



**STATEMENT OF THE PLAN PROPOSAL**

**PART-A:**  
 01. ASSESSEE No. : 11-073-10-0071-2  
 02. NAME OF OWNERS : CLASSIC DEVELOPERS & RUPAYAN PROJECTS PRIVATE LIMITED  
 03. NAME OF APPLICANT : 1) MR. YOGESH VINODHAI BADIYANI, 2) MR. BRIJESH SURESH SHAW BOTH PARTNERS OF CLASSIC DEVELOPERS A PARTNERSHIP FIRM & 3) MR. SURAJIT KUNDU DIRECTOR OF RUPAYAN PROJECTS PRIVATE LIMITED  
 04. DETAILS OF REGISTERED DEED (I) :  
 BOOK No. : I VOL. No. : 1605-2021 PAGE No. : 129015-129054 BEING No. : 160502971 DATE : 18.11.2021 PLACE : A.D.S.R. ALIPORE  
 05. DETAILS OF REGISTERED DEED (II) :  
 BOOK No. : I VOL. No. : 1605-2021 PAGE No. : 112900-112929 BEING No. : 160502712 DATE : 22.10.2021 PLACE : A.D.S.R. ALIPORE  
 06. DETAILS OF REGISTERED DEED (III) :  
 BOOK No. : I VOL. No. : 61 (X) PAGE No. : 210-218 BEING No. : 2243 DATE : 17.02.1984 PLACE : D.S.R. ALIPORE, 24 PGS.  
 07. DETAILS OF REGISTERED DEED (IV) :  
 BOOK No. : I VOL. No. : 11 PAGE No. : 57-58 BEING No. : 115 DATE : 16.01.1950 PLACE : S.J.S.R. ALIPORE  
 08. No. OF STOREY = G+1V  
 09. No. OF TENEMENTS = 7 Nos.  
 10. SIZE OF TENEMENTS : 75-100 SQM=4 Nos. & ABOVE 100 SQM=3 Nos.

**DOOR & WINDOW SCHEDULE**

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D	1050	2100	W1	1500	1350
D1	900	2100	W2	1200	1350
D2	800	2100	W3	900	1350
D3	750	2100	W4	600	750
R.S.	2000	2100			
S/D	AS PER DRAWING				

**SPECIFICATIONS**  
 1. ALL GRADE OF CONCRETE - M20.  
 2. ALL GRADE OF STEEL - Fe 500  
 3. ALL OUTER WALL - 200 MM THICK 1:6 MORTAR.  
 4. ALL INTERNAL WALL-75 MM THICK WITH 1:4 MORTAR EXCEPT OTHERWISE MENTIONED.  
 5. ALL PLASTER - 12 MM THICK WITH 1:4 MORTAR.  
 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 WALLS. THIS MEASURES INDICATES THE S.U.G.W. RESERVOIR MAINLY.  
 b) ALL DIMENSIONS ARE IN MM.

**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-1/3  
 NAME OF GEO-TECH. ENGINEER

**DECLARATION OF ARCHITECT**  
 CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ADJOINING ROAD IS CONFIRMED WITH THE PLAN, IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS LYING WITH EXISTING STRUCTURE FULLY OCCUPIED BY THE OWNERS TO BE DEMOLISHED BEFORE STARTING OF CONSTRUCTION. THE SIGNATURE OF THE APPLICANTS ARE IDENTIFIED BY ME.

**ASHOKE BARDHAN**  
 ARCHITECT - CA / 87 / 11057  
 NAME OF ARCHITECT

**DECLARATION OF OWNERS**  
 1. WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE C.A. & E.S.E. DURING CONSTRUCTION.  
 2. WE 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 STRUCTURE.  
 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. WILL BE TAKEN UNDER THE GUIDANCE OF C.A./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.  
 6. DURING DEPARTMENTAL INSPECTION THE PLOT SHALL BE IDENTIFIED BY US.  
 CLASSIC DEVELOPERS & RUPAYAN PROJECTS PRIVATE LIMITED  
 1. MR. YOGESH VINODHAI BADIYANI, 2. MR. BRIJESH SURESH SHAW BOTH PARTNERS OF CLASSIC DEVELOPERS & 3. MR. SURAJIT KUNDU DIRECTOR OF RUPAYAN PROJECTS PRIVATE LIMITED  
 NAME OF OWNERS

**PART-B:**  
 01. AREA OF LAND AS PER TITLE DEED (05 K - 12 CH - 00 SFT) = 384.615 SQM  
 02. AS PER PHYSICAL MEASUREMENT=(05K-12CH-00SFT) = 384.615 SQM  
 03. AREA OF STRIP CORNER = NA  
 04. AREA OF STRIP = NA  
 05. LAND AREA= 384.615 SQM  
 06. (i) PERMISSIBLE GROUND COVERAGE (53.85%) = 207.100 SQM  
 (ii) PROPOSED GROUND COVERAGE (53.20%) = 204.631 SQM  
 07. PROPOSED HEIGHT = 15.425 M  
 08. DEPTH OF BUILDING = 25.875 M  
 09. FRONTAGE OF PLOT = 12.795 M  
 10. No. OF TREE = 10 Nos. & TREE COVER AREA= 10.317 SQM (2.68%)

**11. PROPOSED AREA :**

FLOORS	GROSS COVERED AREA (SQM)	CUT-OUT (SQM)	STAIR WELL (SQM)	LIFT WELL (SQM)	NET COVERED AREA (SQM)	EXEMPTED AREA (SQM)	NET FLOOR AREA (SQM)
GROUND FLOOR	175.152	-	0.000	0.000	175.152	17.190	2.599
1ST FLOOR	204.631	8.250	0.438	2.139	193.804	12.690	2.599
2ND FLOOR	204.631	-	0.438	2.139	202.054	12.690	2.599
3RD FLOOR	204.631	-	0.438	2.139	202.054	12.690	2.599
4TH FLOOR	204.631	-	0.438	2.139	202.054	12.690	2.599
TOTAL	993.676	8.250	1.752	8.556	975.118	67.950	12.995

**12. TENEMENTS & CAR PARKING CALCULATION :**  
 (A) RESIDENTIAL :

MARKED	TENEMENT SIZE (SQM)	PROPORTIONAL AREA TO BE ADDED (SQM)	ACTUAL TENEMENT AREA (SQM)	No. OF TENEMENT (No.)	REQUIRED CAR PARKING (No.)
A	83.481	14.490	97.971	4	5
B	99.782	17.320	117.102	3	5

**12. (B) BUSINESS :**  
 (i) OFFICE BUILT-UP AREA = [35.770+(99.782-8.250)] = 127.302 SQM  
 (ii) OFFICE CARPET AREA = ( 26.068 + 83.118 ) = 109.186 SQM  
 (REQUIRED CAR PARKING = 2 Nos.)

13. TOTAL REQUIRED CAR PARKING = (5+2) = 7 Nos.  
 14. TOTAL PROVIDED CAR PARKING = 7 Nos.  
 15. PERMISSIBLE AREA FOR PARKING = 175.000 SQM  
 16. PROVIDED AREA OF PARKING = ( 38.944 + 65.685 ) = 104.629 SQM  
 17. PERMISSIBLE F.A.R = 2.50  
 18. PROPOSED F.A.R = (894.173 - 104.629) / 384.615 = 2.053 < 2.50  
 19. OVER HEAD TANK AREA = 7.500 SQM  
 20. STAIR HEAD ROOM AREA = 25.594 SQM  
 21. TERRACE AREA = 204.631 SQM  
 22. AREA OF LOFT = [(2.190x4 Nos.)+(2.340 SQMx3 Nos.)] = 15.780 SQM  
 23. AREA OF CUPBOARD = [(0.625x14 Nos.) + (0.647 SQMx4 Nos.)] = 11.338 SQM  
 24. OTHER AREA ONLY FOR FEES=(67.950+12.995+11.338) = 92.283 SQM

**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 -700 099. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

**DIPANKAR BHOWMICK**  
 E.S.E.-CLASS-1/1/343  
 NAME OF STRUCTURAL ENGINEER

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

**PROJECT :**  
 PROPOSED G+1V STORIED RESIDENTIAL BUILDING OF HEIGHT 15.425 (U/S-393 A OF CMC ACT, 1980 UNDER BUILDING RULE, 2009) AT PREMISES No. - 97 A, HARISH MUKHERJEE ROAD, WARD No. - 73, BOROUGH - IX, KOLKATA - 700026, P. S. - BHOWANIPORE.

PLAN CASE No. - 2021090075

B. P. No. - 2021090070 DATED - 09/02/2022

VALID UPTO - 08/02/2027

DIGITAL SIGNATURE OF A.E.      DIGITAL SIGNATURE OF E.E.