

STATEMENT OF PLAN PROPOSAL

- ASSESS NO. - 311110400681
- DETAILS OF REGISTER DEED :- BEING NO. - 3310, BOOK NO. - 1; VOLUME NO. - 97; PGS- 111-117, YEAR - 1971; DATED - 17/11/1971; FORM - D.S.R. ALIPORE SOUTH 24 PARGANAS
- DETAILS OF REGISTER BOUNDARY DECLARATION :- BEING NO. - 160407097, BOOK NO. - 1, VOL. NO. - 1604-2024, PAGES - 205959 - 205973, YEAR - 2024, DATED - 25/06/2024, FORM - D.S.R. - IV SOUTH 24 PARGANAS (W.B)
- DETAILS OF REGD. STRIP OF LAND DECLARATION :- BEING NO. - 160407098, BOOK NO. - 1, VOL. NO. - 1604-2024, PAGES - 205974-205990, YEAR - 2024, DATED - 25/06/2024, FORM - D.S.R. - IV SOUTH 24 PARGANAS (W.B)
- DETAILS OF REGD. CORNER SPLAYED DECLARATION :- BEING NO. - 160407099, BOOK NO. - 1, VOL. NO. - 1604-2024, PAGES - 205942 to 205958, YEAR - 2024, DATED - 25/06/2024, FORM - D.S.R. - IV SOUTH 24 PARGANAS (W.B)
- DETAILS OF B.L. & L.R.O. :- MEMO NO. 17/4059/CON. CERTI. / B.L.L.R.O. / ATM / KASBA / 18, DATED 02/08/2018, MEMO NO. 17/4060/CON. CERTI. / B.L.L.R.O. / ATM / KASBA / 18, DATED 02/08/2018, MEMO NO. 17/4061/CON. CERTI. / B.L.L.R.O. / ATM / KASBA / 18, DATED 02/08/2018
- AREA OF LAND
 **) AS PER DEED = 342.809 SQM. = 05KH-02CH-00SQFT
 **) AS PER B.L. & L.R.O RECORD = 342.361 SQM. = 05KH-01CH-40SQFT
 **) AS PER BOUNDARY DEC. = 342.794 SQM. = 05KH-02CH-00SQFT.
 **) STRIP OF LAND GIFTED TO K.M.C. = 20.220 SQM.
 **) CORNER SPLAYED AREA = 2.878 SQM.
 **) NET LAND AREA AFTER (GIFT & SPLAYED) = 342.794 - (20.220 + 2.878) = 319.696 SQM
- NO. OF TENEMENTS - 09 NOS.
 09. SIZE OF TENEMENT - (< 50 SQM.) = NIL.
 10. SIZE OF TENEMENT - (50 TO 75 SQM.) = 06 NOS.
 11. SIZE OF TENEMENT - (75 TO 100 SQM.) = 03 NOS.

- PER. GROUND COVERAGE = (55.255%) @ 189.172 SQM
- PRO. GROUND COVERAGE = (53.209%) @ 182.168 SQM
- PERMISSIBLE F.A.R. = 1.75
- PROPOSED F.A.R. = 1.738 < 1.75
- PERMISSIBLE BUILDING HEIGHT = 12.5
- PROPOSED BUILDING HEIGHT = 12.20
- TOTAL COVERED AREA = 714.927 SQM.
- TOTAL TREE COVERED AREA = 6.486 SQM.
- MERCANTILE RETAIL FLOOR AREA = 35.335 SQM.
- MERCANTILE CARPET AREA = 29.435 SQM.

9. FLOOR AREA STATEMENT ** AREA STATEMENT

FLOOR	TOTAL COVERED AREA IN M ²	STAIR & LOBBY SQM.	STAIR DUCT	LIFT LOBBY SQM.	LIFT Well SQM.	NET FLOOR AREA IN M ²
GROUND	168.423	13.366	---	2.532	NIL	152.525
FIRST	182.168	13.366	---	2.532	2.083	164.187
SECOND	182.168	13.366	---	2.532	2.083	164.187
THIRD	182.168	13.366	---	2.532	2.083	164.187
TOTAL	714.927	53.464	---	10.128	6.249	645.086

10. TENEMENT AREA

TENEMENT MARKED	TENEMENT SIZE IN M ²	AREA TO BE ADDED	ACTUAL TENEMENT AREA INCLUDING PROP. AREA IN M ²	No of Tenement	No of Car Required
F1+S1+T1	67.149 SQM	12.355 SQM	79.504 SQM	03	01 NO.
F2+S2+T2	49.885 SQM	9.179 SQM	59.064 SQM	06	01 NO.
F3+S3+T3	46.199 SQM	8.501 SQM	54.700 SQM	06	01 NO.
TOTAL					02 NO.

11. CALCULATION OF F.A.R

A. NET LAND AREA IN (PHY. AREA) SQ.M	342.794 SQM. = 05KH-02CH-00SQFT.
TOTAL REQUIRED CAR PARKING	02 NO.
ACTUAL CAR PARKING AREA IN M ²	93.485 sqm
PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN M ²	50 SQM.
TOTAL PROVIDE NO OF CAR PARKING	03 NOS
PERMISSIBLE F.A.R	1.75
PROPOSED F.A.R	1.738 < 1.75

12. STATEMENT FOR OTHER AREA

FLOOR	LOFT M ²	CUPBOARD M ²	LEDGE M ²	STAIR HEAD ROOM AREA	16.430 m ²
1ST FL.	NIL	1.755	0.00	OVER HEAD RESERVOIR AREA	6.075 m ²
2ND FL.	NIL	1.755	0.00	LIFT MACHINE ROOM AREA	6.976 m ²
3RD FL.	NIL	1.755	0.00	LIFT MACHINE ROOM STAIR AREA	2.700 m ²
TOTAL	NIL	5.265	0.00	TOTAL TREE COVERED AREA	6.486 SQM.

ARCHITECTURAL DRAWING SHEET NO - 1 OF 2

PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN U/S 393 A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AT PREMISES NO.-68 BOSE PARA ROAD, MOUZA-KAMDAHARI, J.L. NO.-49, C.S/R.S DAG- 492, C.S KH- 33, R.S KH- 720, L.R DAG.-492, L.R KH. - 2030, 2031 & 2032, WARD- 111, BOROUGH- XI, ASSESSES NO.- 311110400681, P.S- BANSDRONI, KOLKATA-700084, UNDER : KOLKATA MUNICIPAL CORPORATION, OWNER'S NAME : 1) SMT. MALLIKA SINHA, 2) SRI. KUNTAL SINHA, 3) SMT. RAKHI PAUL (SINHA)

DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR-XI

SPECIFICATION

- UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN M. M.
- 75 TH. 1st CLASS B.F.S. IN FOUNDATION AND FLOOR.
- 200TH. OUTER WALL WITH (1:6) SAND CEMENT MORTAR AND 75/125 TH. PARTITION WALL WITH (1:4) SAND CEMENT MORTAR.
- 75MM SCREED CONCRETE WILL BE PROOFING COMPOUND OVER 100 MM THK. R.C.C. ROOF.
- ALL CEILING AND R.C.C. PLASTER 12 mmTH. WITH (1:4) SAND CEMENT MORTAR AND ALL WALL PLASTER 12mm TH. WITH (1:6) SAND CEMENT MORTAR.
- ALL STEEL GRADE IS Fe 415.
- ALL CONCRETE GRADE IS M20.
- ALL SHORTS OF PRECAUTIONARY MEASURES SHOULD BE TAKEN DURING CONSTRUCTION OF SEPTIC TANK AND RESERVOIR.
- ALL BUILDING MATERIALS WILL BE AS PER I.S. CODE AND N.B.C. RECOMMENDATION.
- ALL FLOOR WILL BE PROVIDED MARBLE FINISH.

DECLARATION OF E.S.E

CERTIFIED WITH FULL RESPONSIBILITY THAT THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF A G+3 STORIED RESIDENTIAL BUILDING AT PREMISES NO.- 68 BOSE PARA ROAD, MOUZA - KAMDAHARI, J.L. NO.- 49, WARD - 111, BOROUGH - XI, P.S. - BANSDRONI, 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.

Name of E.S.E
SAMIRAN MUKHERJEE
E.S.E. NO.468 (II)

DECLARATION OF GEO-TECH.

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPER-STRUCTURE OF THE BUILDING HAS BEEN MADE BY THE CONDITION OF SOIL TAKING OF ALL POSSIBLE LOADS OF INDIA INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

DECLARATION OF L.B.S.

IT IS CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BLDG. RULES AS AMENDED FROM TIME TO TIME AND THAT SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD 5182 MM (MIN.) BLACK TOP ROAD ON THE SOUTH SIDE & OTHERS ROAD 1775 MM(MIN.) ON THE EAST SIDE CONFORMED WITH THE PLAN & CERTIFIED THAT IT IS A BUILDABLE SITE AND IT IS INFORMED BY THE OWNER THAT IT IS NOT A TANK OR FILLED UP TANK . THE PLOT IS DEMARCATED BY BOUNDARY WALL.

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT-

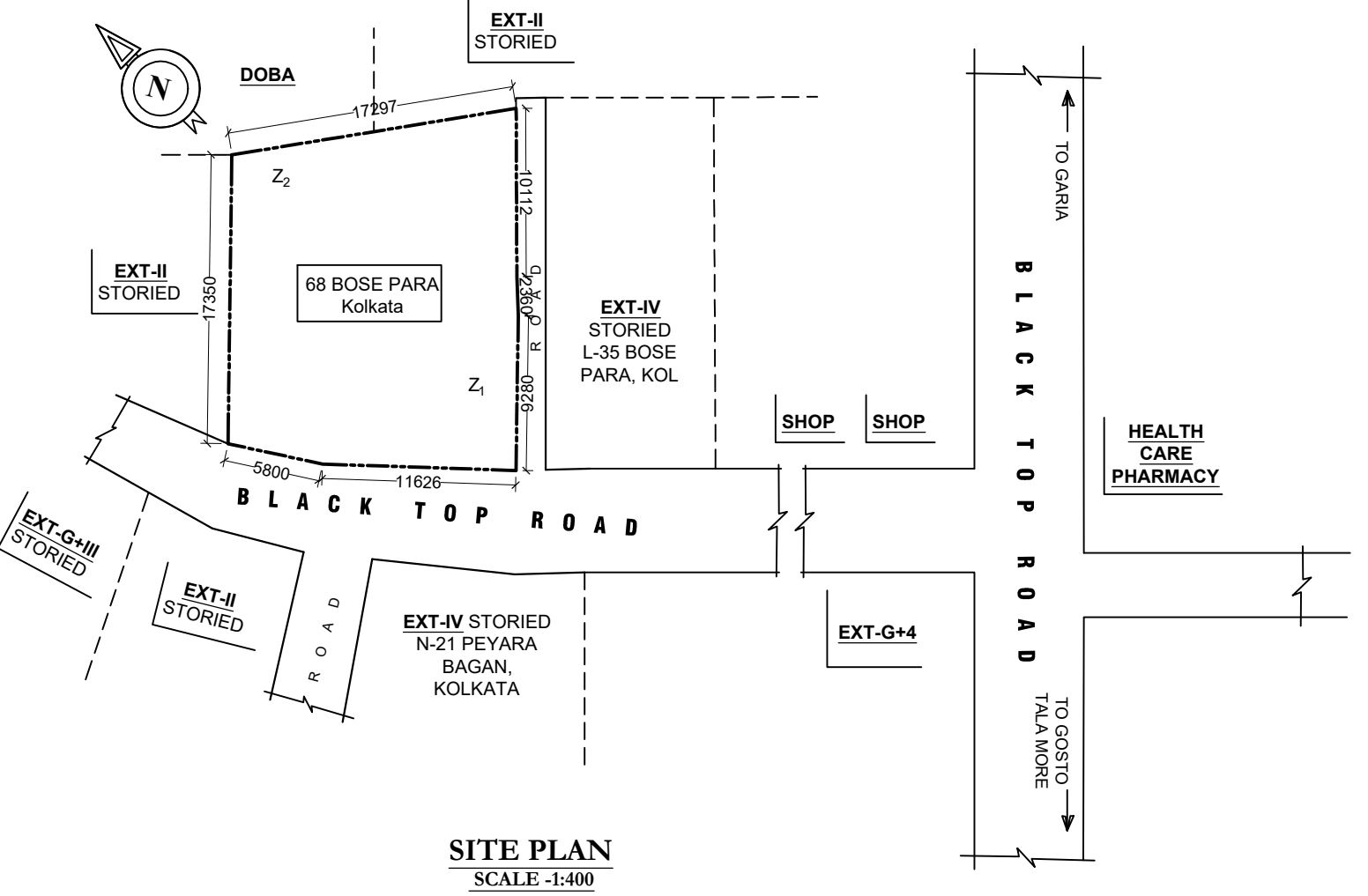
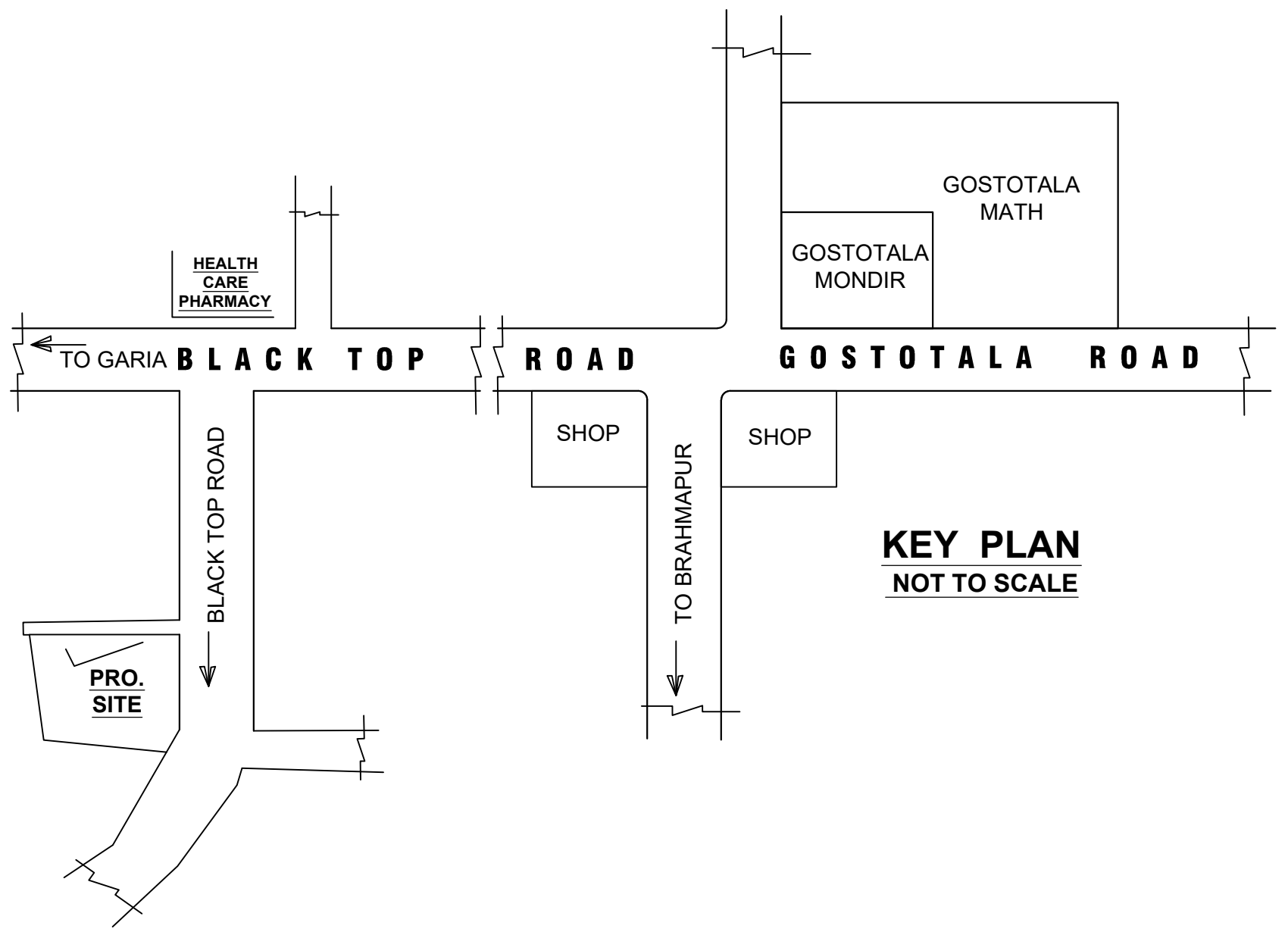
- WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
- WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN)
- K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
- IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- THE CONSTRUCTION OF WATER RESERVOIR & SEPTIC TANK WILL BE CONSTRUCTED UNDER THE GUIDANCE OF L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.
- THE SITE IS PHYSICALLY IDENTIFIED BY US DURING THE SITE INSPECTION BY K.M.C. ENGINEER.
- THE EXISTING STRUCTURE FULLY OCCUPIED BY US AND THERE IS NO TENANT.

DOORS & WINDOW SCHEDULE

MKD.	SIZE	MKD.	SIZE
Da	1200X2100	W	1500X1200
D	1000X2100	W1	1200X1200
D1	900X2100	W2	1000X1000
D2	750X2100	W3	600X600

B.P NO.-2025110191
SANCTION DATE - 24.09.2025
VALID UPTO - 23.09.2030

DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR-XI



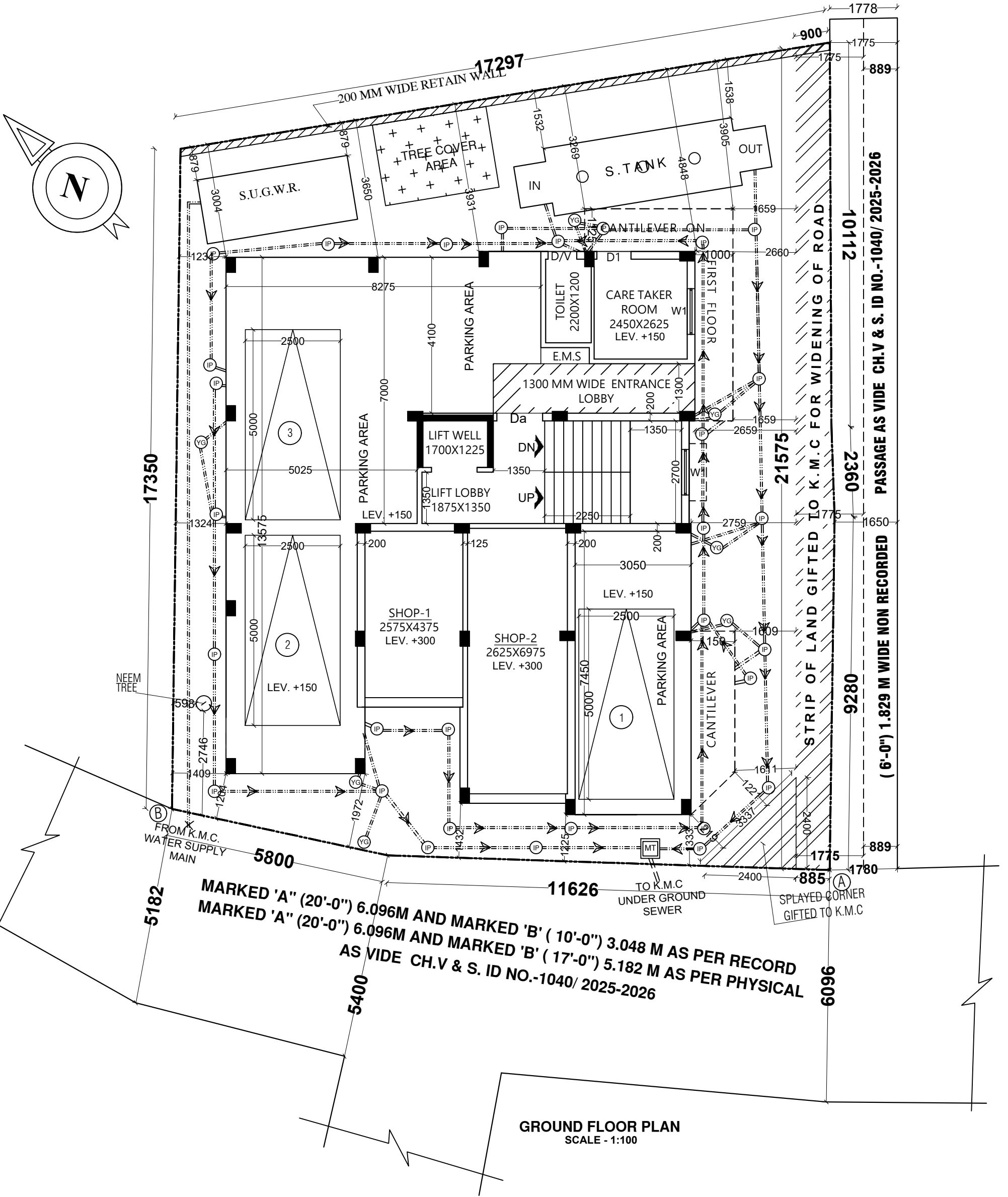
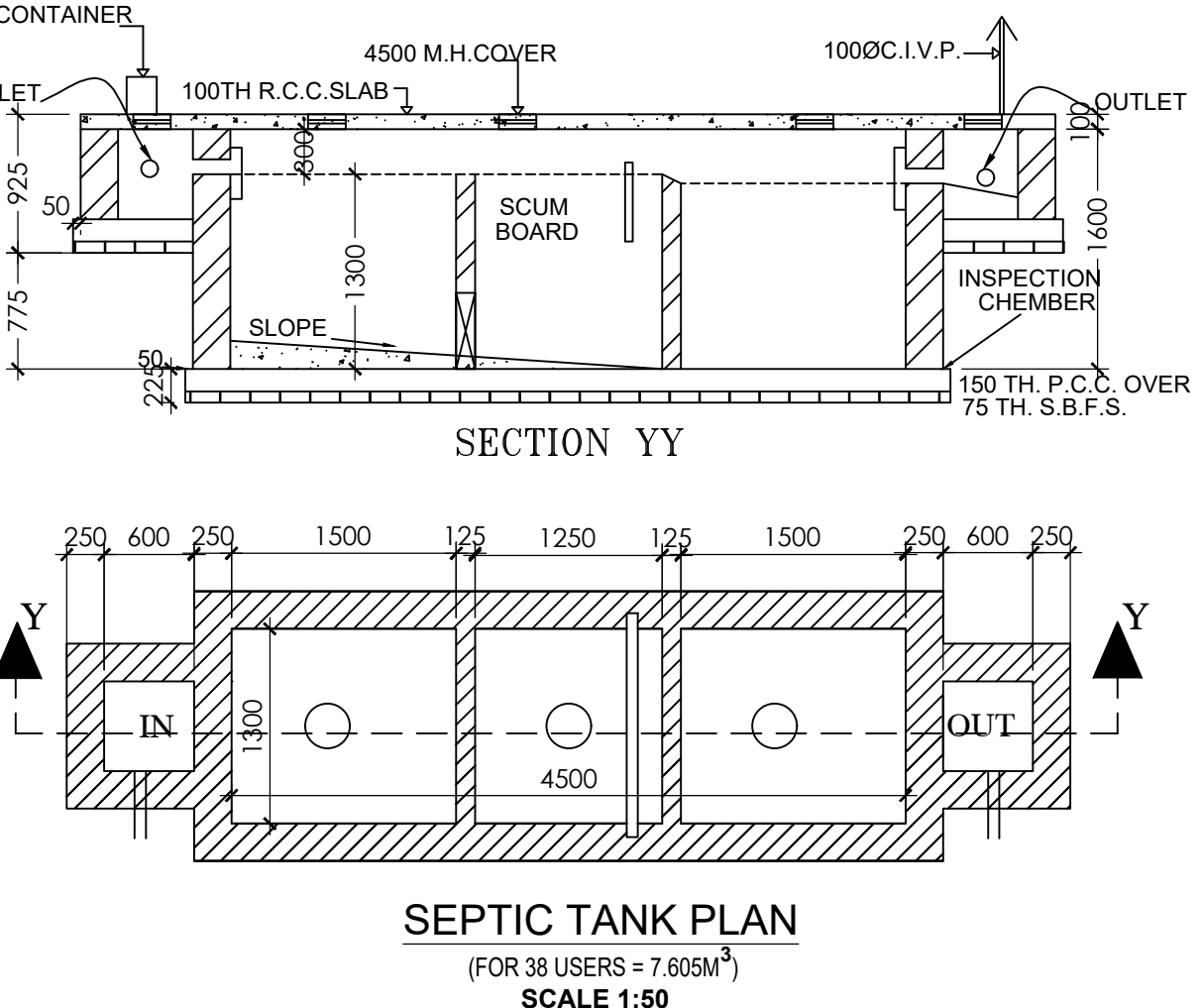
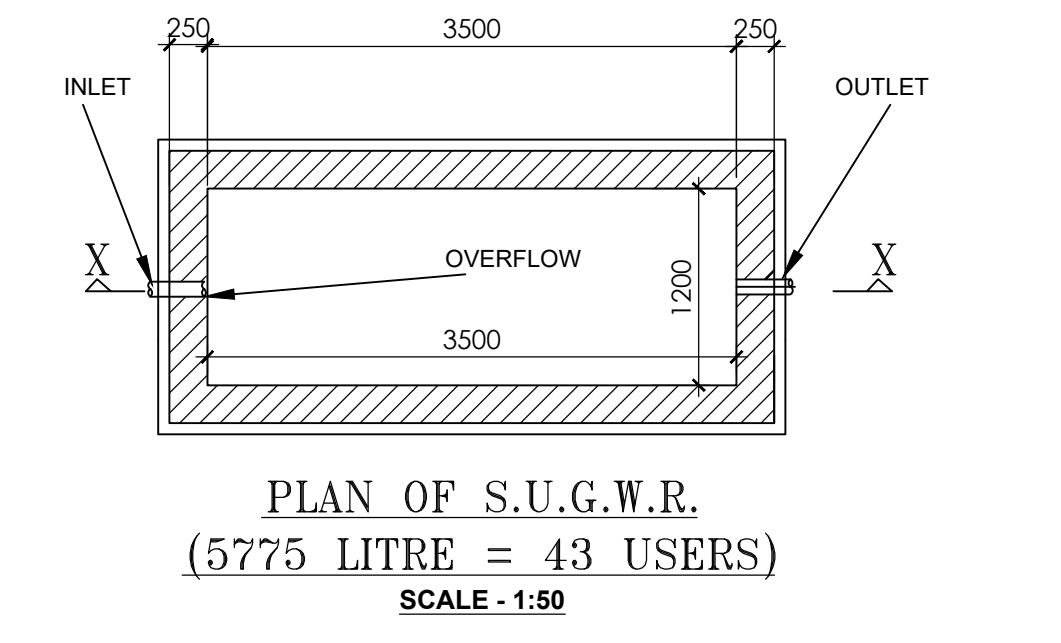
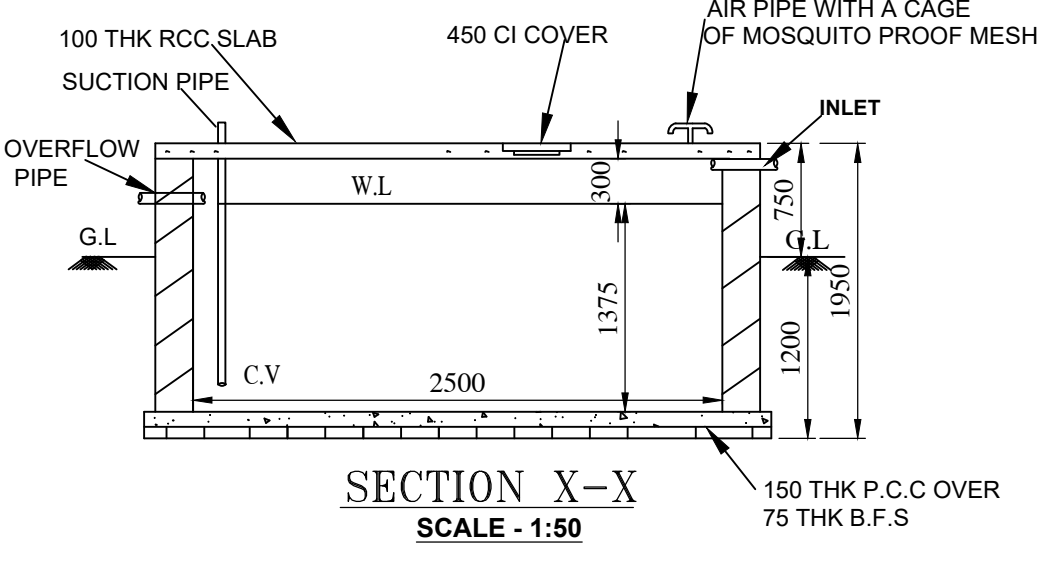
CO-ORDINATE IN WGS 84 & SITE ELEVATION (AMSL)

reference points marked in the site plan of the proposal	Co-ordinate in WGS 84	Site elevation (AMSL)
	Latitude	Longitude
Z ₁ , Z ₂	22°46'28"N	88.37'39"E
		6M

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW

- SMT. MALLIKA SINHA
 - SRI. KUNTAL SINHA
 - SMT. RAKHI PAUL (SINHA)
- NAME OF THE OWNERS

SAMIRAN MUKHERJEE
L.B.S. NO. 775(i)
Signature of L.B.S.



GROUND FLOOR PLAN
SCALE: 1:100