



SCHEDULE OF DOOR & WINDOW					
DOOR MKD.	LIFT/HT HEIGHT	SIZE	WINDOW MKD.	LIFT/HT HEIGHT	SIZE
D1	2100	1050 X 2100	W1	2100	600 X 1200
D2	2100	900 X 2100	W2	2100	800 X 1200
D3	2100	750 X 2100	W3	2100	600 X 900
			W4	2100	600 X 900

STATEMENT OF THE PLAN PROPOSAL

PART - A :-

1. ASSESSEE NO. - 140570201116
 2. NAME OF OWNERS - BANDANA PANDIT, PRITHI CHATTERJEE, PRATIMA CHAKRABORTI

3. DETAILS OF REGD. DEED :-
 BOOK NO.-2, VOLUME NO.-69, PAGES-129 TO 146, BEING NO.-4995, REGD. AT- A.D.S.R.S.EALDAH DISTRICT 24 PARAGANAS, DATED - 30/04/1985

4. DETAILS OF BOUNDARY DECLARATION :-
 BOOK NO.-1, VOLUME NO.-1606-2022, PAGES- 170141 TO 170146, BEING NO.-160605045, REGD. AT- A.D.S.R.S.EALDAH DATED - 18/11/2022

5. DETAILS OF COMMON PASSAGE :-
 BOOK NO.-1, VOLUME NO.-1606-2022, PAGES- 170141 TO 170146, BEING NO.-160605044, REGD. AT- A.D.S.R.S.EALDAH DATED - 18/11/2022

9.a) AREA STATEMENT AS PER B.S PLAN :-

1. AREA OF LAND AS PER DEED :- (04K - 00 CH - 00 SFT.) = 267.553 m²
 AS PER BOUNDARY DECLARATION = 267.553 m²

2. PERMISSIBLE GROUND COVERAGE (57.74%) = 154.506 m²

3. PROPOSED GROUND COVERAGE (50.33%) = 134.685 m²

4. PERMISSIBLE HEIGHT OF THE BUILDING = 40 MTR.
 5. PROPOSED HEIGHT OF THE BUILDING = 15.425 MTR.
 6. NO. OF STORIES = G + IV

PROPOSED FLOOR AREA

FLOOR MKD.	TOTAL FLOOR AREA	STAIR CUT OUT	LIFT WELL	TOTAL EXEMPTED AREA	NET FLOOR AREA
GROUND FLOOR	134.685 m ²	0.500 m ²	2.325 m ²	11.515 m ² - 0.500 m ² = 11.015 m ²	121.290 m ²
FIRST FLOOR	134.685 m ²	0.500 m ²	2.325 m ²	11.515 m ² - 0.500 m ² = 11.015 m ²	118.465 m ²
SECOND FLOOR	134.685 m ²	0.500 m ²	2.325 m ²	11.515 m ² - 0.500 m ² = 11.015 m ²	118.465 m ²
THIRD FLOOR	134.685 m ²	0.500 m ²	2.325 m ²	11.515 m ² - 0.500 m ² = 11.015 m ²	118.465 m ²
FOURTH FLOOR	134.685 m ²	0.500 m ²	2.325 m ²	11.515 m ² - 0.500 m ² = 11.015 m ²	118.465 m ²
TOTAL	673.423 m ²	2.000 m ²	9.300 m ²	55.075 m ²	595.151 m ²

9.b) TENEMENTS & CAR PARKING CALCULATION :-

RESIDENTIAL USE :-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	58.131 m ²	10.178 m ²	68.309 m ²	2 NOS	
B	59.261 m ²	10.376 m ²	69.637 m ²	2 NOS	
C	40.012 m ²	7.706 m ²	51.718 m ²	2 NOS	
D	73.38 m ²	12.848 m ²	86.228 m ²	2 NOS	
					TOTAL 2 NOS

10.a) TOTAL OFFICE (BUSINESS) CARPET = 38.614 m²
 b) TOTAL OFFICE (BUSINESS) COVERED = 41.987 m²
 11.a) TOTAL REQUIRED CAR PARKING :- = 2 NOS
 b) TOTAL PROVIDED CAR PARKING :- = 3 NOS
 c) PROVIDED AREA OF CAR PARKING :- = 70.353 m²
 12. PERMISSIBLE F.A.R = 2.25
 13. PROPOSED F.A.R = 685.155 - 60.0 / 267.553 m² = 2.0375
 14. STAIR HEAD ROOM AREA :- = 17.571 m²
 15. LIFT MACHINE ROOM AREA :- = 7.144 m²
 16. TOTAL TERRACE AREA :- = 134.685 m²

17. TOTAL EXEMPTED AREA :- = 66.972 m²
 18. ROOF TANK AREA :- = 8.808 m²
 19. DEPTH OF BUILDING :- = 16.445 MTR.
 20. CUP BOARD AREA :- = 16.0 m²
 21. STAIR OF LIFT MACHINE ROOM :- = 3.200 m²
 22. OTHER AREA ONLY FOR FEES :- = 43.915 m²
 23. TREE COVER AREA = 4.86 m² (PERM. = 4.806 m²)

10.a) AREA STATEMENT AS PER PHYSICAL :-

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 23. TREE COVER AREA = 4.86 m² (PERM. = 4.806 m²)

DECLARATION BY THE 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 THEY SITE CONDITION INCLUDING THE WIDTH OF THE ROAD CONFORM WITH THE PLAN & SITE WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE PLOT IS DEMARCATED BY BOUNDARY WALL BY ALL SIDES. THE CONSTRUCTION OF U.G. WATER TANK WILL BE COMPLETED BEFORE THE STARTING OF BUILDING FOUNDATION WORK.

(Signature)
 TUSHAR KANTI GHOSH
 L.B.S-1 /1362
 SIGNATURE OF L.B.S

DECLARATION BY THE STRUCTURAL ENGINEER:

THE STRUCTURAL DRAWING AND DESIGNED OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE WIND LOAD AND SEISMIC LOAD AS PER N.B.C. OF INDIA. I CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

(Signature)
 PRANAB KUMAR DAS B.E. (CIVIL)
 K.M.C. E.S.E. No.-1/131
 PRANAB KUMAR DAS
 E.S.E NO - 1/131
 SIGNATURE OF STRUCTURAL ENGINEER

DECLARATION OF GEO-TECHNICAL ENGINEER :-

UNDERSIGNED HAS INSPECTED THE SITE, CARRIED OUT THE SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE IN ALL RESPECT FROM THE GEO-TECHNICAL POINT OF VIEW.

(Signature)
 Dr. Santosh Kr. Chakraborty
 M.C.E. (Soils, Rocks), Ph.D, MRS
 G.T.R. No. - 1/16, K.M.C.
 Geotechnical Consultant
 Dr. S.K. CHAKRABORTY G.T.E.-167
 SIGNATURE OF GEO-TECHNICAL ENGINEER

PROPOSED REGULARIZED PLAN OF GR+IV RESIDENTIAL BUILDING UNDER U/R 28 (2a & 2b) OF K.M.C. BUILDING ACT 1980, COMPLYING BUILDING RULE 2009 AT PREMISES NO.- AP-658/A, CANAL SOUTH ROAD, KOLKATA - 7000105, UNDER WARD NO.- 57, BOROUGH - VII, P.S.- PRAGATI MAIDAN, VIDE B.P. NO - 2023070134, DATED - 08/10/2023.

NOTES AND SPECIFICATIONS

- ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION.
- ALL MAIN WALL 200 TH. ALL PARTITION WALL 125 TH. & 75 TH. UNLESS MENTIONED.
- BRICK WORK 250M. MORTAR 1:8 & BRICK WORK OF 125 TH. & 75 TH. WITH 1:4 SAND GIBBON MORTAR.
- ALL R.C.C. WORKS SHOULD BE (1:1.5:3)
- GRADE OF STEEL F-800L8.
- GRADE OF CONG. M-20.
- DEPTH OF S.U.G.W. RESERVOIR WILL NOT BE EXCEED THE DEPTH OF NEAREST COLUMN FOUNDATION.
- 25TH. D.P.C. 124 WITH PROPER WATER PROOFING COMPOUND.
- ALL OTHER MATERIALS USED AS PER L.B.S CODE & C.B.C. 1994.

OWNER'S DECLARATION :-

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. AND E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER B.S. PLAN. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FALSE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W. WATER RESERVOIR WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE THE STARTING OF BUILDING FOUNDATION WORK.

(Signature)
 Bandana Pandit
 Prithi Chatterjee
 Pratima Chakraborty
 BANDANA PANDIT, PRITHI CHATTERJEE, PRATIMA CHAKRABORTI
 SIGNATURE OF OWNERS