A

STATEMENT OF PLAN PROPOSAL

1. ASSESSEE NO. - 31-111-12-0364-0
2. DETAILS OF REGD. DEED -
   i) BOOK NO. - I; C.D. VOL. - 24, BEING NO.- 05132, PAGE NO.- 3285-3304 YEAR -2011; DATED-03.08.2011; ADSR, ALIPORE.
3. DETAILS OF POWER OF ATTORNEY -
   BOOK NO. - I; VOL. NO. - 1605-2019; BEING NO.- 160503251, PAGE NO.-112354-112373, YEAR -2019; DATED-11.06.2019; ADSR, ALIPORE.
4. DETAILS OF BOUNDARY DECLARATION -
   BOOK NO. - I ; VOL. NO. - 1605-2020 ; BEING NO.-160500528 , PAGE NO.-23186-23199 YEAR -2020; DATED-07/02/2020 ; FROM - A.D.S.R, ALIPORE.
5. DETAILS OF REGD. STRIP OF LAND -
   BOOK NO. - I ; VOL. NO. - 1605-2020 ; BEING NO.- 160502717, PAGE NO.- 99488-99501 YEAR -2020; DATED- 06/10/2020; FROM- A.D.S.R, ALIPORE.
5. DETAILS OF REGD. DEED OF GIFT
   BOOK NO. - I ; VOL. NO. - 1605-2020; BEING NO.-160502718, PAGE NO.- 99516-99529 YEAR -2020; DATED- 06/10/2020; FROM - A.D.S.R, ALIPORE.

8. i) AREA OF LAND (AS PER BOUNDARY DECLARATION) - 291.062 SQM.(4K.05 CH. 28 SFT.)
   ii) AREA OF LAND (AS PER REGD. DEED) - 291.062 SQM.(4K 05 CH. 28 SFT.)
   iii) AREA OF STRIP OF LAND - 39.237 SQM.
   iv) NET AREA OF LAND - 251.825 SQM.
9. NO. OF TENEMENTS - 6
10. SIZE OF TENEMENT = 75-100 SQ.M.-- 6 NOS.

B

1. i) PERMISSIBLE GROUND COVERAGE (56.965%) = 165.803 SQM.
   ii) PROPOSED GROUND COVERAGE (52.518%) = 152.861 SQM.
2. i) PERMISSIBLE F. A. R. = 1.75
   ii) PROPOSED F. A. R. = 1.614
3. TOTAL COVERED AREA = 611.444 SQM.
4. TOTAL CAR PARKING REQD. = 3 NOS.
5. TOTAL NO. OF CAR PARKING PROVIDED = 3 NOS.
6. ACTUAL CAR PARKING AREA PROVIDED = 131.548 SQ.M.

FLOOR	TOTAL COVERED AREA IN m²	DUCT IN m²	ACTUAL FLOOR AREA IN m²	EXEMPTED AREA		NET FLOOR AREA IN m²
				Lift lobby in m²	Stair Well in m²	
GROUND	152.861	0.00	152.861	2.02	13.365	137.476
FIRST	152.861	1.751	151.110	2.02	13.365	135.725
SECOND	152.861	1.751	151.110	2.02	13.365	135.725
THIRD	152.861	1.751	151.110	2.02	13.365	135.725
TOTAL	611.444	5.253	606.191	8.08	53.460	544.651

TENAMENT AND CAR PARKING CALCULATION

TENEMENT MARKED	TENEMENT SIZE in m²	Multiplication Factor	ACTUAL TENEMENT AREA INCLUDING PROP: AREA IN m²	No of Tenement	No of Car Required
A1/A2	63.924	1.1734	75.006	2	1
B1/B2	70.915	1.1734	83.209	2	1
A3	66.861	1.1734	78.452	1	1
B3	67.978	1.1734	79.763	1	
				TOTAL	3

CALCULATION OF F.A.R

A.NET LAND AREA IN SQ.M	291.062
2.TOTAL REQUIRED CAR PARKING	3
3.TOTAL COVERD CAR PARKING PROVIDED	3
	0
5.PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m²	75
6.ACTUAL CAR PARKING AREA PROVIDE IN m²	131.548
7.PERMISSABLE F.A.R	1.75
8.PROPOSED F.A.R	1.614

10. STATEMENT OF OTHER AREA

FLOOR	LOFT M²	CUPBOARD M²	LEDGE M²
GR.FL.	0.00	0.00	0.00
IST.FL.	2.216	3.425	0.00
2ND.FL.	2.216	3.425	0.00
3RD.FL.	1.65	3.600	0.00
TOTAL	6.082	10.45	0.00

11.CALCULATION OF OTHER FEES

STAIR HEAD ROOM AREA	15.965
LIFT MACHINE ROOM AREA	7.56
OVER HEAD RESERVOIR AREA	5.580
OTHER AREA FOR FEES ONLY FOR CALCULATION	74.841
LIFT MACHINE ROOM STAIR AREA	2.851

Sudhangshu Lahiri
SUDHANGSHU LAHIRI
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48 POSTAL PARK, BANSDRONI
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Mob. No. : 9339799711

Signature of L.B.S.

SUDHANGSHU LAHIRI
L.B.S. NO. 329(I)

SOUMYA CONSTRUCTION
Soumyajit Maiti
Proprietor

CONSTITUTED POWER OF ATTORNEY OF PARTHA SARATHI SENGUPTA
SRI SOUMYAJIT MAITI
Prop. of M/S SOUMYA CONSTRUTION
C/A of SRI PARTHA SARATHI SENGUPTA

Sig. of Owner

PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 UNDER BUILDING RULE 2009 AT PREMISES NO. 364, KAMDAHARI PURBAPARA, WARD NO.-111,P.S.- BANSDRONI, BOROUGH- XI, KOLKATA- 84, UNDER THE KOLKATA MUNICIPAL CORPORATION