



RESIDENTIAL DEVELOPMENT PLAN AREA STATEMENT AREA CONSIDERED FOR DEVELOPMENT			
(A) SITE AREA AS PER DOCUMENTS	25697.32 Sqm. (6A.14G)		
(B) KHARAB (CART TRACKS)	758.78 Sqm. (7.5G)		
(C) NET SITE AREA	24938.55 Sqm. (6A.65G)		
(D) SITE AREAS RESERVED FOR ROAD WIDENING-1	44.6 Sqm		
(E) SITE AREAS RESERVED FOR ROAD WIDENING-2	74.84 Sqm		
(F) SITE AREAS RESERVED FOR ROAD WIDENING-3	226.16 Sqm		
(G-C-D-F) SITE AREA CONSIDERED FOR DEVELOPMENT	24592.95 Sqm		

SL.NO.	PARTICULARS	AS PER Z.R.	AS PER PLAN
1	PARK AND OPEN SPACES (H)	2493.85 Sqm	2493.88 Sqm
2	CIVIC AMENITIES (I)	1246.93 Sqm	1246.94 Sqm
3	SITE AREA CONSIDERED FOR F.A.R. (J-C-H)	5%	5.00%
		24938.55/1246.94	23691.61
AREA CONSIDERED FOR RESIDENTIAL DEVELOPMENT			
4	F.A.R.	2.25	(53305.95/23691.61) = 2.249 ~ 2.25
5	SITE AREA CONSIDERED FOR COVERAGE	24592.95-1246.94(A)-2493.88(PARK AND OPEN SPACES)	20852.13 Sqm
6	ACHIEVED COVERAGE		5408.09 Sqm
7	COVERAGE	55.00%	(5408.09/20852.13) X 100 = 25.93% < 55%
NO. OF FLOORS			
A) TOWER A & B	44.95 m	28F + G.F + 14UPPER FLOORS	
B) AMENITY BLOCK	5.95 m	28F + G.F.	
A) ALLSIDE	13m		
TREE PLANTING CALCULATION			
1 TREE FOR 240SQ.M OF F.A.R AREA			
53305.95/240 = 222 TREES			

COMBINED AREA STATEMENT (AREA INCLUDES 2 BASEMENTS, TOWER A B.C, AMENITY BLOCK)										
FLOORS	GROSS AREA	DEDUCTIONS	TOTAL BUA	LIFTS	STAIRCASE	PARKING /OTS AREAS/REFUGEE	SERVICES	TOTAL FAR DEDUCTION	NET FAR	No of Units
	[A]	[B]	[A-B] = [C]	[D]	[E]	[F]	[G]	[D+E+F+G] = [H]	[C-H]	3BHK
Basement 02	12,840.81	0.00	12,840.81	0.00	224.36	12,042.00	574.45	12,840.81	0.00	
Basement 01	13,062.66	43.69	13,018.97	48.00	216.87	11,902.80	851.30	13,018.97	0.00	
Ground Floor	5,408.09	556.02	4,752.07	47.88	164.87	0.00	154.10	366.85	4,385.22	18
1st Floor	5,408.09	556.02	4,752.07	47.88	164.87	0.00	154.10	366.85	4,385.22	20
2nd Floor	4,173.57	499.73	3,673.84	47.88	164.87	0.00	154.10	366.85	3,306.97	24
3rd Floor	4,173.57	499.73	3,673.84	47.88	164.87	0.00	154.10	366.85	3,306.97	24
4th Floor	4,173.57	499.73	3,673.84	47.88	164.87	0.00	154.10	366.85	3,306.97	24
5th Floor	4,173.57	499.73	3,673.84	47.88	164.87	0.00	154.10	366.85	3,306.97	24
6th Floor	4,173.57	499.73	3,673.84	47.88	164.87	0.00	154.10	366.85	3,306.97	24
7th Floor	4,173.57	499.73	3,673.84	47.88	164.87	0.00	154.10	366.85	3,306.97	24
8th Floor	4,173.57	499.73	3,673.84	47.88	164.87	0.00	154.10	366.85	3,306.97	24
9th Floor	4,173.57	499.73	3,673.84	47.88	164.87	0.00	154.10	366.85	3,306.97	24
10th Floor	4,173.57	499.73	3,673.84	47.88	164.87	0.00	154.10	366.85	3,306.97	24
11th Floor	4,173.57	499.73	3,673.84	47.88	164.87	0.00	154.10	366.85	3,306.97	24
12th Floor	4,173.57	499.73	3,673.84	47.88	164.87	0.00	154.10	366.85	3,306.97	24
13th Floor	4,173.57	499.73	3,673.84	47.88	164.87	0.00	154.10	366.85	3,306.97	24
14th Floor	4,173.57	499.73	3,673.84	47.88	164.87	0.00	154.10	366.85	3,306.97	24
Terrace floor	117.90	0.00	117.90	0.00	117.90	0.00	0.00	117.90	0.00	0
TOTAL	90,735.18	9,028.38	81,706.80	766.20	2,110.00	23,944.80	1,579.85	28,400.85	53,305.95	350

Sl	Particulars	Area	Unit
1	PARK AND OPEN SPACES (H)	2493.88	Sqm
	PARK & OPEN SPACE (H)	2493.79	Sqm
	PARK & OPEN SPACE (H)	50.09	Sqm
	TOTAL	2493.88	Sqm
2	CIVIC AMENITIES (I)	1246.94	Sqm
	CIVIC AMENITIES (I)	1246.94	Sqm
	TOTAL	1246.94	Sqm

TOWER - A										
FLOORS	GROSS AREA	DEDUCTIONS	TOTAL BUA	LIFTS	STAIRCASE	PARKING /OTS AREAS/REFUGEE	SERVICES	TOTAL FAR DEDUCTION	NET FAR	3BHK
	[A]	[B]	[A-B] = [C]	[D]	[E]	[F]	[G]	[D+E+F+G] = [H]	[C-H]	
Ground Floor	1410.94	147.68	1263.26	15.94	54.94	0.00	67.00	1327.90	1125.36	6
1st floor	1424.71	331.32	1093.39	15.94	33.00	0.00	0.00	1127.39	1044.43	7
2nd floor	1391.19	171.59	1219.60	15.94	33.00	0.00	0.00	1186.60	1170.64	8
3rd floor	1391.19	171.59	1219.60	15.94	33.00	0.00	0.00	1186.60	1170.64	8
4th floor	1391.19	171.59	1219.60	15.94	33.00	0.00	0.00	1186.60	1170.64	8
5th floor	1391.19	171.59	1219.60	15.94	33.00	0.00	0.00	1186.60	1170.64	8
6th floor	1391.19	171.59	1219.60	15.94	33.00	0.00	0.00	1186.60	1170.64	8
7th floor	1391.19	171.59	1219.60	15.94	33.00	0.00	0.00	1186.60	1170.64	8
8th floor	1391.19	171.59	1219.60	15.94	33.00	0.00	0.00	1186.60	1170.64	8
9th floor	1391.19	171.59	1219.60	15.94	33.00	0.00	0.00	1186.60	1170.64	8
10th floor	1391.19	171.59	1219.60	15.94	33.00	0.00	0.00	1186.60	1170.64	8
11th floor	1391.19	171.59	1219.60	15.94	33.00	0.00	0.00	1186.60	1170.64	8
12th floor	1391.19	171.59	1219.60	15.94	33.00	0.00	0.00	1186.60	1170.64	8
13th floor	1391.19	171.59	1219.60	15.94	33.00	0.00	0.00	1186.60	1170.64	8
14th floor	1391.19	171.59	1219.60	15.94	33.00	0.00	0.00	1186.60	1170.64	8
Terrace floor	39.30	0.00	39.30	0.00	39.30	0.00	0.00	39.30	39.30	0
TOTAL	20,760.42	2,709.47	18,050.95	239.40	556.24	0.00	67.00	18,614.64	17,388.11	117

TOWER - B										
FLOORS	GROSS AREA	DEDUCTIONS	TOTAL BUA	LIFTS	STAIRCASE	PARKING /OTS AREAS/REFUGEE	SERVICES	TOTAL FAR DEDUCTION	NET FAR	3BHK
	[A]	[B]	[A-B] = [C]	[D]	[E]	[F]	[G]	[D+E+F+G] = [H]	[C-H]	
Ground Floor	2249.97	262.21	1987.76	15.94	56.59	0.00	0.00	2044.35	1915.21	6
1st floor	2199.89	1169.32	1030.57	15.94	33.00	0.00	0.00	1063.57	981.61	7
2nd floor	1391.19	156.55	1234.64	15.94	33.00	0.00	0.00	1167.64	1185.68	8
3rd floor	1391.19	156.55	1234.64	15.94	33.00	0.00	0.00	1167.64	1185.68	8
4th floor	1391.19	156.55	1234.64	15.94	33.00	0.00	0.00	1167.64	1185.68	8
5th floor	1391.19	156.55	1234.64	15.94	33.00	0.00	0.00	1167.64	1185.68	8
6th floor	1391.19	156.55	1234.64	15.94	33.00	0.00	0.00	1167.64	1185.68	8
7th floor	1391.19	156.55	1234.64	15.94	33.00	0.00	0.00	1167.64	1185.68	8
8th floor	1391.19	156.55	1234.64	15.94	33.00	0.00	0.00	1167.64	1185.68	8
9th floor	1391.19	156.55	1234.64	15.94	33.00	0.00	0.00	1167.64	1185.68	8
10th floor	1391.19	156.55	1234.64	15.94	33.00	0.00	0.00	1167.64	1185.68	8
11th floor	1391.19	156.55	1234.64	15.94	33.00	0.00	0.00	1167.64	1185.68	8
12th floor	1391.19	156.55	1234.64	15.94	33.00	0.00	0.00	1167.64	1185.68	8
13th floor	1391.19	156.55	1234.64	15.94	33.00	0.00	0.00	1167.64	1185.68	8
14th floor	1391.19	156.55	1234.64	15.94	33.00	0.00	0.00	1167.64	1185.68	8
Terrace floor	39.30	0.00	39.30	0.00	39.30	0.00	0.00	39.30	39.30	0
TOTAL	22,574.63	3,468.68	19,105.95	239.40	557.89	0.00	0.00	18,548.06	18,310.66	116

TOWER - C										
FLOORS	GROSS AREA	DEDUCTIONS	TOTAL BUA	LIFTS	STAIRCASE	PARKING /OTS AREAS/REFUGEE	SERVICES	TOTAL FAR DEDUCTION	NET FAR	No of Units
	[A]	[B]	[A-B] = [C]	[D]	[E]	[F]	[G]	[D+E+F+G] = [H]	[C-H]	
Ground Floor	1404.85	148.43	1256.42	15.94	37.74	0.00	87.10	1401.26	1119.47	6
1st floor	1424.71	331.32	1093.39	15.94	33.00	0.00	0.00	1127.39	1044.43	7
2nd floor	1391.19	171.59	1219.60	15.94	33.00	0.00	0.00	1186.60	1170.64	8
3rd floor	1391.19	171.59	1219.60	15.94	33.00	0.00	0.00	1186.60	1170.64	8
4th floor	1391.19	171.59	1219.60	15.94	33.00	0.00	0.00	1186.60	1170.64	8
5th floor	1391.19	171.59	1219.60	15.94	33.00	0.00	0.00	1186.60	1170.64	8
6th floor	1391.19	171.59	1219.60	15.94	33.00	0.00	0.00	1186.60	1170.64	8
7th floor	1391.19	171.59	1219.60	15.94	33.00	0.00	0.00	1186.60	1170.64	8
8th floor	1391.19	171.59	1219.60	15.94	33.00	0.00	0.00	1186.60	1170.64	8
9th floor	1391.19	171.59	1219.60	15.94	33.00	0.00	0.00	1186.60	1170.64	8
10th floor	1391.19	171.59	1219.60	15.94	33.00	0.00	0.00	1186.60	1170.64	8
11th floor	1391.19	171.59	1219.60	15.94	33.00	0.00	0.00	1186.60	1170.64	8
12th floor	1391.19	171.59	1219.60	15.94	33.00	0.00	0.00	1186.60	1170.64	8
13th floor	1391.19	171.59	1219.60	15.94	33.00	0.00	0.00	1186.60	1170.64	8
14th floor	1391.19	171.59	1219.60	15.94	33.00	0.00	0.00	1186.60	1170.64	8
Terrace floor	39.30	0.00	39.30	0.00	39.30	0.00	0.00	39.30	39.30	0
TOTAL	20,766.13	2,708.64	18,057.49	239.40	539.04	0.00	87.10	18,596.54	17,381.95	117

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