



STATEMENT OF PROPOSAL

1. ASSESSEE NO. 11-064-06-0012-3

2. DETAILS OF REGD DEED :
BK- I , VOL.NO. - 1604-2024, BEING NO. 160410808
PAGES - 310155 TO 310177, DATE - 03.10.2024
PLACE - D.S.R - IV 24 PARGANAS

3. DETAILS OF REGD DEED :
BK- I , VOL.NO. - 1604-2024, BEING NO. 160410809
PAGES - 310116 TO 310139, DATE - 03.10.2024
PLACE - D.S.R - IV 24 PARGANAS

4. DETAILS OF BOUNDARY DECLARATION :
BK- I , VOL.NO. - 1902-2025, BEING NO. 190201561
PAGES - 62879 TO 62890, DATE - 17.02.2025
PLACE - A.R.A - II KOLKATA

5. DETAILS OF NON EVICT TENANT :
BK- I , VOL.NO. - 1902-2025, BEING NO. 190201562
PAGES - 62835 TO 62844, DATE - 17.09.2025
PLACE - A.R.A - II KOLKATA

6. DETAILS OF SPLAY OF CORNER :
BK- I , VOL.NO. - 1902-2025, BEING NO. 190201564
PAGES - 62891 TO 62903, DATE - 17.09.2025
PLACE - A.R.A - II KOLKATA

7. DETAILS OF STRIP OF LAND :
BK- I , VOL.NO. - 1902-2025, BEING NO. 190201563
PAGES - 62931 TO 62942, DATE - 17.09.2025
PLACE - A.R.A - II KOLKATA

1. A) AREA OF LAND AS PER DEED - 06 K - 06 CH. - 29 SQFT. = 429.115 SQM.
B) AREA OF LAND AS PER BOUNDARY DECLARATION - 427.815 SQ.M.
C) AREA OF STRIP OF LAND - 12.943 SQM.
D) AREA OF SPLAY CORNER - 01.303 SQM.
2. PERMISSIBLE GROUND COVERAGE - 52.406 % = 224.2 SQ.M.
3. PROPOSED GROUND COVERAGE - 52.393 % = 224.147 SQ.M.

4. PROPOSED AREA

	Covered Area (Including Stair, Lift Lobby)	Cut out Lift Well	Net Covered Area (Including Stair, Lift Lobby)	Exempted Area Lift Lobby	Stairwell Area	Floor Area (Excluding Stair, Lift Duct & Lobby)
Ground Floor	196.067 Sq.m.		196.067 Sq.m.	2.531 Sq.m.	13.365 Sq.m.	180.171 Sq.m.
First Floor	224.147 Sq.m.	10.613 Sq.m.	213.534 Sq.m.	2.531 Sq.m.	13.365 Sq.m.	197.638 Sq.m.
Second Floor	224.147 Sq.m.	2.362 Sq.m.	221.785 Sq.m.	2.531 Sq.m.	13.365 Sq.m.	205.889 Sq.m.
Third Floor	224.147 Sq.m.	2.362 Sq.m.	221.785 Sq.m.	2.531 Sq.m.	13.365 Sq.m.	205.889 Sq.m.
Fourth Floor	224.147 Sq.m.	2.362 Sq.m.	221.785 Sq.m.	2.531 Sq.m.	13.365 Sq.m.	205.889 Sq.m.
Total	1092.655 Sq.m.	17.699 Sq.m.	1074.956 Sq.m.	12.655 Sq.m.	66.825 Sq.m.	995.476 Sq.m.

5. PARKING CALCULATION :-

Marked	Tenement Size	Prop. area to be add area	Actual Tenement Area	No. of Tenement	More than 100 SQM.
A	101.770	18.848	120.617	3	6 NOS.
B	102.573	18.996	121.569	3	3 NOS.

Business (Office) Carpet Area - 182.017 Sqm.
Mercantile Retail (Shop) Carpet Area - 24.483 Sqm.

B. NOS. OF PARKING PROVIDED = 9 NO.
C. Permissible area of parking = 225.0 Sq. m.
D. Actual area of parking provided = 115.840 Sq. m.
6. PERMISSIBLE F.A.R - 2.25
7. PROPOSED F.A.R = 995.476 - 115.840 / 427.815 = 2.056
8. STAIR HEAD ROOM AREA = 15.965 Sq.m.
9. OVER HEAD TANK AREA = 7.44 Sq.m.
10. LIFT M/C ROOM AREA = 10.723 Sq.m.

11. HEIGHT OF BUILDING - 15.45 M.
12. TERRACE AREA - 224.147 Sq.m.
13. EXEMPTED AREA - 79.48 Sq.m.
14. L.M.R STAIR AREA - 4.238 Sq.m.
15. ADDITIONAL AREA FOR FEES - 30.926 Sq.m.
16. SHOP COVER AREA - 26.793 Sq.m.
17. SHOP CARPET AREA - 25.165 Sq.m.
18. OFFICE COVER AREA - 205.764 Sq.m.
19. OFFICE CARPET AREA - 182.017 Sq.m.
20. REQUIRED GREEN SPACE - 11.686 Sq.m. (2.73%)
21. PROPOSED GREEN SPACE - 12.0 Sq.m.

CERTIFICATE OF E.S.E :
INSPECTED THE SITE AND FOUND THAT THE SITE IS ENTIRELY COVERED BY THE EXISTING STRUCTURE. I SHALL CARRY OUT THE DESIGN OF BOTH FOUNDATION AND ALL STRUCTURAL ELEMENTS AS PER RELEVANT I.S. CODE & N.B.C. OF INDIA AFTER GETTING SOIL INVESTIGATION REPORT (AFTER DEMOLISHING THE EXISTING STRUCTURE) AND DESIGN CALCULATION. STRUCTURAL DRAWING SHALL BE SUBMITTED TO K.M.C. AT THE TIME OF PLINTH PREPARATION NOTICE.

NAME OF E.S.E
INDRAJIT HALDER
E.S.E /11/787

CERTIFICATE OF L.B.A :
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF THE KOLKATA MUNICIPAL CORPORATION BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE ADJOINING ROAD 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 S.U.G WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

NAME OF ARCHITECT
MIZANUR RAHAMAN MOLLA
C.A /2010/47056

CERTIFICATE OF G.T.E :
UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

NAME OF GEO-TECHNICAL
GOPAL CHANDRA BAG
G.T - II/3

DECLARATION OF OWNER :
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & 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 FAKE, THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.A/E.S.E BEFORE STARTING OF BUILDING FOUNDATION. EXISTING STRUCTURE WILL BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION AND THERE IS TENENT.

NAME OF OWNER

PROPOSED G+IV STORIED RESIDENTIAL BUILDING
AT PREMISES NO.- 17/1A, CIRCUS AVENUE, KOLKATA-700017, WARD - 64, BOROUGH - VII, P.S. - BENIAPAKUR UNDER SECTION 393A OF K.M.C ACT 1980.

N
W
E
S

SCALE
1:100, 1:50
1:600, 1:4000

DRAWN BY
PIJUSH

CHECKED BY
RANAJIT KR. MITRA

DATE
27.02.2025

BUILDING PERMIT NO. - 2025070026

DATE. - 22.05.2025

VALID UP TO. - 21.05.2030

DIGITAL SIGNATURE OF A/E(C)

DIGITAL SIGNATURE OF E/E(C)