

**OBSERVATION OF OTHER AGENCES:**

1. APPROVE NO. - 13189/2022
2. N.O.C. NO. OF DPW/SP/CONSTRUCTION/2022 DATED 29.08.2023
3. N.O.C. NO. OF AIRPORT ROAD/ST/2022/2023 DATED 29.08.2023
4. N.O.C. NO. OF MCD/SP/CONSTRUCTION/2022 DATED 29.08.2023

**STATEMENT OF THE PLAN PROPOSAL:**

**1. DETAILS OF REGISTERED DEED:**  
BOOK/LOCAL NUMBER 1004/2022, PAGE FROM 111406 TO 111416, REG. NO. 10462179 OF THE YEAR 2022.

**2. DETAILS OF POWER OF ATTORNEY:**  
BOOK/LOCAL NUMBER 1004/2022, PAGE FROM 111406 TO 111416, REG. NO. 10462179 OF THE YEAR 2022.

**3. DETAILS OF BOUNDARY DECLARATION:**  
BOOK/LOCAL NUMBER 1004/2022, PAGE FROM 111406 TO 111416, REG. NO. 10462179 OF THE YEAR 2022.

**4. AREA OF LAND (AS PER DEED):**  
A. AREA OF LAND (AS PER PHYSICAL MEASUREMENT) 7560.234 SQM  
B. NO. OF STORIES 6  
C. NO. OF LAMINAE 142 NOS.  
D. NO. OF TENEMENTS 100 NOS.

**5. AREA OF LAND (AS PER DEED):**  
A. AREA OF LAND (AS PER PHYSICAL MEASUREMENT) 7560.234 SQM  
B. PERMISSIBLE GROUND COVERAGE (G.C.) 100%  
C. AREA OF GROUND COVERAGE (G.C.) 7560.234 SQM  
D. PERMISSIBLE HEIGHT (M) 30.00  
E. ROAD WIDTH (IN METERS) (AS PER PHYSICAL) 30.00 M  
F. PERMISSIBLE F.A.R. (FLOOR AREA RATIO) 2.475  
G. PERMISSIBLE T.A.R. 2.475

**6. PROPOSED AREA CALCULATION:**

AT FLOOR	COVERED AREA	CUTOUT	GROSS AREA	STAR'S STAIR LOBBY	LEFT LOBBY	NET FLOOR AREA
G. RAMP ROOM	96.97	0.00	96.97	0.00	0.00	96.97
GROUND FLOOR	3020.15	4.39	3024.54	45.00	32.00	2953.56
1ST FLOOR	3020.40	27.63	2992.77	45.00	32.00	2912.78
2ND FLOOR	3020.40	27.63	2992.77	45.00	32.00	2912.78
3RD FLOOR	3020.40	27.63	2992.77	45.00	32.00	2912.78
4TH FLOOR	3020.40	27.63	2992.77	45.00	32.00	2912.78
5TH FLOOR	3020.40	27.63	2992.77	45.00	32.00	2912.78
6TH FLOOR	3020.40	27.63	2992.77	45.00	32.00	2912.78
7TH FLOOR	3020.40	27.63	2992.77	45.00	32.00	2912.78
8TH FLOOR	3020.40	27.63	2992.77	45.00	32.00	2912.78
9TH FLOOR	3020.40	27.63	2992.77	45.00	32.00	2912.78
10TH FLOOR	3020.40	27.63	2992.77	45.00	32.00	2912.78
11TH FLOOR	3020.40	27.63	2992.77	45.00	32.00	2912.78
12TH FLOOR	3020.40	27.63	2992.77	45.00	32.00	2912.78
13TH FLOOR	3020.40	27.63	2992.77	45.00	32.00	2912.78
14TH FLOOR	3020.40	27.63	2992.77	45.00	32.00	2912.78
15TH FLOOR	3020.40	27.63	2992.77	45.00	32.00	2912.78
16TH FLOOR	3020.40	27.63	2992.77	45.00	32.00	2912.78
17TH FLOOR	3020.40	27.63	2992.77	45.00	32.00	2912.78
18TH FLOOR	3020.40	27.63	2992.77	45.00	32.00	2912.78
19TH FLOOR	3020.40	27.63	2992.77	45.00	32.00	2912.78
20TH FLOOR	3020.40	27.63	2992.77	45.00	32.00	2912.78
TOTAL	29223.30	581.15	28642.15	576.00	116.00	27915.15

**7. TENEMENTS & CAR PARKING CALCULATION:**

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENTS	REQUIRED CAR PARKING
A	55.14	0.73	108.84	22	11
B	119.54	1.56	218.11	22	11
C	89.10	1.18	165.45	24	12
D	98.17	1.31	194.63	24	12
E	89.10	1.18	165.45	24	12
F	119.54	1.56	218.11	22	11
G	90.14	1.20	180.24	22	11
H	119.54	1.56	218.11	22	11
I	98.17	1.31	194.63	24	12
J	98.17	1.31	194.63	24	12
K	98.17	1.31	194.63	24	12
L	98.17	1.31	194.63	24	12
M	98.17	1.31	194.63	24	12
N	98.17	1.31	194.63	24	12
O	98.17	1.31	194.63	24	12
P	98.17	1.31	194.63	24	12
Q	98.17	1.31	194.63	24	12
R	98.17	1.31	194.63	24	12
S	98.17	1.31	194.63	24	12
T	98.17	1.31	194.63	24	12
U	98.17	1.31	194.63	24	12
V	98.17	1.31	194.63	24	12
W	98.17	1.31	194.63	24	12
X	98.17	1.31	194.63	24	12
Y	98.17	1.31	194.63	24	12
Z	98.17	1.31	194.63	24	12
TOTAL			142		71

**8. PROPOSED AREA CALCULATION:**

MARKED	TENEMENT AREA	NO. OF TENEMENTS	NO. OF PERSONS
A	108.84	22	110
B	218.11	22	110
C	165.45	24	120
D	194.63	24	120
E	165.45	24	120
F	218.11	22	110
G	180.24	22	110
H	218.11	22	110
I	194.63	24	120
J	194.63	24	120
K	194.63	24	120
L	194.63	24	120
M	194.63	24	120
N	194.63	24	120
O	194.63	24	120
P	194.63	24	120
Q	194.63	24	120
R	194.63	24	120
S	194.63	24	120
T	194.63	24	120
U	194.63	24	120
V	194.63	24	120
W	194.63	24	120
X	194.63	24	120
Y	194.63	24	120
Z	194.63	24	120
TOTAL	142		710

**9. PROPOSED AREA CALCULATION:**

MARKED	TENEMENT AREA	NO. OF TENEMENTS	NO. OF PERSONS
A	108.84	22	110
B	218.11	22	110
C	165.45	24	120
D	194.63	24	120
E	165.45	24	120
F	218.11	22	110
G	180.24	22	110
H	218.11	22	110
I	194.63	24	120
J	194.63	24	120
K	194.63	24	120
L	194.63	24	120
M	194.63	24	120
N	194.63	24	120
O	194.63	24	120
P	194.63	24	120
Q	194.63	24	120
R	194.63	24	120
S	194.63	24	120
T	194.63	24	120
U	194.63	24	120
V	194.63	24	120
W	194.63	24	120
X	194.63	24	120
Y	194.63	24	120
Z	194.63	24	120
TOTAL	142		710

**LAND USE AREA STATEMENT:**

LAND USE AREA STATEMENT	AREA IN SQM	PERCENTAGE
GROUND COVERED	29223.30	38.52%
GREEN AREA	1535.93	20.19%
PAVED AREA	2282.97	30.19%
ROAD AREA	404.20	5.34%
SERVICE AREA	128.73	1.70%
TOTAL LAND AREA	7560.23	100%

**SPACING PROVIDED FOR THE PLANTATION:** 3m x 3m

**LIST OF PROPOSED TREES TO BE PLANT:**

SL.NO.	NAME OF TREES	NO.
1	MANJISTREE	14
2	JACKFRUIT	8
3	BLACK JAMUN	4
4	GOLDEN SHOWER TREE	4
5	COCONUT TREE	10
6	INDIAN ALMOND TREE	10
7	PALM TREE	4
8	BUTTA MONOSPERMIA	4
9	KEWDA	4
10	INDIAN TULSI TREE	4
11	SPATHOPODE CAMPANULATA	4
12	INDIAN JASMIN OVER TREE	4
13	COCONUT TREE	4
14	REAL	4
15	SHALU	16
16	SHALU	16
17	SHALU	16
18	SHALU	16
19	SHALU	16
20	SHALU	16
21	SHALU	16
22	SHALU	16
23	SHALU	16
24	SHALU	16
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92	SHALU	16
93	SHALU	16
94	SHALU	16
95	SHALU	16
96	SHALU	16
97	SHALU	16
98	SHALU	16
99	SHALU	16
100	SHALU	16

**LIST OF EXISTING TREES:**

SL.NO.	NAME OF TREES	NO.
1	MANJISTREE	1
2	SHALU	1
3	SHALU	1
4	SHALU	1
5	SHALU	1
6	SHALU	1
7	SHALU	1
8	SHALU	1
9	SHALU	1
10	SHALU	1
11	SHALU	1
12	SHALU	1
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95	SHALU	1
96	SHALU	1
97	SHALU	1
98	SHALU	1
99	SHALU	1
100	SHALU	1

**FLAT DETAILS OF TOWER-1:**

MARKED	TENEMENT AREA	NO. OF TENEMENTS	NO. OF PERSONS
A	108.84	22	110
B	218.11	22	110
C	165.45	24	120
D	194.63	24	120
E	165.45		