

STATEMENT OF THE PLAN PROPOSAL

- ASSESS NO.: 21-100-08-4132-1
- DETAILS OF REGISTERED DEED :-
a) BK NO - I, VOL. NO. - I, PAGES = 77 TO 80.
BEING = 20, OF DATED ON = 10.01.1990.
- DETAILS OF REGISTERED POWER OF ATTORNEY :-
a) BK NO - I, VOL. NO. - 1603-2023, PAGES = 204284 TO 204299.
BEING = 160307234, DATED ON = 24.05.2023, AT D.S.R.-III SOUTH 24 PGS.
- DETAILS OF REGISTERED BOUNDARY DECLARATION :-
a) BK NO - I, VOL. NO. - 1603-2024, PAGES = 53185 TO 53198.
BEING = 160302063, DATED ON = 09.02.2024, AT D.S.R.-III SOUTH 24 PGS.
- DETAILS OF REGISTERED DEED OF GIFT FOR STRIP OF LAND PORTION :-
a) BK NO - I, VOL. NO. - 1603-2024, PAGES = 53159 TO 53172.
BEING = 160302062, DATED ON = 09.02.2024, AT D.S.R.-III SOUTH 24 PGS.
- DETAILS OF REGISTERED DEED OF GIFT FOR SPLAYED CORNER PORTION :-
a) BK NO - I, VOL. NO. - 1603-2024, PAGES = 53199 TO 53212.
BEING = 160302060, DATED ON = 09.02.2024, AT D.S.R.-III SOUTH 24 PGS.
- DETAILS OF REGISTERED NON EVICTION TENANT :-
a) BK NO - I, VOL. NO. - 1603-2024, PAGES = 53213 TO 53224.
BEING = 160302061, DATED ON = 09.02.2024, AT D.S.R.-III SOUTH 24 PGS.
- AREA OF LAND - 03 KT. - 14 CH. - 00 SQ.FT. (259.200 SQ.M.)
(AS PER DEED AND ASSESSMENT BOOK COPY)
- AREA OF LAND - 256.381 SQ.M. (AS PER BOUNDARY DECLARATION)
- PERMISSIBLE GROUND COVERAGE = 149.011 SQ.M. (58.121%)
- PROPOSED GROUND COVERAGE = 135.442 SQ.M. (52.828%)
- AREA OF STRIP OF LAND = 10.527 SQ.M.
- AREA OF SPLAYED CORNER = 1.437 SQ.M.
- AREA OF LAND EXCLUDING STRIP OF LAND & SPLAYED CORNER
= (256.381 - 10.527 - 1.437) = 244.417 SQ.M.
- PERMISSIBLE FAR = 1.75
- PROPOSED FAR = $\frac{477.366 \text{ SQ.M.} - 50.0 \text{ SQ.M.}}{256.381 \text{ SQ.M.}}$ = 1.667

16) FLOOR AREA:-					
FLOOR	FLOOR AREA (1/C STAIR)	STAIR AREA	LIFT AREA	LIFT LOBBY	EFFECTIVE AREA
GROUND	132.692 SQ.M.	11.880 SQ.M.	—	1.958 SQ.M.	118.854 SQ.M.
1ST	135.442 SQ.M.	11.880 SQ.M.	2.100 SQ.M.	1.958 SQ.M.	119.504 SQ.M.
2ND	135.442 SQ.M.	11.880 SQ.M.	2.100 SQ.M.	1.958 SQ.M.	119.504 SQ.M.
3RD	135.442 SQ.M.	11.880 SQ.M.	2.100 SQ.M.	1.958 SQ.M.	119.504 SQ.M.
TOTAL	539.018 SQ.M.	47.520 SQ.M.	6.300 SQ.M.	7.832 SQ.M.	477.366 SQ.M.

17) BLOCK WISE FLOOR AREA :-		
BLOCK	USE GROUP	FLOOR AREA (SQ.M.)
A	RESIDENTIAL	532.718 SQ.M.

18) BLOCK WISE AREA FOR CAR PARKING REQUIREMENT :-				
BLOCK	USE GROUP	FLOOR AREA (SQ.M.)	CARPET AREA (SQ.M.)	ADMIN AREA (SQ.M.)
A	RESIDENTIAL	532.718 SQ.M.	0.000 SQ.M.	0.000 SQ.M.
				67.434 SQ.M.

19) TOTAL AREA FOR FAR CALCULATION :-			
BLOCK	FLOOR AREA (SQ.M.)	STAIR AREA (SQ.M.)	TOTAL FLOOR AREA FOR FAR (SQ.M.)
A	532.718 SQ.M.	47.520 SQ.M.	427.366 SQ.M.
			1.667

20) BLOCK WISE AREA FOR FAR CALCULATION :-				
BLOCK	FLOOR AREA (SQ.M.)	STAIR AREA (SQ.M.)	LIFT AREA (SQ.M.)	LIFT LOBBY AREA (SQ.M.)
A	532.718 SQ.M.	47.520 SQ.M.	6.300 SQ.M.	7.832 SQ.M.
				61.664 SQ.M.

21) TOTAL FLOOR AREA FOR FEES :-		
BLOCK	FLOOR AREA (SQ.M.)	TOTAL ADDITIONAL FLOOR AREA FOR FEES (SQ.M.)
A	532.718 SQ.M.	32.419 SQ.M.
		565.137 SQ.M.

- AREA OF C.B. = 7.253 SQ.M.
- AREA OF LOFT = NIL.
- NO. OF TENEMENT = 7 NOS.
- AREA OF TENEMENT :-
a) 56.489 SQ.M. = 3 NOS.
b) 79.725 SQ.M. = 3 NOS.
c) 58.463 SQ.M. = 3 NOS.
- CAR PARKING REQUIRED = 2 NOS.
- CAR PARKING PROVIDED = 2 NOS.
- OPEN TERRACE AREA = 135.442 SQ.M.
- ROOF STRUCTURE :-
a) AREA OF O.H.W.T. = 4.030 SQ.M.
b) AREA OF STAIR HEAD = 15.248 SQ.M.
c) AREA OF L.M.R. HEAD = 6.673 SQ.M.
d) AREA OF STAIR FOR L.M.R. = 3.250 SQ.M.
- PERMISSIBLE TREE COVER AREA = 1.643 SQ.M. (0.641 %)
- PROPOSED TREE COVER AREA = 4.500 SQ.M. (1.755 %)

L.B.S. DECLARATION

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. ACT - 1980 BUILDING RULES 2009. AND THAT THE SITE CONDITION INCLUDING THE ROADS 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 WITH EXISTING STRUCTURE IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF S.U.G. WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE EXISTING STRUCTURE IS FULLY OCCUPIED BY OWNER.

RABINDRA NATH GHOSH
L.B.S. - 1/1038
NAME OF L.B.S.

E.S.E DECLARATION

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE 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 SIGNED BY:- KALLOL KUMAR GHOSHAL, B.E.(CIVIL), MIE (INDIA) GEO-TECH NO.- 1/49 (K.M.C.), PREPARED BY TECHNO SOIL, ADD - F-25, C.I.T. MARKET, KOL-700032. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL DESIGN CALCULATION.

KALLOL KUMAR GHOSHAL
B.E.(CIVIL), MIE (INDIA)
GEO-TECH NO. - 1/49 (K.M.C.)
NAME OF GEO-TECH ENGINEER

SAKTI BRATA BHATTACHARYYA
E.S.E. - 1/118
NAME OF STRUCTURAL ENGINEER

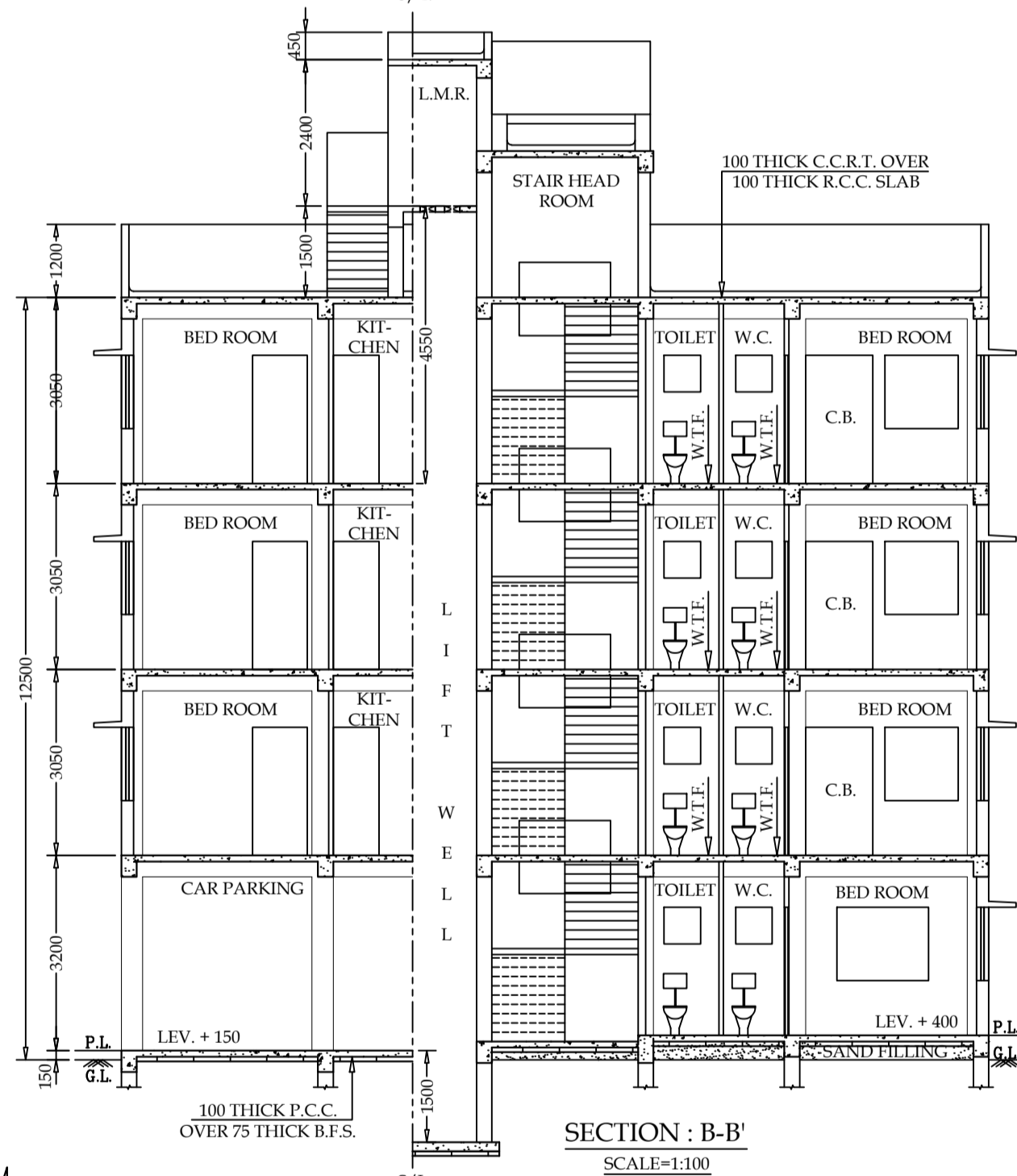
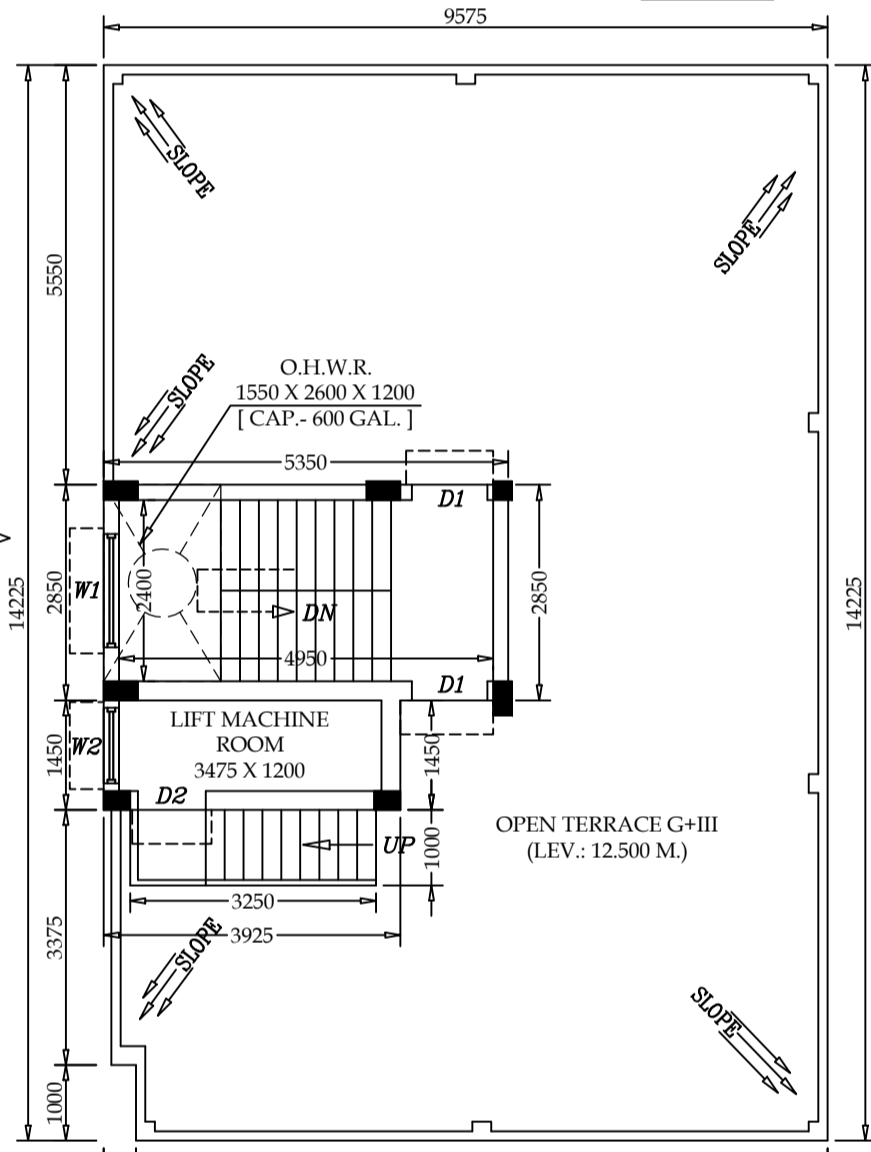
OWNER DECLARATION

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E. / L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING INSPECTION THE PLOT WAS IDENTIFIED BY ME. THE LAND WITH EXISTING STRUCTURE AND IS DEMARCATED BY BOUNDARY WALL. THE EXISTING STRUCTURE IS OCCUPIED BY ME/US AND TENANT.

DEBARATI DATTA & AMLAN DATTA
CONSTITUTED ATTORNEY OF
ANUP KUMAR DAS, ANUNAY DAS,
SUTAJA ROY, MANDA DAS,
ABHIJIT DAS & BISWAJIT DAS
NAME OF OWNER

PROPOSED PLAN OF G+III STORIED RESIDENTIAL BUILDING
U/S 393A OF K.M.C. ACT - 1980 AND COMPLYING THE BUILDING
RULES 2009 AT PREMISES NO. - 87/12/357E, RAJA SUBODH
CHANDRA MULLICK ROAD, UNDER THE K.M.C. WARD NO. - 100,
BOROUGH NO. - X, P.S.- NETAJI NAGAR, C.S. DAG NO.- 389(P), E.P.
NO.- 158, MOUZA - BAISHNABGHATA, KOLKATA- 700047.

DRAWN BY:- A. DAS



NOTES & SPECIFICATION

- ALL DIMENSION ARE IN M.M. UNLESS OTHERWISE NOTED.
- ALL OUTER WALLS ARE 200TH. IN C.M.-1:6 & PARTITION WALLS ARE 125TH. & 75TH. IN C.M.-1:4.
- GRADE OF STEEL Fe-500.
- GRADE OF CONCRETE- M20.
- ALL MATERIALS & CONSTRUCTION SHALL BE AS PER I.S. CODE & N.B.S.
- PROPORTION OF D.P.C. - 1:2:4 WITH CICO POWDER
- DEPTH OF SEPTIC TANK & S.U.G.W.R. SHALL NOT EXCEED THE DEPTH OF NEAREST BUILDING FOUNDATION.
- PROPORTION OF LIME TERRACING:- 2:2:7.

B.P. NO :- 2024100241 DATED :- 07/02/2025 VALID UPTO:- 06/02/2030

NOT APPLICABLE
EXECUTIVE ENGINEER (C)/BLDG./K.M.C./100

ASSISTANT ENGINEER (C)/BLDG./K.M.C./100

SCHEDULES	
DOORS	
MARKED	SIZE
D1	1000 X 2100
D2	900 X 2100
D3	750 X 2100
WINDOWS	
MARKED	SIZE
W1	1500 X 1200
W2	1200 X 1200
W3	600 X 600

CEMENT CONCRETE ROAD
(NON-RECORDED PASSAGE AS PER S.O.R. VIDE CH.V & S. ID
NO. - 997/2023-2024, DATED- 29/12/2023.)

BLACK TOP ROAD
(NON-RECORDED ROAD AS PER S.O.R. VIDE CH.V & S. ID
NO. - 997/2023-2024, DATED- 29/12/2023.)

BLACK TOP ROAD
(NON-RECORDED ROAD AS PER S.O.R. VIDE CH.V & S. ID
NO. - 997/2023-2024, DATED- 29/12/2023.)

GROUND FLOOR PLAN
SCALE=1:100

TYPICAL (FIRST, SECOND & THIRD) FLOOR PLAN
SCALE=1:100