



STATEMENT OF THE PLAN PROPOSAL

**PART-A:**

01. ASSESSEE No. : 21-089-02-0148-9

02. NAME OF OWNER : SRI AMIT KUMAR BANERJEE

03. APPLICANT : SRI PRASANTA KUMAR DAS PROPRIETOR OF M/S PRASANTA KUMAR DAS AS CONSTITUTED ATTORNEY OF SRI AMIT KUMAR BANERJEE

04. DETAILS OF REGISTERED DEED :

BOOK No. : I VOL. No. : 38 PAGE No. : 161-165  
BEING No. :1339 DATE:28.02.1964 PLACE:S.R. ALIPUR, 24 PGS.(S)

05. DETAILS OF REGISTERED POWER OF ATTORNEY :

BOOK No. : IV VOL. No. : 1605-2023 PAGE No. : 821 - 837  
BEING No.:160500059 DATE:30.03.2023 PLACE : A.D.S.R., ALIPORE

06. DETAILS OF REGISTERED BOUNDARY DECLARATION :

BOOK No. : I VOL. No. : 1603-2023 PAGE No.:163322-163332  
BEING No.:160305658 DATE:02.05.2023 PLACE:D.S.R.-III, 24 PGS.(S)

07. DETAILS OF REGISTERED DEED OF GIFT (CORNER SPLAY) :

BOOK No. : I VOL. No. : 1603-2023 PAGE NO.:139717-139727  
BEING No.:160304622 DATE:10.04.2023 PLACE:D.S.R.-III, 24 PGS.(S)

08. No. OF STOREY = G+111

09. No. OF TENEMENTS = 5 Nos.

10. SIZE OF TENEMENTS : 50-75 SQM=4 Nos. & ABOVE 100 SQM=1 No.

DOOR & WINDOW SCHEDULE					
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D1	1025	2100	W1	1500	1200
D2	900	2100	W2	1200	1200
D3	800	2100	W3	900	1200
D4	750	2100	W4	750	750

**11. PROPOSED AREA :**

FLOORS	GROSS COVERED AREA (SQM)	CUTOUT STAIR WELL (SQM)	LIFT WELL (SQM)	NET COVERED AREA (SQM)	STAIR & STAIR LOBBY (SQM)	LIFT LOBBY (SQM)	NET FLOOR AREA (SQM)
GROUND FLOOR	121.635	0.000	0.000	121.635	9.915	2.035	109.685
1ST FLOOR	135.800	0.375	1.960	133.465	9.915	2.035	121.515
2ND FLOOR	135.800	0.375	1.960	133.465	9.915	2.035	121.515
3RD FLOOR	135.800	0.375	1.960	133.465	9.915	2.035	121.515
TOTAL	529.035	1.125	5.880	522.030	39.660	8.140	474.230

**12. TENEMENTS & CAR PARKING CALCULATION :**

(A) RESIDENTIAL :

MARKED	TENEMENT SIZE (SQM)	PROPORTIONAL AREA TO BE ADDED (SQM)	ACTUAL TENEMENT AREA (SQM)	No. OF TENEMENT (SQM)	REQUIRED CAR PARKING (SQM)
A	59.955	12.071	72.026	2	2
B	60.532	12.188	72.720	2	
C	120.487	24.259	144.746	1	

13. TOTAL REQUIRED CAR PARKING = 2 Nos.

14. TOTAL PROVIDED CAR PARKING = 4 Nos.

15. PERMISSIBLE AREA FOR PARKING = 50,000 SQM

16. PROVIDED AREA OF PARKING = 87,792 SQM

17. PERMISSIBLE F.A.R = 1.75

18. PROPOSED F.A.R = (474.230 - 50,000) / 243.663 = 1.741 < 1.75

19. OVER HEAD TANK AREA = 5,900 SQM

20. STAIR HEAD ROOM AREA = 12,980 SQM

21. LIFT MACHINE ROOM AREA = 6,195 SQM

22. LIFT MACHINE ROOM STAIR AREA = 2,613 SQM

23. TERRACE AREA = 135,800 SQM

24. AREA OF CUPBOARD=[(0.725 SQMx3 Nos.)+(0.750 SQMx9 Nos.)] = 8,925 SQM

25. OTHER AREA ONLY FOR FEES = ( 12,980+6.195+2.613+8.925 ) = 30,713 SQM

**CERTIFICATE OF GEO-TECH. ENGINEER**

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.

RUPAK KUMAR BANERJEE  
G.T. - CLASS - I/3

NAME OF GEO-TECH. ENGINEER

DECLARATION OF L.B.S.

CERTIFIED THAT THE PLAN ITSELF 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 AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE SITE IS LYING WITH AN EXISTING STRUCTURE FULLY OCCUPIED BY THE OWNER. THERE IS NO TENANTS. THE PLOT IS BOUNDED BY BOUNDARY WALLS.

DIPANKAR BHOWMICK  
L.B.S. - CLASS - I/841

NAME OF L.B.S.

DECLARATION OF OWNER / APPLICANT

1. I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE C.A. & E.S.E. DURING CONSTRUCTION.

2. I SHALL FOLLOW THE INSTRUCTION OF C.A. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN).

3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.

4. IF ANY SUBMITTED DOCUMENT ARE FAKE, THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN.

5. THE CONSTRUCTION OF S.U.G.W.R. TAKEN UNDER THE GUIDANCE OF C.A./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.

6. DURING DEPARTMENTAL INSPECTION THE PLOT IS IDENTIFIED BY ME.

7. THERE IS NO LEGAL COURT CASE PENDING AGAINST THE PREMISES.

SRI PRASANTA KUMAR DAS  
PROPRIETOR OF M/S PRASANTA KUMAR DAS  
AS CONSTITUTED ATTORNEY OF  
SRI AMIT KUMAR BANERJEE

NAME OF OWNER / APPLICANT

NAME OF OWNER(S)/APPLICANT(S) : SRI PRASANTA KUMAR DAS PROPRIETOR OF M/S PRASANTA KUMAR DAS AS C.A. OF SRI AMIT KUMAR BANERJEE

AREA OF LAND : 243.663 SQM

NAME OF L.B.S. : DIPANKAR BHOWMICK

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 33.0 M  
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) : 9.000 M

REFERENCE POINTS IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
R1	22°30'26" NORTH	88°21'05" EAST	9.000 M
R2	22°30'26" NORTH	88°21'05" EAST	9.000 M
R3	22°30'26" NORTH	88°21'05" EAST	9.000 M
R4	22°30'26" NORTH	88°21'05" EAST	9.000 M

**PART-B:**

01. AREA OF LAND :  
AS PER TITLE DEED (03 K - 12 CH - 30 SFT) = 253.623 SQM

02. AS PER PHYSICAL MEASUREMENT=(03K-10CH-12.79SFT)=243.663 SQM

03. AREA OF SPLAY CORNER = 2,841 SQM

04. AREA OF STRIP = NA

05. NET LAND AREA = ( 243.663 - 2,841 ) = 240.822 SQM

06. (i) PERMISSIBLE GROUND COVERAGE (58.54%) = 142.651 SQM  
(ii) PROPOSED GROUND COVERAGE (55.73%) = 135,800 SQM

07. PROPOSED HEIGHT = 12.400 M

08. DEPTH OF BUILDING = 13.300 M

09. FRONTAGE OF PLOT = ( 4.182 + 8.196 ) = 12.378 M

10. No. OF TREE = 6 Nos. & TREE COVER AREA = 3,575 SQM (1.47%)

**11. PROPOSED AREA :**

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CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY MR. RUPAK KUMAR BANERJEE OF M/S. GEO STAR, 50, CHIT KALIKAPUR, KOLKATA-700099. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

DIPANKAR BHOWMICK  
E.S.E. - CLASS - I/343

NAME OF STRUCTURAL ENGINEER

**PROJECT :**

PROPOSED G+111 STORIED RESIDENTIAL BUILDING PLAN OF HEIGHT 12.4 M (U/S - 393 A OF K.M.C. ACT 1980 BY COMPLYING THE AMENDMENT RULE VIDE NOTIFICATION No. - 480/MA/O/C-4/3R-13/2012, DATED - 21.10.2014, OF BUILDING RULE 2009) AT PREMISES No. - 168, CHARU CHANDRA PLACE EAST (FORMERLY KNOWN AS 14/16, DR. DAUDAR RAHAMAN ROAD THERE AFTER 33, DR. DAUDAR RAHAMAN ROAD), WARD No. - 89, BOROUGH - X, KOLKATA - 700033, P.S. - CHARU MARKET UNDER THE KOLKATA MUNICIPAL CORPORATION.

GROUND FLOOR PLAN, PLAN & SECTION OF S.U.G. WATER RESERVOIR, SITE PLAN, KEY PLAN, EXISTING PLAN.

PLAN CASE No. - 2023100025

B. P. No. - 2023100131 DATED - 30-SEP-2023

VALID FOR 5 YEARS FROM DATE OF SANCTION.

SIGNATURE OF A.E. (C) / BLDG. / BR.-X