



PROPOSED GROUND FLOOR PLAN
SCALE - 1:100

1. ASSESSEE NO: 110690800962

2. DETAILS OF REG. DEEDS
BOOK NO-1
VOLUME NO-1603-2024
PAGE NO-16566 to 16581
BEING NO-160304789
FOR THE YEAR-2024

3. DETAILS OF GIFT DEED :-
(FOR ALIGNMENT AFFECTED LAND)
BOOK NO-1
VOLUME NO-1603-2025
PAGE NO-131362 to 131373
BEING NO-160302032
FOR THE YEAR-2025

4. DETAILS OF BOUNDARY
DECLARATION DEED :-
BOOK NO-1
VOLUME NO-1603-2025
PAGE NO-12062 to 12062
BEING NO-160304848
FOR THE YEAR-2025

5. DETAILS OF CONSTITUTED
ATTORNEY DEED :-
BOOK NO-1
VOLUME NO-1603-2024
PAGE NO-11686 to 11611
BEING NO-160307098
FOR THE YEAR-2024

6. ULC NO :- 1082/ULC/Kolkata/2024
DATED - 29/07/2024

7. WBFEES DETAILS VIDE MEMO NO :-
FSR/PS/01/25/182/187/00053
DATED - 29/05/2025

8. AMI NOC ID :-
BEHA/EAST/080924/1165894
DATED - 20/08/2024

9. IGBC REGISTRATION NO :-
GH240705
(GOLD- APRIL-2025)

PRINCIPLE USE GROUP :- RESIDENTIAL

1. AREA OF LAND (AS PER DEED) = (15x-13Ch) = 1057.69 sq.m
2. AREA OF LAND (As per KMC RECORD) = (15x-10Ch-285R) = 1047.752 sq.m
2A. AREA OF LAND (AS PER ULC) = 1057.69 sq.m

3. SANCTIONED ALIGNMENT AREA = 343 sq.m

4. (a). PERMISSIBLE F.A.R INCLUDING 10% EXTRA OF GREEN BUILDING = (3+10%) = 3.30
1047.752X3.3=3457.582 SQM

5 (b). (i) PERMISSIBLE GROUND COVERAGE = 50% = 523.876 sq.m
(ii) PROPOSED GROUND COVERAGE = 26.873% = 281.564 sq.m

6. a) HEIGHT = 59.95 M, b. i) ROAD WIDTH = 24.899 M (AVG)

7. PROPOSED AREA CALCULATION :-
RESIDENTIAL:

FLOOR	COVERED AREA (sqm)	DECK AREA (sqm)	STAIR AREA (sqm)	EXEMPTION (sqm)	NET AREA	NET AREA
Ground Floor	217.90	0.00	0.00	23.90	0.00	217.90
1st Floor	217.90	0.00	0.00	23.90	0.00	217.90
2nd Floor	217.90	0.00	0.00	23.90	0.00	217.90
3rd Floor	217.90	0.00	0.00	23.90	0.00	217.90
4th Floor	217.90	0.00	0.00	23.90	0.00	217.90
5th Floor	217.90	0.00	0.00	23.90	0.00	217.90
6th Floor	217.90	0.00	0.00	23.90	0.00	217.90
7th Floor	217.90	0.00	0.00	23.90	0.00	217.90
8th Floor	217.90	0.00	0.00	23.90	0.00	217.90
9th Floor	217.90	0.00	0.00	23.90	0.00	217.90
10th Floor	217.90	0.00	0.00	23.90	0.00	217.90
11th Floor	217.90	0.00	0.00	23.90	0.00	217.90
12th Floor	217.90	0.00	0.00	23.90	0.00	217.90
13th Floor	217.90	0.00	0.00	23.90	0.00	217.90
14th Floor	217.90	0.00	0.00	23.90	0.00	217.90
15th Floor	217.90	0.00	0.00	23.90	0.00	217.90
16th Floor	217.90	0.00	0.00	23.90	0.00	217.90
17th Floor	217.90	0.00	0.00	23.90	0.00	217.90
18th Floor	217.90	0.00	0.00	23.90	0.00	217.90
19th Floor	217.90	0.00	0.00	23.90	0.00	217.90
20th Floor	217.90	0.00	0.00	23.90	0.00	217.90
TOTAL	4358.00	0.00	0.00	478.20	0.00	3879.80

8. TENEMENTS & CAR PARKING CALCULATION :-

RESIDENTIAL:

MARKED	TENEMENT SIZE	PROP. AREA TO BE ADDED	SBU TENEMENT AREA	NO. OF TENEMENT	REQD. CAR PARKING
FLAT (Duplex Lower)	188.348	94.149	282.497	1	2
FLAT (Duplex Upper)	180.098	184.174	552.620	7	35
9A. TOTAL REQUIRED CAR PARKING :-					TOTAL = 37
9B. TOTAL PROVIDED CAR PARKING :-					TOTAL = 37
OPEN GROUND (1 LAYER) = 1	COVERED (GR) 3 LAYER = 1	COVERED (GR) 4 LAYER = 2	COVERED (GR) 5 LAYER = 5	TOTAL = 37	
10. PROPOSED CAR PARKING AREA = 181.994 sqm.					
11. PERMISSIBLE F.A.R INCLUDING 10% EXTRA OF GREEN BUILDING = 3.30					
12. PROPOSED F.A.R = 3603.109-181.994 = 3421.115/1047.752 sqm. = 3.265					
13. STAIR HEAD ROOM AREA :- 42.707 SQM					
14. LIFT MACHINE ROOM AREA :- 17.135 SQM					
15. OVER HEAD TANK AREA :- 23.174 SQM					
16. Tree cover area (10.833%) = 113.66 SQM					
17. AREA OF FIRE REFUGE PLATFORM = 15.0143-45.042 SQM					
18. SWIMMING POOL AREA = 51.92 SQM					
19. TRIPPLE HEIGHT BALCONY AREA = 54.415 SQM					
20. TERRACE AREA = 270.681 SQM					
21. GATE GOOMTY = 0.912 SQM					
22. ROOF TOILET AREA = 2.983 SQM					
23. EXCESS ROOF AREA = 39.206 SQM					
24. NO OF TREES PLANTATION = 21 NOS.					

DOOR WINDOW SCHEDULE

SL. NO.	TAG	WIDTH	LENGTH	HEIGHT	SL. NO.	TAG	WIDTH	LENGTH	HEIGHT
01	D1	1500	2400	2400	06	D5	1000	2400	2400
02	D2	1500	2400	2400	07	S1	3000	2400	2400
03	D3	1500	2400	2400	08	S2	2500	2400	2400
04	D4	1500	2400	2400	09	S3	2000	2400	2400
05	D5	1500	2400	2400	10	S4	1500	2400	2400
06	D6	1500	2400	2400	11	S5	1000	2400	2400
07	D7	1500	2400	2400	12	S6	500	2400	2400
08	D8	1500	2400	2400	13	S7	500	2400	2400
09	D9	1500	2400	2400	14	S8	500	2400	2400
10	D10	1500	2400	2400	15	S9	500	2400	2400
11	D11	1500	2400	2400	16	S10	500	2400	2400
12	D12	1500	2400	2400	17	S11	500	2400	2400
13	D13	1500	2400	2400	18	S12	500	2400	2400
14	D14	1500	2400	2400	19	S13	500	2400	2400
15	D15	1500	2400	2400	20	S14	500	2400	2400
16	D16	1500	2400	2400	21	S15	500	2400	2400
17	D17	1500	2400	2400	22	S16	500	2400	2400
18	D18	1500	2400	2400	23	S17	500	2400	2400
19	D19	1500	2400	2400	24	S18	500	2400	2400
20	D20	1500	2400	2400	25	S19	500	2400	2400
21	D21	1500	2400	2400	26	S20	500	2400	2400
22	D22	1500	2400	2400	27	S21	500	2400	2400
23	D23	1500	2400	2400	28	S22	500	2400	2400
24	D24	1500	2400	2400	29	S23	500	2400	2400
25	D25	1500	2400	2400	30	S24	500	2400	2400
26	D26	1500	2400	2400	31	S25	500	2400	2400
27	D27	1500	2400	2400	32	S26	500	2400	2400
28	D28	1500	2400	2400	33	S27	500	2400	2400
29	D29	1500	2400	2400	34	S28	500	2400	2400
30	D30	1500	2400	2400	35	S29	500	2400	2400
31	D31	1500	2400	2400	36	S30	500	2400	2400
32	D32	1500	2400	2400	37	S31	500	2400	2400
33	D33	1500	2400	2400	38	S32	500	2400	2400
34	D34	1500	2400	2400	39	S33	500	2400	2400
35	D35	1500	2400	2400	40	S34	500	2400	2400
36	D36	1500	2400	2400	41	S35	500	2400	2400
37	D37	1500	2400	2400	42	S36	500	2400	2400
38	D38	1500	2400	2400	43	S37	500	2400	2400
39	D39	1500	2400	2400	44	S38	500	2400	2400
40	D40	1500	2400	2400	45	S39	500	2400	2400
41	D41	1500	2400	2400	46	S40	500	2400	2400
42	D42	1500	2400	2400	47	S41	500	2400	2400
43	D43	1500	2400	2400	48	S42	500	2400	2400
44	D44	1500	2400	2400	49	S43	500	2400	2400
45	D45	1500	2400	2400	50	S44	500	2400	2400
46	D46	1500	2400	2400	51	S45	500	2400	2400
47	D47	1500	2400	2400	52	S46	500	2400	2400
48	D48	1500	2400	2400	53	S47	500	2400	2400
49	D49	1500	2400	2400	54	S48	500	2400	2400
50	D50	1500	2400	2400	55	S49	500	2400	2400
51	D51	1500	2400	2400	56	S50	500	2400	2400
52	D52	1500	2400	2400	57	S51	500	2400	2400
53	D53	1500	2400	2400	58	S52	500	2400	2400
54	D54	1500	2400	2400	59	S53	500	2400	2400
55	D55	1500	2400	2400	60	S54	500	2400	2400
56	D56	1500	2400	2400	61	S55	500	2400	2400
57	D57	1500	2400	2400	62	S56	500	2400	2400
58	D58	1500	2400	2400	63	S57	500	2400	2400
59	D59	1500	2400	2400	64	S58	500	2400	2400
60	D60	1500	2400	2400	65	S59	500	2400	2400
61	D61	1500	2400	2400	66	S60	500	2400	2400
62	D62	1500	2400	2400	67	S61	500	2400	2400
63	D63	1500	2400	2400	68	S62	500	2400	2400
64	D64	1500	2400	2400	69	S63	500	2400	2400
65	D65	1500	2400	2400	70	S64	500	2400	2400
66	D66	1500	2400	2400	71	S65	500	2400	2400
67	D67	1500	2400	2400	72	S66	500	2400	2400
68	D68	1500	2400	2400	73	S67	500	2400	2400
69	D69	1500	2400	2400	74	S68	500	2400	2400
70	D70	1500	2400	2400	75	S69	500	2400	2400
71	D71	1500	2400	2400	76	S70	500	2400	2400
72	D72	1500	2400	2400	77	S71	500	2400	2400
73	D73	1500	2400	2400	78	S72	500	2400	2400
74	D74	1500	2400	2400	79	S73	500	2400	2400
75	D75	1500	2400	2400	80	S74	500	2400	2400
76	D76	1500	2400	2400	81	S75	500	2400	2400
77	D77	1500	2400	2400	82	S76	500	2400	2400
78	D78	1500	2400	2400	83	S77	500	2400	2400
79	D79	1500	2400	2400	84	S78	500	2400	2400
80	D80	1500	2400	2400	85	S79	500	2400	2400
81	D81	1500	2400	2400	86	S80	500	2400	2400
82	D82	1500	2400	2400	87	S81	500	2400	2400
83	D83	1500	2400	2400	88	S82	500	2400	2400
84	D84	1500	2400						