



DETAILS OF PLAN PROPOSAL

A.

- ASSEESSEE NO. 11-032-09-00556
- DETAILS OF REG. DEED. 1-1-1 TO 26-10-2008-2005
- DETAILS OF REG. P.O.A. 32-109-SL NO 2011000069
4-70-584 TO 595
- (a) AREA OF LAND (AS PER U.L.C.R.) 7990.00 SQ.M.
(b) LAND FREE OPTED TO K.M.C. 521.13 SQ.M.
(c) NET LAND AREA 7468.87 SQ.M.
(d) NO. OF STOREY (B+G+XXIII) & (B+G+VII)
- NO. OF TENANTS 65
(200-300) SQ.M. - 67
(300-400) SQ.M. - 01

B.

- GROUND COVERAGE (44.97%) 3559.06 SQ.M.
- F.A.R. CONSUMED 2.992
- TOTAL COVERED AREA 26146.59 SQ.M.
- TOTAL SERVICE AREA IN GR. 806.79 SQ.M.
(FRONT BL. - 594.15 SQ.M. + REAR BL. - 222.64 SQ.M.)
- TOTAL CAR PARKING AREA IN GR. 1068.26 SQ.M.
(FRONT BL. - 477.30 SQ.M. + REAR BL. - 590.96 SQ.M.)
- NO. OF CAR PARKING REQUIRED FOR FRONT BLOCK - 157 NOS.
FOR REAR BLOCK - 93 NOS.
- NO. OF CAR PARKING PROVIDED FOR FRONT BLOCK 137 NOS.
BASEMENT 25 NOS.
GROUND (COVERED) 27 NOS.
GROUND (OPEN) 85 NOS.
FOR REAR BLOCK 97 NOS.
BASEMENT 59 NOS.
GROUND (COVERED) 17 NOS.
FIRST FLOOR 21 NOS.

AREA STATEMENT

- LAND AREA (AS PER U.L.C.R.) 7990.00 SQ.M.
- LAND FREE OPTED TO K.M.C. 521.13 SQ.M.
- NET LAND AREA 7468.87 SQ.M.
- F.A.R. PERMISSIBLE 3.00
- PERMISSIBLE GROUND COVERAGE (45.00%) 3380.99 SQ.M.
- PROPOSED GROUND COVERAGE (44.97%) 3559.06 SQ.M.
(FRONT BL. - 594.15 sq.m + REAR BL. - 2473.23 sq.m)
- PERMISSIBLE TOTAL BUILT-UP AREA (EXCLUDING EXEMPTED AREAS) 22406.81 SQ.M.
- PROPOSED TOTAL BUILT-UP AREA (INCLUDING EXEMPTED AREAS & CAR PARKING) 26146.59 SQ.M.

7. PROPOSED AREAS

FLOORS	FRONT BLOCK	REAR BLOCK	TOTAL AREA
BASEMENT	873.83 SQ.M.	2237.10 SQ.M.	3110.93 SQ.M.
GROUND FL.	811.45 SQ.M.	2342.40 SQ.M.	3153.85 SQ.M.
1ST FLOOR	842.38 SQ.M.	853.25 SQ.M.	1695.63 SQ.M.
2ND FLOOR	787.87 SQ.M.	481.51 SQ.M.	1269.38 SQ.M.
3RD FLOOR	735.08 SQ.M.	745.80 SQ.M.	1480.88 SQ.M.
4TH FLOOR	733.64 SQ.M.	745.82 SQ.M.	1479.46 SQ.M.
5TH FLOOR	732.71 SQ.M.	745.82 SQ.M.	1478.53 SQ.M.
6TH FLOOR	735.68 SQ.M.	793.58 SQ.M.	1529.26 SQ.M.
7TH FLOOR	713.23 SQ.M.	842.08 SQ.M.	1555.31 SQ.M.
8TH TO 23RD FLOOR	718.23x16 SQ.M.	1141.68 SQ.M.	1141.68 SQ.M.
TOTAL FLOOR	11398.15 SQ.M.	9788.44 SQ.M.	26146.59 SQ.M.
TOTAL			26146.59 SQ.M.

- CAR PARKING ADVANTAGE TAKEN (F.A.R. CALCULATION (a) + b) = 434.02 SQ.M.
- W.C. AREA IN ROOF = 239.90 SQ.M.
- TOTAL AREA EXEMPTED FOR F.A.R. CALCULATION (a + b) = 1480.92 SQ.M.
- STAIRWAYS AREA (FRONT BL. - 750.54 SQ.M. + REAR BL. - 490.88 sq.m) = 1241.42 SQ.M.
- LIFT LOBBY @ 6 SQ.M. IN ALL FLS. (FRONT BL. - 144.00 SQ.M. + REAR BL. - 84.00 sq.m) = 228.00 SQ.M.
- PROPOSED TOTAL BUILT-UP AREA (EXCL. EXEMPTED AREAS BUT INCLUDING CAR PARKING AREA) = 20665.87 SQ.M.
- PROPOSED F.A.R. 20665.87 / 1480.92 = 2.992
- TOTAL AREA OF OPEN TERRACES ABOVE +64.0M LVL. = 952.31 SQ.M.

For Anant Shri Sukhranjy Trust
 (Consulted Attorney)
 Harsh Vardhan Patodia
 Director
 Regent Hirse Pvt. Ltd.
 SIGNATURE OF OWNER

CERTIFICATE OF STRUCTURAL ENGINEER
 THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

SANJIV J. PAREKH
 U.E. (PROV.) B.C.E. (PROV.) (P)-1
 M.S.C. (S.E. AMB-2212)
 E.S.E. NO. 104 (I) K.M.C.
 SIGNATURE OF STRUCTURAL ENGG.

CERTIFICATE OF ARCHITECT
 I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME THAT THE WIDTH OF THE ABUTTING ROAD CONFORMS WITH THE PLAN AND IT IS A BUILDABLE SITE NOT A TANK OR A FILLED UP TANK. THE SITE PLAN, LOCATION PLAN AND THE SITE PLAN IS DEMARCATED BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE REGD. DEED PLAN. THE EXISTING STRUCTURE AS SHOWN FULLY OCCUPIED BY OWNERS AS PER OWNERS UNDERTAKING.

JAY PRAKASH BHARAT KUMAR AGRAWAL
 B. Arch., A.I.A.
 Reg. No. CA/19/1009
 ARCHITECT BL. NO. - 321A
 SIGNATURE OF ARCHITECT

TITLE: OVER ALL GROUND FLOOR PLAN - SITE PLAN LOCATION PLAN, DETAILS OF U.G.W.R.
 FRONT BL. & REAR BL.

PROJECT: PROPOSED RESIDENTIAL BUILDING CONSISTING OF TWO BLOCKS OF (B+G+XXIII) & (B+G+VII) STORED AT PREM. NO. 156B, MANICKTALA MAIN ROAD, KOLKATA - 54, WARD NO. - 032, BOROUGH - III.

SCALE	DATE	DEALT	CHECKED
1:200	18.03.12	KAKALI / KALISHK TAMAGHNA	

