

STATEMENT OF THE PLAN PROPOSAL

PART-A:

01. ASSESSEE No. : 31-106-17-0125-8

02. NAME OF OWNERS :SRI RAJORSHI ROY & SMT. RITURMI ROY(MUKHERJEE)

03. NAME OF APPLICANT :SRI SUKHENDU MAITRA DIRECTOR OF 'SWARNA REALTORS PVT. LTD.' AND C.A. OF SRI RAJORSHI ROY & SMT. RITURMI ROY (MUKHERJEE)

04. DETAILS OF REGISTERED DEED :

BOOK No. : IVOL. No. : 97PAGE No. : 136 - 142

BEING No. : 3933DATE : 29.03.1982PLACE: D.R., ALIPORE

05. DETAILS OF REGISTERED POWER OF ATTORNEY :

BOOK No. : IVOL. No.:1603-2022PAGE No.: 349240-349257

BEING No.:160308506DATE : 29.06.2022PLACE:D.S.R. III, 24 PGS.(S)

06. DETAILS OF REGISTERED BOUNDARY DECLARATION :

BOOK No. : IVOL. No.:1602-2022PAGE No.: 331598-331609

BEING No.:160209242DATE : 20.07.2022PLACE:D.S.R. III, 24 PGS.(S)

07. DETAILS OF REGISTERED DEED OF GIFT (SPLAYED CORNER) :

BOOK No. : IVOL. No.:1602-2022PAGE No.: 331610-331622

BEING No.:160209213DATE : 20.07.2022PLACE:D.S.R. III, 24 PGS.(S)

08. DETAILS OF BILLRO MUTATION CERTIFICATE :

NAME

MEMO No.

DATE

AREA OF LAND

CLASSIFICATION

1. RAJORSHI ROY (MUKHERJEE)

18/MUT/2090/BILLRO/KOL/20

03.11.2020

05K-06CH-11SFT (8.90 DEC.)

SHALI

2. RITURMI ROY (MUKHERJEE)

18/MUT/2089/BILLRO/KOL/20

03.11.2020

01K-12CH-34SFT (2.97 DEC.)

SHALI

09. DETAILS OF L.R. CONVERSION :

NAME

CASE No.

DATE

AREA OF LAND

CLASSIFICATION

1. RAJORSHI ROY (MUKHERJEE)

CN/2022/1630/1266

01.06.2022

05K-06CH-11SFT (8.90 DEC.)

BASTU

2. RITURMI ROY (MUKHERJEE)

CN/2022/1630/1289

01.06.2022

01K-12CH-34SFT (2.97 DEC.)

BASTU

10. No. OF STOREY = G+III

11. No. OF TENEMENTS = 9 Nos.

12. SIZE OF TENEMENTS : 75 - 100 SQM = 9 Nos.

DOOR & WINDOW SCHEDULE

TYPE

WIDTH

HEIGHT

TYPE

WIDTH

HEIGHT

D

1350

2100

W1

1500

1200

D1

1200

2100

W2

1200

1200

D2

900

2100

W3

1000

1200

D3

750

2100

W4

600

600

SD

2400

2100

W5

1000

1200

SD1

2000

2100

SPECIFICATIONS

1. ALL GRADE OF CONCRETE - M20.

2. ALL GRADE OF STEEL - Fe 500.

3. ALL OUTER WALL - 200 MM THICK 1:6 MORTAR.

4. ALL INTERNAL WALL-75 MM THICK WITH 1:4 MORTAR EXCEPT OTHERWISE MENTIONED.

5. ALL PLASTER - 12 MM THICK WITH 1:4 MORTAR.

6. BEARING CAPACITY OF SOIL AS PER SOIL REPORT.

7. ALL OTHER MATERIALS USED AS PER IS CODE :

a) ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION WHICH WILL NOT EXCEED THE LOAD BEARING WALL. THIS MEASURES INDICATES THE SEPTIC TANK & U.G.W.RESERVOIR MAINLY.

b) ALL DIMENSIONS ARE IN MM.

8. DEPTH OF S.U.G.W.R. AND SEPTIC TANK WILL NOT EXCEED THE DEPTH OF FOUNDATION.

CERTIFICATE OF GEO-TECH. ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT 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 AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

RUPAK KUMAR BANERJEE

G.T.E.-CLASS-1/13

NAME OF GEO-TECH. ENGINEER

DECLARATION OF OWNERS

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION
I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & 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 FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK. PLOT IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION.

SRI SUKHENDU MAITRA

DIRECTOR OF 'SWARNA REALTORS PVT. LTD.' AND

CONSTITUTED ATTORNEY OF

SRI RAJORSHI ROY & SMT. RITURMI ROY (MUKHERJEE)

NAME OF OWNERS /APPLICANTS

PART-B:

01. AREA OF LAND :

AS PER TITLE DEED (08 K - 00 CH - 00 SFT) = 535.117 SQM

AS PER BILLRO MUTATION & CONVERSION & ASSIGNMENT RECORD (07 K - 03 CH - 00 SFT) = 480.769 SQM

02. AS PER BOUNDARY DECLARATION (PHYSICAL MEASUREMENT) = (07 K - 02 CH - 38.96 SFT)=480.208 SQM

03. AREA OF SPLAY CORNER = 1.261 SQM

04. NET LAND AREA = 478.947 SQM

05. (i) PERMISSIBLE GROUND COVERAGE (50.66%) = 243.272 SQM
(ii) PROPOSED GROUND COVERAGE (50.656%) = 243.252 SQM

06. PROPOSED HEIGHT = 12.500 M

07. DEPTH OF BUILDING = 21.375 M

08. FRONTAGE OF PLOT = (3.400 + 11.170 + 2.508) = 17.078 M

09. No. OF TREE = 10 Nos. & TREE COVER AREA= 11.900 SQM (2.48%)

10. PROPOSED AREA :

FLOORS

GROSS COVERED AREA (SQM)

CUTOUT (STAIR WEL (SQM)

LIFT WEL (SQM)

NET COVERED AREA (SQM)

EXEMPTED AREA (STAIR & LOBBY (SQM)

NET FLOOR AREA (SQM)

GROUND FLOOR

243.252

0.000

0.000

243.252

15.390

2.531

1ST FLOOR

243.252

2.187

2.470

238.595

15.390

2.632

2ND FLOOR

243.252

2.187

2.470

238.595

15.390

2.632

3RD FLOOR

243.252

2.187

2.470

238.595

15.390

2.632

TOTAL

973.008

6.561

7.410

959.037

61.560

10.427

11. TENEMENTS & CAR PARKING CALCULATION :
(A) RESIDENTIAL :

WALL

TENEMENT SIZE (SQM)

PROPORTIONAL AREA TO BE ADDED (SQM)

ACTUAL TENEMENT AREA (SQM)

No. OF TENEMENT (SQM)

REQUIRED CAR PARKING (SQM)

A

71.357

11.108

82.465

3

B

75.913

11.817

87.730

3

4

C

70.849

11.029

81.878

3

12. TOTAL REQUIRED CAR PARKING = 4 Nos.

13. TOTAL PROVIDED CAR PARKING = 9 Nos.

14. PERMISSIBLE AREA FOR PARKING = 100.000 SQM

15. PROVIDED AREA OF PARKING = (69.789 + 33.031) = 202.820 SQM

16. PERMISSIBLE F.A.R = 1.75

17. PROPOSED F.A.R = (887.000 - 100.000) / 480.208 = 1.639 < 1.75

18. OVER HEAD TANK AREA = 5.002 SQM

19. STAIR HEAD ROOM AREA = 21.097 SQM

20. LIFT MACHINE ROOM AREA = 8.832 SQM

21. LIFT MACHINE ROOM STAIR AREA = 2.700 SQM

22. TERRACE AREA = 243.252 SQM

23. AREA OF CUPBOARD = (0.675 SQM x 21 Nos.) = 14.175 SQM

24. ADDITIONAL AREA FOR FEES = (21.087+8.832+2.700+14.175) = 46.804 SQM

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME, CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.
SOIL TESTING HAS BEEN DONE BY SRI RUPAK KUMAR BANERJEE (GLOBETECH, KUSUMBA, SAHAPARA, NARENDRAPUR, KOLKATA - 103) RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

SWADESH KUMAR MANDAL

E.S.E. - CLASS - II/399

NAME OF STRUCTURAL ENGINEER

DECLARATION 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 AND THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND WHICH HAS BEEN MEASURED AND VERIFIED BY ME.

• THE PLOT IS WITH EXISTING STRUCTURE AND BOUNDED BY BOUNDARY WALL, THERE IS NO TENANTS.

• IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

• THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION.

• THE PLOT IS BEYOND 500 M FROM CENTER LINE OF E. M. BYE PASS.

SWADESH KUMAR MANDAL

L.B.S. - CLASS - II/1245

NAME OF L.B.S.

GROUND FLOOR PLAN, PLAN & SECTION OF S.U.G. WATER RESERVOIR & SEPTIC TANK, SITE PLAN, EXISTING PLAN.

PROJECT :

PROPOSED G+111 STORIED RESIDENTIAL BUILDING PLAN OF HEIGHT 12.5 M (U/S- 393 A OF K.M.C. ACT, 1980 AND K.M.C. BUILDING RULE 2009) AT PREMISES No. - 125, PURBACHAL ROAD, WARD No. - 106, BOROUGH - XII, KOLKATA - 700078, P. S. - GARFA, UNDER THE KOLKATA MUNICIPAL CORPORATION.

R. S. DAG No. - 1806, R.S. KHATIAN No. - 1219, I.R. KHATIAN No. - 1864 & 1872, J.L No. - 19, MOUZA - GARFA.

PLAN CASE No. - 2022120254

BUILDING PERMIT No. - 2022120283

DATED - 03-SEP-22

VALID UPTO - 02-SEP-27

DEPRASISOM

Digitally signed by DEBASIS SOM

Date: 2022.09.03 15:32:27 +05'30'

SHIBAPRASAD JANA

Digitally signed by SHIBA PRASAD JANA

Date: 2022.09.03 15:36:33 +05'30'

DIGITAL SIGNATURE OF A.E.

DIGITAL SIGNATURE OF E.E.