

AREA OF LAND = 26 KH-04 CH-21 SQFT = 1757.8 SQM.  
 ROAD WIDTH 18.288 M.  
 PERMISSIBLE GR. COVERAGE. (50%) 878.9 SQM.  
 PROPOSED GR. COVERAGE. (39.25%) 689.9037 SQM.  
 PERMISSIBLE F. A. R. (2.5+0.25(GREEN)) 2.75  
 PERMISSIBLE BUILT UP AREA (1757.8\*2.75) 4833.95 SQM.  
 PERMISSIBLE HEIGHT NO RESTRICTION  
 PROPOSED HEIGHT 59.7 M.  
 (0.6+6.1+3.5+3.3\*15 FLS.)

**CALCULATION OF FLOOR AREA :**

GROUND FLOOR AREA 435.78 SQM.  
 1ST FLOOR AREA 420.0 SQM.  
 TYPICAL FLOOR AREA (2ND TO 16TH) 330.75 SQM.  
 TOTAL (435.78+420.0+330.75\*15 FLS.) 5817.03 SQM.

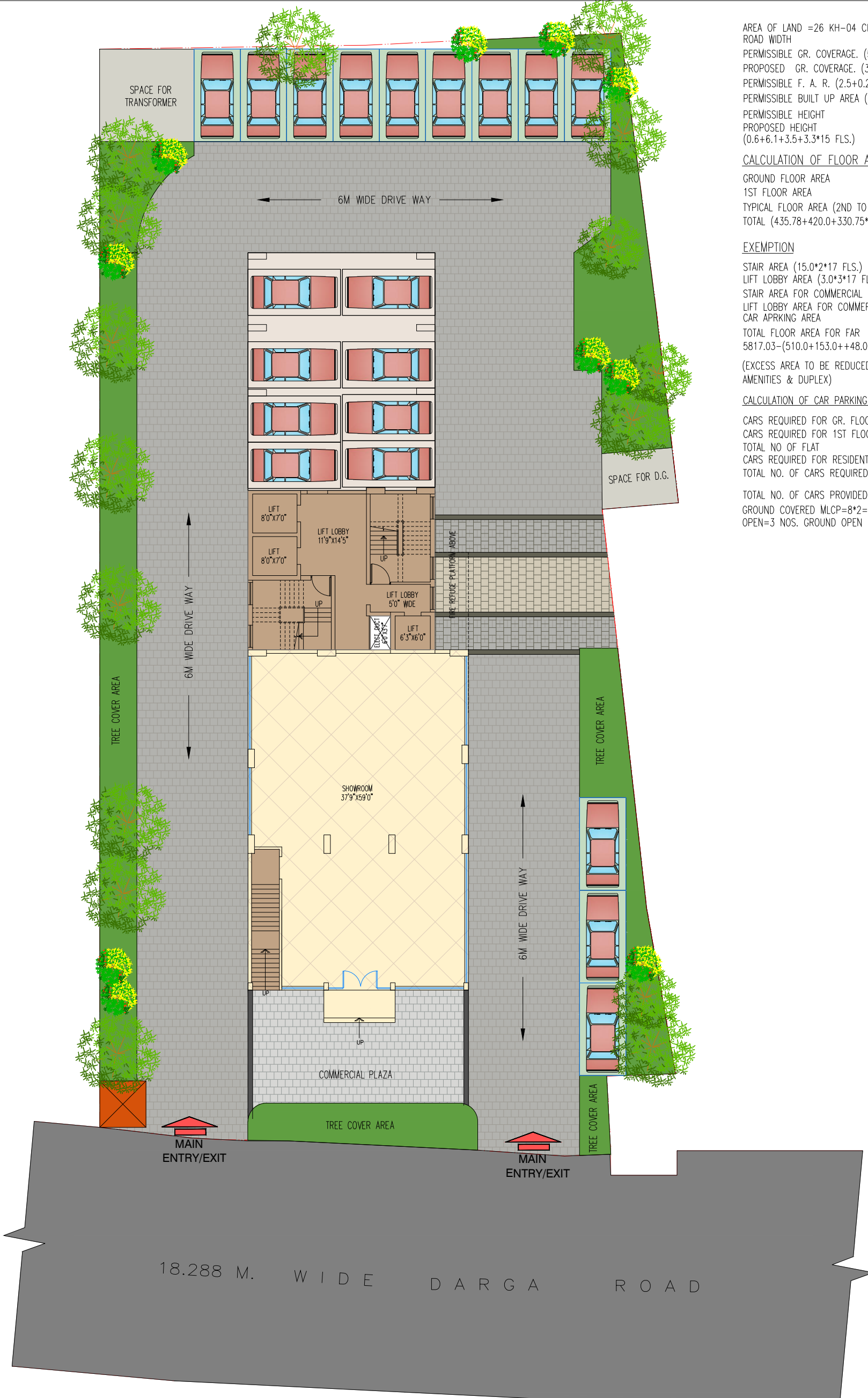
**EXEMPTION**

STAIR AREA (15.0\*2\*17 FLS.) 510.0 SQM.  
 LIFT LOBBY AREA (3.0\*3\*17 FLS.) 153.0 SQM.  
 STAIR AREA FOR COMMERCIAL (24.0\*2 FLS.) 48.0 SQM.  
 LIFT LOBBY AREA FOR COMMERCIAL 6.0 SQM.  
 CAR APRKING AREA 125.0 SQM.  
 TOTAL FLOOR AREA FOR FAR 4975.03 SQM.  
 5817.03-(510.0+153.0++48.0+6.0+125.0)

(EXCESS AREA TO BE REDUCED FROM DOUBLE HT. AMENITIES & DUPLEX)

**CALCULATION OF CAR PARKING :**

CARS REQUIRED FOR GR. FLOOR SHOWROOM 5 NOS.  
 CARS REQUIRED FOR 1ST FLOOR SHOWROOM 5 NOS.  
 TOTAL NO OF FLAT 26 NOS.  
 CARS REQUIRED FOR RESIDENTIAL 26 NOS.  
 TOTAL NO. OF CARS REQUIRED (5+5+26) 36 NOS.  
 TOTAL NO. OF CARS PROVIDED 37 NOS.  
 GROUND COVERED MLCP=8\*2=16 NOS., GR. OPEN=3 NOS. GROUND OPEN MLCP=9\*2=18 NOS.



**GROUND FLOOR PLAN**

PROJECT: PROPOSED G+XVI STORIED RESIDENTIAL BUILDING AT 39 DARGA ROAD. KOLKATA.

GROUND FLOOR PLAN

ARCHITECTS: RAJ AGRAWAL & ASSOCIATES.

8B, ROYD STREET, KOL-16. DATE-24.12.2018