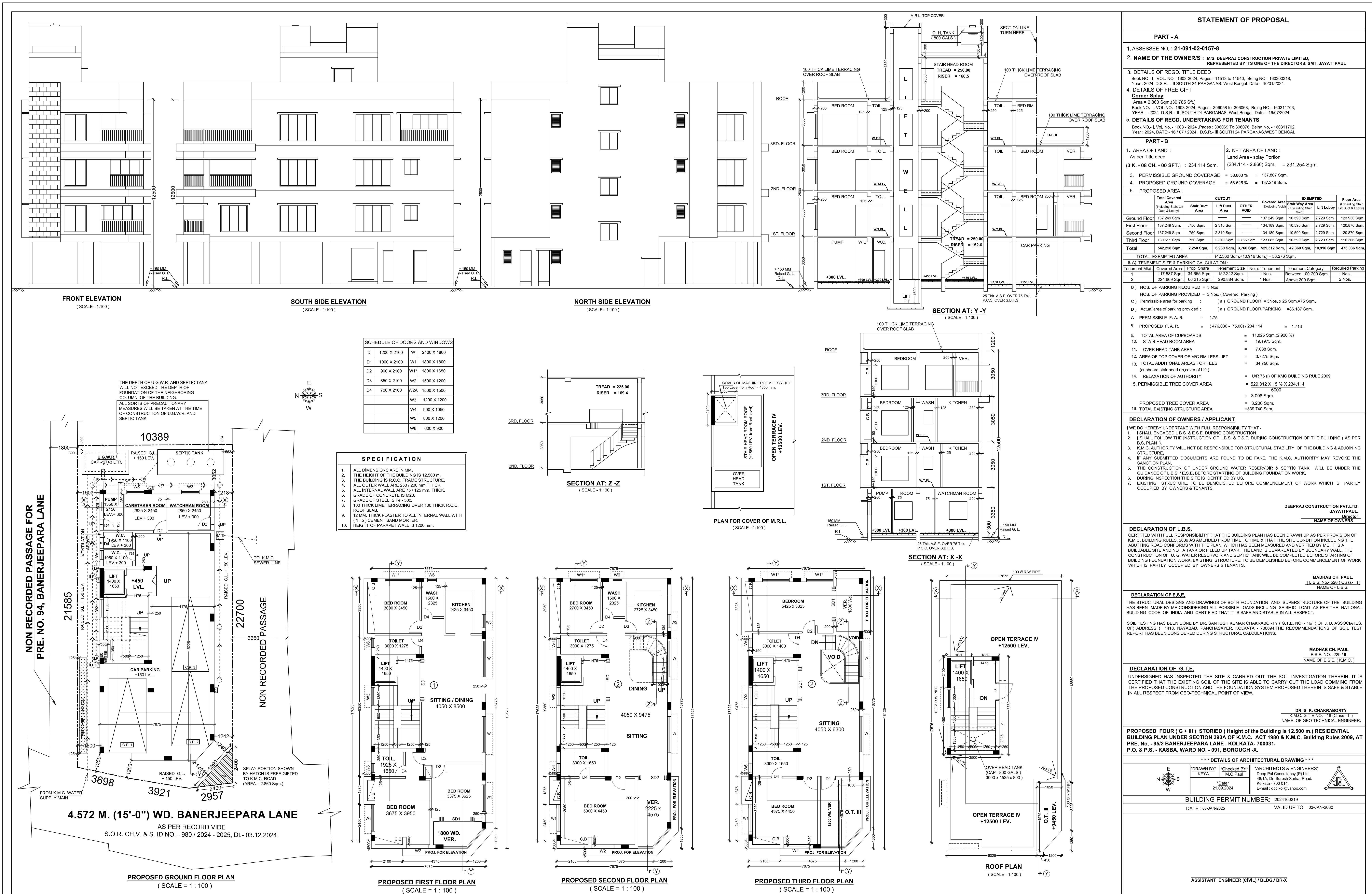




STATEMENT OF PROPOSAL

PART - A

1. ASSESSEE NO. : 21-091-02-0157-8

2. NAME OF THE OWNER/S : MS. DEEPAJ CONSTRUCTION PRIVATE LIMITED, REPRESENTED BY ITS ONE OF THE DIRECTORS: SMT. JAYATI PAUL

3. DETAILS OF REGD. TITLE DEED
Book No.-I, VOL. NO.-1603-2024, Pages- 11513 to 11540, Being NO.-160300318, Year : 2024, D.S.R. - III SOUTH 24-PARGANAS, West Bengal, Date : 10/01/2024.

4. DETAILS OF FREE GIFT
Corner Splay
Area = 2,860 Sqm.(30.785 Sft.)
Book No.-I, VOL. NO.-1603-2024, Pages- 306068 to 306068, Being NO.-160311703, Year : 2024, D.S.R. - III SOUTH 24-PARGANAS, West Bengal, Date : 16/07/2024.

5. DETAILS OF REGD. UNDERTAKING FOR TENANTS
Book No.-I Vol. No. - 1603 - 2024, Pages : 306069 To 306078, Being No. - 160311702, Year : 2024, DATE:- 16/07/2024, D.S.R.- III SOUTH 24 PARGANAS, WEST BENGAL.

PART - B

1. AREA OF LAND :
As per Title deed
(3 K. - 08 CH. - 00 SFT.) : 234.114 Sqm.

2. NET AREA OF LAND :
Land Area - splay Portion
(234.114 - 2.860) Sqm. = 231.254 Sqm.

3. PERMISSIBLE GROUND COVERAGE = 58.863 % = 137.807 Sqm.

4. PROPOSED GROUND COVERAGE = 58.625 % = 137.249 Sqm.

5. PROPOSED AREA:

Total Covered Area (Including Stair, Lift, Vest & Lobby)	CUTOUT	EXEMPTED	Floor Area (Including Stair, Lift Vest & Lobby)				
Stair Area	Lift Area	OTHER VOID					
Ground Floor	137.249 Sqm.	---	137.249 Sqm.	10.599 Sqm.	2.729 Sqm.	123.930 Sqm.	
First Floor	137.249 Sqm.	750 Sqm.	2.310 Sqm.	134.189 Sqm.	10.599 Sqm.	2.729 Sqm.	120.870 Sqm.
Second Floor	137.249 Sqm.	750 Sqm.	2.310 Sqm.	134.189 Sqm.	10.599 Sqm.	2.729 Sqm.	120.870 Sqm.
Third Floor	130.511 Sqm.	750 Sqm.	2.310 Sqm.	123.685 Sqm.	10.599 Sqm.	2.729 Sqm.	110.366 Sqm.
Total	542.258 Sqm.	2.250 Sqm.	6.930 Sqm.	529.312 Sqm.	42.360 Sqm.	10.916 Sqm.	476.036 Sqm.

TOTAL EXEMPTED AREA = (42.360 Sqm.+10.916 Sqm.) = 53.276 Sqm.

6. A) TENEMENT SIZE & PARKING CALCULATION:

Tenement Mix	Covered Area	Prop. Stair	Tenement Size	No. of Tenement	Tenement Category	Required Parking
1	117.587 Sqm.	34.655 Sqm.	152.242 Sqm.	1 Nos.	Between 100-200 Sqm.	1 Nos.
2	224.669 Sqm.	66.215 Sqm.	290.884 Sqm.	1 Nos.	Above 200 Sqm.	2 Nos.

B) NOS. OF PARKING REQUIRED = 3 Nos.

C) PERMISSIBLE AREA FOR PARKING : (a) GROUND FLOOR = 3Nos. x 25 Sqm.=75 Sqm.

D) Actual area of parking provided : (a) GROUND FLOOR PARKING =86.187 Sqm.

7. PERMISSIBLE F. A. R. = 1.75

8. PROPOSED F. A. R. = (476.036 - 75.00) / 234.114 = 1.713

9. TOTAL AREA OF CURBOARDS = 11.825 Sqm.(2.920 %)

10. STAIR HEAD ROOM AREA = 19.1975 Sqm.

11. OVER HEAD TANK AREA = 7.088 Sqm.

12. AREA OF TOP COVER OF MIC RM LESS LIFT = 3.7275 Sqm.

13. TOTAL ADDITIONAL AREAS FOR FEES = 34.750 Sqm.

14. RELAXATION OF AUTHORITY = U/R 76 (i) OF KMC BUILDING RULE 2009 = 529.312 X 15 % X 234.114 = 3.098 Sqm.

15. PERMISSIBLE TREE COVER AREA = 3.200 Sqm.

16. TOTAL EXISTING STRUCTURE AREA = 539.740 Sqm.

DECLARATION OF OWNERS / APPLICANT

I/WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT -

1. I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.

2. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).

3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.

4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN.

5. THE CONSTRUCTION OF UNDER GROUND WATER RESERVOIR & SEPTIC TANK WILL BE UNDER THE GUIDANCE OF L.B.S.& E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.

6. DURING INSPECTION THE SITE IS IDENTIFIED BY US.

7. EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK WHICH IS PARTLY OCCUPIED BY OWNERS & TENANTS.

DEEPAJ CONSTRUCTION PVT.LTD. JAYATI PAUL, Director

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 & 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 U. G. WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK WHICH IS PARTLY OCCUPIED BY OWNERS & TENANTS.

MADHAB CH. PAUL [L.B.S. No.-591 (Class-I)] NAME OF L.B.S.

DECLARATION OF E.S.E.

THE STRUCTURAL DESIGNS AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SOIL TESTING HAS BEEN DONE BY DR. SANTOSH KUMAR CHAKRABORTY (G.T.E. NO.-161) OF J. B. ASSOCIATES, (P) ADDRESS :- 1418, NAYABAD, PANDHARAYER, KOLKATA - 700094. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

MADHAB CH. PAUL [E.S.E. No.-229 (I)] NAME OF E.S.E. (K.M.C.)

DECLARATION 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 OUT THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED THEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

DR. S. K. CHAKRABORTY K.M.C. G.T.E. NO.-161 (Class-I) NAME, OF GEO-TECHNICAL ENGINEER.

PROPOSED FOUR (G + III) STORIED (Height of the Building is 12.500 m.) RESIDENTIAL BUILDING PLAN UNDER SECTION 393A OF K.M.C. ACT 1980 & K.M.C. Building Rules 2009, AT PRE. No. - 952 BANERJEEPARA LANE, KOLKATA- 700031.

P.O. & P.S. - KASSA, WARD NO - 091, BOROUGH - X.

*** DETAILS OF ARCHITECTURAL DRAWING ***

DRAWN BY: KEYA

CHECKED BY: M.C.Paul

DATE: 21.09.2024

ARCHITECTS & ENGINEERS: Deep Pal Consultancy (P) Ltd. 48/1A, Dr. Suresh Sarkar Road, Kolkata - 700 014. E-mail : dpcol@yahoo.com

BUILDING PERMIT NUMBER: 2024100219

DATE: 03-JAN-2025 VALID UP TO: 03-JAN-2030

ASSISTANT ENGINEER (CIVIL)/BLDG/BR/X