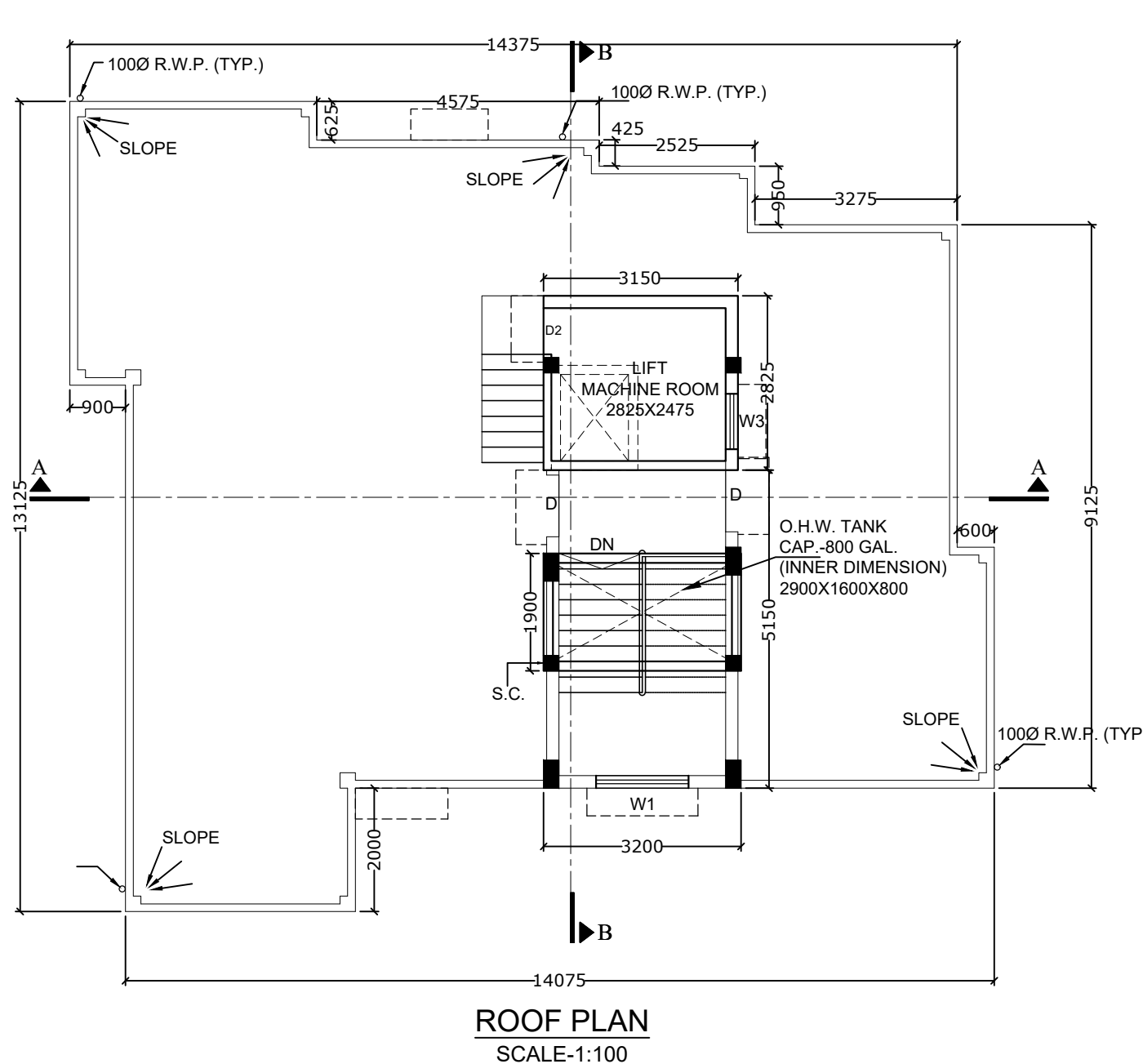
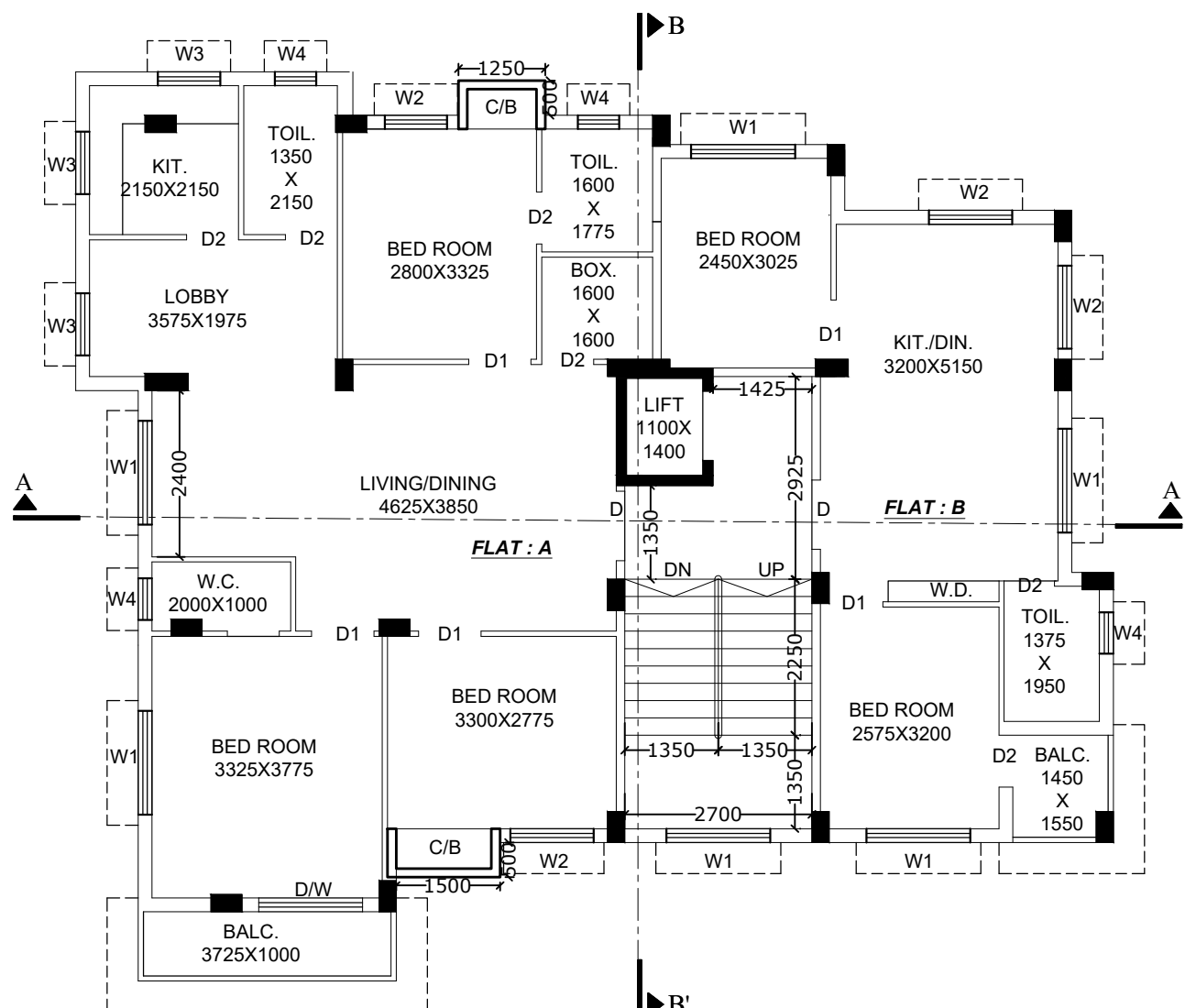


DOORS & WINDOWS SCHEDULE					
MKD	WIDTH	HEIGHT	MKD	WIDTH	HEIGHT
DOOR SHCHEDULE			WINDOW SHCHEDULE		
D1	1000	2100	D/W	1500	2100
D2	900	2100	W1	1500	1200
D3	750	2100	W2	1200	1200
			W3	900	1200
			W4	600	750



STATEMENT OF PLAN CASE NO. : 20240300026

PART-A:

1. ASSESSEE NO: 11 - 034 - 01 - 0150 -9

2. DETAILS OF REGISTERED DEED 1:-

BOOK NO: 1, VOL. NO: 339, PAGE NO: 90 TO 101, DATE: 21/11/1983
BEING NO: 11072, YEAR: 1981, OFFICE: ALIPORE 24 PARAGANAS

3. DETAILS OF REGISTERED DEED 2:-

BOOK NO: 1, VOL. NO: 43, PAGE NO: 20 TO 23, DATE: 13/07/1960
BEING NO: 1621, YEAR: 1960, OFFICE: S.R. SEALDAH

4. DETAILS OF DEED OF POWER OF ATTORNEY:-

BOOK NO: 1, VOL. NO: 1606-2023, PAGE NO: 80658 TO 80673, DATE: 19/08/2023
BEING NO: 1606002986, YEAR: 2023, OFFICE: A.D.S.R. SEALDAH

5. DETAILS OF REGISTERED BOUNDARY DECLARATION:-

BOOK NO: 1, VOL. NO: 1606-2024, PAGE NO: 4009 TO 4021, DATE: 10/01/2024
BEING NO: 160600101, YEAR: 2024, OFFICE: A.D.S.R. SEALDAH

6. DETAILS OF REGISTERED STRIP PORTION OF LAND:-

BOOK NO: 1, VOL. NO: 1606-2024, PAGE NO: 1606 TO 2024, DATE: 12/03/2024
BEING NO: 160601023, YEAR: 2024, OFFICE: A.D.S.R. SEALDAH

7) NO OF STOREY - G + IV (FOUR)

8) NO. OF TENEMENTS - 08 NOS.

9) SIZE OF TENEMENTS -
50 ~ 75 Sq.M. = 4 NOS. & ABOVE 100 SQ.M. = 4 NOS.

PART-B:

1. AREA OF LAND : AS PER DEED : 4K - 12CH - 00 SFT. = 317.726 SQ.M.
AS PER PHYSICAL MEASUREMENT : 364.926 SQ.M.
AREA OF ENCROACHMENT PORTION : 8.378 SQ.M.
NET LAND AREA : 364.926 - 8.378 = 356.548 SQ.M.

2. (i) PERMISSIBLE GROUND COVERAGE = (56.076 %) = 178.168 SQ.M.(317.726 SQ.M.)
(ii) PROPOSED GROUND COVERAGE = (47.769 %) = 151.776 SQ.M.

3. PROPOSED HEIGHT = 15.475 M.

Certificate

Premises No. : **69G, Abinash Chandra Banerjee Lane, Kolkata - 700 010**

Assessee No. : **110340101509**

Name of Owner (s)/ Applicant (s): **Sri Swapan Das**

Area of Land : **317.726 SQ.M.**

Name of LBS: **SRI SANJOY SAHA No. of LBS : LBS/I/1048**

Permissible height on reference to CCZM issued by AAI : **30 M.**

Proposed Height of the building : **15.475 M.**

Co-ordinate in WGS-84 and site elevation (AMSL) :

Reference point marked in the site plan of the proposal	Co-ordinate in WGS-84		Site elevation (AMSL)
	Latitude	Longitude	
1	22°33' Min 56 Sec N.	88°23' Min 26 Sec E.	5.5 M.
2	22°33' Min 56 Sec N.	88°23' Min 26 Sec E.	5.5 M.
3	22°33' Min 56 Sec N.	88°23' Min 26 Sec E.	5.5 M.
4	22°33' Min 56 Sec N.	88°23' Min 26 Sec E.	5.5 M.

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

SWAPAN DAS
CONSTITUTE ATTORNEY HOLDER OF
DIPAL MITRA

SANJOY SAHA
CLASS-I L.B.S. OF K.M.C.
REGD. LICENSE NO. 1048(I)

Counter signed by Owner

Signature of LBS

FLOORS	GROSS COVERED AREA	STAR DUCT AREA	LIFT VOID AREA	NET FLOOR AREA	STAR-STAR LOBBY	LIFT LOBBY	NET FLOOR AREA
GRO. FLOOR	135.718 SQ.M	.....	.....	135.718 SQ.M	13.365 SQ.M	2.244 SQ.M	120.109 SQ.M
1ST. FLOOR	151.776 SQ.M	.....	1.540 SQ.M	150.236 SQ.M	13.365 SQ.M	2.244 SQ.M	134.627 SQ.M
2ND. FLOOR	151.776 SQ.M	.....	1.540 SQ.M	150.236 SQ.M	13.365 SQ.M	2.244 SQ.M	134.627 SQ.M
3RD. FLOOR	151.776 SQ.M	.....	1.540 SQ.M	150.236 SQ.M	13.365 SQ.M	2.244 SQ.M	134.627 SQ.M
4TH. FLOOR	151.776 SQ.M	.....	1.540 SQ.M	150.236 SQ.M	13.365 SQ.M	2.244 SQ.M	134.627 SQ.M
TOTAL	142.822 SQ.M	.....	.....	142.822 SQ.M	66.825 SQ.M	11.229 SQ.M	656.617 SQ.M

4. TENEMENTS & CAR PARKING CALCULATION :-

(A) RESIDENTIAL

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	89.158 SQ.M	16.345 SQ.M	105.503 SQ.M	4	04 NOS.
B	44.530 SQ.M	8.163 SQ.M	52.693 SQ.M	4	01 NO.
TOTAL	133.688 SQ.M	24.508 SQ.M	158.196 SQ.M	8	05 NOS.

6. a) TOTAL REQUIRED CAR PARKING :- 05 NOS.
b) TOTAL PROPOSED CAR PARKING :- 05 NOS.

7. a) REQUIRED AREA OF PARKING :- 125.00 SQ.M.
b) PROPOSED AREA OF PARKING - 103.874 SQ.M.

8. PERMISSIBLE F.A.R. = 1.750 (ROAD WIDTH 6.096 M.)

9. PROPOSED F.A.R. = (658.617 - 103.874) / 317.726 = 1.746 < 1.75

10. RELAXATION OF AUTHORITY, IF ANY = (406)

11. STAIR HEAD ROOM AREA :- 15.965 SQ.M.

12. OVER HEAD TANK AREA :- 6.080 SQ.M.

13. LIFT M/C ROOM COVER AREA :- 8.899 SQ.M.

14. STAIR AREA FOR L.M.R. ROOM:- 2.700 SQ.M.

15. TERRACE AREA :- 151.776 SQ.M.

16. TOTAL LOFT AREA :- NIL

17. TOTAL C.B. AREA :- 5.500 SQ.M.

18. EXEMPTED AREA :- 78.045 SQ.M.

19. OTHER AREA ONLY FOR FEES = (L.M.R.+S.H.R.+L.M.R. STAIR AREA+C.B.)
(8.899+15.965+2.700+5.500) = 33.064 SQ.M.

20. HEIGHT OF THE BUILDING = 15.475 M.

21. DEPTH OF THE BUILDING = 13.125 M.

22. FRONTAGE OF THE PLOT = 7.638 M.

23. HEIGHT OF STAIR HEAD ROOM = 3.000 M.

24. WIDTH OF RESIDENTIAL STAIR = 1.350 M.

25. WIDTH OF LIFT = 1.100 M.

26. TOTAL FLOOR AREA (INCLUDING EXEMPTED AREA+ L.M.R.+ S.H.R.+C.B.):
(736.662+8.899+15.965+5.500) = 767.026 SQ.M.

27. TREE COVERED AREA :-
(A) PERMISSIBLE AREA :- 5.907 SQ.M. [742.822X(15% / 6000)X317.726] SQ.M.
(B) PROPOSED AREA :- (8.994 + 1.899) = 10.893 SQ.M.

SPECIFICATIONS :

1. R.C.C. FRAME STRUCTURE WITH CONC. GRADE M 25 & Fe 500.
2. 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
3. STEEL Z-SECTION WINDOWS.
4. ALL FLOORS ARE MARBLE FLOORING & WATER TIGHT.
5. 18 & 14 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
6. WATER PROOFING TREATMENT ON ROOF, OVERHEAD WATER TANK.
7. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

CERTIFICATE OF GEO-TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE & CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

SIGNATURE OF GEO-TECHNICAL ENGINEER
RUPAK KUMAR BANERJEE
E.G.E. NO.- 67-53(i) OF K.M.C.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DRAWING AND DESIGNED OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE WIND LOAD AND SEISMIC LOAD AS PER THE N.B.C. OF INDIA BASED ON SOIL TEST DONE BY M/S. GEO STAR, 50, CHIT KALIKAPUR, KOL-99, CONDUCTED BY RUPAK KUMAR BANERJEE (G.T/13), CERTIFIED THAT IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF SUB-WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

SIGNATURE OF S.E.
MONJIENDRA DATTA
B.C.E. (HONS), MIE, E.S.E.-III/155

CERTIFICATE 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 & THAT THE SITE CONDITION INCLUDING THE ABUTTING COMMON PASSAGES (ABINASH CHANDRA BANERJEE LANE) OF WIDE 6.096 M. (20'-0") (AS PER S.O.R. REPORT) CONFORMS 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 SUB-WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

SIGNATURE OF L.B.S.
SANJOY SAHA
CLASS-I L.B.S. OF K.M.C.
REGD. LICENSE NO. 1048(I)

DECLARATION OF OWNER

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE. IF ANY SUBMITTED DOCUMENT ARE FOUND FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF SUB-WATER TANK UNDER THE GUIDANCE OF LBS/ESSE BEFORE STARTING OF BUILDING FOUNDATION.

SIGNATURE OF C.A.
IN FAVOUR OF OWNERS
SWAPAN DAS
CONSTITUTE ATTORNEY HOLDER OF
DIPAL MITRA

BP NUMBER : 2024030040 VALID TILL : 06/08/2029

DATED : 07/08/2024

REF : ORDER OF D.G(B) DATED: 02.08.2024

SIGNATURE OF A.E. **SIGNATURE OF E.E.**

GROUND FLOOR PLAN, TYPICAL (1ST TO 4TH) FLOOR PLAN, ROOF PLAN, SECTION - AA & BB, FRONT SIDE ELEVATION.

PROJECT:
PLAN OF PROPOSED G+IV (GROUND + FOUR) STORIED (HT. - 15.475 M.) RESIDENTIAL BUILDING U/S 303A OF K.M.C. ACT 1980 & K.M.C. BUILDING RULE 2009 AT PRE. NO.- 69G, ABINASH CHANDRA BANERJEE LANE, KOLKATA - 700 010, WARD NO - 034, BOROUGH - III, P.S.- BELIAGHATA.

DESIGNED BY : SAFTARSHI CONSULTANCY (IAT RAM)

CONTACT PERSON : SANJOY SAHA
MOB. NUMBER: 9830 010 408