER	TOTAL B/U AREA IN SQ.MTS.
GROUND FLOOR	360.53 SQ.MT.	151.27	43.22 SQ.MT.	1438.10 SQ.MT.	190.94 SQ.MT.	399.18 SQ.MT.
FIRST FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
SECOND FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
THIRD FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
FOURTH FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
FIFTH FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
SIXTH FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
SEVENTH FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
EIGHTH FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
NINTH FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
TENTH FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
ELEVENTH FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
TWELFTH FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
THIRTEENTH FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
FOURTEENTH FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
FIFTEENTH FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
SIXTEENTH FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
TOTAL B/U AREA	18628.64 SQ.MT.	27304.45 SQ.MT.	15020.56 SQ.MT.	1682.29 SQ.MT.	6995.96 SQ.MT.	41977.50 SQ.MT.

TABLE-A TOTAL B/U AREA STATEMENT (BUILDING NO.1,2,3,4,5, CLUB HOUSE & CULTURAL CENTER)

FLOOR	B/U AREA IN SQ.MTS. (B/DG.NO.1) WING-A&B	B/U AREA IN SQ.MTS. (B/DG.NO.2) WING-A&B&C	B/U AREA IN SQ.MTS. (B/DG.NO.3) WING-B	B/U AREA IN SQ.MTS. (B/DG.NO.4) CLUB HOUSE	B/U AREA IN SQ.MTS. (B/DG.NO.5) CULTURAL CENTER	TOTAL B/U AREA IN SQ.MTS.
GROUND FLOOR	360.53 SQ.MT.	151.27	43.22 SQ.MT.	1438.10 SQ.MT.	190.94 SQ.MT.	399.18 SQ.MT.
FIRST FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
SECOND FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
THIRD FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
FOURTH FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
FIFTH FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
SIXTH FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
SEVENTH FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
EIGHTH FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
NINTH FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
TENTH FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
ELEVENTH FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
TWELFTH FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
THIRTEENTH FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
FOURTEENTH FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
FIFTEENTH FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
SIXTEENTH FLOOR	1099.44 SQ.MT.	1621.92 SQ.MT.	900.68 SQ.MT.	213.05 SQ.MT.	449.00 SQ.MT.	3103.53 SQ.MT.
TOTAL B/U AREA	18628.64 SQ.MT.	27304.45 SQ.MT.	15020.56 SQ.MT.	1682.29 SQ.MT.	6995.96 SQ.MT.	41977.50 SQ.MT.

Form of Statement 3 (Sr. No. 9 (a)) Proposed Building

Building No.	Plot No.	Total Built-up Area of Floor in sq.mts. (including common area)
1	74	17947.71 SQ.MT.
2	153	2854.31 SQ.MT.
3	92	1474.31 SQ.MT.
4	15	147.31 SQ.MT.
5	27	417.31 SQ.MT.
TOTAL	361	21190.95 SQ.MT.

Form of Statement 3 (Sr. No. 9 (b))

Building No.	Plot No.	Carpet Area of Attached to Main
1	74	17947.71 SQ.MT.
2	153	2854.31 SQ.MT.
3	92	1474.31 SQ.MT.
4	15	147.31 SQ.MT.
5	27	417.31 SQ.MT.
TOTAL	361	21190.95 SQ.MT.

Form of Statement 3 (Sr. No. 9 (c))

Building No.	Plot No.	Carpet Area of Attached to Main
1	74	17947.71 SQ.MT.
2	153	2854.31 SQ.MT.
3	92	1474.31 SQ.MT.
4	15	147.31 SQ.MT.
5	27	417.31 SQ.MT.
TOTAL	361	21190.95 SQ.MT.

SCHEDULE OF DOORS & WINDOWS

TYPE	AREA IN SQ.M. OF OPENINGS	DESCRIPTION OF FINISH
D	1.00 x 2.10	T.W. FRAMED FLUSH DOOR
D	0.90 x 2.10	T.W. FRAMED FLUSH DOOR
D	0.75 x 1.90	ALUMINIUM FRAMED ENTRY DOOR
W	1.80 x 1.80	ALUMINIUM FRAMED ENTRY WINDOW
W	1.20 x 1.80	ALUMINIUM FRAMED ENTRY WINDOW
W	0.60 x 0.90	T.W. FRAMED CRATE WINDOW

PLOT AREA STATEMENT

G. NO.	H.NO.	PLT. NO.	VILLAGE	AREA SQ. MTS.
32	1/1	---	---	5110.00
32	1/2	---	---	7150.00
32	2	---	VALVALI	2000.00
31	---	---	---	5130.00
221	---	---	---	1800.00
TOTAL PLOT AREA	---	---	---	21190.00 SQ. MTS.

TOTAL FLAT AREA STATEMENT

TOTAL FLAT AREA	AREA IN SQ.MT.	BET. 30 TO 40 SQ.MT.	BET. 40 TO 80 SQ.MT.
1143 NOS	---	746 NOS	397 NOS

TABLE-B BLDG. NO.(1,2,3,4,5 & CLUB HOUSE) ADDITIONAL REQUIRED FOR HOUSING AS PER 9.31 PROPOSED FLAT-1143 NOS

REQUIRED AMENITIES	REQUIRED B/U AREA	PROPOSED B/U AREA
ENTRANCE LOBBY	63.00 SQ.MT.	104.53 SQ.MT.
DRIVER RM.	46.80 SQ.MT.	67.22 SQ.MT.
FITNESS CENTER	89.60 SQ.MT.	108.22 SQ.MT.
SANITARY BLOCK	18.69 SQ.MT.	27.87 SQ.MT.
TOTAL B/U AREA	218.09 SQ.MT.	307.84 SQ.MT.

T.D.R. STATEMENT AS PER PREVIOUS SANCTION PLAN

S.NO.	DESCRIPTION	AREA
1	80% PERMISSIBLE T.D.R. AREA	12108.04 SQ.MT.
2	PREVIOUS UTILIZED T.D.R. AREA	7150.00 SQ.MT.
3	T.D.R. AREA AS PER VALUE BASE	4864.20 SQ.MT.
4	AS PER VALUE BASE	4864.20 SQ.MT.
5	TOTAL T.D.R. UTILISED AREA (B + C)	12108.04 SQ.MT.

T.D.R. STATEMENT AS PER PREVIOUS SANCTION PLAN (CONTINUED)

S.NO.	DESCRIPTION	AREA
6	D.R.C. NO. 48/10/2019/2019 DATE: 10/09/2019	1011.00 SQ.MT.
7	DEDUCTION AREA FROM D.R.C. CERTIFICATE	200.00 SQ.MT.
8	REMAINING T.D.R. AREA	11107.04 SQ.MT.

T.D.R. STATEMENT AS PER PREVIOUS SANCTION PLAN (CONTINUED)

S.NO.	DESCRIPTION	AREA
9	D.R.C. NO. 48/10/2019/2019 DATE: 10/09/2019	1011.00 SQ.MT.
10	DEDUCTION AREA FROM D.R.C. CERTIFICATE	200.00 SQ.MT.
11	REMAINING T.D.R. AREA	11107.04 SQ.MT.

T.D.R. STATEMENT AS PER PREVIOUS SANCTION PLAN (CONTINUED)

S.NO.	DESCRIPTION	AREA
12	D.R.C. NO. 48/10/2019/2019 DATE: 10/09/2019	1011.00 SQ.MT.
13	DEDUCTION AREA FROM D.R.C. CERTIFICATE	200.00 SQ.MT.
14	REMAINING T.D.R. AREA	11107.04 SQ.MT.

T.D.R. STATEMENT AS PER PREVIOUS SANCTION PLAN (CONTINUED)

S.NO.	DESCRIPTION	AREA
15	D.R.C. NO. 48/10/2019/2019 DATE: 10/09/2019	1011.00 SQ.MT.
16	DEDUCTION AREA FROM D.R.C. CERTIFICATE	200.00 SQ.MT.
17	REMAINING T.D.R. AREA	11107.04 SQ.MT.

T.D.R. STATEMENT AS PER PREVIOUS SANCTION PLAN (CONTINUED)

S.NO.	DESCRIPTION	AREA
18	D.R.C. NO. 48/10/2019/2019 DATE: 10/09/2019	1011.00 SQ.MT.
19	DEDUCTION AREA FROM D.R.C. CERTIFICATE	200.00 SQ.MT.
20	REMAINING T.D.R. AREA	11107.04 SQ.MT.

T.D.R. STATEMENT AS PER PREVIOUS SANCTION PLAN (CONTINUED)

S.NO.	DESCRIPTION	AREA
21	D.R.C. NO. 48/10/2019/2019 DATE: 10/09/2019	1011.00 SQ.MT.
22	DEDUCTION AREA FROM D.R.C. CERTIFICATE	200.00 SQ.MT.
23	REMAINING T.D.R. AREA	11107.04 SQ.MT.

T.D.R. STATEMENT AS PER PREVIOUS SANCTION PLAN (CONTINUED)

S.NO.	DESCRIPTION	AREA
24	D.R.C. NO. 48/10/2019/2019 DATE: 10/09/2019	1011.00 SQ.MT.
25	DEDUCTION AREA FROM D.R.C. CERTIFICATE	200.00 SQ.MT.
26	REMAINING T.D.R. AREA	11107.04 SQ.MT.

T.D.R. STATEMENT AS PER PREVIOUS SANCTION PLAN (CONTINUED)

S.NO.	DESCRIPTION	AREA
27	D.R.C. NO. 48/10/2019/2019 DATE: 10/09/2019	1011.00 SQ.MT.
28	DEDUCTION AREA FROM D.R.C. CERTIFICATE	200.00 SQ.MT.
29	REMAINING T.D.R. AREA	11107.04 SQ.MT.

T.D.R. STATEMENT AS PER PREVIOUS SANCTION PLAN (CONTINUED)

S.NO.	DESCRIPTION	AREA
30	D.R.C. NO. 48/10/2019/2019 DATE: 10/09/2019	1011.00 SQ.MT.
31	DEDUCTION AREA FROM D.R.C. CERTIFICATE	200.00 SQ.MT.
32	REMAINING T.D.R. AREA	11107.04 SQ.MT.

T.D.R. STATEMENT AS PER PREVIOUS SANCTION PLAN (CONTINUED)

S.NO.	DESCRIPTION	AREA
33	D.R.C. NO. 48/10/2019/2019 DATE: 10/09/2019	1011.00 SQ.MT.
34	DEDUCTION AREA FROM D.R.C. CERTIFICATE	200.00 SQ.MT.
35	REMAINING T.D.R. AREA	11107.04 SQ.MT.

T.D.R. STATEMENT AS PER PREVIOUS SANCTION PLAN (CONTINUED)

S.NO.	DESCRIPTION	AREA
36	D.R.C. NO. 48/10/2019/2019 DATE: 10/09/2019	1011.00 SQ.MT.
37	DEDUCTION AREA FROM D.R.C. CERTIFICATE	200.00 SQ.MT.
38	REMAINING T.D.R. AREA	11107.04 SQ.MT.

T.D.R. STATEMENT AS PER PREVIOUS SANCTION PLAN (CONTINUED)

S.NO.	DESCRIPTION	AREA
39	D.R.C. NO. 48/10/2019/2019 DATE: 10/09/2019	1011.00 SQ.MT.
40	DEDUCTION AREA FROM D.R.C. CERTIFICATE	200.00 SQ.MT.
41	REMAINING T.D.R. AREA	11107.04 SQ.MT.

T.D.R. STATEMENT AS PER PREVIOUS SANCTION PLAN (CONTINUED)

S.NO.	DESCRIPTION	AREA
42	D.R.C. NO. 48/10/2019/2019 DATE: 10/09/2019	1011.00 SQ.MT.
43	DEDUCTION AREA FROM D.R.C. CERTIFICATE	200.00 SQ.MT.
44	REMAINING T.D.R. AREA	11107.04 SQ.MT.

T.D.R. STATEMENT AS PER PREVIOUS SANCTION PLAN (CONTINUED)

S.NO.	DESCRIPTION	AREA
45	D.R.C. NO. 48/10/2019/2019 DATE: 10/09/2019	