

ALCAZAR GROUP

DEVELOPER / CONSTRUCTOR

348/202, Netaji Subhas Chandra Bose Road
700047

The Number, Type and Carpet Area of the Apartment/s or Unit/s enmarked for Sale in the Project named **ALCAZAR NEST** at Holding No. 108/2, Satkari Banerjee Road Under Ward No. 22 Of Rajpur Sonarpur Municipality, RS Dag & LR Dag No. 386, RS Khatian No - 283 & 716, LR Khatian No. 2779, 2780, 2782, 2818, JL No. 79, Mouza - Mahinagar, PS - Sonarpur, Dist -24 Pgs(S), Pin – 700145, WB, India, exclusive of Balcony or Verandah:

Total No. of Residential Units : 12 Nos

Total Residential Built-Up Area : 878.757 SqMt

Total Residential Carpet Area : 573.76 SqMt

RESIDENTIAL AREA DETAILED BREAK-UP

Tenement Marked	Type	Floor	Carpet/Area in SqMt	No. of Units
A-1	1BHK	1st	29.26	1
A-2	2BHK	1st	40.88	1
A-3	3BHK	1st	73.30	1
B-1	1BHK	2nd	29.26	1
B-2	2BHK	2nd	40.88	1
B-3	3BHK	2nd	73.30	1
C-1	1BHK	3rd	29.26	1
C-2	2BHK	3rd	40.88	1
C-3	3BHK	3rd	73.30	1
D-1	1BHK	4th	29.26	1
D-2	2BHK	4th	40.88	1
D-3	3BHK	4th	73.30	1

Total No. of Commercial Units : 1 Nos

Total Commercial Built-Up Area : 18.176 SqMt

Total Commercial Carpet Area : 11.89 SqMt

COMMERCIAL AREA DETAILED BREAK-UP

Shop / Commercial Space Marked	Type	Floor	Area in SqMt	No. of Units
S-1	Shop	Ground	11.89	1

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Dipankar S.
Partner

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TOTAL AREA DETAILED BREAK-UP:

FLOOR MKD	TOTAL AREA	DEDUCT AREA			ACTUAL AREA WITHOUT (LIFT+ DUCT)	RESIDENTIAL STAIR + ST. LOBBY- ST. DUCT AREA (INSIDE)	LIFT LOBBY AREA	AREA EXCLUDING LIFT LOBBY + STAIR AREA	CAR PARKING AREA			CUPBOARD & LOFT AREA		F.A.R. CALCULATION
		DUCT	LIFT WELL	STAIR DUCT					PERMISSIBLE	PROVIDED	DEDUCTABLE	PERM. 878.757@3% = 26.363 Sqm.	PROV.	
GROUND FLOOR	149.969	NIL	NIL	NIL	149.969	15.978	2.059	131.932	125	93.512	93.512			788.572 - 93.512 399.289 = 1.741 < 1.75
FIRST FLOOR	185.269	NIL	1.812	1.26	182.197	15.978	2.059	164.160				6.591	5.224	
SECOND FLOOR	185.269	NIL	1.812	1.26	182.197	15.978	2.059	164.160				6.591	5.224	
THIRD FLOOR	185.269	NIL	1.812	1.26	182.197	15.978	2.059	164.160				6.591	5.224	
FOURTH FLOOR	185.269	NIL	1.812	1.26	182.197	15.978	2.059	164.160				6.590	5.224	
TOTAL FL. AREA	891.045	NIL	7.248	5.04	878.757	79.890	10.295	788.572	125	93.512	93.512	26.363	20.896	

STAIR HEAD ROOM AREA = 20.598 SQM.

TOTAL FL. AREA WITH C.B & STAIR HEAD ROOM = 878.757 + 20.896 + 20.598 = 920.251 SQMT.

USES	TOTAL AREA / FLOOR	NO. OF FLOOR	TOTAL AREA	REQUIRED PARKING		PARKING PROVIDED			TOTAL NOS. OF COVERED CAR PARKING
				COVERED		COVERED PARKING			
				NO	AREA	NO	AREA	DEDUCTABLE AREA	
RESIDENTIAL AREA	164.160	4	656.640			5	93.512	93.512	05
				656.640/120 = 5.472 = 5		5x25			
COMMERCIAL AREA (SHOP)	18.176	1	18.176	NIL					
GRAND TOTAL					5	125	5		05

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Date: 22-05-2026