



**STATEMENT OF THE PROPOSAL**

PLAN SHOWING THE PROPOSED B1+B2+G+12 STORED RESIDENTIAL CUM COMMERCIAL BUILDING ON ANDAL UKHARA ROAD, ON R.S. & L.R. PLOT NO.- 1164, L.R. KH. NO.- 2989, 1654, 2121, 3114, 3328, MOUZA- BHADUR, J.L. NO.- 42, P.S.- ANDAL, DIST.- PASCHIM BARDHAMAN, PIN.- 713321, UNDER- ANDAL GRAM PANCHAYAT.

**LAND OWNERS:**

- 1) BE HOMES DEVELOPERS PVT. LTD.
- 2) KOUSHIK MUKHERJEE, S/O UJJAL KANTI MUKHERJEE
- 3) UJJAL KANTI MUKHERJEE, S/O NIMAI SEWAK MUKHERJEE
- 4) TRINA MUKHERJEE, W/O KOUSHIK MUKHERJEE
- 5) MRS. REKHA MUKHERJEE, W/O UJJAL KANTI MUKHERJEE

**DETAILS OF REGD. TITLE DEED:-**

1. BOOK NO. - I, VOL. NO. - 0204-2020, PAGE NO. - 66848 TO 66854, REGISTERED (BEING) NO. - 020402693, YEAR - 2020, REGISTRAR-A.D.S.R. RANIGANJ, WEST BENGAL, DATE - 31.07.2020.
2. BOOK NO. - I, VOL. NO. - 0204-2020, PAGE NO. - 67122 TO 67138, REGISTERED (BEING) NO. - 020402703, YEAR - 2020, REGISTRAR-A.D.S.R. RANIGANJ, WEST BENGAL, DATE - 31.07.2020.
3. BOOK NO. - I, VOL. NO. - 2304-2021, PAGE NO. - 166892 TO 166710, REGISTERED (BEING) NO. - 230406236, YEAR - 2021, REGISTRAR-A.D.S.R. RANIGANJ, WEST BENGAL, DATE - 28.11.2021.
4. BOOK NO. - I, VOL. NO. - 2304-2021, PAGE NO. - 120615 TO 120630, REGISTERED (BEING) NO. - 230404310, YEAR - 2021, REGISTRAR-A.D.S.R. RANIGANJ, WEST BENGAL, DATE - 18.09.2021.
5. BOOK NO. - I, VOL. NO. - 2304-2022, PAGE NO. - 157832 TO 157847, REGISTERED (BEING) NO. - 230406946, YEAR - 2022, REGISTRAR-A.D.S.R. RANIGANJ, WEST BENGAL, DATE - 13.10.2022.
6. BOOK NO. - I, VOL. NO. - 2304-2022, PAGE NO. - 30842 TO 30858, REGISTERED (BEING) NO. - 230406073, YEAR - 2022, REGISTRAR-A.D.S.R. RANIGANJ, WEST BENGAL, DATE - 09.03.2022.
7. BOOK NO. - I, VOL. NO. - 2304-2024, PAGE NO. - 21182 TO 21196, REGISTERED (BEING) NO. - 230401166, YEAR - 2024, REGISTRAR-A.D.S.R. RANIGANJ, WEST BENGAL, DATE - 05.03.2024.

**AREA STATEMENT**

AREA OF PLOT = 1416.25 SQM.

TOTAL CONSTRUCTED AREA INCLUDING DUCTS AND CUTOUTS		
FLOORS	SQ.M.	SQ.FT.
PROPOSED COVERED AREA OF LOWER BASEMENT	593.7439	6391.0593
PROPOSED COVERED AREA OF UPPER BASEMENT	593.7439	6391.0593
PROPOSED COVERED AREA OF GROUND FLOOR	453.406	4880.4621
PROPOSED COVERED AREA OF FIRST FLOOR	453.406	4880.4621
PROPOSED COVERED AREA OF TYPICAL FLOOR (2 <sup>ND</sup> TO 12 <sup>TH</sup> FLOOR) (RESIDENTIAL)	6487.074 (689.734 X 11) (6347.6967 X 11)	69826.864
<b>TOTAL AREA</b>	<b>8581.37 SQ.M.</b>	<b>92369.908 SQ.FT</b>

**BUILT UP AREA AFTER DEDUCTION OF DUCTS AND CUTOUTS**

AREA	SQ.M.	SQ.FT.
BUILT UP AREA AFTER DEDUCTION OF DUCTS AND CUTOUTS	8278.07 SQ.M.	89106.1 SQ.FT.
VACANT AREA	822.506 SQ.M. (88.076 %)	8853.456 SQ.FT.
PROPOSED PERCENTAGE (%) OF COVERED AREA		41.924%

**SPECIFICATIONS :**

1. ALL EXTERNAL WALLS ARE 250 AND INTERNAL WALLS ARE 125MM. TH. UNLESS OTHERWISE STATED.
2. PLASTER OF ALL OUTER WALL IS IN 1:6
3. PLASTER OF PARTITION WALL IS IN 1:4
4. PLASTERING CEILING IS IN 1:4
5. ALL R.C.C. WORK M-25
6. ALL STEEL WORK Fe-500
7. ALL WORKMANSHIP & MATERIALS PER LATEST NBC & IS CODE.

**DOOR & WINDOW SCHEDULE**

DOOR	WINDOW
D 1500X2100	W1 1500 X 1350
D1 1200X2100	W2 1200 X 1350
D2 1000X2100	W3 1000 X 1350
D3 900X2100	W4 1000 X 1050
D4 750X2100	W5 750 X 1350
F.C.D. 1200X2100	W6 600 X 600
	W7 150 THK. HEIGHT SLIT WINDOW

**SIGNATURE OF GEO-TECHNICAL ENGINEER**

*Sujoy Sarkar*  
**SUJOY SARKAR**  
 GEOTECHNICAL ENGINEER  
 B.C.E., M.C.E.(U)  
 MGS, M.A.S.CE, KMC CLASS-I  
 SIGNATURE OF GEO-TECHNICAL ENGINEER

**SIGNATURE OF STRUCTURAL ENGINEER**

*Paban Mandal*  
**PABAN MANDAL**  
 B.E. (C&I) CIVIL, MIE, MCI, MIR  
 CHARTERED ENGINEER (INDIA)  
 M-060229/3  
 KMC/ESE/II/276  
 SIGNATURE OF STRUCTURAL ENGINEER

**SIGNATURE OF ARCHITECT**

*Soumyendu Biswas*  
**SOUMYENDU BISWAS**  
 Architect, City Planner  
 Regd. No. : CA/89/12599,  
 10/2, C. N. Roy Road,  
 Kolkata - 700 039  
 SIGNATURE OF ARCHITECT

**SIGNATURE OF OWNER**

1. *Rakha Mukherjee* - BE HOME DEVELOPERS PVT. LTD.
2. *Koushik Mukherjee* - Koushik Mukherjee
3. *Trina Mukherjee* - Trina Mukherjee

**TITLE:**

**SECTION**

**CONSULTANTS:**

**COORDINATE TECHNO-CONSULTANTS (P) LTD.**  
 10/2, C.N.ROY ROAD, KOLKATA - 700039  
 e-mail : soumyendu.biswas@ctcp.com Ph: 2343-8062/2344-5426  
 e-mail : pampa.bs@rediffmail.com

**DRAWING NO.:** DATE: SHEET: N

CTCP/BE/PL/ANDAL/162/ARCH/ 12/05/2025 4 OF 4

Produced by: Andral Gram Panchayat, Andral, Paschim Bardhaman