STATEMENT OF THE PLAN PROPOSAL : 2024050022

PART-B:

1. a)AREA OF LAND (AS PER DEED)				=	994.98	SQM
b) AREA OF LAND (AS/SITE)				=	994.98	SQM.
c) AREA OF STRIP OF LAND				=	46.189	SQM.
d) AREA OF CORNER SPLAY				=	5.3	SQM.
2. a) PERMISSIBLE GROUND COVERAGE (40.00%)				=	397.994	SQM.
b) PROPOSED GROUND COVERAGE		39.628%		=	394.295	SQM.
3. a) PROPOSED HEIGHT (IN MM.) =		19.975				
b) ROAD WIDTH (IN MM) (AS PER PHYSICAL) =						
4. PROPOSED AREA CALCULATION :-						
FOR BUISNESS :						
				EXEMPTED AREA		
AT FLOOR	COVERED AREA	CUTOUT	GROSS AREA	STAIR & STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	379.051	0.00	379.051	35.205	6.00	337.846
1ST FLOOR	394.295	16.992	377.303	35.205	6.00	336.098
2ND FLOOR	394.295	5.81	388.49	35.205	6.00	347.285
3RD FLOOR	394.295	5.81	388.49	35.205	6.00	347.285
4TH FLOOR	394.295	5.81	388.49	35.205	6.00	347.285
5TH FLOOR	394.295	5.81	388.49	35.205	6.00	347.285
TOTAL =	2350.540	40.232	2310.313	211.23	36.00	2063.083
5. CAR PARKING CALCULATION :-						

a) MERCANTILE RETAIL:

FLOOR MARKED	COVERED AREA	CARPET AREA	REQUIRED CAR PARKING
GROUND FLOOR	166.348	155.228	4 NOS.

b) BUSINESS:

FLOOR MARKED	COVERED AREA(EXCLUDING CUT OUTS)	CARPET AREA	REQUIRED CAR PARKING
GROUND FLOOR	212.705		FOR UP TO 1500 SQ.M 18 NOS. FOR REST AREA ABOVE 1500 BUT LESS THAN 5000SQ.M 5NOS. TOTAL :23 NOS.
1ST FLOOR	377.303	242.520	
2ND FLOOR	388.490	261.810	
3RD FLOOR	388.490	261.810	
4TH FLOOR	388.490	261.810	
5TH FLOOR	388.490	261.810	
TOTAL AREA	2143.968	1289.760	
TOTAL REQUIRED CAR PARKING :-		(4+23)	27 NOS.

6. TOTAL PROVIDED CAR PARKING :-	GR. COVERED MLCP=(3*8)= 24 NOS. GR. OPEN MLCP=(3*2)=6 NOS.		30 NOS.
7. PERMISSIBLE AREA FOR PARKING :-	(8*25)	200.0	SQM
8. PROVIDED AREA OF PARKING :-		114.595	SQM
9. PERMISSIBLE F.A.R :-		2.75	
10. PROPOSED F.A.R:-	(2063.083-114.595)/ 994.98	1.958	
11. STAIR HEAD ROOM AREA :-		42.686	SQM
12.LIFT M/R AREA:-		24.00	SQM
13. OVER HEAD TANK AREA :-		14.535	SQM
14. TERRACE AREA :-		394.295	SQM
15. REQUIRED TREE COVER AREA	(5.776%)	57.468	SQM
16. PROVIDED TREE COVER AREA :-	(6.002%)	59.718	SQM
17. OTHER AREA ONLY FOR FEES = (STAIR HEAD ROOM AREA , LIFT M/R AREA) :-		66.686	SQM
18. SOLAR AREA:-		24.84	SQM
19. RELAXATION OF AUTHORITY IF ANY :-			

KZAR CITYLIGHTS LLP

Designated Partner