

MASTER SHEET

STATEMENT OF THE PLAN PROPOSAL

PART-A:

1. ASSESSE NO: II-072-26-0009-5

2.A) DETAIL OF REGISTERED DEED.

BOOK NO : 01 VOL. NO : 1904-2024 PAGE NO : 633648 TO 633676
BEING NO : 190411673 YEAR : 2024 PLACE : A.R.A - IV KOLKATA, DATE : 13/08/2024.

3. DETAIL OF BOUNDARY DECLARATION.

BOOK NO : 01 VOL. NO : 1603-2024 PAGE NO : 479071 TO 479083
BEING NO : 160318808 YEAR : 2024 PLACE : D.S.R - III SOUTH 24 PGS. DATE : 14/11/2024.

4. DETAIL OF POWER OF ATTORNEY.

BOOK NO : 01 VOL. NO : 1904-2024 PAGE NO : 633677 TO 633698
BEING NO : 190411674 YEAR : 2024 PLACE : A.R.A - IV KOLKATA. DATE : 13/08/2024.

5. NON EVICTION OF TENANT.

BOOK NO : 01 VOL. NO : 1603-2025 PAGE NO : 224376 TO 224386
BEING NO : 160308957 YEAR : 2025 PLACE : D.S.R. - III SOUTH 24 PARGANAS.
DATE : 16/05/2025.

PART-B:

1. AREA OF LAND:-

AS PER TITLE DEED(05K.-02CH.-18SFT) = 344.482 SQM.

2. AS PER BOUNDARY DECLARATION (05K.-03CH.-34.4SFT) = 350.186 SQM.

3. NET LAND AREA= 350.186 SQM.

4. (i) PERMISSIBLE GROUND COVERAGE (55.183%) = 190.095 SQM.

ii) PROPOSED GROUND COVERAGE (53.662%) = 184.856 SQM.

5. PROPOSED HEIGHT = 12.465 M.

6. PROPOSED AREA :-

	COVERED AREA	LIFT DUCT	STAIR WELL	COVERED AREA LESS CUTOUT	EXAMPTED AREA		NET FLOOR AREA
					STAIR	LIFT LOBBY	
GROUND FLOOR	178.038 SQ.M	-----	-----	178.038 SQ.M	14.580 SQ.M	1.687 SQ.M	161.771 SQ.M
1ST FLOOR	184.856 SQ.M	2.012 SQ.M	1.620 SQ.M	181.224 SQ.M	14.580 SQ.M	1.586 SQ.M	165.058 SQ.M
2ND FLOOR	184.856 SQ.M	2.012 SQ.M	1.620 SQ.M	181.224 SQ.M	14.580 SQ.M	1.586 SQ.M	165.058 SQ.M
3RD FLOOR	184.856 SQ.M	2.012 SQ.M	1.620 SQ.M	181.224 SQ.M	14.580 SQ.M	1.586 SQ.M	165.058 SQ.M
TOTAL	732.606 SQ.M	6.036 SQ.M	4.860 SQ.M	721.71 SQ.M	58.320 SQ.M	6.445 SQ.M	656.945 SQ.M

7. TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	82610 SQ.M	16.439 SQ.M	99.049 SQ.M	2	2 NOS.
B	80.096 SQ.M	15.939 SQ.M	96.035 SQ.M	2	
C	58.821 SQ.M	11.705 SQ.M	70.526 SQ.M	1	
D	51.549 SQ.M	10.253 SQ.M	61.807 SQ.M	1	
E	52.337 SQ.M	10.415 SQ.M	62.752 SQ.M	1	

7A. COVERED AREA OF SHOP :- 7.004 SQ.M.

7B. CARPET AREA OF SHOP :- 4.830 SQ.M. (REQUIRED CARPARKING = NULL.)

8. REQUIRED CAR PARKING :- 2 NOS.

8A. PROVIDED CAR PARKING :- 3 NOS.

9. PERMISSIBLE AREA FOR PARKING :- = 50 SQ.M.

10. PROVIDED AREA OF PARKING :- = 129.457 SQ.M .

11. PERMISSIBLE F.A.R = 2.50

12. PROPOSED F.A.R= (656.945 - 50) / 344.482 = 1.762<2.50

13. STAIR HEAD ROOM AREA :- 19.400 SQ.M.

14. LIFT MACHINE ROOM AREA :- 8.750 SQ.M.

15. LIFT MACHINE ROOM STAIR AREA :- 2.850 SQ.M.

16. TERRACE AREA :- 184.856 SQ.M.

17. RELAXATION OF AUTHORITY :- ALLOWED F.A.R. 2.25 AS PER APPROVAL OF D.G.(B) DT. 08.07.2025 & JOINT OPEN SPACE RELAX BY D.G.(B) DT. 16.07.2025.

18. OVER HEAD TANK AREA :- 5.774 SQ.M.

19. ROOF TOILET AREA :- 2.94 SQ.M.

20. AREA OF CUP-BOARD = {(0.750X6 NOS.) + (0.625X3 NOS.)} = 6.375 SQM.

21. PERMISSIBLE TREE COVER AREA = 6.318 SQM. (1.804%)

22. PROPOSED TREE COVER AREA = 6.668 SQM. (1.936%)

23. ADDITIONAL AREA ONLY FOR FEES = 40.315 SQM.

T.K. NOVEL REALTY LLP

(Signature)
Designated Partner

SPECIFICATIONS

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
200 M.M. THK. EXTERNAL I25 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTER JOINTS.
STEEL Z- SECTION WINDOWS.
CAST-IN-SITU MOSAIC FLOORING.
1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT.
P.O.P. PUNNING ON INTERNAL WALLS & CEILING.