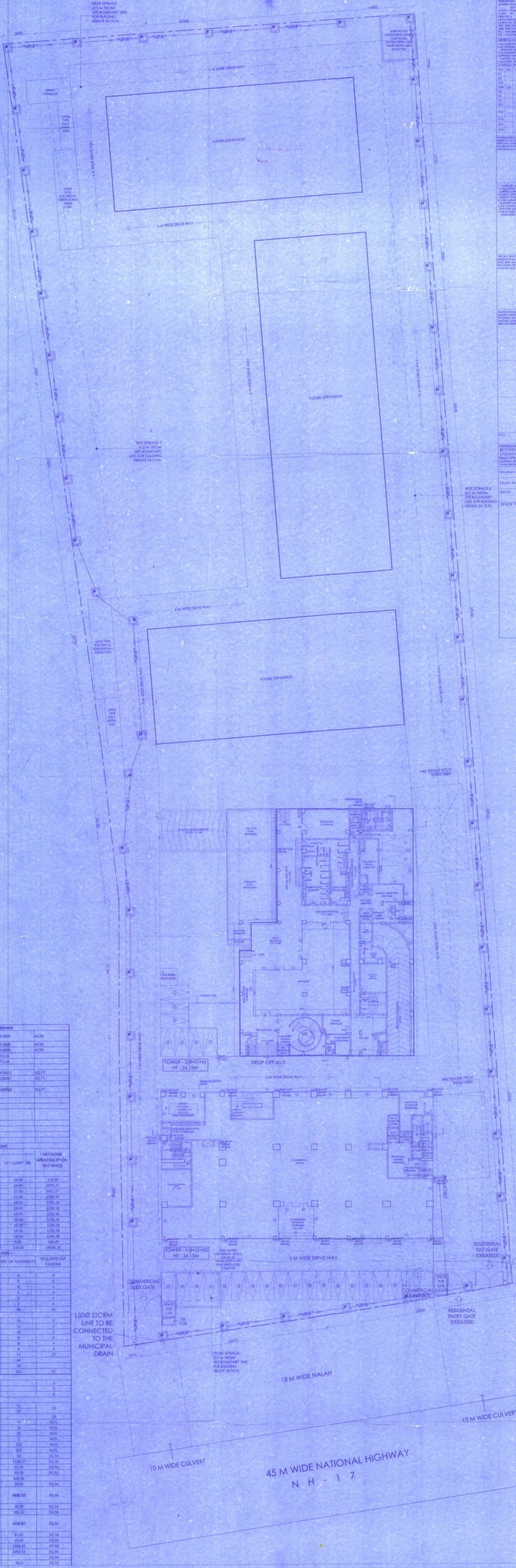

AREA STATEMENT OF RESIDENTIAL COMPALEX AT COOCHBEHAR					
1	AREA OF LAND(AS PER PHYSICAL MEASUREMENT)=	14569	SQ.M.	3.6000	ACRE
2	AREA OF LAND (AS PER DEED)	14569	SQ.M.	3.6000	ACRE
3	NET LAND AREA =	14569	SQ.M.	3.6000	ACRE
4	PERMISSIBLE GROUND COVERAGE	40%	5826	SQ.M.	
5	PROPOSED GROUND COVERAGE	16.77%	2442	SQ.M.	
6	PERMISSIBLE FAR	4			
7	PERMISSIBLE FAR AREA	43,706.09	SQ.M.	470862	SQ.FT.
8	PROPOSED FAR AREA	14,536.10	SQ.M.	156487	SQ.FT.
9	PROPOSED FAR	0.99776			
10	PROPOSED TOTAL BUA (FAR)	19,368.62	SQM	208762	SQ.FT.
11	PERMISSIBLE BUILDING HEIGHT	40	M		
12	PROPOSED BUILDING HEIGHT (FINAL ROOF SLAB)	34.15	M		
13	ABUTTING ROAD WIDTH	45	M (AVG.)		
14	OPEN SPACE REQUIREMENT (FOR BUILDING HEIGHT 40 M)	PERMISSIBLE OPEN SPACE	PROPOSED OPEN		
	FRONT	6	6		
	REAR	8.5	8.5		
	SIDE-1	6.5	6.5		
	SIDE-2	6.5	6.5		

15). PROPOSED AREA CALCULATION (IN SQM)

FLOOR	COVERED AREA (A)	CUT-OUT (B)	EXEMPTED AREA STAIR, RAMP, STAIR LOBBY* (C)	PARKING (D)	LIFT LOBBY* (E)	NET FLOOR AREA(FAR) [F=[(A-(B+C+D+E)]]
BASEMENT-1	3485.41	12.91	204.70	3050.81	16.00	116.99
GROUND	2424.49	142.61	147.35	75.49	24.00	2055.22
1ST	2067.84	505.48	69.79	0.00	21.00	1471.57
2ND	2732.44	61.01	59.09	0.00	21.00	2590.72
3RD	1356.86	42.09	60.59	0.00	18.00	1236.18
4TH	1356.86	42.09	60.59	0.00	18.00	1236.18
5TH	1356.86	42.09	60.59	0.00	18.00	1236.18
6TH	1356.86	42.09	60.59	0.00	18.00	1236.18
7TH	1356.86	42.09	60.59	0.00	18.00	1236.18
8TH	1356.86	42.09	60.59	0.00	18.00	1236.18
9TH	1356.86	42.09	60.59	0.00	18.00	1236.18
10TH	645.39	20.10	30.00	0.00	9.00	588.29
TOTAL	19833.59	1037.86	915.06	3126.07	218.00	14936.30

16 A) TENAMENTS & CAR PARKING CALCULATION :-

MKD.	BUILT-UP AREA TENAMENT SIZE	NO. OF TENAMENTS	REQUIRED CAR PARKING
TOWER-1			
A	99.21	6	4
B	99.21	8	4
C	97.62	8	4
D	97.34	8	4
E	97.24	8	4
F	97.24	8	4
TOTAL APARTMENT		46	24
TOWER-2			
A	80.37	10	5
B	81.31	10	5
C	83.08	10	5
D	97.06	8	4
E	97.06	8	4
F	97.06	8	4
TOTAL APARTMENT		54	27
TOTAL 3BHK APARTMENT		64	
TOTAL 2BHK APARTMENT		58	
TOTAL APARTMENT		122	51
CLUB AREA			
GROUND	734.33		0
1ST FLOOR	611.28		0
TOTAL =			0
COMMERCIAL AREA			
GROUND	1142.71	11	23
1ST FLOOR	1196.27	32	
TOTAL =			23
16 B) TOTAL REQUIRED CAR PARKING =		24	NOS.
16.C) TOTAL PROVIDED CAR PAMKING =	OPEN CAR PARKING=	24	NOS.
	BASEMENT=	95	NOS.
	STILT PARKING =	2	NOS.
	TOTAL =	121	NOS.
	TOTAL 2WHEELER PARKING	103	NOS.
17. PERMISSIBLE AREA FOR PROVIDED COVERED CAR PARKING =		50	SQ.M.
18. PROPOSED CAR PARKING AREA=		3126.07	SQ.M.
19. STAIR HEAD ROOM AREA =		81.05	SQ.M.
20. LIFT MACHINE ROOM AREA =		69.38	SQ.M.
21. C.B. AREA		243.36	
22. 2 NOS. GATE GOOMTY AREA =		38.00	SQ.M.
23. (EXEMPTED AREA(C+D+E)+ GATE GOOMTY AREA + LIFT MACHINE ROOM AREA+STAIR HEAD ROOM AREA+C.B. AREA) ..... (T)		4632.52	SQ.M.
24. FIRE REFUGE AREA =		36.00	SQ.M.
25. SWIMMING POOL AREA =		181.52	SQ.M.
26. OTHER AREA ONLY FOR FELS =(EXEMPTED AREA(C+D+E)+ FIRE REFUGE AREA+20% OF SWIMMING POOL AREA + GATE GOOMTY AREA + LIFT MACHINE ROOM AREA+STAIR HEAD ROOM AREA)		4726.87	SQ.M.
27. OVER HEAD TANK AREA =		81.05	SQ.M.
28. LIFT MACHINE ROOM STAIR AREA =		28.65	SQ.M.
29. TERRACE AREA =		1344.60	SQ.M.
30. EXCESS TERRACE AREA =		1054.52	SQ.M.
31. RELAXATION OF AUTHORITY,IF ANY =			SQ.M.
32. GREEN AREA =20.00% OF LAND AREA=		2910	SQ.M.

PROJECT

PROPOSED 3 NOS. B+G+X STORIED & 1NO. B+G+X STORIED RESIDENTIAL BUILDINGS
ADDRESS:- KHAGRIABARI MOUZA, MAHISHKUCHI, P.O.- KOTWALI, P.S.- COOCHBEHAR
LA.DIST:- COOCHBEHAR
LA.NO:- RS
LA.DAG:- RS
LA.KHATIAN NO(S):- SEE LA.MAP
L.R.PLOT NO.:- 2756, 2758, 2760, 2757, 2759, 2761, 2762, 2763, 2764, 2765, 2766, 2767, 2768, 2769, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2780, 2781, 2782, 2783, 2784, 2785, 2786, 2787, 2788, 2789, 2790, 2791, 2792, 2793, 2794, 2795, 2796, 2797, 2798, 2799, 2800,