

OBSERVATION OF OTHER AGENCIES

1) NOC OF ULC - NO. 986/ULC/Kolkata/2023, DATED-15/12/2023

STATEMENT OF THE PLAN PROPOSAL

PART- A:

1. ASSESSEE NO. - 110561201043

2. DETAIL OF POWER :-

QUAD JOHAR MANDSAURWALA

DESIGNATED PARTNER OF K3 HOUSING PROJECTS LLP.

REGISTERED BOOK NO.- I, VOLUME NO. - 1606-2017

PAGE FROM - 52162-52197.

BEING NO. 160601785, DATE - 24/7/2017. A.D.S.R.

3. DETAIL OF REGISTERED DEED :-

ACME DYKNIIT PVT LTD

REGISTERED BOOK NO.- I, VOLUME NO. - 1901-2018

PAGE FROM - 372156-372188.

BEING NO. 190108883, DATE - 1/12/2018. A.R.A.-1

4. DETAIL OF BOUNDARY DECLARATION:-

REGISTERED IN BOOK NO.- I, VOLUME NO. - 1902-2023

PAGE FROM - 276286-276296.

BEING NO. 190208649, DATE - 3/7/2023. A.R.A.

5. a) AREA OF LAND - 6086.96 SQM. (AS PER DEED)

b) AREA OF LAND - 6086.96 SQM. (AS PER SITE)

c) POND - 794.31 SQM.

d) NET LAND AREA EXCLUDING POND (6086.96-794.31) - 5292.65 SQM.

e) NO. OF STOREY - G+XVII

6. NO. OF TENEMENTS - 144 NOS.

7. SIZE OF TENEMENTS : ABOVE 75 SQM = 24 NOS.,
& ABOVE 100 SQM. = 120 NOS.

PART-B:

1.a) AREA OF LAND (AS PER DEED) (4B-11K)

b) AREA OF LAND (AS PER SITE)

c) POND AREA

d) NET LAND AREA EXCLUDING POND (6086.96-794.31)

2. a) PERMISSIBLE GROUND COVERAGE (45%)

b) PROPOSED GROUND COVERAGE (31.79%)

3. a) PROPOSED HEIGHT

b) ROAD WIDTH (AS PER S.O.R.)

4. PROPOSED AREA CALCULATION :-

FOR RESIDENTIAL :

AT FLOOR	COVERED AREA	CUTOUT	GROSS AREA	STAIR & STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
U.G. PUMP ROOM	111.361	0.000	111.361	0.000	0.000	111.361
GROUND FLOOR	1895.190	5.655	1889.535	60.000	18.000	1811.535
1ST FLOOR	1304.531	147.689	1156.843	60.000	18.000	1078.843
2ND FLOOR	956.566	34.885	921.681	60.000	18.000	843.681
3RD FLOOR	771.257	34.885	736.372	60.000	18.000	658.012
4TH FLOOR	956.431	34.885	921.546	60.000	18.000	843.187
5TH FLOOR	1079.698	34.885	1044.812	60.000	18.000	966.812
6TH FLOOR	1079.698	34.885	1044.812	60.000	18.000	966.812
7TH FLOOR	1079.698	34.885	1044.812	60.000	18.000	966.812
8TH FLOOR	1079.698	34.885	1044.812	60.000	18.000	966.812
9TH FLOOR	1079.698	34.885	1044.812	60.000	18.000	966.812
10TH FLOOR	1079.698	34.885	1044.812	60.000	18.000	966.812
11TH FLOOR	1079.698	34.885	1044.812	60.000	18.000	966.812
12TH FLOOR	1079.698	34.885	1044.812	60.000	18.000	966.812
13TH FLOOR	1079.698	34.885	1044.812	60.000	18.000	966.812
14TH FLOOR	1079.698	34.885	1044.812	60.000	18.000	966.812
15TH FLOOR	1079.698	34.885	1044.812	60.000	18.000	966.812
16TH FLOOR	1079.698	34.885	1044.812	60.000	18.000	966.812
17TH FLOOR	478.036	17.443	460.593	30.000	9.000	421.593
TOTAL =	19429.735	694.06	18735.675	1050.00	315.00	17370.675

5. TENEMENTS & CAR PARKING CALCULATION :-

(A) RESIDENTIAL:

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
1A	97.58	25.276	122.856	15	75><100 = 24 NOS. = REQ. PARK. 12 NOS. AND 100><200 = 120 NOS. = REQ. PARKING 120 NOS.
1B	94.75	24.535	119.285	15	
1C	94.12	24.372	118.492	12	
1D	64.69	16.777	81.467	12	
1E	86.73	22.463	109.193	15	
2A	97.58	25.276	122.856	16	
2B	94.75	24.535	119.285	15	
2C	94.12	24.372	118.492	13	
2D	64.69	16.758	81.448	12	
2E	86.73	22.463	109.193	16	
1C1	94.56	24.489	119.049	2	
2C1	94.56	24.489	119.049	1	

(B) ASSEMBLY:

FLOOR MARKED	COVERED AREA	CARPET AREA	REQUIRED CAR PARKING
GROUND FLOOR	219.84	203.048	10 NOS.
2ND FLOOR	189.61	171.509	
TOTAL =			132 NOS.

6. TOTAL REQUIRED CAR PARKING :-

(132+10)

142

NOS.

TOTAL NOS. OF CAR PROVIDED :-

GR. OPEN SINGLE=18 NOS., GR. OPEN MLCP 2LAYER=16*2=32 NOS. GR. OPEN MLCP 3LAYER=(6*3-2)+(5*3-2)+(5*3-2)=42 NOS. GR. COVERED MLCP 2LAYER(8*2)=16 NOS. GR. COVERED SINGLE=47 NOS., 1ST. FL. SINGLE=34 NOS.

189

NOS.

7. PERMISSIBLE AREA FOR PARKING :-

GR. COV. =55*25 + 1ST FL.=34*40

2735.000

SQM

8. PROVIDED AREA OF PARKING :-

2164.994

SQM

9. PERMISSIBLE FAR

2.500

10. PROPOSED FAR

(17370.675-2164.99)/6086.96

2.498

11. STAIR HEAD ROOM AREA :-

78.706

SQM

12. LIFT LOBBY AREA AT ROOF

64.653

SQM

13. OVER HEAD TANK AREA :-

50.559

SQM

14. CUPBOARD AREA :-

363.630

SQM

15. TERRACE AREA :-

1784.490

SQM

16. SWIMMING POOL-(O.T.)-II :-

109.880

SQM

17. TRIPLE HEIGHT BALCONY :-

366.540

SQM

18. FIRE REFUGE PLATFORM :-

60.542

SQM

19. GATE GOOMTY :-

16.201

SQM

20. SOLAR AREA :-

62.33

SQM

21. PERMISSIBLE TREE COVER AREA (15%):-

793.898

SQM

22. PROPOSED TREE COVER AREA (20.59):-

1089.637

SQM

23. ADDITIONAL AREA ONLY FOR FEES (STAIR HEADROOM+LIFT LOBBY AT ROOF+CUPBOARD+TRIPLE HEIGHT BALCONY+FIRE REFUGE PLATFORM+10% OF SWIMMING POOL+GOOMTY)

1122.482

SQM

24. RELAXATION OF AUTHORITY, IF ANY :-

K3 HOUSING PROJECTS LLP

Designated Partner