

AREA STATEMENT FOR PROPOSED RESIDENTIAL COMPLEX AT KHAMAR BISHNUPUR

PLOT AREA (AS PER DEED)	1516.67	Decimal	61364.47	SQM
WIDTH OF ROAD	24.1 M			
PERMISSIBLE HEIGHT OF BUILDING	Unlimited			
PROPOSED HEIGHT OF BUILDING	86.00 M	(Max)		
PERMISSIBLE F.A.R AREA	3.30	=	202502.75	SQM
PROPOSED F.A.R AREA	3.1573	=	193744.93	SQM
PERMISSIBLE GROUND COVG	60.00%	=	36818.68	SQM
PROPOSED GROUND COVG	39.92%	=	24494.73	SQM
PROPOSED GREEN AREA	20.02%	=	12286.59	SQM
NO OF 2B.H.K. FLATS	648.00		78.60%	
NO OF 3 B.H.K. FLATS	1618.00		71.40%	

FLOORS (A)	FLOOR AREA EX. LIFT WELL + OTHER DUCT	LIFT LOBBY (E)	STAIR CASE (F)	CARPARKIN G PROVIDED (G)	SERVICE PROVIDED (H)	FLOOR AREA FOR F.A.R. CALCULATION (I=D-E-F-G-H)	WARDROBE AREA	TOTAL CONSTRUCTION AREA
LOWER BASEMENT	25850.12	153.09	308.77	24663.01	265.15	460.10	0	25850.12
UPPER BASEMENT	24820.52	153.09	314.59	24006.27	34.88	311.69	0	24820.52
TOTAL	22206.049	183.944	376.86	17232.408	935.11	3477.73	0	22206.049

FLOORS (A)	FLOOR AREA EX. LIFT WELL + OTHER DUCT	LIFT LOBBY (E)	STAIR CASE (F)	CARPARKIN G PROVIDED (G)	SERVICE PROVIDED (H)	FLOOR AREA FOR F.A.R. CALCULATION (I=D-E-F-G-H)	WARDROBE AREA	TOTAL CONSTRUCTION AREA
TYPICAL FLOOR (1ST TO 27TH)	1153.90	31.07	45.75	0.00	0.00	1077.09	33.12	1187.023
TOTAL (IN 1 BLOCK)	31155.41	838.81	1235.25	0.00	0.00	29081.35	894.21	32049.62
TOTAL (IN 2 BLOCKS)	62310.82	1677.62	2470.50	0.00	0.00	58162.70	1788.43	64099.24

FLOORS (A)	FLOOR AREA EX. LIFT WELL + OTHER DUCT	LIFT LOBBY (E)	STAIR CASE (F)	CARPARKIN G PROVIDED (G)	SERVICE PROVIDED (H)	FLOOR AREA FOR F.A.R. CALCULATION (I=D-E-F-G-H)	WARDROBE AREA	TOTAL CONSTRUCTION AREA
TYPICAL FLOOR (1ST TO 27TH)	694.71	14.85	30.38	0.00	0.00	649.49	18.84	713.55
TOTAL (IN 1 BLOCK)	18757.17	400.95	820.13	0.00	0.00	17536.10	508.68	19265.85
TOTAL (IN 4 BLOCKS)	75028.68	1603.80	3280.50	0.00	0.00	70144.38	2034.72	77063.40

FLOORS (A)	FLOOR AREA EX. LIFT WELL + OTHER DUCT	LIFT LOBBY (E)	STAIR CASE (F)	CARPARKIN G PROVIDED (G)	SERVICE PROVIDED (H)	FLOOR AREA FOR F.A.R. CALCULATION (I=D-E-F-G-H)	WARDROBE AREA	TOTAL CONSTRUCTION AREA
1ST FLOOR	625.35	14.85	30.38	0.00	0.00	580.13	16.68	642.03
2ND FLOOR	625.35	14.85	30.38	0.00	0.00	580.13	16.68	642.03
3RD FLOOR	625.35	14.85	30.38	0.00	0.00	580.13	16.68	642.03
TYPICAL FLOOR (4TH TO 27TH)	694.71	14.85	30.38	0.00	0.00	649.49	18.84	713.55
TOTAL (IN 1 BLOCK)	18549.09	400.95	820.13	0.00	0.00	17328.02	502.20	19051.29

FLOORS (A)	FLOOR AREA EX. LIFT WELL + OTHER DUCT	LIFT LOBBY (E)	STAIR CASE (F)	CARPARKIN G PROVIDED (G)	SERVICE PROVIDED (H)	FLOOR AREA FOR F.A.R. CALCULATION (I=D-E-F-G-H)	WARDROBE AREA	TOTAL CONSTRUCTION AREA
1ST FLOOR	409.81	14.85	30.38	0.00	0.00	364.58	9.42	419.23
2ND FLOOR	409.81	14.85	30.38	0.00	0.00	364.58	9.42	419.23
3RD FLOOR	409.81	14.85	30.38	0.00	0.00	364.58	9.42	419.23
TYPICAL FLOOR (4TH TO 27TH)	694.71	14.85	30.38	0.00	0.00	649.49	18.84	713.55
TOTAL (IN 1 BLOCK)	17902.46	400.95	820.13	0.00	0.00	16681.39	480.42	18382.88

FLOORS (A)	FLOOR AREA EX. LIFT WELL + OTHER DUCT	LIFT LOBBY (E)	STAIR CASE (F)	CARPARKIN G PROVIDED (G)	SERVICE PROVIDED (H)	FLOOR AREA FOR F.A.R. CALCULATION (I=D-E-F-G-H)	WARDROBE AREA	TOTAL CONSTRUCTION AREA
1ST FLOOR	625.35	14.85	30.38	0.00	0.00	580.13	16.68	642.03
2ND FLOOR	625.35	14.85	30.38	0.00	0.00	580.13	16.68	642.03
3RD FLOOR	625.35	14.85	30.38	0.00	0.00	580.13	16.68	642.03
TYPICAL FLOOR (4TH TO 27TH)	694.71	14.85	30.38	0.00	0.00	649.49	18.84	713.55
TOTAL (IN 1 BLOCK)	18549.09	400.95	820.13	0.00	0.00	17328.02	502.20	19051.29

FLOORS (A)	FLOOR AREA EX. LIFT WELL + OTHER DUCT	LIFT LOBBY (E)	STAIR CASE (F)	CARPARKIN G PROVIDED (G)	SERVICE PROVIDED (H)	FLOOR AREA FOR F.A.R. CALCULATION (I=D-E-F-G-H)	WARDROBE AREA	TOTAL CONSTRUCTION AREA
1ST FLOOR	2687.42	30.00	73.70	0.00	0.00	2583.72	0.00	2687.42
2ND FLOOR	1025.77	27.00	64.00	0.00	0.00	934.12	0.00	1025.77
3RD FLOOR	1025.77	27.00	64.00	0.00	0.00	934.12	0.00	1025.77
TOTAL 1ST, 2ND & 3RD FLOOR	5291.44	84.00	203.00	0.00	0.00	5004.44	0.00	5291.44

FLOORS (A)	FLOOR AREA (B)	LIFT LOBBY (E)	STAIR CASE (F)	CARPARKIN G PROVIDED (G)	SERVICE PROVIDED (H)	FLOOR AREA FOR F.A.R. CALCULATION (I=D-E-F-G-H)	WARDROBE AREA	TOTAL CONSTRUCTION AREA
GR. FLOOR	1533.560	30.00	66.12	0.00	0.00	1437.440	0.00	1533.560
MEZZANINE FLOOR	825.570	30.00	66.12	0.00	0.00	729.450	0.00	825.570
1ST FLOOR	1786.470	30.00	66.12	0.00	0.00	1690.350	0.00	1786.470
2ND FLOOR	592.490	30.00	66.12	0.00	0.00	496.370	0.00	592.490
3RD FLOOR	589.990	30.00	66.12	0.00	0.00	492.870	0.00	589.990
TOTAL CLUB AREA	5327.080	150.00	330.60	0.00	0.00	4846.480	0.00	5327.080

FLOORS (A)	FLOOR AREA (B)	LIFT LOBBY (E)	STAIR CASE (F)	CARPARKIN G PROVIDED (G)	SERVICE PROVIDED (H)	FLOOR AREA FOR F.A.R. CALCULATION (I=D-E-F-G-H)	WARDROBE AREA	TOTAL CONSTRUCTION AREA
TOTAL	275835.35	5208.39	9745.20	65901.69	1235.14	193744.93	5307.97	281143.32

Particulars	BUA in Sqm
S/S for CESC	131.570
RWHT	703.290
A.C. LEDGE	11273.080
UGR of BL-A	309.080
STP of BL-A	395.940
UGR, STP & PUMP ROOM OF BL-B	398.016
MUMTY ROOM & LMR (2 NOS) OF SPORTS CLUB	160.000
OVER HEAD TANK OF SPORTS CLUB	60.800
TOTAL	13431.776

ALL TOTAL CONSTRUCTION AREA 294575.091 SQM.

CAR PARKING CALCULATION

a) 2 NOS. OF TENEMENT ABOVE 50 SQ.M < 75 SQ.M. CAR PARKING REQUIRED (1 CAR/4 UNIT)	=	1 NOS.
b) 648 NOS. OF TENEMENT ABOVE 75 SQ.M < 100 SQ.M. CAR PARKING REQUIRED (1 CAR/2 UNIT)	=	324 NOS.
c) 1708 NOS. OF TENEMENT ABOVE 100 SQ.M. CAR PARKING REQUIRED (1 CAR/1 UNIT)	=	1708 NOS.
BLOCK SPORTS CLUB		
a) 4772.945 AREA @ 35 SQM CAR PARKING REQUIRED (1 CAR/35 SQM)	=	78 NOS.
TOTAL PARKING REQUIRED	=	2110 NOS.
CAR PARKING PROVIDED		
CAR PARKING PROVIDED (2 NO. BASEMENT)	=	1551 NOS.
CAR PARKING PROVIDED (IN GROUND LEV.)	=	733 NOS.
CAR PARKING PROVIDED (OPEN)	=	4 NOS.
TOTAL REQUIRED PARKING	=	2110 NOS.
TOTAL PARKING PROVIDED	=	2288 NOS.

TOWER TYPE	NUMBER OF 2BHK UNIT	NUMBER OF 3BHK UNIT	NUMBER OF FLOOR	NUMBER OF TOWER	TOTAL NUMBER OF UNIT IN TOWERS (2BHK+3BHK)
TYPE - 1 (A1 & A2)	650	214	27	2	864
TYPE - 2 (B1, B2, B3 & B4)	0	864	27	4	864
TYPE - 2 (B5)	1	212	27	1	213
TYPE - 3 (B6)	0	204	27	1	204
TYPE - 3 (B7)	0	213	27	1	213
TOTAL NUMBER OF UNIT IN ALL TOWERS INCLUDING (2BHK+3BHK)					2358

BUILDING HEIGHT 2B+G+27 STORIED RESIDENTIAL AND G+M+3 STORIED SPORTS CLUB PROJECT :
RESIDENTIAL COMPLEX AT L.R. DAG NO-(442,443,444,447,453,454), J.LNO-29 OF KHAMAR MOUJA & L.R. DAG NO-(99(P),101,102,103,105,106,107,108, 109, 110,111,112,113(P),114(P),115,125,126,127,128, 141,142,143,144,185,186,187,188,680,686,687,688,689,85(P)), J.L.NO-44 OF BISHNUPUR MOUJA, UNDER RAJARHAT, P.S - RAJARHAT, DIST- NORTH 24 PARGANAS.

TITLE AREA STATEMENT

DRG. NO.	IN/1172/CORP/AR/22	DRAWN BY	U.M.
SCALE		CHKD BY	S.M.
DATE	08.03.22.	APVD BY	S.M.
JOB NO.	IN/1172	DESIGNED BY	INNATE
ISSUE STATUS		ISSUE STATUS	CORPORATION

CERTIFICATE OF THE ARCHITECT :
 I CERTIFY THAT ALL THE ARCHITECTURAL DRAWINGS OF THE PROJECT AT L.R. DAG NO-(442,443,444,447,453,454), J.LNO-29 OF KHAMAR MOUJA & L.R. DAG NO-(99(P),101,102,103,105,106,107,108, 109, 110,111,112,113(P),114(P),115,125,126,127,128, 141,142,143,144,185,186,187,188,680,686,687,688,689,85(P)), J.L.NO-44 OF BISHNUPUR MOUJA, UNDER RAJARHAT, P.S - RAJARHAT, DIST- NORTH 24 PARGANAS HAVE BEEN PREPARED BY ME COMPLYING WITH THE NEW TOWN KOLKATA PLANNING AREA (BUILDING) RULES, 2014. I ALSO CERTIFY THAT THE PLANS AND DRAWINGS PREPARED BY ME COMPLYING WITH ALL THE PROVISIONS REGARDING THE FIRE PROTECTION AS PER THE PREVAILING NATIONAL BUILDING CODE OF INDIA. I SHALL BE HELD RESPONSIBLE IF ANY INCORRECT INFORMATION IS FURNISHED BY ME OR ANY VIOLATION OF PROVISIONS OF THESE RULES OR THE PREVAILING NATIONAL BUILDING CODE IS FOUND IN ANY OF THE DRAWINGS AND DOCUMENTS, SIGNED BY ME AND SUBMITTED TO THE SANCTIONING AUTHORITY FOR OBTAINING SANCTION.

Sanjay Mandal
 NAME OF THE ARCHITECT
 SANJAY MANDAL
 ACHR/MKA/09/00002
 INNATE
 26/2 BALLYGUNGE CIRCULAR ROAD, UDAYAN PARK, KOLKATA-700 019

1	CHETAK VYAPAR PRIVATE LIMITED	81	DEVKRIYA PLAZA PRIVATE LIMITED
2	WAVE VANUYA PRIVATE LIMITED	82	SEVENHILLS DEVELOPERS PRIVATE LIMITED
3	TRIBUNE COMMERCE PRIVATE LIMITED	83	DHANSUKH RESIDENCY PRIVATE LIMITED
4	SUNBEAM MERCANTILE PRIVATE LIMITED	84	DROPSY COMMERCIAL PRIVATE LIMITED
5	IBIZA HOTELS PRIVATE LIMITED	85	EXCLUTING INFRASTRUCTURE PRIVATE LIMITED
6	PLANET COMMERCE PRIVATE LIMITED	86	EXCLUTING PROMOTERS PRIVATE LIMITED
7	SILVERTOSS PROMOTERS PRIVATE LIMITED	87	FANE BUILDERS PRIVATE LIMITED
8	SANDARSHIKA PROPERTIES PRIVATE LIMITED	88	FANE INFRA PRIVATE LIMITED
9	APNASAPNA PROPERTIES PRIVATE LIMITED	89	FANE PROJECTS PRIVATE LIMITED
10	LEMONGRASS DEVELOPERS PRIVATE LIMITED	90	FLEETEX PROMOTERS PRIVATE LIMITED
11	LEMONGRASS BUILDERS PRIVATE LIMITED	91	FUTURESOFT NIKETAN PRIVATE LIMITED
12	GORGEOUS ENCLAVE PRIVATE LIMITED	92	EXCLUTING PROMOTERS PRIVATE LIMITED
13	LEMONGRASS INFRASTRUCTURE PRIVATE LIMITED	93	GLOWING ENCLAVE PRIVATE LIMITED
14	POLPIT NIRMAN PRIVATE LIMITED	94	GLOWING NIKETAN PRIVATE LIMITED
15	SANDARSHIKA BUILDERS PRIVATE LIMITED	95	COROMEX PROMOTERS PRIVATE LIMITED
16	AMRITPATH REALTY PRIVATE LIMITED	96	RISEROS APPARTMENT PRIVATE LIMITED
17	AMRITPATH REALTORS PRIVATE LIMITED	97	GOODGAN APPARTMENT PRIVATE LIMITED
18	APNASAPNA PROMOTERS PRIVATE LIMITED	98	FAIRLINK DEVELOPERS PRIVATE LIMITED
19	SANDARSHIKA CONSTRUCTION PRIVATE LIMITED	99	GOODGAN RESIDENCY PRIVATE LIMITED
20	WHITEPETAALS NIRMAN PRIVATE LIMITED	100	GOODPOINT INFRASTRUCTURE PRIVATE LIMITED
21	POLPIT PROPERTIES PRIVATE LIMITED	101	HIGHRETURN PROJECTS PRIVATE LIMITED
22	GORGEOUS HOUSING PRIVATE LIMITED	102	GOODSHINE RESIDENCY PRIVATE LIMITED
23	GAINWELL NIRMAN PRIVATE LIMITED	103	JALADHI NIKETAN PRIVATE LIMITED
24	GLOWING NIWAS PRIVATE LIMITED	104	JALADHI NIWAS PRIVATE LIMITED
25	PISTIL DISTRIBUTORS PRIVATE LIMITED	105	JALADHI PROPERTIES PRIVATE LIMITED
26	ARTEK PROPERTIES PRIVATE LIMITED	106	JALAJI HOUSING PROJECTS PRIVATE LIMITED
27	PISTIL INFRASTRUCTURES PRIVATE LIMITED	107	JALAJI NIRMAN PRIVATE LIMITED
28	FANE PROPERTIES PRIVATE LIMITED	108	JALAJI PROMOTERS PRIVATE LIMITED
29	TIMESOUND BUILDERS PRIVATE LIMITED	109	JALAJI PROPERTIES PRIVATE LIMITED
30	TIMESOUND REALCON PRIVATE LIMITED	110	JALAJI RESIDENCY PRIVATE LIMITED
31	PISTIL BUILDERS PRIVATE LIMITED	111	JALANAYAN HIRISE PRIVATE LIMITED
32	ARMELET PROPERTIES PRIVATE LIMITED	112	KHUSHI RESIDENCY PRIVATE LIMITED
33	EXCLUTING NIRMAN PRIVATE LIMITED	113	JALAJI BUILDERS PRIVATE LIMITED
34	GAGANDEEP NIRMAN PRIVATE LIMITED	114	JALAJI DEVELOPERS PRIVATE LIMITED
35	NILSHIKHA MERCANTILE PRIVATE LIMITED	115	JALAJI ENCLAVE PRIVATE LIMITED
36	CADE PROPERTIES PRIVATE LIMITED	116	TRISHNA ENCLAVE PRIVATE LIMITED
37	PISTIL TRADERS PRIVATE LIMITED	117	UPMANYA BUILDERS PRIVATE LIMITED
38	ARMELET PROPERTIES PRIVATE LIMITED	118	UPMANYA PROMOTERS PRIVATE LIMITED
39	ARMELET NIRMAN PRIVATE LIMITED	119	ARMELET CONSTRUCTIONS PRIVATE LIMITED
40	SADASHIV HOUSING PRIVATE LIMITED	120	RITMAN CONSTRUCTIONS PRIVATE LIMITED
41	KANAKMAY CONSTRUCTION PRIVATE LIMITED	121	PERFECTION COMPLEX PRIVATE LIMITED
42	ARMELET CONSTRUCTIONS PRIVATE LIMITED	122	PISTIL PROPERTIES PRIVATE LIMITED
43	PISTIL CONSTRUCTIONS PRIVATE LIMITED	123	POLPIT CONSTRUCTION PRIVATE LIMITED
44	DIVYAJYOTI HEIGHTS PRIVATE LIMITED	124	POLPIT HOUSING PROJECTS PRIVATE LIMITED
45	RASHIDHARA REALTORS PRIVATE LIMITED	125	PRABRUKRIPA DEVELOPERS PRIVATE LIMITED
46	SATYANAYAN REAL ESTATE PRIVATE LIMITED	126	PRABRUKRIPA ENCLAVE PRIVATE LIMITED
47	GANGGHAM DEVELOPERS PRIVATE LIMITED	127	PRABRUKRIPA HOUSING PROJECTS PRIVATE LIMITED
48	ROSEBIRD RESIDENCY PRIVATE LIMITED	128	PRABRUKRIPA PROMOTERS PRIVATE LIMITED
49	PUSHPODHAM REALTY PRIVATE LIMITED	129	PRABRUKRIPA RESIDENCY PRIVATE LIMITED
50	DIWAKAR PROPERTIES PRIVATE LIMITED	130	PROMINENT REALCON PRIVATE LIMITED
51	FASTFLOW HOUSING PRIVATE LIMITED	131	PRUDENTIAL RESIDENCY PRIVATE LIMITED
52	NIRMALKUNJ COMPLEX PRIVATE LIMITED	132	RAINEY DEALCOMM PRIVATE LIMITED
53	BRUDHAM PLAZA PRIVATE LIMITED	133	REALIZE BUILDERS PRIVATE LIMITED
54	JALANAYAN PLAZA PRIVATE LIMITED	134	REALIZE DEVELOPERS PRIVATE LIMITED
55	RIVERSIDE REALCON PRIVATE LIMITED	135	REALIZE NIWAS PRIVATE LIMITED
56	GOODGAN NIKETAN PRIVATE LIMITED	136	REALIZE PROPERTIES PRIVATE LIMITED
57	ROOTSTAR INFRACON PRIVATE LIMITED	137	RITMAN NIKETAN PRIVATE LIMITED
58	AMRITPAL BUILDERS PRIVATE LIMITED	138	RITMAN NIWAS PRIVATE LIMITED
59	AMRITPAL PROPERTIES PRIVATE LIMITED	139	NIRMALKUNJ APPARTMENT PRIVATE LIMITED
60	APNAPAN BUILDERS PRIVATE LIMITED	140	SILVERTOSS PROPERTIES PRIVATE LIMITED
61	APNAPAN PROJECTS PRIVATE LIMITED	141	SOFTLINK PLAZA PRIVATE LIMITED
62	ARMELET INFRAPROP PRIVATE LIMITED	142	TRENTON CONSTRUCTION PRIVATE LIMITED
63	CRABLE BUILDERS PRIVATE LIMITED	143	TRENTON PROJECTS PRIVATE LIMITED
64	CRABLE ENCLAVE PRIVATE LIMITED	144	TRENTON HOUSING PRIVATE LIMITED
65	CRABLE NIRMAN PRIVATE LIMITED	145	TRENTON NIRMAN PRIVATE LIMITED
66	CRABLE BUILDERS PRIVATE LIMITED	146	FUNIDEA PLAZA PRIVATE LIMITED
67	CRABLE DEVELOPERS PRIVATE LIMITED	147	JAGADHAN PROJECTS PRIVATE LIMITED
68	CRABLE INFRA PRIVATE LIMITED	148	PROMINENT APPARTMENT PRIVATE LIMITED
69	CRABLE PROJECTS PRIVATE LIMITED	149	DHANSIKH INFRASTRUCTURE PRIVATE LIMITED
70	CRABLE PROPERTIES PRIVATE LIMITED	150	GLOWING BUILDCON PRIVATE LIMITED
71	DHANSUKH CONTRACTORS PRIVATE LIMITED	151	DHANSUKH DISTRIBUTORS PRIVATE LIMITED
72	DHANSUKH ENCLAVE PRIVATE LIMITED	152	LEMONGRASS PLAZA PRIVATE LIMITED
73	DHANSUKH PROMOTERS PRIVATE LIMITED	153	CHATURBHUJ NIRMAN PVT LTD
74	DHANSUKH PROPERTIES PRIVATE LIMITED	154	ROCKSOLID REALCON PVT LTD
75	ROOTTREE BUILDERS PRIVATE LIMITED	155	

