

PROJECT

PROPOSED B+G+13 STORIED RESIDENTIAL BUILDING
AT PREMISES. NO. - 25, DR. AMBEDKAR SARANI, P.S. - TOPSIA
UNDER WARD NO. - 059, BR. NO. - VII, KOLKATA-700046.

1. ASSESSEE NO. - 110592300276
2. DETAILS OF REGISTERED DEED.
 - A) i) BOOK NO. - I, ii) VOLUME NO. - 9, iii) PAGES - 4214 TO 4264
iv) BEING NO. - 04597, v) YEAR - 2013, vi) OFFICE- D.S.R. -III SOUTH 24 - PARGANAS.
 - B) i) BOOK NO. - I, ii) VOLUME NO. - 9, iii) PAGES - 4059 TO 4109
iv) BEING NO. - 04566, v) YEAR - 2013, vi) OFFICE- D.S.R. -III SOUTH 24 - PARGANAS.
 - C) i) BOOK NO. - I, ii) VOLUME NO. - 9, iii) PAGES - 4008 TO 4058,
iv) BEING NO. - 04567, v) YEAR - 2013, vi) OFFICE- D.S.R. -III SOUTH 24 - PARGANAS.
 - D) i) BOOK NO. - I, ii) VOLUME NO. - 9, iii) PAGES - 4110 TO 4160
iv) BEING NO. - 04568, v) YEAR - 2013, vi) OFFICE- D.S.R. -III SOUTH 24 - PARGANAS.
 - E) i) BOOK NO. - I, ii) VOLUME NO. - 9, iii) PAGES - 3957 TO 4007
iv) BEING NO. - 04569, v) YEAR - 2013, vi) OFFICE- D.S.R. -III SOUTH 24 - PARGANAS.
3. a) AREA OF THE LAND - 2275.362 SQM.
b) NOS. STORIED - B+G+13
5. NO. OF TENAMENTS - 46 NOS.
6. BUILDING HEIGHT - 50.750 M.

PLOT AREA = 34K-00CH-12SFT. = 2275.362 SQM.
PERMISSIBLE GROUND COVERAGE = 50 % = 1137.687 SqM.
PROPOSED GROUND COVERAGE = 37.294 % = 848.575 Sq.M.
PERMISSIBLE F.A.R = 3.00
PROPOSED F.A.R = 2.997
PERMISSIBLE BUILT-UP AREA = 2275.362X3.0 = 6826.086 Sq.M. + PARKING
PROPOSED BUILT-UP AREA = 6818.854 Sq.M. + PARKING + STAIR & LIFT LOBBY
BASEMENT FLOOR AREA = 607.060 Sq.M.
(PARKING AREA = 584.40 SQM. + SERVICE = 22.66 SQM.)
GROUND FLOOR AREA = 621.933 Sq.M.
(PARKING = 478.150 SQM. + SERVICE = 145.783 SQM.)
1ST. FLOOR AREA = 701.013 Sq.M.
(PARKING AREA = 536.899 SQM. + COMMUNITY = 115.919 SQM + SERVICE = 48.195 SQM.)
TYPICAL (2ND -12TH.) FLOOR AREA = 586.619 X 11 = 6452.809 Sq.M.
(TOTAL FLAT - 502.299 SQM. + SERVICE = 84.320 SQM.)
13TH. FLOOR AREA = 477.539 Sq.M.
(GYM AREA = 115.895 SQM. + FLAT AREA = 275.274 SQM. + SERVICE = 86.570 SQM.)
GROSS TOTAL AREA = 8860.354 Sq.M.
AREA EXEMPTED FOR :-
STAIR & LIFT LOBBY = [14X(15.75+16.05)+5.75 +(6X15)]
= 445.2+90 = 540.95 SqM.
NET FLOOR AREA = 8319.404 SqM.
CAR PARKING AREA = 584.40 + 476.150 + (11 X 40) SQM.
= 1060.55 + 440.00 = 1500.55 SQM.
F.A.R = (NET FLOOR AREA - CAR PARKING) / LAND AREA
= (8319.404 - 1500.55) / 2275.362 = 2.997

PARKING CALCULATION

BUILT UP AREA OF FLAT

FLAT - A (12 NOS.) = 139.909 SQM. = 1678.908 SQM.
FLAT - B (12 NOS.) = 135.365 SQM. = 1624.380 SQM.
FLAT - C (11 NOS.) = 111.248 SQM. = 1223.728 SQM.
FLAT - D (11 NOS.) = 115.778 SQM. = 1273.558 SQM.
TOTAL BUILTUP AREA OF FLAT = 5800.574 SQM.

SERVICE AREA =

BASEMENT SERVICE AREA = 22.660 SQM.
GROUND FLOOR SERVICE = 145.783 SQM.
1ST. FLOOR SERVICE = 48.195 SQM.
TYP. (2ND -12TH.) FLOOR SERVICE = 84.320 X 11 = 927.520 SQM.
13TH. FLOOR SERVICE = 86.570 SQM.
TOTAL SERVICE AREA = 1230.728 SQM.

SHARE OF SERVICE AREA = 1230.728 / 8860.354 = 0.139

NET FLOOR AREA = 8319.404 SQM.
 CAR PARKING AREA = 584.40 + 476.150 + (11 X 40) SQM.
 = 1060.55 + 440.00 = 1500.55 SQM.
 F.A.R = (NET FLOOR AREA - CAR PARKING) / LAND AREA
 = (8319.404 - 1500.55) / 2275.362 = 2.997

PARKING CALCULATION

BUILT UP AREA OF FLAT

FLAT - A (12 NOS.) = 139,909 SQM. = 1678.908 SQM.
 FLAT - B (12 NOS.) = 135,365 SQM. = 1624.380 SQM.
 FLAT - C (11 NOS.) = 111,248 SQM. = 1223.728 SQM.
 FLAT - D (11 NOS.) = 115,778 SQM. = 1273.558 SQM.
 TOTAL BUILTUP AREA OF FLAT = 5800.574 SQM.

SERVICE AREA =

BASEMENT SERVICE AREA = 22.660 SQM.
 GROUND FLOOR SERVICE = 145.783 SQM.
 1ST. FLOOR SERVICE = 48.195 SQM.
 TYP. (2ND. -12TH.) FLOOR SERVICE = 84.320 X 11 = 927.520 SQM.
 13TH. FLOOR SERVICE = 88.570 SQM.
 TOTAL SERVICE AREA = 1230.728 SQM.
 SHARE OF SERVICE AREA = 1230.728 / 5800.574 = 0.212

PARKING REQUIRE

SUPPER BUILT UP AREA OF FLAT

FLAT - A (12 NOS.) = 139,909 X (1+0.212) = 169,569 SQM. = 12 NOS. PARK.
 FLAT - B (12 NOS.) = 135,365 X (1+0.212) = 164,062 SQM. = 12 NOS. PARK.
 FLAT - C (11 NOS.) = 111,248 X (1+0.212) = 134,832 SQM. = 11 NOS. PARK.
 FLAT - D (11 NOS.) = 115,778 X (1+0.212) = 140,322 SQM. = 11 NOS. PARK.
 PARKING REQUIRE = 46 NOS. PARK.

CARPET AREA OF COMMUNITY HALL = 106.914 SQM.
 PARKING REQUIRE = 106.914 / 35 = 3.054 = 3 NOS.
 CARPET AREA OF GYM. = 109.245 SQM.
 PARKING REQUIRE = 109.245 / 35 = 3.121 = 3 NOS.
 TOTAL PARKING REQUIRE = 46 + 3 + 3 = 52 NOS.

PARKING PROVIDED = 64 NOS.
 COVER PARKING = 18+34+11 = 63 NOS.
 OPEN PARKING = 1 NOS.

AREA OF O.H.W.R = 46.25 SQM.
 AREA OF L.M.R = 39.09 SQM.
 AREA OF S.H.R. = 20.23 + 20.00 = 40.23 SqM.
 AREA OF ROOF TOILET = 2.94 SqM.
 CUPBOARD AREA = 9.35 + (7.7X4) + (8.4X3) + (9.35X3) + 5.4 = 98.80 SQM. (1.34 %)
 FIRE REFUGE TERRACE AREA = 84.220 SQM (1.14%)
 TERRACE AREA AT 3RD, 6TH, 9TH. & 12TH. FLOOR = 21.79 X 4 = 87.160 SQM.
 TERRACE AREA AT 5TH, 8TH. & 11TH. FLOOR = 10.59 X 3 = 31.77 SQM.

SCHEDULE OF DOORS & WINDOWS

DOORS			WINDOWS		
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
FCD.	1200	2150	W1	2400	1800
D1	1050	2150	W2	1800	1800
D2	900	2150	W3	1250	1800
D3	750	2150	W4	900	900
D4	1200	2150	W4a	900	1800
SLD.1	2400	2150	W5	600	900
SLD.2	2000	2150	W5a	750	400
SLD.3	1800	2150			

