

STATEMENT OF PLAN PROPOSAL.

PART- A

- ASSEESSE NO : 31-105-24-0005-7
- a) NAME OF OWNERS :-
DIPTI BHATTACHARYA, PRADIP BHATTACHARYA, RAJAL BHATTACHARYA, DIPAK BHATTACHARYA, SIKHA CHAKRABORTY & NITA MUKHERJEE
- DETAILS OF REGISTERED DEED :-
BOOK NO: I, VOLUME NO. 1603-2023, PAGES FROM 539157 TO 539171, BEING NO.-160319104, REGD. AT D.S.R.-III, SOUTH 24 PARGANAS, DATED-19/12/2023.
- DETAIL OF K.M.C. MUTATION CASE NO. - O/105/05-DEC-23/51625, DT. - 05/12/2023
- DETAILS OF REG. BOUNDARY DECL. :-
BOOK NO: I, VOLUME NO. 1603-2023, PAGES FROM 516520 TO 516540, BEING NO.-160318050, REGD. AT D.S.R.-III, SOUTH 24 PARGANAS, DATED-06/12/2023.
- DETAILS OF REG. POWER OF ATTORNEY :-
BOOK NO: I, VOLUME NO. 1603-2023, PAGES FROM 516520 TO 516540, BEING NO.-160318050, REGD. AT D.S.R.-III, SOUTH 24 PARGANAS, DATED-06/12/2023.
- AFFIDAVIT BEFORE THE LD. 1ST. CLASS JUDICIAL MAGISTRATE AT ALIPUR VIDE NO.-38415, DT. 14/08/2023

PART- B.

- AREA OF LAND :-
AS PER TITLE DEED :- 146.321 SQ.M (02 K. - 03 CH. - 00 SFT.)
- AREA OF LAND :- 146.321 SQ.M (AS PER BOUNDARY DECL.)
- PERMISSIBLE GROUND COVERAGE :-
= 95.109 SQ.M. = 65 %
- PROPOSED GROUND COVERAGE :-
= 89.804 SQ.M. = 61.375 %
- PROPOSED AREA :-

FLOOR WISE	TOTAL FLOOR AREA	TOTAL EXEMPTED AREA			NET FLOOR AREA
		STAIR + STAIR LOBBY	STAIR VOID AREA	LIFT-WELL AREA	
GROUND FLOOR	82.529 SQ.M.	8.039 SQ.M.	—	—	74.490 SQ.M.
FIRST FLOOR	89.804 SQ.M.	8.564 SQ.M.	0.304 SQ.M.	—	80.936 SQ.M.
SECOND FLOOR	89.804 SQ.M.	8.564 SQ.M.	0.304 SQ.M.	—	80.936 SQ.M.
TOTAL	262.137 SQ.M.	25.167 SQ.M.	0.608 SQ.M.	—	236.362 SQ.M.

6. PARKING CALCULATION :- A)

TENAMENT AREA	AREA TO BE ADDED	TOTAL AREA	TENAMENT NO.	REQUIRED PARKING
29.091 SQ.M.	3.389 SQ.M.	32.480 SQ.M.	1 NO.	NIL
18.617 SQ.M.	2.169 SQ.M.	20.786 SQ.M.	1 NO.	
25.522 SQ.M.	2.973 SQ.M.	28.495 SQ.M.	1 NO.	
29.048 SQ.M.	3.384 SQ.M.	32.432 SQ.M.	2 NOS.	
51.457 SQ.M.	5.995 SQ.M.	57.452 SQ.M.	2 NOS.	

TOTAL REQUIRED PARKING = NIL

- B. B) NOS. OF PARKING PROVIDED - COVERED = NIL & OPEN = NIL.
- C) PERMISSIBLE AREA FOR PARKING AT GROUND FLOOR = NIL
- D) ACTUAL AREA OF PARKING PROVIDED AT GROUND FLOOR = NIL
- PERMISSIBLE F.A.R. = 1.75
- PROPOSED F.A.R. = 236.362 / 146.321 = 1.615
- STAIRCOVER AREA IN ROOF :- 11.284 SQ.M.
- ROOF TANK AREA :- 4.590 SQ.M.
- CUPBOARD AREA :- 3.000 SQ.M.
- LOFT AREA :- 2.700 SQ.M.
- ADD. AREA FOR FEES :- 16.984 SQ.M.
- TREE COVER AREA :- 1.000 SQ.M.

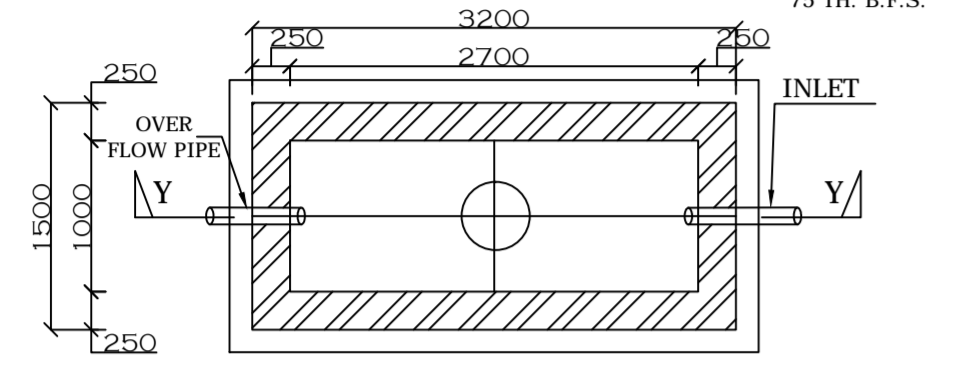
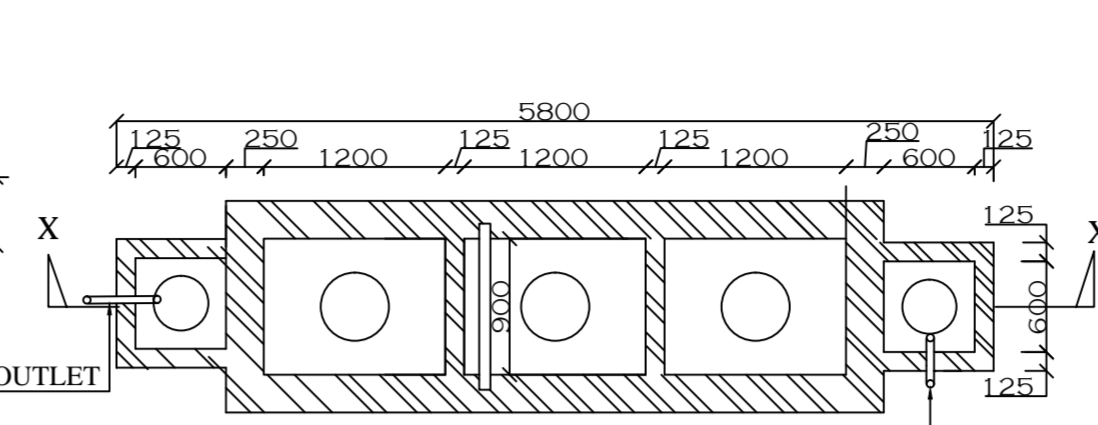
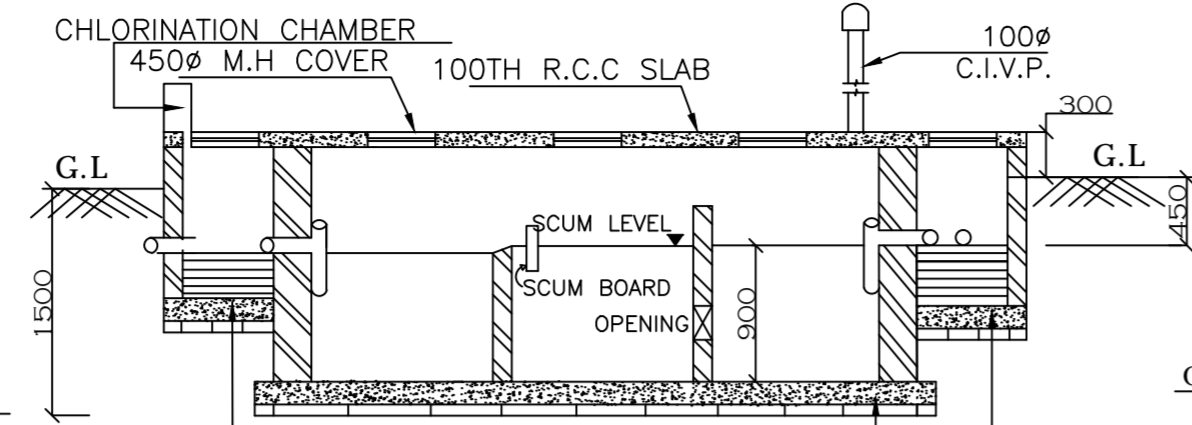
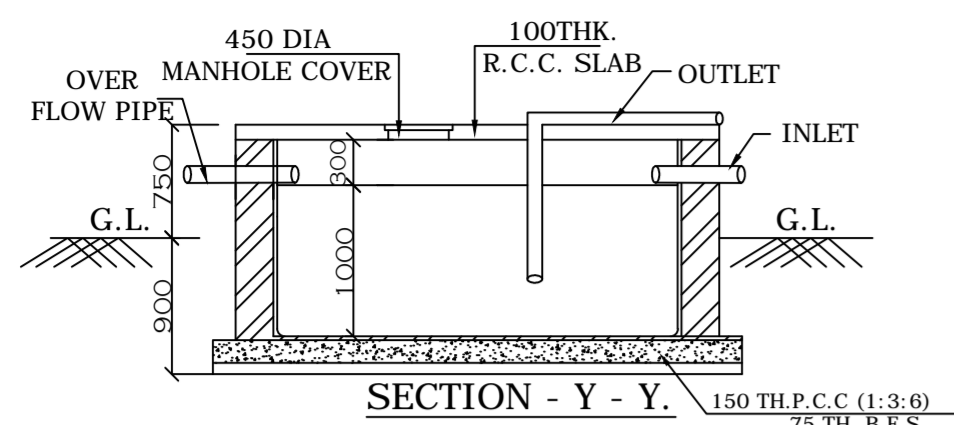
DECLARATION OF L.B.S.
CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF ABUTTING 3600 WIDE BLACK - TOP ROAD CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

- THE PLOT IS BEYOND 500 M. FROM THE CENTRE LINE OF E.M. BYE-PASS.
- THE PLOT IS DEMARCATED BY BOUNDARY WALL.
- CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

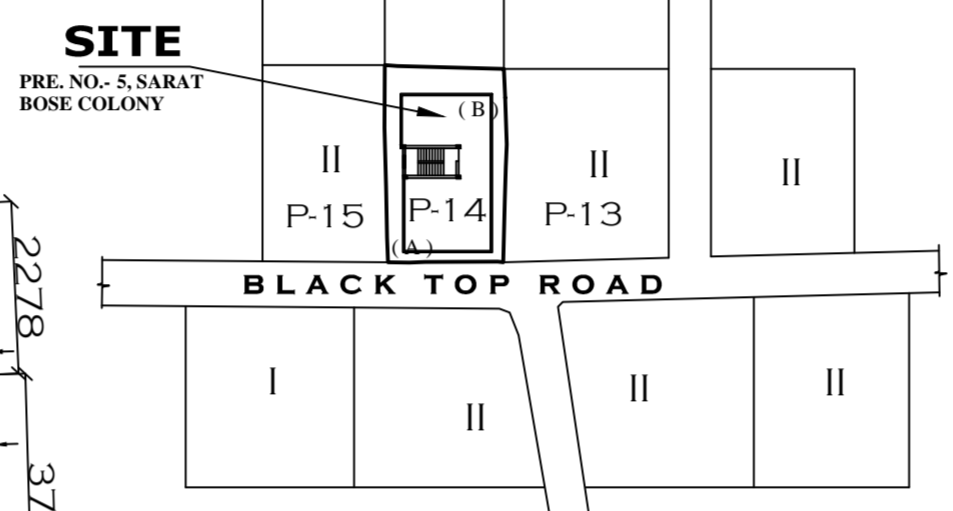
(DEBASISH BHATTACHERJEE)
L.B.S. - 1011 (I)
NAME OF L.B.S.

DECLARATION OF STRUCTURAL ENGINEER
THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

KALLOL KUMAR GHOSHAL
ESE - 261 (I)
NAME OF STRUCTURAL ENGINEER



SCALE-1:50 (USERS-40 NOS)



SCALE-1:600

DECLARATION OF OWNER
I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT :
● I/WE SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION OF PROPOSED BUILDING.
● I/WE SHALL FOLLOW THE INSTRUCTIONS 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 FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
● THE PLOT IS IDENTIFIED BY ME .
● THE EXISTING STRUCTURE IS FULLY OCCUPIED BY ME & THERE IS NO TENANT .

SMT. MADHABI KOIRI PROP. OF M/S GAYATRI ENTERPRISE C.A. OF DIPTI BHATTACHARYA & OTHERS
NAME OF OWNER

B.P. NO. - 2023120472 DATED: 24/01/2024.
VALID UPTO: 23/01/2029.

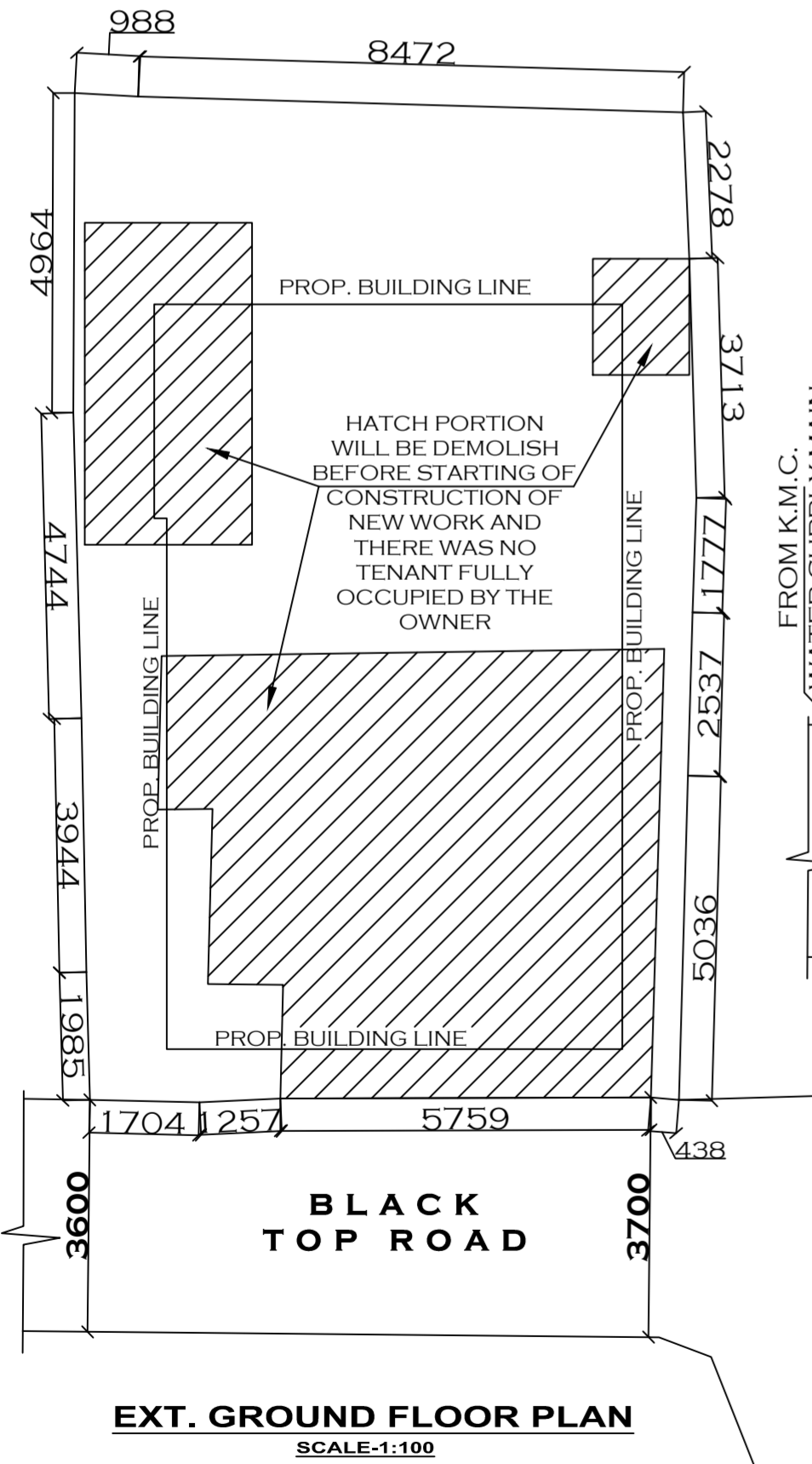
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NOT APPLICABLE
DIGITAL SIGN. OF E.E.

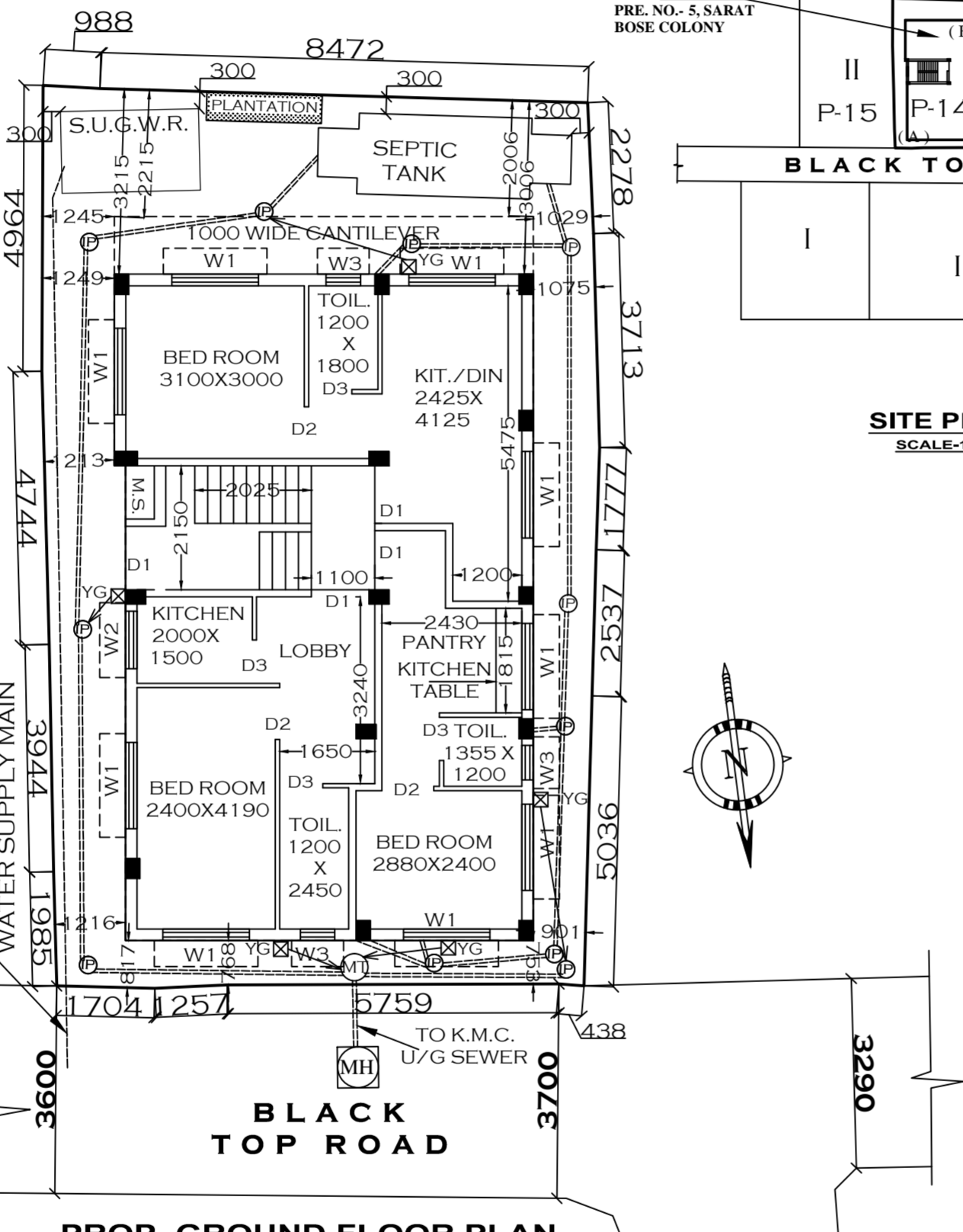
SCALE-1:50

SCHEDULE OF DOORS & WINDOWS

DOOR	DOOR		WINDOW		
	TYPE	HEIGHT	TYPE	WIDTH	HEIGHT
D1	1000	2100	W1	1500	1200
D2	900	2100	W2	1200	1200
D3	750	2100	W3	600	750

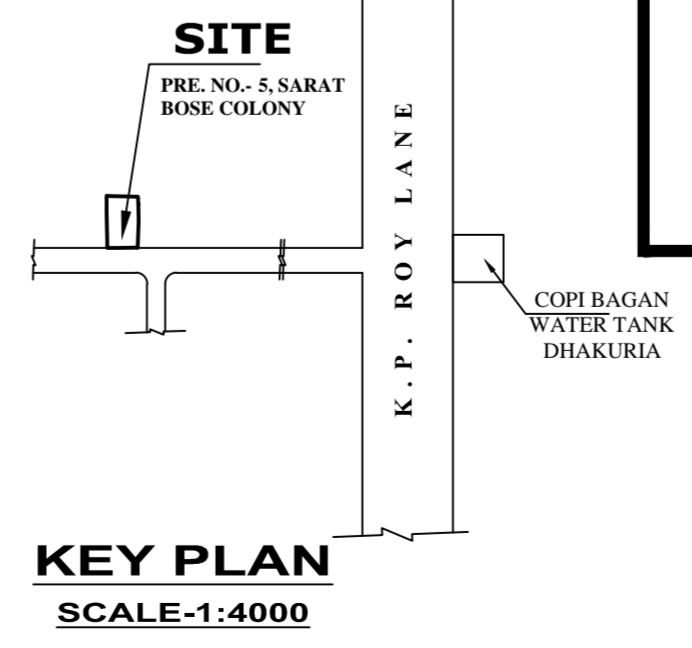


SCALE-1:100



SCALE-1:100

- NOTES AND SPECIFICATION**
- ALL DIMENSIONS ARE IN MM. OTHERWISE MENTIONED.
 - ALL EXTERNAL WALLS ARE 200 MM. THK. CONSTRUCTED WITH CEMENT SAND MORTAR 1:6 AND INTERNAL PARTITION WALLS ARE 125 MM. THK. AND 75 MM. THK. WITH 1:4 CEMENT SAND MORTAR.
 - REINFORCEMENT CEMENT CONC. WORK WITH CEMENT SAND STONE CHIPS (1:1.5:3).
 - GRADE OF CONCRETE = M-20 AND GRADE OF STEEL = Fe 500.
 - PLASTERING WITH CEMENT SAND MORTAR 1:4 FOR R.C.C. WORK AND 1:6 FOR BRICK WORK.
 - PLAIN CEMENT CONC. WITH SAND CEMENT AND JHAMA KHOA (1:3:6).
 - DEPTH OF SEPTIC TANK & S.U.G.W.R. DOES NOT EXCEED THE DEPTH OF NEARBY BUILDING FOUNDATION.
 - ALL PROJECTED CHAJJA ARE 450 WIDE.



SCALE-1:4000

PLAN OF PROPOSED THREE STORIED RESIDENTIAL BUILDING UNDER SEC. 393A OF K.M.C. ACT. 1980 COMPLYING B/R 2009 AT PREMISES NO.- 5, SARAT BOSE COLONY, WARD NO.- 105, BOROUGH NO.- XII, UNDER C.S. PLOT NO. - 2986P & 2987P, E.P. NO.- 14, S.P.-53, MOUZA- KASBA, J.L. NO.-13, P.S.- GARFA, UNDER CIRCULAR NO.-04 OF 2017-18, DATED - 01-08-2017.