



SPECIFICATION :

1. STRUCTURAL CEMENT CONCRETE M - 25 GRADE WITH 19 MM DOWN STONECHIPS.
2. GRADE OF REINFORCEMENT Fe - 500 .
3. 200TH FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED .
4. 75TH FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED .
5. 75TH LIME TERRACING (2:2:7) ON ROOF .
6. ALL DIMENSIONS ARE IN MILLIMETER .
7. 25TH D.P.C. WITH CEMENT CONCRETE (1:2:4) WITH 6 MM DOWN STONE CHIPS & 5% WATER PROOFING COMPOUND .
8. 19 MM THICK CEMENT PLASTER (1:4) TO THE EXTERNAL WALLS .
9. 12 MM THICK CEMENT PLASTER (1:4) TO THE INTERNAL WALLS .
10. 6 MM THICK CEMENT PLASTER (1:4) TO BEAM , CEILING , ETC.
11. 32 MM THICK CAST-IN -SITU MARBLE FLOOR.
12. WOOD WORK IN DOOR FRAMES WITH SAL WOOD.
13. 200 MM X 25 MM X 6 MM M.S.CLAMP FOR DOORS & WINDOWS.
14. SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION.
15. WRITTEN DIMENSION ARE TO BE FOLLOWED .
16. 450 MM CHAJJA PROJECTION .
17. DEPTH OF EMI UNDER GROUND RESERVOIR AND SEPTIC TANK DOES NOT EXCEED THE DEPTH OF THE FOUNDATION.

STATEMENT OF PLAN PROPOSAL

PART - A:

1. ASSESSEE NO:- 41-130-10-0183-0
2. DETAILS OF DEED:- BOOK NO. - I, DEED NO. - 1290, YEAR - 1990, OFF :- BEHALA
3. DETAILS DEED OF POWER OF ATTORNEY:- BOOK NO. - I, VOLUME NO. - 1607 - 2023, PAGES :- 23333 TO 23364, BEING NO. - 160700349, YEAR - 2023, OFF :-A.D.S.R BEHALA
4. DETAILS OF BOUNDARY DECLARATION DEED :- BOOK NO. - I, VOLUME NO. - 1602-2024, PAGES :- 569297 TO 569312, BEING NO. - 160216497, YEAR - 2024, OFF :- D.S.R.- II SOUTH 24 PARGANAS
5. DETAILS OF NON- EVICTION OF TENANT DEED :- BOOK NO. - I, VOLUME NO. - 1602-2024, PAGES :- 569313 TO 569326, BEING NO. - 160216498, YEAR - 2024 OFF :- D.S.R. - II SOUTH 24-PARGANAS
6. LAND AREA AS PER DEED: 04K - 02CH - 00SF2 (275.920 SQM.)
7. LAND AREA AS PER REGD. BOUNDARY DECL:- 04K - 01CH - 28.652 SFT. (274.401 SQM)
8. NO. OF STORIES INCLUDING BASEMENT IF ANY: G+III.
9. NO OF TENEMENT : 10 NOS.
10. SIZE OF TENEMENT :- <50 SQM. - 6 NOS.
50 - 75 SQM. - 4 NOS.

PART - B

- 1.a) LAND AREA AS PER REGD. BOUNDARY DECLA...:04K - 01CH - 28.652 SFT. (274.401 SQM)
2. PERMISSIBLE GROUND COVERAGE:- (57.520 %) = 157.835 SQM)
3. PROPOSED GROUND COVERAGE:- (57.184 %) = 156.914 SQM)
4. PROPOSED HEIGHT :- 12.475 M.

FLOOR	TOTAL COVERED AREA	LIFT WELL	NET COVERED AREA	STAIR AREA	LIFT LOBBY	NET FLOOR AREA FOR F.A.R
GROUND FLOOR	121.634 SQM.	-	121.634 SQM.	12.690 SQM.	2.126 SQM.	106.818 SQM
FIRST FLOOR	156.914 SQM.	1.715 SQM.	155.199 SQM.	12.690 SQM.	2.126 SQM.	140.383 SQM
SECOND FLOOR	156.914 SQM.	1.715 SQM.	155.199 SQM.	12.690 SQM.	2.126 SQM.	140.383 SQM
THIRD FLOOR	156.914 SQM.	1.715 SQM.	155.199 SQM.	12.690 SQM.	2.126 SQM.	140.383 SQM
TOTAL	592.376 SQM.	5.145 SQM.	587.231 SQM	50.760 SQM.	8.504 SQM.	527.967 SQM

TENEMENT CALCULATION:-

FLAT MKD.	TENEMENT AREA	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NOS.	REQUIRED CAR PARKING
A	60.263 SQM.	8.918 SQM.	69.181 SQM.	3	2 NOS.
B	39.191 SQM.	5.800 SQM.	44.991 SQM.	3	
C	39.191 SQM.	5.800 SQM.	44.991 SQM.	3	
D	51.861 SQM.	7.675 SQM.	59.536 SQM.	1	

REQUIRED CAR PARKING :- 2 NO.
 PROVIDED CAR PARKING :- 2 NOS.
 CAR-PARKING AREA REQUIRED :- 50 SQM
 PROPOSED CAR-PARKING AREA :- 50.205 SQM
 PERMISSIBLE F.A.R. :- 1.75
 PROPOSED F.A.R. :- 527.967 / 50 = 477.967 / 274.401 = 1.742
 ROOF AREA :- 156.914 SQM
 STAIR-HEAD ROOM AREA :- 15.190 SQM
 ROOF TANK AREA :- 5.580 SQM
 LIFT MACHINE ROOM AREA :- 6.588 SQM
 LIFT MACHINE ROOM STAIR AREA :- 3.100 SQM
 CUP BOARD AREA :- 15.849 SQM
 TREE COVER AREA (REQUIRED) :- 4.028 SQM. (1.468%)
 TREE COVER AREA (PROVIDED) :- 4.150 SQM. (1.512%)

SCHEDULE OF DOORS

MKD.	SIZE	LINTEL	SILL	REMARKS	
D1	1050X2100	2100	-	-	
D2	900X2100	2100	-	-	
D3	750X2100	2100	-	-	
S.F.D	2100X2100	2100	-	-	
D1A	1150X2100	2100	-	-	

SCHEDULE OF WINDOWS

	SIZE				
W1	1500X1350	2100	750	-	
W2	1200X1350	2100	750	-	
W4	1000X1350	2100	750	-	
W3	600X600	2100	1500	-	