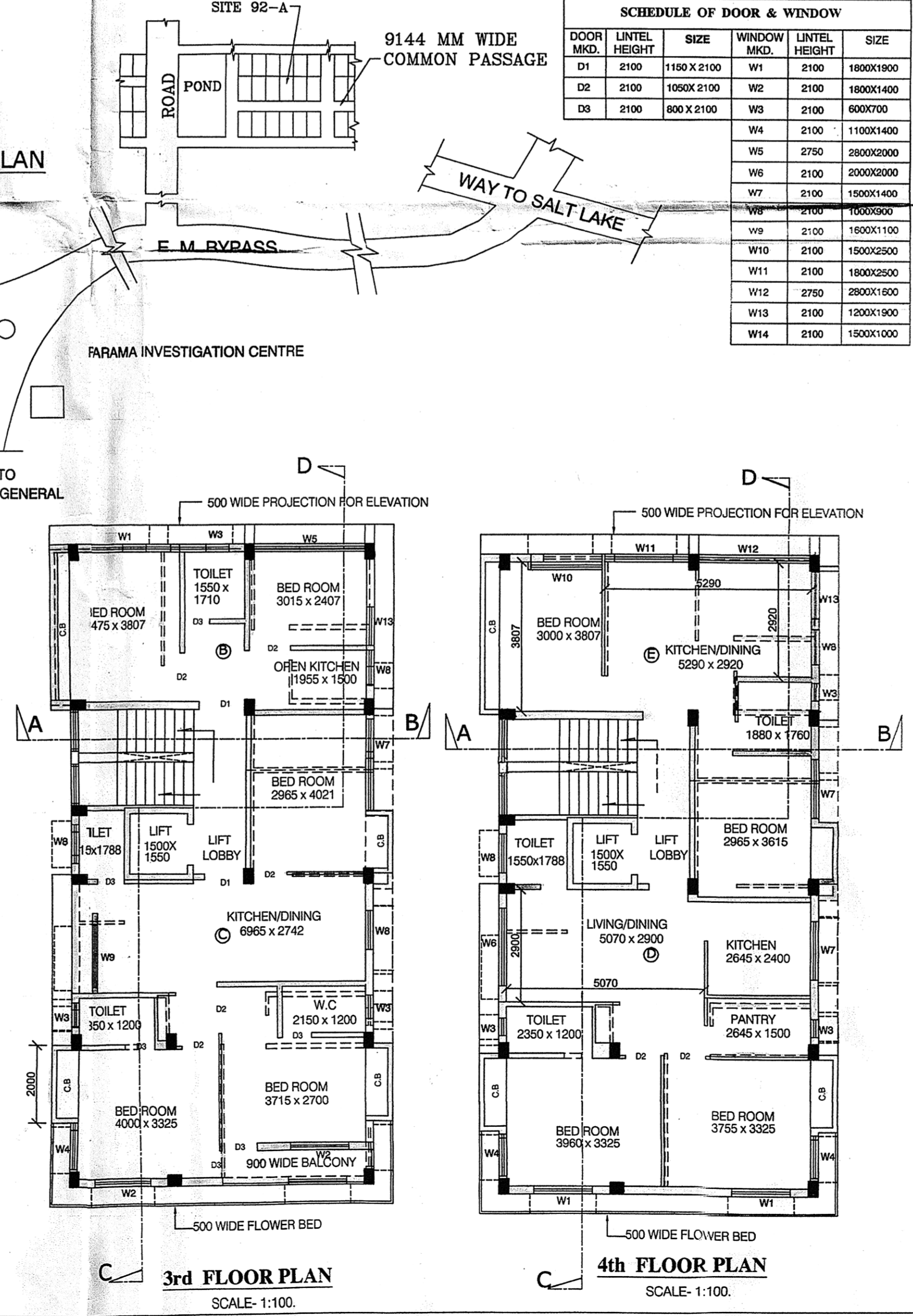
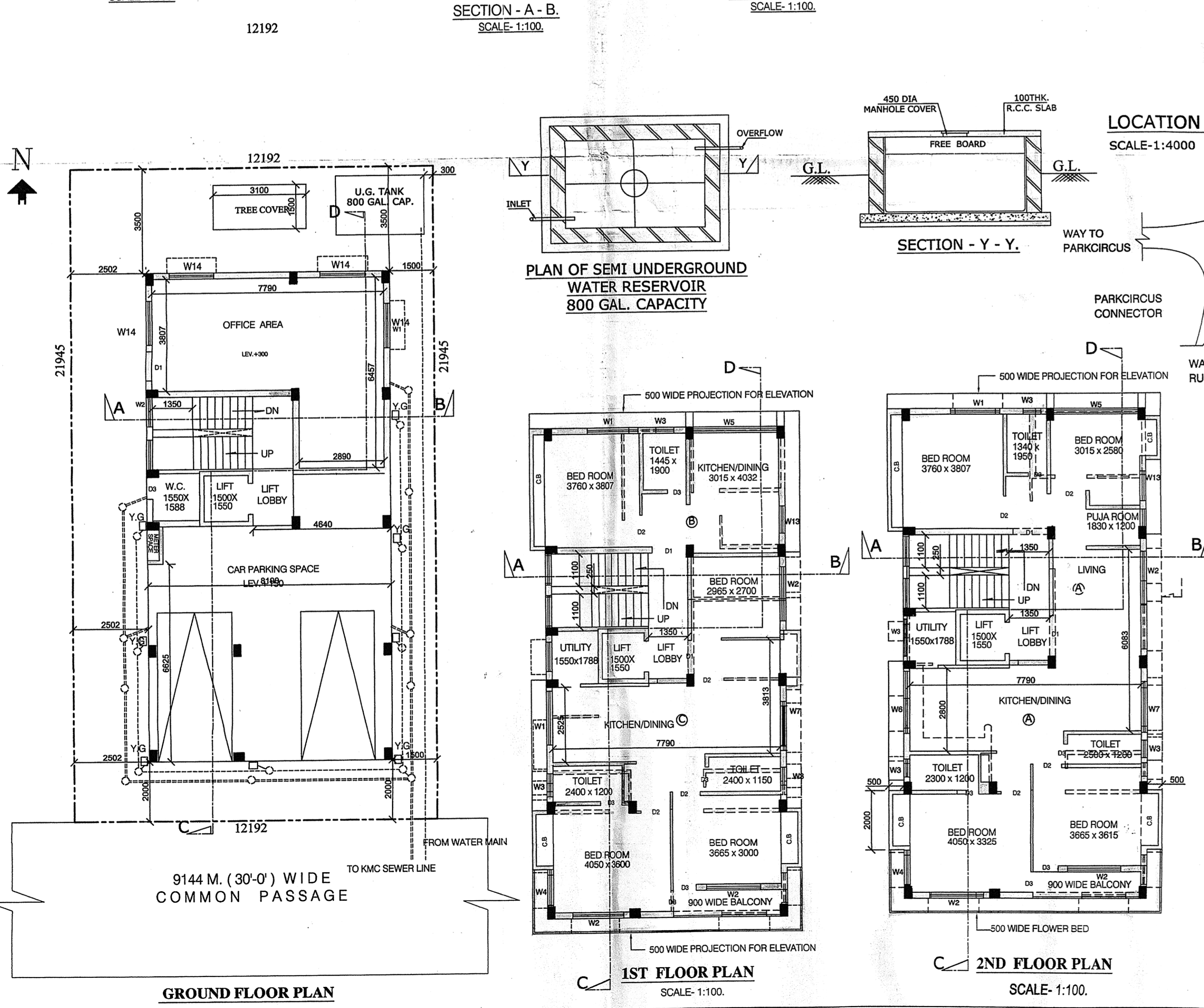


PART - A :-		4. DETAILS OF BOUNDARY DECLARATION :-			
1. ASSESSEE NO. - 140570201086	2. NAME OF OWNERS - SUSHANTA ROY, GOURI ROY	BOOK NO. - I, VOLUME NO. - 1606-2023, PAGES - 79511 TO 79520.	BEING NO. - 160602962, REGD. AT - A.D.S.R. SEALDAH DATED - 07/08/2023		
3. DETAILS OF REGD. DEED :-	BOOK NO. - I, VOLUME NO. - 1, PAGES - 1 TO 15, BEING NO. - 1619, REGD. AT - A.R.A. - I, KOLKATA DATED - 13/12/2006	5. DETAILS OF COMMON PASSAGE :-	BOOK NO. - I, VOLUME NO. - 1, PAGES - 79511 TO 79520, BEING NO. - 160602961, REGD. AT - A.D.S.R. SEALDAH DATED - 07/08/2023		
PART - B :- AREA STATEMENT AS PER SITE					
1. AREA OF LAND AS PER DEED :- (04 - 00 CH - 00 SFT.) = 267.553 m <sup>2</sup>	2. PERMISSIBLE GROUND COVERAGE (57.748%) = 154.506 m <sup>2</sup>	3. PROPOSED GROUND COVERAGE (51.102%) = 136.726 m <sup>2</sup>	4. PERMISSIBLE HEIGHT OF THE BUILDING = 40 MTR. AS PER BOUNDARY DECLARATION = 267.553 m <sup>2</sup>		
5. PROPOSED HEIGHT OF THE BUILDING = 15.40 MTR.					
6. NO. OF STORES = G + IV					
9.a) PROPOSED AREA (AREA STATEMENT) :-					
PROPOSED FLOOR AREA					
FLOOR M.K.D.	TOTAL FLOOR AREA	STAIR CUT OUT	LIFT WELL	TOTAL EXEMPTED AREA	NET FLOOR AREA
GROUND FLOOR	134.685 m <sup>2</sup>	0.500 m <sup>2</sup>	2.325 m <sup>2</sup>	131.860 m <sup>2</sup>	118.465 m <sup>2</sup>
FIRST FLOOR	134.685 m <sup>2</sup>	0.500 m <sup>2</sup>	2.325 m <sup>2</sup>	131.860 m <sup>2</sup>	118.465 m <sup>2</sup>
SECOND FLOOR	134.685 m <sup>2</sup>	0.500 m <sup>2</sup>	2.325 m <sup>2</sup>	131.860 m <sup>2</sup>	118.465 m <sup>2</sup>
THIRD FLOOR	134.685 m <sup>2</sup>	0.500 m <sup>2</sup>	2.325 m <sup>2</sup>	131.860 m <sup>2</sup>	118.465 m <sup>2</sup>
FOURTH FLOOR	134.685 m <sup>2</sup>	0.500 m <sup>2</sup>	2.325 m <sup>2</sup>	131.860 m <sup>2</sup>	118.465 m <sup>2</sup>
TOTAL	673.425 m <sup>2</sup>	2.500 m <sup>2</sup>	9.300 m <sup>2</sup>	661.225 m <sup>2</sup>	595.150 m <sup>2</sup>
9.b) TENEMENTS & CAR PARKING CALCULATION :-					
MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A1	82.847 m <sup>2</sup>	14.287 m <sup>2</sup>	98.944 m <sup>2</sup>	2 NO	
B1	34.743 m <sup>2</sup>	6.016 m <sup>2</sup>	40.759 m <sup>2</sup>	2 NOS	
E	67.828 m <sup>2</sup>	11.374 m <sup>2</sup>	79.262 m <sup>2</sup>	1 NO	2 NOS
F	49.582 m <sup>2</sup>	8.574 m <sup>2</sup>	58.156 m <sup>2</sup>	1 NO	2 NOS
C	117.281 m <sup>2</sup>	20.307 m <sup>2</sup>	137.588 m <sup>2</sup>	1 NO	TOTAL-2 NOS
10. TOTAL OFFICE (BUSINESS) CARPET = 37.315 m <sup>2</sup>				16. TOTAL EXEMPTED AREA = 66.975 m <sup>2</sup>	
11. TOTAL OFFICE (BUSINESS) COVERED = 43.174 m <sup>2</sup>				17. ROOF TANK AREA = 5.805 m <sup>2</sup>	
12. TOTAL REQUIRED CAR PARKING = 2 NOS				18. DEPTH OF BUILDING = 18.445 MTR.	
13. TOTAL PROVIDED CAR PARKING = 2 NOS				19. CUP BOARD AREA = 18.850 m <sup>2</sup>	
14. PROVIDED AREA OF CAR PARKING = 68.168 m <sup>2</sup>				20. LIFT MACHINE ROOM(LESS) = 5.738 m <sup>2</sup>	
15. PERMISSIBLE F.A.R. = 2.25				21. OTHER AREA ONLY FOR FEES = 39.224 m <sup>2</sup> (SHR+CB)	
16. PROPOSED F.A.R. = 595.145 - 50.0 / 267.553 m <sup>2</sup> = 2.038				22. TREE COVER AREA = 4.655 m <sup>2</sup> (PERM. = 4.505 m <sup>2</sup> )	
17. STAIR HEAD ROOM AREA = 14.535 m <sup>2</sup>					
18. TOTAL TERRACE AREA = 134.685 m <sup>2</sup>					
PART - B :- AREA STATEMENT AS PER SANCTION					
1. AREA OF LAND AS PER DEED :- (04 - 00 CH - 00 SFT.) = 267.553 m <sup>2</sup>	2. PERMISSIBLE GROUND COVERAGE (57.748%) = 154.506 m <sup>2</sup>	3. PROPOSED GROUND COVERAGE (51.102%) = 136.726 m <sup>2</sup>	4. PERMISSIBLE HEIGHT OF THE BUILDING = 40 MTR. AS PER BOUNDARY DECLARATION = 267.553 m <sup>2</sup>		
5. PROPOSED HEIGHT OF THE BUILDING = 15.40 MTR.					
6. NO. OF STORES = G + IV					
9.a) PROPOSED AREA (AREA STATEMENT) :-					
PROPOSED FLOOR AREA					
FLOOR M.K.D.	TOTAL FLOOR AREA	STAIR CUT OUT	LIFT WELL	TOTAL EXEMPTED AREA	NET FLOOR AREA
GROUND FLOOR	134.684 m <sup>2</sup>	0.500 m <sup>2</sup>	2.325 m <sup>2</sup>	111.515 m <sup>2</sup>	121.289 m <sup>2</sup>
FIRST FLOOR	134.684 m <sup>2</sup>	0.500 m <sup>2</sup>	2.325 m <sup>2</sup>	111.515 m <sup>2</sup>	118.464 m <sup>2</sup>
SECOND FLOOR	134.684 m <sup>2</sup>	0.500 m <sup>2</sup>	2.325 m <sup>2</sup>	111.515 m <sup>2</sup>	118.464 m <sup>2</sup>
THIRD FLOOR	134.684 m <sup>2</sup>	0.500 m <sup>2</sup>	2.325 m <sup>2</sup>	111.515 m <sup>2</sup>	118.464 m <sup>2</sup>
FOURTH FLOOR	134.684 m <sup>2</sup>	0.500 m <sup>2</sup>	2.325 m <sup>2</sup>	111.515 m <sup>2</sup>	118.464 m <sup>2</sup>
TOTAL	673.420 m <sup>2</sup>	2.500 m <sup>2</sup>	9.300 m <sup>2</sup>	55.075 m <sup>2</sup>	595.145 m <sup>2</sup>
9.b) TENEMENTS & CAR PARKING CALCULATION :-					
MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	119.432 m <sup>2</sup>	19.687 m <sup>2</sup>	139.119 m <sup>2</sup>	1 NO	1 NO
B	41.637 m <sup>2</sup>	6.863 m <sup>2</sup>	48.50 m <sup>2</sup>	2 NOS	
C	77.592 m <sup>2</sup>	12.79 m <sup>2</sup>	90.382 m <sup>2</sup>	2 NOS	1 NO
D	67.828 m <sup>2</sup>	11.374 m <sup>2</sup>	79.262 m <sup>2</sup>	1 NOS	
E	49.581 m <sup>2</sup>	8.574 m <sup>2</sup>	58.156 m <sup>2</sup>	1 NOS	
BUSINESS: 37.315 m <sup>2</sup> (CARPET)				TOTAL-2 NOS	
10. TOTAL OFFICE (BUSINESS) CARPET = 37.315 m <sup>2</sup>				16. TOTAL EXEMPTED AREA = 66.975 m <sup>2</sup>	
11. TOTAL OFFICE (BUSINESS) COVERED = 43.174 m <sup>2</sup>				17. ROOF TANK AREA = 5.805 m <sup>2</sup>	
12. TOTAL REQUIRED CAR PARKING = 2 NOS				18. DEPTH OF BUILDING = 16.445 MTR.	
13. TOTAL PROVIDED CAR PARKING = 2 NOS				19. CUP BOARD AREA = 11.0 m <sup>2</sup>	
14. PROVIDED AREA OF CAR PARKING = 70.741 m <sup>2</sup>				20. OTHER AREA ONLY FOR FEES = 25.535 m <sup>2</sup> (SHR+CB)	
15. PERMISSIBLE F.A.R. = 2.25				21. TREE COVER AREA = 4.655 m <sup>2</sup> (PERM. = 4.505 m <sup>2</sup> )	
16. PROPOSED F.A.R. = 595.145 - 50.0 / 267.553 m <sup>2</sup> = 2.037					
17. STAIR HEAD ROOM AREA = 14.535 m <sup>2</sup>					
18. TOTAL TERRACE AREA = 136.726 m <sup>2</sup>					



















REGULARIZATION PLAN U/R 26(2a & 2b) OF A GR + IV RESIDENTIAL BUILDING UNDER SECTION 393 A OF K.M.C. BUILDING ACT 1980, COMPLYING BUILDING RULE 2009 AT PREMISES NO. - A/P-92/A, CANAL SOUTH ROAD, KOLKATA - 7000105. UNDER WARD NO. - 57, BOROUGH VII, P.S. - PRAGATI MAIDAN. PREVIOUS SANCTION NO - 2023070145, DATED - 16-10-2023