

STATEMENT OF THE PLAN PROPOSAL

Part - A

- Assessee No. - 21-096-02-0207-7
- Name of the Owner - Sri. Shivaji Biswas, Sri. Siladitya Biswas & Smt. Jayasree Basu
- Name of the Applicant - Sri Sunil Kumar Das & Smt. Reshma Das (C.A & Partner of M/s. S.R. Associates)

3.(a)

Particulars	Details of Regd. Deed (1)	Details of Regd. Deed (2)	Regd Power of Attorney	Regd Boundary Declaration
Book No.	I	I	I	I
Vol. No.	21	57	1603-2023	1630-2023
Pages	133 TO 143	278 TO 284	58751 TO 58771	37198 TO 37210
Being No.	1966	3217	160301692	163001315
Year	1966	1970	2023	2023
Date	23.04.1966	13.07.1970	08.02.2023	27.04.2023
Regd. at	District Registrar 24 Pgs.	D.S.R. Alipore, 24 Pgs.	D.S.R.-III South 24-Pgs.	D.S.R.-V South 24-Pgs.

Part - B

01. AREA OF LAND :  
AS PER TITLE DEED, ASSESSMENT BOOK = (03K-09CH-18 SFT) = 239.966 SQM  
AS PER BOUNDARY DECLARATION = (03K-09CH-18 SFT) = 239.966 SQM

02. AREA OF SPLAY CORNER = NA

03. AREA OF STRIP = NA

04. (i) PERMISSIBLE GROUND COVERAGE (58.667%) = 140.780 SQM  
(ii) PROPOSED GROUND COVERAGE (52.578%) = 126.170 SQM

5. PROPOSED AREA

TOTAL EXEMPTED AREA					
MARKED	TOTAL COVERED AREA	STAIRWAY AREA	LIFT LOBBY	LIFT WELL	NET FLOOR AREA
GROUND FLOOR	122.534 SQM	10.365 SQM	2.219 SQM	NIL	109.950 SQM
1ST FLOOR	126.170 SQM	10.365 SQM	2.219 SQM	2.170 SQM	111.416 SQM
2ND FLOOR	126.170 SQM	10.365 SQM	2.219 SQM	2.170 SQM	111.416 SQM
3RD FLOOR	126.170 SQM	10.365 SQM	2.219 SQM	2.170 SQM	111.416 SQM
TOTAL	501.044 SQM	41.460 SQM	8.876 SQM	6.510 SQM	444.198 SQM

6. Parking Calculation:-

TENEMENT SIZE IN SQM.					
Marked	Net	Share Of Service	Gross	Tenement No.	Reqd. Parking
A	54.318 Sqm.	12.619 Sqm.	66.937 Sqm.	3 NOS.	1 NO.
B	54.305 Sqm.	12.616 Sqm.	66.921 Sqm.	3 NOS.	

TOTAL REQD. PARKING = 3 NOS.

B) No. of Parking Provided:- 3 nos.  
C) Per. area of Parking:- 12.500 Sqm.  
D) Pro. area of Parking:- 92.957 Sqm.

7. Permissible F.A.R. = 1.75  
8. Proposed F.A.R. = (444.198 - 25)/239.966 = 1.747

9. Statement of other areas for fees

FLOOR	CUPBOARD
Ground Floor	
1st Floor	1.80 Sqm.
2nd Floor	1.80 Sqm.
3rd Floor	1.80 Sqm.
Total	5.40 Sqm.

10. Stair Case Area = 12.090 Sqm.  
11. Lift m/c room Area = 9.610 Sqm.  
12. Lift m/c room stair Area = 2.755 Sqm.  
11. Roof Tank Area = 4.030 Sqm.  
12. Depth of Building = 7.775 Mt.  
13. Height of the Building = 12.350 Mt.  
14. Tree Cover Area = 3.15 Sqm.  
15. Additional Area for Fees = (12.090+9.610+2.755+5.40) = 29.845 Sqm.

L.B.S. Certificate :- I Certified with full responsibility that the building plan has been drawn up as per Provision of K.M.C. building Rule's 2009 as amended from time to time and that the site condition including the abutting road confirms with the plan, which has been measured and verified by me. It is buildable site and not a tank or filled up tank. The land is demarcated by boundary wall. The construction of S.U.G.W.R. & Septic tank will be completed before starting of the building foundation work. The abutting road is 5.149 M. wide on Western side of the premises.

Pranab Roy  
L.B.S. NO-1453(I)  
Name of L.B.S.

Structural Certificate :- The structural design and drawing of both foundation & superstructure of the building has been made by me considering all possible loads including the seismic load as per the N.B.C. of India and certified that it is safe and stable in all respect. Soil test report has been done by Mr. Samiran Mukherjee of GLOBE TECH of Kusumba Saha Para, Narendrapur, Kolkata - 103. The recommendation of Report has been considered structural calculation.

Sunil Kumar Das  
E.S.E. NO-279/II  
Name of E.S.E.

Owner Declaration :- I do hereby declare with full responsibility that I shall engage LBS, E.S.E. & G.T.E. during construction. I shall follow the instruction of LBS & ESE during construction of the building (as per B.S.plan), KMC authority will not be responsible for structural stability of the building and adjoining structure. If any submitted documents are found to be fake, the KMC authority will revoke the sanction plan. The construction of water reservoir & Septic Tank will be constructed under the guidance of LBS & ESE before construction of foundation work. The plot is bounded by boundary wall. The Plot is identified by me. A Two storied building is situated in the plot and bounded by boundary wall.

Sri Sunil Kumar Das & Smt. Reshma Das Partner of M/s. S.R. Associates & C.A. of Sri. Shivaji Biswas, Sri. Siladitya Biswas & Smt. Jayasree Basu  
Name of Owner/Applicant

Geotechnical Certificate :- 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.

Samiran Mukherjee  
G.T.E. - 1/40  
Name of Geo-Technical

PROPOSED G+III STORIED RESIDENTIAL BUILDING AT PREMISES NO. 74A, IBRAHIMPUR ROAD, WARD NO.-96, BOROUGH - X, KOLKATA - 700032, P.S.- JADAVPUR, U/S 393A OF K.M.C. ACT 1980 & K.M.C. BUILDING RULE 2009,

BUILDING PERMIT NO :- 2025100089  
DATE :- 07/08/2025 VALID UP TO :- 06/08/2030

Co-ordinate IN WGS84 and Site Elevation (AMSL)

Reference points marked in the site plan of the proposal	Co-ordinate in WGS 84		Site Elevation (AMSL)
	Latitude	Longitude	
A	22° 29' 37" N	88° 22' 8" E	5 MT.
B	22° 29' 38" N	88° 22' 8" E	5 MT.
C	22° 29' 37" N	88° 22' 8" E	5 MT.
D	22° 29' 38" N	88° 22' 8" E	5 MT.

The above information is true and correct in all respect and if any change, it is found otherwise, then I shall be fully liable for which KMC and other appropriate authority reserve the right to take appropriate action against me as per law.

Sri Sunil Kumar Das & Smt. Reshma Das C.A. of Sri. Shivaji Biswas, Sri. Siladitya Biswas & Smt. Jayasree Basu  
Name of Owner(s)/Applicant(s)

Pranab Roy  
L.B.S. NO-1453(I)  
Name of LBS

SPECIFICATIONS & NOTES.

- ALL DIMENSIONS ARE IN MM. OTHERWISE MENTIONED.
- DEPTH OF THE FOUNDATION OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF THE BUILDING FOUNDATION
- R.C.C. WORK WITH STONECHIPS, SAND, CEMENT (3:1.5:1)
- GRADE OF CONCRETE - M-20, GRADE OF STEEL - Fe - 415.
- 200 THICK OUTSIDE BRICK WORK WITH CEMENT MORTER(1:6).
- 125 THICK AND 75 THICK INSIDE BRICK WORK WITH CEMENT MORTER(1:4).
- PLASTERING WITH CEMENT MORTER (1:6) FOR BRICK AND (1:4) FOR R.C.C. WORK
- P.C.C. WITH BRICK KHOA, SAND, CEMENT (8:3:1)
- LIME TERRACING WITH BRICK KHOA, SURKI, LIME (7:2:2)

SCHEDULE OF DOORS & WINDOWS

MARKED	WIDTH	HIGHT	MARKED	WIDTH	HIGHT
D	1000	2100	W1	1800	1200
D1	900	2100	W2	1000	1200
D2	750	2100	W3	1000	1000
			W4	600	600
			W5	600	900
			W5	1525	1200

