

PROJECT-

PLAN SHOWING CHANGES U/R-26 (2a & 2b) FROM THE SANCTIONED PLAN VIDE B.P. NO.2012090041, DATED 17.08.2012 & FURTHER SUPERSEDING THE SANCTIONED PLAN VIDE B.P. NO. 2013090083, DATED 20.12.13 FOR B+G+XI STORIED RESIDENTIAL BUILDING AT PREMISES NO. 2/1, HOSSAIN SHAH ROAD, WARD NO-78 , BOROUGH - IX, P.S. - EKBALPORE, KOLKATA - 700023.

- 1. PROPOSED GROUND COVERAGE (41.465 %) = 2775.75 SQ.M.
- 2. F.A.R. CONSUMED = 2.475
- 3. TOTAL COVERED AREA = 16567.630 SQ.M.
- 4. TOTAL SERVICE AREA IN GR. FL. = 712.12 SQ.M.
- 5. TOTAL CAR PARKING AREA IN GR. FL. = 1650.86 SQ.M.
- 6. OWNER'S OFFICE AREA IN GR. FL. = 155.01 SQ.M.
- (OWNER'S OFFICE CARPET AREA IN GR. FL. = 140.68 SQ.M.)
- 7. NO. OF CAR PARKING :-
 - REQUIRED - 131 NOS.
 - PROVIDED - 155 NOS.
 - COVERED - GROUND - 84 NOS.
 - BASEMENT - 67 NOS.
 - OPEN - GROUND - 04 NOS.

AREA STATEMENT :-

- 1.(a) AREA OF LAND = 6694.20 SQ.M
- (i) LAND AREA GIFTED TO K.M.C. = 31.026 SQ.M

NET LAND AREA - 6663.174 SQ.M.

- 2. F.A.R. AVAILABLE = 2.25
- 3. PERMISSIBLE TOTAL BUILT-UP AREA = 15061.95 SQ.M.
- 4. 10% EXTRA F.A.R. = 0.225
- 5. PERMISSIBLE F.A.R. = 2.475
- 6. PERMISSIBLE COVERED AREA = 16568.145 SQ.M.
- 7. PERMISSIBLE GROUND COVERAGE (45.00 %) = 3012.39 SQ.M.
- 8. PROPOSED GROUND COVERAGE = (41.465 %) = 2775.75 SQ.M.
- 9. PROPOSED TOTAL BUILT-UP AREA = 16567.630 SQ.M.

10. PROPOSED FLOOR AREA :-

FLOORS	TOWER - 1 (SQ.M.)	TOWER - 2 (SQ.M.)	TOWER - 3 (SQ.M.)	TOTAL (SQ.M.)
GROUND				2517.99
FIRST	649.50	497.50	443.71	1590.71
SECOND	604.90	496.73	446.49	1548.12
TYPICAL	TYPICAL (3rd.-11th.)	TYPICAL (3rd.-11th.)	TYPICAL (3rd.-11th.)	13933.08
	604.90 x 9 = 5444.10	496.73 x 9 = 4470.57	446.49 x 9 = 4018.41	
BASEMENT				2453.12
TOTAL				22043.02

11. AREAS EXEMPTED IN F.A.R. CALCULATION

LIFT LOBBY AREA

FLOORS	TOWER - 1 (SQ.M.)	TOWER - 2 (SQ.M.)	TOWER - 3 (SQ.M.)	TOTAL (SQ.M.)
TYPICAL	(BASEMENT, GR. To 11th.)	(BASEMENT, GR. To 11th.)	(BASEMENT, GR. To 11th.)	234.00
	6 x 13 = 78	6 x 13 = 78	6 x 13 = 78	
TOTAL				234.00

STAIRWAYS AREA

FLOORS	TOWER - 1 (SQ.M.)	TOWER - 2 (SQ.M.)	TOWER - 3 (SQ.M.)	TOTAL (SQ.M.)
TYPICAL	(1st. To 11th.)	(1st. To 11th.)	(1st. To 11th.)	841.50
	25.50 x 11 = 280.50	25.50 x 11 = 280.50	25.50 x 11 = 280.50	
GROUND				76.50
BASEMENT				21.78
TOTAL				939.78

C.B. AREA

FLOORS	TOWER - 1 (SQ.M.)	TOWER - 2 (SQ.M.)	TOWER - 3 (SQ.M.)	TOTAL (SQ.M.)
FIRST	8.23	5.51	8.27	22.01
SECOND	10.91	11.01	11.05	32.97
TYPICAL	(3rd. To 11th.)	(3rd. To 11th.)	(3rd. To 11th.)	296.73
	10.91 x 9 = 98.19	11.01 x 9 = 99.09	11.05 x 9 = 99.45	
TOTAL				351.71

- TOTAL EXEMPTED AREA = 1525.49 SQ.M.
- 12. AREA EXCLUDING EXEMPTED AREA (INCL. CAR PARKING) = (22043.02 - 1525.49) SQ.M. = 20517.53 SQ.M.

11. CAR PARKING AREA

- I) CAR PARKING IN GROUND FLOOR = 1650.86 SQ.M.
 - NOS. OF COVERED CAR 72
 - PERMISSIBLE = 72 X 25 = 1800
 - PROVIDED = 1650.86 SQ.M.
- II) CAR PARKING IN BASEMENT = 2299.04 SQ.M.
 - NOS. OF COVERED CAR 59
 - 59 X 40 = 2360 SQ.M.
 - PROVIDED = 2299.04 SQ.M.

TOTAL CAR PARKING AREA = 3949.90 SQ.M.

- 12. TOTAL AREA IN F.A.R. = (20517.53 - 3949.90) SQ.M. = 16567.630 SQ.M.

13. F.A.R. PROPOSED = 2.475

14. SWIMMING POOL AREA IN 1ST. FL. = 174.93 SQ.M.

15. TREE PLANTATION AREA  = 1470.88 SQ.M.

16. PAVED AREA  = 1672.30 SQ.M.