



STATEMENT OF PLAN PROPOSAL

A

1. ASSESSEE NO. - 21 - 100 - 01 - 0025 - 4

2. NAME OF OWNER - SRI GOPAL KUNDU

3. DETAILS OF REGD. DEED :-

BEING NO. - 160101552 ; BOOK NO. - I; VOL. NO.- 1601 - 2024 ; PGS : 56693 TO 56712
YEAR - 2024 ; DATED :- 06/08/2024 REGISTER AT D.S.R. - I, 24 - PGS / SOUTH

3. DETAILS OF BOUNDARY DECLARATION :-

BEING NO. - 160101698 ; BOOK NO. - I; VOL. NO.- 1601 - 2024 ; PGS : 60179 TO 60189.
YEAR - 2024 ; DATED :- 16/08/2024 REGISTER AT D.S.R. - I, 24 - PGS / SOUTH

4. AREA OF LAND

AS PER DEED & ASSESSMENT RECORD = 183.946 Sqm (2K - 12CH - 00 Sft)

AS PER MEASUREMENT = 195.534 Sqm (2K - 14CH - 34.72 Sft)

5. K.M.C MUTATION NO.- 0 / 100 / 10 - AUG - 24 / 69864 , DATED- 10/08/2024.

B

1. PERMISSIBLE GROUND COVERAGE (60%) = 110.368 SQM.

2. PROPOSED GROUND COVERAGE (59.78%) = 109.962 SQM.

3. PERMISSIBLE F. A. R. = 1.75

4. PROPOSED F. A. R. = 1.664

5. TOTAL COVERED AREA = 432.925 SQM.

AREA STATEMENT

6. FLOOR AREA STATEMENT

FLOOR	TOTAL COVERED AREA IN m ²	STAIR WELL	LIFT WELL	EFFECTIVE FL.AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA IN m ²	COMMON AREA IN m ²
GROUND	103.039	—	—	103.039	10.013	1.788	91.238	29.905
FIRST	109.962	0.354	1.800	107.808	10.013	1.788	96.007	14.621
SECOND	109.962	0.354	1.800	107.808	10.013	1.788	96.007	14.621
THIRD	109.962	0.354	1.800	107.808	10.013	1.788	96.007	14.621
TOTAL	432.925	1.062	5.400	426.463	40.052	7.152	379.259	73.768

7. TENAMENT AREA

TENEMENT MARKED	TENEMENT SIZE in m ²	Multiplication Factor	ACTUAL TENEMENT AREA INCLUDING PROP: AREA IN m ²	No of Tenement	No of Car Required
F1,S1&T1	93.187	1.2639	117.779	3	3
			TOTAL	3	3

8. CALCULATION OF F.A.R

A.NET LAND AREA AS PER DEED IN SQ.M	183.946 SQM.
TOTAL REQUIRED CAR PARKING	3
TOTAL COVERED CAR PARKING PROVIDED	3
PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m ²	75
ACTUAL CAR PARKING AREA IN m ²	73.130
PERMISSABLE F.A.R	1.75
PROPOSED F.A.R	379.259 - 73.13 / 183.946 = 1.664

9. CALCULATION OF OTHER FEES

STAIR HEAD ROOM AREA	12.642 m ²
OVER HEAD RESERVOIR AREA	5.65 m ²
LIFT MACHINE ROOM AREA	4.957 m ²
LIFT MACHINE ROOM STAIR AREA	3.733 m ²
AREA OF C.B	8.10 m ²
OTHER AREA ONLY FOR FEES	29.432 m ²
TOTAL AREA FOR FEES INCLUDING EXEMPTED AREA	455.895 m ²
PROVIDED TREE COVERED AREA	2.00 m ²

10. STATEMENT FOR OTHER AREA

SCHEDULE OF DOORS &WINDOWS

FLOOR	LOFT m ²	CUPBOARD m ²	LEDGE m ²	DOOR MKD	SIZE	WIN MKD	SIZE
				D1	1000X2100	W1	1500X1200
GR.FL.	0.00	0.00	0.00	D2	900X2100	W2	1200X1200
				D3	750X2100	W3	600X600
1ST.FL.	0.00	2.7	0.00			W4	700X1200
2ND.FL.	0.00	2.7	0.00				
3RD.FL.	0.00	2.7	0.00				
TOTAL	0.00	8.10	0.00				

SCALE - 1:100 & AS NOTED