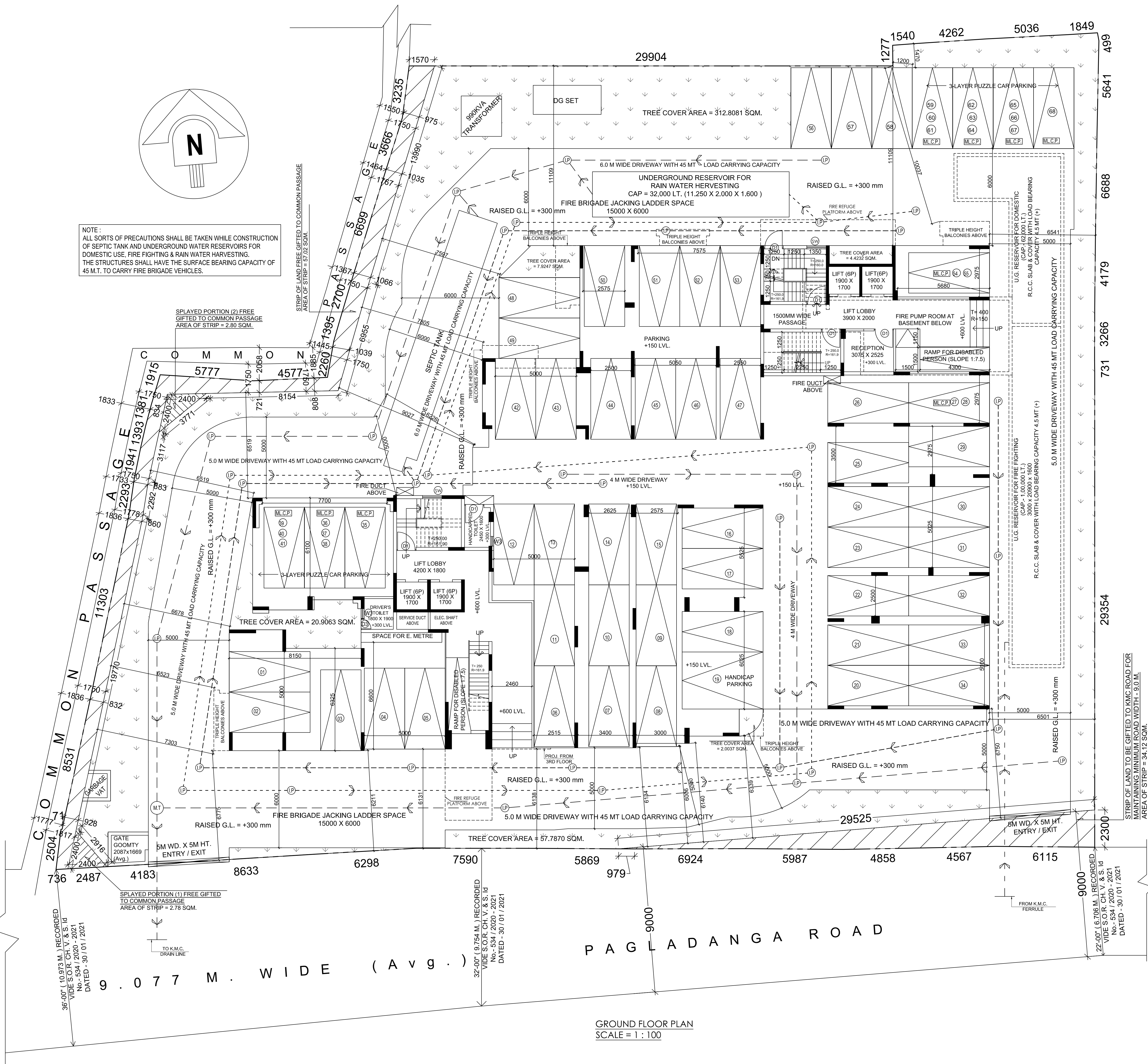
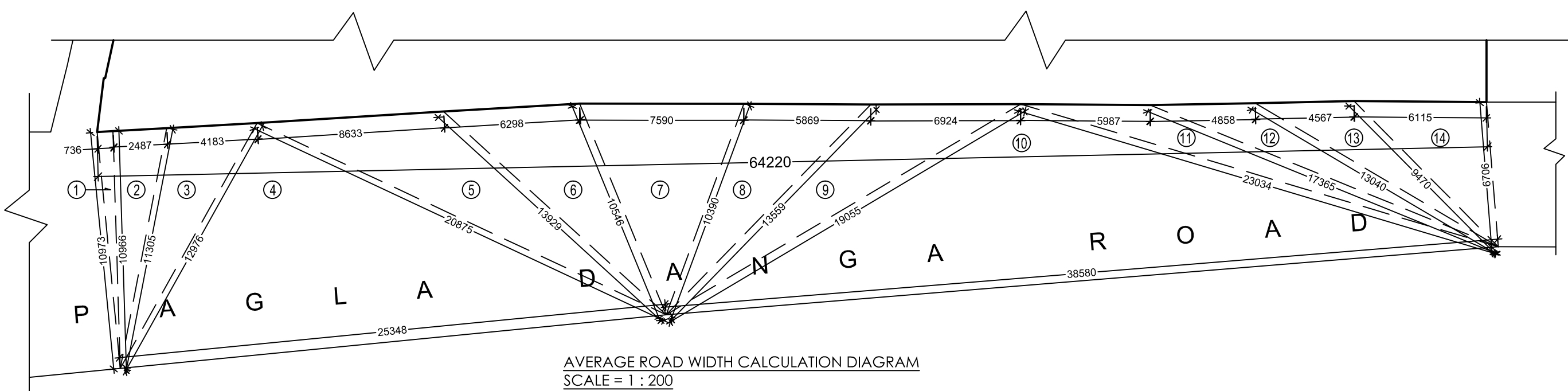




AVERAGE ROAD WIDTH CALCULATION				
TRIANGLE	LENGTH-A	LENGTH-B	LENGTH-C	AREA (SQ.M.)
1	10.973	10.966	0.736	4.034
2	10.966	11.305	2.487	13.632
3	11.305	12.976	4.183	22.930
4	12.976	20.875	25.348	135.097
5	20.875	13.929	6.633	43.212
6	13.929	10.546	6.298	31.410
7	10.546	10.390	7.590	37.016
8	10.390	13.559	5.869	28.675
9	13.559	19.055	6.924	33.555
10	19.055	23.034	38.590	161.408
11	23.034	17.345	5.987	19.230
12	17.345	13.040	4.858	16.601
13	13.040	9.470	4.567	15.695
14	9.470	6.706	6.115	20.422
AVERAGE ROAD WIDTH =				9.077 M.
(TOTAL AREA / LENGTH OF ROAD)				
= (582.913 / 64.220) M.				
= 9.077 M.				



STATEMENT OF PROPOSAL

- PART-A:**
1. ASSESSEE NO: 110572101368
NAME OF OWNERS : A. TALUKDAR & CO. FERTILISERS PVT.LTD
2. DETAIL OF REGISTERED DEED
BOOK NO: I VOL. NO: 56, PAGE NO: 74 to 82,
BEING NO: 1838, YEAR: 1974, PLACE: D. S. R., ALIPORE
- 2A. DETAIL OF REGISTERED BOUNDARY DECLARATION
BOOK NO: I VOL. NO: 1906-2021, PAGE NO: 148225 to 148240,
BEING NO: 190603618, YEAR: 2021, PLACE: A.D.S.R. SEALDAH, WEST BENGAL
- 2B. DETAIL OF REGISTERED DEED OF GIFT
BOOK NO: I VOL. NO: 1906-2021, PAGE NO: 148191 to 148207,
BEING NO: 190603621, YEAR: 2021, PLACE: A.D.S.R. SEALDAH, WEST BENGAL
- AREA OF STRIP OF LAND = 34.12 SQM.

- PART - B**
1. AREA OF LAND :
AS PER TITLE DEED, ASSESSMENT BOOK RECORD, BOUNDARY DECLARATION & U.L.C
= 2675.77 SQM. (2 B - 0 K - 0 CH - 2 SQFT.)
2. NET AREA OF LAND (AREA OF LAND - AREA OF LAND GIFTED)
(2675.77 - (34.12 + 57.02 + 5.58))
= 2579.05 SQM.
3. PERMISSIBLE GROUND COVERAGE = 50.000 % = 1337.8850 Sqm.
4. PROPOSED GROUND COVERAGE = 42.822 % = 1124.4037 Sqm.

5. PROPOSED AREA:
- | COVERED AREA (A) | STAIR VOID (B) | LIFT VOID (C) | OTHER CUTOUTS (D) | STAIR WAY EXCL. LOBBY (E) | LIFT LOBBY (F) | Net Floor Area (A+B+C+D+E+F) | |
|------------------|----------------|---------------|-------------------|---------------------------|----------------|------------------------------|-----------|
| Basement | 61.9058 | - | - | 8.8750 | - | 52.6308 | |
| Gr. Floor | 1100.7018 | - | - | 48.6875 | 12.0000 | 1040.0143 | |
| 1st Floor | 641.9358 | 1.7625 | 12.9200 | 5.2780 | 45.8750 | 564.1003 | |
| 2nd Floor | 599.7758 | 1.7625 | 12.9200 | 92.8868 | 45.8750 | 12.0000 | 434.3315 |
| 3rd Floor | 750.2712 | 1.7625 | 12.9200 | 9.3636 | 45.8750 | 12.0000 | 668.3501 |
| 4th Floor | 750.2712 | 1.7625 | 12.9200 | 9.3636 | 45.8750 | 12.0000 | 668.3501 |
| 5th Floor | 750.2712 | 1.7625 | 12.9200 | 9.3636 | 45.8750 | 12.0000 | 668.3501 |
| 6th Floor | 750.2712 | 1.7625 | 12.9200 | 9.3636 | 45.8750 | 12.0000 | 668.3501 |
| 7th Floor | 750.2712 | 1.7625 | 12.9200 | 9.3636 | 45.8750 | 12.0000 | 668.3501 |
| 8th Floor | 750.2712 | 1.7625 | 12.9200 | 9.3636 | 45.8750 | 12.0000 | 668.3501 |
| 9th Floor | 750.2712 | 1.7625 | 12.9200 | 9.3636 | 45.8750 | 12.0000 | 668.3501 |
| 10th Floor | 750.2712 | 1.7625 | 12.9200 | 9.3636 | 45.8750 | 12.0000 | 668.3501 |
| 11th Floor | 750.2712 | 1.7625 | 12.9200 | 9.3636 | 45.8750 | 12.0000 | 668.3501 |
| Total | 8567.8667 | 19.3875 | 142.1200 | 173.3136 | 562.1875 | 144.0000 | 7526.8581 |

6. PARKING CALCULATION :
- | A) | Prop. Share | Tenement Size | Tenement No | Reqd. Parking |
|------------------------|-------------|---------------|-------------|---------------|
| Between 75 - 100 Sqm. | - | - | - | - |
| C - 62.6175 Sqm. | 19.1855 | 81.8030 Sqm. | 7 Nos. | 7 Nos. |
| F - 66.0728 Sqm. | 20.2442 | 86.3170 Sqm. | 8 Nos. | 8 Nos. |
| Above 100 Sqm. | - | - | - | - |
| A - 117.0650 Sqm. | 35.8679 | 152.9329 Sqm. | 8 Nos. | 8 Nos. |
| B - 95.2838 Sqm. | 28.1942 | 124.4780 Sqm. | 7 Nos. | 7 Nos. |
| B1 - 95.5008 Sqm. | 29.2616 | 124.7854 Sqm. | 3 Nos. | 3 Nos. |
| D - 90.0494 Sqm. | 27.8894 | 117.6398 Sqm. | 10 Nos. | 10 Nos. |
| E - 88.4656 Sqm. | 27.1052 | 115.5708 Sqm. | 10 Nos. | 10 Nos. |
| G - 96.2378 Sqm. | 29.4866 | 125.7244 Sqm. | 8 Nos. | 8 Nos. |
| G1 - 97.0525 Sqm. | 29.7382 | 126.7887 Sqm. | 2 Nos. | 2 Nos. |
| Total Required Parking | | | | 55 Nos. |

7. PERMISSIBLE F. A. R. = 2.25 + 0.225 = 2.475 (+ 10% For Green Building)
8. PROPOSED F. A. R. = (7526.8581 - 909.1336) / 2675.77 = 2.473
9. STAIR HEAD ROOM AREA = 84.8151 SQM.
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14. FIRE REFUGE PLATFORM AREA = 62.7072 SQM.
15. TRIPLE HEIGHT TERRACE AREA = 138.0975 SQM.
16. CUPBOARD AREA = 162.1150 SQM.
17. GATE GOOMTY AREA = 5.1451 SQM.
18. TREE COVER AREA = 405.8530 SQM. (15.1677 %)
19. ADDITIONAL FLOOR AREA FOR FEES = 544.9770 SQM.
20. HEIGHT OF THE BUILDING = 38.650 M.
21. RELAXATION OF AUTHORITY: UIR 76(i) of K.M.C. Building Rules, 2009

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- | A) | Prop. Share | Tenement Size | Tenement No | Reqd. Parking |
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| Between 75 - 100 Sqm. | - | - | - | - |
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