



RESIDENTIAL DEVELOPMENT PLAN AREA STATEMENT

SITE AREA = 25039.46 SMT (67.190)  
 KHARAB AREA = 710.53 SMT (0.84-0.86)  
 NET SITE AREA = 24328.93 SMT (67.01-67.1)

Sl. NO	PARTICULARS	AS PER Z.R	AS PER PLAN
1	SITE AREA	24328.93 SMT (67.01-67.1)	24328.93 SMT (67.01-67.1)
2	PARK & OPEN SPACES	2842.89 SMT (10.00%)	2842.89 SMT (10.00%)
3	CIVIC AMENITIES	1421.44 SMT (5.00%)	1421.44 SMT (5.00%)
4	F.A.R	3.60	81590.68 27007.49 = 3.024 = 3.60
5	COVERAGE	60.00%	6418.03 27007.49 X 100 = 23.76% = 60.00%
6	HEIGHT OF THE BUILDING	45.00M	44.95M
7	SETBACK	FRONT 13.00m REAR 13.00m LEFT 13.00m RIGHT 13.00m	FRONT 15.89m REAR 13.41m LEFT 14.95m RIGHT 13.00m
8	NO OF FLOORS		RESIDENTIAL BLOCK - 28F-GF+14 UPPER FLOOR NO OF BLOCK - 3: TOWER A TO F - 6 Nos. CLUB HOUSE BLOCK - 1 No 2B F-G F+2 UPPER FLOORS
9	NO OF UNITS	72 UNITS	657 UNITS
10	NO OF CAR PARKING	783 Nos	794 Nos
11	TOTAL NO OF UNITS = 729 UNITS		

FLATS ARE LESS THAN 150 SMT = 657 UNITS = 657 CARS  
 LESS THAN 50 SMT = 72 UNITS = 36 CARS  
 10% OF VISITORS CARS = 70 CARS  
 CLUB HOUSE AREA (1221.69/50) = 25 CARS  
 TOTAL NO OF CARS = 788 CARS

ZONE OF LAND SURRENDERED : RING III (ZONE C)  
 ZONE OF LAND BEING USED : RING III (ZONE C)  
 CHANGE OF ZONE: C TO C

FAR ALLOWABLE + TDR ALLOWED = 2.25 x (2.25 x 60 - 1.35) = 2.25 x 1.35 = 3.60

FAR CALCULATION

AREA OF PLOT = 27007.49 SMT  
 PERMISSIBLE FAR = 2.25  
 PERMISSIBLE FAR AREA = 60766.85 SMT  
 PROPOSED FAR AREA = 81590.68 SMT  
 TDR AREA REQUIRED = 20923.83 SMT

BASEMENT FLOOR AREA STATEMENT IN SMT

FLOORS	GROSS AREA	DEDUCTION AREA	BUILTUP AREA	LIFT AREA	NON FAR AREA	TOTAL AREA	NET FAR AREA	NO OF UNITS	EWS
UPPER BASEMENT	2075.40	233.94	2041.46	32.17	1863.63	1863.63	1863.63	0	0
LOWER BASEMENT	3036.83	0.00	3036.83	0.00	3036.83	3036.83	3036.83	0	0
TOTAL	5112.23	233.94	5078.29	32.17	4880.33	4880.33	4880.33	0	0

(BLOCK - 1) CLUB HOUSE AREA STATEMENT IN SMT (TOWER - A,B,C)

FLOORS	GROSS AREA	DEDUCTION AREA	BUILTUP AREA	LIFT AREA	NON FAR AREA	TOTAL AREA	NET FAR AREA	NO OF UNITS	EWS
GROUND FLOOR	597.18	4.00	593.18	4.76	0.00	597.94	588.42	0	0
1st FLOOR	400.06	1.87	398.19	4.76	0.00	403.95	393.43	0	0
2nd FLOOR	400.06	1.87	398.19	4.76	0.00	403.95	393.43	0	0
TOTAL	1397.30	7.74	1389.56	14.28	0.00	1403.84	1375.28	0	0

(BLOCK - 1) AREA STATEMENT IN SMT (TOWER - A,B,C)

FLOORS	GROSS AREA	DEDUCTION AREA	BUILTUP AREA	LIFT AREA	NON FAR AREA	TOTAL AREA	NET FAR AREA	NO OF UNITS	EWS
GROUND FLOOR	2485.37	37.99	2447.38	32.17	0.00	2479.55	2415.21	15	8
1st FLOOR	2604.13	332.36	2271.77	32.17	0.00	2303.94	2239.60	17	8
2nd FLOOR	2604.13	332.36	2271.77	32.17	0.00	2303.94	2239.60	17	8
3rd FLOOR	2604.13	332.36	2271.77	32.17	0.00	2303.94	2239.60	17	8
4th FLOOR	2604.13	332.36	2271.77	32.17	0.00	2303.94	2239.60	17	8
5th FLOOR	2760.36	333.74	2426.62	32.17	0.00	2458.81	2394.45	19	8
6th FLOOR	2760.36	333.74	2426.62	32.17	0.00	2458.81	2394.45	19	8
7th FLOOR	2760.36	333.74	2426.62	32.17	0.00	2458.81	2394.45	19	8
8th FLOOR	2760.36	333.74	2426.62	32.17	0.00	2458.81	2394.45	19	8
9th FLOOR	2760.36	333.74	2426.62	32.17	0.00	2458.81	2394.45	19	8
10th FLOOR	2760.36	333.74	2426.62	32.17	0.00	2458.81	2394.45	19	8
11th FLOOR	2760.36	333.74	2426.62	32.17	0.00	2458.81	2394.45	19	8
12th FLOOR	2760.36	333.74	2426.62	32.17	0.00	2458.81	2394.45	19	8
13th FLOOR	2760.36	333.74	2426.62	32.17	0.00	2458.81	2394.45	19	8
14th FLOOR	2760.36	333.74	2426.62	32.17	0.00	2458.81	2394.45	19	8
15th FLOOR	2760.36	333.74	2426.62	32.17	0.00	2458.81	2394.45	19	8
TERRACE FLOOR	122.09	0.00	122.09	0.00	0.00	122.09	0.00	0	0
TOTAL	40627.58	4704.83	35922.75	482.55	0.00	36407.30	35318.11	297	72

(BLOCK - 2) AREA STATEMENT IN SMT (TOWER - D,E)

FLOORS	GROSS AREA	DEDUCTION AREA	BUILTUP AREA	LIFT AREA	NON FAR AREA	TOTAL AREA	NET FAR AREA	NO OF UNITS	EWS
GROUND FLOOR	2218.04	40.90	2177.14	21.44	0.00	2198.58	2155.70	16	0
1st FLOOR	2207.66	360.36	1847.30	21.44	0.00	1868.74	1825.86	16	0
2nd FLOOR	2207.66	360.36	1847.30	21.44	0.00	1868.74	1825.86	16	0
3rd FLOOR	2207.66	360.36	1847.30	21.44	0.00	1868.74	1825.86	16	0
4th FLOOR	2207.66	360.36	1847.30	21.44	0.00	1868.74	1825.86	16	0
5th FLOOR	2207.66	360.36	1847.30	21.44	0.00	1868.74	1825.86	16	0
6th FLOOR	2207.66	360.36	1847.30	21.44	0.00	1868.74	1825.86	16	0
7th FLOOR	2207.66	360.36	1847.30	21.44	0.00	1868.74	1825.86	16	0
8th FLOOR	2207.66	360.36	1847.30	21.44	0.00	1868.74	1825.86	16	0
9th FLOOR	2207.66	360.36	1847.30	21.44	0.00	1868.74	1825.86	16	0
10th FLOOR	2207.66	360.36	1847.30	21.44	0.00	1868.74	1825.86	16	0
11th FLOOR	2207.66	360.36	1847.30	21.44	0.00	1868.74	1825.86	16	0
12th FLOOR	2207.66	360.36	1847.30	21.44	0.00	1868.74	1825.86	16	0
13th FLOOR	2207.66	360.36	1847.30	21.44	0.00	1868.74	1825.86	16	0
14th FLOOR	2207.66	360.36	1847.30	21.44	0.00	1868.74	1825.86	16	0
TERRACE FLOOR	81.39	0.00	81.39	0.00	0.00	81.39	0.00	0	0
TOTAL	33366.67	5085.94	28280.73	321.60	0.00	28602.33	27717.74	240	0

(BLOCK - 3) AREA STATEMENT IN SMT (TOWER - F)

FLOORS	GROSS AREA	DEDUCTION AREA	BUILTUP AREA	LIFT AREA	NON FAR AREA	TOTAL AREA	NET FAR AREA	NO OF UNITS	EWS
GROUND FLOOR	1218.40	18.07	1200.33	10.72	0.00	1211.05	1189.61	8	0
1st FLOOR	1209.63	161.40	1048.23	10.72	0.00	1058.95	1037.51	8	0
2nd FLOOR	1209.63	161.40	1048.23	10.72	0.00	1058.95	1037.51	8	0
3rd FLOOR	1209.63	161.40	1048.23	10.72	0.00	1058.95	1037.51	8	0
4th FLOOR	1209.63	161.40	1048.23	10.72	0.00	1058.95	1037.51	8	0
5th FLOOR	1209.63	161.40	1048.23	10.72	0.00	1058.95	1037.51	8	0
6th FLOOR	1209.63	161.40	1048.23	10.72	0.00	1058.95	1037.51	8	0
7th FLOOR	1209.63	161.40	1048.23	10.72	0.00	1058.95	1037.51	8	0
8th FLOOR	1209.63	161.40	1048.23	10.72	0.00	1058.95	1037.51	8	0
9th FLOOR	1209.63	161.40	1048.23	10.72	0.00	1058.95	1037.51	8	0
10th FLOOR	1209.63	161.40	1048.23	10.72	0.00	1058.95	1037.51	8	0
11th FLOOR	1209.63	161.40	1048.23	10.72	0.00	1058.95	1037.51	8	0
12th FLOOR	1209.63	161.40	1048.23	10.72	0.00	1058.95	1037.51	8	0
13th FLOOR	1209.63	161.40	1048.23	10.72	0.00	1058.95	1037.51	8	0
14th FLOOR	1209.63	161.40	1048.23	10.72	0.00	1058.95	1037.51	8	0
TERRACE FLOOR	88.56	0.00	88.56	0.00	0.00	88.56	0.00	0	0
TOTAL	18241.78	2277.67	15964.11	160.80	0.00	16124.91	15714.75	120	0

COMBINED AREA STATEMENT IN SMT

FLOORS	GROSS AREA	DEDUCTION AREA	BUILTUP AREA	LIFT AREA	NON FAR AREA	TOTAL AREA	NET FAR AREA	NO OF UNITS	EWS	COVERAGE
BASEMENT UPPER & LOWER	3036.83	233.94	2802.89	32.17	2802.33	2804.50	1718.39	0	0	
CLUB HOUSE	1397.30	161.33	1235.97	14.28	0.00	1250.25	1221.69	0	0	6418.03
(BLOCK - 1,2,3) (TOWER - A TO F)	92076.03	12068.44	80007.59	964.95	0.00	80972.54	78750.60	657	72	
TOTAL	123510.16	12463.71	111046.45	1011.40	2802.33	29555.77	81690.68	657	72	6418.03

NOTE :  
 1) THE RESIDENTIAL DEVELOPMENT PLAN IS APPROVED VIDE RESOLUTION NO. 138/2015 DATED: 23-09-2015.  
 2) THE APPLICANT HAS TO ABIDE BY THE CONDITIONS IMPOSED IN THE WORK ORDER.  
 3) THE WORK ORDER ISSUED VIDE NO. BDA/TPM/DLP - 12/2014-15/3296 / 2015-16 DATED: 28-01-2016.

TOWN PLANNER (BDA)      ADTP (S) (BDA)      Deputy Director (S) Town Planning (S) (BDA)      Additional Director (BDA)      Town Planning Member (BDA)      Commissioner (BDA)

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DEVELOPMENT PLAN

SCALE - 1:400

NO OF SHEET :