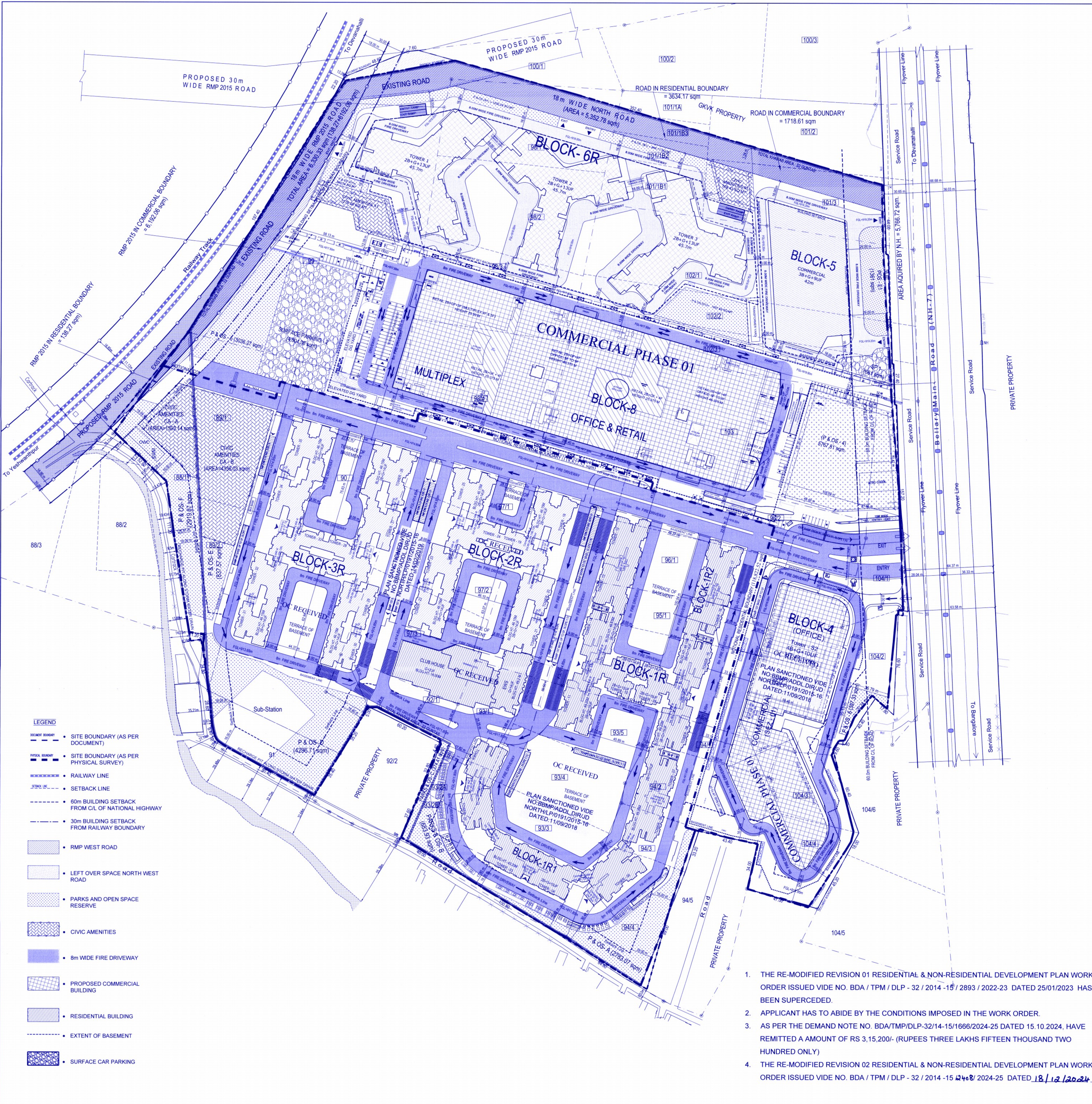




SUMMARY

1	NET AREA AS PER SALE DEED	67A 4.50G	=	2,71,592.39	sqm
2	LESS SITE AREA ACQUIRED BY NH		=	5,766.72	sqm
3	NET AREA AS PER DOCUMENTS		=	2,65,825.67	sqm
4	GROSS AREA AS PER BDA SURVEYOR DRAWING	66A 6.50G	=	2,67,747.90	sqm
5	LESS KHARAB (4G(A) + 22G(B))	26.00G	=	2,630.43	sqm
6	NET AREA AS PER BDA SURVEYOR DRAWING (4-5)	65A 20.50G	=	2,65,117.47	sqm
7	18.0M ROAD WIDENING AS PER RMP 2015 (North West Road :5548.34 sqm.+ 643.72 sqm. relinquished) + (West Road :138.27 sqm relinquished+) (North Road = (3634.17sqm +1718.61sqm) = 5352.78 sqm.)		=	11,683.11	sqm
8	SITE AREA FOR RESIDENTIAL	29 A 14.48 G	=	1,18,822.52	sqm
9	PARKS AND OPEN SPACES TO BE PROVIDED AS PER ZR RULES (10%)		=	11,882.25	Sqm
9a	PARKS AND OPEN SPACES ACHIEVED (10.01%)		=	11,895.56	Sqm
9b	5% CIVIC AMENITIES OF SITE AREA (8)		=	5,951.17	sqm
9c	AREA RESERVED FOR 18.0M WIDE ROAD		=	138.27	sqm
10	BALANCE SITE AREA FOR RESIDENTIAL FAR AFTER DEDUCTING 5% OF CIVIC AMENITIES (8-9b)		=	1,12,871.35	sqm
11	PERMISSIBLE FAR		=	3.25	
12a	RESIDENTIAL FAR AREA ACHIEVED		=	3,66,925.31	sqm
12b	RESIDENTIAL FAR ACHIEVED = (366925.31 / 112871.35)		=	3.25	
13	SITE AREA FOR GROUND COVERAGE = (8-9b) - (138.27 sqm))		=	1,12,733.08	sqm
14	RESIDENTIAL GROUND COVERAGE AREA ACHIEVED		=	28,419.67	sqm
14a	RESIDENTIAL GROUND COVERAGE ACHIEVED ((= 28419.67/112733.08) * 100%)		=	25.21	<50%
15	SET BACK PROVIDED		=	16	m
16	PERMISSIBLE HEIGHT OF BUILDINGS		=	51.90	m
17	SITE AREA FOR COMMERCIAL = (6-8)	36 A 6.00 G	=	1,46,294.95	sqm
17a	PHASE 01 - COMMERCIAL SITE AREA (BLOCK 4 + BLOCK 8)	22 A 28.72 G	=	91,937.04	sqm
17b	PARKS AND OPEN SPACES TO BE PROVIDED AS PER ZR RULES (10%)		=	9,193.70	sqm
17c	PARKS AND OPEN SPACES ACHIEVED (10.01%)		=	9,201.41	sqm
17d	5% SURFACE CAR PARKING OF (17)		=	4,596.85	sqm
17e	AREA PROVIDED FOR 18.0M WIDE ROAD (6192.06)		=	6,192.06	sqm
18	BALANCE SITE AREA FOR COMMERCIAL FAR (@9193.04-9193.70) (17-17b)		=	82,743.33	sqm
19	PERMISSIBLE FAR		=	3.25	
19a	COMMERCIAL FAR AREA ACHIEVED @ 3.25		=	2,74,924.34	sqm
19b	MAX. TDR THAT CAN BE UTILISED @80% OF FAR (60% x 3.25)		=	1.95	
19c	MAX. FAR AREA AVAILABLE INCLUDING TDR (82743.33/3.25+1.95)		=	4,30,265.33	sqm
19d	COMMERCIAL FAR AREA ACHIEVED		=	2,74,924.34	sqm
20	COMMERCIAL FAR ACHIEVED WITH TDR (= 274924.343 / 82743.33)		=	3.32	<5.2
21a	SITE AREA FOR GROUND COVERAGE = ((17a-17b) - 17a Sqm)		=	76,551.27	sqm
21b	COMMERCIAL GROUND COVERAGE AREA ACHIEVED		=	32,220.71	sqm
21c	COMMERCIAL GROUND COVERAGE ACHIEVED ((= 32220.71/76551.27) * 100%)		=	42.09	<50%
22	SET BACK PROVIDED		=	16	m
23	PERMISSIBLE HEIGHT OF BUILDINGS		=	51.90	m
24	PROPOSED SITE AREA FOR RESIDENTIAL & COMMERCIAL (BLOCK 6)+BLOCK 5 (17-17a) 13 A 17.28 G		=	54,357.91	sqm
24a	AREA PROVIDED FOR 18.0M WIDE ROAD (5,352.78)		=	5,352.78	sqm
25	SITE AREA FOR COMMERCIAL FAR		=	13,606.00	sqm
25a	PARKS AND OPEN SPACES TO BE PROVIDED AS PER ZR RULES (10%)		=	1,360.60	sqm
25b	PARKS AND OPEN SPACES ACHIEVED (10%)		=	1,361.00	sqm
25c	5% SURFACE CAR PARKING/CIVIC AMENITIES OF (25)		=	680.30	sqm
25d	AREA PROVIDED FOR 18.0M WIDE ROAD		=	1,718.61	sqm
26	PERMISSIBLE FAR		=	3.25	
26a	PERMISSIBLE FAR AREA @ 3.25		=	44,219.50	sqm
26b	COMMERCIAL FAR AREA ACHIEVED		=	44,219.50	sqm
27	COMMERCIAL FAR ACHIEVED (= 44219.50 /13606.0)		=	3.25	<3.25
28	SITE AREA FOR GROUND COVERAGE = (13606 - 1718.61)		=	11,887.39	sqm
28a	COMMERCIAL GROUND COVERAGE AREA ACHIEVED		=	5,168.61	sqm
29	SET BACK PROVIDED		=	16	m
30	PERMISSIBLE HEIGHT OF BUILDINGS		=	47.70	m
31	SITE AREA FOR RESIDENTIAL (54357.91-13606.00)		=	40,751.91	sqm
32a	PARKS AND OPEN SPACES TO BE PROVIDED AS PER ZR RULES (10%)		=	4,075.19	sqm
32b	PARKS AND OPEN SPACES ACHIEVED (10%)		=	4,078.26	sqm
32c	5% CIVIC AMENITIES OF (31)		=	2,037.60	sqm
33	AREA PROVIDED FOR 18.0M WIDE ROAD (5,352.78 - 1718.61)		=	3,634.17	sqm
34	BALANCE SITE AREA FOR RESIDENTIAL FAR AFTER DEDUCTING 5% OF CIVIC AMENITIES		=	38,714.32	sqm
35a	PERMISSIBLE FAR		=	3.25	
35b	PERMISSIBLE FAR AREA @ 3.25		=	1,25,821.53	sqm
35c	RESIDENTIAL FAR AREA ACHIEVED		=	1,25,817.59	sqm
36	RESIDENTIAL FAR ACHIEVED = (125817.59 / 38714.32)		=	3.2499	<3.25
37	SITE AREA FOR GROUND COVERAGE = (40751.91-2037.60-3634.17)		=	35,080.15	sqm
37	GROUND COVERAGE AREA ACHIEVED		=	10,528.01	sqm
38	SET BACK PROVIDED		=	16	m
39	PERMISSIBLE HEIGHT OF BUILDINGS		=	47.70	m
40	TOTAL GROUND COVERAGE ACHIEVED ((= 5188.61+10528.01+11887.39+35080.15) * 100%)		=	33.46%	<50%

NOTE: THERE IS NO BLOCK 7

CONSOLIDATED RESIDENTIAL AREA-STATEMENT (BLOCK 6)						
RESIDENTIAL AREA (BLOCK 6R (T1+T2+T3)+Clubhouse)	GROSS AREA (sqm)	CUT-OUTS (sqm)	BUILT-UP AREA per floor	NON FAR AREA	F A R	No. of Apts per floor
Sl. No.	FLOOR	C	D	E = C - D	F	G = E - F
1	BASEMENT 2	26807.00	0.00	26807.00	26807.00	0.00
2	BASEMENT 1	26807.00	701.50	26105.50	26105.50	0.00
3	GROUND FLOOR	11,229.01	701.50	10,528.01	1,743.14	8,784.87
4	FIRST FLOOR	10,732.04	701.50	10,030.54	1,197.96	8,832.58
5	SECOND FLOOR	10,732.04	701.50	10,030.54	1,197.96	8,832.58
6	THIRD FLOOR	11,229.01	701.50	10,528.01	1,143.14	9,384.87
7	FOURTH FLOOR	10,732.04	701.50	10,030.54	1,197.96	8,832.58
8	FIFTH FLOOR	10,732.04	701.50	10,030.54	1,197.96	8,832.58
9	SIXTH FLOOR	11,229.01	701.50	10,528.01	1,143.14	9,384.87
10	SEVENTH FLOOR	10,732.04	701.50	10,030.54	1,197.96	8,832.58
11	EIGHTH FLOOR	10,732.04	701.50	10,030.54	1,197.96	8,832.58
12	NINTH FLOOR	11,229.01	701.50	10,528.01	1,143.14	9,384.87
13	TENTH FLOOR	10,732.04	701.50	10,030.54	1,197.96	8,832.58
14	ELEVENTH FLOOR	10,732.04	701.50	10,030.54	1,197.96	8,832.58
15	TWELFTH FLOOR	11,229.01	701.50	10,528.01	1,143.14	9,384.87
16	THIRTEENTH FLOOR	10,732.04	701.50	10,030.54	1,197.96	8,832.58
17	FOURTEENTH FLOOR	10,732.04	701.50	10,030.54	1,197.96	8,832.58
18	FIFTEENTH FLOOR	10,732.04	701.50	10,030.54	1,197.96	8,832.58
19	TERRACE (only stairs)	184.39	9.12	175.27	175.27	0.00
20	TOTAL AREA =	2,06,534.30	10,531.60	1,96,002.70	70,185.11	1,25,817.59

CAR PARK REQUIREMENT RESIDENTIAL - BLOCK 6R			
APARTMENT AREA IN Sqm	NO. OF APTS	NO. OF CARS	TOTAL
LESS THAN 50 Sqm	0	1 per 2 apts	0
50 Sqm to 150 Sqm	488	1	488
150 Sqm to 225 Sqm	168	1	168
225 Sqm to 300 Sqm	9	2	18
TOTAL	664	672	664
ADDITIONAL 10% VISITORS CAR PARKING			
CAR PARKING FOR CLUB (1 CAR PER 50 SQM) (325/50)			65
TOTAL REQUIREMENT			805

TOTAL CAR PARK PROVIDED			
SURFACE PARKING			0
RESIDENTIAL BASEMENT 1			500
RESIDENTIAL BASEMENT 2			493
TOTAL CAR PARKS PROVIDED			993

BLOCK 6R - RESIDENTIAL APARTMENT COUNT			
APARTMENT TYPE	3BHK	4BHK	DUPLEX PENTHOUSE
TOWER 1	148	59	212
TOWER 2	165	50	238
TOWER 3	162	48	214
TOTAL NO OF APTS	480	157	664

NON-RESIDENTIAL (COMMERCIAL BLOCK 5) (in sqm)						
Sl.No.	Floor	Gross Area (sqm)	CUT-OUTS (sqm)	BUILT-UP AREA Per Floor	NON FAR AREA	FAR
		C	D	E = C - D	F	G = E - F
1	BASEMENT 3	6,774.44	0.00	6,774.44	6,774.44	0.00
2	BASEMENT 2	6,774.44	1,243.72	5,530.72	5,530.72	0.00
3	BASEMENT 1	6,774.44	286.17	6,488.27	6,488.27	0.00
4	Gr Floor	5,277.83	89.22	5,188.61	616.79	4,571.82
5	1 st Floor	5,277.83	89.22	5,188.61	616.79	4,571.82
6	2 nd Floor	5,277.83	89.22	5,188.61	616.79	4,571.82
7	3 rd Floor	5,277.83	89.22	5,188.61	616.79	4,571.82
8	4 th Floor	5,277.83	89.22	5,188.61	616.79	4,571.82
9	5 th Floor	5,277.83	89.22	5,188.61	616.79	4,571.82
10	6 th Floor	5,277.83	89.22	5,188.61	616.79	4,571.82
11	7 th Floor	5,277.83	89.22	5,188.61	616.79	4,571.82
12	8 th Floor	5,277.83	89.22	5,188.61	616.79	4,571.82
13	9 th Floor	5,277.83	89.22	5,188.61	616.79	4,571.82
14	Terrace	833.35	244.14	589.21	589.21	0.00
TOTAL		73,434.98	2,967.08	70,467.89	26,248.40	44,219.50

NON RESIDENTIAL PARKING REQUIREMENT - BLOCK 5		SURFACE PARKING AREA - NON RESIDENTIAL - BLOCK 5	
Commercial Office : 1 Car Park for every 75 sqm		TOTAL SITE AREA	13,906.00 sqm
TOTAL FAR AREA	44219.50	SURFACE PARKING AREA - 5% REQUIRED	695.30 sqm
CAR PARKS REQUIRED	589	SURFACE PARKING 1	681.00 sqm
		PROPOSED SURFACE PARKING AREA - 5.17%	681.00 sqm
CAR PARKS PROVIDED			
Regular	Stack parking		
BASEMENT 3	155	140	
BASEMENT 2	155	140	
BASEMENT 1	155	140	
SURFACE CAR PARKS	0	0	
TOTAL	460	880	420

PARKS & OPEN SPACES - NON RESIDENTIAL - BLOCK 5	
SITE AREA	13,906.00 sqm
PARKS & OPEN SPACES = 10.0% REQUIRED	1,360.60 sqm
P.O.D. : 10.0%	1,360.60 sqm
PROVIDED PARK & OPEN SPACES - 10%	1,360.60 sqm

GROUND COVERAGE : RESIDENTIAL (BLOCK 1R, 2R, 3R, CLUB+EWS & 6R)	
Particulars	Ground coverage (Sqm)
BLOCK 1R	1,124.14
BLOCK 2R	5,707.33
BLOCK 3R	2,868.22
CLUB HOUSE + EWS	3,788.94
BLOCK 6R	10,528.01
TOTAL	30,996.64
SITE AREA FOR GROUND COVERAGE	1,47,813.23
COMMERCIAL GROUND COVERAGE AREA ACHIEVED - 50%	37,499.32

OVERALL AREA, RESIDENTIAL & NON-RESIDENTIAL (Commercial / Office / Retail / Multiplex)					
Sl.No.	FLOOR	C	D	E = C - D	F
01	RESIDENTIAL (1R+2R+3R+Club House +EWS) (Block 1R +EWS+ Club - OC areas)	5,42,992.24	28,480.73	5,14,488.03	1,48,030.29
02	BLOCK 4 (Commercial Phase 01)	1,75,115.35	1,965.57	1,70,368.82	69,704.92
03	BLOCK 6 (Commercial Phase 01)	2,74,466.90	12,960.34	2,61,506.56	87,246.12
04	BLOCK 6R (T1+T2+T3) (Residential)	2,06,534.30	10,531.60	1,96,002.70	70,185.11
05	BLOCK-5 (Commercial)	73,434.98	2,967.08	70,467.89	26,248.40
OVERALL AREA =		12,72,543.77	56,905.32	12,12,834	4,01,415

RESIDENTIAL AREA (BLOCK 6R (T1+T2+T3)+Clubhouse)					
Sl. No.	FLOOR	C	D	E = C - D	F
1	BASEMENT 2	26807.00	0.00	26807.00	26807.00
2	BASEMENT 1	26807.00	701.50	26105.50	26105.50
3	GROUND FLOOR	11,229.01	701.50	10,528.01	1,743.14
4	FIRST FLOOR	10,732.04	701.50	10,030.54	1,197.96
5	SECOND FLOOR	10,732.04	701.50	10,030.54	1,197.96
6	THIRD FLOOR	11,229.01	701.50	10,528.01	1,143.14
7	FOURTH FLOOR	10,732.04	701.50	10,030.54	1,197.96
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10	SEVENTH FLOOR	10,732.04	701.50	10,030.54	1,197.96
11	EIGHTH FLOOR	10,732.04	701.50	10,030.54	1,197.96
12	NINTH FLOOR	11,229.01	701.50	10,528.01	1,143.14
13	TENTH FLOOR	10,732.04	701.50	10,030.54	1,197.96
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16	THIRTEENTH FLOOR	10,732.04	701.50	10,030.54	1,197.96
17	FOURTEENTH FLOOR	10,732.04	701.50	10,030.54	1,197.96
18	FIFTEENTH FLOOR	10,732.04	701.50	10,030.54	1,197.96
19	TERRACE (only stairs)	184.39	9.12	175.27	175.27
20	TOTAL AREA =	2,06,534.30	10,531.60	1,96,002.70	70,185.11

EXISTING

RESIDENTIAL AREA (1R+2R+3R+Club House+EWS)	GROSS AREA (sqm)	CUT-OUTS (sqm)	BUILT-UP AREA per floor	NON FAR AREA (LR, LR, terrace, LMR)	F A R	No. of Apts
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