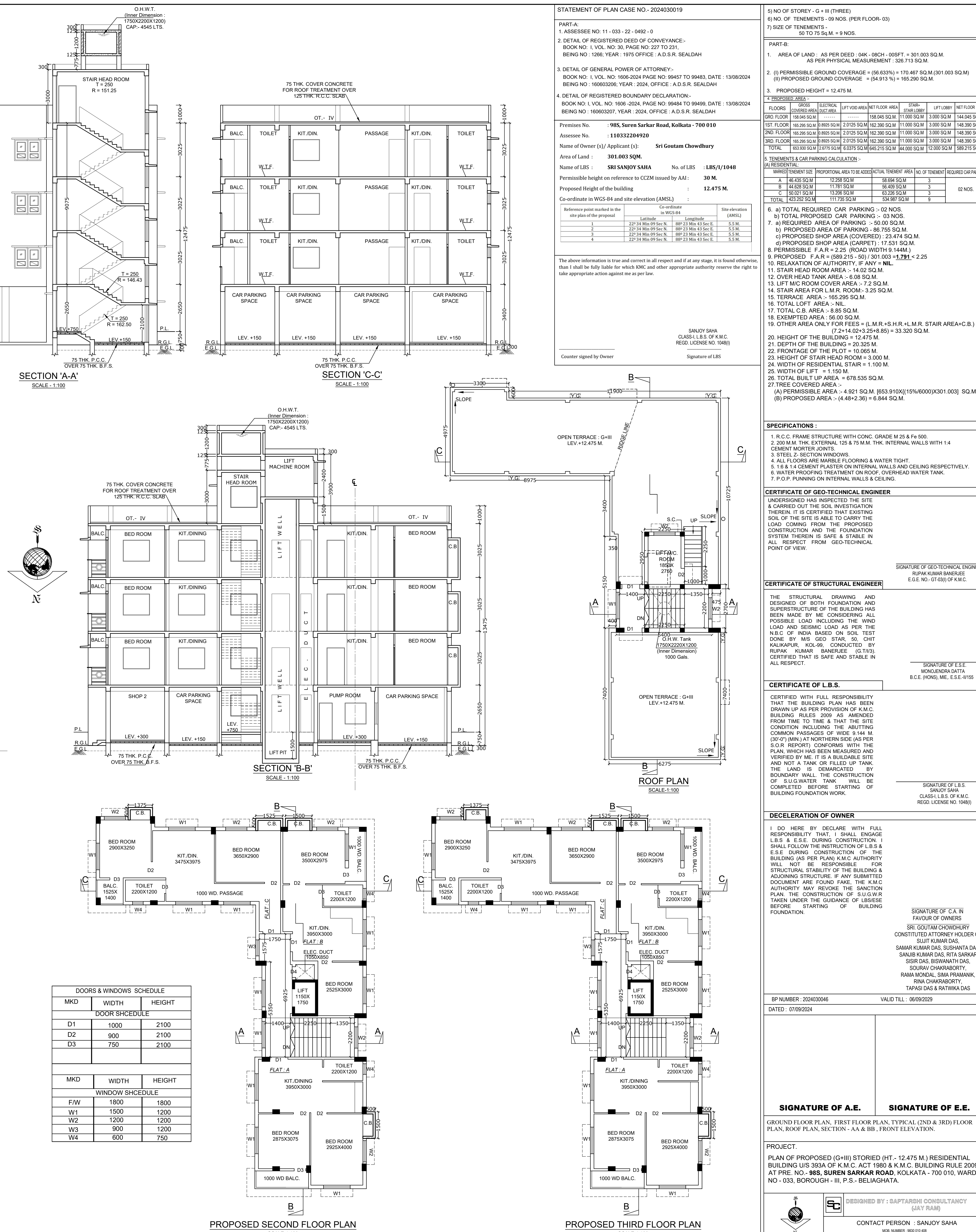
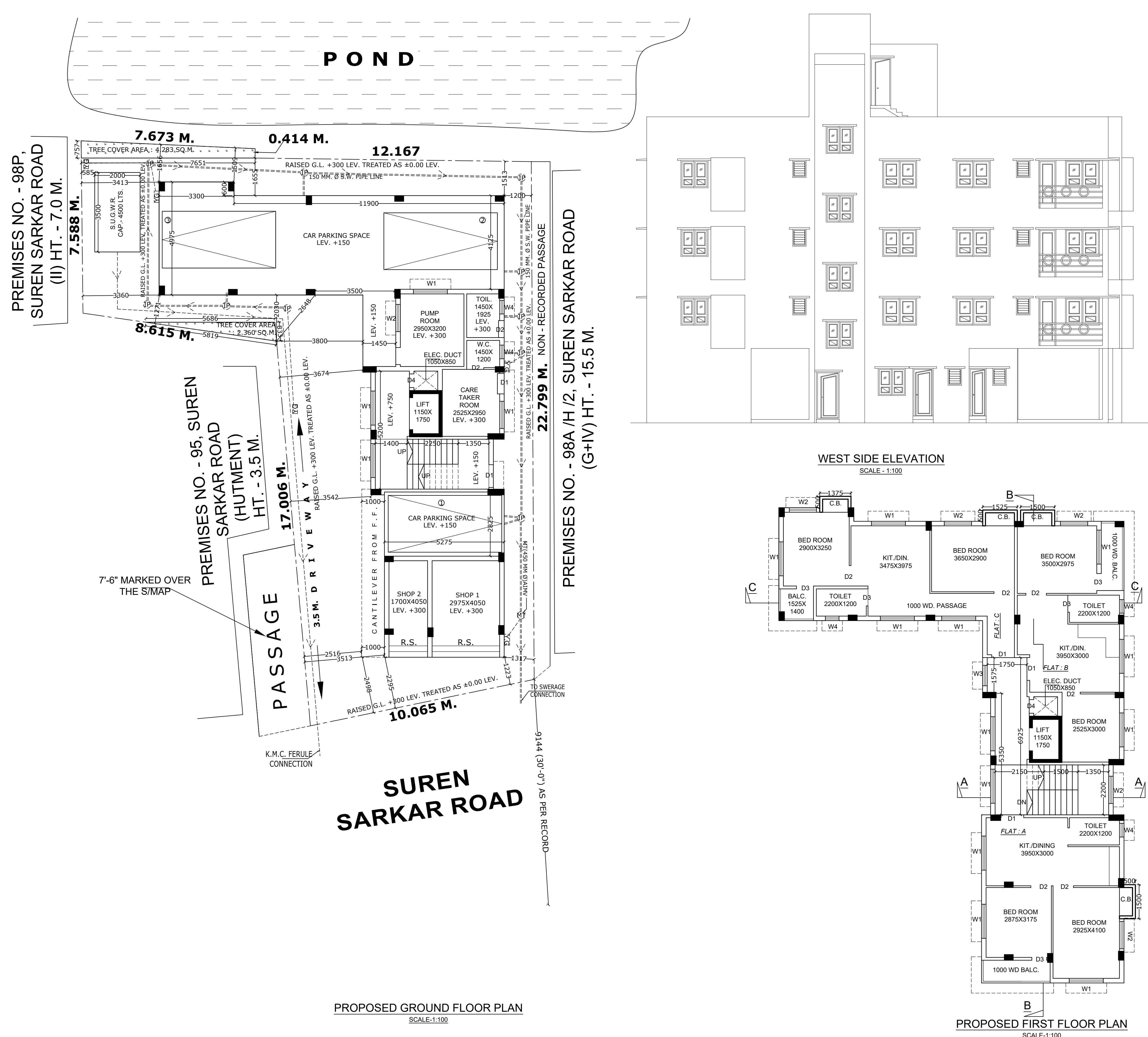




STATEMENT OF PLAN CASE NO. - 2024030019

- PART-A:**
1. ASSESSEE NO: 11 - 033 - 22 - 0492 - 0
 2. DETAIL OF REGISTERED DEED OF CONVEYANCE: BOOK NO: 1, VOL. NO: 30, PAGE NO: 227 TO 231, BEING NO: 1266, YEAR: 1975 OFFICE: A.D.S.R. SEALDAH
 3. DETAIL OF GENERAL POWER OF ATTORNEY: BOOK NO: 1, VOL. NO: 1606 - 2024, PAGE NO: 99457 TO 99483, DATE: 13/08/2024 BEING NO: 160603206, YEAR: 2024, OFFICE: A.D.S.R. SEALDAH
 4. DETAIL OF REGISTERED BOUNDARY DECLARATION: BOOK NO: 1, VOL. NO: 1606 - 2024, PAGE NO: 99484 TO 99499, DATE: 13/08/2024 BEING NO: 160603207, YEAR: 2024, OFFICE: A.D.S.R. SEALDAH

Premises No. : **985, Suren Sarkar Road, Kolkata - 700 010**
Assessee No. : **110332204920**
Name of Owner (s)/ Applicant (s) : **Sri Gautam Chowdhury**
Area of Land : **301.003 SQ.M.**
Name of LBS : **SRI SANJOY SAHA** No. of LBS : **LBS/1/1048**

Permissible height on reference to CCZM issued by AAI : **30 M.**
Proposed height of the building : **12.475 M.**
Co-ordinate in WGS-84 and site elevation (AMSL) :
Reference point marked in the site plan of the proposal

Reference point marked in the site plan of the proposal	Co-ordinate in WGS-84	Site elevation (AMSL)
1	22° 34' 10.00" N, 88° 22' 10.00" E	5.5 M
2	22° 34' 10.00" N, 88° 22' 10.00" E	5.5 M
3	22° 34' 10.00" N, 88° 22' 10.00" E	5.5 M
4	22° 34' 10.00" N, 88° 22' 10.00" E	5.5 M

The above information is true and correct in all respect and if at any stage, it is found otherwise, then I shall be fully liable for which KMC and other appropriate authority reserve the right to take appropriate action against me as per law.

SANJOY SAHA
CLASS: LBS OF K.M.C.
REGD. LICENSE NO. 1048(II)

Signature of LBS

- 5) NO OF STOREY - G + III (THREE)
6) NO. OF TENEMENTS - 09 NOS. (PER FLOOR- 03)
7) SIZE OF TENEMENTS - 50 TO 75 Sq.M. = 9 NOS.
- PART-B:**
1. AREA OF LAND : AS PER DEED : 04K - 08CH - 00SF. = 301.003 SQ.M.
AS PER PHYSICAL MEASUREMENT : 328.713 SQ.M.
 2. (i) PERMISSIBLE GROUND COVERAGE = (56.633%) = 170.467 SQ.M (301.003 SQ.M)
(ii) PROPOSED GROUND COVERAGE = (54.913 %) = 165.290 SQ.M.
 3. PROPOSED HEIGHT = 12.475 M.
- T. PROPOSED AREA:**
- | FLOORS | GRAND TOTAL AREA | ELECTRICAL | LIFT VOID AREA | NET FLOOR AREA | STAIR | FLAT LOBBY | NET FLOOR AREA |
|--------------|------------------|------------|----------------|----------------|-------------|--------------|----------------|
| GROUND FLOOR | 168.045 SQ.M | | 158.045 SQ.M | 11.000 SQ.M | 3.000 SQ.M | 144.045 SQ.M | 144.045 SQ.M |
| 1ST FLOOR | 168.296 SQ.M | 1.895 SQ.M | 2.015 SQ.M | 162.390 SQ.M | 11.000 SQ.M | 3.000 SQ.M | 148.390 SQ.M |
| 2ND FLOOR | 168.296 SQ.M | 1.895 SQ.M | 2.015 SQ.M | 162.390 SQ.M | 11.000 SQ.M | 3.000 SQ.M | 148.390 SQ.M |
| 3RD FLOOR | 168.296 SQ.M | 1.895 SQ.M | 2.015 SQ.M | 162.390 SQ.M | 11.000 SQ.M | 3.000 SQ.M | 148.390 SQ.M |
| TOTAL | 633.033 SQ.M | 6.675 SQ.M | 6.675 SQ.M | 642.275 SQ.M | 44.000 SQ.M | 12.000 SQ.M | 589.275 SQ.M |
- 5. TENEMENTS & CAR PARKING CALCULATION -**
- | WARD | TENEMENT SIZE | PROPORTIONAL AREA TO BE ALLOTTED | ACTUAL TENEMENT AREA | NO. OF TENEMENT | REQUIRED CAR PARKING |
|-------|---------------|----------------------------------|----------------------|-----------------|----------------------|
| A | 48.435 SQ.M | 12.258 SQ.M | 38.684 SQ.M | 3 | 02 NOS. |
| B | 44.628 SQ.M | 11.787 SQ.M | 36.498 SQ.M | 3 | 02 NOS. |
| C | 40.721 SQ.M | 10.688 SQ.M | 33.728 SQ.M | 3 | 02 NOS. |
| TOTAL | 133.784 SQ.M | 34.733 SQ.M | 108.910 SQ.M | 9 | 06 NOS. |
6. a) TOTAL REQUIRED CAR PARKING - 02 NOS.
b) TOTAL PROPOSED CAR PARKING - 03 NOS.
7. a) REQUIRED AREA OF PARKING - 50.00 SQ.M.
b) PROPOSED AREA OF PARKING - 86.75 SQ.M.
c) PROPOSED SHOP AREA (COVERED) - 23.474 SQ.M.
d) PROPOSED SHOP AREA (CARPET) - 17.531 SQ.M.
8. PERMISSIBLE F.A.R = 2.25 (ROAD WIDTH 9.144 M.)
9. PROPOSED F.A.R = (589.215 - 50) / 301.003 = **1.791** > 2.25
10. RELAXATION OF AUTHORITY, IF ANY - NIL
11. STAIR HEAD ROOM AREA - 14.02 SQ.M.
12. OVER HEAD TANK AREA - 6.08 SQ.M.
13. LIFT M/C ROOM COVER AREA - 7.2 SQ.M.
14. STAIR AREA FOR L.M.R. ROOM - 3.25 SQ.M.
15. TERRACE AREA - 165.295 SQ.M.
16. TOTAL LIFT AREA - NIL
17. TOTAL C.B. AREA - 8.85 SQ.M.
18. EXEMPTED AREA - 56.00 SQ.M.
19. OTHER AREA ONLY FOR FEES = (L.M.R.+S.H.R.+L.M.R. STAIR AREA+C.B.)
(7.2+14.02+3.25+8.85) = 33.320 SQ.M.
20. HEIGHT OF THE BUILDING - 12.475 M.
21. DEPTH OF THE BUILDING - 20.325 M.
22. FRONTAGE OF THE PLOT = 10.065 M.
23. HEIGHT OF STAIR HEAD ROOM = 3.000 M.
24. WIDTH OF RESIDENTIAL STAIR = 1.100 M.
25. WIDTH OF LIFT = 1.150 M.
26. TOTAL BUILT UP AREA = 678.535 SQ.M.
27. TREE COVERED AREA -
- (A) PERMISSIBLE AREA - 4.921 SQ.M. [653.910X(15%/6000)X301.003] SQ.M.
(B) PROPOSED AREA - (4.48+2.36) = 6.844 SQ.M.

- SPECIFICATIONS:**
1. R.C.C. FRAME STRUCTURE WITH CONC. GRADE M 25 & Fe 500.
 2. 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
 3. STEEL Z-SECTION WINDOWS.
 4. ALL FLOORS ARE MARBLE FLOORING & WATER TIGHT.
 5. 15 & 14 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
 6. WATER PROOFING TREATMENT ON ROOF, OVERHEAD WATER TANK.
 7. P.O.P. PUNING ON INTERNAL WALLS & CEILING.

CERTIFICATE OF GEO-TECHNICAL ENGINEER

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

SIGNATURE OF GEO-TECHNICAL ENGINEER
RUPAK KUMAR BANERJEE
E.C.E. NO. 1750(II) OF K.M.C.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DRAWING AND DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME. CONSIDERING ALL POSSIBLE LOAD INCLUDING THE WIND LOAD AND SEISMIC LOAD AS PER THE W.B.C. OF INDIA BASED ON SOIL TEST DONE BY M/S. GEO. STAR, SO, CHIT KALKAPUR, KOL-9, CONDUCTED BY RUPAK KUMAR BANERJEE (G-1103). CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SIGNATURE OF E.S.E.
MONJENDRA DATTA
B.C.E. (HONS), ME, E.S.E.-4/155

CERTIFICATE OF L.B.S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ADJUTING COMMON PASSAGES OF WIDE 8.144 M. (30'-0") (MIN.) AT NORTHERN SIDE (AS PER S.O.R. REPORT) CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF S.U.G.W.R. TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

SIGNATURE OF L.B.S.
SANJOY SAHA
CLASS: LBS OF K.M.C.
REGD. LICENSE NO. 1048(II)

DECLARATION OF OWNER

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE LBS & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF LBS & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN, THE CONSTRUCTION OF S.U.G.W.R. TANK UNDER THE GUIDANCE OF LICENSE BEFORE STARTING OF BUILDING FOUNDATION.

SIGNATURE OF C.A.I.N.
FAVOUR OF OWNERS

SRI. GOUTAM CHOWDHURY
CONSTITUTED ATTORNEY HOLDER OF
SUNIT KUMAR DAS,
SAMAR KUMAR DAS, SUSANTA DAS,
SANJIB KUMAR DAS, RITA SARKAR,
SIBIR DAS, BISHWANATH DAS,
SOURAV CHAKRABORTY,
RAMA MONDAL, SINA PRAMANIK,
RINA CHAKRABORTY,
TAPASI DAS & RATIWIKA DAS

BP NUMBER: 2024030046 VALID TILL: 06/09/2029
DATED: 07/08/2024

SIGNATURE OF A.E. SIGNATURE OF E.E.

GROUND FLOOR PLAN, FIRST FLOOR PLAN, TYPICAL (2ND & 3RD) FLOOR PLAN, ROOF PLAN, SECTION - AA & BB, FRONT ELEVATION.

PROJECT.
PLAN OF PROPOSED (G+III) STORED (HT. - 12.475 M.) RESIDENTIAL BUILDING US 985A OF K.M.C. ACT 1980 & K.M.C. BUILDING RULE 2009 AT PRE. NO - 985, SUREN SARKAR ROAD, KOLKATA - 700 010, WARD NO - 033, BOROUGH - III, P.S. - BELAGHATA.

DESIGNED BY: BAPTAJISH CONSULTANCY (HAT RAM)
CONTACT PERSON : SANJOY SAHA
MOB. NUMBER: 9820101408