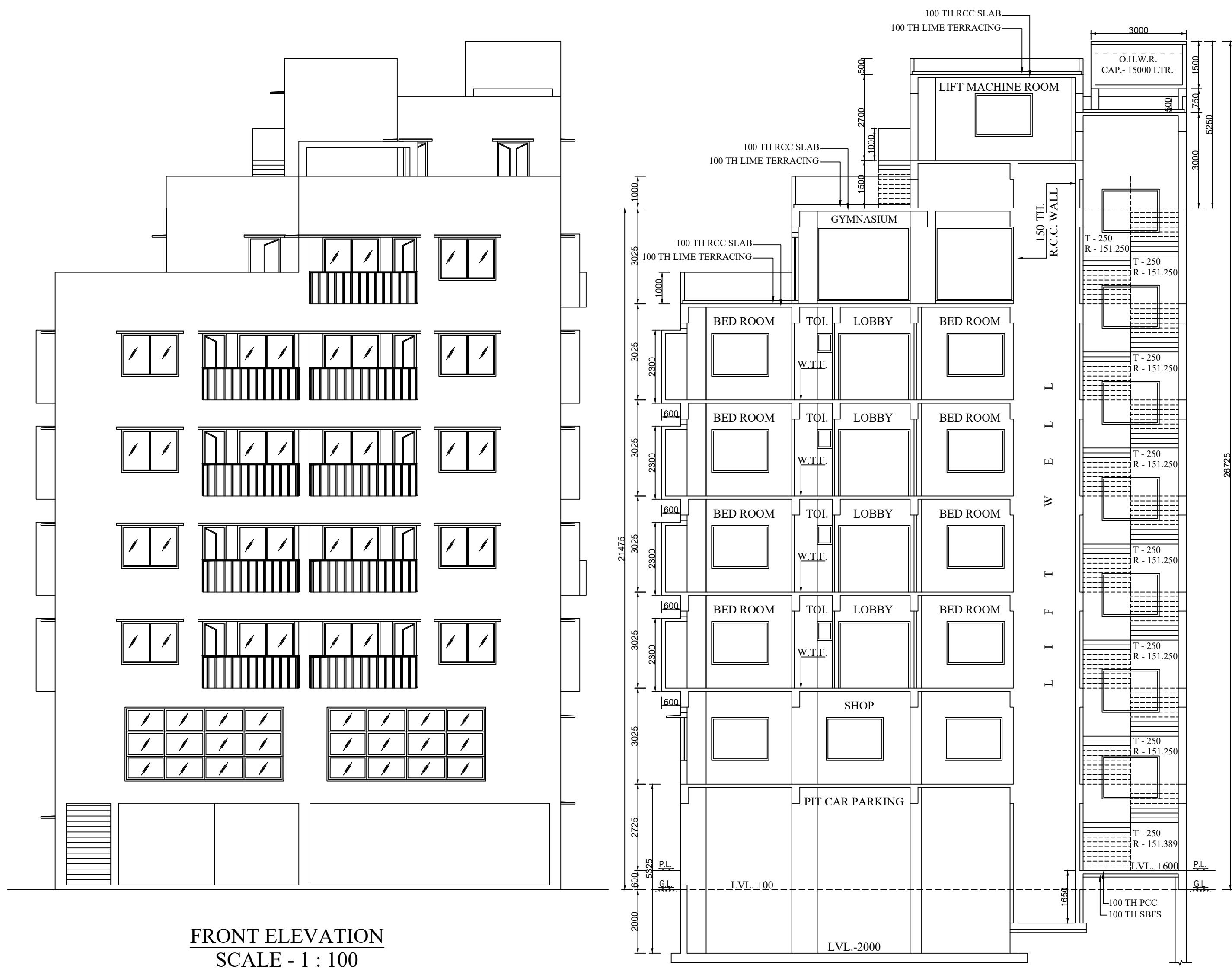
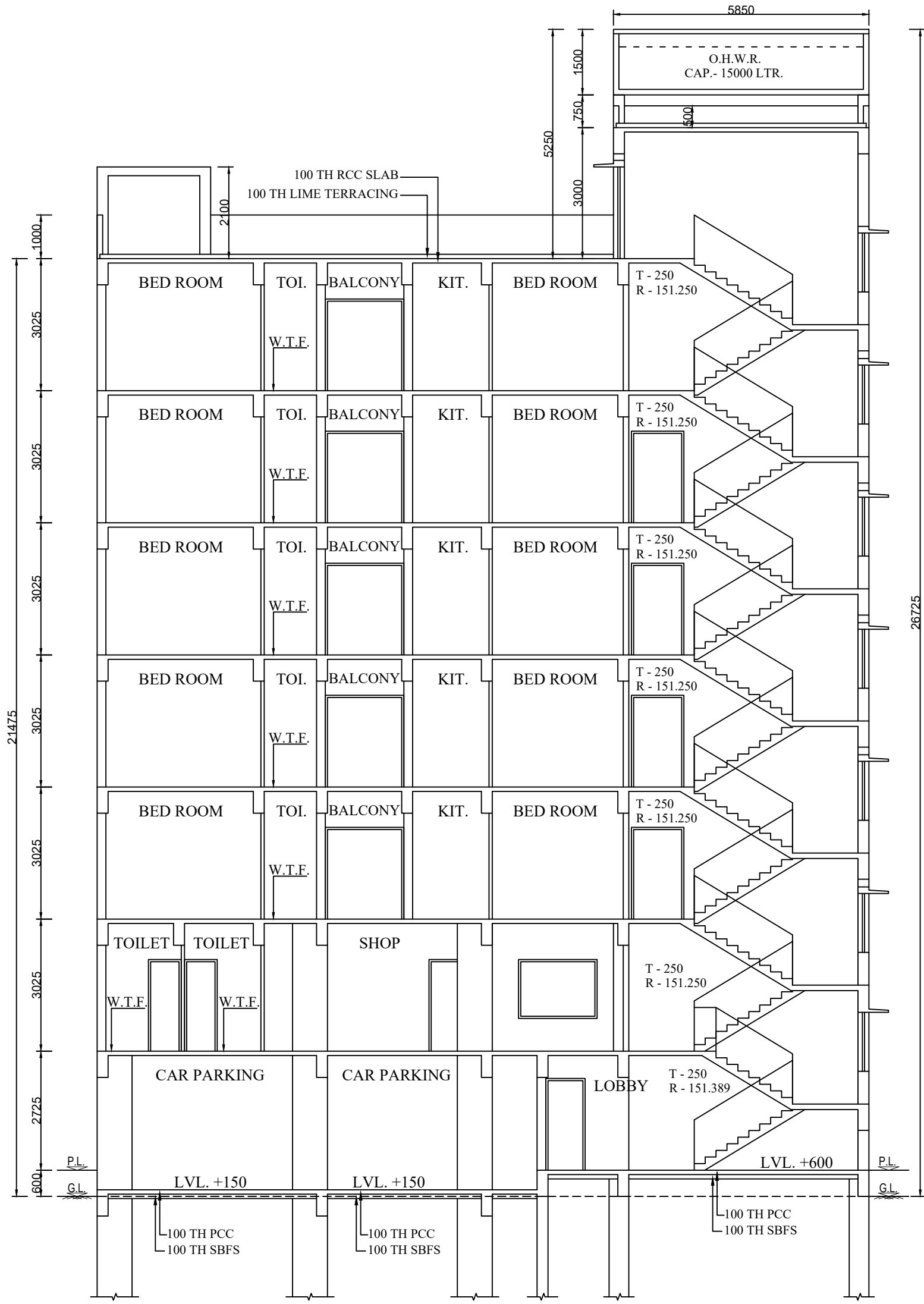
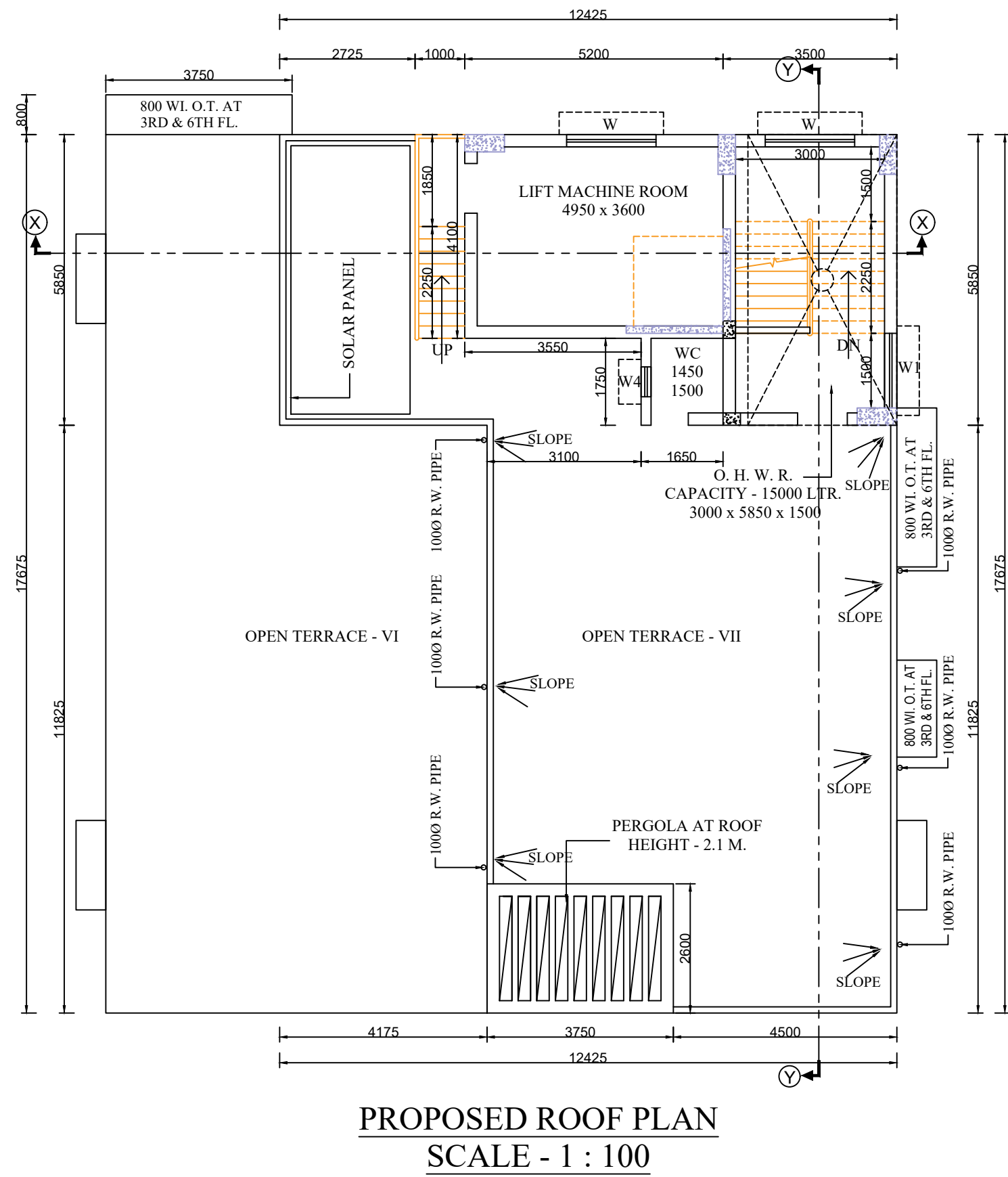




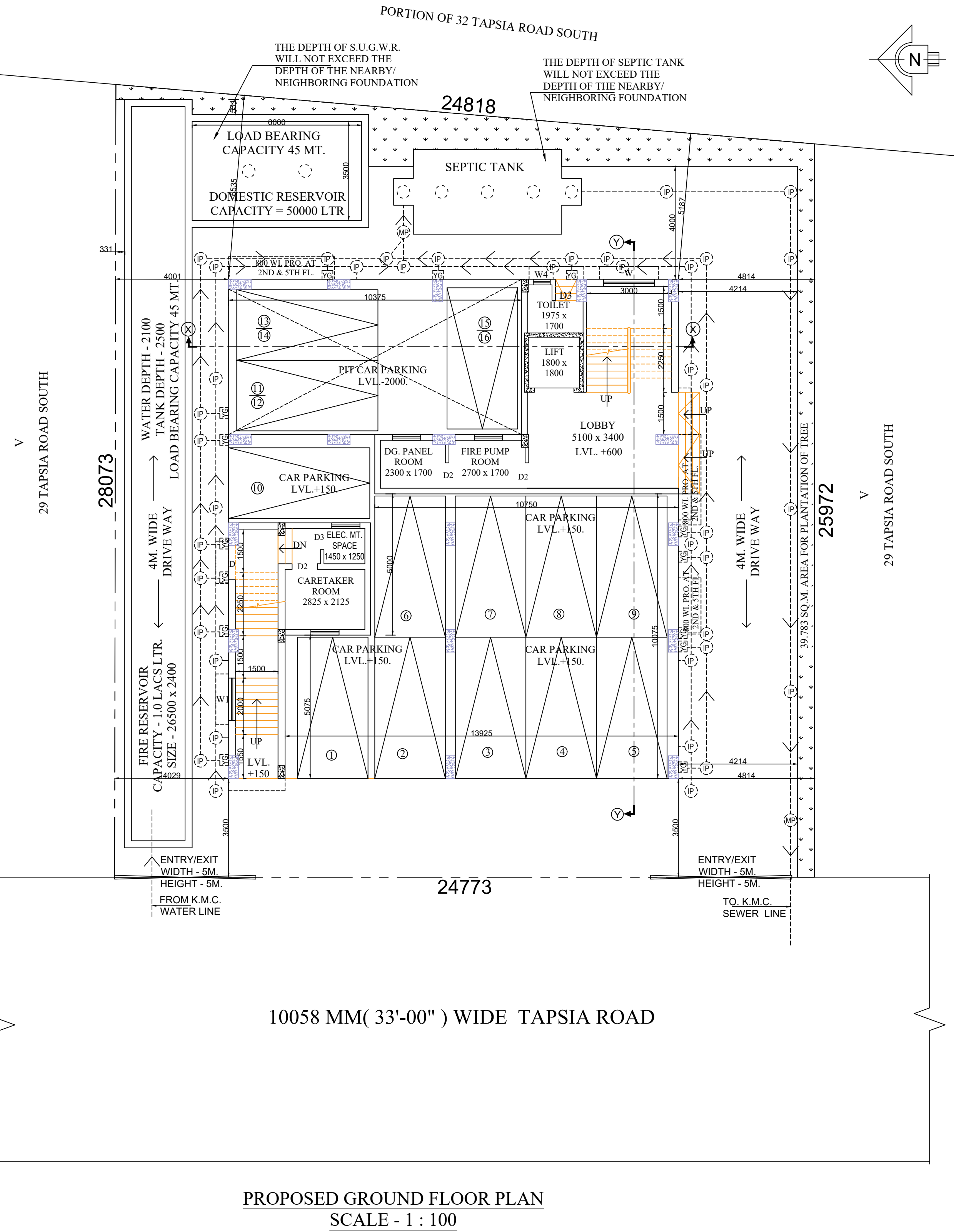
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SCALE - 1 : 100



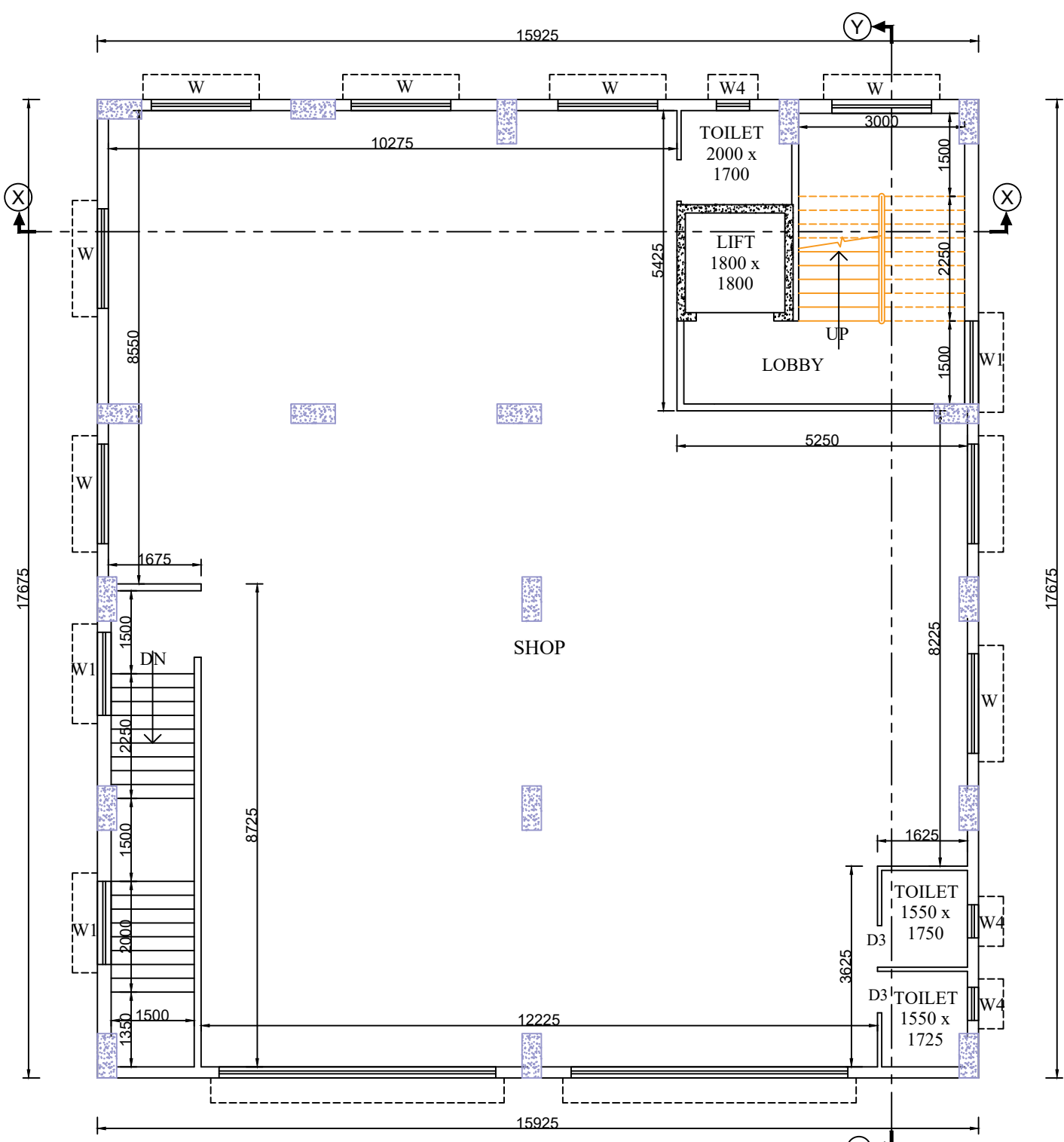
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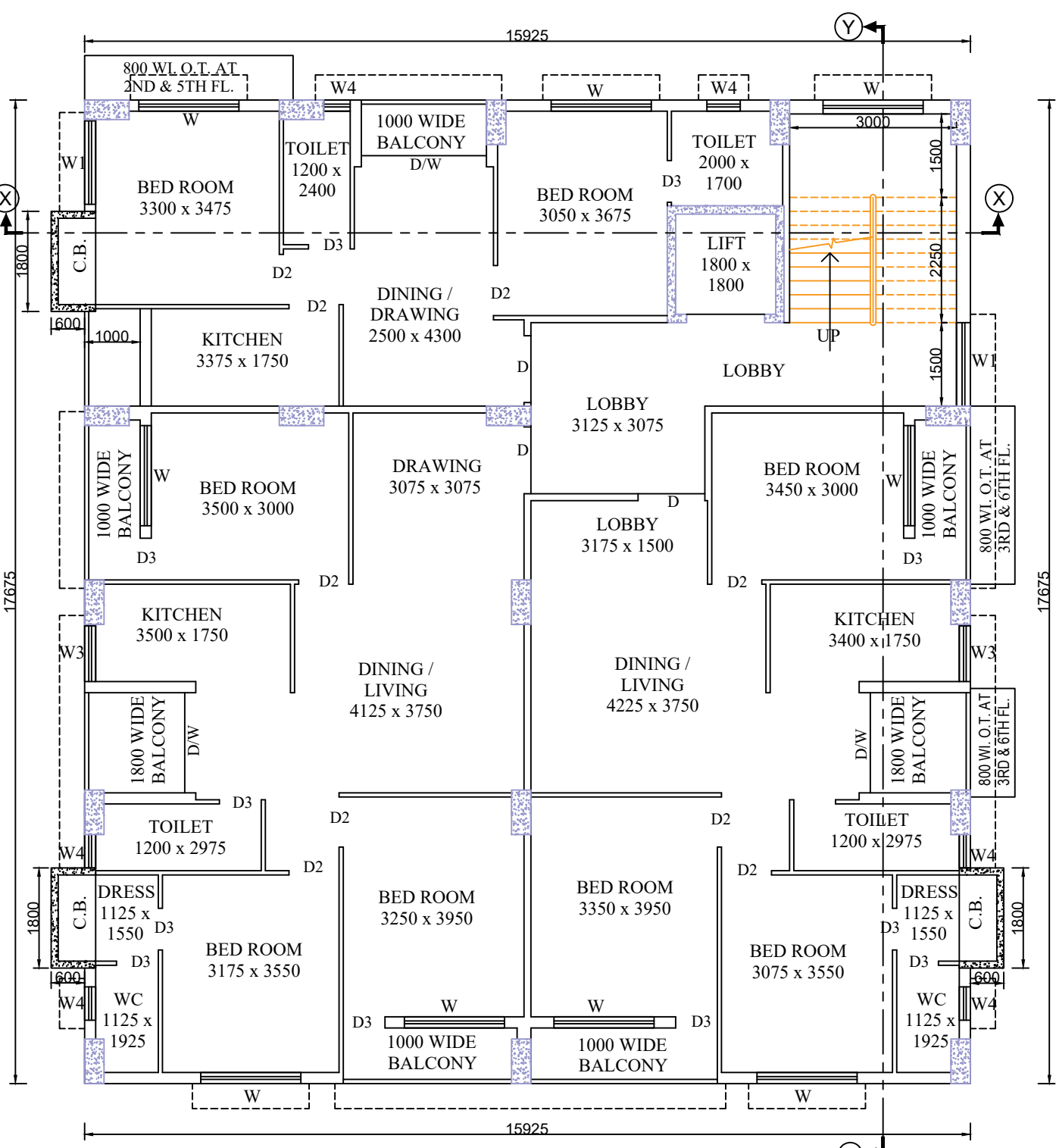
PROPOSED ROOF PLAN
SCALE - 1 : 100



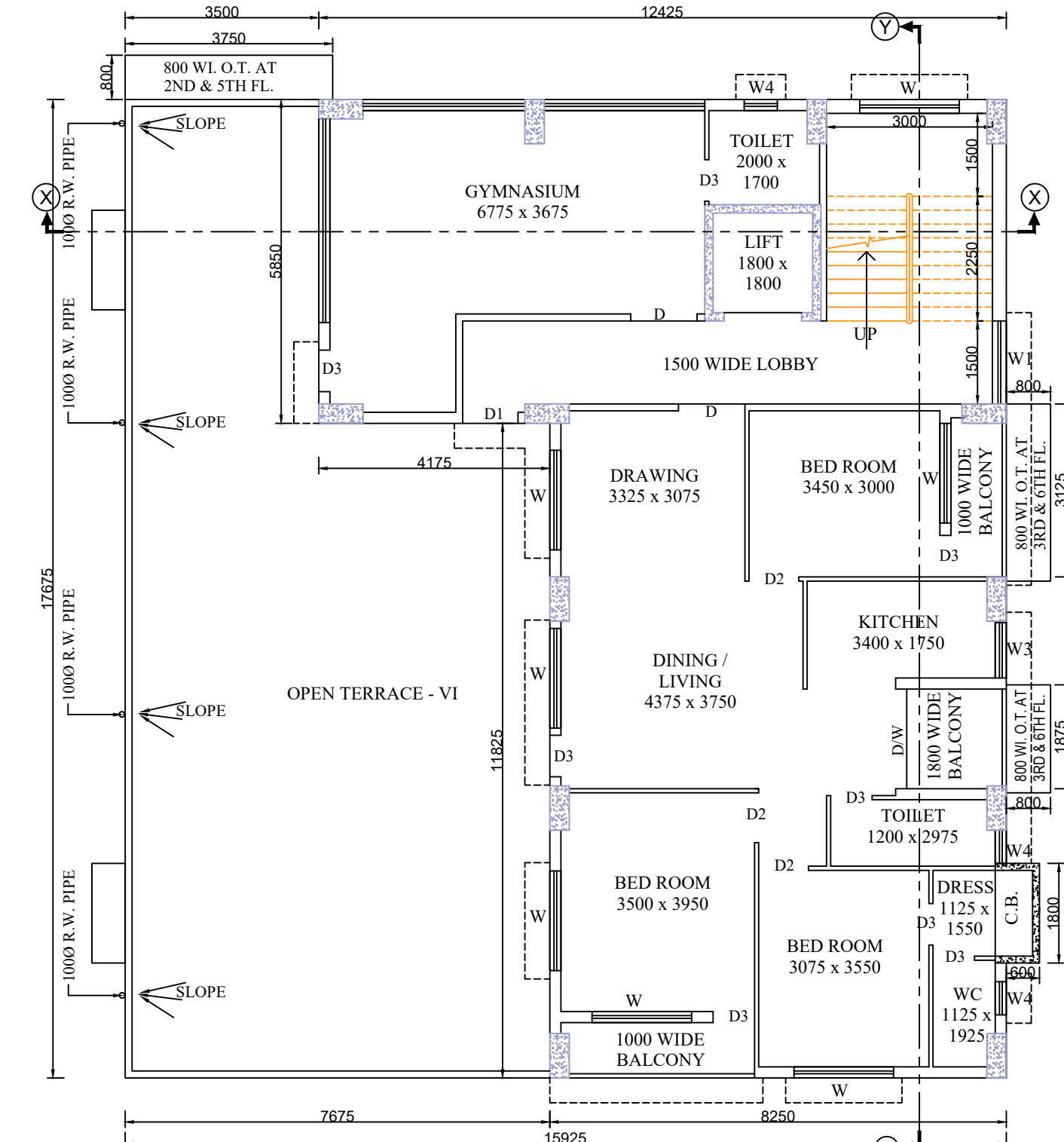
PROPOSED GROUND FLOOR PLAN
SCALE - 1 : 100



PROPOSED 1ST FLOOR PLAN
SCALE - 1 : 100



PROPOSED 2ND, 3RD, 4TH & 5TH FLOOR PLAN
SCALE - 1 : 100



PROPOSED 6TH FLOOR PLAN
SCALE - 1 : 100

PROJECT

PLAN FOR PROPOSED G+VI STORIED RESIDENTIAL BUILDING (U/S - 393A OF K.M.C. ACT, 1980 FOLLOWED BY K.M.C. BUILDING RULE 2009) AT PREMISES NO. - 29/4, TAPSIDA ROAD SOUTH, K.M.C. WARD NO - 059, BOKROGH NO - VII, KOLKATA-700046, P.S. - TOPSIDA, UNDER THE KOLKATA MUNICIPAL CORPORATION.

BUILDING PERMIT NO. -

DATE - **VALIDATED UP TO -**

STATEMENT OF THE PLAN PROPOSAL

PART-A:

1. ASSESSEE NO: 11-059-22-0344-3

2.a) DETAIL OF REGISTERED DEED :-

BOOK NO:-1 VOL. NO:- 1606-2023 PAGE NO: 132784-132804

BEING NO:- 160604793 YEAR: 2023 DATED: 01/12/2023

PLACE: A.D.S.R. SEALDAH

2.b) DETAIL OF REGISTERED DEED :-

BOOK NO:-1 VOL. NO:- 1606-2023 PAGE NO: 132874-132901

BEING NO:- 160604843 YEAR: 2023 DATED: 01/12/2023

PLACE: A.D.S.R. SEALDAH

2.c) DETAIL OF BOUNDARY DECLARATION :-

BOOK NO:-1 VOL. NO:- 1606-2025 PAGE NO: 226734-226744

BEING NO:- 160608053 YEAR: 2025 DATED: 16/10/2025

PLACE: D.S.R-IV

3. a) AREA OF LAND:- AS PER DEED = 668.897 SQM. = 10 K. - 0 CH. - 0 SFT.

b) AS PER BOUNDARY DECLARATION: 668.852 SQM. = 9 K. - 15 CH. - 44 SFT.

4. NO OF STOREY : VII

5. NO. OF TENEMENTS : 13 NOS.

6. SIZE OF TENEMENTS

a) BELOW 50 SQ.M. NIL

b) 50 SQ.M TO 75 SQ.M. 4 NOS.

c) 75 SQ.M TO 100 SQ.M. NIL

d) ABOVE 100 SQ.M. 9 NOS.

PART-B:

1. AREA OF LAND:- AS PER TITLE DEED = 668.897 SQM. = 10 K. - 0 CH. - 0 SFT.

2. AS PER BOUNDARY DECLARATION = 668.852 SQM. = 9 K. - 15 CH. - 44 SFT.

3. (i) PERMISSIBLE GROUND COVERAGE (50%) = 334.426 SQ.M.

(ii) PROPOSED GROUND COVERAGE (42.083%) = 281.474 SQ.M.

4. PROPOSED HEIGHT = 21.475 M.

5A. PROPOSED AREA (AREA STATEMENT):-

NO.	PROPOSED AREA	NET AREA	NET COVERED AREA	NET OPEN AREA	NET FLOOR AREA	NET FLOOR AREA
GROUND FLOOR	281.474 SQ.M.	NIL	281.474 SQ.M.	15.750-132	3.35 SQ.M.	281.474 SQ.M.
FIRST FLOOR	281.474 SQ.M.	3340 x 123 = 410.820 SQ.M.	281.474 SQ.M.	15.750 SQ.M.	281.474 SQ.M.	281.474 SQ.M.
SECOND FLOOR	281.474 SQ.M.	3340 x 123 = 410.820 SQ.M.	281.474 SQ.M.	15.750 SQ.M.	281.474 SQ.M.	281.474 SQ.M.
THIRD FLOOR	281.474 SQ.M.	3340 x 123 = 410.820 SQ.M.	281.474 SQ.M.	15.750 SQ.M.	281.474 SQ.M.	281.474 SQ.M.
FOURTH FLOOR	281.474 SQ.M.	3340 x 123 = 410.820 SQ.M.	281.474 SQ.M.	15.750 SQ.M.	281.474 SQ.M.	281.474 SQ.M.
FIFTH FLOOR	281.474 SQ.M.	3340 x 123 = 410.820 SQ.M.	281.474 SQ.M.	15.750 SQ.M.	281.474 SQ.M.	281.474 SQ.M.
SIXTH FLOOR	281.474 SQ.M.	3340 x 123 = 410.820 SQ.M.	281.474 SQ.M.	15.750 SQ.M.	281.474 SQ.M.	281.474 SQ.M.
TOTAL	1688.897 SQ.M.	3340 x 123 = 410.820 SQ.M.	1688.897 SQ.M.	15.750 SQ.M.	1688.897 SQ.M.	1688.897 SQ.M.

5B. TENEMENTS & CAR PARKING CALCULATION :-

RESIDENTIAL:

NO.	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENTS	REQUIRED CAR PARKING
1	281.474 SQ.M.	281.474 SQ.M.	1	1
2	281.474 SQ.M.	281.474 SQ.M.	1	1
3	281.474 SQ.M.	281.474 SQ.M.	1	1
4	281.474 SQ.M.	281.474 SQ.M.	1	1
5	281.474 SQ.M.	281.474 SQ.M.	1	1
6	281.474 SQ.M.	281.474 SQ.M.	1	1
7	281.474 SQ.M.	281.474 SQ.M.	1	1
8	281.474 SQ.M.	281.474 SQ.M.	1	1
9	281.474 SQ.M.	281.474 SQ.M.	1	1
10	281.474 SQ.M.	281.474 SQ.M.	1	1
11	281.474 SQ.M.	281.474 SQ.M.	1	1
12	281.474 SQ.M.	281.474 SQ.M.	1	1
13	281.474 SQ.M.	281.474 SQ.M.	1	1
14	281.474 SQ.M.	281.474 SQ.M.	1	1
15	281.474 SQ.M.	281.474 SQ.M.	1	1
16	281.474 SQ.M.	281.474 SQ.M.	1	1
17	281.474 SQ.M.	281.474 SQ.M.	1	1
18	281.474 SQ.M.	281.474 SQ.M.	1	1
19	281.474 SQ.M.	281.474 SQ.M.	1	1
20	281.474 SQ.M.	281.474 SQ.M.	1	1
21	281.474 SQ.M.	281.474 SQ.M.	1	1
22	281.474 SQ.M.	281.474 SQ.M.	1	1

6C. MERCANTILE RETAIL:

(i) SHOP SHOP AREA = 243.565 SQ.M.

(ii) SHOP CARPET AREA = 228.626 SQ.M.

(iii) REQUIRED CAR PARKING = 5 NOS

6D. ASSEMBLY:

(i) GYMNASIUM BUILT-UP AREA = 37.513 SQ.M.

(ii) GYMNASIUM CARPET AREA = 32.464 SQ.M.

(iii) REQUIRED CAR PARKING = 1 NOS

7A. TOTAL REQUIRED CAR PARKING = 16 NOS.

7B. TOTAL PROPOSED CAR PARKING = 16 NOS.

8. PROPOSED AREA OF PARKING = 196.250 SQ.M.

9. PERMISSIBLE F.A.R. = 2.25

10. PROPOSED F.A.R. = 181.284 - 196.250 = 185.334 / 668.852 = 2.218 < 2.25

11. STAIR HEAD ROOM AREA = 22.345 SQ.M.

12. LIFT MACHINE ROOM AREA = 22.345 SQ.M.

13. TERRACE AREA = 111.232 + 170.242 = 281.474 SQ.M.

14. RELAXATION OF AUTHORITY, IF ANY - N.A.

15. OVER HEAD TANK AREA = 17.550 SQ.M.

16. AREA OF CUPBOARD = 14.040 SQ.M.

17. LIFT MACHINE ROOM STAIR AREA = 4.10 SQ.M.

18. AREA OF ROOF TOILET = 2.888 SQ.M.

19. AREA OF PERGOLA = 9.750 SQ.M.

20. AREA OF SOLAR PANEL = 12.960 SQ.M.

21. OTHER AREA ONLY FOR FEES = 32.340 + 123.450 + 21.713 = 177.503 SQ.M.

22. (i) REQUIRED TREE COVERED AREA = 31.088 SQ.M. (4.648%)

(ii) PROPOSED TREE COVERED AREA = 39.783 SQ.M. (5.948%)

SPECIFICATIONS

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1:2 & IRON GRADE Fe-550 200 MM. THK. EXTERNAL 125 & 75 MM. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.

STEEL Z-SECTION WINDOWS.

MARBLE FLOORING.

1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.

WATER PROOFING TREATMENT P.O.P. ON INTERNAL WALLS & CEILING.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER B.C. OF INDIA. CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SUMON MONDAL
KMC-ESE-II/645
SIGNATURE OF E.S.E.

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.

SUBHANKAR ROY
KMC-GT-I/5
NAME OF GEO-TECH.

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 AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR DRAINAGE CANAL OR WATER PROOFING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK IT IS FULLY OCCUPIED BY THE OWNER AND THERE IS NO TENANTS.

SANGEETA CHATTERJEE
SIGNATURE OF ARCHITECT

DECLARATION OF OWNER/S

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S & E.S.E. DURING CONSTRUCTION. I SHALL 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 DOCUMENTS ARE FAKE. THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK WILL BE TAKEN UNDER THE GUIDANCE OF L.B.S & E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.

MD SHARUKH ALIAS MOHAMMED SHARUKH
SIGNATURE OF OWNER

GROUND FLOOR PLAN, 1ST TO 5TH FLOOR PLAN, 6TH FLOOR PLAN, ROOF PLAN, SECTION X-X, AND Y-Y, FRONT ELEVATION LOCATION PLAN, SITE PLAN.