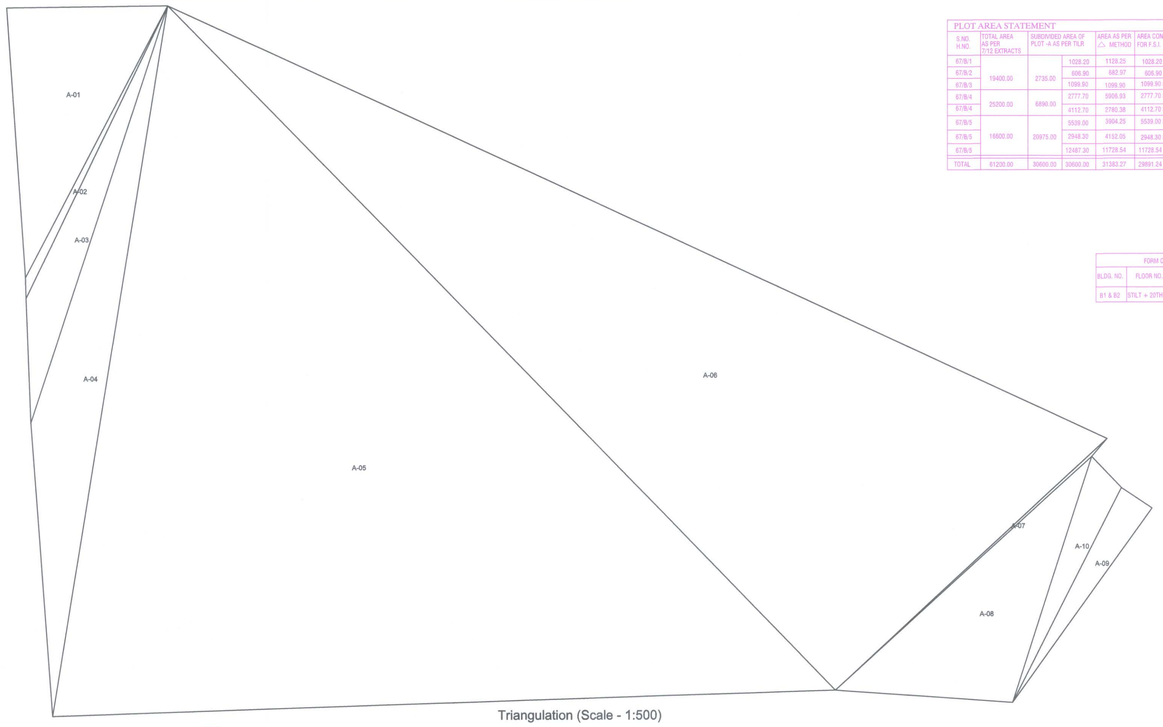
ATLANTA - SET-3 (Deshmukh) 8/11



Triangulation (Scale - 1:500)

Triangle	Area
A-01	1257.73
A-02	88.66
A-03	551.00
A-04	1421.71
A-05	15984.67
A-06	10228.06
A-07	31.38
A-08	1283.89
A-09	255.04
A-10	281.14
Total (MAINPLOT)	31383.27

PLOT AREA STATEMENT

S.NO. H.NO.	TOTAL AREA AS PER 7/12 EXTRACTS	SUBDIVIDED AREA OF PLOT - 4 AS PER TLR		AREA AS PER △△ METHOD	AREA CONSIDERED FOR F.S.I.	REMARKS	AREA UNDER MUMBAI AHMADABAD HIGH SPEED RAILWAY	AREA UNDER UN BUILTABLE PLOT
67/B/1	19400.00	2735.00	1028.20	1128.25	1028.20 SQ.MT.	60.00 M. WIDE ROAD		
67/B/2			606.90	682.57	606.90 SQ.MT.	9.00 M. WIDE ROAD		
67/B/3			1099.80	1099.90	1099.90 SQ.MT.	R-ZONE		
67/B/4	25200.00	6890.00	2777.70	5906.93	2777.70 SQ.MT.	R-ZONE		
67/B/4			4112.70	2780.38	4112.70 SQ.MT.	40.00 M. WIDE ROAD	5993.00 SQ.MT.	360.73 SQ.MT.
67/B/5	16600.00	20975.00	5539.00	3904.25	5539.00 SQ.MT.	R-ZONE		
67/B/5			2948.30	4152.05	2948.30 SQ.MT.	40.00 M. WIDE ROAD		
67/B/5			12487.30	11728.54	11728.54 SQ.MT.	R-ZONE		
TOTAL	61200.00	30600.00	30600.00	31383.27	29891.24 SQ.MT.			

FSI DETAILS

2 - INDEX	BASIC FSI	PREMIUM FSI/ADDITIONAL FSI	TOTAL IN -SITU/TDR	INCENTIVE FSI	RESI ANCIL-LARY AREA	NON RESI ANCIL-LARY AREA	TOTAL	INCLUSIVE HOUSING (20%) IF APPLICABLE	DRAWING VALUE
2.1 - PERMISSIBLE INDEX	1.10	0.50	1.40	0.00	0.00	0.00	3.00	0.00	0.00
2.2 - EXISTING CONSUMED INDEX	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00.00	0.00
2.3 - BALANCE INDEX TO BE CONSUME	1.10	0.50	1.40	0.00	0.00	0.00	3.00	00.00	0.00
2.4 - TOTAL PERMISSIBLE PLINE AREA	16801.61	11596.40	32469.91	0.00	9478.35	681.26	71027.53	3360.33	0.00
TOTAL PERMISSIBLE FOR REDEVELOPMENT AREA (PLINE AREA)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.5 - PROPOSED PLINE AREA (SHOULD NOT) EXCEED 2.4)	16801.61	0.00	15837.20	0.00	2593.74	681.26	35913.81	0.00	35907.85
2.6 - INDEX CONSUMED	1.10	0.00	1.37	0.00	0.00	0.00	0.00	00.00	0.00

PROJECT TYPE - Building Development

SEAL OF APPROVAL

PROJECT INFORMATION

CASE TYPE	Revised
LOCATION	Non-Congested Area

AREA STATEMENT

1. AREA OF PLOT (Minimum area of a, b, c to be considered)	29891.24
(a) As per ownership document (7/12, CTS extract)	30600.00
(b) as per measurement sheet	31383.27
(c) as per site	29891.24
Area Not Included In Proposal / Area Not In Possession	705.38
Area Under Proposal	29185.85
2. DEDUCTIONS FOR	
(a) Proposed D.P./ D.P. RW Area/Service Road /-Highway	7918.60
(b) Any D.P. Reservation area	5993.00
(Total a+b)	13911.6
3. BALANCE PLOT AREA (1 - 2)	15274.19
4. AMENITY SPACE (if applicable)	
(a) Required -	763.51
(b) Adjustment of 2(b), if arry -	000.00
(c) Balance Proposed -	0.00
5. NET PLOT AREA (3-4(c))	15274.19
6. RECREATIONAL OPEN SPACE (if applicable)	
(a) Required -	1527.42
(b) Proposed -	2930.84

FORM OF STATEMENT I EXISTING BUILDING TO BE RETAINED

BLDG. NO.	FLOOR NO.	PLINTH AREA	TOTAL FLOOR AREA OF EXISTING BUILDING	USE / OCCUPANCY OF FLOORS
B1 & B2	STILT + 20TH FLOOR	329.53 SQ.MT.	9117.31 SQ.MT.	STILT + 20TH FLOOR

80% - 80% ANCILLARY STATEMENT

SR. NO.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	COMM. AREA	RESI. AREA	AREA IN SQ.MT.
1	PROPOSED BUILT UP AREA AS PER P LINE	1332.84	23261.12	26783.96
2	BASIC FSI (SR.NO. 1 / 1.6 OR 1.8)	851.58	15788.20	16639.78
3	ANCILLARY AREA FSI UP TO 80% OR 80% AS PER RULE NO.6.3 (b)	681.26	9472.92	10154.18
4	TOTAL ANCILLARY FSI AREA WITH PAYMENT OF CHARGES	681.26	2593.74	3275.00

TENEMENTS STATEMENT

existing bldg. type b1 & b2

BLDG. NO.	SALE	EXISTING
A-TYPE - B1	111	111
B-TYPE - B2	191	191
TOTAL	302	302

TENEMENTS STATEMENT

type :- a1, a2, & a3 (sale component)

BLDG. NO.	40 - 80 SQ.MT.	TOTAL
TYPE - A1	154	154
TYPE - A2	102	102
TYPE - C1	46	46
TOTAL	302	302

AREA UNDER NOT IN POSSESSION (S.NO. 67/ 2A)

A)	20.97	X	2.29	X	0.5	=	24.01 SQ.MT.
B)	20.97	X	3.69	X	0.5	=	38.69 SQ.MT.
C)	8.54	X	1.75	X	0.5	=	7.47 SQ.MT.
D)	9.54	X	1.78	X	0.5	=	8.49 SQ.MT.
TOTAL NOT IN POSSESSION AREA						=	78.66 SQ.MT.

R.G. ON GROUND LEVEL STATEMENT

PHYSICAL R.G. REQUIREMENT AS PER UDCPR.

PHYSICAL R.G. REQUIREMENT AS PER UDCPR := 10% OF 15274.19 sq.m (NET PLOT) := **1527.42 SQ.M**

PHYSICAL R.G. PROVIDED ON GROUND LEVEL

R.G.-1 + R.G.-2

1214.44 + 380.39 := **1594.83 SQ.M**

ADDITIONAL R.G. PROVIDED ON PODIUM LEVEL

R.G.-3 + R.G.-4

768.05 + 294.68 := **1062.73 SQ.M**

TOTAL R.G. PROVIDED

GROUND R.G. + PODIUM R.G.

1594.83 + 1062.73 := **2677.56 SQ.M**

R.G.-1 (GROUND LVL)

ADDITION:-

1	34.94	X	8.70	X	0.5	=	99.37 SQMT
2	26.95	X	17.47	X	0.5	=	417.31 SQMT
3	46.34	X	22.85	X	0.5	=	513.46 SQMT
4	24.94	X	9.21	X	0.5	=	114.94 SQMT
5	14.24	X	3.52	X	0.5	=	25.29 SQMT
TOTAL R.G.1 AREA						=	1214.44 SQMT

R.G.-2 (GROUND LVL)

ADDITION:-

1	7.88	X	1.36	X	0.67	=	6.94 SQMT
2	17.08	X	3.15	X	0.5	=	26.90 SQMT
3	26.57	X	11.87	X	0.5	=	157.46 SQMT
4	26.57	X	11.88	X	0.5	=	157.69 SQMT
TOTAL R.G.2 AREA						=	380.39 SQMT

R.G.-3 (PODIUM LVL)

ADDITION:-

1	8.59	X	3.71	X	0.5	=	14.90 SQMT
2	20.16	X	4.42	X	0.5	=	44.56 SQMT
3	15.11	X	2.88	X	0.67	=	27.13 SQMT
4	26.71	X	7.00	X	0.5	=	93.99 SQMT
5	66.28	X	19.42	X	0.5	=	643.33 SQMT
TOTAL R.G.3 AREA						=	768.05 SQMT

R.G.-4 (PODIUM LVL)

ADDITION:-

1	7.88	X	8.96	X	0.5	=	62.82 SQMT
2	7.28	X	1.45	X	0.67	=	6.80 SQMT
3	26.13	X	5.08	X	0.5	=	63.83 SQMT
4	25.69	X	6.68	X	0.5	=	86.02 SQMT
5	26.99	X	4.86	X	0.5	=	65.56 SQMT
6	8.34	X	3.88	X	0.5	=	13.01 SQMT
TOTAL ADDITION AREA						=	298.14 SQMT
DEDUCTION :-							
1	1.00	X	3.23	X	0.67	=	2.16 SQMT
TOTAL R.G.4 AREA						=	294.68 SQMT
TOTAL R.G. AREA						=	2677.56 SQMT

R.G CALCULATIONS:

NAME	AREA
R.G3	788.05
R.G1	1214.44
R.G2	380.39
R.G4	294.68
Total RG Area	2677.55

EXISTING BLDG. FLOOR BUILT UP SUMMARY

TYPE OF BLDG.	NO.OF FLOOR	STAIRCASE AREA IN SQ.MTS.	BUILT-UP AREA	NO.OF TENEMENT	BLDG. HEIGHT
TYPE B1	STILT + 20TH FLOOR	1741.53 SQ.MT.	4,597.95 SQ.MT.	117 NOS.	61.60 M.
TYPE B2	STILT + 20TH FLOOR	1741.53 SQ.MT.	4,519.36 SQ.MT.	115 NOS.	61.60 M.
TOTAL EXISTING BUILT-UP AREA		3483.06 SQ.MT.	9,117.31 SQ.MT.	232 NOS.	- - -

PROPOSED BLDG. FLOOR BUILT UP SUMMARY

TYPE OF BLDG.	NO.OF FLOOR	BUILT-UP AREA COMM. AREA	BUILT-UP AREA RESI. AREA	NO.OF TENEMENT	BLDG. HEIGHT
TYPE - A1	POD. LVL. 1,2,&3 + UPP.ST.,PODI. FLR.+ 1ST TO 13TH	-------------	12036.10 SQ.MT.	154 NOS.	55.10 M.
TYPE - A2	POD. LVL. 1,2,&3 + UPP.ST.,PODI. FLR.+ 1ST TO 13TH	-------------	7840.28 SQ.MT.	102 NOS.	55.10 M.
TYPE - C1	GROUND FLR.+ 1ST TO 13TH FLOOR	552.17 SQ.MT.	4815.55 SQ.MT.	46 NOS.	42.35 M.
COMM. BLDG.-C2	COMMERCIAL BUILDING (GROUND TO 1ST FLOOR)	980.66 SQ.MT.	-------------	- - -	8.75 M.
FITNESS CENTER AREA		-------------	565.78 SQ.MT.	- - -	- - -
TOTAL AREA		1532.83 SQ.MT.	25207.71 SQ.MT.	302 NOS.	- - -
TOTAL PROPOSED BUILT-UP AREA		26740.54 SQ.MT.			

FORM OF STATEMENT 2 (SR. NO. 9 (a)) PROPOSED BUILDING NO:- A1, A2 TO A3

FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE			
TYPE NO:-	BLDG NO:-A1 POD.LVL.1,2&3 + upp.st.podi fl. + 1st TO 13th floor	BLDG NO:-A2 POD. LVL.1,2&3 + upp.st.podi fl. + 1st TO 13th floor	BLDG NO:-C1 GR. fl. + 1st TO 13th floor	
POD. LVL 1,2,& 3 FLOOR	-------------	POD. LVL 1,2,& 3 FLOOR	-------------	GROUND FLOOR 439.29 SQ.MT.
UPP.STILT,PODI. FLR.	757.57 SQ.MT.	UPP.STILT,PODI. FLR.	772.27 SQ.MT.	1ST FLOOR 459.37 SQ.MT.
TYPICAL FLOOR (1st to 3rd, 5th to 8th, 10th to 13th)	921.50 X 11FLR= 10136.51 SQ.MT.	TYPICAL FLOOR (1st to 3rd, 5th to 8th, 10th to 13th)	597.82 X 11FLR= 6576.02 SQ.MT.	TYPICAL FLOOR 2nd to 7th, 9th to 12th, 378.46 X 10FLR= 3785.60 SQ.MT.
REFUGE FLOOR 4th & 9th fr	670.62 X 02FLR= 1741.24 SQ.MT.	REFUGE FLOOR 4th & 9th fr	546.00 X 02FLR= 1092.00 SQ.MT.	REFUGE FLOOR (6th, 13th) 341.85 X 02FLR= 683.70 SQ.MT.
TOTAL AREA	12036.10 SQ.MT.	TOTAL AREA	7840.28 SQ.MT.	TOTAL AREA 3367.72 SQ.MT.

FITNESS CENTER AREA	565.78 SQ.MT.
TOTAL BUILT UP AREA (12036.10 + 7840.28 + 3367.72 + 980.66 = 565.78) :=	26790.54 SQ.MT.

COMMERCIAL BLDG.-C2

GR.fl. +1st floor

GROUND FLR	431.99 SQ.MT.
1ST FLOOR	548.67 SQ.MT.
TOTAL FLOOR	980.66 SQ.MT.

PARKING STATEMENT (BLDG NO:- A1, A2 ,C1 & C2 (SALE COMPONENT FLAT))

DESCRIPTION	NO. OF TENEMENT	CAR	SCOOTER
RESIDENTIAL			
+ FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.MT. BUT LESS THAN 80 SQ.MT. (1 CAR PARK REQUIRED / 2 SCOOTER REQUIRED)	302 NOS.	302/ 2 := 151 X 1 151 NOS.	302/ 2 := 151 X 2 302 NOS.
+ 5% VISITORS CAR PARKING (151 X 5 %) := 08 + 5% VISITORS SCOOTER PARKING (302 X 5 %) := 16		08 NOS.	16 NOS.
+ TOTAL PARKING REQUIRED - RESI.		159 NOS.	318 NOS.
+ COMMERCIAL - (C1 - GROUND & 1ST FLR) FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF (SHOP AREA - 477.45 SQ.MT.)		477.45/ 100 4.77X 2 := 10 NOS.	477.45/ 100 4.77 X 6 := 29 NOS.
+ COMMERCIAL - (C2 - GROUND FLR) FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF (SHOP AREA - 372.90 SQ.MT.)		372.96/ 100 3.73X 2 := 08 NOS.	372.96/ 100 3.73 X 6 := 23 NOS.
FOR EVERY 200 SQ.M. CARPET AREA OR FRACTION THEREOF (OFFICE AREA - 483.92 SQ.MT.)		483.92/ 200 2.42X 3 := 08 NOS.	483.92/ 200 2.42 X 11 := 27 NOS.
+ TOTAL PARKING REQUIRED - COMM.		26 NOS.	79 NOS.
+ TOTAL PARKING REQUIRED	302 NOS.	185 NOS.	397 NOS.
TOTAL PARKING PROPOSED		258 NOS.	587 NOS.

EXISTING BLDG - PARKING STATEMENT (BLDG. TYPE B1 & B2)

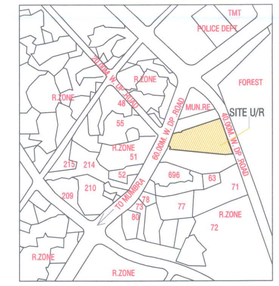
DESCRIPTION	NO. OF TENEMENT	NO. OF CAR	NO. OF SCOOTER
+ BELOW 35 SQ.MT. TENEMENT B/UP AREA NOT REQUIRED PARKING	------	------	------
+ 2 TENEMENTS HAVING B/UP AREA ABOVE 35 SQMT. BUT NOT EXCEEDING 60 SQMT. 1 PARKING SPACE FOR EACH.	232 NOS.	116 NOS.	------
+ 10% VISITORS PARKING		12 NOS.	------
+ FOR RESIDENTIAL EVERY 1 TENEMENTS HAVING B/UP AREA ABOVE 35 SQ.MT. 1 SCOOTER PARK REQD. FOR EACH	232 NOS.		232 NOS.
+ TOTAL PARKING REQUIRED		128 NOS.	232 NOS.
+ NET PARKING PROVIDED		128 NOS.	234 NOS.

PARKING SIZE/AREA

NAME	REQUIRED NOS	REQUIRED AREA	PROPOSED NOS	PROPOSED AREA
Car	180	2056.50	252	2879.10
Car-L	90	1125.00	126	1575.00
Car-S	90	931.50	126	1304.10
Scooter	386	772.00	552	1104.00
Cycle	0	0.00	0	0.00
Visitors Car	5	62.50	8	75.00
Visitors Scooter	15	30.00	15	30.00
Loading/Unloading	0	0.00	0	0.00
Mini Bus	0	0.00	0	0.00

PARKING CALCULATION

TYPE	VEHICLE NAME	CARPET AREA/ FSI (M2)	TENEMENT (NOS) UNIT	TENEMENT (NOS) PROP.	VEHICLE REQD. UNIT	VEHICLE REQD.
Residential	Car	0 - 29.99	2	0	0	0
Residential	Car	30.00 - 39.99	2	0	1	0
Residential	Car	40.00 - 79.99	2	300	1	150
Residential	Car	80.00 - 149.99	1	2	1	2
Residential	Car	150.00 -	1	0	2	0
Residential	Scooter	0 - 29.99	2	0	2	0
Residential	Scooter	30.00 - 39.99	2	0	2	0
Residential	Scooter	40.00 - 79.99	2	300	2	300
Residential	Scooter	80.00 - 149.99	1	2	1	2
Residential	Scooter	150.00 -	1	0	1	0
Commercial	Car	1361.63 (CARPET)	100	14	2	28
Commercial	Scooter	1361.63 (CARPET)	100	14	6	84


TMT
POLICE DEPT.
FOREST
R.ZONE
SITE U/R
MUN.RE.
40.00M. W. DP RD
30.00M. W. DP. ROAD
R.ZONE
R.ZONE
R.ZONE