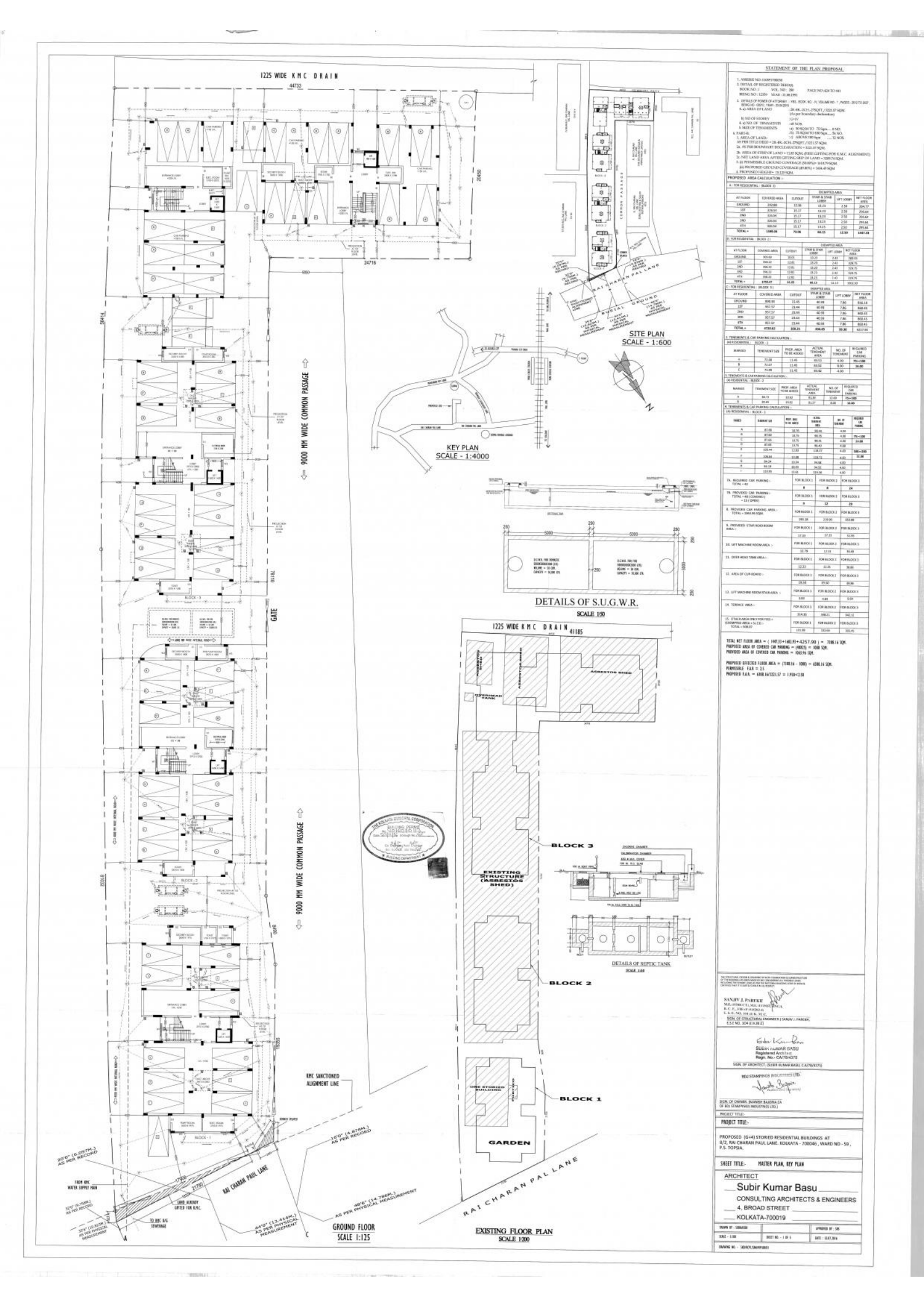

STATEMENT OF THE PLAN PROPOSAL

1. ASSESSE NO: 110091710030
2. DETAIL OF REGISTERED DEED(S):
   BOOK NO: I VOL. NO: 280 PAGE NO: 424 TO 441
   BSING NO: 12209 YEAR: 21.08.1981
3. DETAILS OF POWER OF ATTORNEY : YES, BOOK NO. -IV, VOLUME NO- 7, PAGES- 2912 TO 2927, BSING NO.- 03251, YEAR- 23.04.2019
4. a) AREA OF LAND : 2R-08K-.2635-.2750FT. / 3221.87 SQM.
   (As per boundary declaration)
   b) NO OF STOREY : G+VI
   c) NO. OF TENAMENTS : 68 NOS.
5. NOS OF TENAMENTS : a) 50 SQ.M TO 75 Sqm..... 8 NO.
   b) 75 SQ.M TO 100 Sqm..... 56 NO.
6. PART-II:
   1. AREA OF LAND:- : c) ABOVE 100 Sqm ..... 12 NOS.
   AS PER TITLE DEED = 2R-4K-.3CH-.3750FT./3221.87 SQM.
   2a. AS PER BOUNDARY DECLEARATION = 3222.20 SQM.
   2b. AREA OF STRIP OF LAND = 17.00 SQM. (FREE GIFTING FOR K.M.C. ALIGNMENT)
   2c. NET LAND AREA AFTER GIFTING STRIP OF LAND = 3205.74 SQM.
   3. (a) PERMISSIBLE GROUND COVERAGE (50.00%) = 1618.79 SQM.
   (b) PROPOSED GROUND COVERAGE (49.80%) = 1604.49 SQM.
   4. PROPOSED HEIGHT= 19.120 SQM.

PROPOSED AREA CALCULATION :-

A - FOR RESIDENTIAL : BLOCK 1)

AT FLOOR	COVERED AREA	CUTOUT	EXEMPTED AREA: STAIR & STAIR LOBBY	EXEMPTED AREA: LIFT LOBBY	NET FLOOR AREA
GROUND	232.88	12.98	13.23	2.58	204.77
1ST	339.54	35.17	14.03	2.58	295.66
2ND	339.54	35.17	14.03	2.50	295.64
3RD	339.54	35.17	14.03	2.50	295.64
4TH	339.54	35.17	14.03	2.50	295.64
TOTAL =	1590.04	73.06	68.35	12.50	1387.33

B - FOR RESIDENTIAL : BLOCK 2)

AT FLOOR	COVERED AREA	CUTOUT	EXEMPTED AREA: STAIR & STAIR LOBBY	EXEMPTED AREA: LIFT LOBBY	NET FLOOR AREA
GROUND	365.60	30.05	13.23	2.58	329.75
1ST	368.22	12.81	15.23	2.42	329.75
2ND	368.22	12.81	15.23	2.42	329.75
3RD	356.12	12.81	15.23	2.42	329.75
4TH	368.22	12.81	15.23	2.42	329.75
TOTAL =	1795.47	81.25	84.15	12.10	1651.02

C - FOR RESIDENTIAL : BLOCK 3)

AT FLOOR	COVERED AREA	CUTOUT	EXEMPTED AREA: STAIR & STAIR LOBBY	EXEMPTED AREA: LIFT LOBBY	NET FLOOR AREA
GROUND	898.63	15.45	40.93	7.86	916.18
1ST	957.57	23.44	40.93	7.86	868.45
2ND	957.57	23.44	40.93	7.86	868.45
3RD	957.57	23.44	40.93	7.86	868.45
4TH	957.57	23.44	40.93	7.86	868.45
TOTAL =	4730.92	109.25	204.65	39.30	4317.98

2. TENEMENTS & CAR PARKING CALCULATION :-
(A) RESIDENTIAL : BLOCK - 1

MARKED	TENEMENT SIZE	PROP. AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	72.08	11.45	83.53	4.00	75=100
B	72.07	11.45	83.52	8.00	30.00
C	71.98	11.45	83.42	4.00	

3. TENEMENTS & CAR PARKING CALCULATION :-
(A) RESIDENTIAL : BLOCK - 2

MARKED	TENEMENT SIZE	PROP. AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	65.73	11.52	81.80	12.00	75=100
B	65.65	11.52	81.17	4.00	16.00

4. TENEMENTS & CAR PARKING CALCULATION :-
(A) RESIDENTIAL : BLOCK - 3

MARKED	TENEMENT SIZE	PROP. AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	87.68	18.95	106.63	4.00	
B	87.60	18.95	106.55	4.00	75=100
C	87.66	18.75	106.41	4.00	16.00
D	87.68	18.76	106.43	4.00	
E	120.44	12.00	132.37	4.00	100=100
F	106.84	13.08	119.72	4.00	12.00
G	84.24	10.04	94.28	4.00	
H	84.19	10.03	94.22	4.00	
I	110.90	13.61	124.56	4.00	

	FOR BLOCK 1	FOR BLOCK 2	FOR BLOCK 3
7A - REQUIRED CAR PARKING :- TOTAL = 42		8	34
7B. PROVIDED CAR PARKING :- TOTAL = 43 (COVERED) + 24 (OPEN)	FOR BLOCK 1	FOR BLOCK 2	FOR BLOCK 3
	8	12	23
8. PROVIDED CAR PARKING AREA :- TOTAL = 1061.96 SQM.	FOR BLOCK 1	FOR BLOCK 2	FOR BLOCK 3
	280.38	229.00	552.88
9. PROVIDED STAIR ROAD ROOM AREA :-	FOR BLOCK 1	FOR BLOCK 2	FOR BLOCK 3
	17.28	17.31	51.99
10. LIFT MACHINE ROOM AREA :-	FOR BLOCK 1	FOR BLOCK 2	FOR BLOCK 3
	12.79	12.31	36.49
11. OVER HEAD TANK AREA :-	FOR BLOCK 1	FOR BLOCK 2	FOR BLOCK 3
	12.33	12.31	36.00
12. AREA OF CUP-BOARD :-	FOR BLOCK 1	FOR BLOCK 2	FOR BLOCK 3
	18.68	19.50	89.86
13. LIFT MACHINE ROOM STAIR AREA :-	FOR BLOCK 1	FOR BLOCK 2	FOR BLOCK 3
	3.80	4.88	3.96
14. TERRACE AREA :-	FOR BLOCK 1	FOR BLOCK 2	FOR BLOCK 3
	314.35	308.21	942.61
15. OTHER AREA ONLY FOR FEES = EXEMPTED AREA + 5.1 (B) = TOTAL = 508.07	FOR BLOCK 1	FOR BLOCK 2	FOR BLOCK 3
	161.89	182.68	163.45

TOTAL NET FLOOR AREA = (1647.33+1682.93+4257.00) = 7588.16 SQM.
PROPOSED AREA OF COVERED CAR PARKING = (1052.5) = 1008 SQM.
PROVIDED AREA OF COVERED CAR PARKING = 1061.96 SQM.

PROPOSED EFFECTED FLOOR AREA = (7588.16 - 1008) = 6580.16 SQM.
PERMISSIBLE F.A.R. = 2.5
PROPOSED F.A.R. = 6580.16/3221.87 = 1.958<2.50

SANJIV Z. PAREKH
M.E. (STRUCT.), VJTI, (UNIVERSITY OF BOMBAY)
F. C. E., VIII-(P.W.D.) &
L. S. E., NO. 104 (S. K. M. C.)
SIGN. OF STRUCTURAL ENGINEER (SANJIV J. PAREKH, F.S.I. NO. 3244)

SUBIR KUMAR BASU
Registered Architect
Regn. No.:- CA/78/4375
SIGN. OF ARCHITECT. (SUBIR KUMAR BASU, CA/78/4375)

BOU STAMPINGS INDUSTRIES LTD.
SIGN. OF OWNER. (MANISH BAJORIA OF BOU STAMPINGS INDUSTRIES LTD.)

PROJECT TITLE:-

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PROPOSED (G+4) STORIED RESIDENTIAL BUILDINGS AT 8/2, RAI CHARAN PAUL LANE. KOLKATA - 700046 , WARD NO - 59 , P.S. TOPSIA.

SHEET TITLE:- MASTER PLAN, KEY PLAN

ARCHITECT
Subir Kumar Basu
CONSULTING ARCHITECTS & ENGINEERS
4, BROAD STREET
KOLKATA-700019

DRAWN BY :- SUBHAJEET		APPROVED BY :- SKB
SCALE :- 1:500	SHEET NO. :- 1 OF 1	DATE :- 11.07.2019
DRAWING NO. :- SKB/KOL/SAMPP/2019/1		