

STATEMENT OF THE PLAN PROPOSAL

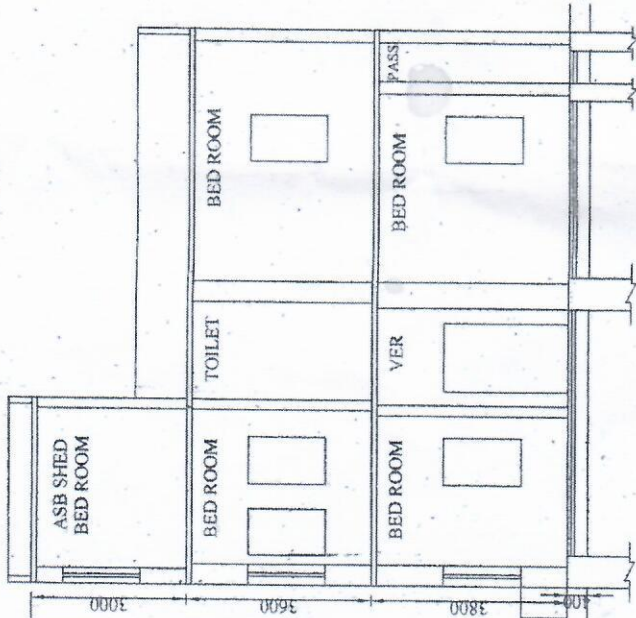
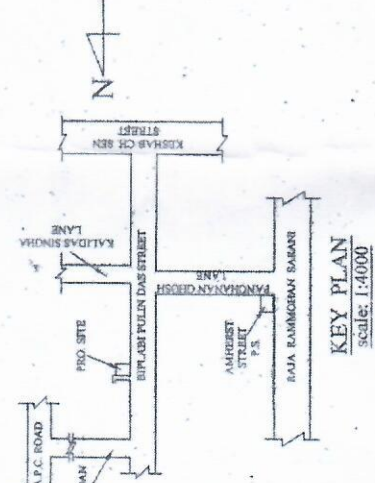
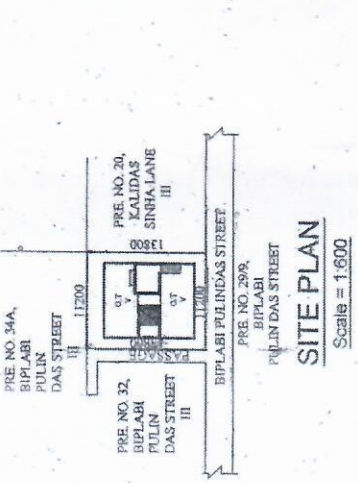
- ASSEESSEE NO.- 110380700359
- DETAILS OF REGISTERED DEED
BOOK NO = 1, VOL NO. = 21
PAGES = 2101 to 2125
BEING NO = 06635
YEAR = 2013
- DETAILS OF POWER OF ATTORNEY
N.A.
- DETAILS OF TENANT DECLARATION
BOOK NO = 1, VOL NO. = 1902-2018
PAGES = 92799 to 92811
BEING NO = 190203569
YEAR = 2018
- DETAILS OF BOUNDARY DECLARATION
BOOK NO = 1, VOL NO. = 1902-2018
PAGES = 26543 to 26556
BEING NO = 190200770
YEAR = 2018

- LAND AREA AS EPR PHYSICAL = 154.56 SQM.
- ROAD WIDTH = 6.55 M. (AVG.)
- AS PER BUILDING RULE 142 PERMISSIBLE GROUND COVERAGE = 60% = 92.736 SQ.M.
- COVERED AREA OF EX. STRUCTURE AT GROUND FLOOR = 117.403 SQM
- COVERED AREA OF EX. STRUCTURE AT FIRST FLOOR = 117.403 SQM
- COVERED AREA OF EX. STRUCTURE AT SECOND FLOOR = 31.77 SQM
- TOTAL COVERED AREA OF THE EX. STRUCTURE = 266.576 SQM
- EXEMPTED AREA AT GROUND FLOOR (EXISTING) = 5.76 SQM
- EXEMPTED AREA AT FIRST FLOOR (EXISTING) = 5.76 SQM
- EXEMPTED AREA AT SECOND FLOOR (EXISTING) = 5.76 SQM
- TOTAL EXEMPTED AREA AT ALL FLOORS (EXISTING) = 17.28 SQM
- TOTAL COVERED AREA OF ALL FLOORS IN THE EX. STRUCTURE - EXEMPTED AREA AT ALL FLOORS = 266.576 - 17.28 = 249.296 SQM
- TOTAL AREA OCCUPIED BY TENANTS = 167.740 SQM
- TOTAL AREA OCCUPIED BY OWNER = 81.556 SQM
- PERMISSIBLE TOTAL FLOOR AREA = (167.740 X 2) + 81.556 = 417.036 SQM.
- PERMISSIBLE F.A.R. = (413.75/154.56) = 2.676
- PROPOSED GROUND COVERAGE = 92.591 SQ.M = 59.906%.

PROPOSED AREA (AREA STATEMENT):-

TOTAL COVERED AREA	SHAFT/STAIR WELLS/NET COVERED AREA	C/O U/T	TOTAL EXEMPTED AREA	
			STAIR-DUCT	STAIR-LOBBY
GROUND FLOOR	92.591 SQM	92.591 SQM	13.018 SQM	79.573 SQM
1ST FLOOR	92.591 SQM	1.812 SQM	13.018 SQM	77.783 SQM
2ND FLOOR	92.591 SQM	1.812 SQM	13.018 SQM	77.783 SQM
3RD FLOOR	92.591 SQM	1.812 SQM	13.018 SQM	77.783 SQM
4TH FLOOR	92.591 SQM	1.812 SQM	13.018 SQM	77.783 SQM
TOTAL	462.565 SQM	7.248 SQM	65.082 SQM	300.627 SQM

- PROPOSED CAR-PARKING SPACE AT GROUND FLOOR = 42.959 SQM
- PROPOSED F.A.R. = (390.627 - 42.959) / 154.56 = 2.249
- AREA OF STAIR COVER = 13.39 SQM.
- AREA OF O.H.W.R. = 4.5 SQM.
- AREA OF LIFT M/C ROOM = 10.934 SQM.



WANT'S NAME	EXISTING SQM				PROPOSED SQM			
	FLOOR	USE	OCCUPIED	TOTAL	FLOOR	USE	OCCUPIED	TOTAL
SAHA	GROUND	RESI.	79.401 SQM	103.541 SQM	GROUND	RESI.	30.672 SQM	31.474
	SECOND	RESI.	25.237 SQM	32.983 SQM	SECOND	RESI.	77.035 SQM	79.048
N SAHA	FIRST	RESI.	23.870 SQM	31.205 SQM	FIRST	RESI.	37.911 SQM	38.903
	FIRST	RESI.	23.870 SQM	31.205 SQM	FIRST	RESI.	39.124 SQM	40.147
MUKHERJEE				TOTAL(C)				TOTAL(D)
				167.740 SQM				199.572 SQM

OWNER	EXISTING SQM				PROPOSED SQM			
	FLOOR	USE	OCCUPIED	TOTAL	FLOOR	USE	OCCUPIED	TOTAL
OWNER	FIRST	RESI.	62.614 SQM	18.942 SQM	THIRD	RESI.	77.035 SQM	2.013 SQM
	FIRST	RESI.	62.614 SQM	18.942 SQM	4TH	RESI.	77.035 SQM	2.013 SQM
			TOTAL(A)				TOTAL(B)	
			81.556 SQM				158.086 SQM	