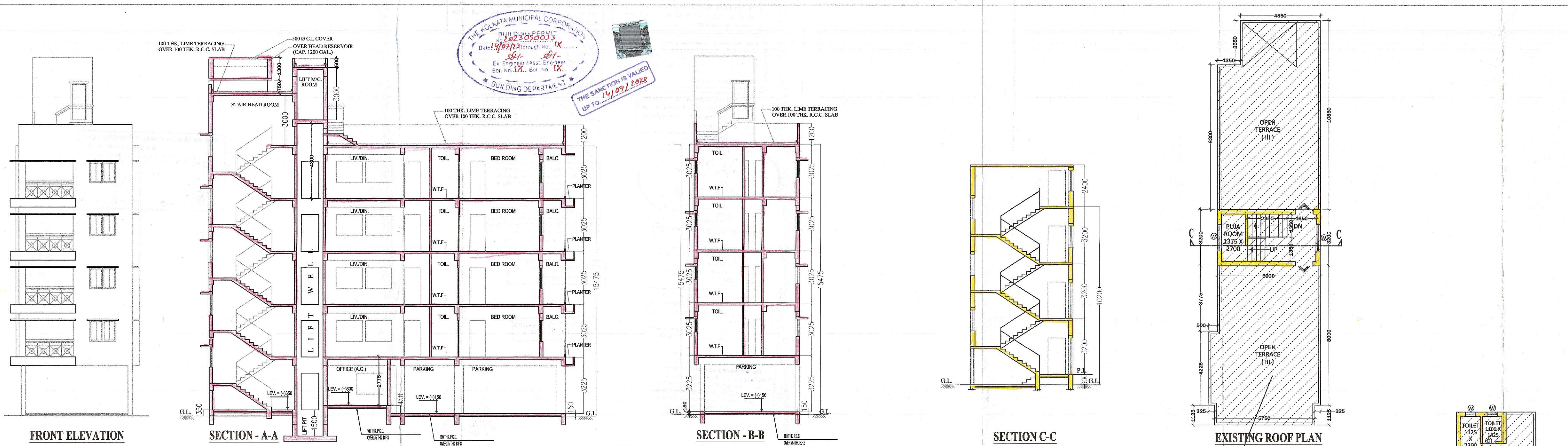
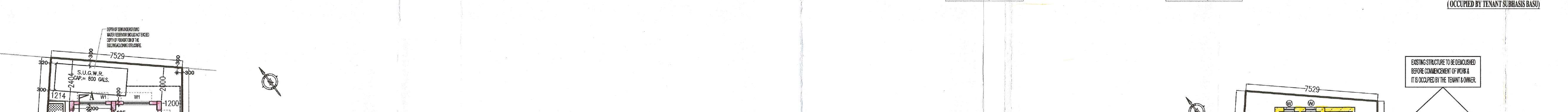
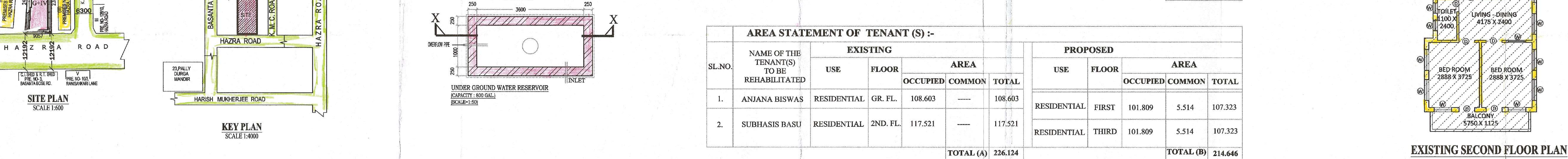




AREA STATEMENT OF OWNER (S) :-									
SL.NO.	NAME OF THE OWNER (S)	EXISTING			PROPOSED				
		USE	FLOOR	AREA		USE	FLOOR	AREA	
				OCCUPIED	COMMON			OCCUPIED	COMMON
1.	Nirmal Kanti Ghosh, Mira Chanda, Indrani Bose, Sumita S. Kamdar	RESIDENTIAL	1 ST.	117.521	---	117.521			
				TOTAL (C)		TOTAL (D)			
				117.521		245.899			

AREA STATEMENT OF TENANT (S) :-									
SL.NO.	NAME OF THE TENANT(S) TO BE REHABILITATED	EXISTING			PROPOSED				
		USE	FLOOR	AREA		USE	FLOOR	AREA	
				OCCUPIED	COMMON			OCCUPIED	COMMON
1.	ANJANA BISWAS	RESIDENTIAL	GR. FL.	108.603	---	108.603			
2.	SUBHASIS BASU	RESIDENTIAL	2ND. FL.	117.521	---	117.521			
				TOTAL (A)		TOTAL (B)			
				226.124		214.646			



STATEMENT OF THE PLAN PROPOSAL

1. ASSESSE NO. 110731100287
2. DETAIL OF DEED :-
BOOK NO.-1, VOL. NO. -1602-2002, PAGE - 333433 TO 333461, BEING NO. - 160209560, DATED - 22/07/2002
3. NON EVICTION OF TENANTS :-
BOOK NO.-1, VOLUME NO.-1602-2003, PAGE - 373783 TO 373792, BEING NO.-160202105, DATED - D.S.R.
AREA OF PLOT (AS PER DEED) = 3K - 00 CH - 00 SQ.FT. = 2160 SQ.FT. = 200.669 SQ.M.
AREA OF PLOT (AS PER REGISTERED BOUNDARY DECLARATION) = 2 K - 15 CH - 12 SFT. = 2127.50 SQ.FT. = 197.632 SQ.M.
DETAILS CALCULATION OF AREA AND F.A.R. UNDER RULE 142 OF K.M.C. BUILDING RULE-2009

1. PROPOSED ACCOMMODATION OF OWNERS:
NIRMAL KANTI GHOSH, MIRA CHANDA, INDRANI BOSE, SUMITA DAS, TUSHAR S. KAMDAR :-
i) GROUND FLOOR :-
OFFICE = 31.253 SQM. (AS PER U/R-142)
ii) SECOND FLOOR (INCLUDING COMMON AREA) :-
FLAT-A (RESIDENTIAL) = 122.6855 SQM. (AS PER U/R-78)
FLAT-A (RESIDENTIAL) = 107.323 SQM. (AS PER U/R-142)
iii) FOURTH FLOOR (INCLUDING COMMON AREA) :-
FLAT-A (RESIDENTIAL) = 122.6855 SQM. (AS PER U/R-78)
FLAT-A (RESIDENTIAL) = 107.323 SQM. (AS PER U/R-142)

2. PROPOSED ACCOMMODATION OF TENANT:
i) ANJANA BISWAS :-
FIRST FLOOR (INCLUDING COMMON AREA) :-
FLAT-A (RESIDENTIAL) = 122.6855 SQM. (AS PER U/R-78)
FLAT-A (RESIDENTIAL) = 107.323 SQM. (AS PER U/R-142)
ii) SUBHASIS BASU :-
THIRD FLOOR (INCLUDING COMMON AREA) :-
FLAT-A (RESIDENTIAL) = 122.6855 SQM. (AS PER U/R-78)
FLAT-A (RESIDENTIAL) = 107.323 SQM. (AS PER U/R-142)

SPECIFICATION
1. ALL DIMENSIONS ARE IN M.M. UNLESS OTHERWISE MENTIONED.
2. FOR ALL EXTERNAL WALL CEMENT MORTAR WILL BE IN RATIO OF 1:6 & 1:4 FOR PARTITION WALLS.
3. ALL EXTERNAL WALLS ARE 200 THK. & ALL PARTITION WALLS ARE 75 THK. & 125 THK.
4. GRADE OF CONCRETE WILL BE - M20.
5. GRADE OF STEEL WILL BE - F415.
6. GRADE OF STEEL WILL BE - F415.

SCHEDULE OF WINDOW
WINDOW MKD. (WxH) WINDOW MKD. (WxH) DOOR MKD. (WxH) DOOR MKD. (WxH)
W1 1500x1200 W4 1000x1000 D1 1050x2100 D2 900x2100
W2 900x1200 W5 600x750 D3 900x2100 D4 900x2100
W3 1350x1200 W6 1050x1200 D5 900x2100 D6 900x2100

SCHEDULE OF DOOR
DOOR MKD. (WxH) DOOR MKD. (WxH) DOOR MKD. (WxH) DOOR MKD. (WxH)
D1 1050x2100 D2 900x2100 D3 900x2100 D4 900x2100
D5 900x2100 D6 900x2100 D7 900x2100 D8 900x2100

PROPOSED AREA

TOTAL FLOOR AREA	DEDUCTION FOR LIFT WELL	DEDUCTION FOR STAIR WAY	GROSS FLOOR AREA	STAIR WAY	DEDUCTION FOR LIFT LOBBY	TOTAL EXEMPTED AREA	EFFECTIVE FLOOR AREA
GR. FL. 117.216 SQM.	10.340 SQM.	1.950 SQM.	117.216 SQM.	10.340 SQM.	1.950 SQM.	12.290 SQM.	104.926 SQM.
1ST FL. 117.994 SQM.	1.688 SQM.	---	116.306 SQM.	10.340 SQM.	1.950 SQM.	12.290 SQM.	104.016 SQM.
2ND FL. 117.994 SQM.	1.688 SQM.	---	116.306 SQM.	10.340 SQM.	1.950 SQM.	12.290 SQM.	104.016 SQM.
3RD FL. 117.994 SQM.	1.688 SQM.	---	116.306 SQM.	10.340 SQM.	1.950 SQM.	12.290 SQM.	104.016 SQM.
4TH FL. 117.994 SQM.	1.688 SQM.	---	116.306 SQM.	10.340 SQM.	1.950 SQM.	12.290 SQM.	104.016 SQM.
TOTAL 589.192 SQM.	6.752 SQM.	---	582.440 SQM.	51.700 SQM.	9.750 SQM.	61.450 SQM.	520.990 SQM.

FLOOR AREA COMPARATIVE STATEMENT:-
a) PROPOSED TOTAL COVER AREA = 520.990 SQM. (AS PER CALCULATING F.A.R.)
b) PROPOSED FLOOR AREA = (520.990 - 58.608) = 462.382 SQM.
c) EXISTING FLOOR AREA = (226.124 + 117.521 + 47.790) = 391.435 SQM.

PERMISSIBLE F.A.R. = 2.340
= TENANTED AREA 12 + OWNERS AREA
LAND AREA = 226.124 + 117.521 + 47.790 = 391.435
= 2.883

EXISTING F.A.R. = 1.739
= EXISTING (TENANTED + OWNERS) BUILDING AREA
LAND AREA = (226.124 + 117.521) = 343.645
= 1.739

TENEMENTS AREA CALCULATION AS PER U/R-78
a) PROPOSED PARKING SPACE AREA = 60.445 SQM. (51.567 % OF GR. FL. AREA)
b) EXISTING PARKING AREA = NIL
c) PERMISSIBLE PARKING AREA = 58.608 SQM. (50% OF GR. FL. AREA)

3. COMPARATIVE STATEMENT OF BUILDING HEIGHT:-
a) PROPOSED HEIGHT OF BUILDING = 15.475 M.
b) EXISTING HEIGHT OF BUILDING = 10.200 M.
c) PERMISSIBLE HEIGHT OF BUILDING = 15.500 M.

TENEMENTS AREA CALCULATION AS PER U/R-142
a) PROPOSED HEIGHT OF BUILDING = 15.475 M.
b) EXISTING HEIGHT OF BUILDING = 10.200 M.
c) PERMISSIBLE HEIGHT OF BUILDING = 15.500 M.

MARKED/TENEMENT SIZE
A 101.809 SQM. 5.514 SQM. 107.323 SQM. 4 NOS.

CERTIFICATE OF L.B.S.
I SMT. TANAYA DASGUPTA, LBS NO.16880, CERTIFIED THAT THE PLAN IS SELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF C.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF BUTTING ROAD CONFIRM WITH THE PLAN & THAT IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK.

CERTIFICATE OF STRUCTURAL ENGINEER
THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC & WIND LOAD AS PER THE B.C. OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS AND SOIL INVESTIGATION WILL BE DONE BY RUPAK K. BANERJEE, FOR MR. PARTH TITL, 148/1/A, PEARY MOHON ROAD, KOLKATA-700027.

SIGNATURE OF LBS/ARCHITECT
TANAYA DASGUPTA
L.B.S. OF K.M.C.
CLASS-I NO-1688

SIGNATURE OF STRUCT. ENGINEER
RUPAK K. BANERJEE
S.E. (S.E. REG. NO. 1002)
S.E. (S.E. REG. NO. 1002)
S.E. (S.E. REG. NO. 1002)
S.E. (S.E. REG. NO. 1002)

SIGNATURE OF GEO. TECHNICAL ENGINEER
RUPAK K. BANERJEE
S.E. (S.E. REG. NO. 1002)
S.E. (S.E. REG. NO. 1002)
S.E. (S.E. REG. NO. 1002)
S.E. (S.E. REG. NO. 1002)

PROPOSED G+IV STORIED RESIDENTIAL BUILDING
U/S- 393 OF K.M.C ACT 1980 & U/R-142 OF K.M.C BUILDING RULE 2009 AT PRE. NO.- 128/2, HAZRA ROAD, WARD NO.- 73, BOROUGH- IX, P.S. - KALIGHAT, KOLKATA-700 026.

ALL DIMENSIONS ARE IN "MM"

