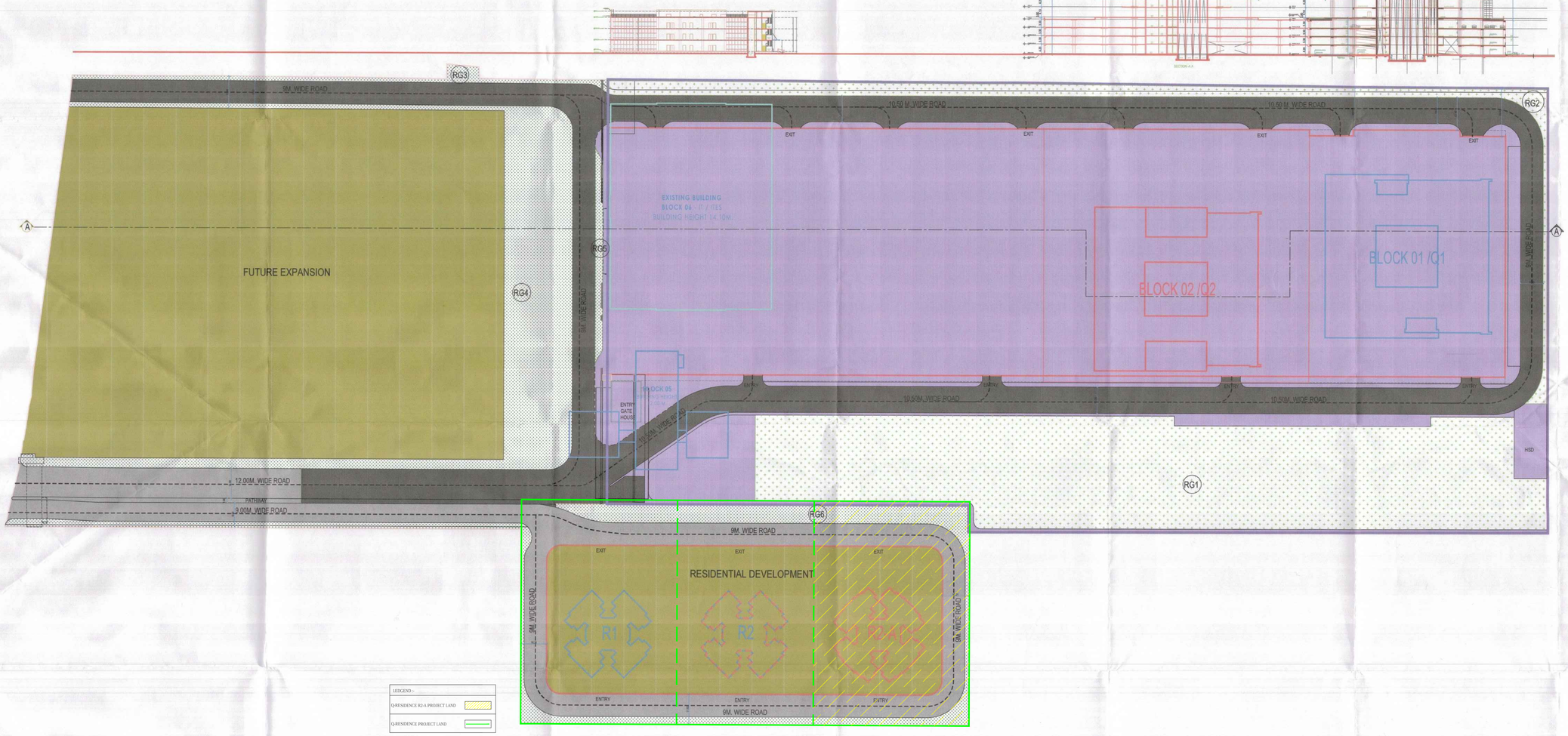

LEGEND :-

Q-RESIDENCE R2-A PROJECT LAND	
Q-RESIDENCE PROJECT LAND	

PHASE WISE MASTER PLAN

BUILT UP AREA OF GROUND COVERAGE.

	AREA IN SQ.M.
TOTAL PODIUM PARKING BUILDING (R1+R2+R2-A)	9311.74
TOTAL I.T./ITES B.U.A (BLOCK 01/O1)	7497.23
TOTAL I.T./ITES B.U.A (BLOCK 02/O2)	10613.05
TOTAL ITITES BLOCK 05 B.U.A	1265.53
TOTAL ITITES BLOCK 06 B.U.A	8951.67
TOTAL GROUND COVERAGE	34663.22
	34663.22 = 61012.85

TOTAL B.U.A

	AREA IN SQ.M.
TOTAL I.T./ ITES B.U.A (BLOCK 01/O1)	36297.32
TOTAL I.T./ ITES B.U.A (BLOCK 02/O2)	16597.35
TOTAL ITITES BLOCK 05 B.U.A	1501.21
TOTAL ITITES BLOCK 06 B.U.A. (EXISTING)	21986.38
TOTAL IT BUA AREA (A)	76381.86
TOTAL IT SUPPORT SERVICES (RESIDENTIAL) B.U.A. 01	13243.80
R2 (PREVIOUS APPROVAL UTO 31ST/19TH UPTO 16TH FLOOR)	6870.60
R2-(20TH TO UPTO 34TH FLOOR)	6621.90
R 2-A	16699.50
TOTAL IT SUPPORT SERVICES (B)	43441.80
A + B	119823.74
TOTAL A + B	119823.74 < 121405.69

AREA STATEMENT

1	PLOT AREA		=	1,21,405.69 SQ.MT.
2	PROPOSED OPEN SPACE (20%)	20%	=	24,281.13 SQ.MT.
3	PERMISSABLE FSI	1.00	=	1,21,405.69 SQ.MT.
4	ADDITIONAL FSI	1.50	=	1,82,108.54 SQ.MT.
5	TOTAL FSI AREA		=	3,03,514.23 SQ.MT.
6	EARLIER APPROVAL BUA VIDE LETTER NO.E40703 DTD.11/12/2017.		=	79,904.99 SQ.MT.
7	PROPOSED IT BUILDING			
8	IT / ITES BLOCK 02		=	16,597.35 SQ.MT.
9	PROPOSED IT SUPPORT ACTIVITY / RESIDENTIAL			
10	R2		=	6,621.90 SQ.MT.
11	R2-A		=	16,699.50 SQ.MT.
12	TOTAL BUILT UP AREA [6 + 8 + 10 + 11]		=	1,19,823.74 SQ.MT.

LEGEND :-

1	CC OBTAINED	
2	CURRENT APPROVAL	
3	CC OBTAINED UPTO 19TH FLOOR & CURRENT APPROVAL UPTO 34TH FLOOR	
4	EXISTING BUILDING	

FORM 8 — MP - 1/31

CONTENTS OF SHEET: BLDG / DRAINAGE PLAN/ APPROVAL

MASTER PLAN

APPROVED SUBJECT TO THIS OFFICE LETTER NO DE/MP/ CC/ 1 - 2 - 2018/ 142

Deputy Engineer
Special Planning Authority
MIDC, Sub- Div.II, Mahape,
Navi Mumbai.

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON DATED AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT IS CORRECT AS PER THE RECORDS / AGREEMENTS OF THE OWNERSHIP / TOWN PLANNING SCHEME RECORDS — SQ.MTS.

SIGNATURE OF ARCHITECT & LICENCE SURVEYER

DESCRIPTION OF PROPERTY & PROPOSAL

Proposed IITT at Plot No. GEN - 4/1, TTC Industrial Area, Thane-Belapur Road, P.O. Ghansoli, Navi Mumbai.

NAME OF OWNER

M/S LOMA IT PARK DEVELOPERS PVT. LTD.

DATE	DEALT BY	NO OF DWG.	SCALE
19.05.2018		MP 1/2	1:500

NORTH

SIGNATURE OF ARCHITECT & LICENCE SURVEYER

NIRAL PATEL
ARCHITECT & INTERIOR DESIGNER
CA/2007/31324(LO UPTO 2018
B/703, SHIV KESAVA,
VILE PARLE (WEST
MUMBAI 400 056
TEL : 26215 24742

PROFORMA — A

	A AREA STATEMENT	SQ.MT
1	AREA OF PLOT	121405.69
2	DEDUCTION FOR	
2(i)	10% BASIC AREA	-
2(ii)	PROPOSED ROAD	-
2(iii)	TOTAL (2(i)+2(ii))	-
3	BALANCE AREA OF PLOT (1)-(2)	121405.69
4	DEDUCTION FOR	
4(i)	CLUB AMENITY OPEN SPACE	-
4(ii)	5% ADDITIONAL AMENITY OPEN SPACE AREA	-
4(iii)	20% R.G. OPEN SPACE AREA	24281.13
4	TOTAL DEDUCTION	24281.13
5	NET AREA OF PLOT (3)-(4)	97124.56
6	DEDUCTION FOR	
6(i)	RECREATION GROUND	NIL
7	BALANCE AREA OF PLOT (5)-(6)	97124.56
8	ADDITION FOR F.S.I. PURPOSE (6) 40% GROSS PLOT AREA 121405.69 SQ.MTS.)	121405.69
9(i)	SET - BACK AREA	-
9(ii)	D.P. ROAD	-
9	TOTAL AREA (8)+(9)	121405.69
10	ADDITIONAL F.S.I. PURPOSE (1.1) ON GROSS PLOT AREA 121405.69 SQ.MTS.	
11	ADDITIONAL AREA BY PAYING PREMIUM FOR 1.1 FSI(ADDITIONAL FSI SURFACE)	182108.54
12	TOTAL AREA	303514.23
13	F.S.I. PERMISSIBLE	66.40 PAYED
14	PERMISSIBLE FLOOR AREA (9) × 1SQ.	303514.23
15	EXISTING FLOOR AREA OF SUBDIVISION / TRANFORMED	00.00
16	PROPOSED BUILT UP AREA	
1	FOR I.T./I.T.E.S. BLOCK 01/O1 (EXISTING BUILDING AS PER CC DTD 11/12/2017)	36297.32
2	FOR I.T./I.T.E.S. BLOCK 02	16597.35
3	FOR I.T./I.T.E.S. BLOCK 05	1501.21
4	FOR I.T./I.T.E.S. BLOCK 06	NIL
5	FOR I.T./I.T.E.S. OFFICE BLOCK 06	21986.38
6	FOR R1/R2/ OFFICE BLOCK 06 (UPTO 34TH FLOOR)	13243.80
7	FOR R2 (20TH TO UPTO 34TH FLOOR)	6621.90
8	FOR R2-A	16699.50
16	TOTAL (I) BUILT UP AREA (1)+(2)+(3)+(4)+(5)+(6)+(7)+(8)	119823.74
	IF APPROVED SERVICES (RESIDENTIAL) UNDER 33(9)(A)(3) of DCR 2034	
17	R1 + R2 (PREVIOUS APPROVAL vide 33(9)(B) dtd 04.04.2017)	13243.80
18	R2 (PREVIOUS APPROVAL vide 33(9)(B) DTD 11.12.2017)	6870.60
19	R2 (20TH TO UPTO 34TH FLOOR)	6621.90
20	R2-A	16699.50
21	TOTAL PROPOSED AREA FOR IT SUPPORT SERVICES (1) + (2) + (3) + (4)	43441.80
22	TOTAL EXISTING AREA FOR IT BUILDING	58383.59
23	TOTAL PROPOSED AREA + EXISTING (21) + (22)	101825.39
24	TOTAL BUILT UP AREA (16) + (17) + (18)	179553.13
25	EXCESS BALC. AREA UNDER 33 (10) (E)	NIL
26	NORMAL BUILT UP AREA (24)-(25)	179553.13
27	(16) EXCESS = (16)-(3)-(4)-(5)-(6)-(7)-(8) = (16) - (13)	0.00
B	BALCONY AREA STATEMENT	
1	PERMISSIBLE BALCANY PER FLOOR	
2	PROPOSED BALC. PER FLOOR	
3	EXCESS BALC. AREA PER FLOOR	
4	TOTAL EXCESS BALC AREA FOR ALL FL	
C	GROUND COVERAGE	
1	PERMITTED = 121405.69 * 0.4 = 40%(B)	48562.28
2	GROUND COVERAGE = 34663.22 / 121405.69 = 0.285	

	D PARKING STATEMENT	
1	PARKING REQUIRED	
2	GARAGES PROVIDED	
3	GARAGES DEFICIENT	
4	TOTAL PARKING PROVIDED	

E NOTES

BOUNDARY OF THE PLOT BOUNDED THICK BLACK
PROPOSED WORK SHOWN RED FILLED IN
RECREATION AREA SHOWN GREEN WASH
AREA UNDER RETAINED SHOWN DOTTED BROWN
DRAINAGE SHOWN RED
AREA UNDER PROPOSED ROAD SHOW BROWN WASH
STRUCTURES TO BE DEMOLISHED SHOW DOTTED YELLOW

AREA CALCULATION FOR RG

RG1	=	9556.73	SQ.MT.
RG2	=	6568.26	SQ.MT.
RG3	=	365.18	SQ.MT.
RG4	=	5642.34	SQ.MT.
RG5	=	243.39	SQ.MT.
RG6	=	2477.13	SQ.MT.
TOTAL	=	24283.00	SQ.MT.