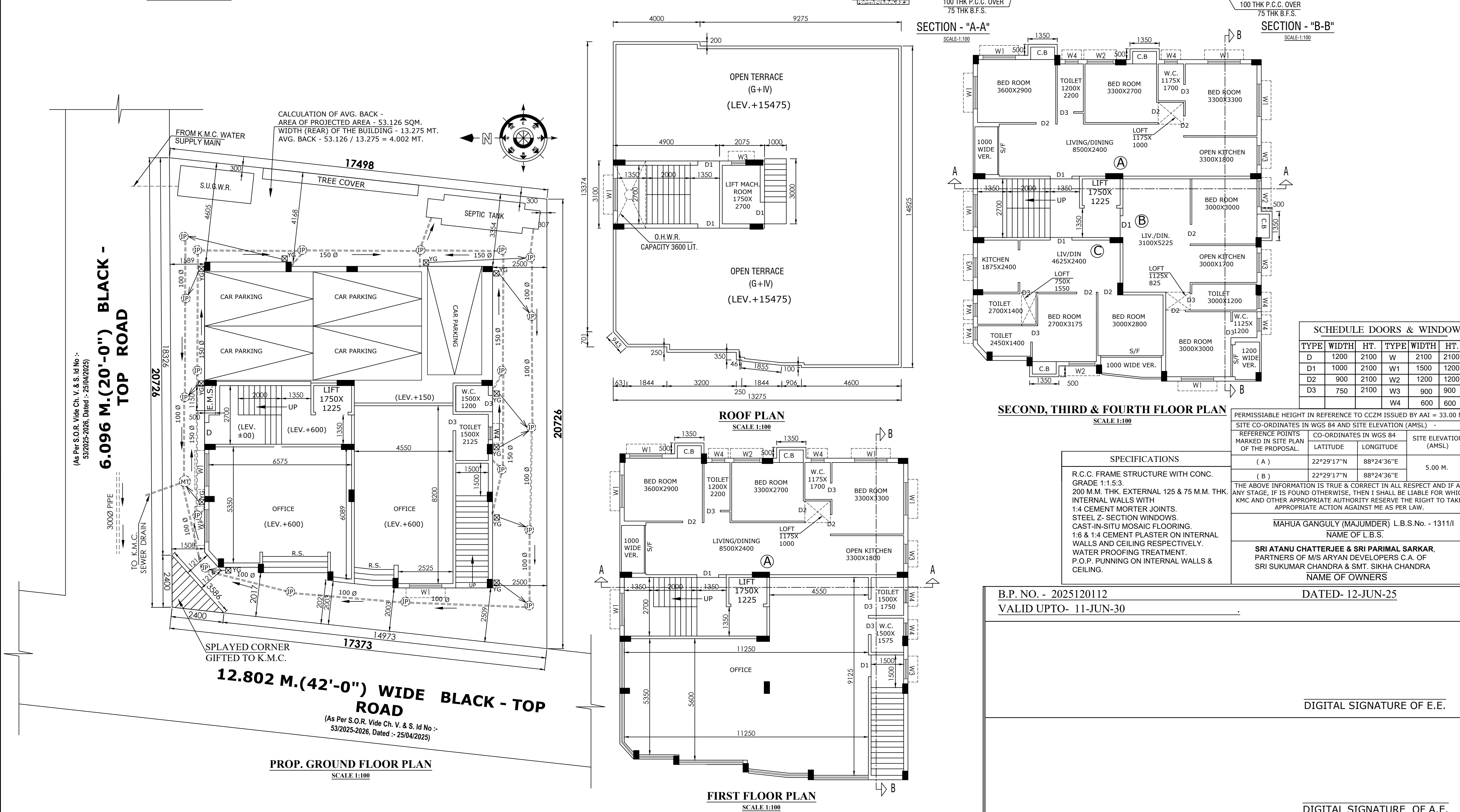
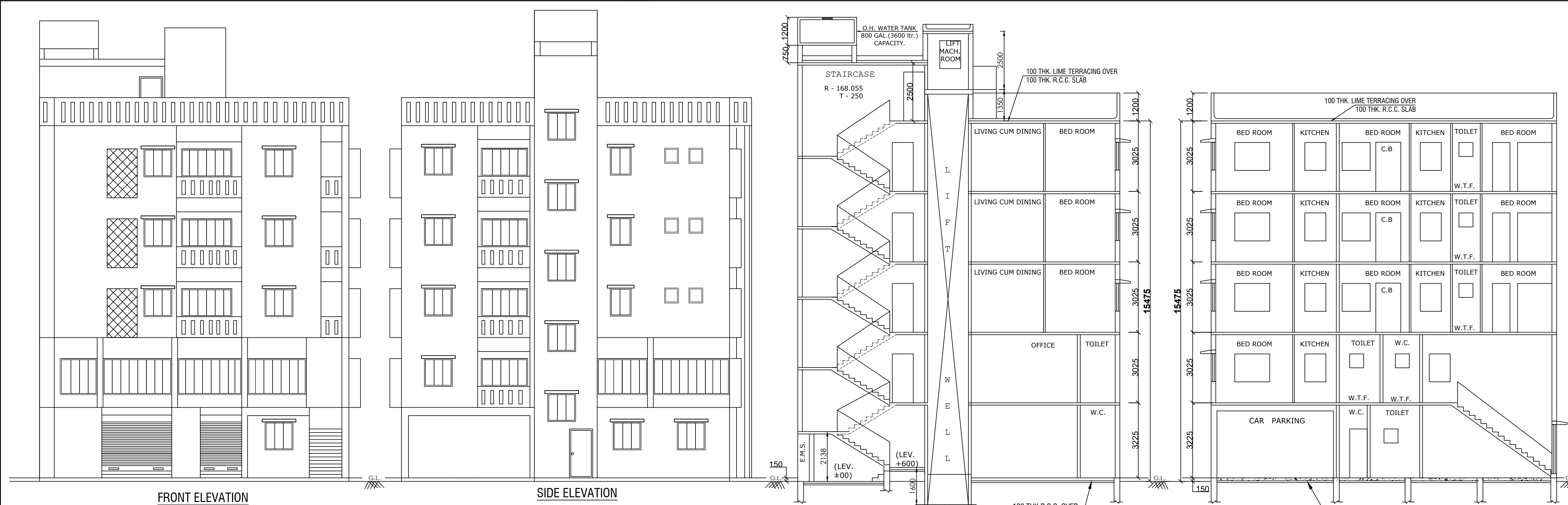




STATEMENT OF THE PLAN PROPOSAL

PART-A:

1. ASSESSE NO: 311090716637
2. a) NAME OF THE OWNERS
SRI SUKUMAR CHANDRA & SMT. SIKH CHANDRA
SRI ATANU CHATTERJEE & SRI PARIMAL SARKAR
PARTNERS OF M/S ARYAN DEVELOPERS C.A. OF
SRI SUKUMAR CHANDRA & SMT. SIKHA CHANDRA
3. DETAIL OF REGISTERED DEED--
BOOK NO : I VOL. NO : 9, PAGE NO : 4842 TO 4857, BEING NO : 02542, REGD. AT D.S.R. III
SOUTH 24 PARGANAS, DATED - 17/06/2011.
BOOK NO : I VOL. NO : 9, PAGE NO : 427 TO 440, BEING NO : 409, REGD. AT D.S.R. III
SOUTH 24 PARGANAS, DATED - 25/01/2002
4. DETAIL OF REGISTERED BOUNDARY DECLARATION --
BOOK NO : I VOL. NO : 1630-2025, PAGE NO : 36473 TO 36483, BEING NO : 163001535,
REGD. AT D.S.R. V SOUTH 24 PARGANAS, DATED - 03/03/2025.
5. DETAIL OF REGISTERED SPLAYED CORNER
BOOK NO : I VOL. NO : 1630-2025, PAGE NO : 36484 TO 36495, BEING NO : 163001536,
REGD. AT D.S.R. V SOUTH 24 PARGANAS, DATED - 03/03/2025.
6. DETAIL OF REGISTERED POWER OF ATTORNEY --
BOOK NO : I VOL. NO : 1630-2023, PAGE NO : 72806 TO 72626, BEING NO : 163002505,
REGD. AT D.S.R. V SOUTH 24 PARGANAS, DATED - 21/08/2023.
7. DETAILS OF CONVERSION (BEE TO BASTU):-
MEMO NO. - 51A (C)/24/2312/1(3)/P/23, DATED - 06/04/2023 (VIDE CASE NO. - 24/2023) &
MEMO NO. - 51A (C)/24/2313/1(3)/P/23, DATED - 06/04/2023 (VIDE CASE NO. - 24/2023)
8. DECLARATION BEFORE JUDICIAL 1ST CLASS MAGISTRATE ALIPORE REGARDING R.S. &
L.R. DAG & KHATIAN NOS, VIDE NO. - 23902, DATED - 04/03/2025.

PART-B:

1. AREA OF LAND:-
AS PER TITLE DEED = 360.089 Sqm. (05 K-06 CH - 06 Sqft.)
AS PER PHYSICAL MEASUREMENT = 359.069 Sqm.
2. a) AREA OF SPLAYED CORNER = 2.860 Sqm.
2. b) AREA OF STRIP OF LAND = NIL
3. PERMISSIBLE GROUND COVERAGE (54.698 %)= 196.402 SQM.
4. PROPOSED GROUND COVERAGE (53.537 %) = 192.236 SQM.
5. PROPOSED HEIGHT= 15.475 M.

6. PROPOSED AREA :-

FLOOR WISE	TOTAL FLOOR AREA	STAIR + STAIR LOBBY	CUT OUT	LIFT LOBBY AREA	LIFT WELL AREA	NET FLOOR AREA
GROUND FLOOR	192.236 SQM.	12.690 + 8.325 SQM.	---	2.531 SQM.	---	168.690 SQM.
FIRST FLOOR	192.236 SQM.	12.690 SQM.	8.325 SQM.	2.531 SQM.	2.144 SQM.	166.546 SQM.
SECOND FLOOR	192.236 SQM.	12.690 SQM.	---	2.531 SQM.	2.144 SQM.	174.871 SQM.
THIRD FLOOR	192.236 SQM.	12.690 SQM.	---	2.531 SQM.	2.144 SQM.	174.871 SQM.
FOURTH FLOOR	192.236 SQM.	12.690 SQM.	---	2.531 SQM.	2.144 SQM.	174.871 SQM.
TOTAL	961.180 SQM.	71.775 SQM.	8.325 SQM.	12.655 SQM.	8.576 SQM.	859.849 SQM.

7. PARKING CALCULATION :- A)

MKD.	TENAMENT AREA	AREA TO BE ADDED	TOTAL AREA	TENAMENT NO.	REQUIRED PARKING
A	73.405 SQM.	10.762 SQM.	84.167 SQM.	4 NOS.	
B	52.629 SQM.	7.716 SQM.	60.345 SQM.	3 NOS.	5 NOS.
C	47.910 SQM.	7.024 SQM.	54.934 SQM.	3 NOS.	

CARPET AREA OF OFFICE = 149.285 SQM.

TOTAL REQUIRED PARKING = 5 NOS.

8. TOTAL REQUIRED CAR PARKING :- 5 NOS
9. TOTAL PROVIDED CAR PARKING :- 5 NOS
10. PERMISSIBLE AREA FOR PARKING :- 5 X 25 = 125 SQM.
11. PROVIDED AREA OF PARKING :- 75.993 SQM.
12. PERMISSIBLE F.A.R :- 2.250
13. PROPOSED F.A.R :- (859.849 - 75.993) / 359.069 = 2.183
14. STAIR HEAD ROOM AREA :- 15.190 SQ.M.
15. L.M.R. AREA :- 6.433 SQ.M.
16. L.M.R. STAIR AREA :- 3.000 SQ.M.
17. OVER HEAD TANK AREA :- 4.650 SQ.M.
18. TREE COVER AREA :- 3.600 SQ.M.
19. CUPBOARD AREA :- 9.450 SQ.M.
20. LOFT AREA :- 10.972 SQ.M.
21. ADDL. AREA ONLY FOR FEES :- 45.044 SQ.M.
22. COV. AREA OF OFFICE :- 185.784 SQM.
23. CARPET AREA OF OFFICE :- 149.285 SQM.

DECLARATION OF GEO - TECHNICAL ENGINEER.
UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO TECHNICAL POINT OF VIEW.
KALLOL KUMAR GHOSHAL (GT- 1/49)
NAME OF GEO - TECHNICAL ENGINEER.

DECLARATION OF L.B.S.
CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF ABUTTING ROADS CONFORM 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 PLOT IS BEYOND 500 M. FROM THE CENTRE LINE OF E.M. BYE-PASS.
● THE PLOT IS DEMARCATED BY BOUNDARY WALL .
● CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.
MAHUA GANGULY (MAJUMDER) L.B.S.No. - 1311/I
NAME OF L.B.S.

CERTIFICATE OF STRUCTURAL ENGINEER
THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING OF ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE SOIL TEST REPORT DONE BY KALLOL KUMAR GHOSHAL OF M/S TECHNO SOIL HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.
S.B. BHATTACHARYYA E.S.No.-116/I
NAME OF STRUCTURAL ENGINEER

DECLARATION OF OWNERS / APPLICANTS -
WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, WE WILL ENGAGE L.B.S & E.S.E DURING CONSTRUCTION. WE WILL 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 SUBMITTAL INFORMATION IS FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDENCE OF L.B.S / E.S.E BEFORE STARTING OF BUILDING FOUNDATION. THE PLOT IS IDENTIFIED BY US DURING DEPARTMENTAL INSPECTION. THE PLOT OF LAND IS BUTTED & BOUNDED BY BOUNDARY WALL BY US. THE PLOT IS BEYOND 500 M. FROM THE CENTRE LINE OF E.M. BYE-PASS. PLOT IS VACANT LAND & THERE IS NO TENANT.
SRI ATANU CHATTERJEE & SRI PARIMAL SARKAR, PARTNERS OF M/S ARYAN DEVELOPERS C.A. OF SRI SUKUMAR CHANDRA & SMT. SIKHA CHANDRA
NAME OF OWNERS

PROPOSED PLAN OF G+IV STORIED RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 AND AS PER BUILDING RULE 2009 AT PREMISES NO.- 1658, MUKUNDAPUR, WARD NO.-109, BOROUGH-XII, UNDER MOUZA - CHAKGANIAGACHI, J.L. NO. - 24, R.S./L.R. DAG NO. - 17/43, R.S. KHATIAN NO. - 3, L.R. KHATIAN NO. - 517&511, P.S. - PURBA JADAVPUR.

B.P. NO. - 2025120112
VALID UPTO- 11-JUN-30

DATED- 12-JUN-25

DIGITAL SIGNATURE OF E.E.

DIGITAL SIGNATURE OF A.E.

SHEET - 01 OF 02