





LOCATION PLAN
SCALE = 1 : 4000

Ⓐ LATITUDE 22°31'07.6"N
LONGITUDE 88°20'21.2"E

Ⓑ LATITUDE 22°31'08.0"N
LONGITUDE 88°20'21.2"E

Ⓒ LATITUDE 22°31'07.9"N
LONGITUDE 88°20'21.7"E

Ⓓ LATITUDE 22°31'07.7"N
LONGITUDE 88°20'22.2"E

Ⓔ LATITUDE 22°31'08.0"N
LONGITUDE 88°20'22.1"E

PROJECT :-

PROPOSED (G+IV) STORIED RESIDENTIAL
BUILDING OF HEIGHT (15.45 M.) AT PRE. NO - 44,
CHETLA ROAD, KOLKATA- 700027,
BOROUGH NO. - IX, WARD NO.- 82 , P.S.- CHETLA.

PROJECT :-

**(G+IV) STORIED RESIDENTIAL BUILDING
OF HEIGHT (15.45 M.) U/S 393 (A) OF K.M.C. ACT 1980
COMPLYING B/R 2009 AT PRE. NO - 44, CHETLA ROAD,
KOLKATA- 700027, BOROUGH NO. - IX, WARD NO.- 82 ,
P.S.- CHETLA.**

STATEMENT OF AREA						TENEMENT CALCULATION (all area in sqm)					
LAND AREA: 5K-13CH-43 SQFT = 392.79 SQM (AS PER DEED) LAND AREA(AS PER PHYSICAL MEASUREMENT):391.99 SQM STRIP OF LAND AREA=42.67 sq.m GIFTED TO KMC FOR ROAD WIEDENING NET LAND AREA= (391.99-42.67)= 349.314 sq.m						TENEMENT MKD	TENEMENT AREA	AREA TO BE ADDED	TENEMENT AREA (ACT)	NO. OF FLAT	NO. OF CAR
						FLAT A	58.218	11.692	69.910	1	0
						FLAT B	45.934	9.225	55.159	1	0
						FLAT C	46.985	9.436	56.421	1	0
						FLAT D	74.519	14.965	89.484	3	1.5
PERMISSIBLE F.A.R..... : 2.25						FLAT E	76.614	15.386	92.000	3	1.5
PERMISSIBLE GROUND COVERAGE..... : 192.206 SQ.M. (55.023%)						CAR PARKING REQUIRED : 03 NO.					
PROPOSED GROUND COVERAGE..... : 173.797 sq.m (49.753%)						CAR PARKING PROVIDED : 04 NO.					
	RESIDENTIAL	DEDUCTION AREA (all area in sqm)			NET COVER AREA	PROVIDED CAR PARKING AREA :108.573 sq.m					
		LIFT WELL	LIFT LOBBY	STAIR WAY		PERMISSABLE CAR PARKING AREA : 75 SQ.M.					
PROP. GR. FL. AREA	148.894	0.00	2.599	7.087	139.208	EXEMPTED AREA : LIFT LOBBY + STAIR :					
PROP. 1ST. FL. AREA	173.797	2.393	2.599	13.365	155.440	(2.599X5)+7.087+(13.365X4) : 73.542 SQ.M.					
PROP. 2ND. FL. AREA	173.797	2.393	2.599	13.365	155.440	STAIR HEAD ROOM AREA : 20.441 SQ.M.					
PROP. 3RD. FL. AREA	173.797	2.393	2.599	13.365	155.440	OVER HEAD TANK AREA : 14.22 SQ.M.					
PROP. 4TH. FL. AREA	173.797	2.393	2.599	13.365	155.440	LIFT MACHINE ROOM AREA : 11.668 SQ.M.					
TOTAL AREA	844.082	9.572	12.995	60.547	760.968	LIFT M/C ROOM STAIR AREA : 4.5 SQ.M.					
PERMISSIBLE BUILT - UP AREA : 881.977 SQ.M.						TERRACE AREA : 173.797 SQ.M.					
PROPOSED BUILT UP AREA : 760.968 SQ.M						SERVICE TOILET : 2.96 SQ.M.					
BONUS CAR PARKING AREA : 75 SQ.M						AREA OF CUP-BOARD : 3.025 SQM. PER FL. X 4 FLOORS					
NET BUILT UP AREA (760.968 - 75)..... : 685.968 SQ.M						=12.1 SQ.M.					
PROPOSED F.A.R : (685.968 / 391.99) : 1.749						OTHER AREA FOR FEES =EX. + LIFT STAIR+CB					
						= 73.542+4.5+12.1					
						=90.142 SQM.					