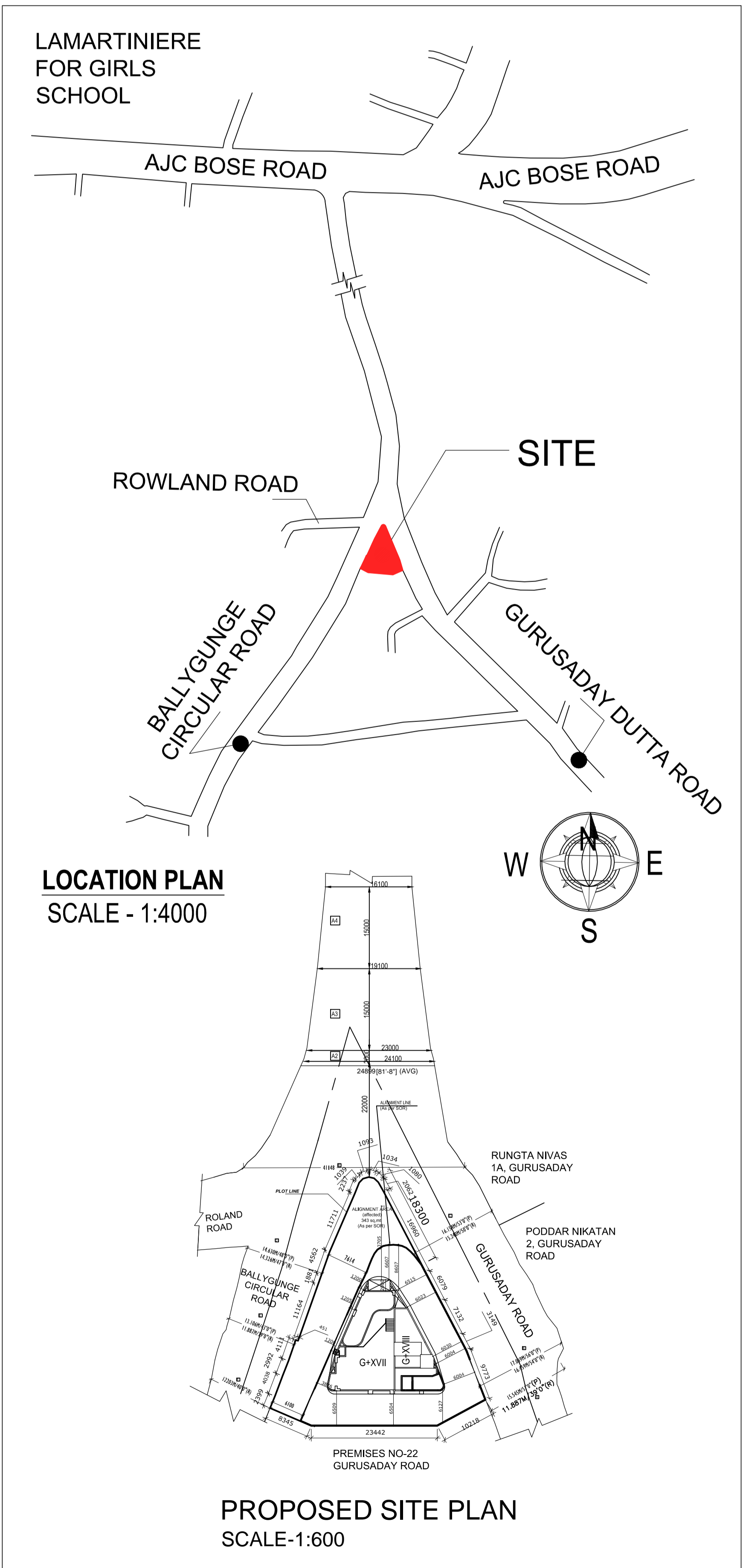


PROPOSED GROUND FLOOR PLAN



PROPOSED SITE PLAN
SCALE-1:600

AVG. ROAD WIDTH CALCULATION

AREA OF A1 = $\frac{1}{2} \times ((41.148 + 24.100) \times 5) \times 22$
= 32.624 X 22
= 717.728 SQM

AREA OF A2 = $\frac{1}{2} \times ((24.100 + 23.000) \times 5) \times 2$
= 23.550 X 2
= 47.100 SQM

AREA OF A3 = $\frac{1}{2} \times ((23.000 + 19.100) \times 5) \times 15$
= 21.050 X 15
= 315.750 SQM

AREA OF A4 = $\frac{1}{2} \times ((19.100 + 16.100) \times 5) \times 15$
= 17.600 X 15
= 264.000 SQM

TOTAL AREA = A1 + A2 + A3 + A4
= 717.728 + 47.100 + 315.750 + 264.000
= 1344.578 SQM

TOTAL LENGTH = 22 + 2 + 15 + 15
= 54.000 MTR

AVG. ROAD WIDTH = $\frac{1344.578 \text{ SQM}}{54.000 \text{ MTR}}$
= 24.899 MTR

RULE - 62 OF KMC BLDG RULE
RELAXED BY M.I.C VIDE ITEM
NO-M-56.91 DATED 07/04/2025.

1. ASSESSEE NO: 110690800962

2. DETAILS OF REG. DEEDS
BOOK NO-1
VOLUME NO-1603-2024
PAGE NO-16546 to 16581
BEING NO-160304789
FOR THE YEAR-2024

3. DETAILS OF GIFT DEED :-
(FOR ALIGNMENT AFFECTED LAND)
BOOK NO-1
VOLUME NO-1603-2025
PAGE NO-131362 to 131373
BEING NO-160302022
FOR THE YEAR-2025

4. DETAILS OF BOUNDARY
DECLARATION DEED :-
BOOK NO-1
VOLUME NO-1603-2025
PAGE NO-120652 to 120662
BEING NO-160304848
FOR THE YEAR-2025

5. DETAILS OF CONSTITUTED
ATTORNEY DEED :-
BOOK NO-1
VOLUME NO-1603-2024
PAGE NO-11686 to 11611
BEING NO-160307098
FOR THE YEAR-2024

6. ULC NO :- 1082/ULC/Kolkata/2024
DATED - 29/07/2024

7. WBFES DETAILS VIDE MEMO NO :-
FSR/FSP/01/25/182/187/00053
DATED - 29/05/2025

8. AMI NOC ID :-
BEHA/EAST/B/080924/1165894
DATED - 20/08/2024

9. IGBC REGISTRATION NO :-
GH240705
(GOULD - APRIL-2025)

PRINCIPLE USE GROUP :- RESIDENTIAL

1. AREA OF LAND (AS PER DEED) = $15K-13(C)$ = 1057.692 sq.m
2. AREA OF LAND (As per KMC RECORD) = $15K-10(C+2B5)$ = 1047.752 sq.m

2A. AREA OF LAND (AS PER ULC) = 1057.69 sq.m

3. SANCTIONED ALIGNMENT AREA = 343 sq.m

4. (a). PERMISSIBLE F.A.R INCLUDING 10% EXTRA OF GREEN BUILDING = $(3+10\%) = 3.30$
1047.752 X 3.3 = 3457.582 SQM

5 (b). (i) PERMISSIBLE GROUND COVERAGE = 50% = 523.876 sq.m
(ii) PROPOSED GROUND COVERAGE = 26.873% = 281.564 sq.m

6. a) HEIGHT = 59.95 M. 6. b) ROAD WIDTH = 24.899 M (AVG)

7. PROPOSED AREA CALCULATION :-
RESIDENTIAL:

FLOOR	COVERED AREA (sqm)	BUCKET AREA (sqm)	LEFT WELL AREA (sqm)	BUILT UP AREA (sqm)	EXEMPTION (sqm)	NET AREA
Ground Floor	213.90	0.00	0.00	213.90	0.00	213.90 sq.m
1st Floor	270.48	0.00	0.00	270.48	0.00	270.48 sq.m
2nd Floor	270.48	2.80	11.37	284.65	0.00	284.65 sq.m
3rd Floor	270.48	2.80	11.37	284.65	0.00	284.65 sq.m
4th Floor	270.48	2.80	11.37	284.65	0.00	284.65 sq.m
5th Floor	270.48	2.80	11.37	284.65	0.00	284.65 sq.m
6th Floor	270.48	2.80	11.37	284.65	0.00	284.65 sq.m
7th Floor	270.48	2.80	11.37	284.65	0.00	284.65 sq.m
8th Floor	270.48	2.80	11.37	284.65	0.00	284.65 sq.m
9th Floor	270.48	2.80	11.37	284.65	0.00	284.65 sq.m
10th Floor	270.48	2.80	11.37	284.65	0.00	284.65 sq.m
11th Floor	270.48	2.80	11.37	284.65	0.00	284.65 sq.m
12th Floor	270.48	2.80	11.37	284.65	0.00	284.65 sq.m
13th Floor	270.48	2.80	11.37	284.65	0.00	284.65 sq.m
14th Floor	270.48	2.80	11.37	284.65	0.00	284.65 sq.m
15th Floor	270.48	2.80	11.37	284.65	0.00	284.65 sq.m
16th Floor	270.48	2.80	11.37	284.65	0.00	284.65 sq.m
17th Floor	270.48	2.80	11.37	284.65	0.00	284.65 sq.m
18th Floor	270.48	2.80	11.37	284.65	0.00	284.65 sq.m
19th Floor	270.48	2.80	11.37	284.65	0.00	284.65 sq.m
20th Floor	270.48	2.80	11.37	284.65	0.00	284.65 sq.m
TOTAL	4615.544	102.21	110	4312.834	511.720	3699.104 sq.m

8. TENEMENTS & CAR PARKING CALCULATION :-

RESIDENTIAL:

MARKED	TENEMENT SIZE	PROP. AREA TO BE ADDED	SBU TENEMENT AREA	NO. OF TENEMENT	REQD. CAR PARKING
FLAT (Complex)	188.348	91.518	280.866	1	2
FLAT (Duplex Lower)	188.348			7	35
FLAT (Duplex Upper)	180.098	184.174	552.620	7	35
9A. TOTAL REQUIRED CAR PARKING :-					37
9B. TOTAL PROVIDED CAR PARKING :-					37

10. PROPOSED CAR PARKING AREA

OPEN GROUND (LAYER-1)	COVERED (GR) 3 LAYER-1	COVERED (GR) 4 LAYER-2	COVERED (GR) 5 LAYER-5	TOTAL
1	8	25		34
11. PERMISSIBLE F.A.R INCLUDING 10% EXTRA OF GREEN BUILDING = 3.300				
12. PROPOSED F.A.R = 3603.109-181.994 + 3421.115/1047.752 sq.m. = 3.265				
13. STAIR HEAD ROOM AREA :- 42.707 SQM				
14. LIFT MACHINE ROOM AREA :- 17.135 SQM				
15. OVER HEAD TANK AREA :- 23.174 SQM				
16. Tree cover area (10.833%) = 133.66 SQM				
17. AREA OF FIRE REFUGE PLATFORM = 15.0143-45.042 SQM				
18. SWIMMING POOL AREA = 51.92 SQM				
19. TRIPPLE HEIGHT BALCONY AREA = 54.415 SQM				
20. TERRACE AREA = 270.683 SQM				
21. GATE GOOMTY = 0.912 SQM				
22. ROOF TOILET AREA = 2.983 SQM				
23. EXCESS ROOF AREA = 39.206 SQM				
24. NO OF TREES PLANTATION = 21 NOS.				

DOOR WINDOW SCHEDULE

SL. NO.	TAG	WIDTH	LENGTH	HEIGHT	SL. NO.	TAG	WIDTH	LENGTH	HEIGHT
01	D1	1500	2400	2400	06	D5	1000	2400	2400
02	D1	1500	2400	2400	07	D5	1000	2400	2400
03	D1	1500	2400	2400	08	D5	1000	2400	2400
04	D1	1500	2400	2400	09	D5	1000	2400	2400
05	D1	1500	2400	2400	10	D5	1000	2400	2400
06	D1	1500	2400	2400	11	D5	1000	2400	2400
07	D1	1500	2400	2400	12	D5	1000	2400	2400
08	D1	1500	2400	2400	13	D5	1000	2400	2400
09	D1	1500	2400	2400	14	D5	1000	2400	2400
10	D1	1500	2400	2400	15	D5	1000	2400	2400
11	D1	1500	2400	2400	16	D5	1000	2400	2400
12	D1	1500	2400	2400	17	D5	1000	2400	2400
13	D1	1500	2400	2400	18	D5	1000	2400	2400
14	D1	1500	2400	2400	19	D5	1000	2400	2400
15	D1	1500	2400	2400	20	D5	1000	2400	2400
16	D1	1500	2400	2400	21	D5	1000	2400	2400
17	D1	1500	2400	2400	22	D5	1000	2400	2400
18	D1	1500	2400	2400	23	D5	1000	2400	2400
19	D1	1500	2400	2400	24	D5	1000	2400	2400
20	D1	1500	2400	2400	25	D5	1000	2400	2400
21	D1	1500	2400	2400	26	D5	1000	2400	2400
22	D1	1500	2400	2400	27	D5	1000	2400	2400
23	D1	1500	2400	2400	28	D5	1000	2400	2400
24	D1	1500	2400	2400	29	D5	1000	2400	2400
25	D1	1500	2400	2400	30	D5	1000	2400	2400
26	D1	1500	2400	2400	31	D5	1000	2400	2400
27	D1	1500	2400	2400	32	D5	1000	2400	2400
28	D1	1500	2400	2400	33	D5	1000	2400	2400
29	D1	1500	2400	2400	34	D5	1000	2400	2400
30	D1	1500	2400	2400	35	D5	1000	2400	2400
31	D1	1500	2400	2400	36	D5	1000	2400	2400
32	D1	1500	2400	2400	37	D5	1000	2400	2400
33	D1	1500	2400	2400	38	D5	1000	2400	2400
34	D1	1500	2400	2400	39	D5	1000	2400	2400
35	D1	1500	2400	2400	40	D5	1000	2400	2400
36	D1	1500	2400	2400	41	D5	1000	2400	2400
37	D1	1500	2400	2400	42	D5	1000	2400	2400
38	D1	1500	2400	2400	43	D5	1000	2400	2400
39	D1	1500	2400	2400	44	D5	1000	2400	2400
40	D1	1500	2400	2400	45	D5	1000	2400	2400
41	D1	1500	2400	2400	46	D5	1000	2400	2400
42	D1	1500	2400	2400	47	D5	1000	2400	2400
43	D1	1500	2400	2400	48	D5	1000	2400	2400
44	D1	1500	2400	2400	49	D5	1000	2400	2400
45	D1	1500	2400	2400	50	D5	1000	2400	2400
46	D1	1500	2400	2400	51	D5	1000	2400	2400
47	D1	1500	2400	2400	52	D5	1000	2400	2400
48	D1	1500	2400	2400	53	D5	1000	2400	2400
49	D1	1500	2400	2400	54	D5	1000	2400	2400
50	D1	1500	2400	2400	55	D5	1000	2400	2400
51	D1	1500	2400	2400	56	D5	1000	2400	2400
52	D1	1500	2400	2400	57	D5	1000	2400	2400
53	D1	1500	2400	2400	58	D5	1000	2400	2400
54	D1	1500	2400	2400	59	D5	1000	2400	2400
55	D1	1500	2400	2400	60	D5	1000	2400	2400
56	D1	1500	2400	2400	61	D5	1000	2400	2400
57	D1	1500	2400	2400	62	D5	1000	2400	2400
58	D1	1500	2400	2400	63	D5	1000	2400	2400
59	D1	1500	2400	2400	64	D5	1000	2400	2400
60	D1	1500	2400	2400	65	D5	1000	2400	2400
61	D1	1500	2400	2400	66	D5	1000	2400	2400
62	D1	1500	2400	2400	67	D5	1000	2400	2400
63	D1	1500	2400	2400	68	D5	1000	2400	2400
64	D1	1500	2400	2400	69	D5	1000	2400	2400
65	D1	1500	2400	2400	70	D5	1000	2400	2400
66	D1	1500	2400	2400	71	D5	1000	2400	2400
67	D1	1500	2400	2400	72	D5	1000	2400	2400
68	D1	1500	2400	2400	73	D5	1000	2400	2400
69	D1	1500	2400	2400	74	D5	1000	2400	2400
70	D1	1500	2400	2400	75	D5	1000	2400	2400
71	D1	1500	2400	2400	76	D5	1000	2400	2400
72	D1	1500	2400	2400	77	D5	1000	2400	2400
73	D1	1500	2400	2400	78	D5	1000	2400	2400
74	D1	1500	2400	2400	79	D5	1000	2400	2400
75	D1	1500							