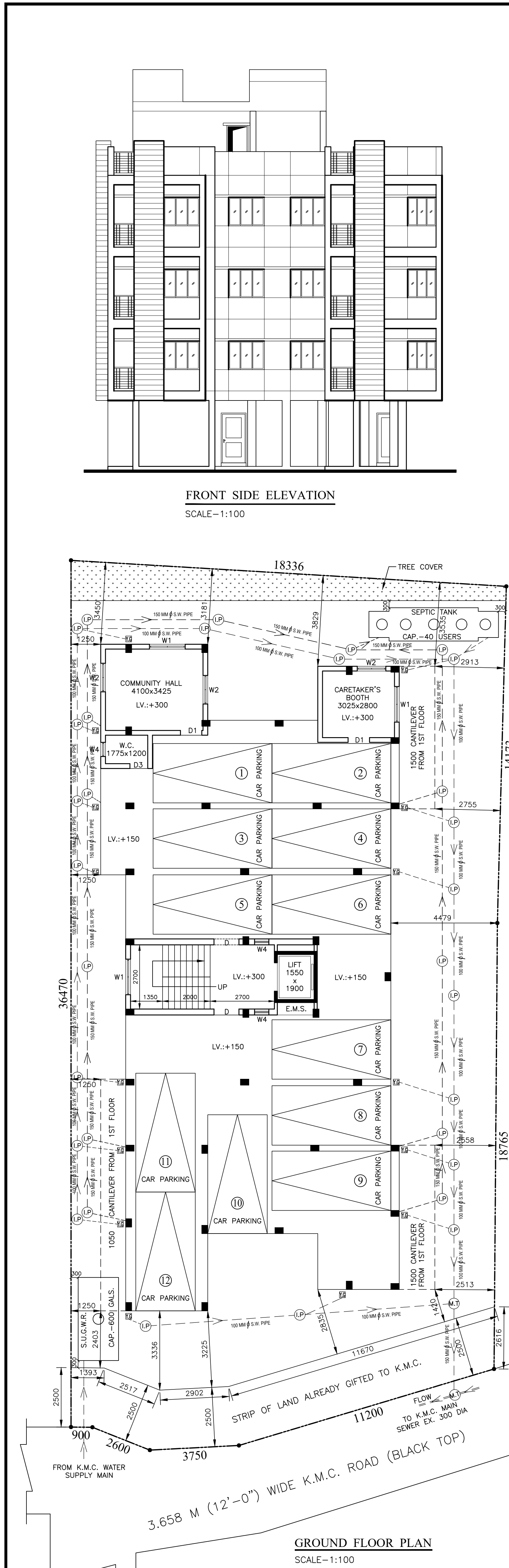




STATEMENT OF THE COMPLETION PLAN PROPOSAL

PART-A:

01. ASSESSEE No. : 31-109-08-2349-1

02. NAME OF THE OWNERS : SHIBANI DEY GUHA & SWAPNA DEY DAS

03. DETAILS OF REGISTERED DEED (1) :
BOOK No. : 1 VOL. No. : 15 PAGE No. : 238 - 245
BEING No. : 270 DATE: 13.01.1982 PLACE:D.S.R., ALIPORE, 24PGS.(S.)

04. DETAILS OF REGISTERED DEED (11) :
BOOK No. : 1 VOL. No. : 22 PAGE No. : 17 - 22
BEING No. : 345 DATE: 15.01.1982 PLACE:D.S.R., ALIPORE, 24PGS.(S.)

05. DETAILS OF REGISTERED BOUNDARY DECLARATION :
BOOK No. : 1 VOL. No. : 1604-2020 PAGE No. : 187869 -187881
BEING No.:160404779 DATE: 11.12.2020 PLACE:D.S.R.-IV, S. 24 PGS.

06. DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND 2.5 M WIDE) :
BOOK No. : 1 VOL. No. : 1604-2020 PAGE No. : 189232 -189244
BEING No.:160404786 DATE: 11.12.2020 PLACE: D.S.R.-IV, S. 24 PGS.

07. DETAILS OF BLRRO MUTATION CERTIFICATE :
(a) MEMO No. - 18/MUT/4521/B.L.L.R.O./ATM/KASBA/19
- DATED 20.09.2019
(b) MEMO No. - 18/MUT/4522/B.L.L.R.O./ATM/KASBA/19
DATED 20.09.2019
(c) Nature Of Land = "Shali"

08. DETAILS OF CONVERSION CERTIFICATE :
(a) MEMO No.-17/1978/Con Certificate/BLRRO/S 24-Pgs./KOL/2020
DATED-12.10.2020
(b) MEMO No.- 17/1977/Con Certificate/BLRRO/S 24-Pgs./KOL/2020
DATED-12.10.2020
(c) Nature Of Land = "Shali" To "Bastu"

09. K.M.C. MUTATION No. : M/109/01-FEB-21/1045 DATED-03/02/2021.

10. AMALAMATION APPROVED BY Dy. A.C.(UJ) DATED-27/01/2021.

11. SUCCESSION CERTIFICATE-1ST CLASS JUDICIAL MAGISTRATE, ALIPORE,
VIDE AFFIDAVIT No.-2549 & 2550, DATED-19/02/2019

12. U.L.C:-MEMO No.-2457/ULC/ALIPORE/2021 DATED-05/10/2021.

13. No. OF STOREY = G+111

14. No. OF TENEMENTS = 12 Nos.

15. SIZE OF TENEMENTS : 75-100 SQM = 12 Nos.

PART-B:

01. AREA OF LAND :
AS PER TITLE DEED (10 K + 00 CH + 00 SFT) = 668.896 SQM
AS PER ASSESSMENT BOOK COPY (9 K+9 CH+12 SFT) = 640.746 SQM

02. AS PER BOUNDARY DECLARATION=(09K+09CH+12.08 SFT)=640.754 SQM

03. AREA OF SPLAY CORNER = NA

04. AREA OF STRIP = 46.166 SQM

05. NET LAND AREA = 594.588 SQM (EXCLUDING STRIP OF LAND)

06. (i) PERMISSIBLE GROUND COVERAGE (50.00%) = 320.377 SQM
(ii) EXECUTED GROUND COVERAGE (49.953%) = 320.076 SQM

07. EXECUTED HEIGHT = 12.400 M

08. DEPTH OF BUILDING = 28.050 M

09. FRONTAGE OF PLOT = (0.900+2.600+3.750+11.200) = 18.450 M

10. TREE COVER AREA = 20.984 SQM

11. EXECUTED AREA :

FLOORS	GROSS COVERED AREA (SQM)	CUTOUT STAIR WELL (SQM)	NET COVERED AREA (SQM)	EXEMPTED AREA STAIR & LOBBY (SQM)	NET FLOOR AREA (SQM)		
GROUND FLOOR	291.726	0.000	0.000	291.726	12.690	2.903	276.133
1ST FLOOR	320.076	0.000	2.945	317.131	12.690	2.903	301.538
2ND FLOOR	320.076	0.000	2.945	317.131	12.690	2.903	301.538
3RD FLOOR	320.076	0.000	2.945	317.131	12.690	2.903	301.538
TOTAL	1251.954	0.000	8.835	1243.119	50.760	11.612	1180.747

12. EXECUTED TENEMENTS & CAR PARKING CALCULATION :
(A) RESIDENTIAL :

WAKO	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED (SQM)	ACTUAL TENEMENT AREA (SQM)	No. OF TENEMENTS (No.)	REQUIRED CAR PARKING (No.)
A	76.097	9.158	85.255	3	
B	74.250	8.936	83.161	3	6
C	74.025	8.909	82.934	3	
D	75.647	9.104	84.751	3	

13. TOTAL REQUIRED CAR PARKING = 6 Nos.

14. TOTAL EXECUTED CAR PARKING = 12 Nos.

15. PERMISSIBLE AREA FOR PARKING = 150.000 SQM

16. EXECUTED AREA FOR PARKING = 234.748 SQM

17. PERMISSIBLE F.A.R = 1.75

18. EXECUTED F.A.R = (1180.747 + 150.000) / 640.754 = 1.609 < 1.75

19. EXECUTED OVER HEAD TANK AREA = 6.672 SQM

20. STAIR HEAD ROOM AREA = 15.680 SQM

21. LIFT MACHINE ROOM AREA = 10.320 SQM

22. LIFT MACHINE ROOM STAIR AREA = 3.040 SQM

23. TERRACE AREA = 320.076 SQM

24. EXECUTED AREA OF LOFT = 22.335 SQM

25. AREA OF CUPBOARD = (0.625 x 24 Nos.) = 15.000 SQM