

STATEMENT OF PROPOSAL

PART - A																																																																
1. ASSESSES NO. : 21-096-07-0012-0 3. NAME OF THE OWNER'S : THE GOVERNOR OF THE STATE OF W.B. (LESSOR) SRI DIPTENDU MOHAN SEN (LESSEE)	2. DETAILS OF REGD. POWER OF ATTORNEY Book NO.-1, VOL. NO.- 1602-2022, Pages- 153318 to 153333, Deed NO.- 16020416, YEAR - 2022, D.S.R-I, SOUTH 24 PGS, West Bengal, Date - 06/04/2022. 5. DETAILS OF REGD. LESSEE DEED Book NO.-1, VOL. NO.- 64, Pages- 119 to 125, Deed NO.- 3080, YEAR - 1994, S.R. ALIPORE, West Bengal, Date - 27/04/1964.																																																															
4. DETAILS OF REGD. TITLE DEED Book NO.-1, VOL. NO.- 127, Pages- 192 to 196, Being NO.- 5554, Year - 1969, Date - 06/11/1969, A.R.A CALCUTTA 6. DETAILS OF FREE GIFT Corner Splay : N.A. Strip : N.A. Sanction Alignment : N.A.	7. DETAILS OF REGD. BOUNDARY DECLARATION Book NO.-1, VOL. NO.- 1903-2022, Pages- 358182 to 358193, Being NO.- 190306276, YEAR - 2022, A.R.A - III KOLKATA, West Bengal, Date - 11/06/2022.																																																															
PART - B																																																																
1. AREA OF LAND : As per Title deed, Assessment Book Record & Boundary Declaration : 8 K. - 13 CH. - 16 SQFT = 590.951 Sqm. As per U. L. C. : 590.951 Sqm. Vide no. 754 / U.L.C / KOLKATA / 2021, Dated : 06/08/2021	2. NET AREA OF LAND : 590.951 Sqm.																																																															
3. PERMISSIBLE GROUND COVERAGE = 50.000 % = 295.476 Sqm.	PERMISSIBLE F.A.R = 2.25 Sqm.																																																															
4. PROPOSED GROUND COVERAGE = 37.301 % = 220.430 Sqm.	PROPOSED F.A.R = 2.053 Sqm.																																																															
5. PROPOSED AREA :																																																																
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>FLOOR</th> <th>TOTAL FLOOR AREA</th> <th>CUTOUT Lift Duct Area</th> <th>Covered Area (Excluding Stair void & Lift Duct) (A)</th> <th>Stair Way Area (Excl. Stair Void) (B)</th> <th>Lift Lobby (C)</th> <th>Floor Area (Excluding Stair, Lift Duct & Lobby) (A - B - C) x E</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>220.430 Sqm</td> <td>—</td> <td>220.430 Sqm</td> <td>16.500 Sqm</td> <td>3.000 Sqm</td> <td>200.930 Sqm</td> </tr> <tr> <td>First Floor</td> <td>220.430 Sqm</td> <td>2.565 Sqm</td> <td>217.865 Sqm</td> <td>16.500 Sqm</td> <td>3.000 Sqm</td> <td>198.365 Sqm</td> </tr> <tr> <td>Second Floor</td> <td>220.430 Sqm</td> <td>2.565 Sqm</td> <td>217.865 Sqm</td> <td>16.500 Sqm</td> <td>3.000 Sqm</td> <td>198.365 Sqm</td> </tr> <tr> <td>Third Floor</td> <td>220.430 Sqm</td> <td>2.565 Sqm</td> <td>217.865 Sqm</td> <td>16.500 Sqm</td> <td>3.000 Sqm</td> <td>198.365 Sqm</td> </tr> <tr> <td>Fourth Floor</td> <td>220.430 Sqm</td> <td>2.565 Sqm</td> <td>217.865 Sqm</td> <td>16.500 Sqm</td> <td>3.000 Sqm</td> <td>198.365 Sqm</td> </tr> <tr> <td>Fifth Floor</td> <td>220.430 Sqm</td> <td>2.565 Sqm</td> <td>217.865 Sqm</td> <td>16.500 Sqm</td> <td>3.000 Sqm</td> <td>198.365 Sqm</td> </tr> <tr> <td>Sixth Floor</td> <td>220.430 Sqm</td> <td>2.565 Sqm</td> <td>217.865 Sqm</td> <td>16.500 Sqm</td> <td>3.000 Sqm</td> <td>198.365 Sqm</td> </tr> <tr> <td>Total</td> <td>1543.910 Sqm</td> <td>15.390 Sqm</td> <td>1527.620 Sqm</td> <td>115.500 Sqm</td> <td>21.000 Sqm</td> <td>1391.120 Sqm</td> </tr> </tbody> </table>	FLOOR	TOTAL FLOOR AREA	CUTOUT Lift Duct Area	Covered Area (Excluding Stair void & Lift Duct) (A)	Stair Way Area (Excl. Stair Void) (B)	Lift Lobby (C)	Floor Area (Excluding Stair, Lift Duct & Lobby) (A - B - C) x E	Ground Floor	220.430 Sqm	—	220.430 Sqm	16.500 Sqm	3.000 Sqm	200.930 Sqm	First Floor	220.430 Sqm	2.565 Sqm	217.865 Sqm	16.500 Sqm	3.000 Sqm	198.365 Sqm	Second Floor	220.430 Sqm	2.565 Sqm	217.865 Sqm	16.500 Sqm	3.000 Sqm	198.365 Sqm	Third Floor	220.430 Sqm	2.565 Sqm	217.865 Sqm	16.500 Sqm	3.000 Sqm	198.365 Sqm	Fourth Floor	220.430 Sqm	2.565 Sqm	217.865 Sqm	16.500 Sqm	3.000 Sqm	198.365 Sqm	Fifth Floor	220.430 Sqm	2.565 Sqm	217.865 Sqm	16.500 Sqm	3.000 Sqm	198.365 Sqm	Sixth Floor	220.430 Sqm	2.565 Sqm	217.865 Sqm	16.500 Sqm	3.000 Sqm	198.365 Sqm	Total	1543.910 Sqm	15.390 Sqm	1527.620 Sqm	115.500 Sqm	21.000 Sqm	1391.120 Sqm	TOTAL EXEMPTED AREA = (115.500 + 21.000) = 136.500 Sqm.
FLOOR	TOTAL FLOOR AREA	CUTOUT Lift Duct Area	Covered Area (Excluding Stair void & Lift Duct) (A)	Stair Way Area (Excl. Stair Void) (B)	Lift Lobby (C)	Floor Area (Excluding Stair, Lift Duct & Lobby) (A - B - C) x E																																																										
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FLOOR AREA	STAIR WAY	LIFT LOBBY	PARKING AREA
1527.620 Sqm	115.500 Sqm	21.000 Sqm	177.605 Sqm

8. **F. A. R.**

FLOOR AREA	STAIR WAY	LIFT LOBBY	PARKING AREA	MAXIMUM LIMIT	TOTAL FLOOR AREA FOR F.A.R.	PROPOSED F.A.R.
1527.620 Sqm	115.500 Sqm	21.000 Sqm	177.605 Sqm	177.605 Sqm	1213.515 Sqm	2.053

8 (a). **PROPOSED F. A. R.** = (1391.120 - 177.605) / 590.951 = 2.053

9. A) **PARKING CALCULATION :**

Individual Tenement	Prop. Area To be Added	Actual Tenement	Tenement Size	Required Parking
1 - 97.878 Sqm.	14.623	112.501 Sqm.	ABOVE 100 Sqm = 6	6 Nos
2 - 45.985 Sqm.	6.871	52.856 Sqm.	Between 50 - 75 Sqm = 1	—
3 - 51.892 Sqm.	7.753	59.645 Sqm.	Between 50 - 75 Sqm = 1	—
4 - 97.878 Sqm.	14.623	112.501 Sqm.	ABOVE 100 Sqm = 5	5 Nos
Total Required Parking =				11 Nos

- B) **NOS. OF PARKING PROVIDED** = 11 Nos.
NOS. OF CAR PARKING REQUIRED = 11 Nos.
10. **TOTAL FLOOR AREA FOR FEES (SQM)**
 (COVERED AREA + CUPBOARD + LOFT + STAIR HEAD RM + M.R.L. TOP COVER + PERGOLA) = 1595.903 Sqm.
 (1527.620 + 17.200 + 18.746 + 20.825 + 3.981 + 7.531)
11. **BLOCK WISE AREA FOR FEES (SQM)**
- | FLOOR AREA | CUPBOARD | LOFT | OPEN TERRACE | ROOF STRUCTURE |
|------------|----------|--------|--------------|--|
| 1527.620 | 17.200 | 18.746 | 220.430 | STAIR HEAD RM = 21.263
M.R.L. TOP COVER = 3.709
= 8.280 Sqm. |
12. **OVER HEAD WATER TANK AREA (FOR DOMESTIC)** = 11.816 Sqm.
 13. **OVER HEAD WATER TANK AREA (FOR FIRE FIGHTING)** = 21.450 m.
 14. **HEIGHT OF THE BUILDING** = 26.800 m.
 15. **DEPTH OF THE BUILDING** = 7.531 Sqm.
 16. **PERGOLA AREA** = 1527.620 x 15% x 590.591 = 6000 = 22.569 Sqm.
 17. **i) TREE COVER AREA REQUIRED** = 26.502 Sqm.
 18. **SOLAR PANEL AREA** = 8.000 Sqm.
 19. **RELAXATION OF AUTHORITY** = 1527.620 x 15% x 590.591 = 6000 = 22.569 Sqm.

DECLARATION OF LESSEE / APPLICANT

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT -

- I SHALL ENGAGE ARCHITECT, E.S.E & G.T.E DURING CONSTRUCTION.
- I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT, E.S.E & G.T.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 & ADJOINING STRUCTURE.
- IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN.
- THE CONSTRUCTION OF UNDER GROUND WATER RESERVOIR WILL BE UNDER THE GUIDANCE OF ARCHITECT / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
- EXISTING STRUCTURE TO BE DEMOLISHED, OCCUPIED BY THE OWNER, THERE IS NO TENANT.

ARJUN SINGH,
 Constituted Attorney of
 DIPTENDU MOHAN SEN

LESSOR
 NAME OF LESSEE/APPLICANT

DECLARATION OF ARCHITECT

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 THE SITE CONDITION INCLUDING THE ABUTTING ROAD AT SOUTH SIDE, ANOTHER ROAD AT EAST, EXISTING STRUCTURE, GLOBAL CO-ORDINATES & SITE ELEVATION FROM ANGL. 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 LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U. G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

JULIE GUHA
 C.A / 93 / 16031
 NAME OF ARCHITECT

DECLARATION OF E.S.E

THE STRUCTURAL DESIGNS AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING 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 SIGNED BY DR. SANTOSH KUMAR CHAKRABORTY (G.T.E. NO. - 161) PREPARED J.B. ASSOCIATES OF (ADDRESS) 1418 NAYABAD, PANCHASAYER, KOLKATA - 700094 THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

MADHAB CH. PAUL, E.S.E. NO. - 229 / II
 NAME OF E.S.E.

DECLARATION OF G.T.E

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 OUT THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED THEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

DR. S.K. CHAKRABORTY, K.M.C. G.T.E. NO. - 16 (Class - I)
 NAME OF GEO-TECHNICAL ENGINEER.

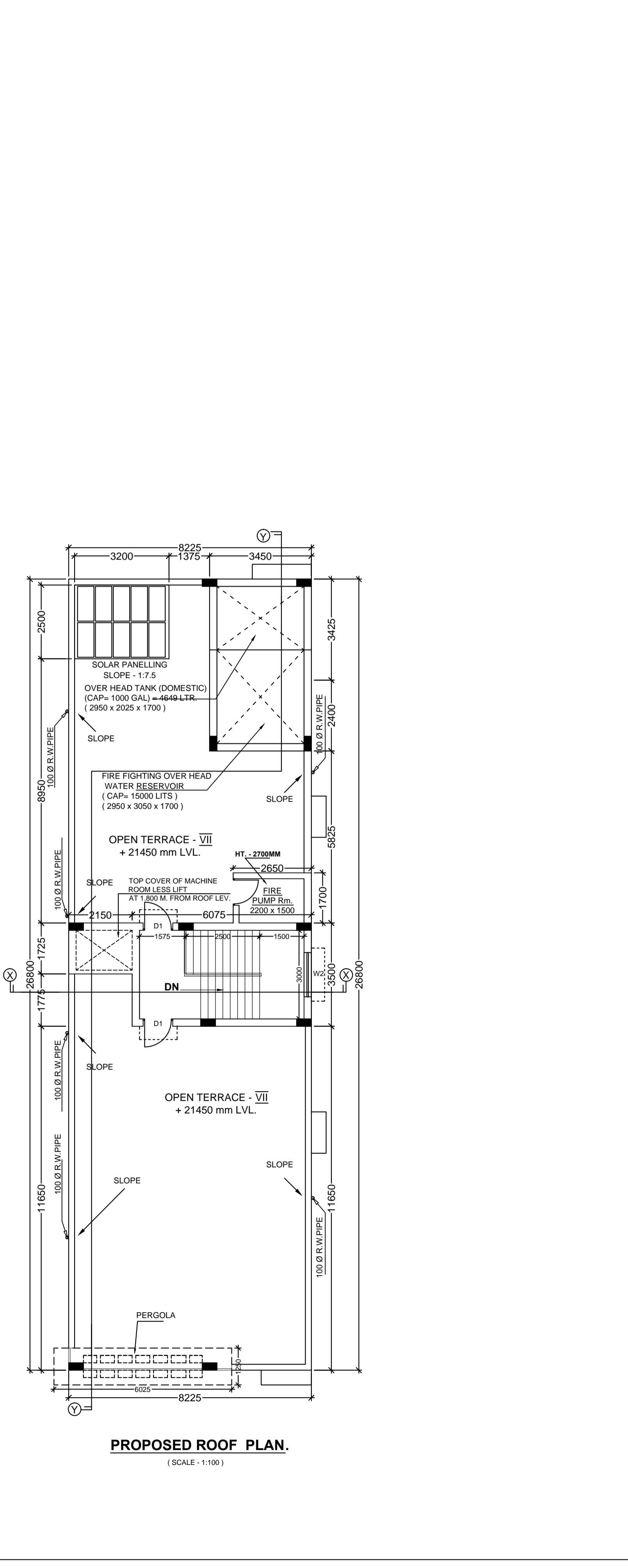
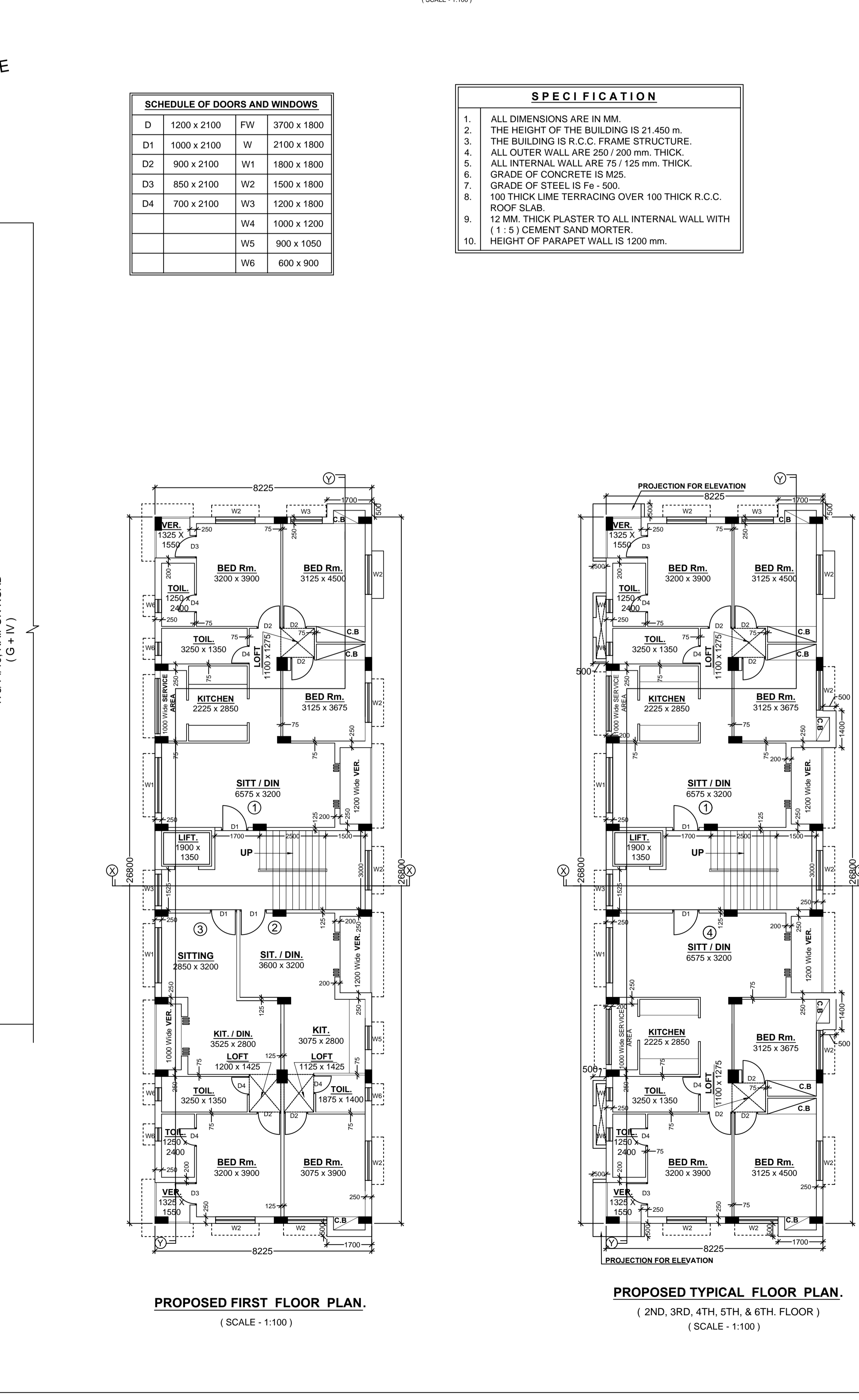
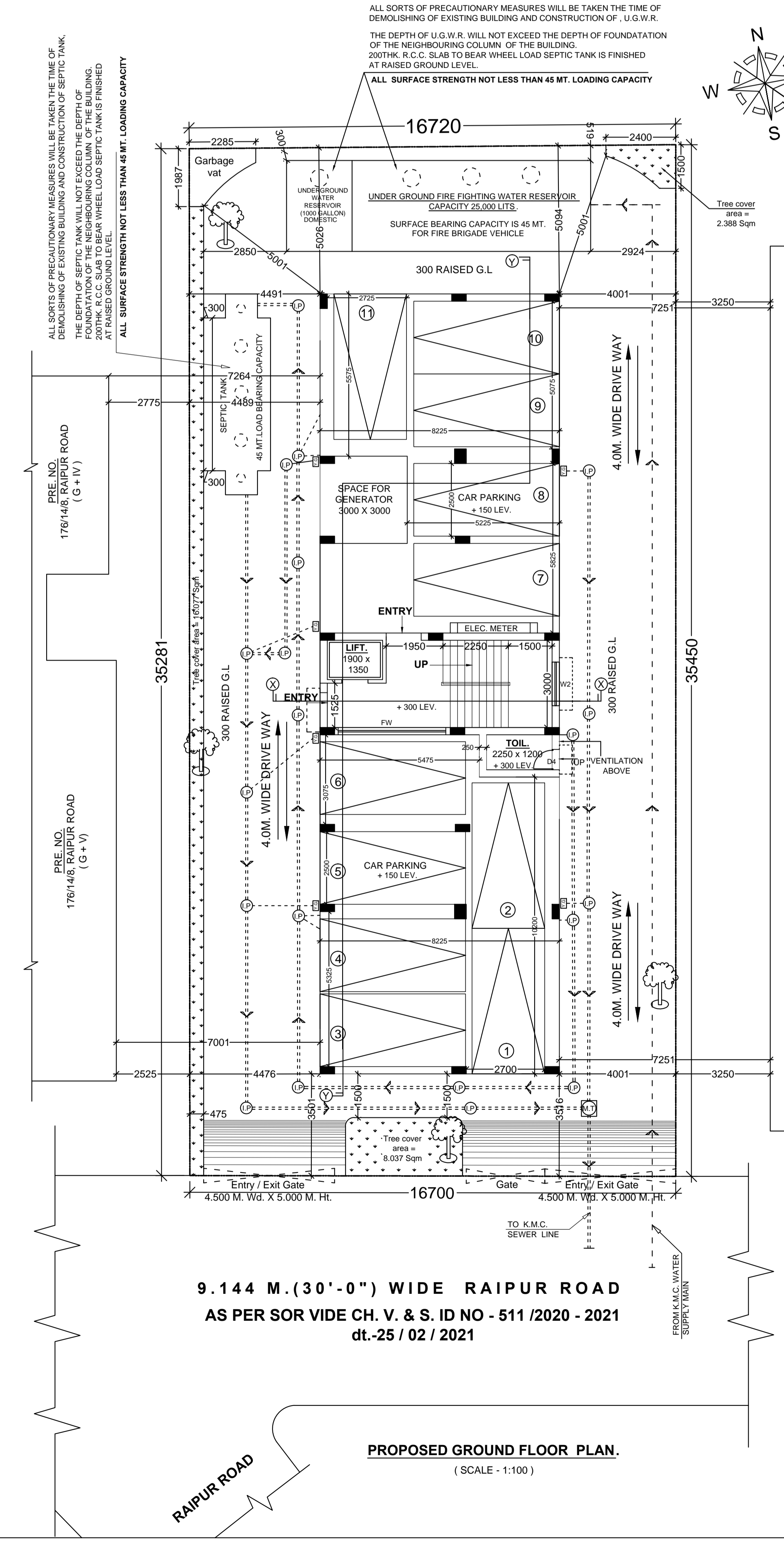
PROPOSED (G + VI) STORIED (Height of the Building is 21.450 m.) RESIDENTIAL BUILDING FOLLOWING SECTION 393A OF K.M.C. ACT 1980 & K.M.C. Building Rules, 2009, AT PRE. No. - 1761/49, RAIPUR ROAD, KOLKATA - 700 092. P. S. - JADAVPUR, WARD NO. - 96, BOROUGH - X, PLOT NO - 9, J.L. NO - 34, TOUZI NO - 151, MOUZA- BADE RAIPUR,

*** DETAILS OF ARCHITECTURAL DRAWING ***

SCALE	W-96 B-(X)	ARCHITECTS & ENGINEERS
1:100		Dr. S.K. Chakraborty, K.M.C. G.T.E. No. - 16 (Class - I)
		Dr. Santosh Kumar Chakraborty, G.T.E. No. - 161
		Dr. S.K. Chakraborty, K.M.C. G.T.E. No. - 16 (Class - I)

BUILDING PERMIT NO.: 2023100116 **DATE:** 09-SEP-2023
 VALID FOR 5 YEARS FROM DATE OF SANCTION.

SIGNATURE OF ASSISTANT ENGINEER (C) SIGNATURE OF EXECUTIVE ENGINEER (C) / BR.(X)



SCHEDULE OF DOORS AND WINDOWS			
D	1200 x 2100	FW	3700 x 1800
D1	1000 x 2100	W	2100 x 1800
D2	900 x 2100	W1	1800 x 1800
D3	850 x 2100	W2	1500 x 1800
D4	700 x 2100	W3	1200 x 1800
		W4	1000 x 1200
		W5	900 x 1050
		W6	600 x 900

- SPECIFICATION**
- ALL DIMENSIONS ARE IN MM.
 - THE HEIGHT OF THE BUILDING IS 21.450 m.
 - THE BUILDING IS R.C.C. FRAME STRUCTURE.
 - ALL OUTER WALL ARE 250 / 200 mm. THICK.
 - ALL INTERNAL WALL ARE 75 / 125 mm. THICK.
 - GRADE OF CONCRETE IS M20.
 - GRADE OF STEEL IS Fe - 500.
 - 100 THICK LIME TERRACING OVER 100 THICK R.C.C. ROOF SLAB.
 - 12 MM THICK PLASTER TO ALL INTERNAL WALL WITH (1:1:5) CEMENT SAND MORTAR.
 - HEIGHT OF PARAPET WALL IS 1200 mm.

9.144 M. (30'-0") WIDE RAIPUR ROAD AS PER SOR VIDE CH. V. & S. ID NO - 511 / 2020 - 2021 dt.-25 / 02 / 2021

PROPOSED GROUND FLOOR PLAN.
 (SCALE - 1:100)

PROPOSED FIRST FLOOR PLAN.
 (SCALE - 1:100)

PROPOSED TYPICAL FLOOR PLAN.
 (2ND, 3RD, 4TH, 5TH, & 6TH FLOOR)
 (SCALE - 1:100)

PROPOSED ROOF PLAN.
 (SCALE - 1:100)