



SOUTHERN SIDE ELEVATION
SCALE :- 1 : 100



EASTERN SIDE ELEVATION
SCALE :- 1 : 100

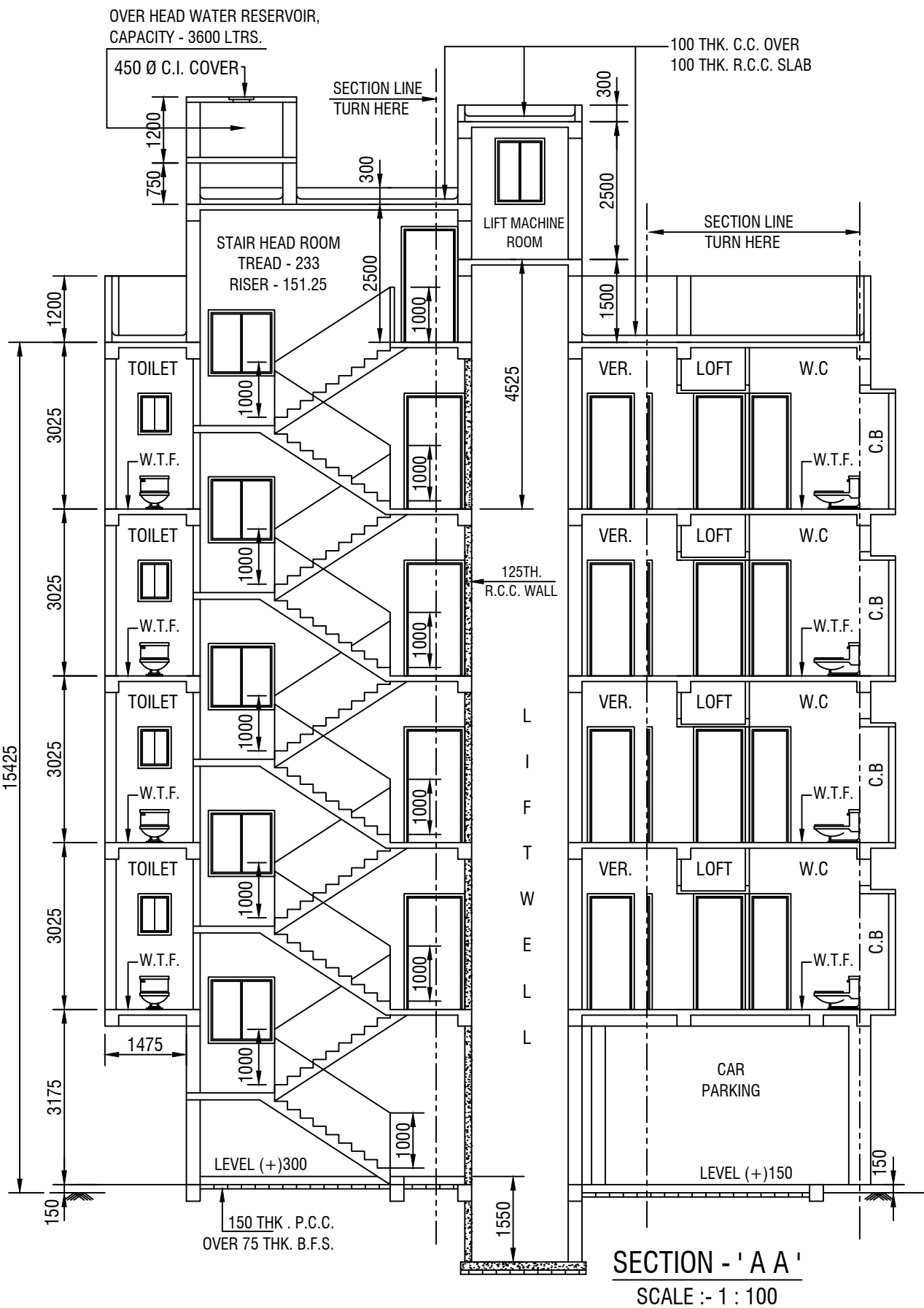
MAIN CHARACTERISTICS OF THE PROPOSAL (PART 'A')	
1. ASSESSEE NO: 311061602153	12. REGD. RECTIFY DEED OF GIFT (SPLAY CORNER):- BOOK NO. I, VOL. NO. 1604-2024, PAGES - 7784 TO 7799, BEING NO. 160400180, FOR THE YEAR 2024, DT.- 05.01.2024, D.S.R - IV / SOUTH 24 PARGANAS (W.B)
2. NAME OF THE OWNER'S (RECORDED) : 1. MAYA HALDER, 2. ARATI HALDER, 3. JAYANTI SARDER, 4. MALATI HALDER, 5. SUSMITA HALDER, 6. MOUMITA HALDER, 7. MANJU BAIDYA & 8. SARATHI HALDER	13. REGD. RECTIFY BOUNDARY DECLARATION- BOOK NO. I, VOL. NO. 1604-2024, PAGES - 7741 TO 7755, BEING NO. 160400179, FOR THE YEAR 2024, DT.- 05.01.2024, D.S.R - IV / SOUTH 24 PARGANAS (W.B)
3. NAME OF THE APPLICANT : SRI ALOK CHOUDHURI & SRI TAPAS KHAN C.A OF 1. MAYA HALDER, 2. ARATI HALDER, 3. JAYANTI SARDER, 4. MALATI HALDER, 5. SUSMITA HALDER, 6. MOUMITA HALDER, 7. MANJU BAIDYA & 8. SARATHI HALDER	14. DECLARATION BEFORE 1ST CLASS JUDICIAL MAGISTRATE ALIPORE REGARDING B.L.L.R.O. MUTATION & CONVERSION :- AFFIDAVIT NO.- 1845, DATE :- 08.01.2024
4. DETAILS REGISTERED DEED (MOTHER DEED) ONE :- BOOK NO. I, VOL. NO. 24, PAGES - 100 TO 102 , BEING NO. 748, FOR THE YEAR 1959, DT.- 08.01.1959, S.R- ALIPORE .	15. K.M.C MUTATION - CASE NO. Q/106/09-SEP-22/45249, DT.- 05.01.2024
5. DETAILS REGISTERED DEED (TWO) :- BOOK NO. I, VOL. NO. 31, PAGES - 117 TO 122 , BEING NO. 1530, FOR THE YEAR 1995, DT.- 02.11.1995, D.S.R- III, ALIPORE SOUTH 24 PARGANAS.	16. AFFIDAVIT REGARDING HAIRSHIP BEFORE 1ST CLASS JUDICIAL MAGISTRATE ALIPORE VIDE NO.- 4819, DATE :- 05.09.2022
6. DETAILS REGISTERED DEED (THREE) :- BOOK NO. I, DEED NO. 1473, FOR THE YEAR 2000, DT.- 01.03.2000, D.S.R- III, ALIPORE SOUTH 24 PARGANAS.	17. AFFIDAVIT REGARDING RIGHT OVER THE COMMON PASSAGE BEFORE 1ST CLASS JUDICIAL MAGISTRATE ALIPORE ,VIDE NO.- 1459, DATE :- 19/01/2024
7. DETAILS REGISTERED DEED (FOUR) :- BOOK NO. I, DEED NO. 1448, FOR THE YEAR 2000, DT.- 19.03.2000, D.S.R- III, ALIPORE SOUTH 24 PARGANAS.	18. ONLINE B.L.L.R.O MUTATION :- COPY NO. - 6185,6187,6189,6190,6191,6192,6194,6210 DATE :- 25.04.2022
8. DETAILS OF REGD. GENERAL POWER OF ATTORNEY :- BOOK NO. I, VOL. NO. 1604-2023, PAGES - 52231 TO 52252 , BEING NO. 160401671, FOR THE YEAR 2023, DT.- 17.02.2023, D.S.R - IV / SOUTH 24 PARGANAS (W.B)	19. DETAILS OF B.L.L.R.O. CONVERSION (SHALI TO BASTU): 1.CASE NO. 17/4116/CON CERTIFICATE/BLLRO/KOL/S24-PGS./2022 DT.- 26.09.2022, PC/302/KOL/2022 2.CASE NO. 17/4117/CON CERTIFICATE/BLLRO/KOL/S24-PGS./2022 DT.- 26.09.2022, PC/303/KOL/2022 3.CASE NO. 17/4118/CON CERTIFICATE/BLLRO/KOL/S24-PGS./2022 DT.- 26.09.2022, PC/304/KOL/2022 4.CASE NO. 17/4119/CON CERTIFICATE/BLLRO/KOL/S24-PGS./2022 DT.- 26.09.2022, PC/305/KOL/2022 5.CASE NO. 17/4120/CON CERTIFICATE/BLLRO/KOL/S24-PGS./2022 DT.- 26.09.2022, PC/306/KOL/2022 6.CASE NO. 17/4121/CON CERTIFICATE/BLLRO/KOL/S24-PGS./2022 DT.- 26.09.2022, PC/307/KOL/2022 7.CASE NO. 17/4122/CON CERTIFICATE/BLLRO/KOL/S24-PGS./2022 DT.- 26.09.2022, PC/308/KOL/2022 8.CASE NO. 17/4123/CON CERTIFICATE/BLLRO/KOL/S24-PGS./2022 DT.- 26.09.2022, PC/309/KOL/2022
9. DETAILS OF REGD. BOUNDARY DECLARATION :- BOOK NO. I, VOL. NO. 1604-2023, PAGES - 72949 TO 72961, BEING NO. 160402415, FOR THE YEAR 2023, DT.- 03.03.2023, D.S.R - IV / SOUTH 24 PARGANAS (W.B)	
10. DETAILS OF REGD. DEED OF GIFT (SPLAY CORNER) :- BOOK NO. I, VOL. NO. 1604-2023, PAGES - 72977 TO 72991, BEING NO. 160402414, FOR THE YEAR 2023, DT.- 03.03.2023, D.S.R - IV / SOUTH 24 PARGANAS (W.B)	
11. PARCHA IN THE NAME OF PREVIOUS PARCHA :- KINURAM KHAN, DATE - 18.07.1991	

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) : 33.00 M.			
REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
LEFT SIDE POINT 'A'	22.293480	88.231680	6.0 M.
RIGHT SIDE POINT 'B'	22.293470	88.231678	6.0 M.
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.			
NAME OF THE APPLICANT (S) : SRI ALOK CHOUDHURI & SRI TAPAS KHAN C.A OF 1. MAYA HALDER, 2. ARATI HALDER, 3. JAYANTI SARDER, 4. MALATI HALDER, 5. SUSMITA HALDER, 6. MOUMITA HALDER, 7. MANJU BAIDYA & 8. SARATHI HALDER		NAME OF L . B . S. SAMIR KUMAR DUTTA, L.B.S. NO.- 1303/I	

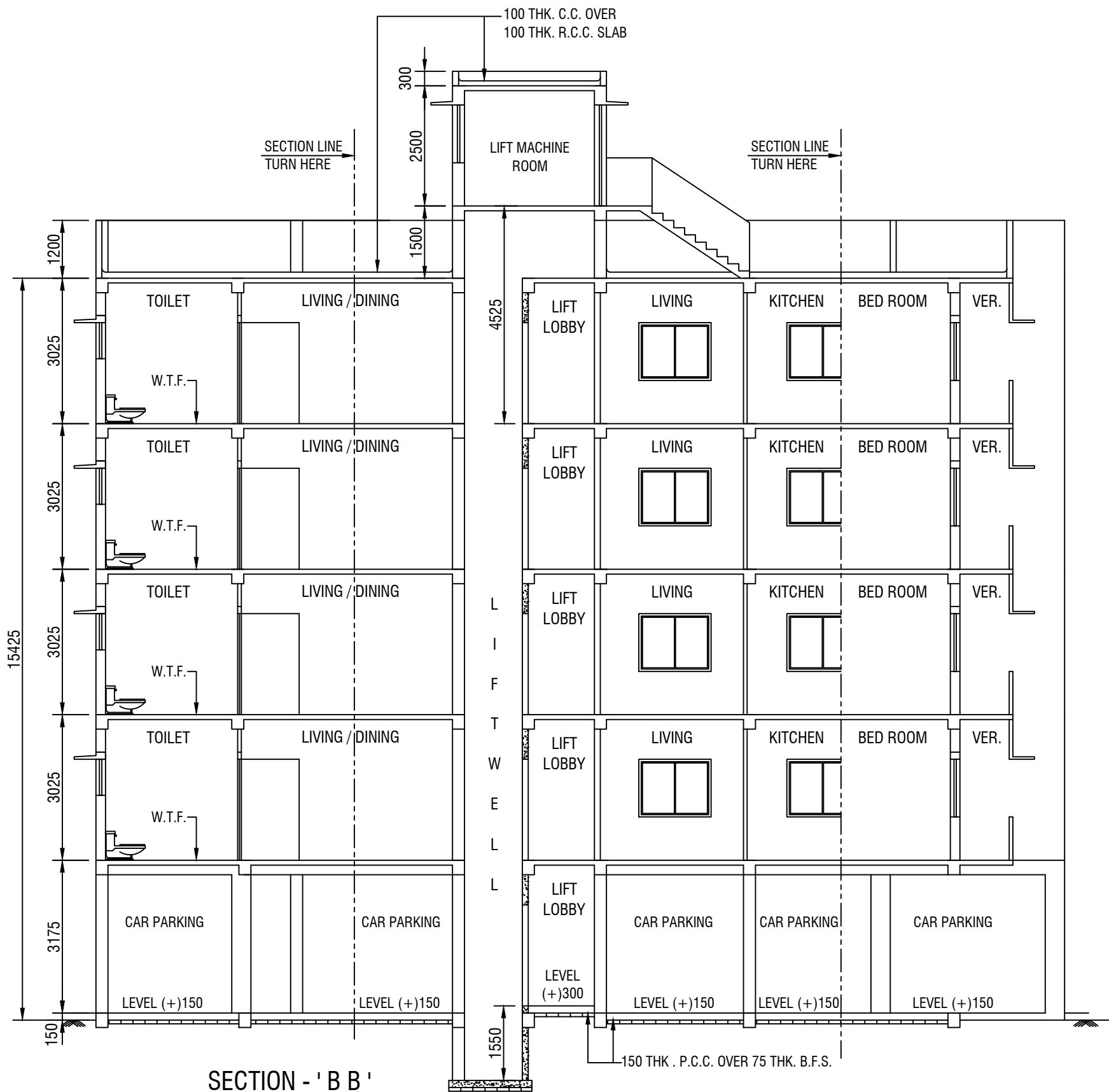
NOTES

1. ALL DIMENSION ARE IN MM UNLESS OTHERWISE MENTIONED.
2. FOLLOW WRITTEN DIMENSION ONLY.
3. FOR SPECIFICATION OF MATERIALS AND WORKMANSHIP FOLLOW N.B.C. 1984.
4. ALL EXTERNAL WALLS ARE IN 250TH/200TH AND ALL INTERNAL WALLS ARE 125TH/75TH.
5. GRADE OF R.C.C. CONCRETE M-20 & GRADE OF STEEL: Fe-415.
6. BEARING CAPACITY OF SOIL AS PER SOIL TEST REPORT.
7. BRICK WORK WITH CEMENT AND SAND MORTAR FOR 250TH/200TH WALL (1:6) & 125TH/75TH WALL (1:4).
8. PLASTER WORK CEILING (1:4) AND INSIDE OUTSIDE WALL (1:6).
9. THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR WOULD NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.
10. ALL SORTS OF PRECAUTIONARY MEASURE SHOULD BE TAKEN AT THE TIME OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR CONSTRUCTION.

PART 'B'									
1. AREA OF THE PLOT OF LAND AS PER TITLE DEED & ASSESSMENT BOOK :- 380.434 Sgm. 1A. AREA OF THE PLOT OF LAND AS PER B.L.L.R.O :- 8.93 DECEMEL (362.011 Sgm.)					2. AREA OF THE PLOT OF LAND AS PER BOUNDARY DECLARATION :- 360.554 Sgm. (05 K - 06 CH - 11 Sqft.) 2A. AREA OF THE SPLAY PORTION :- 2.796 Sgm.(30.00 Sqft.) 2B. NET AREA OF THE LAND :- (+) 360.554 (-) 2.796 = 357.758 Sgm.				
3. PERMISSIBLE GROUND COVERAGE :- 54.654 % i.e, 197.036 Sgm.					4. PROPOSED GROUND COVERAGE :- 4A. AREA OF EXISTING BUILDING :- 167.537 Sgm. i.e, 46.467 % 204.072 Sgm.				
5. AREA STATEMENT :-									
	GROSS COVER AREA (SQM)	STAIR WELL (SQM)	LIFT WELL (SQM)	NET COVER AREA (SQM)	STAIR + STAIR LOBBY (SQM)	LIFT LOBBY (SQM)	NET FLOOR AREA (SQM)	CUP BOARD (SQM)	LOFT (SQM)
GROUND FLOOR	145.837	-----	-----	145.837	12.960	2.578	130.299	-----	-----
1ST FLOOR	167.537	-----	2.100	165.437	12.960	2.578	149.899	2.428	3.595
2ND FLOOR	167.537	-----	2.100	165.437	12.960	2.578	149.899	2.428	3.595
3RD FLOOR	167.537	-----	2.100	165.437	12.960	2.578	149.899	2.428	3.595
4TH FLOOR	167.537	-----	2.100	165.437	12.960	2.578	149.899	2.428	3.595
TOTAL	815.985	-----	8.400	807.585	64.800	12.890	729.895	9.712	14.380
6. TENEMENTS CALCULATION (A) RESIDENTIAL :					STAIR HEAD ROOM AREA - 16.560 SQM. CUP BOARD AREA - 9.712 SQM. LOFT AREA - 14.384 SQM. LIFT MACHINE ROOM - 7.200 SQM. LIFT MACHINE ROOM STAIR - 4.161 SQM. ADDITIONAL AREAS FOR FEES - 52.017 SQM. CAR PARKING CALCULATION PROVIDED CAR PARKING AREA = 120.237 SQM.				
TENEMENT MKD.	TENEMENT AREA ACT. (SQM)	NO. OF TENEMENT	REQUIRED NO. CAR PARKING = 4 NOS PROVIDED CAR PARKING = 4 NOS						
A	89.851	04							
B	81.987	04							
7. PERMISSIBLE F.A.R. = 1.75									
8. PROPOSED F.A.R. = 729.895 (-) 100.00 (C.P) = 629.895 / 360.554 = 1.747 < 1.75									
9. AREA OF STAIR HEAD ROOM = 16.560 SQM					12. AREA OF O.H.W.TANK = 6.40 SQM				
10. AREA OF LIFT MACHINE ROOM = 7.200 SQM					13. AREA OF TREE COVER = 7.750 SQM				
11. AREA OF LIFT MACHINE ROOM STAIR = 4.161 SQM					14. TOTAL AREA FOR FEES = 859.629 SQM.				
SCHEDULE OF DOORS & WINDOWS									
TYPE		SIZE		TYPE		SIZE			
D1A		1200 x 2100		W1		1500 x 1200			
D1		1100 x 2100		W2		900 x 1200			
D2		1000 x 2100		W3		1200 x 1200			
D3		850 x 2100		W4		750 x 1200			
-----		-----		W5		600 x 750			



SECTION - 'A A'
SCALE :- 1 : 100



SECTION - 'B B'
SCALE :- 1 : 100