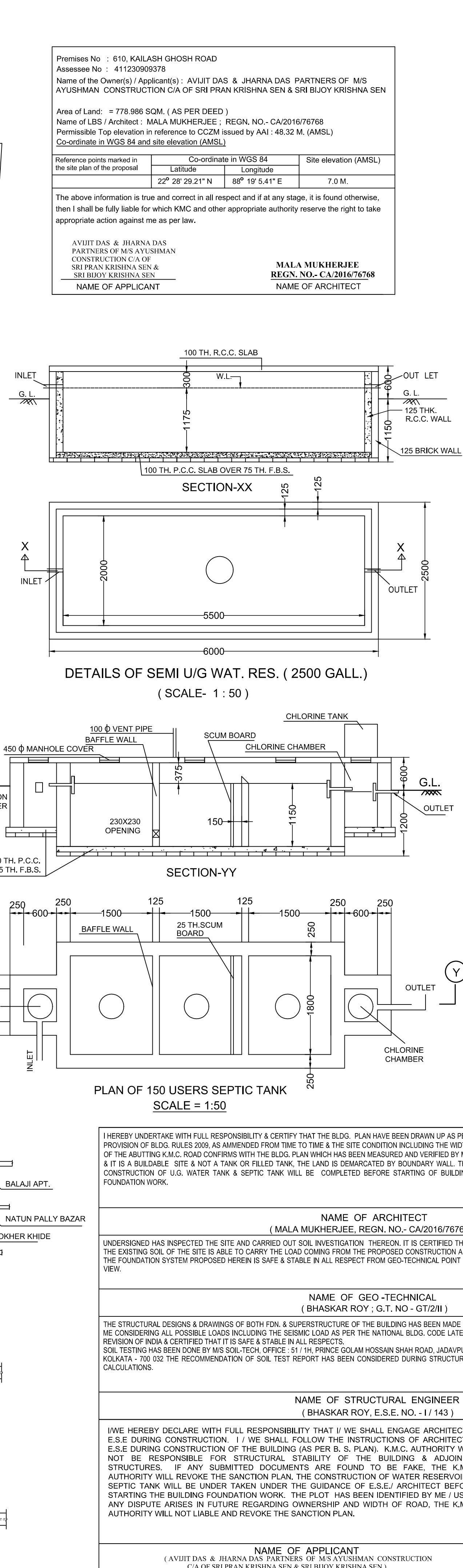
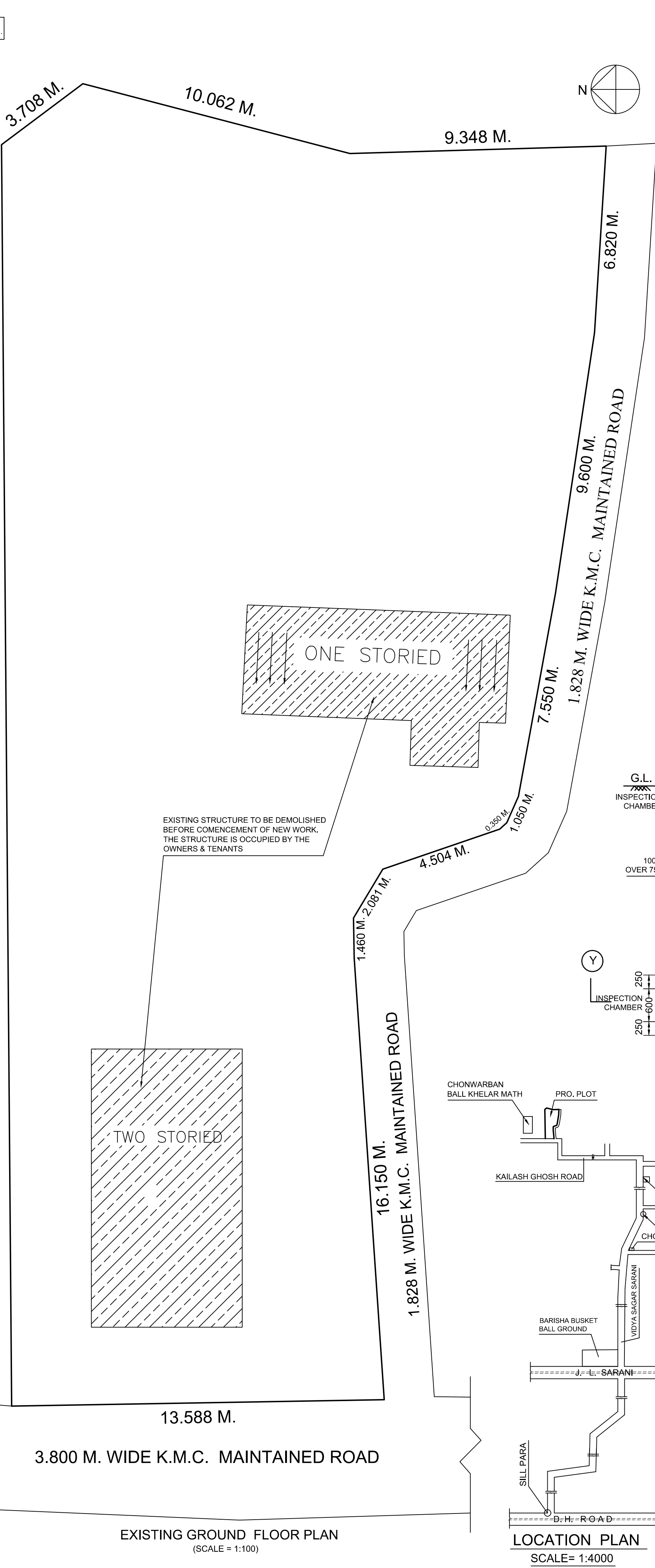
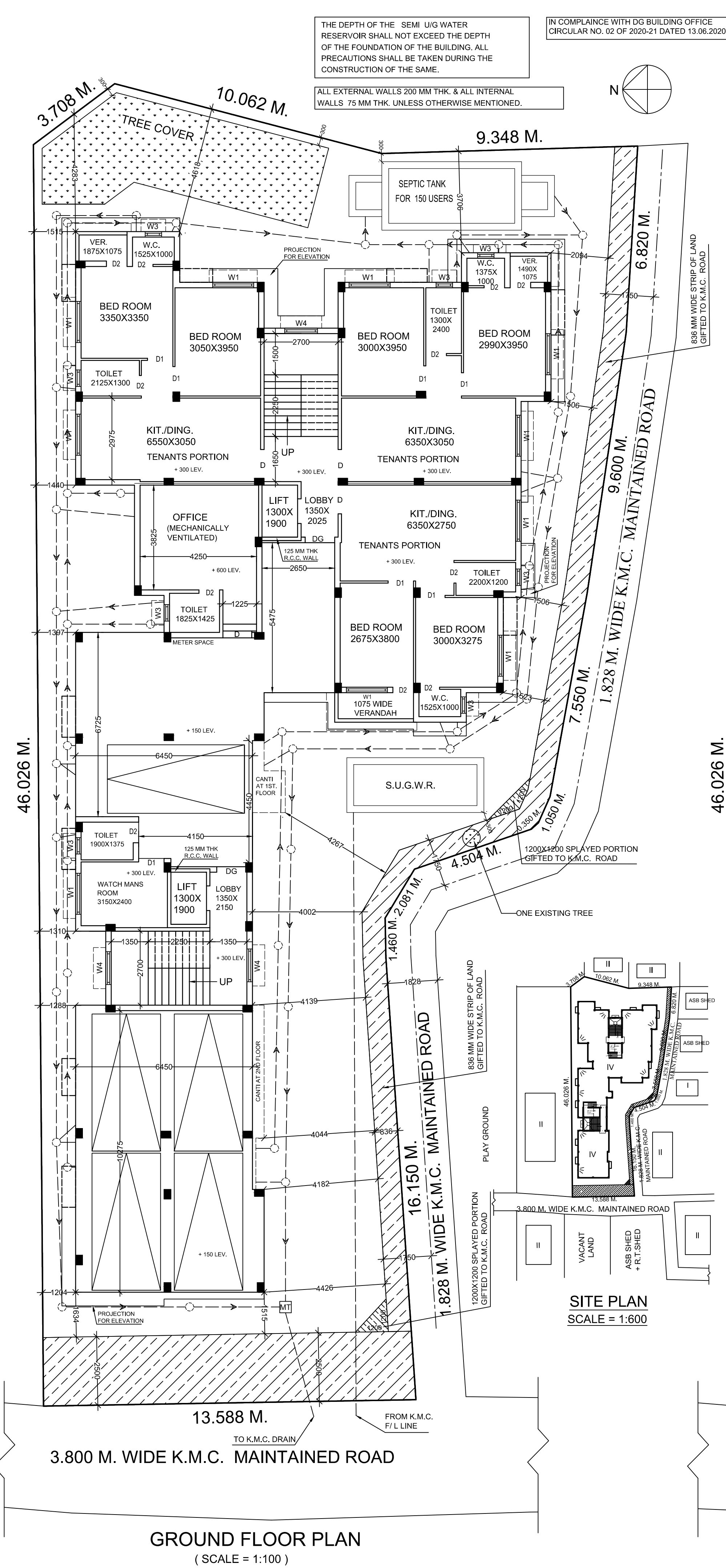




DOOR & WINDOW SCHEDULE			
TYPE	WIDTH	HEIGHT	REMARKS
DG	1200	2100	
D	1050	2100	SINGLE LEAF
D1	925	2100	SINGLE LEAF
D2	750	2100	SINGLE LEAF
W1	1500	1200	THREE SHUTTER
W2	1000	1200	DOUBLE SHUTTER
W3	600	700	SINGLE SHUTTER
W4	1200	1350	DOUBLE SHUTTER
W5	1350	1350	THREE SHUTTER

PLAN OF PROPOSED G+III STORIED RESIDENTIAL BUILDING U/S 393 A OF KMC ACT 1980 COMPLYING WITH KMC BUILDING RULES 2009 AT PREMISES NO.- 610, KAILASH GHOSH ROAD, WARD NO. 123, BR. XVI, UNDER K.M.C.

OWNERS : SRI PRAN KRISHNA SEN & SRI BIJOY KRISHNA SEN

SPECIFICATIONS

- GRADE OF CONCRETE USED - M20
- GRADE OF STEEL USED - Fe-500
- MORTAR USED IN 200mm & 250mm TH BRICK WALLS = 1:6
- MORTAR USED IN 75mm & 125mm TH BRICK WALLS = 1:4
- FIRST CLASS BRICKS TO BE USED ONLY
- CICO TO BE USED IN 40mm TH D.P.C
- LIME TERRACING ON ROOF - 2:2:7
- ASSUMED BEARING CAPACITY : 7 TON / SQM

STATEMENT OF THE PLAN PROPOSAL

A.

- ASSESSEE NO. 411230909378
- DETAILS OF REGD. DEEDS
- 2a. DETAILS OF REGD. DEED 1 :- BOOK NO. I, VOLUME NO.- 19, BEING NO.- 06403, PAGES : 1268 - 1279, DATED : 05/06/2009, REGD. AT - A. D. S. R. BEHALA
- 2b. DETAILS OF REGD. DEED 2 :- BOOK NO. I, VOLUME NO.- 19, BEING NO.- 06402, PAGES : 798 - 815, DATED : 05/06/2009, REGD. AT - A. D. S. R. BEHALA
- 2c. DETAILS OF REGD. DEED 3 :- BOOK NO. I, VOLUME NO.- 12, BEING NO.- 04848, PAGES : 4605 - 4616, DATED : 11/05/2010, REGD. AT - A. D. S. R. BEHALA
3. DETAILS DEED OF AMALGAMATION :- BOOK NO.-I, VOLUME NO.- 1604 - 2023, BEING NO.- 160401506, PAGES - 53624 - 53647, DATED : 20/02/2023, REGD. AT - D.S.R.-IV SOUTH 24 PARGANAS
4. DETAILS OF DEVELOPMENT POWER OF ATTORNEY :- BOOK NO.-I, VOLUME NO.- 1603 - 2023, BEING NO.- 160312457, PAGES - 345441 - 345470, DATED : 21/08/2023, REGD. AT - D.S.R.-III SOUTH 24 PARGANAS
5. DETAILS OF BOUNDARY DEC. :- BOOK NO.-I, VOLUME NO.- 1603 - 2023, BEING NO.- 160316064, PAGES : 467846 - 467863, DATE : 07/11/2023, REGD. AT - D.S.R.-III SOUTH 24 PARGANAS
6. DETAILS DEED OF FRONT GIFT :- BOOK NO.-I, VOLUME NO.- 1603 - 2023, BEING NO.- 160316059, PAGES : 468001 - 468017, DATE : 07/11/2023, REGD. AT - D.S.R.-III SOUTH 24 PARGANAS
7. DETAILS DEED OF SIDE GIFT :- BOOK NO.-I, VOLUME NO.- 1603 - 2023, BEING NO.- 160316061, PAGES : 468018 - 468034, DATE : 07/11/2023, REGD. AT - D.S.R.-III SOUTH 24 PARGANAS
8. DETAILS DEED OF CORNER SPLAY :- BOOK NO.-I, VOLUME NO.- 1603 - 2023, BEING NO.- 160316062, PAGES : 466916 - 466932, DATE : 07/11/2023, REGD. AT - D.S.R.-III SOUTH 24 PARGANAS
9. DETAILS OF NON EVICTION OF TENANT :- BOOK NO.-I, VOLUME NO.- 1603 - 2023, BEING NO.- 160316063, PAGES : 468162 - 468173, DATE : 07/11/2023, REGD. AT - D.S.R.-III SOUTH 24 PARGANAS
10. ULC MEMO NO. 1594/ULC/Alipore/2023 : DATED : 28/08/2023
11. B.L.R.O. DETAILS : DAG NO. 974 & 983, KHATIAN NO - 11555 & 11596, MOUZA - PURBA BARISHA CLASSIFICATION - BASTU
12. a) AREA OF PLOT = 11 KH. 10 CH. 15 SFT.= 778.986 SQM. (AS PER DEED)
b) AREA OF PLOT = 801.529 SQM. = 11 KH. 15 CH. 32.66 SFT. (AS PER B / D)
c) NO. OF STORIES = G+III

AREA STATEMENT

B.

- GROUND COVERAGE:- i) PERMISSIBLE = 389.493 SQM. (50.00 %)
ii) PROPOSED = 389.045 SQM (49.943 %)
- F.A.R.:- i) PERMISSIBLE = 1.75
ii) PROPOSED = 1.643
- TOTAL FLOOR AREA EXCLUDING THE SPACE EXEMPTED IN THIS RULE = 1405.007 SQM.
- TOTAL AREA EXEMPTED IN THIS RULE = 129.465 SQM.
- TOTAL FLOOR AREA INCLUDING THE SPACE EXEMPTED IN THIS RULE = 384.452 + 381.810 + (384.105 X 2) = 1534.472 SQM.
- STAIR COV. AREA (2 NOS.) = 33.713 SQM.
- TOTAL CAR PARKING AREA = 133.987 SQM.
- TOTAL NO. OF CAR PARKING (PERMISSIBLE) = 5 NOS
TOTAL NO. OF CAR PARKING (PROPOSED) = 5 NOS
- NO. OF TENEMENTS = 21 NOS
- SIZE OF TENEMENTS = 50 SQM.- 75 SQM. = 18 NOS ; 75 SQM.- 100 SQM. = 3 NOS
- TOTAL C.B. AREA = 20.85 SQM. & TOTAL LOFT AREA = 21.427 SQM.
- TOTAL OVERHEAD WATER TANK AREA (2 NOS.) = 16.00 SQM.
- TOTAL LIFT MACHINE ROOM WITH STAIR AREA (2 NOS.) = 21.941 SQM.
- TREE COVER AREA (REQUIRED) = 29.882 SQM. (3.836 %)
- TREE COVER AREA (PROPOSED) = 31.241 SQM. (4.010 %)
- OFFICE AREA (COVERED) = 24.549 SQM. ; OFFICE AREA (CARPET) = 20.600 SQM.

DRAWN BY : BISWAJIT PAL consultant : DISHARI

SCALE :- 1:100

6, SUBODH BANERJEE ROAD, BARISHA, KOLKATA - 700 008.
HELLO: 9331080804

(SHEET NO. 02 OF 02)

B.P NO.- 2024160023 DATE -25.04.2024

VALID UPTO - 24.04.2029

MBC MEETING NO. 633 , MEETING DATE:- 07.03.2024

MBC ITEM NO.- 335/23-24

DIGITAL SIGNATURE OF E.E.

DIGITAL SIGNATURE OF A.E.