



STATEMENT OF THE PLAN PROPOSAL

PART-A:

01. ASSESSEE No. : 21-092-19-0672-9

02. NAME OF OWNERS AND APPLICANTS : BANDANA PAL NEE KUNDU

03. DETAILS OF REGISTERED FINAL DEGREE

ES No. : 709 DATED : 7.6.17, IN THE CAURT OF 5TH CIVIL JUDGE (SR.DVN), ALPPORE, SOUTH 24 PARGANAS,TITLE SUIT 151 OF 1999.

04. DETAILS OF REGISTERED BOUNDARY DECLARATION :
BOOK No. : 1 VOL. No.:1630-2023 PAGE No.: 55778-55788 BEING No.:163001959 DATE : 27.06.2023 PLACE:D.S.R. V 24 PGS.(S)

05. DETAILS OF REGISTERED POWER OF ATTORNEY :
BOOK No. : 1 VOL. No.:1904-2023 PAGE No.: 248929-248945 BEING No.:190404816 DATE : 10.04.2023 PLACE:ARA IV, KOLKATA

06. DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND) :
BOOK No. : 1 VOL. No.:1630-2023 PAGE No.: 55755-55765 BEING No.:163001957 DATE : 27.06.2023 PLACE:D.S.R. V, 24 PGS.(S)

07. K.M.C. MUTATION CASE No. -p/092/24-MAY-23/4329, DT. 24-05-2023

08. No. OF STOREY = V

09. No. OF TENEMENTS = 8 Nos.

10. SIZE OF TENEMENTS : 75 - 100 SQM = 8 Nos.

DOOR & WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D	1050	2100	W1	1500	1200
D1	900	2100	W2	1200	1200
D2	750	2100	W3	600	1200
SD	1500	2100	W4	600	750

SPECIFICATIONS

1. ALL GRADE OF CONCRETE – M20.

2. ALL GRADE OF STEEL – Fe 415

3. ALL OUTER WALL – 250mm & 200mm THK. 1:6 MORTER.

4. ALL INTERNAL WALL-75mm THK WITH 1:4 MORTER EXCEPT OTHERWISE MENTIONED.

5. ALL PLASTER – 12mm THK WITH 1:4 MORTER

6. BEARING CAPACITY OF SOIL AS PER SOIL REPORT.

7. ALL OTHER MATERIALS USED AS PER IS CODE :
a) ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION WHICH WILL NOT EXCEED THE LOAD BEARING WALL. THIS MEASURES INDICATES THE SEPTIC TANK & U.G.W.RESERVOIR MAINLY.

b) ALL DIMENSIONS ARE IN MM.

DECLARATION OF OWNER /APPLICANT

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I WILL ENGAGE L.B.S & E.S.E. DURING CONSTRUCTION. I WILL 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 WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R & SEPTIC TANK WILL BE TAKEN UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION. THE PLOT IS AT PRESENT VACANT, THE PLOT IS FULLY OCCUPIED BY US. THERE IS NO TENANT, THE PLOT IS DEMARCATED BY BOUNDARY WALL, THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES. THE PLOT IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION.

BANDANA PAL NEE KUNDU

NAME OF OWNER /APPLICANT

NAME OF OWNER(S) /APPLICANT(S) : BANDANA PAL NEE KUNDU

AREA OF LAND : 403.545 SQM

NAME OF L.B.S /ARCHITECT : SUBHAJIT SINGHA ROY (LBS/I/1094)

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 33.0 M

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) :

REFERENCE POINTS IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84	SITE ELEVATION (AMSL)
R1	22°50'8431" NORTH 88°37'2541" EAST	8.000 M
R2	22°50'8431" NORTH 88°37'2541" EAST	8.000 M

PART-B:

01. AREA OF LAND :
AS PER TITLE DEED (06 K - 00 CH - 24 SFT) = 403.567 SQM

02. AS PER BOUNDARY DECLARATION (PHYSICAL MEASUREMENT)
= (06 K - 00 CH - 23.76 SFT) = 403.545 SQM

03. AREA OF SP/LY CORNER = NA

04. AREA OF STRIP = (3.302 + 39.758 + 11.830) = 54.890 SQM

05. NET LAND AREA = 348.654 SQM

06. (i) PERMISSIBLE GROUND COVERAGE (53.22%) = 214.747 SQM
(ii) PROPOSED GROUND COVERAGE (42.85%) = 172.901 SQM

07. PROPOSED HEIGHT = 15.425 M

08. DEPTH OF BUILDING = 13.890 M

09. FRONTAGE OF PLOT = (0.396+7.144+1.32+4+1.81) = 15.849 M

10. No. OF TREE = 8 Nos. & TREE COVER AREA = 8.70 SQM (2.16%)

11. PROPOSED AREA:

FLOORS	GROSS COVERED AREA (SQM)	CUTOUT STAIR WELL (SQM)	NET COVERED AREA (SQM)	EXEMPTED STAIR & LOBBY (SQM)	NET FLOOR AREA (SQM)
GROUND FLOOR	172.901	0.000	172.901	13.365	157.000S
1ST FLOOR	172.901	0.000	172.901	13.365	154.861
2ND FLOOR	172.901	0.000	172.901	13.365	154.861
3RD FLOOR	172.901	0.000	172.901	13.365	154.861
4TH FLOOR	172.901	0.000	172.901	13.365	154.861
TOTAL	864.505	0.000	854.929	66.825	776.449

12. TENEMENTS & CAR PARKING CALCULATION :

(A) RESIDENTIAL :

TENEMENT SIZE (SQM)	PROPORTIONAL AREA TO BE ADDED (SQM)	ACTUAL TENEMENT AREA(TENEMENT)	No. OF TENEMENT	REQUIRED CAR PARKING (No.)
A 75.396	12.915	88.311	4	4
B 78.537	13.453	91.990	4	4

13. TOTAL REQUIRED CAR PARKING = 4 Nos.

14. TOTAL PROVIDED CAR PARKING = 4 Nos.

15. PERMISSIBLE AREA FOR PARKING = 100.000 SQM

16. PROVIDED AREA OF PARKING = 134.717 SQM

17. PERMISSIBLE F.A.R = 1.75

18. PROPOSED F.A.R = (776.449 - 100.000) / 403.545 = 1.676 < 1.75

19. OVER HEAD TANK AREA = 5.440 SQM

20. STAIR HEAD ROOM AREA = 16.480 SQM

21. LIFT MACHINE ROOM AREA = 6.800 SQM

22. LIFT MACHINE ROOM STAIR AREA = 3.000 SQM

23. TERRACE AREA = 172.901 SQM

24. AREA OF LOFT = [(1.809+1.517) x 4 Nos.]] = 13.304 SQM

25. AREA OF CUBBOARD = (0.688+0.75) x 4 Nos.]] = 11.504 SQM

26. ADDITIONAL AREA FOR FEES = (16.480+6.800+3.000+13.304+11.504) = 51.088 SQM

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME, CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.E.I. OF INDIA AND ON BASIS OF SOIL INVESTIGATION REPORT PREPARED BY "M/S GEO STARY" OF 50, CHIT KALAKUR, P.S. EAST-JADAVPUR, KOLKATA-700099. SIGNED BY "GEO TECHNICAL ENGINEER (RUPAK KUMAR BANERJEE-GT/I/3). CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SAKTIBRATA BHATTACHARYYA
E.S.E.-CLASS - I/116

NAME OF STRUCTURAL ENGINEER

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 CAPABLE 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.E.-CLASS- I/3

NAME OF GEO-TECH. ENGINEER

DECLARATION 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 AND THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND WHICH HAS BEEN MEASURED AND VERIFIED BY ME.

- THE PLOT IS VACANT AND DEMARCATED BY BOUNDARY WALL.
- IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK
- THE CONSTRUCTION OF U/G WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION.

SUBHAJIT SINGHA ROY
L.B.S. -CLASS - I/1094

NAME OF L.B.S.

GROUND, 1ST, 2ND, 3RD & 4TH FLOOR PLANS, ROOF PLAN, SECTION--AA & BB, FRONT SIDE ELEVATION.

PROJECT :
PROPOSED G+1V STORIED RESIDENTIAL BUILDING PLAN OF HEIGHT 15.425 M (U/S -393 A OF K.M.C. ACT, 1980 AND K.M.C. BUILDING RULE 2009) AT PREMISES No. -49/3, RAMANATH DAS ROAD, WARD No. -92, BOROUGH -X, KOLKATA -700031, P.S. -GARFA, UNDER THE KOLKATA MUNICIPAL CORPORATION.

PLAN CASE No. - 2023100212

BUILDING PERMIT No. - 2024100042 DATED - 18/05/2024

VALID UPTO - 17/05/2029

DIGITAL SIGNATURE OF A.E.

DIGITAL SIGNATURE OF E.E.