

**STATEMENT OF PLAN PROPOSAL.**

**PART- A**

- ASSEESSE NO : 31-109-08-3248-0
- a) NAME OF OWNER:- SRI NARAYAN BISWAS & SMT REKHA BISWAS
- b) NAME OF APPLICANTS :- SRI RATAN KUMAR DEY & SMT. KAKALI DEY PARTNERS OF M/S RAINBOW CONSTRUCTION C.A. OF SRI NARAYAN BISWAS & SMT REKHA BISWAS
- DETAILS OF REGISTERED DEED:-  
BOOK NO: I, VOL. NO. 20, PAGES FROM 7915 TO 7945, BEING NO.- 08364, REGD. AT D.S.R.-III, SOUTH 24 PGS., DT.- 19/05/2006.
- DETAILS OF REG. BOUNDARY DECL:-  
BOOK NO: I, VOLUME NO. 1630-2024, PAGES FROM 9258 TO 9268, BEING NO.-163000372, REGD. AT D.S.R.-V, SOUTH 24 PARGANAS, DT.- 07/02/2024.
- DETAILS OF REG. POWER OF ATTORNEY:-  
BOOK NO: I, VOLUME NO. 1602-2023, PAGES FROM 422840 TO 422858, BEING NO.-160212798, REGD. AT D.S.R.-II, SOUTH 24 PARGANAS, DT.- 07/09/2023.
- K.M.C. MUTATION -O/109/03-JUL-14/18106, DT. - 15-01-2024.
- BLRRO CONVERSION (SALI TO BASTU) - MEMO NO. 17/3362/BL&LRO/KOL/DT.-04/12/2023  
MEMO NO. 17/3363/BL&LRO/KOL/DT.-04/12/2023

**PART- B.**

- AREA OF LAND:-  
AS PER TITLE DEED :- 217.391 SQ.M (03 K. - 04 CH. - 00 SFT.)
- AREA OF LAND:- 214.464 SQ.M ( AS PER BOUNDARY DECL.)
- PERMISSIBLE GROUND COVERAGE :- = 127.644 SQ.M. = 59.518 %
- PROPOSED GROUND COVERAGE :- = 123.778 SQ.M. = 57.715 %

FLOOR WISE	TOTAL FLOOR AREA	TOTAL EXEMPTED AREA				NET FLOOR AREA
		STAIR + LOBBY	STAIR VOID AREA	LIFT - WELL AREA	LIFT - LOBBY AREA	
GROUND FLOOR	107.300 SQ.M.	9.515 SQ.M.	—	—	2.295 SQ.M.	95.490 SQ.M.
FIRST FLOOR	123.778 SQ.M.	9.900 SQ.M.	—	1.776 SQ.M.	2.295 SQ.M.	109.807 SQ.M.
SECOND FLOOR	123.778 SQ.M.	9.900 SQ.M.	—	1.776 SQ.M.	2.295 SQ.M.	109.807 SQ.M.
THIRD FLOOR	123.778 SQ.M.	9.900 SQ.M.	—	1.776 SQ.M.	2.295 SQ.M.	109.807 SQ.M.
TOTAL	478.634 SQ.M.	39.215 SQ.M.	—	5.328 SQ.M.	9.180 SQ.M.	424.911 SQ.M.

TENAMENT AREA	AREA TO BE ADDED	TOTAL AREA	TENAMENT NO.	REQUIRED PARKING	
108.848 SQ.M.	21.460 SQ.M.	130.308 SQ.M.	1 NO.	2 NOS.	
55.268 SQ.M.	10.897 SQ.M.	66.165 SQ.M.	2 NOS.		
53.580 SQ.M.	10.564 SQ.M.	64.143 SQ.M.	2 NOS.		
CARPET AREA OF OFFICE :- 24.533 SQ.M.				TOTAL	2 NOS.

6. B) NOS. OF PARKING PROVIDED - COVERED = 3 NOS. & OPEN = NIL.
6. C) PERMISSIBLE AREA FOR PARKING AT GROUND FLOOR- = 2 X 25 = 50 SQ.M.
6. D) ACTUAL AREA OF PARKING PROVIDED AT GROUND FLOOR - 54.317 SQ.M.
7. PERMISSIBLE F.A.R. = 1.75
8. PROPOSED F.A.R. = (424.911 - 50) / 214.464 = 1.748

FLOOR WISE	LOFT AREA	CUP BOARD	STAIRCOVER AREA IN ROOF	LIFT MACHINE ROOM AREA	L.M.R. STAIR AREA	ROOF TANK AREA	ADD. AREA FOR FEES	TREE COVER AREA	CARPET AREA OF OFFICE	COVERED AREA OF OFFICE
GROUND FLOOR	NIL	NIL	12.476 SQ.M.	10.223 SQ.M.	3.250 SQ.M.	4.545 SQ.M.	38.771 SQ.M.	1.000 SQ.M.	24.533 SQ.M.	28.064 SQ.M.
1ST FLOOR	2.974	1.300	—	—	—	—	—	—	—	—
2ND FLOOR	2.974	1.300	—	—	—	—	—	—	—	—
3RD FLOOR	2.974	1.300	—	—	—	—	—	—	—	—
TOTAL	8.922	3.900	—	—	—	—	—	—	—	—

**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.  
SOIL TESTING HAS BEEN DONE BY SRI KALLOL KUMAR GHOSHAL OF M/S. TECHNO SOIL OF GORKHARA, ARUNACHAL, SONARPUR, KOLKATA - 700 150. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

**SAKTI BRATA BHATTACHARYYA**  
( E.S.E. NO. - 116/I )

**NAME OF STRUCTURAL ENGINEER.**

**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.

**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 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.
- WIDTH OF ROAD : 5.930 M. ON WESTERN SIDE.
- CHARACTER OF ROAD : BLACK TOP K.M.C. ROAD.

**HIRANMOY SARKAR**  
( L.B.S. NO. - 1016/I )  
**NAME OF L.B.S.**

**DECL. OF GEO - TECHNICAL ENG.**

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 & STABLE IN ALL RESPECT FROM GEO TECHNICAL POINT OF VIEW.

**SRI KALLOL KUMAR GHOSHAL**  
( G.T.E. NO. - 49/I )

**NAME OF GEO - TECHNICAL ENGINEER.**

**DECLARATION OF OWNERS/APPLICANTS-**

- WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT :
- WE SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION OF PROPOSED BUILDING.
  - 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 US DURING DEPARTMENTAL INSPECTION
  - THE PLOT IS VACANT AND THERE IS NO TENANT.

SRI RATAN KUMAR DEY & SMT. KAKALI DEY PARTNERS OF M/S RAINBOW CONSTRUCTION C.A. OF SRI NARAYAN BISWAS & SMT REKHA BISWAS

**NAME OF OWNERS/ APPLICANTS**

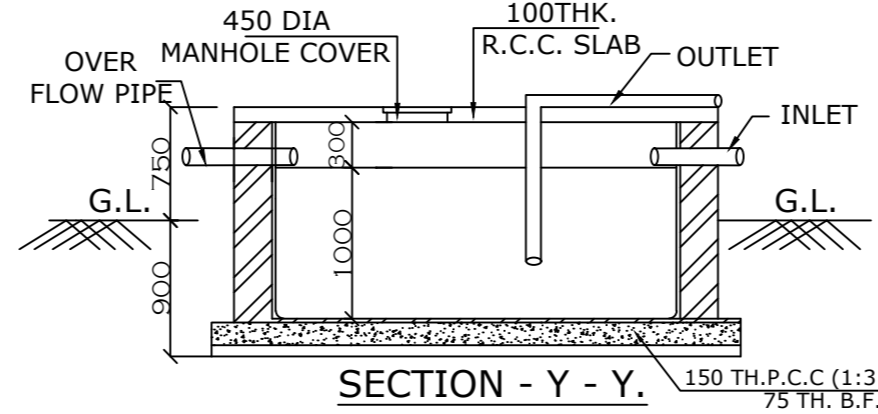
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI = 33.00 M.  
SITE CO-ORDINATES IN WGS 84 AND SITE ELEVATION (AMSL) -

REFERENCE POINTS MARKED IN SITE PLAN OF THE PROPOSAL.	CO-ORDINATES IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
(A)	22°29'00" N	88°24'49" E	6.00 M.
(B)	22°29'00" N	88°24'50" E	

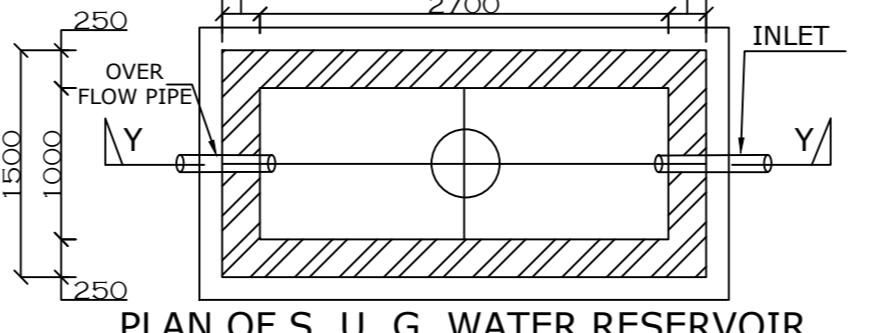
THE ABOVE INFORMATION IS TRUE & CORRECT IN ALL RESPECT AND IF AT ANY STAGE. IF IS FOUND OTHERWISE, THEN WE SHALL BE LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST US AS PER LAW.

**SCHEDULE OF DOORS & WINDOWS**

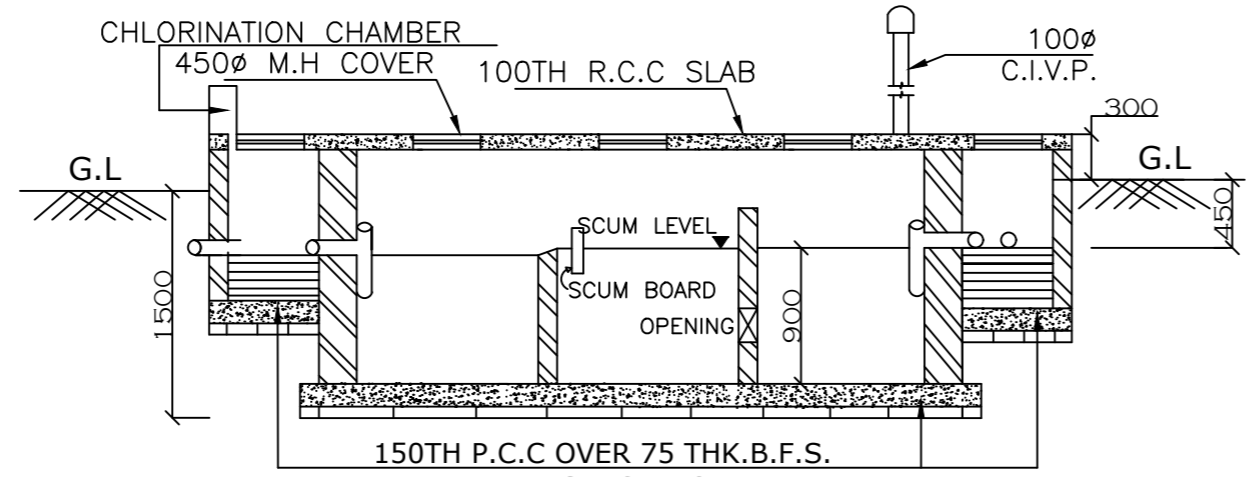
D O O R			W I N D O W		
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D1	1000	2100	W1	1500	1200
D2	900	2100	W2	1200	1200
D3	750	2100	W3	900	1200
			W4	600	750



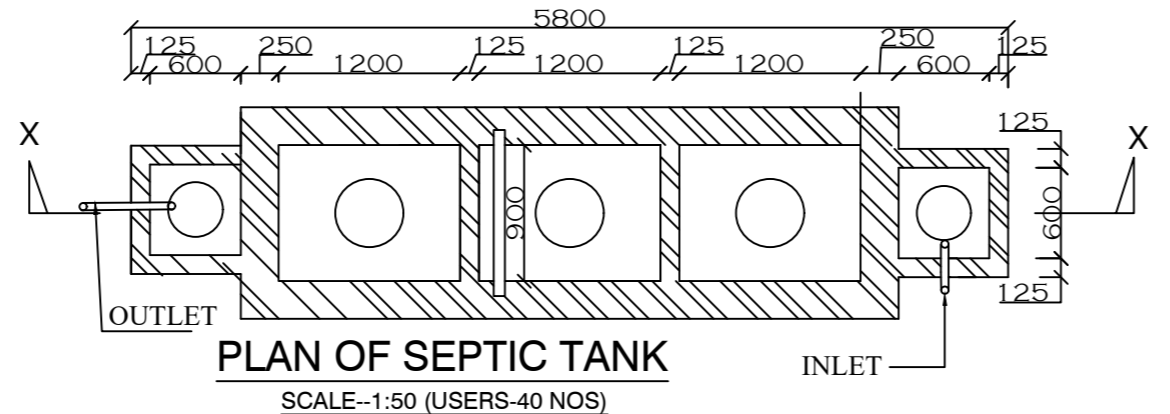
**SECTION - Y - Y.**



**PLAN OF S. U. G. WATER RESERVOIR**  
(600 GAL. CAPACITY) SCALE - 1:50



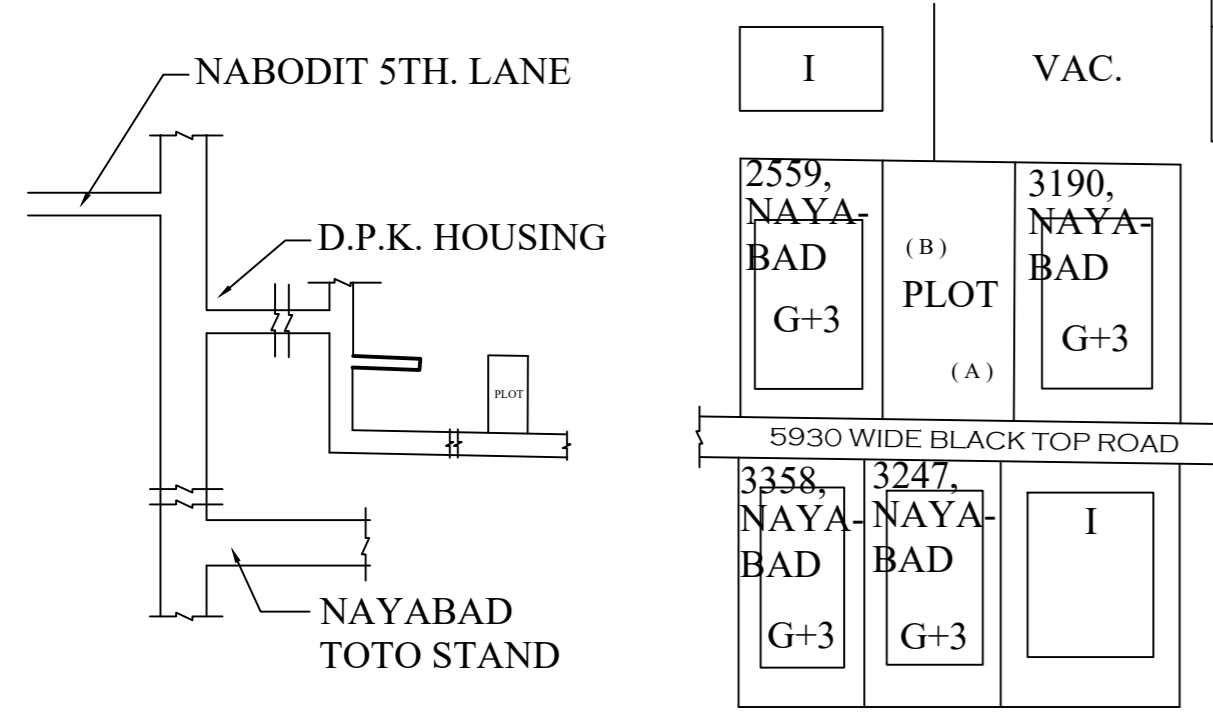
**SECTION X - X.**



**PLAN OF SEPTIC TANK**  
SCALE-1:50 (USERS-40 NOS)

**B.P. NO. - 2024120178** **DATED- 02-AUG-24**  
**VALID UPTO- 01-AUG-29**

**DIGITAL SIGN. OF A.E.**

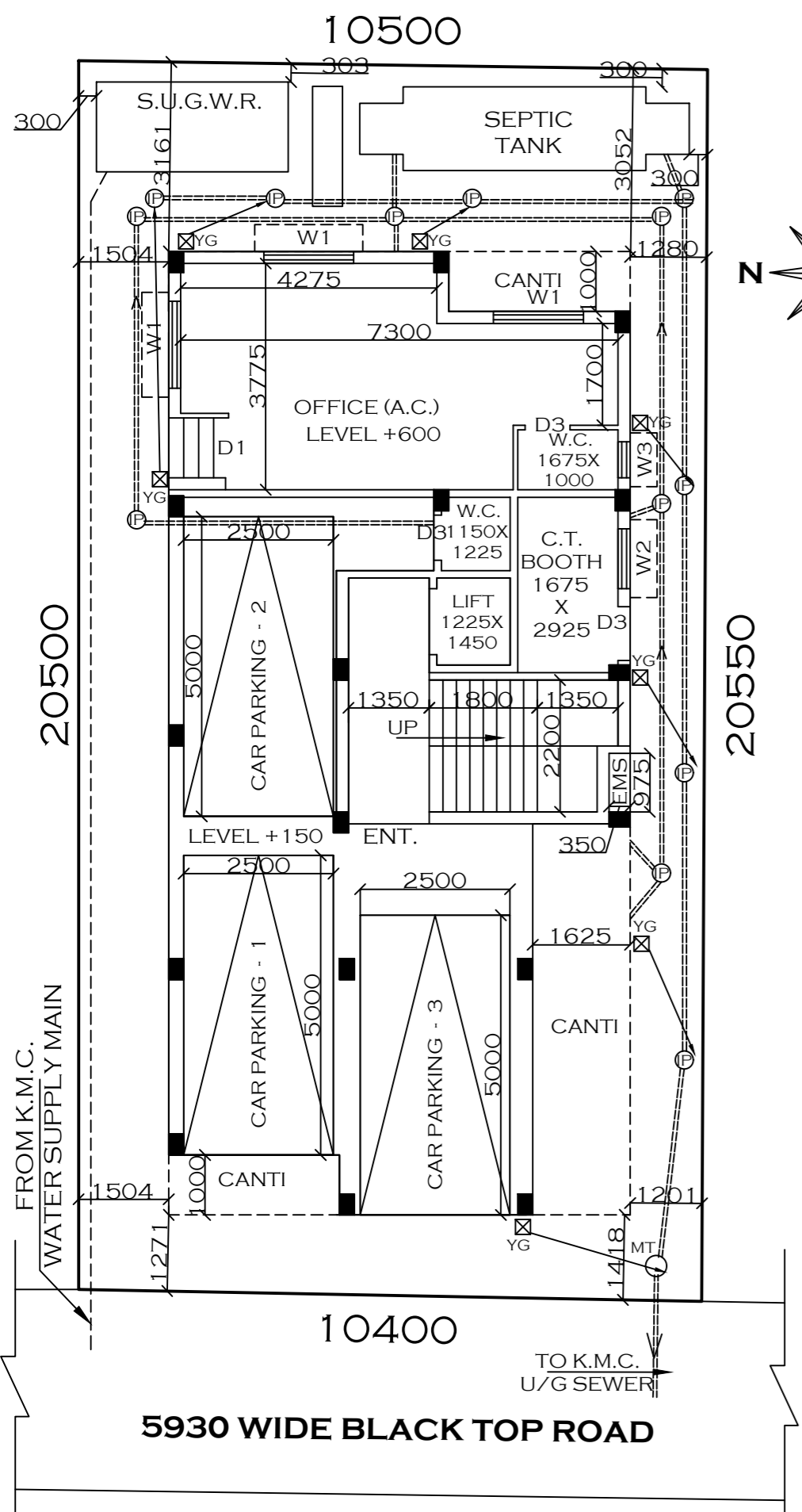


**KEY PLAN**

SCALE-1:4000

**SITE PLAN**

SCALE-1:600



**GROUND FLOOR PLAN**

SCALE-1:100