



AREA STATEMENT - PART II										DEDUCTION FOR F.A.R. CALCULATION									
BLOCK	FLOOR MARKED	TOTAL FLOOR AREA	TOTAL FLOOR AREA	VENT. SHAFT	VENT. SHAFT	CUT-OUT including electrical duct	CUT-OUT including electrical duct	STAIR DUCT	STAIR DUCT	LIFT WELL	LIFT WELL	FL. AREA WITHOUT LIFT-WELL, VENT SHAFT & STAIR WELL	FL. AREA WITHOUT LIFT-WELL, VENT SHAFT & STAIR WELL	STAIR AREA	STAIR AREA	LIFT LOBBY	LIFT LOBBY	AFTER DEDUCTION FLOOR AREA	AFTER DEDUCTION FLOOR AREA
1 (TOWER BLOCK)	BASEMENT	487.465	534.052	0	0	0	0	0	0	0	0	487.465	534.052	0	20.783	0	6	487.465	507.269
	GROUND FLOOR	437.504	378.977	0	0	59.962	74.663	0	0	0.000	17.588	377.542	286.726	56.442	43.68	9	9	312.100	234.046
	FIRST FLOOR	440.433	361.484	0	0	0.949	5.524	1.325	1.687	10.494	17.588	427.665	336.685	59.467	45	9	9	359.188	282.685
	SECOND FLOOR	440.433	361.484	0	0	0.949	5.524	1.325	1.687	10.494	17.588	427.665	336.685	59.467	45	9	9	359.188	282.685
	THIRD FLOOR	397.322	361.484	9.075	0	0.949	5.524	1.325	1.687	10.494	17.588	379.464	336.685	29.917	45	6	9	343.547	360.257
	FOURTH FLOOR	397.322	418.252	9.075	0	0.949	6.808	0.75	0	7.084	12.187	379.464	399.257	29.917	30	6	9	343.547	360.257
	FIFTH FLOOR	397.322	418.252	9.075	0	0.949	6.808	0.75	0	7.084	12.187	379.464	399.257	29.917	30	6	9	343.547	360.257
	SIXTH FLOOR	397.322	418.252	9.075	0	0.949	6.808	0.75	0	7.084	12.187	379.464	399.257	29.917	30	6	9	343.547	360.257
	SEVENTH FLOOR	397.322	418.252	9.075	0	0.949	6.808	0.75	0	7.084	12.187	379.464	399.257	29.917	30	6	9	343.547	360.257
	EIGHTH FLOOR	397.322	418.252	9.075	0	0.949	6.808	0.75	0	7.084	12.187	379.464	399.257	29.917	30	6	9	343.547	360.257
	NINTH FLOOR	397.322	418.252	9.075	0	0.949	6.808	0.75	0	7.084	12.187	379.464	399.257	29.917	30	6	9	343.547	360.257
	TENTH FLOOR	397.322	418.252	9.075	0	0.949	6.808	0.75	0	7.084	12.187	379.464	399.257	29.917	30	6	9	343.547	360.257
	ELEVENTH FLOOR	397.322	418.252	9.075	0	0.949	6.808	0.75	0	7.084	12.187	379.464	399.257	29.917	30	6	9	343.547	360.257
	TWELFTH FLOOR	397.322	418.252	9.075	0	0.949	6.808	0.75	0	7.084	12.187	379.464	399.257	29.917	30	6	9	343.547	360.257
	THIRTEENTH FLOOR	397.322	418.252	9.075	0	0.949	6.808	0.75	0	7.084	12.187	379.464	399.257	29.917	30	6	9	343.547	360.257
	FOURTEENTH FLOOR	397.322	418.252	9.075	0	0.949	6.808	0.75	0	7.084	12.187	379.464	399.257	29.917	30	6	9	343.547	360.257
	FIFTEENTH FLOOR	397.322	418.252	9.075	0	0.949	6.808	0.75	0	7.084	12.187	379.464	399.257	29.917	30	6	9	343.547	360.257
	SIXTEENTH FLOOR	397.322	418.252	9.075	0	0.949	6.808	0.75	0	7.084	12.187	379.464	399.257	29.917	30	6	9	343.547	360.257
	SEVENTEENTH FLOOR	397.322	418.252	9.075	0	0.949	6.808	0.75	0	7.084	12.187	379.464	399.257	29.917	30	6	9	343.547	360.257
	TOTAL	5779.055	7835.546	90.75	0	71.350	185.888	10.15	5.061	91.829	240.970	5514.976	7403.627	474.546	619.463	87	168	4953.430	6616.164
2 (COMMERCIAL BLOCK)	GROUND FLOOR	111.69	88.342	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	111.690	88.342	22.365	16.112	3.000	2.590	86.325	67.145
	FIRST FLOOR	111.69	88.342	0.000	0.000	0.000	0.420	0.875	0.937	2.393	2.076	108.423	84.909	13.365	15.174	3.000	2.590	92.058	67.145
	SECOND FLOOR	111.69	88.342	0.000	0.000	0.000	0.420	0.875	0.937	2.393	2.076	108.423	84.909	13.365	15.174	3.000	2.590	92.058	67.145
	THIRD FLOOR	111.69	88.342	0.000	0.000	0.000	0.420	0.875	0.937	2.393	2.076	108.423	84.909	13.365	15.174	3.000	2.590	92.058	67.145
	FOURTH FLOOR	111.69	88.342	0.000	0.000	0.000	0.420	0.875	0.937	2.393	2.076	108.423	84.909	13.365	15.174	3.000	2.590	92.058	67.145
	TOTAL	558.45	265.026	0.000	0.000	0.000	0.840	3.500	3.774	9.570	8.232	545.380	258.160	75.825	46.460	15.000	7.770	454.555	203.930
(1+2) TOTAL (BLOCK 1+2)		6337.505	8100.572	90.750	0.000	71.350	186.728	13.650	6.935	101.399	249.122	6060.356	7661.787	550.371	665.923	102.000	175.770	5407.985	6820.094

TOTAL FLOOR AREA INCLUDING CUPBOARD		7722.523 SQM
PERMISSIBLE F.A.R.		2.75
EXTRA F.A.R. FOR METRO CORRIDOR		15% OF 2.75
EFFECTIVE F.A.R.		3.1625
PERMISSIBLE BUILT UP AREA		5714.82725 SQM
REVISED FLOOR AREA FOR F.A.R.		6422.867 SQM
REVISED F.A.R.		3.554
F.A.R. BEYOND PERMISSIBLE LIMIT, ALLOWED BY AUTHORITY		0.392
FLOOR AREA BEYOND PERMISSIBLE LIMIT, ALLOWED BY AUTHORITY		708.040 SQM

NUMBER OF APARTMENTS		26 NOS. (2 FLAT IN EACH FLOOR FROM 4TH TO 16TH FLOOR)
DIAGNOSTIC CENTER		BLOCK 1 - TOWER GROUND TO 3RD FLOOR
COMMERCIAL BLOCK		BLOCK 2 - COMMERCIAL GROUND TO 2ND FLOOR

COMMERCIAL BLOCK		BLOCK 2 - COMMERCIAL		GROUND TO 2ND FLOOR	
CAR PARKING PROVISION					
COVERED CAR PARKING IN BASEMENT : (BLOCK 1)		11		NOS. (BLOCK 1)	
COVERED CAR PARKING IN GROUND FLOOR (NON-MECHANICAL)		0		NOS.	
COVERED CAR PARKING IN GROUND FLOOR (MECHANICAL) : (BLOCK 1)		3		NOS. (MECHANICAL STACK PARKING IN BLOCK 1)	
MECHANICAL CAR PARKING (OTHER THAN IN GROUND FLOOR)		13		NOS. (PUZZLE PARKING)	
OPEN CAR PARKING		22		NOS.	
TOTAL CAR PARKING PROVIDED		49		NOS.	

CONFIGURATION :
BLOCK 1 :
B+G+17 STOREY
(BASEMENT FOR PARKING, GROUND FOR DIAGNOSTIC AND PARKING, FIRST TO THIRD FLOOR FOR DIAGNOSTIC, FOURTH TO SIXTEENTH FLOOR FOR APARTMENTS, SEVENTEENTH FLOOR FOR RESIDENTIAL AMENITY)
BLOCK 2 :
3 STOREY COMMERCIAL BLOCK

AREA STATEMENT - PART I
AREA OF THE LAND AS PER DEED:- 27 K - 08 CH. - 2 SQ.FT. i.e. 19802 SQFT.
PHYSICAL MEASUREMENT OF LAND:-
AREA OF STRIP OF LAND GIFTED TO RSM FOR ROAD WIDENING 180.579 SQ.M
AREA OF CORNER SPILL (THERE ARE 3 CORNER SPILLS OF 3.156 SQ.M, 3.031 SQ.M, 1.497 SQ.M) 7.684 SQ.M
ROAD WIDTH:- 20.5 METRE
PERMISSIBLE F.A.R.:- 2.75

ADDITIONAL F.A.R. FOR THE LOCATION WITHIN 500 M. FROM THE OPERATIONAL METRO CORRIDOR U / S 53A (C) OF RAJAPUR - SONARPUR MUNICIPALITY BUILDING BYE LAWS, 2007, WITH AMENDMENTS OF FEBRUARY, 2016, IS 15 % OVER THE PRESCRIBED LIMIT. 3.1625

PERMISSIBLE GROUND COVERAGE:- 50%
PROPOSED GROUND COVERAGE:- 28.40%
TOTAL BUILT UP AREA [BLOCK I + BLOCK II] 7661.787 SQ.M

TOTAL BUILT UP AREA [BLOCK I + BLOCK II] EXCLUDING EXEMPTED AREA 6820.094 SQ.M

TOTAL AREA PROVIDED FOR CAR PARKING 421.072 SQ.M

TOTAL EXEMPTED AREA FOR CAR PARKING 16.597 SQ.M

PROPOSED AREA AS PER F.A.R. 380.630 SQ.M

PROPOSED F.A.R. 6422.867 SQ.M

C.B. (BLOCK I) AREA CALCULATION

FLOOR	NO. OF C.B.	C.B. AREA (SQ.M)	SANCTIONED	REV. SANCTION
4TH	4	4.672	147.124	211.648
5TH	4	4.672		
6TH	4	4.672	693.662	887.115
7TH	4	4.672	3327.686	4310.293
8TH	4	4.672		
9TH	4	4.672		
10TH	4	4.672		
11TH	4	4.672		
12TH	4	4.672		
13TH	4	4.672		
14TH	4	4.672		
15TH	4	4.672		
16TH	4	4.672		
TOTAL		60.736		

PARKING REQUIRED FOR RESIDENTIAL 36 NOS.
PARKING REQUIRED FOR COMMERCIAL 3 NOS.
PARKING REQUIRED FOR DIAGNOSTIC 6 NOS.
TOTAL PARKING REQUIRED 45 NOS.
TOTAL PARKING PROVIDED 49 NOS.
CB AREA (BLOCK I) 60.736 SQM

THAT I / WE ARE THE OWNERS OF THE HOLDING NO. 3006, GARIA ROAD, WARD NO. 29, MEASURING ABOUT 27 K - 08 CH. - 2 SQ.FT. i.e. 19802 SQ.M AS PER DEED AND 1807.980 SQ.M AS PER PHYSICAL MEASUREMENT, OF LAND WITH EXISTING STRUCTURES WHICH IS FULLY SEIZED POSSESSED AND OCCUPIED BY ME / US

OWNERS' DECLARATION :
THAT, THE LAND BOUNDED BY THE BOUNDARY WALL / DEMARCATORY PILLAR WHICH IS IDENTIFIED BY ME / US TO THE E.S.S. / E.B.A. AND THE LAND ABUTTING ROAD / ROAD WIDTH OF THE HOLDING HAS BEEN MEASURED BY THE E.B.A. / E.S.S. WHICH HAS BEEN SHOWN IN THE BUILDING PLAN PROPOSAL, WHEREAS THE LAND IS 47 AS DECIMAL I.E. 27 K - 08 CH. - 2 SQ.FT. i.e. 19802 SQ.M AS PER DEED AND 1807.980 SQ.M AND THE ABUTTING ROAD WIDTH IS 20.50 METER

THAT, THE LAND / PROPERTY IS FREE FROM ALL ENCUMBRANCE AND THERE IS NO PENDING CASE OR LITIGATION WHATSOEVER ON THIS LAND / PROPERTY.
THAT, DURING SITE INSPECTION THE LAND HAS BEEN SHOWN BY ME / US THAT, THE ABOVE STATEMENTS ARE TRUE TO BEST OF MY / OUR KNOWLEDGE AND BELIEF.

SIGNATURE OF STRUCTURAL REVIEWER

CERTIFICATE OF STRUCTURAL ENGINEER:
I DO HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION AT HOLDING NO. 3006, GARIA ROAD, WARD NO. 29, UNDER THE JURISDICTION OF RAJAPUR - SONARPUR MUNICIPALITY HAVE BEEN PERSONALLY INSPECTED AND SO REPORTED BY ME / US THAT THE FOUNDATION AND SUPERSTRUCTURE ARE IN ALL RESPECTS SOUND AND THE PROPOSED FOUNDATION AND SUPERSTRUCTURE ARE SAFE IN ALL RESPECTS.

SIGNATURE OF STRUCTURAL ENGINEER

CERTIFICATE OF ARCHITECT:
I DO HEREBY CERTIFY THAT PLANS, ELEVATIONS AND SECTIONS AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON HOLDING NO. 3006, GARIA ROAD, WARD NO. 29, UNDER THE JURISDICTION OF RAJAPUR - SONARPUR MUNICIPALITY HAVE BEEN PERSONALLY INSPECTED AND SO REPORTED BY ME / US THAT THE FOUNDATION AND SUPERSTRUCTURE ARE IN ALL RESPECTS SOUND AND THE PROPOSED FOUNDATION AND SUPERSTRUCTURE ARE SAFE IN ALL RESPECTS.

SIGNATURE OF ARCHITECT

SIGNATURE OF OWNER/AUTHORITY

APPROVED

Plan No. RAJ/SON/29/2017 dated 09/02/2017

Valid Upto: 09/02/2022

APPROVED

Plan No. RAJ/SON/29/2017 dated 09/02/2017

Valid Upto: 09/02/2022

APPROVED