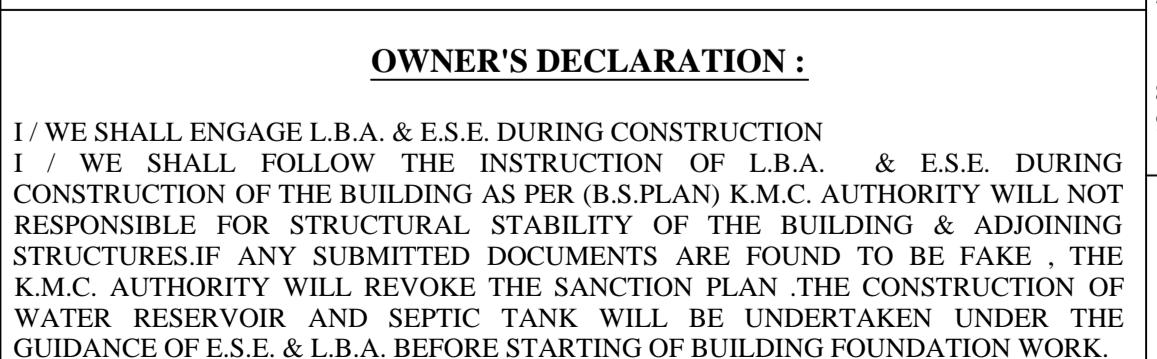
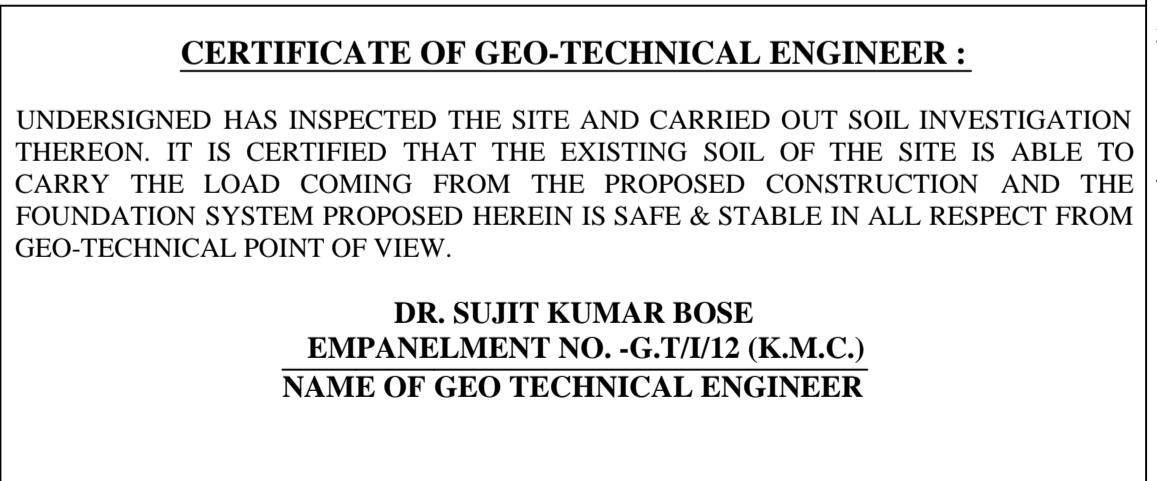
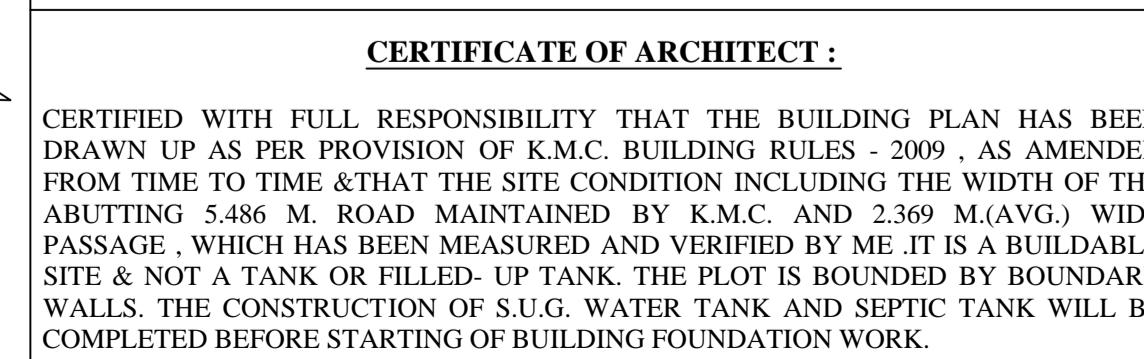
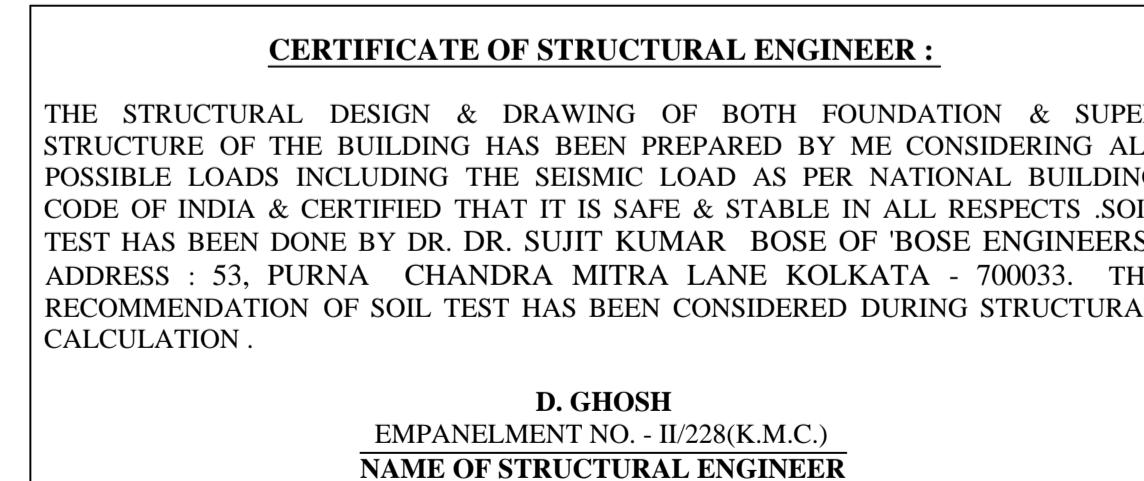
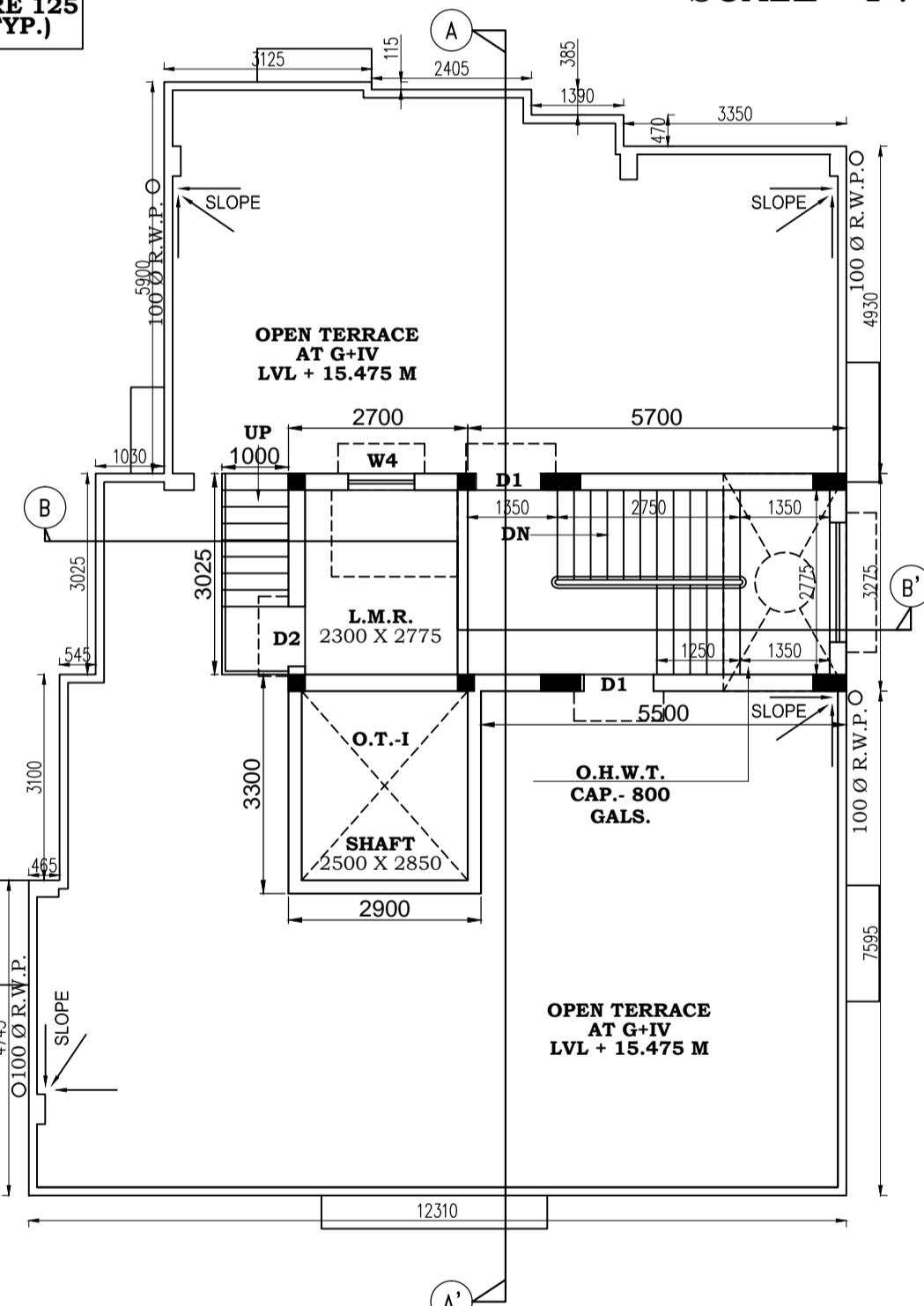
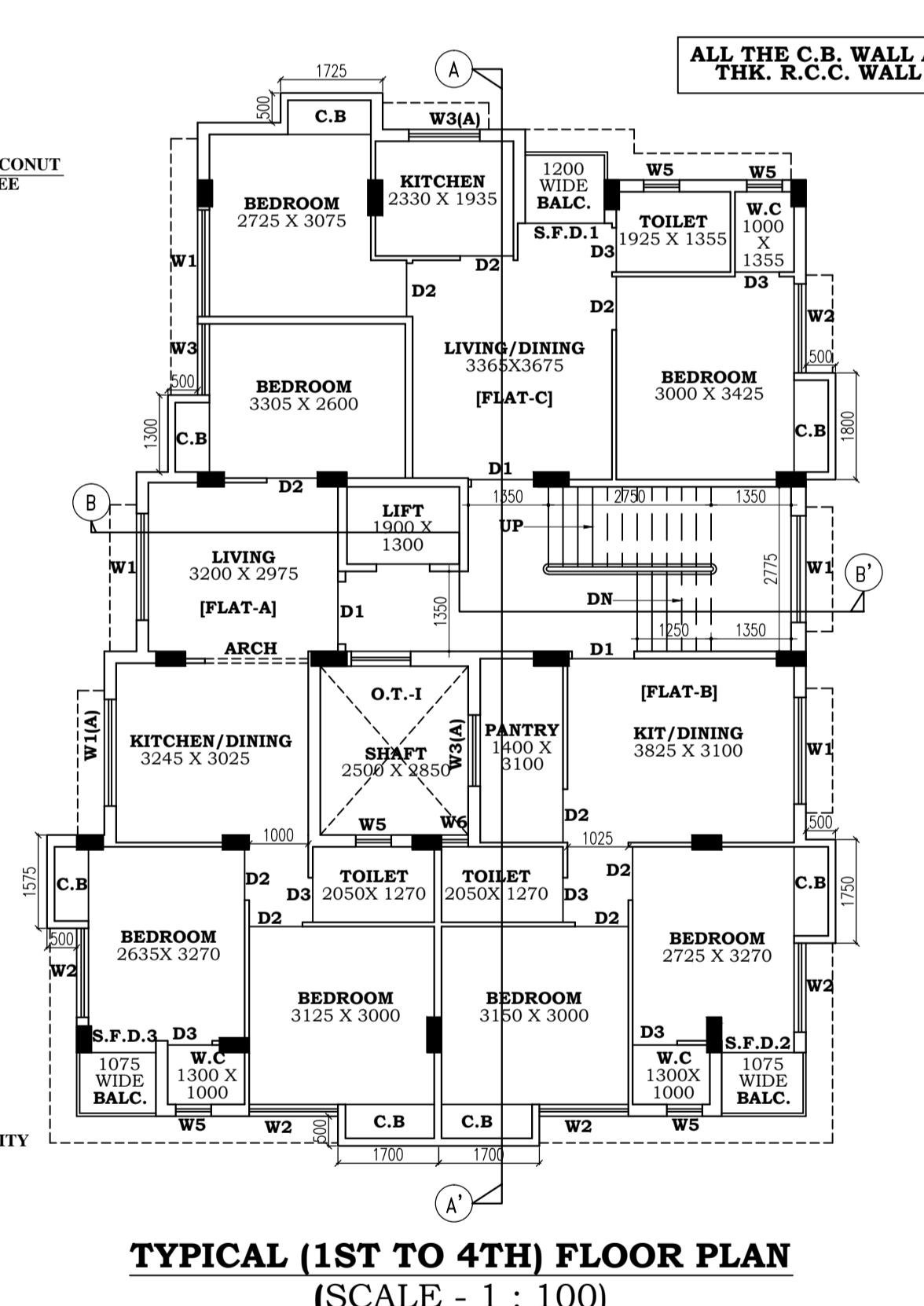
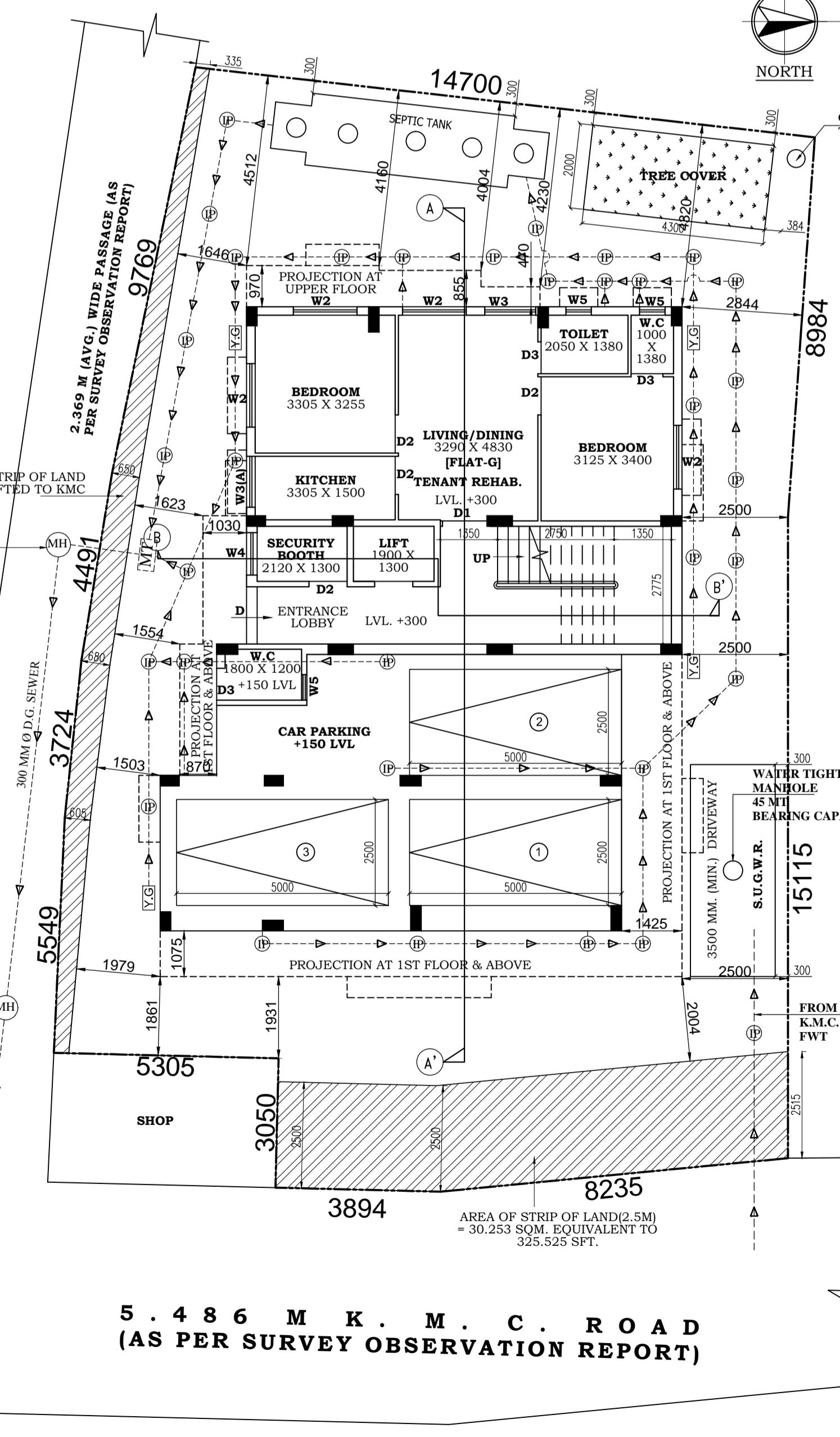


**FRONT ELEVATION**  
SCALE - 1 : 100

**SOUTH ELEVATION**  
SCALE - 1 : 100

**SECTION AA'**  
SCALE - 1 : 100

**SECTION BB'**  
SCALE - 1 : 100



**PLAN OF A PROPOSED G-IV STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 (AMENDED) AT PREMISES NO. - 33A, BANERJEE PARA ROAD , WARD - 132, BOROUGH - XIV, KOLKATA - 700060 .**

**OWNER'S NAME:-**  
**SRI RATAN LOHA AND SRI DIPAK KAR**

**SPECIFICATION :**

1. STRUCTURAL CEMENT CONCRETE M - 20 GRADE WITH 19 MM DOWN STONECHIPS.  
2. GRADE 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. 75MM LIME PLASTER (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 & 6% 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 THE 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 CHAJA 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**

ASSESSE NO. : 4112030036

**1. DETAILS OF DEED :-**  
BOOK NO. - I, VOLUME NO. - 1602-2024, PAGES - 201209 TO 201234, BEING NO. - 160206120, YEAR - 2024, OFFICE - D.S.R. II, SOUTH 24 PARGANAS, WEST BENGAL, DATED - 30/04/2024.

**2. DETAILS OF DEED OF BOUNDARY DECLARATION:-**  
BOOK NO. - I, VOLUME NO. - 1602-2024, PAGES - 451866 TO 451876, BEING NO. - 160213699, YEAR - 2024, DATE - 30/09/2024, OFFICE - D.S.R. II, SOUTH 24 PARGANAS, WEST BENGAL.

**3. DETAILS DEED OF STRIP ( FRONT ) :-**  
( AREA OF STRIP = 30.253 SQ.M. )  
BOOK NO. - I, VOLUME NO. - 1602-2024, PAGES - 451930 TO 451942, BEING NO. - 160213702, YEAR - 2024, DATE - 30/09/2024, OFFICE - D.S.R. II, SOUTH 24 PARGANAS, WEST BENGAL.

**4. DETAILS DEED OF STRIP ( SIDE ) :-**  
( AREA OF STRIP = 12.833 SQ.M. )  
BOOK NO. - I, VOLUME NO. - 1602-2024, PAGES - 451917 TO 451929, BEING NO. - 160213701, YEAR - 2024, DATE - 30/09/2024, OFFICE - D.S.R. II, SOUTH 24 PARGANAS, WEST BENGAL.

**5. REGISTERED UNDERTAKING ( NON EVICTION OF TENANT ) :-**  
BOOK NO. - I, VOLUME NO. - 1602-2024, PAGES - 451856 TO 451865, BEING NO. - 160213700, YEAR - 2024, DATE - 30/09/2024, OFFICE - D.S.R. II, SOUTH 24 PARGANAS, WEST BENGAL.

**6. AREA OF LAND AS PER DEED :-**  
06 K - 00 CH - 00 SFT. = 401.338 SQM.  
**7. ACTUAL AREA OF LAND AS PER BOUNDARY DECLARATION :-**  
06 K - 00 CH - 00 SFT. = 401.338 SQM.

**8. NO. OF STOREYS INCLUDING BASEMENT IF ANY :-** G-IV

**9. NO. OF TENEMENTS :-** 13 NOS.

**SIZE OF TENEMENT :-** 50 TO 75 SQM. - 13 NOS.

**• AIRPORT NOC :**

NOCAS ID : BEHA/EAST /B/082324/1188730

DATE: 26.08.2024

SITE ELEVATION : 4.24 M.

PERMISSIBLE TOP ELEVATION= 33 MTS

**B.P. NO. :- 2024140283, DATED : - 12.02.2025,**

**VALID UPTO : - 11.02.2030.**

MKD.	SIZE	LINTEL	SILL	EXEMPTED AREA		NET FLOOR AREA (SQM.)
				VERTICAL SHAFT (SQM.)	STAIR WELL (SQM.)	
GROUND	151.607	-	-	-	-	151.607
FIRST	185.685	7.125	0.206	2.470	175.884	14,918
SECOND	185.685	7.125	0.206	2.470	175.884	14,918
THIRD	185.685	7.125	0.206	2.470	175.884	14,918
FOURTH	185.685	7.125	0.206	2.470	175.884	14,918
TOTAL	894.347	28.500	0.824	9.880	855.143	74.59

**• TENEMENT CALCULATION :**

FLAT MKD.	TENEMENT AREA	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NOS.	PARKING REQUIRED
A	60.155 SQM.	10.389 SQM.	70.544 SQM.	4	
B	46.773 SQM.	8.078 SQM.	54.851 SQM.	4	
C	48.474 SQM.	8.371 SQM.	56.845 SQM.	4	
G	52.500 SQM.	9.067 SQM.	61.567 SQM.	1	

5. NO. OF CAR PARKING (MANDATORY) : 3 NOS. ( 25 SQM. EACH )

6. NO. OF CAR PARKING (PROVIDED) : 3 NOS.

7. AREA OF CAR PARKING (MANDATORY) : 75 SQM.

8. CAR PARKING AREA PROVIDED = 64.615 SQM.

9. PERMISSIBLE F.E.R. :- 1.75

10. PROPOSED F.A.R. :- (766.548 + 64.615) = 701.933 / 401.338 = 1.749

11. PROPOSED HEIGHT OF THE BUILDING :- 15.475 M.

12. PROPOSED DEPTH OF THE BUILDING :- 16.77 M.

13. TERRACE AREA :- 185.685 SQM.

14. CUP BOARD AREA :- 23.1 SQM.

15. LOFT AREA :- 00 SQM.

16. STAIR HEAD ROOM AREA :- 18.667 SQM.

17. LIFT MACHINE ROOM AREA :- 8.842 SQM.

18. LIFT MACHINE ROOM STAIR AREA :- 3.025 SQM.

19. ROOF TANK AREA :- 0.059 SQM.

20. TREE COVER AREA REQUIRED :- 8.581 SQM. ( 2.138 % )

21. TREE COVER AREA PROVIDED :- 8.6 SQM. [ 2.143 % ]

**SCHEDULE OF DOORS**

MKD.	SIZE	LINTEL	SILL	REMARKS
D1	1050X2100	2100	-	-
D2	900X2100	2100	-	-
D3	750X2100	2100	-	-
SFD-1	1340X2100	2100	-	-
SFD-2	1225X2100	2100	-	-
SFD-3	1135X2100	2100	-	-
D	1350X2100	2100	-	-

**SCHEDULE OF WINDOWS**

W1	1800X1350	2100	750	-
W2	1500X1350	2100	750	-
W3	1200X1350	2100	750	-
W4	1000X1350	2100		