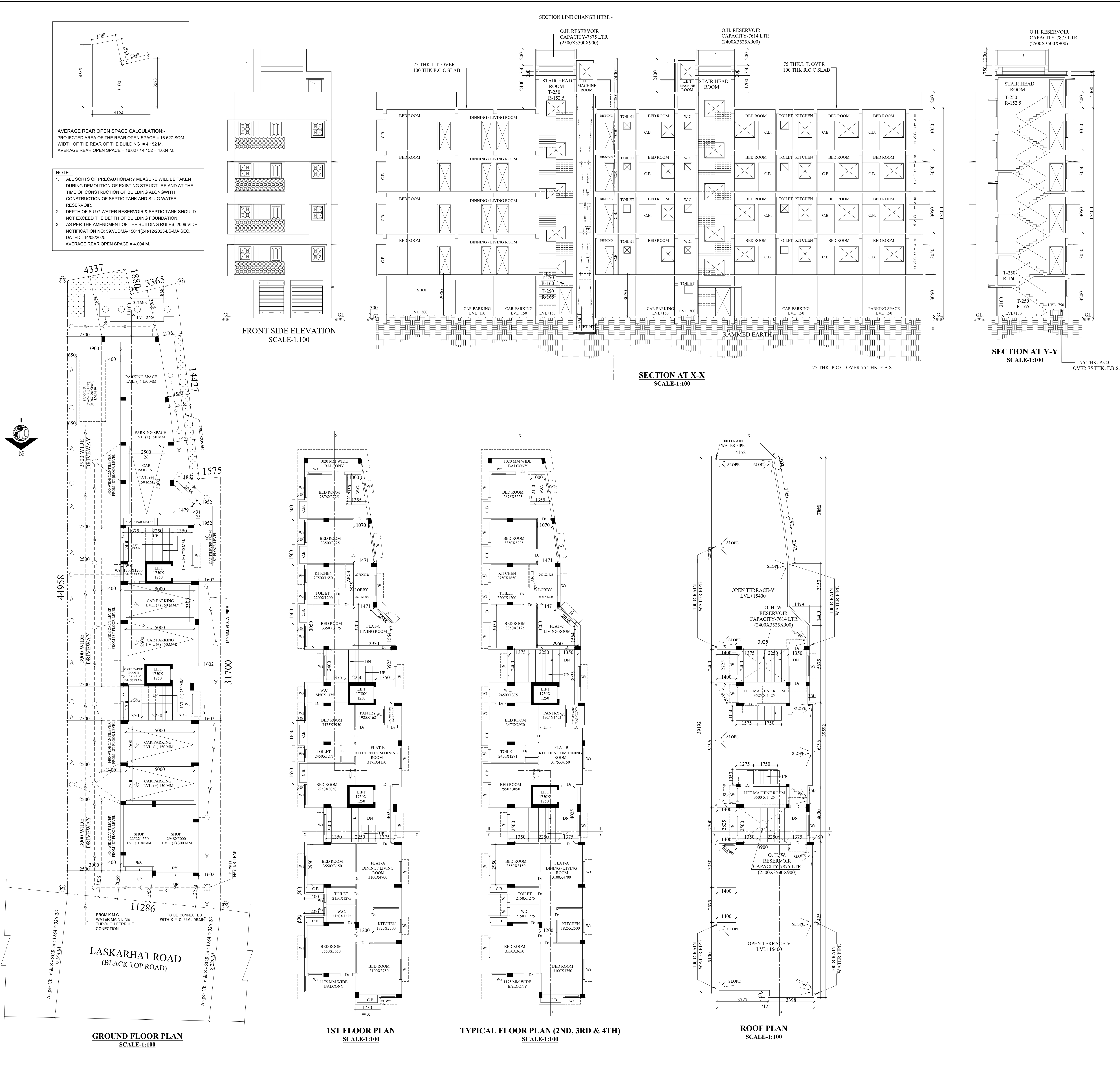




STATEMENT OF THE PLAN PROPOSAL																																																																																									
PART-A:		PART-B:																																																																																							
01. ASSESSEE No. : 31-107-08-6736-2		01. AREA OF LAND : AS PER TITLE DEED (07 K - 04 CH - 33 SFT) = 488.015 SQM																																																																																							
02. NAME OF OWNERS : M/S AMBIENCE INTERIOR, REPRESENTED BY ITS PROPRIETOR INTEKHAB ALAM		02. AS PER BOUNDARY DECLARATION=(07K-01CH-34 SFT)= 475.612 SQM																																																																																							
03. NAME OF APPLICANT : M/S AMBIENCE INTERIOR, REPRESENTED BY ITS PROPRIETOR INTEKHAB ALAM		03. AREA OF SPLAY CORNER = N-A																																																																																							
04. DETAILS OF REGISTERED DEED : BOOK No. : I VOL. No. : 1630-2025 PAGE No.: 34559-34599 BEING No.163001453 DATE: 25.02.2025 PLACE : D.S.R. - V, SOUTH 24-PARGANAS		04. AREA OF STRIP = N-A																																																																																							
05. DETAILS OF REGISTERED BOUNDARY DECLARATION : BOOK No. : I VOL. No. : 1630-2025 PAGE No.: 88572-88583 BEING No.163003823 DATE: 19.05.2025 PLACE : D.S.R. - V, SOUTH 24-PARGANAS		05. NET LAND AREA = 475.612 SQM																																																																																							
06.No. OF STOREY = G+IV		06. (i) PERMISSIBLE GROUND COVERAGE (60%) = 285.367 SQM																																																																																							
07.No. OF TENEMENTS = 12 Nos.		(ii) PROPOSED GROUND COVERAGE (50.714%) = 241.200 SQM																																																																																							
08.SIZE OF TENEMENTS : 50-75 SQM = 4 75-100 SQM = 8		07. PROPOSED HEIGHT = 15.400 M																																																																																							
09. DETAILS OF K.M.C. MUTATION CERTIFICATE : CASE No.- 0/107/19-05-2025/59137, DATED - 19-05-2025		08. DEPTH OF BUILDING = 39.592 M																																																																																							
10. DETAILS OF CERTIFIED COPY OF R.O.R. : [1630011] COPY No. - 16156, DATED- 16-10-2025		09. FRONTAGE OF PLOT = 11.286 M																																																																																							
11. DETAILS OF CONVERSION (PUKUR, DORA TO BASTU) CERTIFICATE : MEMO No. 51AC/169/5878/P/24, DATED - 10-12-2024		10. (i) REQUIRED TREE COVER AREA = 13.622 SQM (2.864%)																																																																																							
12. DETAILS OF CONVERSION (PUKUR TO BASTU) CERTIFICATE : MEMO No. 51AC/169/5879/P/24, DATED - 10-12-2024		(ii) PROPOSED TREE COVER AREA = 14.846 SQM (3.121%)																																																																																							
DOOR & WINDOW SCHEDULE		11. PROPOSED AREA :																																																																																							
<table><tr><th>NPE</th><th>WIDTH</th><th>HEIGHT</th><th>TYPE</th><th>WIDTH</th><th>HEIGHT</th></tr><tr><td>D</td><td>1025</td><td>2100</td><td>W1</td><td>1500</td><td>1350</td></tr><tr><td>D1</td><td>900</td><td>2100</td><td>W2</td><td>1200</td><td>1350</td></tr><tr><td>D2</td><td>750</td><td>2100</td><td>W3</td><td>900</td><td>1350</td></tr><tr><td></td><td></td><td></td><td>W4</td><td>600</td><td>750</td></tr></table>		NPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT	D	1025	2100	W1	1500	1350	D1	900	2100	W2	1200	1350	D2	750	2100	W3	900	1350				W4	600	750	<table><tr><th>FLOORS</th><th>GROSS COVERED AREA (SQM)</th><th>CUTOUT STAIR WELL (SQM)</th><th>LIFT WELL (SQM)</th><th>COVERED AREA (SQM)</th><th>EXEMPTED STAIR & LOBBY (SQM)</th><th>LIFT LOBBY (SQM)</th><th>NET FLOOR AREA (SQM)</th></tr><tr><td>GROUND FLOOR</td><td>164.54+30.559</td><td>194.013</td><td>0.000</td><td>0.000</td><td>194.013</td><td>24.378</td><td>4.088</td></tr><tr><td>1ST FLOOR</td><td>241.200</td><td>0.000</td><td>4.374</td><td>236.826</td><td>24.378</td><td>4.156</td><td>208.292</td></tr><tr><td>2ND FLOOR</td><td>241.200</td><td>0.000</td><td>4.374</td><td>236.826</td><td>24.378</td><td>4.156</td><td>208.292</td></tr><tr><td>3RD FLOOR</td><td>241.200</td><td>0.000</td><td>4.374</td><td>236.826</td><td>24.378</td><td>4.156</td><td>208.292</td></tr><tr><td>4TH FLOOR</td><td>241.200</td><td>0.000</td><td>4.374</td><td>236.826</td><td>24.378</td><td>4.156</td><td>208.292</td></tr><tr><td>TOTAL</td><td>1158.813</td><td>0.000</td><td>17.496</td><td>1141.317</td><td>121.890</td><td>20.712</td><td>998.715</td></tr></table>		FLOORS	GROSS COVERED AREA (SQM)	CUTOUT STAIR WELL (SQM)	LIFT WELL (SQM)	COVERED AREA (SQM)	EXEMPTED STAIR & LOBBY (SQM)	LIFT LOBBY (SQM)	NET FLOOR AREA (SQM)	GROUND FLOOR	164.54+30.559	194.013	0.000	0.000	194.013	24.378	4.088	1ST FLOOR	241.200	0.000	4.374	236.826	24.378	4.156	208.292	2ND FLOOR	241.200	0.000	4.374	236.826	24.378	4.156	208.292	3RD FLOOR	241.200	0.000	4.374	236.826	24.378	4.156	208.292	4TH FLOOR	241.200	0.000	4.374	236.826	24.378	4.156	208.292	TOTAL	1158.813	0.000	17.496	1141.317	121.890	20.712	998.715
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TOTAL	1158.813	0.000	17.496	1141.317	121.890	20.712	998.715																																																																																		
13. TOTAL REQUIRED CAR PARKING = (5+0) = 5 Nos.		12. TENEMENTS & CAR PARKING CALCULATION :																																																																																							
14. TOTAL PROVIDED CAR PARKING = 5 Nos.		(A) RESIDENTIAL :																																																																																							
15. PERMISSIBLE AREA FOR PARKING = 5x25 = 125.00 SQM		<table><tr><th>MARKED</th><th>TENEMENT SIZE (SQM)</th><th>PROPORTIONAL AREA TO BE ADDED (SQM)</th><th>ACTUAL TENEMENT AREA (SQM)</th><th>No. OF TENEMENT (No.)</th><th>REQUIRED CAR PARKING (No.)</th></tr><tr><td>A</td><td>76.307</td><td>16.622</td><td>92.934</td><td>4</td><td></td></tr><tr><td>B</td><td>54.018</td><td>16.770</td><td>65.788</td><td>4</td><td>5</td></tr><tr><td>C</td><td>74.081</td><td>16.142</td><td>90.223</td><td>4</td><td></td></tr></table>		MARKED	TENEMENT SIZE (SQM)	PROPORTIONAL AREA TO BE ADDED (SQM)	ACTUAL TENEMENT AREA (SQM)	No. OF TENEMENT (No.)	REQUIRED CAR PARKING (No.)	A	76.307	16.622	92.934	4		B	54.018	16.770	65.788	4	5	C	74.081	16.142	90.223	4																																																															
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16. PROVIDED AREA OF PARKING = 114.979 SQM		(B) MERCANTILE RETAIL :																																																																																							
17. PERMISSIBLE F.A.R = 2		(i) SHOP BUILD-UP AREA = 30.557 SQM																																																																																							
18. PROPOSED F.A.R = (988.715 - 114.979) / 475.612 = 1.858 < 2.00		(ii) SHOP CARPET AREA = (10.247+14.740) = 24.987 SQM																																																																																							
19. OVER HEAD TANK AREA = 21.713 SQM		(REQUIRED CAR PARKING = 0 Nos.)																																																																																							
20. STAIR HEAD ROOM AREA = 30.050 SQM		23. TOTAL REQUIRED CAR PARKING = (5+0) = 5 Nos.																																																																																							
21. LIFT MACHINE ROOM AREA = 13.105 SQM		24. TOTAL PROVIDED CAR PARKING = 5 Nos.																																																																																							
22. LIFT MACHINE ROOM STAIR AREA = 6.667 SQM		25. PERMISSIBLE AREA FOR PARKING = 5x25 = 125.00 SQM																																																																																							
23. TERRACE AREA = 241.200 SQM		26. PROVIDED AREA OF PARKING = 114.979 SQM																																																																																							
24. AREA OF CUPBOARD = 24.700 SQM		27. PERMISSIBLE F.A.R = 2																																																																																							
25. ADDITIONAL AREA FOR FEES = (30.050+13.105+6.667+24.700) = 74.522 SQM		28. PROPOSED F.A.R = (988.715 - 114.979) / 475.612 = 1.858 < 2.00																																																																																							
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46. TOTAL PROVIDED CAR PARKING = 5 Nos.		49. OVER HEAD TANK AREA = 21.713 SQM																																																																																							
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105. ADDITIONAL AREA FOR FEES = (30.050+13.105+6.667+24.700) = 74.522 SQM		108. PROPOSED F.A.R = (988.715 - 114.979) / 475.612 = 1.858 < 2.00																																																																																							
106. TOTAL PROVIDED CAR PARKING = 5 Nos.		109. OVER HEAD TANK AREA = 21.713 SQM																																																																																							
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