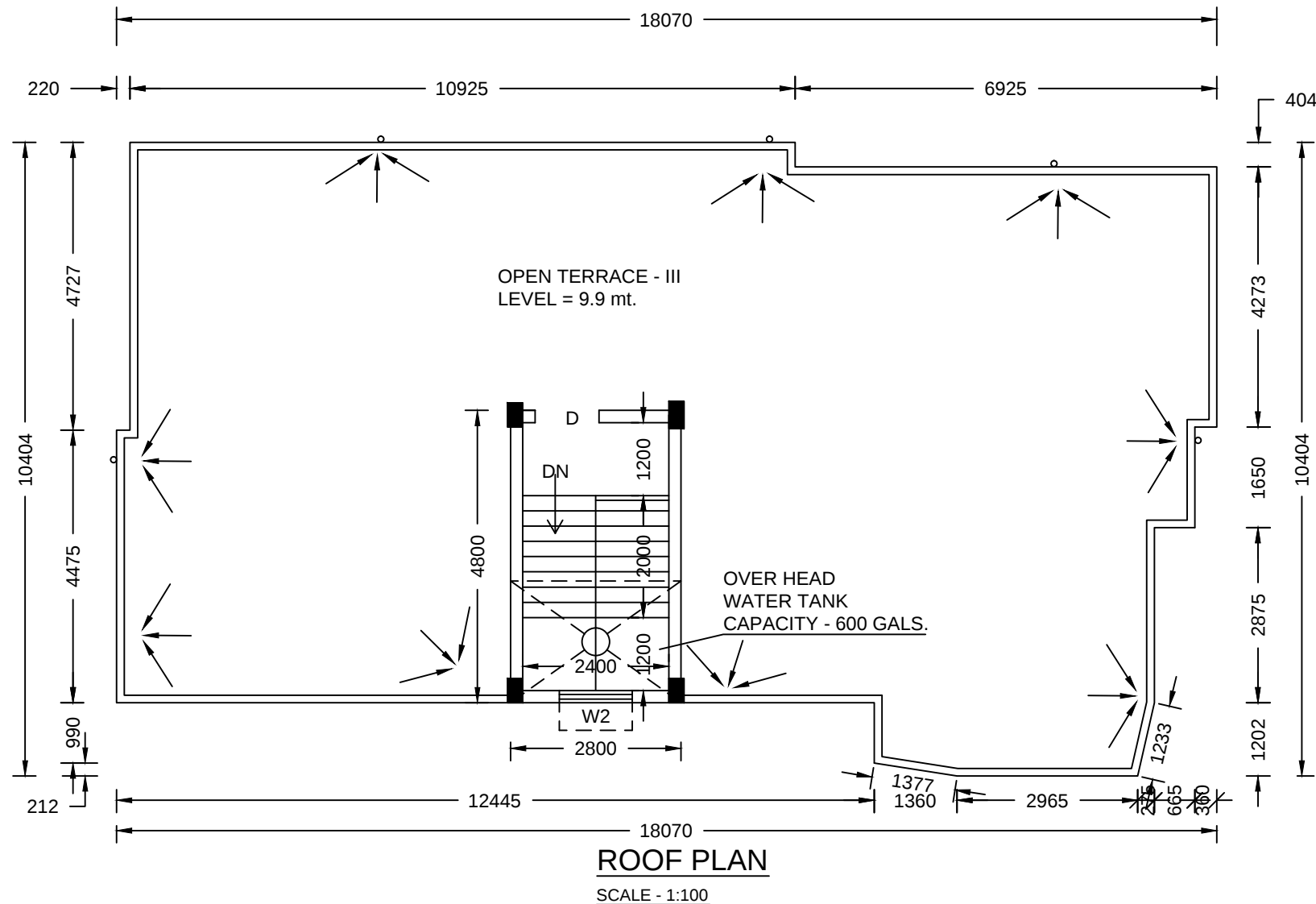
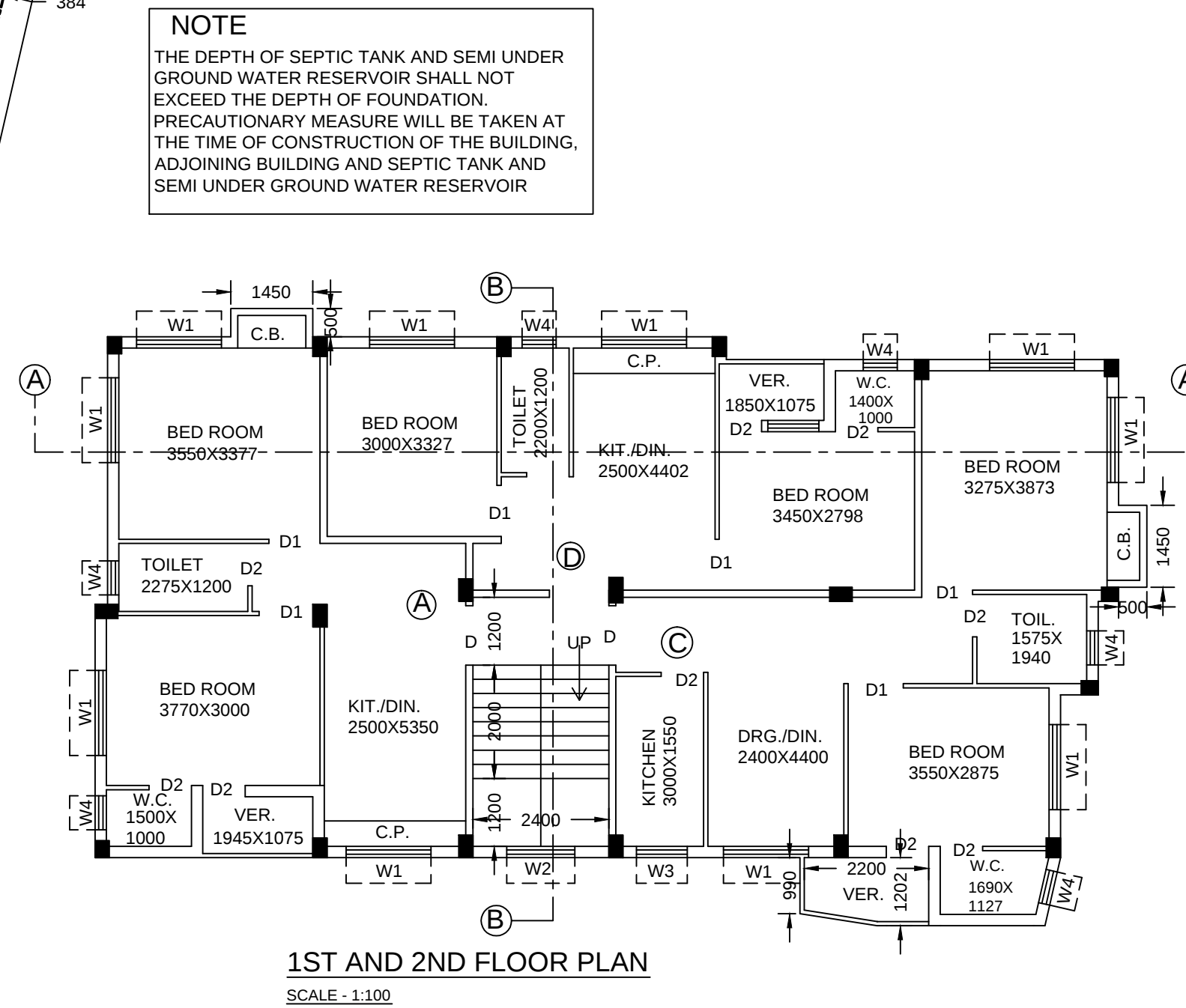
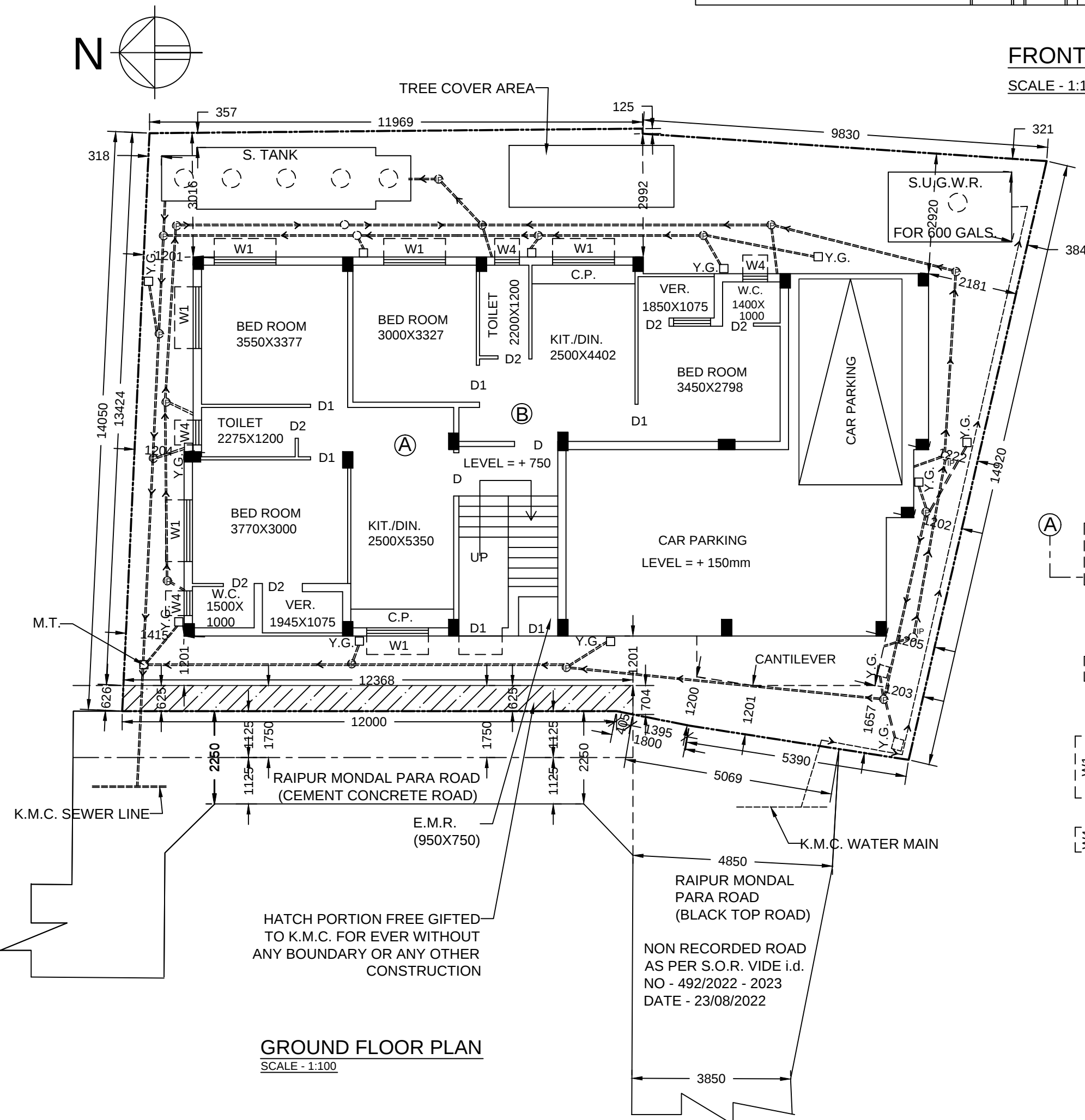
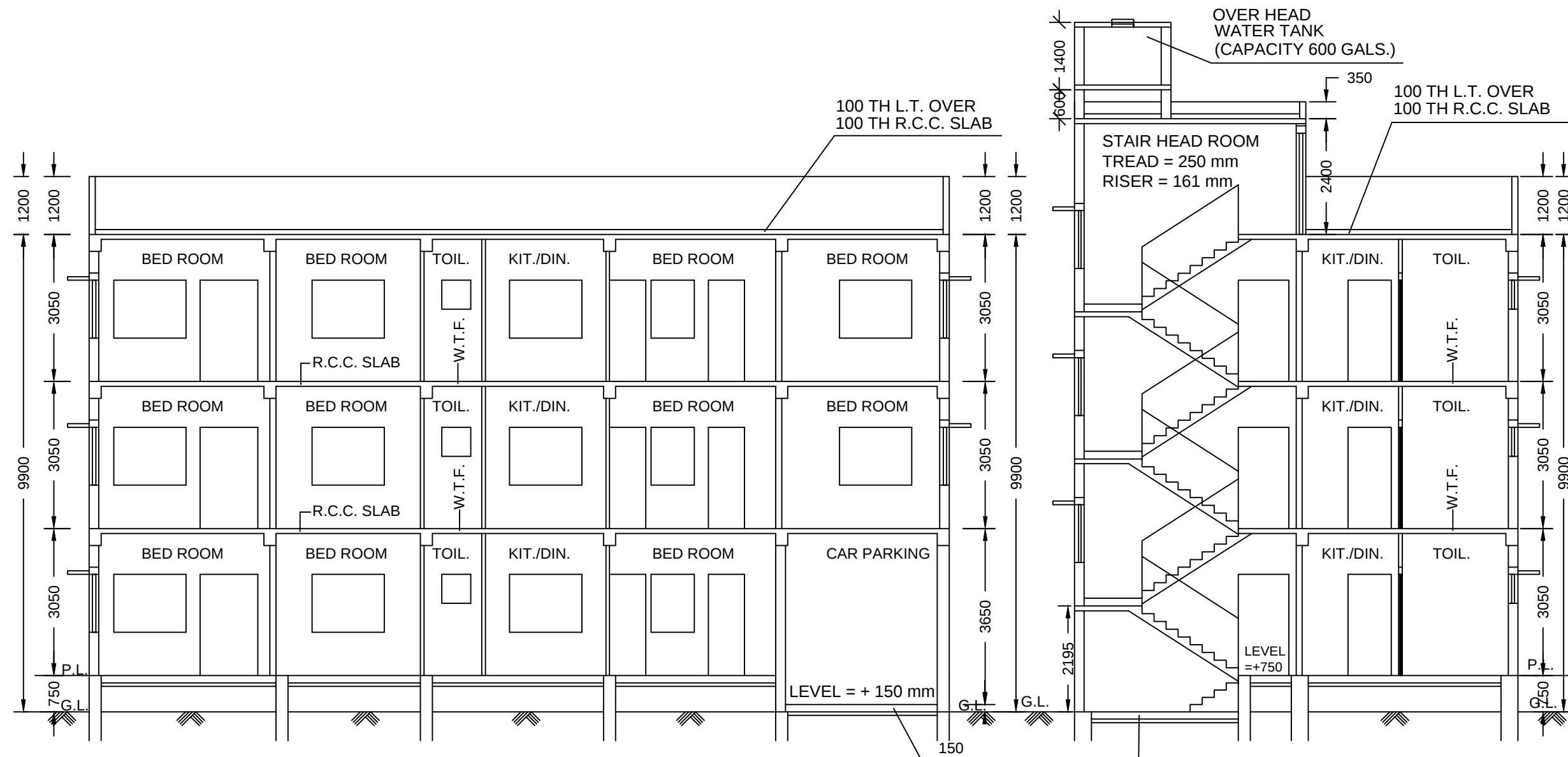




STATEMENT OF THE PLAN PROPOSAL

PART - A

1. ASSESSEE NO. : 211000900994
2. NAME OF THE OWNERS : SWAPAN DEY AND TAPAN DEY
3. NAME OF THE APPLICANT : SRI RANADEV MAJUMDER AND SRI SHAMBU KUMAR DAS
PARTNERS OF M/S. SHIVCON
(AS CONSTITUTED POWER OF ATTORNEY)
4. DETAILS OF REGISTERED DEED :-
 - (a) (i) BOOK NO - I, (ii) VOLUME NO - 48, (iii) PAGE FROM 278 TO 284,
iv) DEED NO - 4133 FOR THE YEAR 1962
(v) REG. AT - S.R. - ALIPORE (vi) DATED ON - 14/05/1962
 - (b) (i) BOOK NO - I, (ii) VOLUME NO - 3, (iii) PAGE FROM 240 TO 244,
iv) DEED NO - 208 FOR THE YEAR 1968
(v) REG. AT - S.R. - ALIPORE (vi) DATED ON - 12/01/1968
5. DETAILS OF REGISTERED DEED OF GIFT :-
 - (a) (i) BOOK NO - I, (ii) VOLUME NO - 1605-2021, (iii) PAGE FROM 33288 TO 33315,
iv) BEING NO - 160500723 FOR THE YEAR 2021
(v) REG. AT - A.D.S.R. - ALIPORE (vi) DATED ON - 24/02/2021
 - (b) (i) BOOK NO - I, (ii) VOLUME NO - 1605-2021, (iii) PAGE FROM 32652 TO 32674,
iv) BEING NO - 160500669 FOR THE YEAR 2021
(v) REG. AT - A.D.S.R. - ALIPORE (vi) DATED ON - 22/02/2021
6. DETAILS OF REGISTERED GENERAL POWER OF ATTORNEY :-
 - (i) BOOK NO - I, (ii) VOLUME NO - 1604-2022 (iii) PAGE FROM 392427 TO 392442
(iv) BEING NO - 160413219, FOR THE YEAR 2022,
(v) REG. AT - D.S.R. - IV SOUTH 24 PARGANAS (vi) DATED ON - 21/11/2022
7. DETAILS OF REGISTERED BOUNDARY DECLARATION :-
 - (i) BOOK NO - I, (ii) VOLUME NO - 630-2022, (iii) PAGE FROM - 120925 TO 120938
(iv) BEING NO - 163002901 FOR THE YEAR 2022
(v) REG. AT - D.S.R. V SOUTH 24 - PARGANAS (vi) DATED ON - 20/05/2022
8. DETAILS OF REGISTERED OF GIFT (STRIP OF LAND) :-
 - (i) BOOK NO -I (ii) VOLUME NO - 1630-2022, (iii) PAGE FROM 121001 TO 121015
(iv) BEING NO - 163002902 FOR THE YEAR 2022
(v) REG. AT - D.S.R. V SOUTH 24 - PARGANAS (vi) DATED ON - 20/05/2022

PART - B

- 1.a) AREA OF LAND = 04K-08CH-05SH = 301.468 Sqm
(AS PER DEED, ASSESSMENT BOOK COPY)
- 1.b) AREA OF LAND = 291.570 Sqm (04K-05CH-33.46Sft)
(AS PER REG. BOUNDARY DECLARATION)
- 1.c) AREA OF STRIP OF LAND = 7.753 Sqm
- 1.d) NET LAND AREA = (291.570 - 7.753) Sqm = 283.817 Sqm

2. PERMISSIBLE GROUND COVERAGE 56.948 % = 166.043 Sqm
3. PROPOSED GROUND COVERAGE: 56.288 % = 164.121 Sqm

5. PROPOSED AREA:

FLOOR	TOTAL FLOOR AREA	TOTAL EXMP. AREA		NET FLOOR AREA
		STAIR & STAIR LOBBY	LIFT LOBBY	
GROUND	158.902 Sqm	10.560 Sqm	NIL	148.342 Sqm
FIRST	164.121 Sqm	10.560 Sqm	NIL	153.561 Sqm
SECOND	164.121 Sqm	10.560 Sqm	NIL	153.561 Sqm
TOTAL	487.144 Sqm	31.680 Sqm	NIL	455.464 Sqm

TEN. MKD.	TENEMENT. AREA	COMMON AREA (SqM)	ACTUAL TENE. AREA INCLUDING COMMON AREA	TENE. NO.	REQUIRED PARKING	PROPOSED PARKING
A	50.519 Sqm	4.537	55.057 Sqm	3 NOS.	1 NO.	1 NO.
B	45.161 Sqm	4.056	49.217 Sqm	1 NO.		
C	57.979 Sqm	5.207	63.186 Sqm	2 NOS.		
D	43.850 Sqm	3.938	47.788 Sqm	2 NOS.		

B. NO. OF PARKING PROVIDED= 2 NOS. COVERED = 1 NO. & OPEN = NIL
C. PERMISSIBLE AREA FOR PARKING= a) GROUND FLOOR = 25 Sqm
D. ACTUAL AREA OF PARKING PROVIDED AT GROUND FLOOR = 50.807 Sqm
7. PERMISSIBLE F.A.R.= 1.75
8. PROPOSED F.A.R.= (455.464 - 25) Sqm / 291.570 Sqm = 1.476 <1.75
9. STATEMENT OF OTHER AREAS

FLOOR	LOFT	CUPBOARD	LEDGE / TEND
GROUND FLOOR	NIL	NIL	
FIRST FLOOR	NIL	1.450 Sqm	
SECOND FLOOR	NIL	1.450 Sqm	
TOTAL	NIL	2.90 Sqm	

10. COMMON AREA AT GROUND FLOOR = 12.414 Sqm
11. AT 1ST TO 3RD FLOOR = (11.7732) Sqm = 23.546 Sqm
12. AREA OF STAIR HEAD ROOM= 13.440 Sqm
13. OVER HEAD WATER TANK AREA = 5.60 Sqm
14. ADDITIONAL AREA FOR FEES = 13.440 + 2.900 = 16.340 Sqm
16. TOTAL AREA FOR FEES = = 487.144 + 16.340 = 503.484 Sqm
- 17) TREE COVER AREA

PROPOSED THREE STORIED RESIDENTIAL
BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 AND
K.M.C. BUILDING RULE 2009 AT PREMISES NO -
23/1H/1, RAIPUR MONDAL PARA ROAD IN WARD
NO - 100, BOROUGH - X, KOLKATA - 700047, P.S. -
NETAJI NAGAR.

BUILDING PERMIT NO :- 2022100195
DATED: 10-JAN-2023
VALID FOR 5 YEARS FROM DATE OF SANCTION.

SPECIFICATION 1. 75mm THICK BRICK FLAT SOLING IN FOUNDATION AND FLOOR WILL BE 1st CLASS JHAMA BRICK. 2. 150mm THICK P. C. C. IN FOUNDATION AND FLOOR WILL BE (1:6:3) CEMENT SAND AND 30mm DOWN JHAMA KOHA. 4.25mm D. P. C. WILL BE WITH (1:1:2) CEMENT SAND AND QUARTER CHIPS WITH PROPER WATER PROOFING COMPOUND. 5. 200 mm THICK LOAD BEARING WALL WILL BE 1st CLASS BRICK WITH (1:6) CEMENT SAND MORTAR. 6. 125mm & 75mm THICK PARTITION WALL WILL BE 1st CLASS BRICK WITH (1:4) CEMENT SAND MORTAR. 7. ALL R. C. C. WORK WILL BE (1:2:4) CEMENT SAND & 20mm DOWN STONE CHIPS. 8.GRADE OF CONCRETE :- M20 9.GRADE OF STEEL :-Fe-415	DECLARATION OF L.B.S. :- CERTIFIED THAT THE BUILDING PLAN HAS BEEN MADE BY ME AS PER PROVISION OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF ABUTTING ROAD IS 4.850 TO 3.850 mt. WIDE BLACK TOP ROAD HIT THE PLOT ON WESTERN SIDE. (IN FRONT) & 2.250 mt WIDE BLACK TOP ROAD PASSES THROUGH TO NORTHERN SIDE OF THE PREMISES CONFORM WITH THE PLAN & IT IS A BUILDABLE SITE & NOT A TANK OR A FILLED UP TANK. THE PLOT IS DEMARCATED BY BOUNDARY WALL. THERE IS EXISTING R.T.S. & PARTLY SINGLE STORIED BUILDING WHICH IS SHOWN IN THE PLAN BY HATCH AND TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK THE EXISTING R.T.S. & PARTLY SINGLE STORIED BUILDING IS FULLY OCCUPIED BY THE OWNER AND THERE IS NO TENENT. THE SIGNATURE OF THE OWNER / APPLICANT AUTHENTICATED BY ME. THE SITE WILL BE SUPERVISED BY ME. SRI KINGSUK NANDI L.B.S. NO -1313 CLASS - I NAME OF THE L.B.S.	DECLARATION OF STRUCTURAL ENGINEER :- THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODES OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT . SRI SAKTI BRATA BHATTACHARYYA E.S.E. NO - 116 CLASS - I NAME OF THE STRUCTURAL ENGINEER	DECLARATION OF OWNERS / APPLICANTS WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT - 1. WE SHALL ENGAGE LBS/ E.S.E. DURING CONSTRUCTION 2. WE SHALL FOLLOW THEIR INSTRUCTIONS L.B.S. & E.S.E. DURING CONSTRUCTION BUILDING 3. K.M.C. AUTHORITY WILL NOT BE LIABLE FOR THE STABILITY OF THE STRUCTURE 4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE SANCTION PLAN. 5. THE CONSTRUCTION OF U.G. TANK AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE SUPER VISION /GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING SITE INSPECTION THE PLOT IS IDENTIFIED BY US. THERE IS AN EXISTING PARTLY R.T.S. AND PARTLY SINGLE STORIED BUILDING WHICH WILL BE DEMOLISHED BEFORE COMMENCEMENT OF WORK THE EXISTING PARTLY R.T.S. AND PARTLY SINGLE STORIED BUILDING FULLY OCCUPIED BY THE OWNER AND THERE IS NO TENANT. THERE IS NO LEGAL CASE PENDING AGAINST THE PREMISES. SRI RANADEV MAJUMDER AND SRI SHAMBHU KUMAR DAS PARTNERS OF M/S. SHIVCON AND CONSTITUTED ATTORNEY OF SRI SWAPAN DEY AND SRI TAPAN DEY NAME OF THE OWNER / APPLICANT	DOOR & WINDOW SCHEDULE <table><tr><th>WINDOW MKD.</th><th>SIZE</th><th>DOOR MKD.</th><th>OPENING</th></tr><tr><td>W1</td><td>1200X1800</td><td>D1</td><td>1050 X 2100</td></tr><tr><td>W2</td><td>1200X1500</td><td>D2</td><td>900 X 2100</td></tr><tr><td>W3</td><td>1200X1200</td><td>D3</td><td>750 X 2100</td></tr><tr><td>W3</td><td>650X650</td><td>D4</td><td>850 X 2100</td></tr></table> N	WINDOW MKD.	SIZE	DOOR MKD.	OPENING	W1	1200X1800	D1	1050 X 2100	W2	1200X1500	D2	900 X 2100	W3	1200X1200	D3	750 X 2100	W3	650X650	D4	850 X 2100
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				ASSISTANT ENGINEER (CIVIL) / BLDG. BR.- X OF K.M.C.																				