

STATEMENT OF THE PLAN PROPOSAL

PART-A

01. ASSESSMENT No. : 31-108-04-0389-0
 02. NAME OF THE OWNER : SRI KARPURA NAND GIRI
 03. NAME OF THE APPLICANTS : SRI SANKAR DAS & SRI DIPAK MAJUMDAR PARTNERS OF M/S R.D. REALITY CONSTITUTED ATTORNEY OF SRI KARPURA NAND GIRI.
 04. DETAILS OF REGISTERED DEED :
 BOOK No. : I.VOL. No. : 5, PAGE No. : 1360 TO 1378, BEING No. : 02037, DATE : 28.03.2005, PLACE : D.S.R III, 24 Pgs (S).
 05. DETAILS OF REGISTERED POWER OF ATTORNEY :
 BOOK No. : I.VOL. No. : 1603-2023, PAGE No. : 315255 TO 315271, BEING No. : 160311402, DATE : 02.08.2023, PLACE : D.S.R III, 24 Pgs (S).
 06. DETAILS OF REGISTERED BOUNDARY DECLARATION :
 BOOK No. : I.VOL. No. : 1602-2024, PAGE No. : 510134 TO 510144, BEING No. : 160215592, DATE : 25.11.2024, PLACE : D.S.R II, 24 Pgs (S).
 07. ONLINE B.L.L.R.O. MUTATION : COPY NO. - 7738(1630012) DATED-23.07.2024.
 08. B.L.L.R.O. CONVERSION CERTIFICATE : MEMO NO. -51A(C)/92/4670/P/24 DATED - 03.10.2024, (FROM BELL TO BASTU.)
 09. K.M.C. MUTATION CASE No. 0/108/23-11-2024/57012, DATED-23.11.2024
 10. No. OF STOREY = G + III
 11. No. OF TENEMENTS = 4 Nos.
 12. SIZE OF TENEMENTS : 75-100 SQM = 4 Nos.

DOOR & WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D	1000	2100	W1	1500	1200
D1	900	2100	W2	1200	1200
D2	800	2100	W3	750	1200
D3	750	2100	W4	600	750

SPECIFICATIONS

- ALL GRADE OF CONCRETE - M20.
- ALL GRADE OF STEEL - Fe 415
- ALL OUTER WALL - 200mm THK. 1:6 MORTAR.
- ALL INTERNAL WALL-75mm THK WITH 1:4 MORTAR EXCEPT OTHERWISE MENTIONED.
- ALL PLASTER - 12mm THK WITH 1:4 MORTAR.
- ALL OTHER MATERIALS USED AS PER IS CODE :
 - ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION WHICH WILL NOT EXCEED THE LOAD BEARING WALL. THIS MEASURES INDICATES THE SEPTIC TANK & U.G.W.RESERVOIR MAINLY.
 - ALL DIMENSIONS ARE IN MM.

PLAN CASE No. - 2024120425

B. P. No. - 2024120434

DATED - 12-FB-25

VALID UP TO - 11-FEB-30

SHEET No. - 1 / 2

SUBRATA
NAGDigitally signed by
SUBRATANAG
Date: 2025.02.12
18:07:45 +05'30'

DIGITAL SIGNATURE OF A.E.

PREMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AM - 33 M. (V20)
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	N22°30'13"	E88°23'59"	8.0 M.
B	N22°30'13"	E88°23'59"	

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IF IS FOUND OTHERWISE, THEN I SHALL BE LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

SRI SANKAR DAS & SRI DIPAK MAJUMDAR PARTNERS OF M/S R.D. REALITY CONSTITUTED ATTORNEY OF SRI KARPURA NAND GIRI.

RAMPRASAD MAITY
L.B.S. - CLASS - I / 1760

NAME OF OWNER / APPLICANT

NAME OF L.B.S.

GROUND FLOOR PLAN, EXISTING PLAN & SECTION OF SEPTIC TANK & S.U.G. WATER RESERVOIR, SITE PLAN, KEY PLAN.

PROJECT :

PROPOSED G + III STORIED RESIDENTIAL BUILDING OF HEIGHT 12.5 M (U/S - 393A OF KMC ACT, 1980 AND AS PER B/R 2009) AT KMC PREMISES No. - 389, HOSSENPUR, UNDER, WARD No. - 108, BOROUGH NO. - XII, MOUZA - MADURDAH, L.R. DAG No. - 455, L.R. KHATIAN No. - 1019, J.L. NO. - 12, P.S. - ANANDAPUR, KOLKATA - 700107, DIST. 24 PARG(S)

PART-B:

01. AREA OF LAND :
 AS PER TITLE DEED (03 K. - 12 CH. - 00 SFT) = 250.840 SQM
 02. AS PER BOUNDARY DECLARATION = 250.836 SQM
 03. (i) PERMISSIBLE GROUND COVERAGE (58.305%) = 146.250 SQM
 (ii) PROPOSED GROUND COVERAGE (58.223%) = 146.044 SQM
 04. PROPOSED HEIGHT = 12.500 M
 05. DEPTH OF BUILDING = 13.250 M
 06. FRONTAGE OF PLOT = 16.254 M
 07. TREE COVER AREA = 4.500 SQM

08. PROPOSED AREA :

FLOORS	GROSS COVERED AREA (SQM)	CUTOUT STAIR WELL (SQM)	LIFT WELL (SQM)	NET COVERED AREA (SQM)	EXEMPTED AREA STAIR & LOBBY (SQM)	LIFT LOBBY (SQM)	NET FLOOR AREA (SQM)
GROUND FLOOR	133.680	0.000	0.000	133.680	22.058	1.789	109.833
1ST FLOOR	137.230	0.405	1.800	135.025	10.508	1.789	122.728
2ND FLOOR	146.044	0.405	1.800	143.839	10.508	1.789	131.542
3RD FLOOR	146.044	0.405	1.800	143.839	10.508	1.789	131.542
TOTAL	562.998	1.215	5.400	556.383	53.862	7.156	495.645

09. TENEMENTS & CAR PARKING CALCULATION :

(A) RESIDENTIAL :

WATER	TENEMENT SIZE (SQM)	PROPORTIONAL AREA TO BE ADDED (SQM)	ACTUAL TENEMENT AREA (SQM)	No. OF TENEMENT (No.)	REQUIRED CAR PARKING (No.)
A	65.363	16.956	82.319	2	
B	65.342	16.950	82.292	2	2

10. SHOP CARPET AREA = 23.551 SQM

11. SHOP COVERED AREA = 28.131 SQM

12. OFFICE CARPET AREA = 99.096 SQM (REQUIRED CAR PARKING = 1 No)

13. OFFICE COVERED AREA = 121.528 SQM

14. TOTAL REQUIRED CAR PARKING = 3 Nos.

15. TOTAL PROVIDED CAR PARKING = 3 Nos.

16. PERMISSIBLE AREA FOR PARKING = 75.000 SQM

17. PROVIDED AREA OF PARKING = 66.583 SQM

18. PERMISSIBLE F.A.R. = 2.25

19. PROPOSED F.A.R. = (495.645 - 66.583) / 250.836 = 1.711 < 2.25

20. OVER HEAD TANK AREA = 4.95 SQM

21. LIFT MACHINE ROOM AREA = 5.109 SQM

22. LIFT MACHINE ROOM STAIR AREA = 3.025 SQM

23. STAIR HEAD ROOM AREA = 15.226 SQM

24. TERRACE AREA = 146.044 SQM

25. AREA OF CUPBOARD = 5.276 SQM

26. AREA OF LOFT = 7.658 SQM

27. ADDITIONAL AREA FOR FEES = 36.294 SQM

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING PLAN HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND I CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. STRUCTURE DESIGN CALCULATION HAS BEEN MADE AS PER SOIL TEST REPORT DONE BY "TECHNO SOIL", F-6B, K.I.T. MARKET, JADAVPUR, KOLKATA-700032, RECOMMENDED & SIGNED BY GEO-TECH. ENGINEER MR KALLOL KUMAR GHOSHAL (G.T.11/49).

MANIBHUSAN CHAKRAVARTI
E.S.E. - CLASS - II / 97

NAME OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECH. ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

KALLOL KUMAR GHOSHAL
K.M.C. G.T.E NO. - CLASS - I / 49

NAME OF GEO-TECH. ENGINEER

DECLARATION OF L.B.S.

CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ADJUTING 12.05 M. MINIMUM BUILDABLE TOP ROAD SOUTHERN SIDE IS CONFORM WITH THE PLAN. IT IS A BACK TANK SITE NOT A TANK OR FILLED UP TANK. THE PLOT IS FULLY OCCUPIED BY THE OWNER. THERE IS NO TENANT. THE SIGNATURE OF OWNER IS AUTHENTICATED BY ME. THE PLOT IS BEYOND 500 M FROM C/L OF E. M. BYE PASS.

RAMPRASAD MAITY
L.B.S. - CLASS - I / 1760

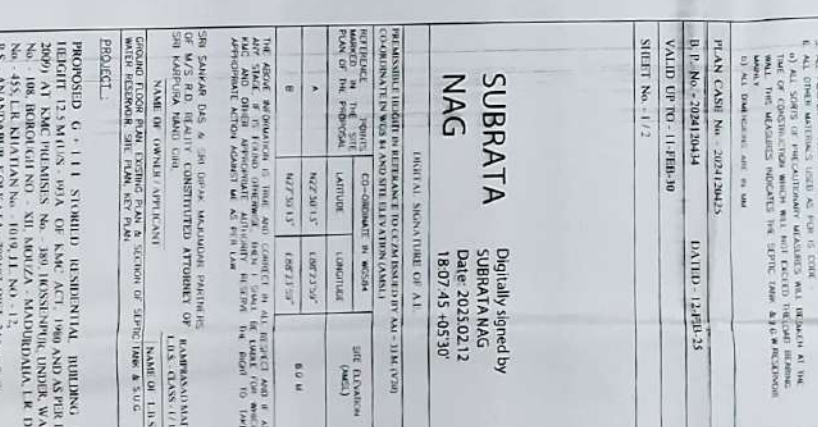
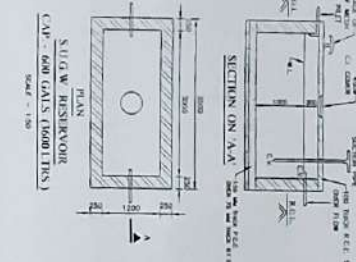
NAME OF L.B.S.

DECLARATION OF OWNER / APPLICANT

WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE HAVE ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. WE HAVE FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN). K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R. & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION. THE PLOT OF LAND IS IDENTIFIED BY US AT THE TIME OF DEPARTMENTAL INSPECTION THE LAND WITH STRUCTURE IS FULLY OCCUPIED BY ME/US AND THERE IS NO TENANT.

SRI SANKAR DAS & SRI DIPAK MAJUMDAR PARTNERS OF M/S R.D. REALITY CONSTITUTED ATTORNEY OF SRI KARPURA NAND GIRI.

NAME OF OWNER / APPLICANT

[illegible]