

PLOF AREA SUMMARY

SR. NO.	S. NO. H. NO.	AREA AS PER 7/12 EXTRACT	AREA AS PER METHOD	UNDER R-ZONE	NOT IN POSSESSION UNDER R-ZONE	AREA UNDER 20M. ROAD	NOT IN POSS. UNDER 20M. ROAD	AREA UNDER MAP RESERV.	NOT IN POSSESSION AREA UNDER MAP RESERV.	AREA TO BE EXCHANGE & INCLUDING IN V.P.NO.-S06/0316/18	AREA TO BE EXCHANGE & INCLUDING IN V.P.NO.-S06/0320/19	AREA CONSI. IN F.S.I.
1	S.NO.70/6	3200.00 SQ.M.	3205.09 SQ.M.	2490.09 sq.m.	5000 sq.m.	185.00 sq.m.	3500 sq.m.	37000 sq.m.	75000 sq.m.	3500 sq.m.	3500 sq.m.	3005.00 sq.m.
2	SUB PLOT - 53/6	1720.00 SQ.M.	35.00 SQ.M.	-----	-----	-----	-----	-----	-----	-----	35.00 sq.m.	35.00 sq.m.
TOTAL		4920.00 SQ.M.	3240.09 SQ.M.	2490.09 sq.m.	5000 sq.m.	185.00 sq.m.	3500 sq.m.	37000 sq.m.	75000 sq.m.	3500 sq.m.	3500 sq.m.	3040.00 sq.m.

PLOT AREA SUMMARY

SR. NO.	S. NO. H. NO.	AREA AS PER 7/12 EXTRACT	AREA AS PER METHOD	AREA TO BE EXCHANGE & INCLUDING IN V.P.NO.-S06/0316/18	AREA TO BE EXCHANGE & INCLUDING IN V.P.NO.-S06/0320/19	AREA CONSI. IN F.S.I.
1	S.NO.53/6	1720.00 SQ.M.	1722.32 SQ.M.	35.00 SQ.M.	35.00 SQ.M.	1635.00 SQ.M.
TOTAL		6660.00 SQ.M.	3464.60 SQ.M.	35.00 SQ.M.	35.00 SQ.M.	3460.00 SQ.M.

PLOT AREA CALCULATION -

S.NO.-53/6 AREA CALCULATION (PLOT-B1)

ADDITION

1	27.97 X	5.38 X	0.5	=	75.24 SQMT
2	33.54 X	7.70 X	0.5	=	129.13 SQMT
3	37.87 X	8.50 X	0.5	=	160.95 SQMT
4	21.59 X	15.05 X	0.5	=	162.57 SQMT
5	44.73 X	27.71 X	0.5	=	619.73 SQMT
6	46.79 X	12.43 X	0.5	=	290.80 SQMT
7	46.79 X	3.28 X	0.5	=	76.74 SQMT
8	38.04 X	7.79 X	0.5	=	148.17 SQMT
9	13.99 X	3.43 X	0.5	=	23.99 SQMT

S.NO.-53/6 TOTAL AREA = 1687.32 SQMT

S.NO.-70/6 AREA CALCULATION (SUB PLOT-B2)

ADDITION

10	38.04 X	1.84 X	0.5	=	35.00 SQMT
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TOTAL SUB PLOT - B2 AREA = 35.00 SQMT

S.NO.-70/6 AREA CALCULATION

11	16.85 X	1.22 X	0.5	=	10.28 SQMT
12	10.61 X	1.85 X	0.5	=	9.81 SQMT
13	10.61 X	2.91 X	0.5	=	14.91 SQMT

TOTAL S.NO.-70/6 AREA = 35.00 SQMT

S.NO.-54/5 AREA CALCULATION

ADDITION

14	25.61 X	4.38 X	0.5	=	56.09 SQMT
15	44.09 X	8.89 X	0.5	=	195.99 SQMT
16	44.09 X	14.88 X	0.5	=	328.03 SQMT
17	19.63 X	4.61 X	0.5	=	45.25 SQMT
18	34.65 X	22.35 X	0.5	=	387.21 SQMT
19	25.46 X	10.75 X	0.5	=	136.85 SQMT
20	16.30 X	5.29 X	0.5	=	43.11 SQMT
21	20.30 X	7.08 X	0.5	=	71.86 SQMT
22	24.72 X	3.90 X	0.5	=	48.20 SQMT
23	31.69 X	20.85 X	0.5	=	330.37 SQMT
24	27.63 X	7.19 X	0.5	=	99.33 SQMT

TOTAL S.NO.-54/5 AREA = 1742.28 SQMT

TOTAL PLOT - B AREA = 3464.60 SQMT (1687.32 + 35.00 + 1742.28)

FORM OF STATEMENT 2 [SR. NO. 9 (a)]

PROPOSED BUILDING NO - 1

FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR, AS PER UNDER CONSTRUCTION LINE
GR./STILT FLOOR	144.67 SQ.MT.
1st FLOOR	526.97 SQ.MT.
TYPICAL FLOOR	
2nd to 7th, 9th to 12th, 14th to 17th, 19th to 21st FLR.	528.92 X 17 FLR = 8991.64 SQ.MT.
REFUGE FLOOR	494.04 X 03 FLR = 1482.12 SQ.MT.
8th, 13th & 18th FLOOR	
22nd FLR, RECREATIONAL FLR.	36.06 SQ.MT.
TOTAL AREA	11181.16 SQ.MT.

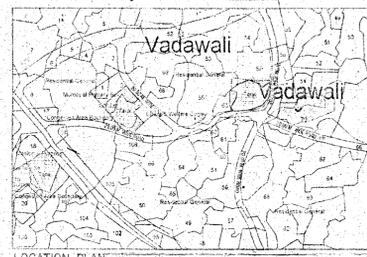
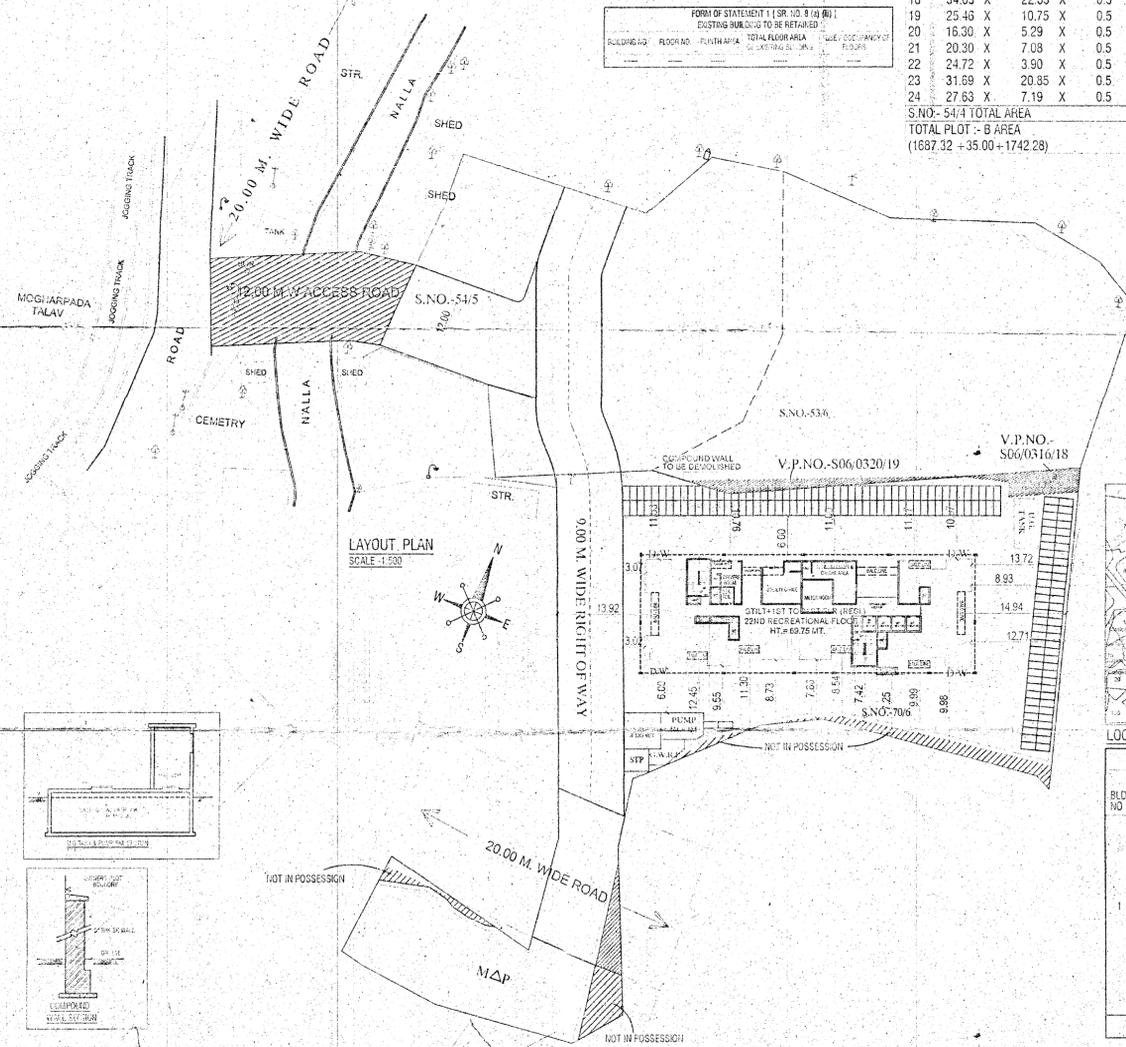
PARKING STATEMENT - RESI. BLDG.

DESCRIPTION	NO. OF TENEMENT	CAR	SCOOTER
RESIDENTIAL			
FOR EVERY 2 TENEMENT WITH EACH TENEMENTS HAVING CARPET AREA LESS THAN 30 SQ.MT. CAR PARK NOT REQUIRED / 4 SCOOTER REQUIRED	249 NOS.	-----	249/2 = 124.50 X 4 = 498 NOS.
5% VISITORS SCOOTER PARKING (498 X 5%) = 25	-----	-----	25 NOS.
TOTAL PARKING REQUIRED	-----	-----	523 NOS.
COMPOSITE PARKING (1 CAR = 8 SCOOTER) 54 X 8 = 324 NOS.	-----	-----	+ 54 NOS. = 324 NOS.
TOTAL PARKING REQUIRED	249 NOS.	54 NOS.	199 NOS.
TOTAL PARKING PROPOSED	-----	54 NOS.	199 NOS.
IPIT + 2 STACK CAR PARKING PROVIDED IN STILT = 54 NOS	-----	-----	-----
SCOOTER PARKING PROVIDED IN STILT = 25 NOS	-----	-----	-----
SCOOTER PARKING PROVIDED IN OPEN SPACE = 174 NOS.	-----	-----	-----

FORM OF STATEMENT 1 [SR. NO. 9 (b)]

EXISTING BUILDING TO BE REPAIRED

BUILDING NO.	FLOOR NO.	FUNTI AREA	TOTAL FLOOR AREA	TIME OCCUPANCY OF FLOOR
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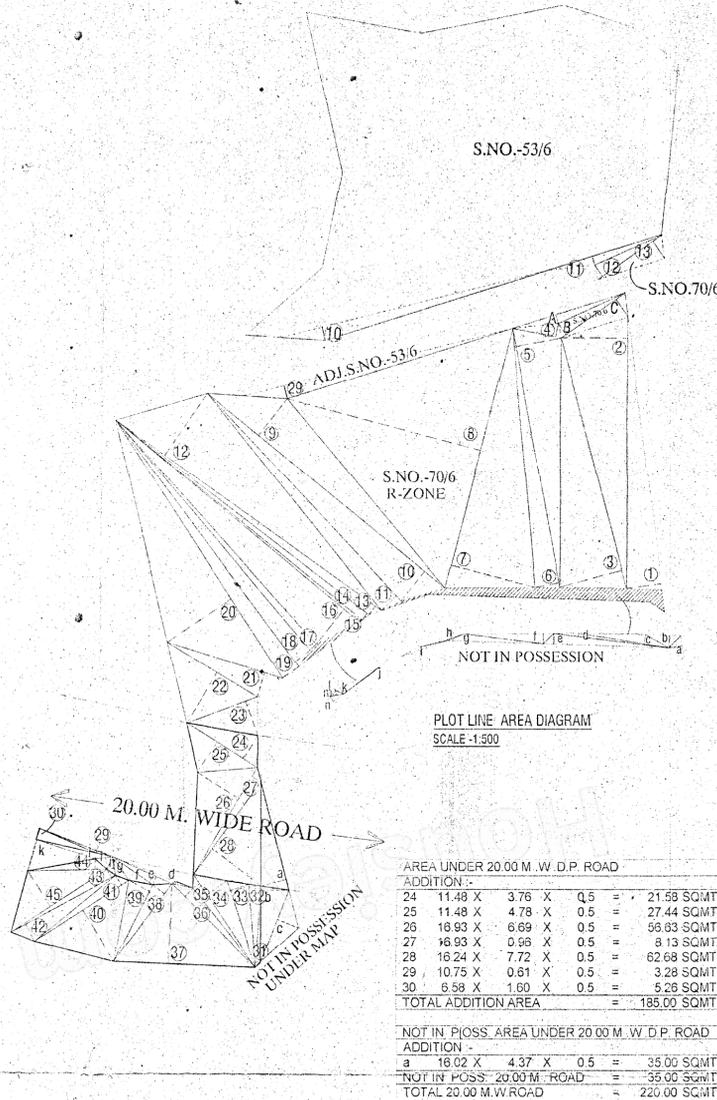


FORM OF STATEMENT 3 [SR. NO. 9 (g)]

BLDG. NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BULG. ATTACHED TO APARTMENT	TOTAL CARPET AREA OF APARTMENT
1st FLOOR	FLAT NOS. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12	29.47 X 11 NOS. FLAT = 324.17 SQ.MT.	2.75 X 11 NOS. FLAT = 30.25 SQ.MT.	29.47 X 2.75 X 11 nos X 0.15 = 364.42 SQ.MT.	
		324.17 X 0.15 FLR = 324.17 SQ.MT.	30.25 X 0.15 FLR = 30.25 SQ.MT.	364.42 SQ.MT.	
TYPICAL FLOOR	FLAT NOS. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12	29.47 X 12 NOS. FLAT = 353.64 SQ.MT.	2.75 X 12 NOS. FLAT = 33.00 SQ.MT.	29.47 X 2.75 X 12 nos X 1.7m = 6572.88 SQ.MT.	
REFUGE FLOOR	FLAT NOS. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12	29.47 X 11 NOS. FLAT = 324.17 SQ.MT.	2.75 X 11 NOS. FLAT = 30.25 SQ.MT.	29.47 X 2.75 X 11 nos X 0.3m = 1083.26 SQ.MT.	
REFUGE FLOOR	FLAT NOS. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12	324.17 X 0.3 FLR = 972.51 SQ.MT.	30.25 X 0.3 FLR = 9.075 SQ.MT.	1083.26 SQ.MT.	
TOTAL FLAT = 310 NOS.		7338.89 sq.mt.	682.00 sq.mt.	8020.03 SQ.MT.	

TOTAL CONSTRUCTION AREA

BLDG. NO.	F.S.I. AREA		NON F.S.I. AREA	
	STILT/GROUND FLOOR	BUILT UP AREA	STILT AREA	RECREATIONAL SERVICES AREA
1	STILT/GROUND FLOOR	144.67 SQ.MT.		23.66 SQ.MT.
	1st FLOOR	526.67 X 01 = 526.67 SQ.MT.	355.11 SQ.MT.	8th, 13th, 18th FLR. RECREATIONAL 35.39 X 03
	TYPICAL FLOOR	528.92 X 17 = 8991.64 SQ.MT.		
	REFUGE FLOOR	494.04 X 03 = 1482.12 SQ.MT.		
22ND/RECR. FLOOR	36.06 X 01 = 36.06 SQ.MT.			
TOTAL F.S.I. AREA = 11181.16 SQ.MT.			355.11 SQ.MT.	106.17 SQ.MT.
TOTAL NON F.S.I. AREA = 977.80 SQ.MT.				
TOTAL CONSTRUCTION AREA = 11181.16 + 977.80 = 12158.96 SQ.MT.				



ADDITIONAL REQUIREMENTS AS PER UDCPA (CLAUSE 9.31)

PROPOSED FLAT - 247 NOS.	AREA IN SQ.MT.	REQUIRED	PROPOSED	
FITNESS CENTER / CRECHE	area of about 20 sq.mt. in scheme having minimum 100 flats and thereafter additional 23 sq.mt. area for every 500 flats	FOR 100 FLATS - 20 SQ.MT. FOR 147 FLATS - 10 SQ.MT.	30	30.18
SOCIETY OFFICE	area of about 20 sq.mt. in scheme having minimum 100 flats and thereafter additional 23 sq.mt. area for every 500 flats	FOR 100 FLATS - 20 SQ.MT. FOR 147 FLATS - 10 SQ.MT.	30	30.11
DRIVERS ROOM	room of size 12 sq.mt. with attached toilet in scheme having minimum 100 flats and thereafter additional 10 sq.mt. area for every 500 flats.	FOR 100 FLATS - 12 SQ.MT. FOR 147 FLATS - 5 SQ.MT.	17	17.79
SAHITYA BLOCK	sanitary block for servants having maximum area of 3.00 sq.mt. in scheme having minimum 100 flats and thereafter additional 3.00 sq.mt. area for every 200 flats.	FOR 100 FLATS - 3 SQ.MT. FOR 147 FLATS - 1.5 SQ.MT.	4.5	4.58
ENTRANCE LOBBY	Every Residential building having more than 5 flats/tenements shall have entrance lobby of minimum 9 sq.mt. at ground floor. minimum dimension of such lobby shall not be less than 2.50 m.	MINIMUM - 9 SQ.MT.	9	14.63

AREA UNDER MAP RESERVATION

ADDITION -

31	10.92 X	0.65 X	0.5	=	3.60 SQMT
32	11.17 X	1.69 X	0.5	=	9.44 SQMT
33	12.25 X	2.84 X	0.5	=	16.17 SQMT
34	15.08 X	3.34 X	0.5	=	25.19 SQMT
35	15.08 X	1.11 X	0.5	=	8.37 SQMT
36	16.06 X	1.87 X	0.5	=	12.81 SQMT
37	19.48 X	10.75 X	0.5	=	104.60 SQMT
38	13.12 X	2.01 X	0.5	=	13.19 SQMT
39	11.55 X	3.20 X	0.5	=	18.48 SQMT
40	15.34 X	8.12 X	0.5	=	62.28 SQMT
41	15.34 X	1.55 X	0.5	=	11.89 SQMT
42	16.23 X	2.60 X	0.5	=	21.10 SQMT
43	16.23 X	1.25 X	0.5	=	10.14 SQMT
44	11.16 X	1.47 X	0.5	=	8.20 SQMT
45	15.70 X	5.70 X	0.5	=	44.75 SQMT

TOTAL ADDITION AREA = 370.00 SQMT

NOT IN POSS. AREA UNDER MAP RESERVATION

ADDITION -

b	10.14 X	3.62 X	0.5	=	18.35 SQMT
c	10.43 X	3.11 X	0.5	=	16.31 SQMT
d	9.38 X	0.45 X	0.5	=	2.11 SQMT
e	8.58 X	1.23 X	0.5	=	5.51 SQMT
f	6.72 X	1.38 X	0.5	=	4.57 SQMT
g	3.91 X	1.09 X	0.5	=	2.13 SQMT
h	2.55 X	1.09 X	0.5	=	1.28 SQMT
i	2.39 X	1.61 X	0.5	=	1.92 SQMT
j	10.71 X	0.79 X	0.5	=	4.23 SQMT
k	8.49 X	4.38 X	0.5	=	18.59 SQMT

TOTAL ADDITION AREA = 445.00 SQMT

PLOT AREA CALCULATION

S.NO.70/6 AREA UNDER R-ZONE

ADDITION -

1	37.13 X	4.81 X	0.5	=	89.30 SQMT
2	36.64 X	9.15 X	0.5	=	167.63 SQMT
3	35.00 X	8.84 X	0.5	=	154.70 SQMT
4	5.82 X	1.83 X	0.5	=	6.24 SQMT
5	35.57 X	6.24 X	0.5	=	112.76 SQMT
6	35.57 X	3.33 X	0.5	=	59.22 SQMT
7	36.25 X	11.94 X	0.5	=	216.41 SQMT
8	36.25 X	27.42 X	0.5	=	496.99 SQMT
9	41.88 X	6.33 X	0.5	=	132.55 SQMT
10	41.88 X	5.12 X	0.5	=	107.24 SQMT
11	38.67 X	2.87 X	0.5	=	55.49 SQMT
12	44.73 X	10.19 X	0.5	=	227.90 SQMT
13	44.73 X	1.44 X	0.5	=	32.21 SQMT
14	43.70 X	1.13 X	0.5	=	24.69 SQMT
15	43.36 X	0.44 X	0.5	=	9.54 SQMT
16	43.15 X	6.10 X	0.5	=	131.61 SQMT
17	41.02 X	1.10 X	0.5	=	22.59 SQMT
18	41.70 X	2.58 X	0.5	=	53.79 SQMT
19	41.73 X	2.75 X	0.5	=	57.38 SQMT
20	41.73 X	10.59 X	0.5	=	220.98 SQMT
21	18.58 X	3.48 X	0.5	=	23.85 SQMT
22	14.35 X	7.95 X	0.5	=	57.04 SQMT
23	10.23 X	4.90 X	0.5	=	25.06 SQMT

TOTAL ADDITION AREA = 2490.09 SQMT

S.NO.70/6 NOT IN POSS. CALCULATION

ADDITION -

a	3.00 X	1.65 X	0.5	=	2.77 SQMT
b	4.88 X	1.65 X	0.5	=	4.02 SQMT
c	12.56 X	1.26 X	0.5	=	7.90 SQMT
d	15.87 X	0.40 X	0.5	=	3.17 SQMT
e	17.15 X	1.31 X	0.5	=	11.23 SQMT
f	12.37 X	1.30 X	0.5	=	8.04 SQMT
g	13.20 X	0.90 X	0.5	=	5.94 SQMT
h	6.23 X	0.15 X	0.5	=	0.47 SQMT
i	6.79 X	0.30 X	0.5	=	1.02 SQMT
j	6.52 X	0.05 X	0.5	=	0.16 SQMT
k	6.84 X	0.60 X	0.5	=	2.59 SQMT
l	1.18 X	0.05 X	0.5	=	0.03 SQMT
m	1.90 X	0.60 X	0.5	=	0.57 SQMT
n	4.24 X	0.80 X	0.5	=	1.69 SQMT

NOT IN POSS. UNDER R-ZONE = 50.00 SQMT

TOTAL CALCULATION R-ZONE = 2540.09 SQMT

S.NO.-70/6 AREA CALCULATION

V.P.NO.-S06/0316/18

ADDITION

A	16.85 X	1.22 X	0.5	=	10.28 SQMT
B	10.61 X	1.85 X	0.5	=	9.81 SQMT
C	10.61 X	2.91 X	0.5	=	14.91 SQMT

TOTAL S.NO.-70/6 AREA = 35.00 SQMT

S.NO.-53/6 AREA CALCULATION (SUB PLOT-B)

V.P.NO.-S06/0320/19

ADDITION

29	38.04 X	1.84 X	0.5	=	35.00 SQMT
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TOTAL SUB PLOT - B AREA(S3/6) = 35.00 SQMT

PROFORMA - I

AREA STATEMENT	SQ.MT.
1 AREA OF PLOT (Minimum area of a,b,c to be considered)	3040.00
3 As per ownership document [7/12, CTS extract]	3200.00
b As per measurement sheet	3240.09
c As per site 3200.00 - (50.00 + 35.00 + 75.00 = 160.00)	3040.00
2 Deduction for	
a Proposed D.P./D.P Road widening Area/Services Road /highway	
1 AREA UNDER 20.00 M. WIDE ROAD	185.00
b Any D.P. Reservation Area	
1 AREA UNDER MAP RESERVATION	370.00
c Total (a + b)	555.00
3 Balance area of plot (1-2a1,2b1)	2485.00
4 AMENITY Space (if applicable)	-----
a Required -	-----
b Adjustment of 2(b), if any-	-----
c Balance Proposed -	-----
5 Net Plot Area [3-4 (c)]	2485.00
6 Recreational Open space (if applicable)	-----
a Required -	-----
b Proposed -	-----
7 Internal Road area	-----
8 Plotable area (if applicable)	-----
9 Built up area with reference to Basic F.S.I. as per front road width (Sr. NO. 5 X basic FSI) (2485.00 X 1.10 = 2733.50 SQ.MT.)	2733.50
10 Addition of FSI on payment of premium	-----
a Maximum permissible premium FSI-based on road width/TOD Zone.	-----
b Proposed FSI on payment of premium.	-----
11 In - Situ FSI / TDR loading	-----
a In-situ area against D.P. road [20x Sr. No.2 (c)], if any	
1 20.00 M. WIDE ROAD (185.00 X 2 = 370.00)	1110.00 SQ.MT.
2 MAP RESERVATION (370.00 X 2 = 740.00)	
b In-situ area against Amenity Space if handed over [2.00 or 1.85 X Sr. No. 4 (b) and/or(c)],	
c TDR area	-----
d	