

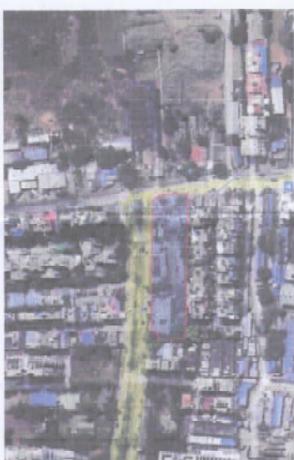
NEW REAL ESTATE CONDITION APPROVED UNDER COMBINATION CERTIFICATE NO. CC/12.42.12/1 DATE 14/09/2023



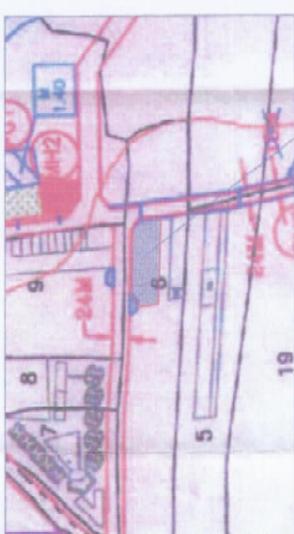
Project Engineer
Deputy Engineer
Building Development Department
Zone No. 3 P.M.C.

AREA STATEMENT	UNIT	MINIMUM AREA OF PLAC TO BE CONSIDERED	SQ.M
1	AS PER VENTILATION DOCUMENTS (FACED)		5000.00
2	AS PER MEASUREMENT SHEET		5000.00
3	AS PER SITE		5000.00
4	ISOLATIONS		1800.00
5	ROADS		131.84
6	TOTAL AREA		1791.84
7	RESERVATION AREA		2408.26
8	BRANDS AREA OF FLOOR (1-2)		NA
9	ADJUSTMENT OF 20% T.R.F		NA
10	NET FLOOR AREA (1-2)		NA
11	REGULATORY OPEN SPACE (IF APPLICABLE)		NA
12	REAR		NA
13	FRONT		NA
14	LEFT SIDE		NA
15	RIGHT SIDE		NA
16	AREA OF NET		NA
17	SLIP AREA WITH REF TO BASE F.S.L. AS PER FLOOR ROAD WITH CHANNEL X 1.10		NA
18	ADDITIONAL F.S.L. ON FRONT OF PROGRAM		NA
19	ADDITIONAL F.S.L. ON BACK OF ROAD WITH NO 1.10/2.10/3.10/4.10/5.10/6.10/7.10/8.10/9.10/10.10/11.10/12.10/13.10/14.10/15.10/16.10/17.10/18.10/19.10/20.10/21.10/22.10/23.10/24.10/25.10/26.10/27.10/28.10/29.10/30.10/31.10/32.10/33.10/34.10/35.10/36.10/37.10/38.10/39.10/40.10/41.10/42.10/43.10/44.10/45.10/46.10/47.10/48.10/49.10/50.10/51.10/52.10/53.10/54.10/55.10/56.10/57.10/58.10/59.10/60.10/61.10/62.10/63.10/64.10/65.10/66.10/67.10/68.10/69.10/70.10/71.10/72.10/73.10/74.10/75.10/76.10/77.10/78.10/79.10/80.10/81.10/82.10/83.10/84.10/85.10/86.10/87.10/88.10/89.10/90.10/91.10/92.10/93.10/94.10/95.10/96.10/97.10/98.10/99.10/100.10		NA
20	PROPOSED F.S.L. ON FRONT OF PREMISE		NA
21	IN-SITU F.S.L./D.P. LAYOUT		NA
22	IN-SITU AREA ADJUST D.P. TO BE 1.20/2.20/3.20/4.20/5.20/6.20/7.20/8.20/9.20/10.20/11.20/12.20/13.20/14.20/15.20/16.20/17.20/18.20/19.20/20.20/21.20/22.20/23.20/24.20/25.20/26.20/27.20/28.20/29.20/30.20/31.20/32.20/33.20/34.20/35.20/36.20/37.20/38.20/39.20/40.20/41.20/42.20/43.20/44.20/45.20/46.20/47.20/48.20/49.20/50.20/51.20/52.20/53.20/54.20/55.20/56.20/57.20/58.20/59.20/60.20/61.20/62.20/63.20/64.20/65.20/66.20/67.20/68.20/69.20/70.20/71.20/72.20/73.20/74.20/75.20/76.20/77.20/78.20/79.20/80.20/81.20/82.20/83.20/84.20/85.20/86.20/87.20/88.20/89.20/90.20/91.20/92.20/93.20/94.20/95.20/96.20/97.20/98.20/99.20/100.20		NA
23	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
24	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
25	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
26	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
27	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
28	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
29	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
30	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
31	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
32	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
33	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
34	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
35	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
36	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
37	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
38	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
39	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
40	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
41	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
42	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
43	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
44	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
45	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
46	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
47	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
48	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
49	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
50	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
51	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
52	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
53	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
54	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
55	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
56	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
57	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
58	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
59	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
60	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
61	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
62	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
63	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
64	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
65	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
66	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
67	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
68	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
69	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
70	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
71	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
72	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
73	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
74	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
75	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
76	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
77	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
78	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
79	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
80	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
81	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
82	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
83	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
84	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
85	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
86	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
87	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
88	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
89	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
90	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
91	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
92	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
93	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
94	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
95	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
96	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
97	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
98	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
99	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA
100	IN-SITU AREA ADJUST MENTY SPACE (BUS BAY)		NA

ITEM	DESCRIPTION	UNIT	QUANTITY	REMARKS
1	FOUNDATION	SQ.M	1000	
2	WALL	SQ.M	2000	
3	FLOOR	SQ.M	3000	
4	ROOF	SQ.M	1000	
5	DOOR	NO.	10	
6	WINDOW	NO.	20	
7	STAIR	SQ.M	50	
8	ELECTRICAL	NO.	50	
9	PLUMBING	NO.	50	
10	PAINT	SQ.M	1000	
11	LANDSCAPE	SQ.M	500	
12	ROAD	SQ.M	100	
13	WATER SUPPLY	NO.	1	
14	SEWERAGE	NO.	1	
15	TELEPHONE	NO.	1	
16	TELEVISION	NO.	1	
17	REFRIGERATOR	NO.	1	
18	WASHER DRYER	NO.	1	
19	AC	NO.	1	
20	CEILING FAN	NO.	10	
21	WALL FAN	NO.	10	
22	STOVE	NO.	1	
23	SINK	NO.	1	
24	TOILET	NO.	1	
25	BATH	NO.	1	
26	KITCHEN	NO.	1	
27	LIVING	NO.	1	
28	DINING	NO.	1	
29	BED ROOM	NO.	1	
30	BED ROOM	NO.	1	
31	BED ROOM	NO.	1	
32	BED ROOM	NO.	1	
33	BED ROOM	NO.	1	
34	BED ROOM	NO.	1	
35	BED ROOM	NO.	1	
36	BED ROOM	NO.	1	
37	BED ROOM	NO.	1	
38	BED ROOM	NO.	1	
39	BED ROOM	NO.	1	
40	BED ROOM	NO.	1	



PROPOSED PROJECT LOCATION



PROPOSED PROJECT LOCATION

WATER CAPACITY CALCULATIONS WING 'B'

FOR RESIDENTIAL:
12 TEN X 125 OF X 5.0 = 15000.00 Ltrs.
SWS:
FOR COMMERCIAL:
BUILDING AREA = 18410 SQM
10 SOLR = 1 PERSON
120 PERSONS X 45 LITRS = 5400.00 Ltrs.
SWS:
RES.COMM = 15000.00 Ltrs.
PRE FIRE FIGHTING O/A TANK CAP. = 25000.00 Ltrs.
TOTAL O/A TANK CAP. = 40000.00 Ltrs.
U/C TANK CAP. = 250000.00 Ltrs.
TOTAL U/C TANK CAP. = 290000.00 Ltrs.

WATER CAPACITY CALCULATIONS WING 'A'

FOR RESIDENTIAL:
15 TEN X 125 OF X 5.0 = 18750.00 Ltrs.
SWS:
FOR COMMERCIAL:
BUILDING AREA = 16720 SQM
10 SOLR = 1 PERSON
100 PERSONS X 45 LITRS = 4500.00 Ltrs.
SWS:
RES.COMM = 15000.00 Ltrs.
PRE FIRE FIGHTING O/A TANK CAP. = 25000.00 Ltrs.
TOTAL O/A TANK CAP. = 40000.00 Ltrs.
U/C TANK CAP. = 250000.00 Ltrs.
TOTAL U/C TANK CAP. = 290000.00 Ltrs.

F.S.L. STATEMENT IN SITU WING 'B'

FLOOR	RES.	COMM.	AREA	RES.	COMM.	AREA	RES.	COMM.
UPPER GROUND FLOOR	---	---	664.74	---	---	---	---	---
MIZZANINE SHOP FLOOR	---	---	551.36	---	---	---	---	---
FIRST FLOOR	446.43	---	15.91	03	---	---	---	---
SECOND FLOOR	441.54	---	---	---	---	---	---	---
THIRD FLOOR	441.54	---	---	---	---	---	---	---
FOURTH FLOOR	441.54	---	---	---	---	---	---	---
FIFTH FLOOR	441.54	---	---	---	---	---	---	---
SIXTH FLOOR	441.54	---	---	---	---	---	---	---
SEVENTH FLOOR	441.54	---	---	---	---	---	---	---
EIGHTH FLOOR	441.54	---	---	---	---	---	---	---
NINTH FLOOR	441.54	---	---	---	---	---	---	---
TOTAL	1772.00	---	1245.10	---	---	---	---	---
GRAND TOTAL	3065.10	---	1591	---	---	---	---	---

F.S.L. STATEMENT IN SITU WING 'A'

FLOOR	RES.	COMM.	AREA	RES.	COMM.	AREA	RES.	COMM.
UPPER GROUND FLOOR	---	---	607.28	---	---	---	---	---
MIZZANINE SHOP FLOOR	---	---	432.85	---	---	---	---	---
FIRST FLOOR	428.35	---	15.91	03	---	---	---	---
SECOND FLOOR	428.35	---	---	---	---	---	---	---
THIRD FLOOR	428.35	---	---	---	---	---	---	---
FOURTH FLOOR	428.35	---	---	---	---	---	---	---
FIFTH FLOOR	428.35	---	---	---	---	---	---	---
SIXTH FLOOR	428.35	---	---	---	---	---	---	---
SEVENTH FLOOR	428.35	---	---	---	---	---	---	---
EIGHTH FLOOR	428.35	---	---	---	---	---	---	---
NINTH FLOOR	428.35	---	---	---	---	---	---	---
TOTAL	2146.25	---	1087.67	---	---	---	---	---
GRAND TOTAL	3342.50	---	1591	---	---	---	---	---

PARKING AREA STATEMENT

WING	AREA	NO. OF CARS	NO. OF CYCLES
WING 'A'	16720 SQM	01	01
WING 'B'	18410 SQM	01	01
TOTAL	35130 SQM	02	02
WING 'A' PARKING	15000 SQM	27	37
WING 'B' PARKING	15000 SQM	02	02
TOTAL	30000 SQM	29	39
AREA REQUIRED	312.50 SQM	302.30	347.00
AREA AVAILABLE	25.75 X 2.25 X 54.34	347.00	347.00
AREA DEFICIT	---	---	---
TOTAL	---	---	---

PIC AREA CALCULATIONS BY TRIANGULATION METHOD

SCALE	1:500
1	130.78
2	41.40
3	297.15
4	130.78
5	90.79
6	297.15
7	130.78
8	41.40
9	297.15
10	130.78
11	41.40
12	297.15
13	130.78
14	41.40
15	297.15
16	130.78
17	41.40
18	297.15
19	130.78
20	41.40
21	297.15
22	130.78
23	41.40
24	297.15
25	130.78
26	41.40
27	297.15
28	130.78
29	41.40
30	297.15
31	130.78
32	41.40
33	297.15
34	130.78
35	41.40
36	297.15
37	130.78
38	41.40
39	297.15
40	130.78
41	41.40
42	297.15
43	130.78
44	41.40
45	297.15
46	130.78
47	41.40
48	297.15
49	130.78
50	41.40
51	297.15
52	130.78
53	41.40
54	297.15
55	130.78
56	41.40
57	297.15
58	130.78
59	41.40
60	297.15
61	130.78
62	41.40
63	297.15
64	130.78
65	41.40
66	297.15
67	130.78
68	41.40
69	297.15
70	130.78
71	41.40
72	297.15
73	130.78
74	41.40
75	297.15
76	130.78
77	41.40
78	297.15
79	130.78
80	41.40
81	297.15
82	130.78
83	41.40
84	297.15
85	130.78
86	41.40
87	297.15
88	130.78
89	41.40
90	297.15
91	130.78
92	41.40
93	297.15
94	130.78