

CONSTRUCTION TDR = 1.35 x

A (CONSTRUCTION COST AMENITY)
B (LAND RATE PER SQ.MT. AS PER ASRI)
43963230

CONSTRUCTION TDR = 1.35 x
7600

CONSTRUCTION TDR = 78087.42 SQ.MT.

DESCRIPTION -

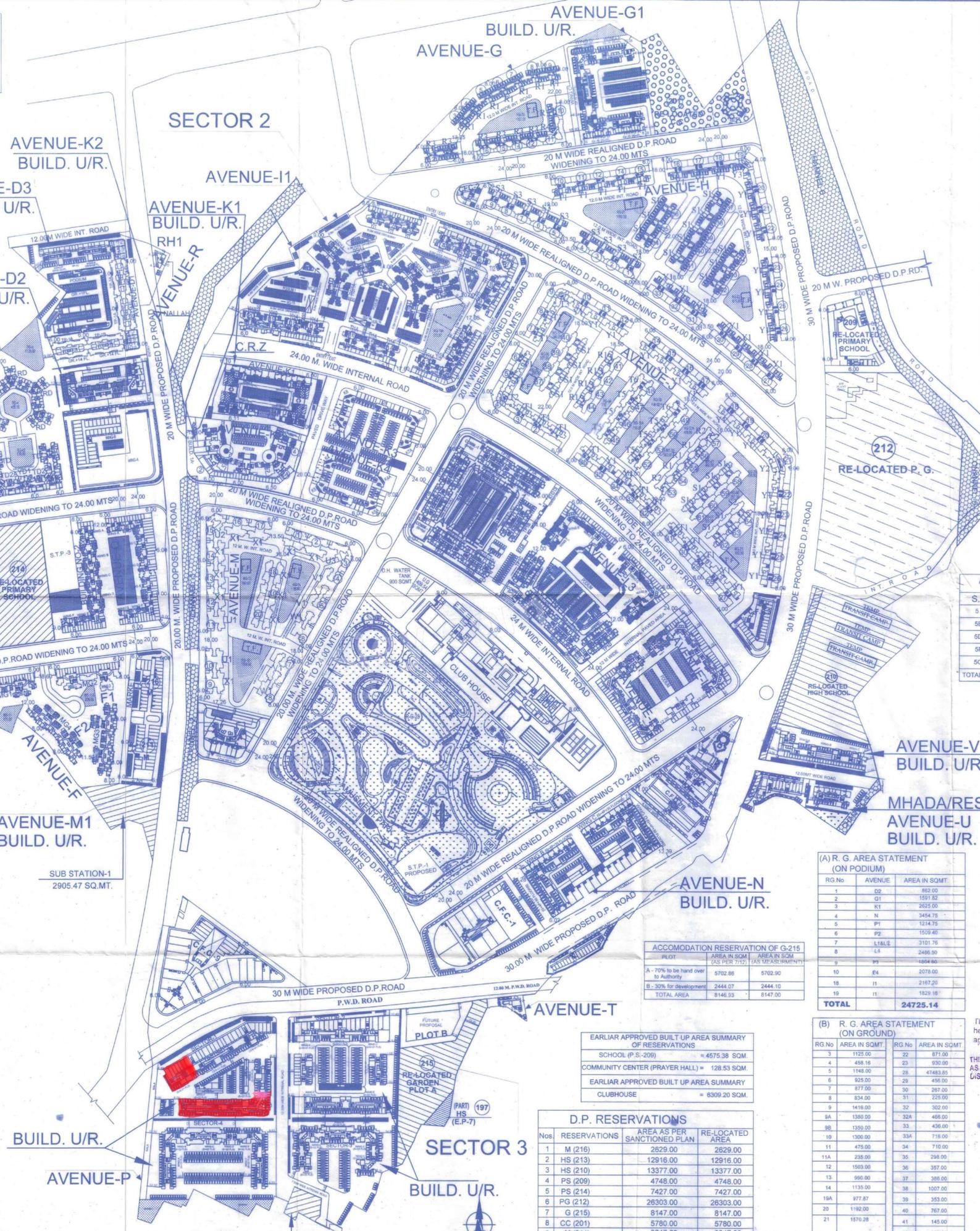
SOCIETY CONVEYANCE

AVENUE-A

SOCIETY CONVEYANCE

BUILDING	FLOORS	P-LINE AREA			B.U AREA			ANCILLARY AREA		
		COMM. AREA	RESI. AREA	TOTAL AREA	COMM. AREA	RESI. AREA	TOTAL AREA	COMM. AREA	RESI. AREA	TOTAL AREA
AVENUE-P SECTOR 1 (Building-A)	Gr./S+1st Comm/Resi. +central Pod +Resi. 2nd to 21 FL.	3201.97	34129.27	37331.24	1778.87	21330.79	23109.66	1423.10	12798.47	14221.57
AVENUE-P SECTOR 1 (Building-B)	Gr./S+1st Resi./central Pod +Resi. 2nd to 22 FL.		36547.91	36547.91		22217.44	22217.44		13390.46	13390.46
AVENUE-P SECTOR 2 (Building-C)	Gr./S+1st Comm/Resi. Pod +central garden Resi. 2nd to 21 FL.	863.86	9129.42	9993.30	479.93	5705.89	6185.82	383.95	3423.53	3807.48
AVENUE-P SECTOR 2 (Building-D)	Gr./S+1st Comm/Resi. Pod +central garden Resi. 2nd to 21 FL.	722.93	6296.18	7019.11	401.63	3935.11	4336.74	321.30	2391.07	2892.37
AVENUE-P SECTOR 2 (Building-E)	Gr./S+1st Comm/Resi. Pod +central garden Resi. 2nd to 21 FL.	1363.66	9131.74	10495.40	757.59	5707.34	6464.93	606.67	3424.40	4030.47
AVENUE-P SECTOR 2 (Building-F)	Gr./S+1st Resi/Pod +central garden+Resi. 2nd to 22 FL.		10257.20	10257.20		6410.75	6410.75		3846.45	3846.45
AVENUE-P SECTOR 2 (Building-G)	Gr./S+1st Resi/Pod +central garden+Resi. 2nd to 22 FL.	157.92	11491.95	11679.87	104.40	7182.47	7286.87	83.52	4309.48	4393.00
AVENUE-P SECTOR 2 (Building-H)	Gr./S+1st Resi/Pod +central garden+Resi. 2nd to 22 FL.		11541.76	11541.76		7213.60	7213.60		4328.16	4328.16
AVENUE-P SECTOR 2 (Building-I)	Gr./S+1st Resi/Pod +central garden+Resi. 2nd to 22 FL.	228.96	10374.91	10603.87	127.20	6484.32	6611.52	101.76	3890.59	3992.35
AVENUE-P SECTOR 3 (Building-J)	Gr./S+1st Comm/Resi. Resi. 1st to 22 FL.	140.03	42527.72	42667.75	77.79	26579.83	26657.62	62.23	15947.90	16010.13
AVENUE-P SECTOR 3 (Building-K)	Gr./S+1st Comm/Resi. Resi. 1st to 22 FL.	189.29	57019.06	57208.35	105.16	35696.91	35742.07	84.13	21392.15	21486.28
AVENUE-M1 BUILD. U/R.	(Gr/S+1st Comm/Resi. Resi. 1st to 22 FL. + Resi. 6th to 30th FL.)	1941.54	26740.54	28682.08	1078.63	16712.84	17791.47	862.90	10627.70	10890.60
AVENUE-D2 BUILD. U/R.	(Gr/S+1st Comm/Resi. Resi. 1st to 22 FL. + Resi. 3rd to 22nd FL.)	1309.03	26179.78	27488.81	727.24	16362.36	17089.60	581.79	9817.42	10399.21
AVENUE-K1 BUILD. U/R.	(Gr/S+1st to 3rd Pod + 4th to 11th Resi/Pod 5th to 22 FL.)	1753.53	38620.80	40404.13	990.85	24137.88	25128.73	792.68	14462.72	15275.40
AVENUE-V BUILD. U/R.	(Gr/S+ Resi. 1st to 21 FL.)	693.06	25969.55	26662.61	385.03	16230.97	16616.00	306.04	9738.58	10046.60
AVENUE-N BUILD. U/R.	(Gr/S+1st Comm/Resi/Po + 2nd to 11th Resi/Po Resi. 4th to 34th FL.)	4964.58	95252.14	100216.72	2758.19	59532.59	62290.69	3205.48	35719.55	37926.03
AVENUE-G1 BUILD. U/R.	(Gr./S+Central Garden Resi. 1st to 25 FL.)	998.00	60290.19	61288.19	654.44	37643.87	38198.31	443.56	22589.32	23029.88
AVENUE-D3 BUILD. U/R.	(Gr./S+ Resi. 1st to 22 FL.)	595.32	20160.44	20755.76	330.73	12800.28	12931.01	264.59	7580.16	7824.75
AVENUE-D3 BUILD. U/R.	(Gr./S+ 1st FL.)	415.63		415.63	230.91		230.91	164.72		164.72
AVENUE-U BUILD. U/R.	(Residential) 1st to 11 FL.	297.24	5463.99	5761.23	165.13	3414.99	3580.12	132.11	2040.00	2181.11
AVENUE-U BUILD. U/R.	(Residential) 1st to 11 FL.	5467.80	5467.80	5467.80	3417.19	3417.19	3417.19	2050.31	2050.31	2050.31
AVENUE-K2 BUILD. U/R.	(Gr./S+ 1 FL.)	165.90		165.90	91.94		91.94	73.55		73.55
TOTAL		20062.07	541531.85	561593.92	11148.57	338457.42	349602.99	8916.46	203074.42	211960.88

NOTE: 1) PREVIOUS APPROVED P-LINE AREA (AVENUE P1 & P2) = 54417.97
2) PREVIOUS APPROVED MHADA P-LINE AREA = 5467.80
TOTAL P-LINE AREA - PREVIOUS APPROVED + NOW PROPOSED P-LINE AREA
561593.92 - (54417.97 + 5467.80) = 497708.15



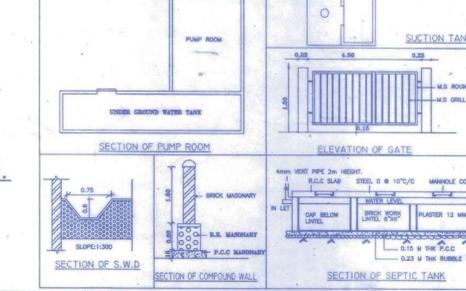
PROFORMA AREA STATEMENT

Sr.No.	DESCRIPTION	AREA IN SQ.MT.
1	Area of Plot (Minimum area of a,b,c to be considered)	878781.01
a	As per ownership document (7/12, CTS extract)	26975.00
b	Area Deleted From Layout	4681.85
c	Plot Area (Society Conveyance) (3553.25+1128.60)	31656.85
d	Total Area (a+b+c)	847124.16
e	Balance Area of plot (a-d)	126654.4
2	Deduction for	
a	Area under D.P. Road	126654.4
b	Area D.P. Reservation (94795.31) + Channel (17200.00)	101995.31
c	Total (a+b)	228649.71
3	Balance area of plot (1c-2c)	618474.45
4	Amenity Space	
a	Required-5% of CFC	30923.72
b	5% of CFC (approved)	33366.57
c	Net Plot Area (5-a-b)	585107.88
5	Recreational Open space	
a	Required R.G. As per UDPR (5 X 10%)	58510.79
b	Approved R.G. Area	100893.02
c	Proposed R.G. Area	100893.02
6	Built up area with reference to Basic F.S.I. as per front road width (Sr.No. 5 Subsic FSI/585107.88 X 1.10)	643619.11
7	Addition of FSI on payment of premium	
a	Minimum permissible premium FSI - Based on road width (847124.16 X 0.50)	423562.08
b	Proposed FSI on payment of premium	224000.00
c	In situ FSI / TDR loading	
a	Maximum permissible TDR/DR FSI - based on road width (847124.16 X 1.40)	1185973.82
b	Approved In Situ Area Against DP road (94990.00)	94990.00
c	Proposed Construction TDR (78087.42) + Balance 25% D.P. Road (31663.60)	109751.02
8	Total Entitlement of FSI in the Proposed	
a	Total Permissible built up area (7+8b+9b+9c)	1072390.41
b	Previous Approved B.U.A. (720774.35+1243.04+6309.20) - Conveyance B.U.A.(4681.85)	723644.74
c	Balance potential area (a-b)	348715.75
d	Permissible area FSI up to 50% payment of charges (348715.75/80%)	209229.45
e	Total Permissible P-line Area (a-c+d)	557945.20
f	Earlier Approved P-line Area (64417.97+310.37)	64728.34
g	Balance P-line area (10e-11a)	493216.86
9	Total Built-up Area in Proposed	491708.45
a	Proposed P-line Area	128081.53
b	Total area (10b+11a+12a)	62028.85
10	Required Area (643618.67-618474.45) X 20%	5467.80
11	Approved (643618.67-618474.45) X 20%	5467.80

AREA OF HOLDING (AS PER 7/12)

S.No.	AREA IN SQ.MT.
5	464688.85
5B	127052.07
5D	132335.89
5F	124403.36
5G	31100.84
TOTAL	679581.01 SQ.MT.

NOTE: 1) ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
2) INFRASTRUCTURE DETAILS SHOWN ON LAYOUT IS SCHEMATIC.
3) ALL DIMENSIONS ARE IN METRIC SYSTEMS.
4) D.P. RESERVATION MARKET DELETED IN D.P. PLAN AND INCLUDED IN R.ZONE (E.P.-2)
5) RELOCATED RESERVATION S.C.C. (COMMUNITY CENTRE) IS REALIGNED IN LAYOUT.
6) EFFECT OF THE TLR SURVEY VIDE M.R. NO.1099, DATED-17-03-2020 IS GIVEN IN THIS AMENDMENT.



FORM II
CONTENTS OF SHEET
LAYOUT PLAN, C.F.C. & R.G. AREA STATEMENT, B.U.A. STATEMENTS ETC.

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED GROUP HOUSING SCHEME KNOWN AS "GLOBAL CITY" ON NEW S.NO. 51, 52, 53, 54, 5/6, 5/7, 5/8, 5/9, 5/10, 5/11, 5/12, 5/13, 5/14, 5/15, 5/16, 5/17, 5/18, 5/19, 5/20, 5/21, 5/22, 5/23, 5/24, 5/25, 5/26, 5/27, 5/28, 5/29, 5/30, 5/31, 5/32, 5/33, 5/34, 5/35, 5/36, 5/37, 5/38, 5/39, 5/40, 5/41, 5/42, 5/43, 5/44, 5/45, 5/46, 5/47, 5/48, 5/49, 5/50, 5/51, 5/52, 5/53, 5/54, 5/55, 5/56, 5/57, 5/58, 5/59, 5/60, 5/61, 5/62, 5/63, 5/64, 5/65, 5/66, 5/67, 5/68, 5/69, 5/70, 5/71, 5/72, 5/73, 5/74, 5/75, 5/76, 5/77, 5/78, 5/79, 5/80, 5/81, 5/82, 5/83, 5/84, 5/85, 5/86, 5/87, 5/88, 5/89, 5/90, 5/91, 5/92, 5/93, 5/94, 5/95, 5/96, 5/97, 5/98, 5/99, 5/100, 5/101, 5/102, 5/103, 5/104, 5/105, 5/106, 5/107, 5/108, 5/109, 5/110, 5/111, 5/112, 5/113, 5/114, 5/115, 5/116, 5/117, 5/118, 5/119, 5/120, 5/121, 5/122, 5/123, 5/124, 5/125, 5/126, 5/127, 5/128, 5/129, 5/130, 5/131, 5/132, 5/133, 5/134, 5/135, 5/136, 5/137, 5/138, 5/139, 5/140, 5/141, 5/142, 5/143, 5/144, 5/145, 5/146, 5/147, 5/148, 5/149, 5/150, 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