

**NOTES & SPECIFICATIONS :**  
 ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.  
 THE DEPTH OF SEMI U.G. WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF NEAREST BUILDING FOUNDATION.  
 GRADE OF CONCRETE = M20, AND GRADE OF STEEL = Fe 500.  
 EXTERNAL WALL = 200 THK., INTERNAL WALL = 125/75 THK.

SCHEDULE OF DOORS				SCHEDULE OF WINDOWS			
MKD.	WIDTH	HEIGHT		MKD.	WIDTH	HEIGHT	
C.G.	1200	2100		W1	1500	1350	
D	1050	2100		W2	1200	1350	
D1	900	2100		W3	600	600	
D2	750	2100		W4	800	1350	
R.S.	2000	2400		V1	450	450	

**STATEMENT OF PLAN PROPOSAL**

ASSESSEE NO.: 210960700806

NAME OF THE LESSEE: SRI TAPAN KUMAR CHAKRABORTY, SRI KAMAL CHAKRABORTY, SMT. JAYASHRI CHAKRABORTY, SMT. SUSMITA CHAKRABORTY, SMT. SUVRIMA CHAKRABORTY.

1. DETAIL OF REGISTERED DEED :  
 BOOK NO. : 1 VOL. NO.: 107,  
 PAGE NO. : 3  
 BEING NO. : 5374 DATE - 01.08.1967  
 OFFICE OF THE S.R. ALIPORE, WEST BENGAL

2. DETAILS OF REGISTERED BOUNDARY DECLARATION  
 BOOK NO. : 1 VOL. NO.: 1604-2022,  
 PAGE NO. : 382884 TO 382819  
 BEING NO.-160412819 DATE - 11.11.2022  
 OFFICE OF THE D.S.R.-IV, SOUTH 24 PARGANAS, WEST BENGAL.

3. MUTATION CERTIFICATE OF K.M.C  
 CASE NO.-009630/NOV/22/50316 DATED- 30/11/2022

CO-ORDINATE IN WGS 84	SITE ELEVATION (AMSL)
22° 29' 09" N	5.000 M
88° 22' 02" E	

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF 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.

SRI TAPAN KUMAR CHAKRABORTY, SRI KAMAL CHAKRABORTY, SMT. JAYASHRI CHAKRABORTY, SMT. SUSMITA CHAKRABORTY, SMT. SUVRIMA CHAKRABORTY.  
 PRADIP CHAKRABORTY L.B.S. NO. 562(I).  
 NAME OF THE L.B.S.

**AREA STATEMENT**

1. AREA OF LAND= 04 KH.- 14 CH.- 07 SQ.FT.(326.737 SQ.M. AS ASSESSMENT BOOK)  
 2. AREA OF LAND= 04 KH.- 12 CH.- 14.48 SQ.FT.(319.071 SQ.M. AS PER PHYSICAL MEASUREMENT )  
 3. PERMISSIBLE GROUND COVERAGE = 178.778 SQ.M.(56.030 %)  
 4. PERMISSIBLE F.A.R. = 2.25  
 5. PROPOSED GROUND COVERAGE = 154.357 SQ.M. (48.377 %)

FLOOR	COVERED AREA	LIFT WELL	NET FLOOR AREA	STAIR + STAIR LOBBY	EXEMPTED AREA	EFFECTIVE AREA
GR FL.	154.357 SQ.M.		154.357 SQ.M.	13.365+14.115 SQ.M.	2.160 SQ.M.	124.717 SQ.M.
1st FL.	154.357 SQ.M.	2.100 SQ.M.	152.257 SQ.M.	13.365+10.502 SQ.M.	2.160 SQ.M.	126.230 SQ.M.
2nd FL.	154.357 SQ.M.	2.100 SQ.M.	152.257 SQ.M.	13.365 SQ.M.	2.160 SQ.M.	136.732 SQ.M.
3rd FL.	154.357 SQ.M.	2.100 SQ.M.	152.257 SQ.M.	13.365 SQ.M.	2.160 SQ.M.	136.732 SQ.M.
4th FL.	154.357 SQ.M.	2.100 SQ.M.	152.257 SQ.M.	13.365 SQ.M.	2.160 SQ.M.	136.732 SQ.M.
TOTAL	771.785 SQ.M.	8.400 SQ.M.	763.385 SQ.M.	91.442 SQ.M.	10.800 SQ.M.	661.143 SQ.M.

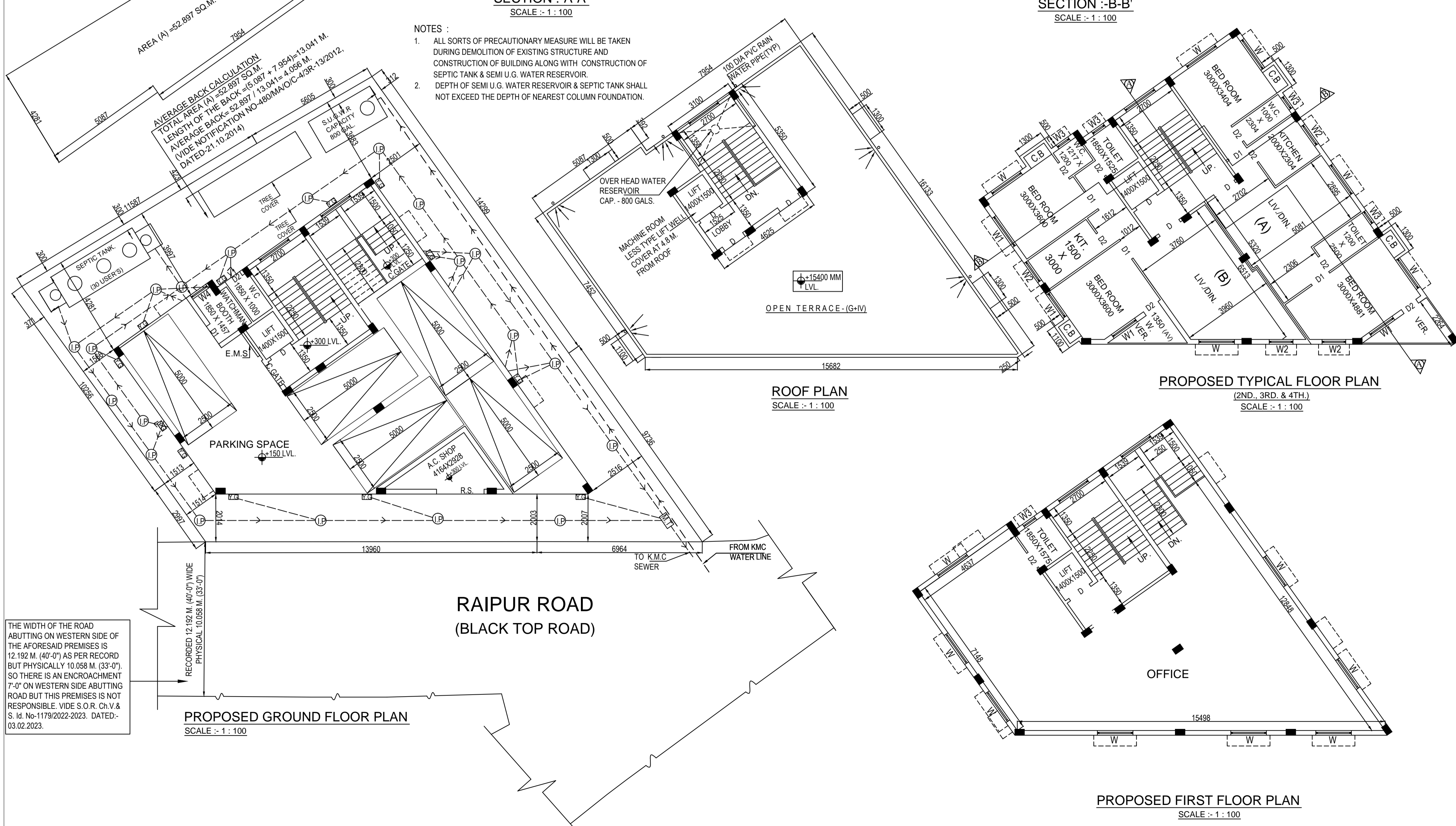
7. PROPOSED F.A.R. = 661.143/103.647 /319.071 = 1.747 <2.25

8. PARKING CALCULATION:

TENEMENT SIZE (SQ.M.)	ACTUAL TENEMENT AREA (SQ.M.)	NO. OF TENEMENT	NUMBER OF CAR PARKING REQUIRED
67.911 SQ.M.	83.784 SQ.M.	3 NOS	3 NOS
67.781 SQ.M.	83.624 SQ.M.	3 NOS	3 NOS
GROUND FLOOR A.C. SHOP CARPET AREA= 6.097 SQ.M. (A.C. SHOP COVER AREA=8.736 SQ.M.)			NIL
FIRST FLOOR BUSINESS OFFICE CARPET AREA=112.906 SQ.M. (1ST. FLOOR OFFICE COVER AREA=148.780 SQ.M.)			2 NOS

9. NO. OF CAR PARKING = 5 NOS. REQUIRED  
 10. NO. OF CAR PARKING = 5 NOS. PROVIDED (COVERED)  
 11. PROPOSED CAR PARKING AREA = 103.647 SQ.M.  
 12. STAIR HEAD ROOM AREA = 16.585 SQ.M.  
 13. LIFT MACHINE ROOM AREA = 5.033 SQ.M.  
 14. ROOF TANK AREA = 5.089 SQ.M.  
 15. GROUND FLOOR SERVICE & COMMON AREA = 27.859 SQ.M.  
 16. PROPOSED CUPBOARDS AREA = 7.500 SQ.M.  
 17. PROPOSED LOFT AREA = NIL  
 18. PROPOSED LEDGE AREA = NIL  
 19. PROPOSED BUILDING HEIGHT = 15.400 M.  
 20. ROAD WIDTH = 10.058 M. (PHYSICAL), 12.192 M.(RECORDED)  
 21. ADDITIONAL FEES = 792.503 SQ.M.  
 22. TOTAL FEES = 792.503 SQ.M.  
 23. FEES FOR ROOF STRUCTURE = 21.618 SQ.M.  
 24. PROPOSED GR. FLOOR A.C. SHOP CARPET AREA=6.097 SQ.M.  
 25. PROPOSED GR. FLOOR A.C. SHOP COVER AREA=8.736 SQ.M.  
 26. PROPOSED 1ST. FLOOR OFFICE CARPET AREA=112.906 SQ.M.  
 27. PROPOSED 1ST. FLOOR OFFICE COVER AREA=148.780 SQ.M.  
 28. CURRENT DECLARATION OF OWNER, E.S.E. = YES  
 29. PERMISSIBLE TREE COVER=6.156 SQ.M.  
 30. PROPOSED AREA OF TREE COVER=6.240 SQ.M.

FLOOR	CUP BOARD	LOFT	LEDGE / TEND
GROUND FLOOR	NIL	NIL	NIL
FIRST FLOOR	2.100	NIL	NIL
SECOND FLOOR	2.100	NIL	NIL
THIRD FLOOR	2.100	NIL	NIL
FOURTH FLOOR	2.100	NIL	NIL
TOTAL	8.400	NIL	NIL



**CERTIFICATE OF L. B. S.**

I CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE CONDITION INCLUDING WIDTH OF THE ABUTTING ROAD WIDE 10.058 M. CONFIRM WITH THE PLAN, WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FIELD UP TANK. THE LAND IS DEMARCATED BOUNDARY WALL. EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF THE WORK WHICH IS FULLY OCCUPIED BY THE OWNER & THERE IS NO TENANT.

PRADIP CHAKRABORTY  
 L.B.S. NO. 562(I)  
 NAME OF THE L.B.S.:

**CERTIFICATE OF STRUCTURAL ENGINEER**

THE STRUCTURAL DESIGN AND DRAWING OF THE BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL THE POSSIBLE LOADS INCLUDING SEISMIC LOADS AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING REPORT WILL BE DONE BY DR. S.K. CHAKRABORTY OF J.B. ASSOCIATES, SOIL & FOUNDATION ENGINEERS, 1418, NAYABAD, PANCHASAYER, KOLKATA - 700094. THE RECOMMENDATION OF REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATION.

PRADIP CHAKRABORTY  
 E.S.E. NO. 439(I)  
 NAME OF THE E.S.E.

We do hereby undertake with full responsibility that :-  
 i) We shall engage L.B.S., E.S.E. & G.T.E. during construction. ii) We shall follow the instruction of L.B.S., E.S.E. & G.T.E. during construction of the building (As per B.S. plan). iii) K.M.C. authority will not be responsible for structural stability of the building & adjoining structure. iv) If any submitted document are found to be fake, the K.M.C. authority will revoke the sanction plan. v) The construction of water reservoir & septic tank will be under the guidance of L.B.S. / E.S.E. before starting the building foundation work. vi) There is no tenant. vii) We were physically present and duly identified the plot during inspection. viii) There is no Court Case pending against the Premises. ix) Existing structure to be demolished occupied owner.

NAME OF THE LESSOR : DEV. COMMISSIONER, DEV. DEPTT. WB.  
 NAME OF THE LESSEE: 1. SRI TAPAN KUMAR CHAKRABORTY, 2. SRI KAMAL CHAKRABORTY, 3. SMT. JAYASHRI CHAKRABORTY, 4. SMT. SUSMITA CHAKRABORTY, 5. SMT. SUVRIMA CHAKRABORTY.  
 NAME OF THE LESSEE / APPLICANT

**PROPOSED PLAN OF G+IV STORIED RESIDENTIAL BUILDING**  
 PLAN U/S 393A OF KMC ACT 1980 AND BUILDING RULE 2009 AT  
 PRE. NO. :- 176/14/168, RAIPUR ROAD, WARD NO. :- 96,  
 BOROUGH - X, PLOT NO. :- 168 UNDER TOLLYGUNGE LAND  
 DEVELOPMENT SCHEME, KOLKATA - 700 092, P.S. :- JADAVPUR.  
 MOUZA :- BADERAIPUR, J.L. NO. :- 34, DIST. :- 24 PGS(S)  
 UNDER KOLKATA MUNICIPAL CORPORATION

BUILDING PERMIT NO.- 2023100179 DATE - 07-DEC-2023  
 VALID UPTO - 5 years from date of sanction.

**ARCHITECTURAL DRAWING FOR K.M.C**

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

DRAWN BY :-  
 SABIR HOSSAIN

ASSISTANT ENGINEER (CIVIL) / BLDG. DEPTT / BOROUGH NO.(X)  
 EXECUTIVE ENGINEER (CIVIL) / BLDG. DEPTT / BOROUGH NO.(X)