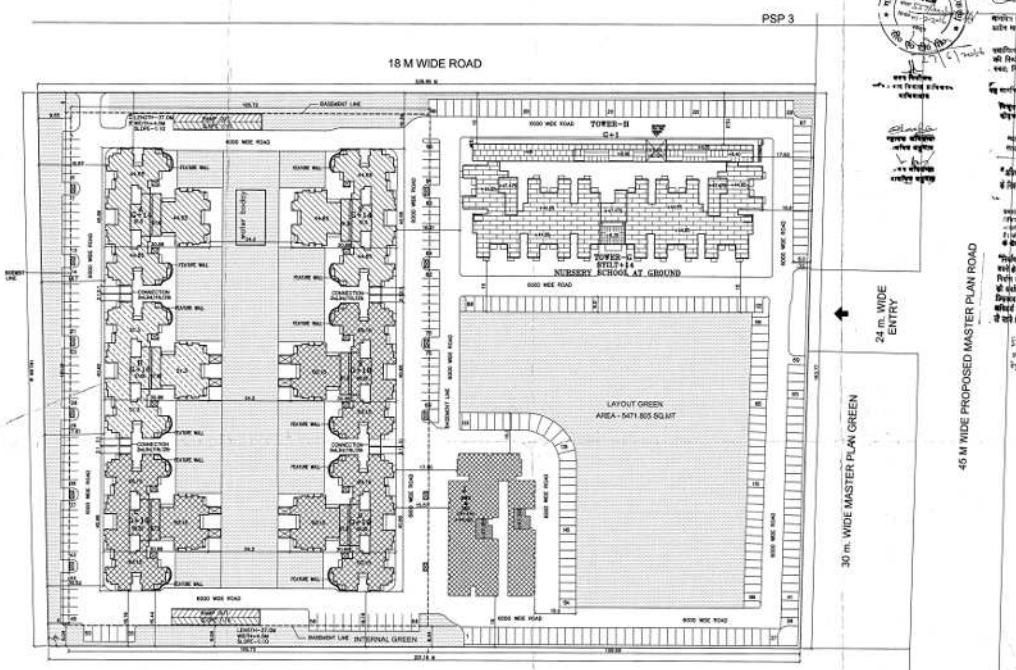

SCHEDULE OF AREA						
EXISTING NET PLOT AREA					=	30751.310 SQ.M.
ADDITIONAL LAND AREA					=	5727.190 SQ.M.
TOTAL PLOT AREA	30751.310	+	5727.190		=	36478.700 SQ.M.
LAYOUT GREEN @15% OF	36478.700			REQUIRED	=	5471.805 SQ.M.
				PROVIDED	=	5471.805 SQ.M.
NET PLOT AREA	**36478.700**	-	**5471.805**		=	**31006.895 SQ.M.**
					=	**3.101 Hectare**
PERMISSIBLE GROUND COVERAGE @40% OF	31006.895				=	**12402.758 SQ.M.**
TOTAL GROUND COVERAGE (SANCTION)				12.758%	=	**3955.969 SQ.M.**
TOTAL GROUND COVERAGE (PROPOSED)				8.557%	=	**2653.275 SQ.M.**
TOTAL GROUND COVERAGE (SANCTION+PROPOSED)				**21.315%**	=	**6609.243 SQ.M.**
PERMISSIBLE F.A.R. @ 2.5					=	77517.238 SQ.M.
PERMISSIBLE F.A.R. @ 3% OF (77517.238-64857.032)m = 12660.206 SQ.M.FOR SERVICES					=	633.010 SQ.M.
PERMISSIBLE TOTAL F.A.R = 77517.238+ 633.010 FOR LIFT LOBBY,C.& S.& SER SHAFT					=	**78150.248 SQ.M.**
PERMISSIBLE F.A.R. FOR CONVENIENT SHOPS @ 1% OF	77517.238	SQ.M.			=	**775.172 SQ.M.**
(SANCTION) F.A.R.					=	**64857.032 SQ.M.**
(PROPOSED) F.A.R.					=	**12464.445 SQ.M.**
TOTAL AREA IN LIFT LOBBY,C.& S. SER SHAFT =					=	**460.807 SQ.M.**
TOTAL F.A.R. (SANCTION+PROPOSED) =					=	**77782.284 SQ.M.**
PERMISSIBLE UNITS @330 PERSONS PER HEC.					=	**1023 UNITS**
TOTAL PERMISSIBLE UNITS					=	**1023 UNITS**
TOTAL DEVELIVING UNIT (SANCTION)					=	**828 UNITS**
TOTAL DEVELIVING UNIT (PROPOSED)					=	**160 UNITS**
TOTAL PROPOSED DEWELLING UNIT (SANCTION+PROPOSED)					=	**988 UNITS**
TOTAL E.W.S. UNIT (PROPOSED)					=	**160 UNITS**
TOTAL L.I.G. UNIT (PROPOSED)					=	**195 UNITS**
EWS & LIG						
COVERED AREA OF EWS SINGLE UNIT					=	**25.009 SQ.M.**
TOTAL COVERED AREA OF EWS (130 nos. x 25.009 sq.m. per unit)					=	**3251.350 SQ.M.**
COVERED AREA OF LIG SINGLE UNIT					=	**34.302 SQ.M.**
TOTAL COVERED AREA OF LIG (195 nos. x 36.302 sq.m. per unit)					=	**7076.890 SQ.M.**
TOTAL COVERED AREA OF EWS & LIG (3251.350+7076.890)					=	**10328.240 SQ.M.**
INCENTIVE FAR AGAINST EWS & LIG						
TOTAL PERMISSIBLE INCENTIVE FAR AGAINSTEWS & LIG (AS PER G.O. DATED 5/12/2013					=	**10830.240 SQ.M.**
PROPOSED INCENTIVE FAR AGAINST EWS & LIG					=	**9067.773 SQ.M.**
PERMISSIBLE INCENTIVE UNITS AGAINST INCENTIVE FAR OF LIG & EWS					=	**138 DUS**
PROPOSED INCENTIVE UNITS@28 UNITS OF EWS & LIG					=	**120**
NOTE:- COMPENSETORY FAR AGAINST 160 EWS & 195 LIG WILL BE USED AFTER THE CONSTRUCTION OF EWS & LIG BLOCK						
PARKING CALCULATION						
F.A.R. IN EXISTING SCHEME (SANCTION)					=	**64857.032 SQ.M.**
PERMISSIBLE PARKING FOR @ 1 E.C.S. PER 100 SQ.M.					=	**649 CARS**
EXISTING PARKING (SANCTION)					=	**992 CARS**
F.A.R. IN SCHEME (PROPOSED) (RESIDENTIAL)					=	11465.157 SQ.M.
COMPENSETORY F.A.R. (PROPOSED) (RESIDENTIAL)					=	9067.773 SQ.M.
TOTAL F.A.R. IN REVISED SCHEME (RESIDENTIAL)					=	**85332.930 SQ.M.**
REQUIRED PARKING @ 1.5 E.C.S. PER 100 SQ.M.					=	308 CARS
REQUIRED COMMERCIAL PARKING @ 2 E.C.S. PER 100 SQ.M.					=	12 CARS
REQUIRED NURSERY SCHOOL PARKING @ 1 E.C.S. PER 100 SQ.M.					=	40 CARS
REQUIRED LIG PARKING @ 1 E.C.S. PER 3 D.U.			195/3		=	65 CARS
REQUIRED EWS PARKING @ 2 SQ.M. AREA PER D.U.			3250.2=3000/13.75		=	22 CARS
PARKING REQUIRED					=	411 CARS
TOTAL PARKING REQUIRED (SANCTION+PROPOSED)						
REQUIRED PARKING IN EXISTING SCHEME					=	649 CARS
REQUIRED PARKING (REVISED SCHEME)					=	411 CARS
TOTAL					=	1060 CARS
TOTAL PARKING SCHEME-I & 2 (SANCTION+PROPOSED)						
PARKING IN EXISTING SCHEME					=	992 CARS
PARKING (PROPOSED IN NEW SCHEME)					=	252 CARS
TOTAL PARKING PROPOSED					=	**1244 CARS**
F.A.R. & NON F.A.R DETAIL						
TOTAL F.A.R. EXISTING SCHEME					=	**64857.032 SQ.M.**
TOTAL F.A.R. PROPOSED SCHEME					=	**12464.445 SQ.M.**
LOWER & UPPER BASEMENT AREA (SANCTION)					=	**32407.700 SQ.M.**
E.W.S. & L.I.G. (PROPOSED)					=	**11531.238 SQ.M.**
COMPENSETORY F.A.R.					=	**9067.773**
STILT AREA (SANCTION)					=	**1755.554 SQ.M.**
STILT AREA (PROPOSED)					=	**808.944 SQ.M.**
FIRE STAIR (PROPOSED)					=	**307.800 SQ.M.**
FACILITY AREA (PROPOSED)					=	**450.807 SQ.M.**
MUMTY AREA (SANCTION)					=	**997.924 SQ.M.**
TOTAL					=	**134649.216 SQ.M.**

DETAIL OF AREA		
SANCTION AREA	=	**64857.032 SQ.M.**
PROPOSED AREA (RESIDENTIAL)	=	**11465.157 SQ.M.**
COMPENSOTRY AREA	=	**9067.773 SQ.M.**
COMMERCIAL AREA		**597.238 SQ.M.**
NURSERY SCHOOL AREA	=	**402.047 SQ.M.**
		86389.247 SQ.M.

FLOOR WISE DETAILS F.A.R. AREA CALCULATIONS
PROPOSED FLOOR AREA DETAIL

FLOOR	TOWER-A (SANCTIONED)			TOWER-B (SANCTIONED)			TOWER-C (SANCTIONED)			TOWER-D (SANCTIONED)			TOWER-E (SANCTIONED)			TOWER-F (SANCTIONED)		
	UNIT	GR. COV. (SQ.M.)	AREA (SQ.M.)	UNIT	GR. COV.	AREA (SQ.M.)	UNIT	GR. COV. (SQ.M.)	AREA (SQ.M.)	UNIT	GR. COV.	AREA (SQ.M.)	UNIT	GR. COV. (SQ.M.)	AREA (SQ.M.)	UNIT	GR. COV.	AREA (SQ.M.)
GROUND	2	656.497	347.296	4	664.991	347.296	4	656.497	347.296	4	656.497	347.296	4	664.991	347.296	2	656.497	347.296
1st FL.	8		618.826	8		618.826	8		618.826	8		618.826	8		618.826	8		618.826
2nd FL.	8		618.826	8		618.826	8		618.826	8		618.826	8		618.826	8		618.826
3rd FL.	8		618.826	8		618.826	8		618.826	8		618.826	8		618.826	8		618.826
4th FL.	8		618.826	8		618.826	8		618.826	8		618.826	8		618.826	8		618.826
5th FL.	8		618.826	8		618.826	8		618.826	8		618.826	8		618.826	8		618.826
6th FL.	8		618.826	8		618.826	8		618.826	8		618.826	8		618.826	8		618.826
7th FL.	8		618.826	8		618.826	8		618.826	8		618.826	8		618.826	8		618.826
8th FL.	8		618.826	8		618.826	8		618.826	8		618.826	8		618.826	8		618.826
9th FL.	8		618.826	8		618.826	8		618.826	8		618.826	8		618.826	8		618.826
10th FL.	8		618.826	8		618.826	8		618.826	8		618.826	8		618.826	8		618.826
11th FL.	8		618.826	8		618.826	8		618.826	8		618.826	8		618.826	8		618.826
12th FL.	8		618.826	8		618.826	8		618.826	8		618.826	8		618.826	8		618.826
13th FL.	8		618.826	8		618.826	8		618.826	8		618.826	8		618.826	8		618.826
14th FL.	8		618.826	8		618.826	8		618.826	8		618.826	8		618.826	8		618.826
15th FL.				8		618.826	8		618.826	8		618.826						
16th FL.				8		618.826	8		618.826	8		618.826						
17th FL.							8		618.826	8		618.826						
18th FL.							8		618.826	8		618.826						
19th FL.							8		618.826	8		618.826						
CONNECTION			33.977			67.954			33.977			67.954			33.977			33.977
TOTAL PROPOSED FAR			9044.839			13316.468			12138.970			13139.970			12172.946			9044.839
TOTAL GR. COVERAGE		656.497			664.991			656.497			656.497			664.991			656.497	
TOTAL PROPOSED DUS	114			132			156			156			156			114		

FLOOR	TOWER-G (PROPOSED)			TOWER-H (SHOPPING)			TOWER-J (EWS & LIG) (NON F.A.R.)			TOTAL AREA SQ.M. (SANCTION)			TOTAL AREA SQ.M. (PROPOSED)			TOTAL FAR (SANCTION+PROPOSED)		
	UNIT	GR. COV. (SQ.M.)	AREA (SQ.M.) (RESI.)	AREA (SQ.M.) (N.S.)	NOS OF SHOP	GR. COV. (SQ.M.)	AREA (SQ.M.)	UNIT E.W.S	UNIT L.I.G	GR. COV.	AREA	D.U.	GR. COV.	F.A.R.	D.U.	NOS OF SHOP	GR. COV.	F.A.R.	D.U.	NOS OF SHOP	GR. COV.	F.A.R.
GROUND	2	1445.499	256.482	402.047	26	412.875	412.875	10	13	794.900	768.749	20	3955.969	2083.776		26	2653.275	952.112	20	26	6609.243	3035.890
1st FL.	18		1302.324		16		184.363	10	13		768.749	49		3712.957	20			1606.470	68			5319.427
2nd FL.	20		1415.123					10	13		768.749	48		3712.957	20			1415.123	68			5128.080
3rd FL.	20		1415.123					10	13		768.749	48		3712.957	20			1415.123	68			5128.080
4th FL.	20		1415.123					10	13		768.749	48		3712.957	20			1415.123	68			5128.080
5th FL.	20		1415.123					10	13		768.749	48		3712.957	20			1415.123	68			5128.080
6th FL.	20		1415.123					10	13		768.749	48		3712.957	20			1415.123	68			5128.080
7th FL.	20		1415.123					10	13		768.749	48		3712.957	20			1415.123	68			5128.080
8th FL.	20		1415.123					10	13		768.749	48		3712.957	20			1415.123	68			5128.080
9th FL.								10	13		768.749	48		3712.957					48			3712.957
10th FL.								10	13		768.749	48		3712.957					48			3712.957
11th FL.								10	13		768.749	48		3712.957					48			3712.957
12th FL.								10	13		768.749	48		3712.957					48			3712.957
13th FL.								10	13		768.749	48		3712.957					48			3712.957
14th FL.								10	13		768.749	48		3712.957					48			3712.957
15th FL.												32		2475.305					32			2475.305
16th FL.												32		2475.305					32			2475.305
17th FL.												24		1856.478					24			1856.478
18th FL.												24		1856.478					24			1856.478
19th FL.												24		1856.478					24			1856.478
CONNECTION														271.814								271.814
TOTAL PROPOSED FAR			11465.157	402.047			597.238			11531.238			64857.032				12464.445					77321.474
TOTAL GR. COVERAGE		1445.499				412.875							3955.969				2653.275				6609.243	
TOTAL PROPOSED DUS					42			159	195			828			160	28			988	28		

CALCULATION OF NON F.A.R.																						
STILT		292.592			292.592			292.592			292.592			808.944					1755.554					2564.498
FIRE STAIRCASE														307.800					–					307.800
TOTAL		292.592			292.592			292.592			292.592			1116.744					1755.554					2872.298
LIFT LOBBY														269.790					–					269.790
SERVICE SHAFT														41.773					–					41.773
CUB BOARD														139.244					–					139.244
MUMTY,M.RM & OHVT		166.3206			166.321			166.321			166.321								997.924					997.924
TOTAL		166.3206			166.321			166.321			166.321			450.807					997.924					450.807
LOWER BASEMENT																			16203.850					16203.850
UPPER BASEMENT																			16203.850					16203.850
TOTAL																			32407.700					32407.700
E.W.S. & L.I.G.																				11531.238				11531.238

DETAIL OF COMPENSETORY F.A.R. AGAINST E.W.S. & L.I.G.																						
9th FL.																						
10th FL.																						
11th FL.																						
12th FL.																						
13th FL.																						
14th FL.																						
TOTAL PROPOSED FAR																						
TOTAL GR. COVERAGE																						
TOTAL PROPOSED DUS																						
CALCULATION OF NON F.A.R.																						
STILT																						
FIRE STAIRCASE																						
TOTAL																						
LIFT LOBBY																						
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CUB BOARD																						
MUMTY,M.RM & OHVT																						
TOTAL																						

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