

KEY PLAN
SCALE - 1:4000



4.082 M.(AVG.) WIDE K.M.C ROAD

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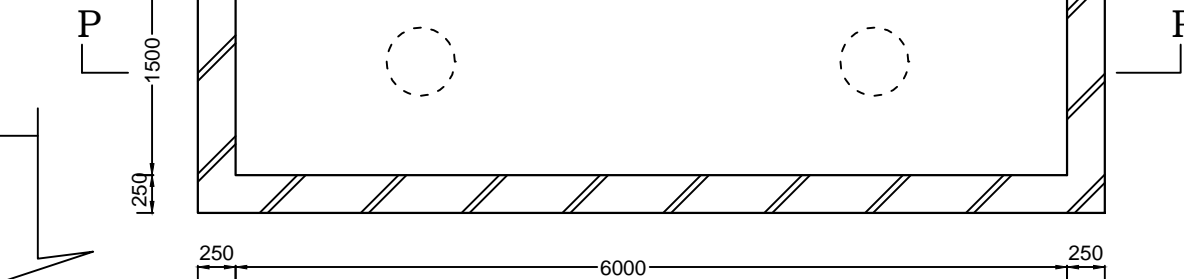
4.082 M.(AVG.) WIDE K.M.C ROAD

DATED-30.09.2023

SANJIT MAJHI

SHIBNATH DAS Digitally signed by SHIBNATH DAS
Date: 2023.10.03 14:43:40 +05'30'

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DETAIL OF SEMI UNDER GROUND WATER RESERVOIR(2300 GALONS)

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NAME OF OWNER :- TAPAN KUMAR GHOSH

BHATTACHARYA & ASSOCIATES.

 ARCHITECTS, ENGINEERS & INT. DESIGNERS SKYLARK
APARTMENT, GROUND FLOOR
105B, DIAMOND HARBOUR ROAD
KOLKATA - 700008.
tel : + 8420791222
e-mail: archranjitb@gmail.com

AREA STATEMENT

NOTE:
DEPTH OF SEPTIC TANK & SEMI UNDER GROUND WATER
RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION OF
THE BUILDING.

PART:- A

1. ASSESNO NO: 41-1240515305
2. DETAIL OF MOTHER DEED:-
a) BOOK-I, VOLUME - 113, PAGE-185 TO 189, BEING NO. - 5035, DATE - 15.06.1963, PLACE-D.S.R-I, ALIPORE.
b) BOOK-I, VOLUME - 62, PAGE-233 TO 237, BEING NO. - 3260, DATE - 03.05.1963, PLACE-D.S.R-II, ALIPORE.
3. DETAIL OF ORDER OF ATTORNEY - BOOK-I, VOLUME - 1607-2023, PAGE-12629 TO 12647, BEING NO. - 16075903, DATE - 11.04.2023, PLACE - A.D.S.R. BEHALA.
4. DETAIL OF BOUNDARY DECLARATION- BOOK-I, VOLUME - 1607-2021, PAGE - 575893-575907, BEING NO. - 16075869, DATE - 16.12.2021, PLACE - A.D.S.R. BEHALA.
5. DEED OF GIFT TO K.M.C. - BOOK-I, VOLUME - 1607-2021, PAGE - 575878-575892, BEING NO. - 16075863, DATE - 16.12.2021, PLACE - A.D.S.R. BEHALA.
6. NON EVICTION OF TENANT DECLARATION- BOOK-I, VOLUME - 1607-2021, PAGE - 575908-575920, BEING NO. - 16075861, DATE - 16.12.2021, PLACE - A.D.S.R. BEHALA.
7. DETAIL OF B & L R O - 6/P/352(3)& DL & LR0, SADAR ALIPORE, DATE - 19/04/2023.

PART-B:

- (i) IAS PER GIFT DEED (10 K - 0 CH - 00 SQ.FT.) = 668.896 SQ.M.
(ii) IAS PER ASSESSMENT BOOK RECORD (7 K - 7CH - 10 SQ.FT.) = 498.421 SQ.M.
(iii) IAS PER BOUNDARY DECLARATION (7 K - 7CH - 10 SQ.FT.) = 498.414 SQ.M.
2. (i) PERMISSIBLE GROUND COVERAGE (50.053%) 249.471 SQ.M.
(ii) PROPOSED GROUND COVERAGE = 238.770 SQ.M. (47.906%)
3. PROPOSED HEIGHT = 12.400 M.
4. ROAD WIDTH = 4.062 M (AVG.)

5. PROPOSED AREA :-

	COVERED AREA	STAIR+LIFT LOBBY	LIFT	NET FLOOR AREA
GROUND FLOOR	225.338 SQ.M	12.690 +2.97=15.660	-	209.678 SQ.M
1ST. FLOOR	238.770 SQ.M	12.690 +2.97=15.660	2.47 SQ.M	220.640 SQ.M
2ND. FLOOR	238.770 SQ.M	12.690 +2.97=15.660	2.47 SQ.M	220.640 SQ.M
3RD. FLOOR	238.770 SQ.M	12.690 +2.97=15.660	2.47 SQ.M	220.640 SQ.M
TOTAL	941.648 SQ.M	62.640 SQ.M	7.41 SQ.M	871.598 SQ.M

6. TENEMENTS & CAR PARKING CALCULATION :-

MARVED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	50.486 SQ.M	4.859 SQ.M	55.345 SQ.M	7	NA
B	67.537 SQ.M	6.501 SQ.M	74.038 SQ.M	3	
C	50.630 SQ.M	4.873 SQ.M	55.503 SQ.M	3	
D	51.090 SQ.M	4.918 SQ.M	56.009 SQ.M	1	

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| 7. TOTAL REQUIRED CAR PARKING = 3 | 13. STAIR HEAD ROOM AREA = 15.500 SQ.M. |
| 8. TOTAL PROVIDED CAR PARKING = N/A (INGRES OF ROAD WIDTH <3.5 M) | 14. OVER HEAD TANK AREA = 11.315 SQ.M. |
| 9. PERMISSIBLE AREA FOR PARKING = N/A | 15. TOTAL AREA OF CUP BOARD = 9.825 SQ.M. |
| 10. PROVIDED AREA OF PARKING = N/A | 16. TOTAL AREA OF LOFT = 17.710 SQ.M. |
| 11. PERMISSIBLE F.A.R. = 1.75 | 17. TOTAL AREA OF LIFT MACHINE ROOM WITH STAIR: 10.030+4.195+14.225 SQ.M. |
| 12. PROPOSED F.A.R. = 871.598/498.414 = 1.7487 | 18. TREE COVER AREA REQUIRED = 11.733 SQ.M. (2.35% OF LAND AREA) |
| | 19. TREE COVER AREA PROVIDED = 12.320 SQ.M. (2.47% OF LAND AREA) |