

AREA STATEMENT -

PROPOSED AREA CALCULATION (ALL AREA ARE IN SQ.M.)	
1. LAND AREA AS PER DEED = 13589.46 SQ.M.	
2. LAND AREA AS PER BOUNDARY DECLARATION = 13575.26 SQ.M.	
3. CORNER SPLAY AREA = 2.743 SQ.M.	
4. ABUTTING ROAD WIDTH = 320 FT / 76.2 M.	
5. PERMISSIBLE HEIGHT (AS PER KMC) = 105.470 M	
6. PERMISSIBLE HEIGHT (AS PER KMC) = NO RESTRICTION	
7. PROPOSED HEIGHT = 80.000 M.	
8. PERMISSIBLE F.A.R. AS PER K.M.C. BUILDING RULE 2009 = 2.75	
9. PERMISSIBLE ADDITIONAL F.A.R. FOR METRO CORRIDOR = 0.55 ( 20% OF PER F.A.R.) AS PER KMC RULE NO. 69A-1(a)	
10. PERMISSIBLE ADDITIONAL F.A.R. FOR TOURISM = 0.25	
11. TOTAL PERMISSIBLE F.A.R. = ( 2.75 + 0.55 + 0.25 ) = 3.55	
12. PROPOSED F.A.R. = 3.424 < 3.55	
13. PERMISSIBLE GROUND COVERAGE = 4751.341 SQ.M. ( 35%)	
14. PROPOSED GROUND COVERAGE = 4461.597 SQ.M. ( 32.865%)	
15. PROPOSED GROSS BUILT UP AREA = 69857.737 SQ.M.	
16. PROPOSED EFFECTIVE FLOOR AREA FOR F.A.R. = 44475.817 SQ.M.	
17. REQUIRED CAR PARKING = 366 NOS.	
18. PROPOSED CAR PARKING = 537 NOS.	
19. REQUIRED PLANTATION AREA = 3715.852 SQ.M. ( 20% )	
20. PROPOSED PLANTATION AREA = 2784.593 SQ.M. (26.53%)	
ROAD	
21. PROPOSED ELECTRICAL VEHICLE CAR PARKING = 105 NOS. (19.55%)	

AREA CALCULATION FOR LANDUSE	AREA(sqm)	PERCENTAGE
TOTAL LAND AREA	13575.26	100 %
GROUND FLOOR PLINTH AREA	3730.307	27.478 %
SERVICE AREA	718.471	5.29 %
EXCLUSIVE TREE PLANTATION AREA	2786.593	20.53 %
LANDSCAPE AREA (OTHER GREEN AREA)	272.436	2.006 %
PAVED AREA	254.699	1.876 %
ROAD	5810.01	42.798 %
CORNER SPLAY AREA	2.743	0.02 %

1a : CAR PARKING CALCULATION : ( BLOCK - A - SERVICED APARTMENT BUILDING )					REQUIRED CAR PARKING
1 car Parking space for every 2 Guest Rooms & 1 car Parking space for every 35 sqm.					
FLOOR	NO. OF 4BHK	NO. OF 5BHK	NO. OF GUESTS	278 / 2 = 139 NOS.	
1 <sup>st</sup> FLOOR	2	--	8		
2 <sup>nd</sup> FLOOR	2	--	8		
3 <sup>rd</sup> FLOOR	4	--	16		
4 <sup>th</sup> FLOOR , 13 <sup>th</sup> FLOOR, 16 <sup>th</sup> FLOOR	4 X 3 = 12	--	48		
5 <sup>th</sup> FLOOR	4	--	16		
6 <sup>th</sup> FLOOR , 9 <sup>th</sup> FLOOR	4 X 2 = 8	--	32		
7 <sup>th</sup> FLOOR	4	--	16		
8 <sup>th</sup> FLOOR , 11 <sup>th</sup> FLOOR, 14 <sup>th</sup> FLOOR	4 X 3 = 12	--	48		
10 <sup>th</sup> FLOOR	4	--	16		
12 <sup>th</sup> FLOOR	4	--	16		
15 <sup>th</sup> FLOOR	4	--	16		
17 <sup>th</sup> FLOOR	4	--	16		
18 <sup>th</sup> FLOOR	2	2	12		
19 <sup>th</sup> FLOOR	1	--	10		
TOTAL	67	2	278		
FLOOR	BUILT-UP AREA (SQ.M.)	CARPET AREA (SQ.M.)	REQUIRED CAR PARKING		
1 <sup>st</sup> FLOOR	1333.631	382.205	564.605 / 35 = 16 NOS.		
20 <sup>th</sup> FLOOR	583.714	182.4			
TOTAL	1917.345	564.605			
TOTAL REQUIRED CAR PARKING FOR SERVICE APARTMENT = 139 + 16 = 155 NOS.					

MATHEMATICALLY PARKING AREA FOR SERVICE APARTMENT PART (EXCLUDING MLCP)	MATHEMATICALLY PARKING AREA FOR HOTEL PART (EXCLUDING MLCP)	TOTAL PARKING AREA	EFFECTIVE RELAXATION AREA FOR CAR PARKING
BASEMENT 2 PARKING AREA (70 NOS.)	BASEMENT 2 PARKING AREA (9 + 58 NOS.)	67 X 40 = 2680 SQ.M.	5480 SQ.M.
BASEMENT 1 PARKING AREA (8 + 61 NOS.)	BASEMENT 1 PARKING AREA (5 + 58 NOS.)	63 X 40 = 2520 SQ.M.	5280 SQ.M.
GROUND PARKING AREA (9 + 12 NOS.)	GROUND PARKING AREA (2 + 14 NOS.)	16 X 25 = 400 SQ.M.	925 SQ.M.
TOTAL PARKING AREA	6085 SQ.M.	TOTAL PARKING AREA	11685 SQ.M.

2a : CAR PARKING CALCULATION : ( BLOCK - B - HOTEL )				
1 car Parking space for every 2 Guest Rooms & 1 car Parking space for every 35 sqm.				
FLOOR	BUILT UP AREA	CARPET AREA	NO. OF ROOMS	REQUIRED CAR PARKING
GROUND FLOOR	2416.745	0.0	--	3866.197 / 35 = 110.5 = 111 NOS.
1 <sup>st</sup> FLOOR	2694.539	1428.622	--	
2 <sup>nd</sup> FLOOR	1519.899	492.795	--	
3 <sup>rd</sup> FLOOR	2382.24	1188.986	--	
4 <sup>th</sup> FLOOR	1272.414	237.792	--	
17 <sup>th</sup> FLOOR	1134.296	518.802	--	
TOTAL	9003.388	3866.197	--	
FLOOR			NO. OF ROOMS	REQUIRED CAR PARKING
5 <sup>th</sup> FLOOR			17	200 / 2 = 100 NOS.
6 <sup>th</sup> FLOOR, 10 <sup>th</sup> FLOOR, 14 <sup>th</sup> FLOOR			17 X 3 = 51	
7 <sup>th</sup> FLOOR, 8 <sup>th</sup> FLOOR			18 X 2 = 36	
9 <sup>th</sup> FLOOR, 11 <sup>th</sup> FLOOR, 12 <sup>th</sup> FLOOR, 13 <sup>th</sup> FLOOR			17 X 4 = 68	
15 <sup>th</sup> FLOOR			14	
16 <sup>th</sup> FLOOR			14	
TOTAL			200 NOS.	
TOTAL REQUIRED CAR PARKING FOR HOTEL = 111 + 100 = 211 NOS.				

ACTUAL PARKING AREA FOR SERVICE APARTMENT PART		ACTUAL PARKING AREA FOR HOTEL PART		TOTAL PARKING AREA	ACTUAL PARKING AREA TOTAL
BASEMENT 2 PARKING AREA	2857.515 SQ.M.	BASEMENT 2 PARKING AREA	2604.244 SQ.M.	5461.759 SQ.M.	
BASEMENT 1 PARKING AREA	2841.44 SQ.M.	BASEMENT 1 PARKING AREA	2780.647 SQ.M.	5622.087 SQ.M.	
GROUND PARKING AREA	521.458 SQ.M.	GROUND PARKING AREA	543.814 SQ.M.	1065.272 SQ.M.	
TOTAL PARKING AREA	6220.613 SQ.M.	TOTAL PARKING AREA	5928.701 SQ.M.	12149.314 SQ.M.	

FOR ASSEMBLY : ( HOTEL )										ADDITIONAL AREA			TOTAL
FLOOR	COVERED AREA (SQ.M.)	STAIR WELL (SQ.M.)	LIFT WELL (SQ.M.)	CUT OUT (SQ.M.)	GROSS FLOOR AREA (SQ.M.) (A)	STAIR & STAIR LOBBY (SQ.M.)	LIFT LOBBY (SQ.M.)	SERVICE AREA (SQ.M.)	NET FLOOR AREA (SQ.M.)	REFUGE BALCONY (B)	CANTILEVER AREA (C)	ROOF STRUC. (OTHER THAN F.A.R. AREA) (D)	CONSTRUCTED AREA (A+B+C+D)
BASEMENT 2	3756.931	0.00	0.00	0.00	3756.931	102.93	9	204.95	3440.048	--	--	--	3756.931
BASEMENT 1	3971.419	6.93	21.675	39.183	3903.631	96	9	172.177	3626.454	--	--	--	3903.631
GROUND FLOOR	2504.581	4.95	59.16	182.205	2258.266	143.223	27	620.672	1467.371	--	--	--	2258.266
1 <sup>st</sup> FLOOR	2806.724	10.372	71.91	33.345	2691.097	128.322	33	--	2529.735	--	--	--	2691.097
2 <sup>nd</sup> FLOOR	2806.724	6.93	71.91	1207.985	1519.899	96	9	--	1414.899	--	--	--	1519.899
3 <sup>rd</sup> FLOOR	2495.04	6.93	71.91	33.96	2382.24	96	33	154.049	2099.191	115.6	--	--	2497.840
4 <sup>th</sup> FLOOR	1373.064	4.95	59.16	36.54	1272.414	64.4	33	--	1175.014	--	--	65.77	1338.184
5 <sup>th</sup> FLOOR	1166.288	4.95	59.16	43.21	1058.968	64.4	27	--	967.568	--	--	--	1058.968
6 <sup>th</sup> FLOOR	1166.288	4.95	59.16	43.21	1058.968	64.4	27	37.093	930.475	88.4	--	--	1147.368
7 <sup>th</sup> FLOOR	1166.288	4.95	59.16	43.21	1058.968	64.4	27	--	967.568	--	--	--	1058.968
8 <sup>th</sup> FLOOR	1166.288	4.95	59.16	43.21	1058.968	64.4	27	--	967.568	--	--	--	1058.968
9 <sup>th</sup> FLOOR	1166.288	4.95	59.16	43.21	1058.968	64.4	27	--	967.568	--	--	--	1058.968
10 <sup>th</sup> FLOOR	1166.288	4.95	59.16	43.21	1058.968	64.4	27	37.093	930.475	88.4	--	--	1147.368
11 <sup>th</sup> FLOOR	1166.288	4.95	59.16	43.21	1058.968	64.4	27	--	967.568	--	--	--	1058.968
12 <sup>th</sup> FLOOR	1166.288	4.95	59.16	43.21	1058.968	64.4	27	--	967.568	--	--	--	1058.968
13 <sup>th</sup> FLOOR	1166.288	4.95	59.16	43.21	1058.968	64.4	27	--	967.568	--	--	--	1058.968
14 <sup>th</sup> FLOOR	1166.288	4.95	59.16	43.21	1058.968	64.4	27	37.093	930.475	88.4	--	--	1147.368
15 <sup>th</sup> FLOOR	1166.288	4.95	59.16	43.21	1058.968	64.4	27	--	967.568	--	--	--	1058.968
16 <sup>th</sup> FLOOR	1166.288	4.95	59.16	43.21	1058.968	64.4	27	--	967.568	--	--	--	1058.968
17 <sup>th</sup> FLOOR	1230.00	4.95	52.913	37.841	1134.296	64.4	27	113.07	929.826	88.4	--	--	1222.696
18 <sup>th</sup> FLOOR	1230.00	4.95	57.743	244.266	923.041	64.4	--	858.641	--	--	--	--	923.041
19 <sup>th</sup> FLOOR	578.622	4.068	50.467	24.725	499.36	53.427	24	--	421.935	--	--	63.83	563.192
ROOF LEVEL (INCLUDING FAR)	343.392	1.176	--	--	342.22	16.482	--	--	325.734	--	494.307	105.873	942.396
TOTAL	37091.953	115.606	1226.768	2358.57	33391.01	1698.384	528	2234.84	28929.784	469.2	494.307	235.473	34589.989
ABOVE ROOF													432.317
TOTAL CONSTRUCTED AREA													35022.306

GROSS CONSTRUCTION AREA BREAK-UP CALCULATION DETAILS BELOW:					
66449.231		2826.7244		581.783	69857.737
33058.222	33391.009	1195.427	1631.297	581.783	
SERVICE APARTMENT BUILT-UP AREA	HOTEL BUILT-UP AREA	SERVICE APARTMENT ADDITIONAL AREA/REFUGEE BALCONY+CANTILEVER AREA	HOTEL ADDITIONAL AREA/REFUGEE BALCONY+CANTILEVER AREA+ROOF STRUC.	O.H.TANK+ SWIMMING POOL AREA+GOONTY AREA+LOFT & AC LEDGE AREA+CANOPY	GROSS CONSTRUCTION AREA
34253.649		35022.306	89147+316.548+ 55.936+87.152+33		69857.737
SERVICE APARTMENT CONSTRUCTION AREA/BUILT-UP AREA+TRIPLE HEIGHT BALCONY+REFUGEE BALCONY+CANTILEVER AREA	HOTEL CONSTRUCTION AREA (BUILT-UP AREA+REFUGEE BALCONY+CANTILEVER AREA+ROOF STRUC.)		O.H.TANK+ SWIMMING POOL AREA+GOONTY AREA+LOFT & AC LEDGE AREA+CANOPY	GROSS CONSTRUCTION AREA	
58160.817		11696.921			69857.737
29234.033 + 28929.784 + 3		8288.414+667.79+89.147+316.548+55.936+87.152 +1278.141+564.240+316.553+33			
NET FLOOR AREA (S.A.+HOTEL-3 (EXEMPTED FOR ROOF STRUC.))	EXEMPTED AREA+ROOF STRUCTURE+OVERHEAD TANK+SWIMMING POOL AREA+GOONTY AREA+LOFT & AC LEDGE AREA+EXTENDED CANTILEVER AREA+FIRE REFUGE AREA+TRIPLE HEIGHT BALCONY AREA+CANOPY		GROSS CONSTRUCTION AREA		

F.A.R. CALCULATION:	
RELAXATION AREA FOR CAR PARKING ( MATHEMATICAL ) :	11685 SQ.M
NET FLOOR AREA AFTER EXEMPTION : ( SERVICE APARTMENT + HOTEL )	29234.033 + 28929.784 = 58163.817 SQ.M.
PROPOSED FLOOR AREA : (NET FLOOR AREA AFTER EXEMPTION - 3 SQ.M.) (EXTRA EXEMPTED AREA FOR ROOF STRUCTURE)	58163.817 - 3 = 58160.817 SQ.M.
EFFECTIVE FLOOR AREA AFTER RELAXATION OF CAR PARKING:	58160.817 - 11685 = 46475.817 SQ.M.
PROPOSED F.A.R. :	46475.817 / 13575.26 = 3.424 < 3.55

NOTES AND SPECIFICATIONS  
1. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE NOTED.  
2. PROJECTION OF CHAJJA & CORNICE IS 500 MM.  
3. ALL OTHER SPECIFICATION AS PER IS CODE OR N.B.C.  
4. 10MM THK. PLASTER TO OUTER WALLS AND 12MM THK. PLASTER TO INNER WALLS AND 6MM THK. PLASTER TO CEILING.  
5. EXTERNAL WALLS ARE 200 MM THK. AND ALL INTERNAL WALLS ARE 125 MM THK. UNLESS OTHERWISE MENTIONED IN THE DRAWING.  
6. THE DEPTH OF U.G.W.R. DOES NOT EXCEED THE DEPTH OF NEARBY BUILDING FOUNDATION.  
7. THIS DRAWING IS A PROPERTY OF ARCHITECTONIC SERVICES AND IT SHOULD NOT BE COPIED OR REPRODUCED WITHOUT WRITTEN CONSENT OF THE FIRM.

CERTIFICATE OF THE ARCHITECT  
THIS IS TO CERTIFY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER THE PROVISIONS OF K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME. ABUTTING K.M.C. ROAD CONFORMS WITH THE PLAN & THAT IT IS A BUILDABLE SITE.

DECLARATION OF GEO TECHNICAL ENGINEER:  
UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO TECHNICAL POINT OF VIEW.

NAME OF ARCHITECT  
SUBALA MONDAL (C-2018/04075)

NAME OF THE GEO TECHNICAL ENGINEER  
ALOK ROY (G-17411)

DECLARATION OF STRUCTURAL REVIEWER:  
THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL INVESTIGATION REPORT HAS BEEN DONE BY ALOK ROY (PANELLED NO. G.T-111). THE RECOMMENDATION OF SOIL REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

NAME OF THE STRUCTURAL REVIEWER  
UTPAL SANTRA (ESR/58/10)

DECLARATION OF STRUCTURAL ENGINEER:  
THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

NAME OF THE STRUCTURAL ENGINEER  
ANKIT AGARWALA (ESE/1172)

OWNERS DECLARATION:  
1. I SHALL ENGAGE ARCHITECT AND E.S.E DURING CONSTRUCTION  
2. I SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT AND E.S.E DURING CONSTRUCTION OF THE BUILDING.  
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURE STABILITY OF BUILDING AND ADJOINING STRUCTURE  
4. IF ANY SUBMITTED DOCUMENT IS FOUND TO BE FAKE THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN.  
5. THE CONSTITUTION OF WATER RESERVOIR AND SEPTIC TANK EXECUTED UNDER THE GUIDANCE OF ARCHITECT & E.S.E.  
6. ALL EXISTING STRUCTURE TO BE DEMOLISHED BEFORE NEW CONSTRUCTION FULLY OCCUPIED BY OWNER & THERE IS NO TENANT.

NAME OF THE OWNER/APPLICANT  
APEEJAY SURRENDRA PARK HOTELS LTD (LESSEE)

BUILDING PERMIT NO. 202507010  
DATE: 06.11.2025  
VALID UP TO: 05.11.2030

DIGITAL SIGNATURE OF A.E.  
DIGITAL SIGNATURE OF E.S.E.

SHEET TITLE:

• AREA SHEET

PROJECT DETAILS:  
PLAN SHOWING PROPOSED 2B+G+19 STOREY (80.0M.) ASSEMBLY BUILDING (HOTEL), WITH 2B+G+20 STOREY (72.9 M.) SERVICE APARTMENT, U/S 393A OF KMC ACT 1980 & KMC BUILDING RULE 2009 AT PREMISES NO. 990 , EASTERN METROPOLITAN BYPASS, KOLKATA - 700046, WARD - 58, BOROUGH - VII.

DATE: 17/10/2025  
SCALE: 1/300, 1/600, 1/400  
DWG. NO.: CUC-001-1 & 001R-1 (S&M)  
SHEET NO.: 2 OF 26