



PROPOSED AREA

NO.	Floors	Plate area	(Lift well + stair well + shaft + ramp)	GROSS Floor Area in sqm.	Stair landing area (excl. of st. well)	Lift lobby	Net Floor Area
1	Basement	1028.088 sqm.	NA	1028.088 sqm.	32.450 sqm.	12.000 sqm.	863.638 sqm.
2	Ground Floor	955.110 sqm.	122.940 sqm.	862.170 sqm.	25.250 sqm.	15.000 sqm.	821.920 sqm.
3	1st. Floor	955.110 sqm.	32.985 sqm.	922.125 sqm.	31.500 sqm.	15.000 sqm.	860.625 sqm.
4	2nd Floor	955.110 sqm.	32.985 sqm.	922.125 sqm.	31.500 sqm.	15.000 sqm.	860.625 sqm.
5	3rd. Floor	955.110 sqm.	32.985 sqm.	922.125 sqm.	31.500 sqm.	15.000 sqm.	860.625 sqm.
6	4th. Floor	955.110 sqm.	32.985 sqm.	922.125 sqm.	31.500 sqm.	15.000 sqm.	860.625 sqm.
7	5th. Floor	955.110 sqm.	32.985 sqm.	922.125 sqm.	31.500 sqm.	15.000 sqm.	860.625 sqm.
8	6th. Floor	955.110 sqm.	32.985 sqm.	922.125 sqm.	31.500 sqm.	15.000 sqm.	860.625 sqm.
9	7th. Floor	955.110 sqm.	32.985 sqm.	922.125 sqm.	31.500 sqm.	15.000 sqm.	860.625 sqm.
10	8th. Floor	955.110 sqm.	32.985 sqm.	922.125 sqm.	31.500 sqm.	15.000 sqm.	860.625 sqm.
11	9th. Floor	955.110 sqm.	32.985 sqm.	922.125 sqm.	31.500 sqm.	15.000 sqm.	860.625 sqm.
12	10th. Floor	955.110 sqm.	32.985 sqm.	922.125 sqm.	31.500 sqm.	15.000 sqm.	860.625 sqm.
13	11th. Floor	955.110 sqm.	32.985 sqm.	922.125 sqm.	31.500 sqm.	15.000 sqm.	860.625 sqm.
14	12th. Floor	955.110 sqm.	32.985 sqm.	922.125 sqm.	31.500 sqm.	15.000 sqm.	860.625 sqm.
15	13th. Floor	955.110 sqm.	32.985 sqm.	922.125 sqm.	31.500 sqm.	15.000 sqm.	860.625 sqm.
16	14th. Floor	955.110 sqm.	32.985 sqm.	922.125 sqm.	31.500 sqm.	15.000 sqm.	860.625 sqm.
17	15th. Floor	955.110 sqm.	32.985 sqm.	922.125 sqm.	31.500 sqm.	15.000 sqm.	860.625 sqm.
18	16th. Floor	955.110 sqm.	32.985 sqm.	922.125 sqm.	31.500 sqm.	15.000 sqm.	860.625 sqm.
TOTAL		17774.958 sqm.	650.700 sqm.	17124.258 sqm.	561.700 sqm.	287.000 sqm.	16295.558 sqm.

OTHERS AREA FOR FEES

STAIR HEAD ROOM AREA = 19.800 + 21.285 = 41.085 sqm.
LIFT MACHINE ROOM AREA = 14.761 + 41.860 = 56.621 sqm.
LIFT MACHINE ROOM STAIR AREA = 7.248 + 3.538 = 11.186 sqm.
O.H.W.R. TANK AREA = 15.345 + 21.255 = 36.530 sqm.
FIRE REFUGE AREA = 15.158 X 2 = 30.315 sqm.
A.C. LEDGE AREA = 22.440 + 20.820 + 20.820 = (22.860X4) = 91.400 sqm.

OTHERS AREA FOR FEES

STAIR HEAD ROOM AREA = 14.710 X 2 = 29.420 sqm.
LIFT MACHINE ROOM AREA = 14.761 + 21.285 = 36.046 sqm.
LIFT MACHINE ROOM STAIR AREA = 6.000 sqm.
O.H.W.R. TANK AREA = 10.150 sqm.
FIRE REFUGE AREA = 14.600 sqm.
CUPBOARD AREA = 1.8 X 4 = 7.200 sqm.

OTHERS AREA FOR FEES

STAIR HEAD ROOM AREA = 19.357 sqm.
LIFT MACHINE ROOM AREA = 15.352 sqm.
LIFT MACHINE ROOM STAIR AREA = 3.25 sqm.
O.H.W.R. TANK AREA = 7.550 sqm.

AREA STATEMENT

LAND AREA AS PER DEED = 10811.36 SQM. (88-1108-1001-10971)
 LAND AREA AS PER SUBDIVISION PLAN = 10704.43 SQM.
 LAND AREA AS PER U.L.C. = 10810.41 SQM.
 SANCTIONED ALLOTMENT AREA = 1752.50 SQM.
 STAIR CORNER AREA = 2.875 SQM.

PARKING CALCULATION

1ST. FLOOR ADMIN BUILT-UP AREA = 188.67 SQM.	2ND. FLOOR ADMIN BUILT-UP AREA = 47.20 SQM.
3RD. FLOOR ADMIN BUILT-UP AREA = 114.53 SQM.	TOTAL ADMIN BUILT-UP AREA = 349.40 SQM.
TOTAL ADMIN BUILT-UP AREA = 349.40 SQM.	PARKING REQUIREMENT = 375.5/400 = 2.449
TOTAL 1ST. TO 3RD. CLASSROOM FLOOR AREA = 932.125 X 3 = 2856.375 SQM.	BUS PARKING REQUIREMENT = 2856.375/1000 = 2.856 = 2 NOS.
OFFICE FLOOR (4TH. TO 16TH) OFFICE CARPET AREA 655.36 X 13 = 8519.84 SQM.	PARKING REQUIREMENT FOR 1500 @ 3.2 = 466.67 NOS.
TOTAL PARKING REQUIREMENT FOR OFFICE = 2401.461/30 = 79.38 NOS.	TOTAL PARKING REQUIREMENT FOR OFFICE = 2401.461/30 = 79.38 NOS.
TOTAL PARKING REQUIREMENT FOR BLOCK - A = 113 NOS.	TOTAL PARKING REQUIREMENT FOR BLOCK - A = 113 NOS.

BLOCK - B

1ST. FLOOR ADMIN BUILT-UP AREA = 188.67 SQM.	2ND. FLOOR ADMIN BUILT-UP AREA = 47.20 SQM.	3RD. FLOOR ADMIN BUILT-UP AREA = 114.53 SQM.	TOTAL ADMIN BUILT-UP AREA = 349.40 SQM.
PARKING REQUIREMENT FOR 1500 @ 3.2 = 466.67 NOS.		PARKING REQUIREMENT FOR OFFICE = 2401.461/30 = 79.38 NOS.	
TOTAL PARKING REQUIREMENT FOR BLOCK - B = 113 NOS.			

BLOCK - C

1ST. FLOOR ADMIN BUILT-UP AREA = 188.67 SQM.	2ND. FLOOR ADMIN BUILT-UP AREA = 47.20 SQM.	3RD. FLOOR ADMIN BUILT-UP AREA = 114.53 SQM.	TOTAL ADMIN BUILT-UP AREA = 349.40 SQM.
PARKING REQUIREMENT FOR 1500 @ 3.2 = 466.67 NOS.		PARKING REQUIREMENT FOR OFFICE = 2401.461/30 = 79.38 NOS.	
TOTAL PARKING REQUIREMENT FOR BLOCK - C = 113 NOS.			

PROJECT

PLAN PROPOSED U/S-394 OF K.M.C. ACT, 1980 FOR COMMERCIAL BUILDING COMPLEX (BLOCK - A, B+C+16 STORED OFFICE BUILDING, BLOCK - B, G+12 STORED RESIDENTIAL BUILDING FOR HOTEL ACCOMMODATION & BLOCK-C, G+4 STORED RESIDENTIAL BUILDING, AND EXISTING BLOCK -1 TWO STORED HOTEL, EXISTING BLOCK -2 TWO STORED LIBRARY & EXISTING BLOCK -3 FOUR STORED RESIDENTIAL BUILDING) AT PREMISES NO. -224, ACH JAGADISH BOSE ROAD (A.J.C. BOSE ROAD), KOLKATA - 700017, WARD NO. -89, LOCALITY - VIII, P.S. - KARAYA, P. O. - CIRCUIS AVENUE. LEGALITY OF EXISTING STRUCTURES ARE MORE OR LESS AS PER BS. NO. 108 (D-V) DATED 09.12.1983.

- 1. ASSESSEE NO. : 11069010010
- 2. DETAILS OF DEED
- 3. DEED OF CONVENIENCE
- A. BOOK NO. - I.
- B. VOLUME NO. - 40
- C. PAGED FROM 193 TO 199
- D. BEING NO. - 3092 FOR THE YEAR - 1980.
- E. S.R. - ALIPORE
- F. DATED - 06.10.1980
- 4. DECLARATION OF DEED
- A. BOOK NO. - I.
- B. VOLUME NO. - 135
- C. PAGED FROM 133 TO 136
- D. BEING NO. - 5078 FOR THE YEAR - 1960.
- E. R.S. - CALCUTTA
- F. DATED - 20.10.1960

- 5. BOUNDARY DECLARATION
- A. BOOK NO. - I.
- B. VOLUME NO. - 1606-2019
- C. PAGED FROM 176045 TO 171861
- D. BEING NO. - 18004572 FOR THE YEAR - 2019.
- E. A.D.S.R. - SEALDAH
- F. DATED - 28.11.2019

SCHEDULE OF DOORS & WINDOWS

DOORS	WINDOWS
TYPE	TYPE
D1 - 1000 X 2150	W1 - 1000 X 1800
D2 - 2000 X 2150	W2 - 1800 X 1800
D3 - 1000 X 2150	W3 - 1750 X 1800
D4 - 800 X 2150	W4 - 800 X 1800
D5 - 750 X 2150	W5 - 800 X 900
S1.2 - 800 X 2150	S2.1 - 800 X 2150
S2.2 - 800 X 2150	S3.1 - 800 X 2150
S3.2 - 800 X 2150	

For INDIAN CHURCH TRUSTEES
 Sanjay J. Sarkar
 Chartered Accountant
 Contributed Member Authorized Signatory
 SIGNATURE OF OWNER

DESIGNED: DRG NO. SCALE: 1:100
 CHECKED: DATE: / /
 DRAWN: DATE: / /

SPACE
 35-A, DR. SARAT BANERJEE ROAD, KOLKATA 700029
 TEL: 91-33-2843-4100 / 4109
 E-MAIL: info@spaceindia.com
 WEBSITE: www.spaceindia.com