

**CO-ORDINATES IN WGS-84 SYSTEM AND SITE ELEVATION FROM A.M.S.L. OF PROPOSED PREMISES**

POINT	LATITUDE	LONGITUDE	SITE ELEVATION FROM A.M.S.L.
A	22°29'20.54" N	88°22'09.90" E	8.00 M.
B	22°29'20.52" N	88°22'10.50" E	8.00 M.
C	22°29'19.38" N	88°22'10.21" E	8.00 M.
D	22°29'19.43" N	88°22'09.87" E	8.00 M.

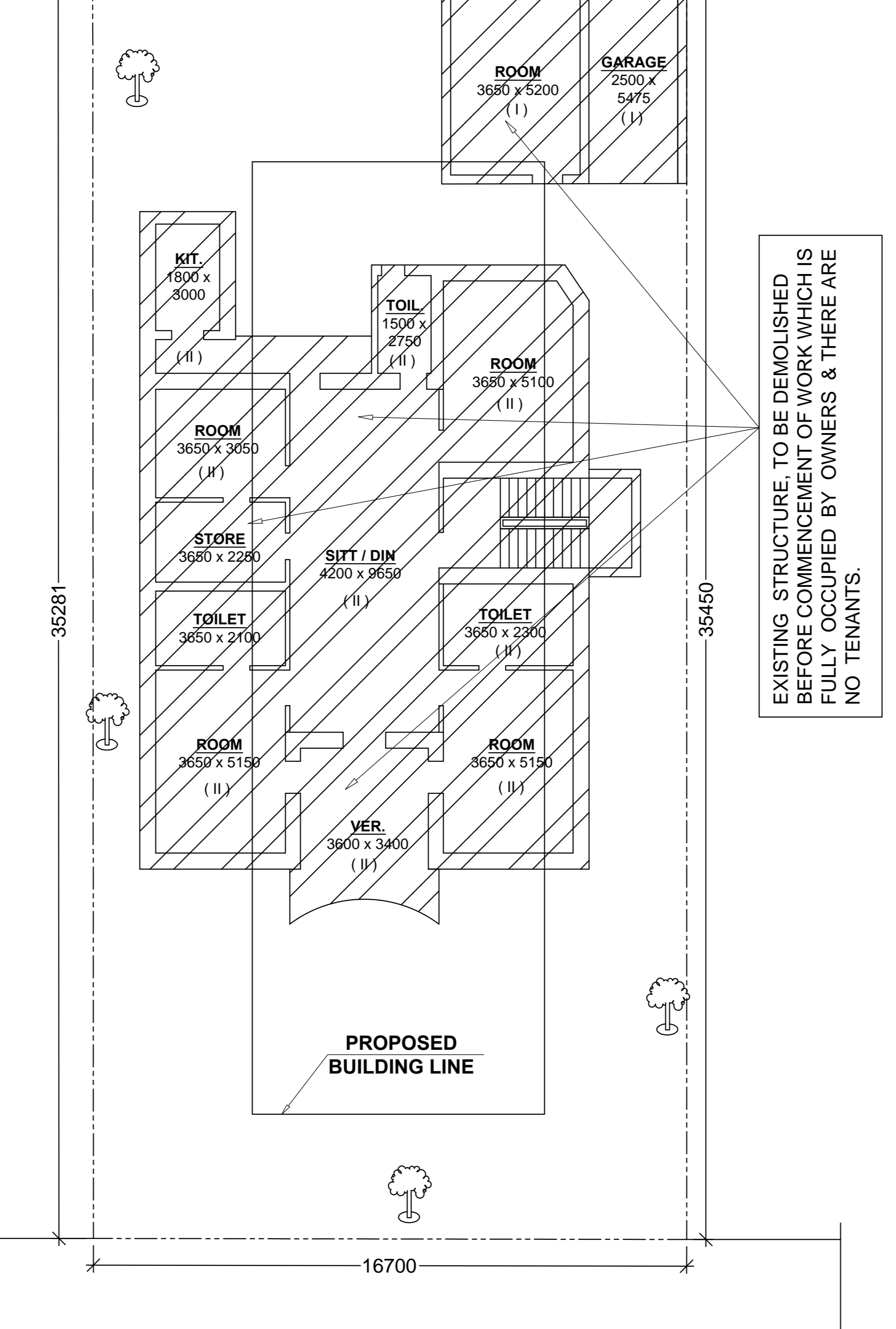
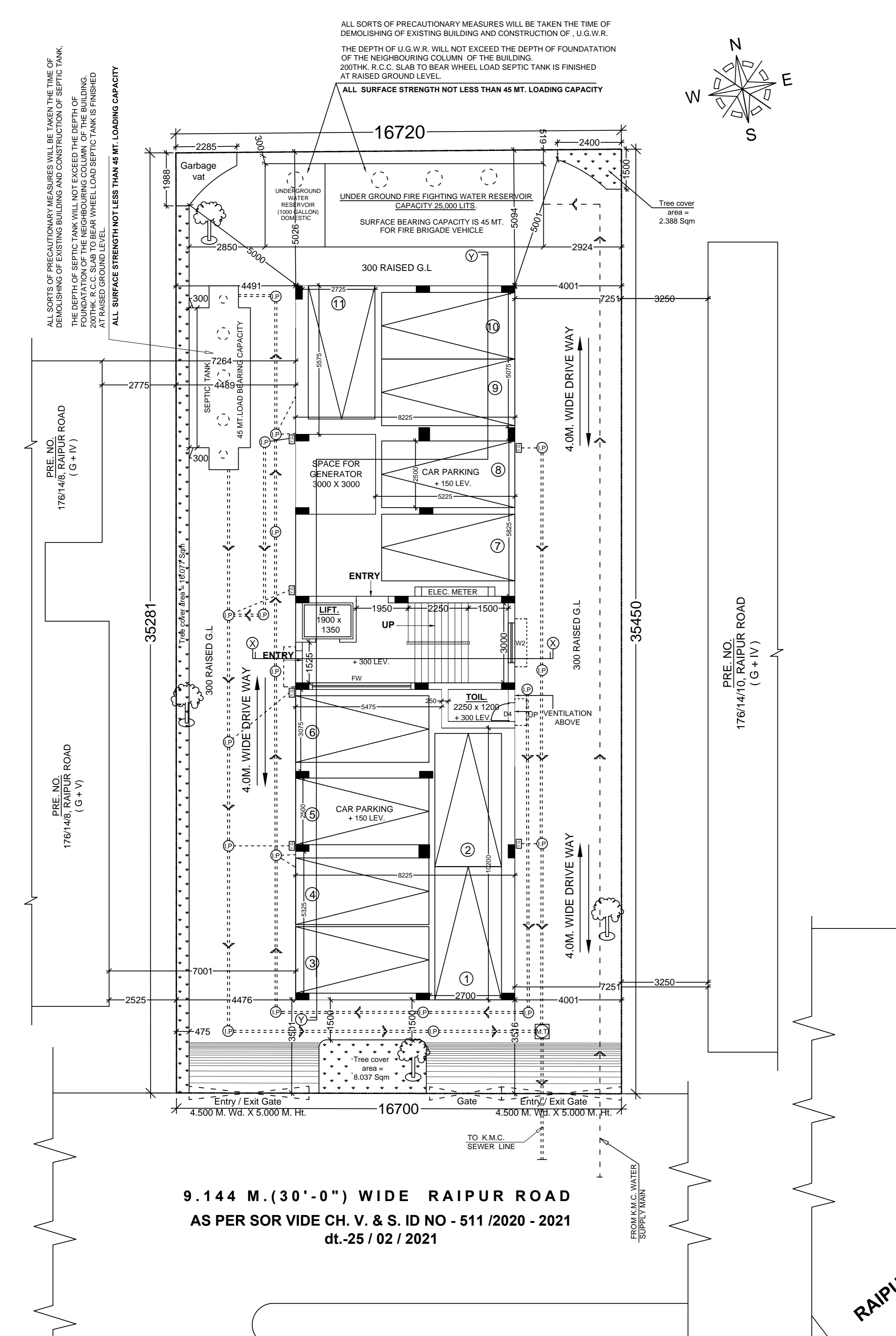
Permissible height from AMSL in reference to CCZM issued by AAJ is 33 Metres.

**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 M25.
- GRADE OF STEEL IS Fe - 50.
- 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.

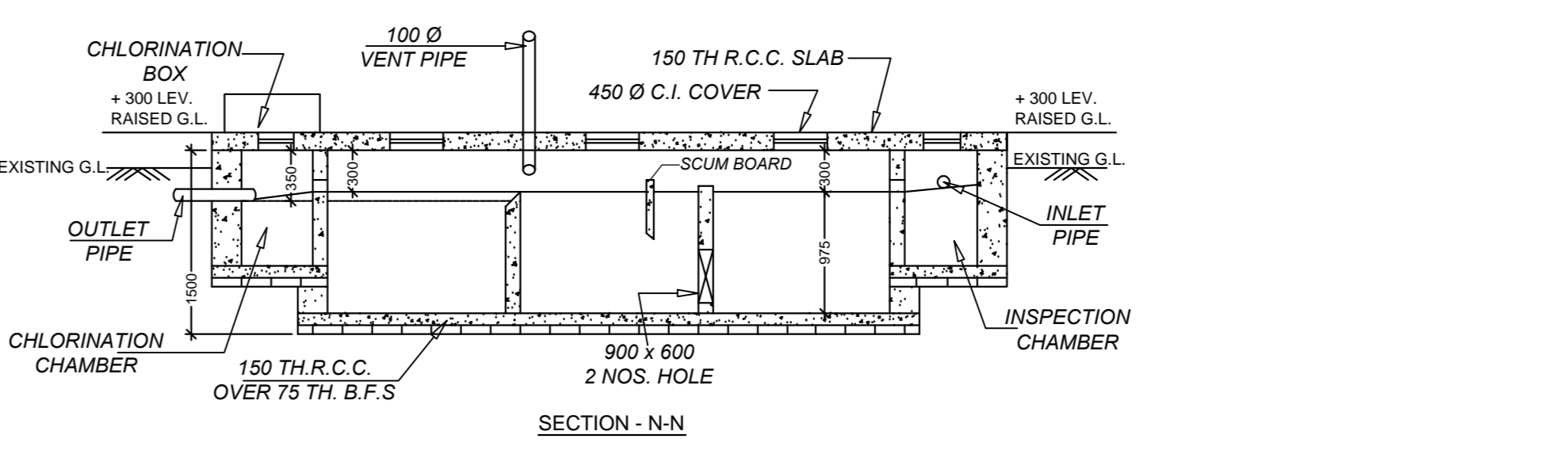
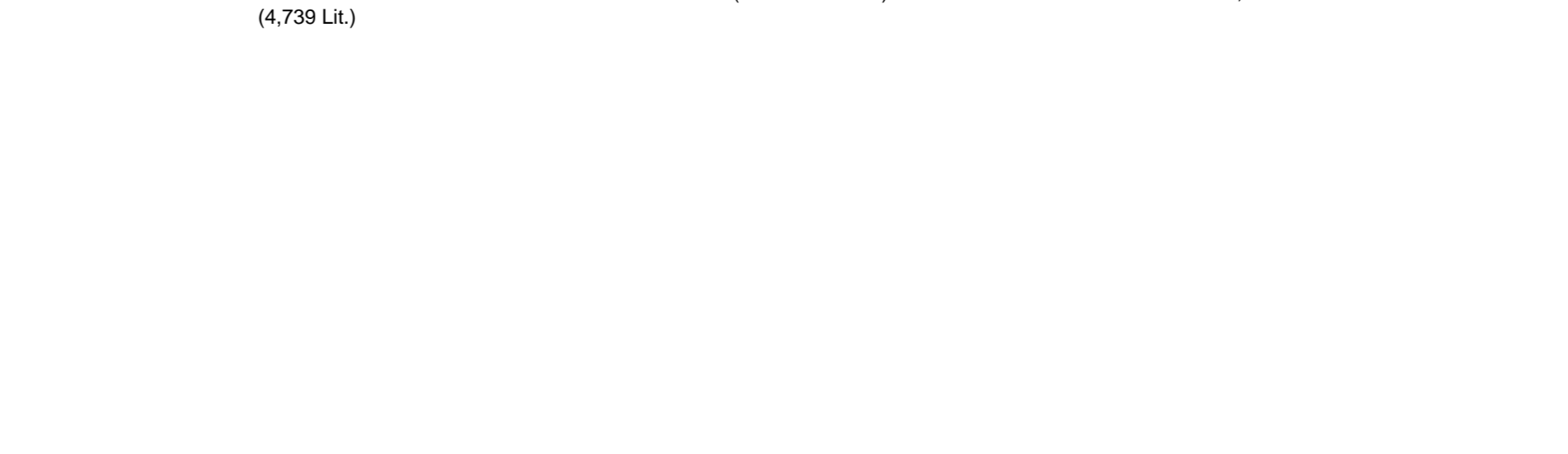
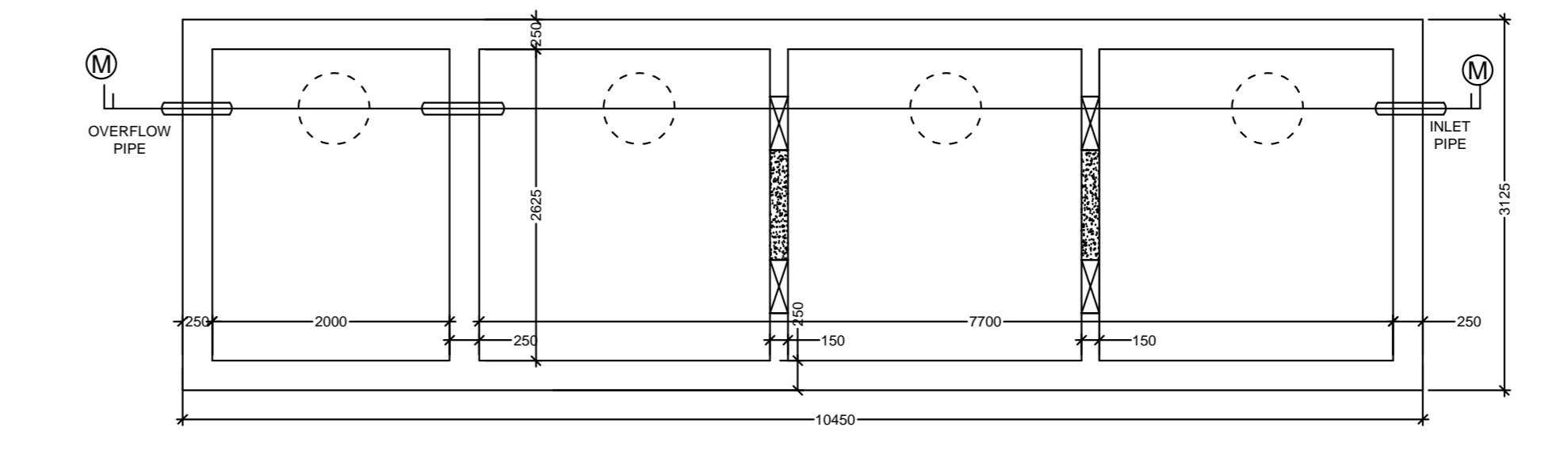
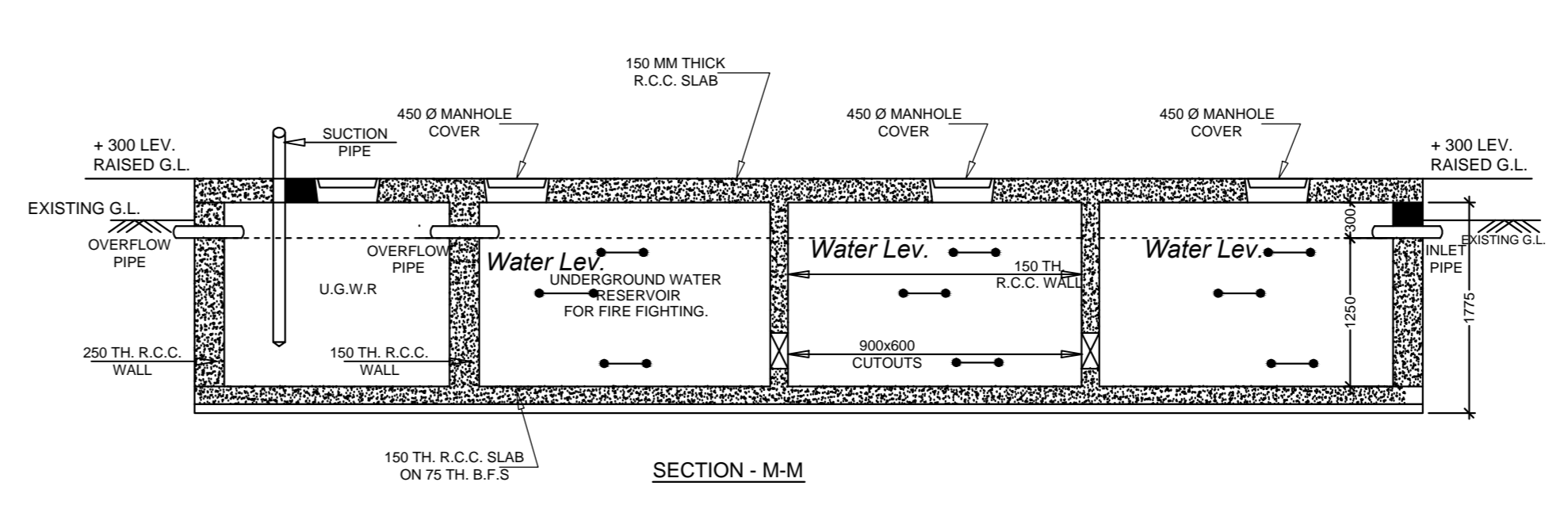
**SCHEDULE OF DOORS AND WINDOWS**

DOOR	SIZE	TYPE	QUANTITY
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



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

**TWO STORIED EXISTING STRUCTURE PLAN. (SCALE = 1 : 100)**



**STATEMENT OF PROPOSAL**

**PART - A**

1. ASSESSES NO. : 21-096-07-0012-0

2. DETAILS OF REGD. POWER OF ATTORNEY

3. NAME OF THE OWNER/S : THE GOVERNOR OF THE STATE OF W.B. (LESSOR) SRI DIPENDU MOHAN SEN (LESSEE)

4. DETAILS OF REGD. TITLE DEED

5. DETAILS OF REGD. LESSEE DEED

6. DETAILS OF FREE GIFT

7. DETAILS OF REGD. BOUNDARY DECLARATION

**PART - B**

1. AREA OF LAND : As per Title deed, Assessment Book Record & Boundary Declaration : 590.951 Sqm.

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 :**

FLOOR	TOTAL FLOOR AREA	CUTOUT	Covered Area (Excluding Stair void & Lift Duct)	TOTAL EXEMPTED AREA (Excl. Stair Void)	Floor Area (Excluding Stair, Lift Duct & Lobby)
Ground Floor	220.430 Sqm.	---	220.430 Sqm.	16.500 Sqm.	200.930 Sqm.
First Floor	220.430 Sqm.	---	217.865 Sqm.	16.500 Sqm.	198.365 Sqm.
Second Floor	220.430 Sqm.	---	217.865 Sqm.	16.500 Sqm.	198.365 Sqm.
Third Floor	220.430 Sqm.	---	217.865 Sqm.	16.500 Sqm.	198.365 Sqm.
Fourth Floor	220.430 Sqm.	---	217.865 Sqm.	16.500 Sqm.	198.365 Sqm.
Fifth Floor	220.430 Sqm.	---	217.865 Sqm.	16.500 Sqm.	198.365 Sqm.
Sixth Floor	220.430 Sqm.	---	217.865 Sqm.	16.500 Sqm.	198.365 Sqm.
<b>Total</b>	<b>1543.010 Sqm.</b>	<b>---</b>	<b>1527.620 Sqm.</b>	<b>115.500 Sqm.</b>	<b>1391.120 Sqm.</b>

TOTAL EXEMPTED AREA = (115.500 + 21.000) = 136.500 Sqm.

**6. BLOCK - A RESIDENTIAL AREA = 1527.620 SQM**

**BLOCK - A COMMON AREA = 175.485 SQM**

**7. F. A. R. CALCULATION**

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
				<b>Total Required Parking = 11 Nos</b>

**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

- OVER HEAD WATER TANK AREA (FOR DOMESTIC) = 8.280 Sqm.
- OVER HEAD WATER TANK AREA (FOR FIRE FIGHTING) = 11.816 Sqm.
- HEIGHT OF THE BUILDING = 21.450 m.
- DEPTH OF THE BUILDING = 26.800 m.
- PERGOLA AREA = 6000
- i) TREE COVER AREA REQUIRED = 1527.620 x 15% x 600 = 26.502 Sqm.
- ii) TREE COVER AREA PROVIDED = 8.000 Sqm.
- SOLAR PANEL AREA = 8.000 Sqm.
- RELAXATION OF AUTHORITY = VIDE NOTIFICATION NO. 157/MA/O/ C-4/38-7/2017, dt. 18.02.2022, 2008/17/2017 dt. 02.02.2009

**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.

**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 COORDINATES INCLUDING THE ABUTTING ROAD AT SOUTH SIDE, ANOTHER ROAD AT EAST, EXISTING STRUCTURE, GLOBAL CO-ORDINATES & SITE ELEVATION FROM AMSL, 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.

**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.

**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.

**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. - 176/149, 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.**

**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)**