



STATEMENT OF THE PLAN PROPOSAL.

1. Assessee NO. - 21-097-08-001-5  
 2. Details of Deed :-  
 Book No. - I, Volume No. - 54,  
 Page - 219 to 222, Being No - 3167,  
 Date - 19/04/1961. At S. R. - Alipore .  
 3. Details of Deed :-  
 Book No. - I, Volume No. - 164,  
 Page - 21 to 36, Being No - 5541,  
 Date - 18/06/1980, At S. R. - Alipore .  
 4. Details of Deed :-  
 Book No. - I, Volume No. - 321,  
 Page - 07 to 14, Being No - 9842,  
 Date - 14/11/1981. At S. R. - Alipore .  
 5. Details of Deed :-  
 Book No. - I, Volume No. - 25,  
 Page - 309 to 314, Being No - 1471,  
 Date - 31/03/1993. At A. D. S. R. - Alipore .  
 6. Details of Deed :-  
 Book No. - I, Volume No. - 247,  
 Page - 151 to 169, Being No - 3755,  
 Date - 28/11/2005. At A.D.S.R. Alipore .  
 7. Details of Deed of conveyance -  
 Book No. - I, Volume No. - 1603-2022,  
 Page - 422322 to 422350, Being No - 160319552,  
 Date - 16/12/2022. At D.S.R.III SOUTH 24 PGS.  
 8. Details of Deed Gift :-  
 Book No. - I, Volume No. - 1603-2023,  
 Page - 101929 to 101948, Being No - 160304003,  
 Date - 09/03/2023. At D.S.R.III SOUTH 24 PGS.  
 9. Details of Deed Gift :-  
 Book No. - I, Volume No. - 1603-2023,  
 Page - 101949 to 101969, Being No - 160303994,  
 Date - 09/03/2023. At D.S.R. - III SOUTH 24 PGS.  
 10. Details of Deed Gift :-  
 Book No. - I, Volume No. - 1603-2023,  
 Page - 101909 to 101928, Being No - 160303997

CO-ORDINATE IN WGS 84 SITE ELEVATION (MMSL)  
 Substation points marked in the site plan of the project  

Label	Latitude	Longitude	Site elevation (MMSL)
X	22°28'05"N	88°15'38"E	9.8
Y	22°28'05"N	88°15'38"E	8.8

 THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, ITS FOUND OTHERWISE, THEN I SHALL BE LIABLE FOR WHICH K.M.C AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

NAME OF APPLICANT: KUSH KUNDU  
 NAME OF THE L. B. S.: L.B.S. NO-1/1412

AREA STATEMENT

Area Of The Land :- 07 K. 15 CH.30 SQFT = 533.72 SQM. [ As Per Deed ]  
 Area Of The Land :- 602.348 SQM. [ As Per Boundary Declaration ]

Proposed Ground Coverage :- 266.857 Sqm. [ 49.999 % ]

Floor	Gross Floor Area	Less For Lift Well	Actual Floor Area	Exempted Area	Net Floor Area
Gr. Floor	260.732	—	260.732	12.825	247.907
First Floor	266.857	2.470	264.387	12.825	251.562
Second Floor	266.857	2.470	264.387	12.825	251.562
Third Floor	266.857	2.470	264.387	12.825	251.562
FOURTH Floor	266.857	2.470	264.387	12.825	251.562
Total Floor	1328.160	9.880	1318.280	64.125	1254.155

Proposed F. A. R. :- 1239.99 - 81.883 = 2.170  
 533.723

No. Of Tenement :- 17 Nos.  
 Size Of Tenement :-

MARKED	TENEMENT SIZE (SQ.M.)	PROP. AREA TO BE ADDED (SQ.M.)	ACTUAL TENEMENT AREA (SQ.M.)	NO. OF TENEMENT	BELOW 50.0 SQM
1A & 2A	41.256	4.992	46.248	2ND.	7 NOS
1B & 2B	42.533	5.146	47.679	2ND.	PARKING REQ- 01 No
1C & 2C	27.091	3.278	30.369	2ND.	50.0 SQM TO 75.0 SQM
1D & 2D	56.992	6.896	63.888	2ND.	4 NOS
1E & 2E	72.697	8.796	81.493	2ND.	PARKING REQ- 01 No
3A	88.383	10.694	99.077	1ND.	75.0 SQM TO 100.0 SQM
3B	27.696	3.351	31.047	1ND.	5 NOS
3C	56.992	6.896	63.888	1ND.	PARKING REQ- 02 Nos
3D	72.482	8.77	81.252	1ND.	ABOVE 100.0 SQM
4A	88.383	10.694	99.077	1ND.	1 NO
4B	63.262	8.030	71.292	1ND.	PARKING REQ- 01 No
4C	93.153	11.272	104.425	1ND.	TOTAL - 05 Nos

Office Area (covered) :- 37,102 Sqm. Shop Area (covered) :- 110,129 Sqm.  
 Office Area (carpet) :- 32,978 Sqm. Shop Area (carpet) :- 101,199 Sqm. → PARKING REQ- 02 Nos  
 Area of Car Parking Space :- 81,883 Sqm.  
 Mandatory No. Of Car Parking :- 7 nos. (4 nos. covered & 3 nos. open)  
 Proposed No. Of Car Parking :- 7 nos. (4 nos. covered & 3 nos. open)

Area Of C. B. :- 17,764 Sqm.  
 Area Of Stor. Head Room :- 15,965 Sqm.  
 Area Of O. H. W. R. :- 5,635 Sqm.  
 Area Of Lift Machine Room :- 13,783 Sqm.  
 Area Of Lift Machine Room Stair :- 3,275 Sqm.  
 Area Of W. C. At Roof :- 2,94 Sqm.  
 Tree Cover Area :- 22,427 Sqm. [ 4.202 % > 3.295 % ].

NOTES AND SPECIFICATION

- Thk. of all outer walls are 200 mm with 1:4 cement sand mortar.
- Thk. of all inner walls are 125 mm with 1:4 cement and sand mortar.
- Width of the chajja 450 mm.
- 19 mm thk. plastering to outer walls and 12 mm thk. to inner walls & 6 mm thk. to ceiling.
- Depth of septic tank and S.U.G.W.R should not exceed more than depth of col.foundation.
- Grade of concrete M-20, Grade of steel Fe-500.
- All dimension are in mm.
- Water to be connected from KMC WATER SUPPLY MAINS
- Generated Waste Water to be discharged on adjoining KMC sewer.

I do certify with full responsibility that the building plan has been drawn as per provision of K.M.C building rules 2009, as amended from time to time and the site condition including width of the abutting black top road 7.754 mm on the southern side and black top road 3.525 mm on the western side conforming with the site and it is a buildable site not a tank or filled up tank. It is bounded by boundary wall.

KUSH KUNDU  
 L.B.S. NO-1/1412  
 NAME OF THE L. B. S.

The structural design and drawing of the both foundation and super structure of the building have been made by me considering all the possible loads including seismic load as per the National Building code of India latest revision and certify that it is safe and stable in all respect.

SUBHRA DAS  
 E.S.E. NO-8/658  
 NAME OF THE E. S. E.

Undersigned has inspected the site & carried out the soil investigation therein. It is certified that existing soil of the site is able to carry out the load from the proposed construction and the foundation system therein is safe & stable in all respect from Geo- Technical point of view.

BHASKAR JYOTI ROY  
 G.T. NO-1/120  
 NAME OF THE G. T. E.

B. P. NO :- 2024100244 DATE :- 11/02/2025 VALID TILL :- 10/02/2030

M. B. SARANI [ K. M. C. BLACK TOP ROAD ]  
 [ RECORDED AS PER S. O. R. VIDE ID NO - 1256/2023-204, dt.- 07 / 03 / 2024 ]

DIPAK MONDAL, SELF & CA OF  
 UTTARA SARDAAR,  
 BHAKTA KUMAR NASKAR,  
 SAKTI NASKAR, SAMIR NASKAR,  
 AND PRIYANGSHU MONDAL  
 NAME OF THE APPLICANT

PLAN PROPOSAL OF G + FOUR STORIED RESIDENTIAL BUILDING AT PREMISES NO -20, MANIK BANDOPADHYAY SARANI WARD NO - 97, BOROUGH - X, P. S. - REGENT PARK. U/S 393 A OF K. M. C. ACT 1980 UNDER BUILDING RULES 2009, WIDE OFFICIAL CIRCULAR NO. 02 OF 2020-21 DATED - 13/06/2020

DIGITAL SIGNATURE OF A. E. [B]/BR. - X DIGITAL SIGNATURE OF E. E. [B]/BR. - X