



STATEMENT OF THE PLAN PROPOSAL						
PART: A						
1. ASSESSEE NO.= 11-088-16-0094-8						
2. DETAIL OF REGISTERED						
NAME OF REG. DOCUMENTS	BOOK NO.	VOLUME NO.	PAGE NO.	BEING NO.	FOR THE YEAR AND DATE	OFFICE
DEED	1	68	146 -158	3910	10/05/1960	ALIPORE
BOUNDARY DECLARATION (AFTER DEED OF GIFT FOR SANCTION ALIGNMENT )	1	1904-2022	1167475 -1167488	190420391	21/12/2022	A.R.A. - IV
BOUNDARY DECLARATION (BEFORE DEED OF GIFT FOR SANCTION ALIGNMENT )	1	1904-2022	872894-872906	190413923	01/09/2022	A.R.A. - IV
PLAY CORNER	1	1904-2022	872934-872947	190413926	01/09/2022	A.R.A. - IV
GIFT DEED FOR STRIP	1	1904-2022	872907-872920	190413924	01/09/2022	A.R.A. - IV
ALIGNMENT GIFT DEED	1	1904-2022	1167489 -1167504	190420390	21/12/2022	A.R.A. - IV
POWER OF ATTORNEY	1	1902-2022	316462-316476	190208616	01/08/2022	A.R.A. - II
NON EVICTION OF TENANT	1	1904-2022	930370-930382	190415244	21/09/2022	A.R.A. - IV
PART: B						
1. AREA OF LAND:-						
a) AS PER TITLE DEED = 267.56 SQ.M. (2880 SQ.FT.) = 4K.- 0.0 CH.-0.0 SQ.FT.						
b) AS PER BOUNDARY DECLARATION= 255.85 SQ.M. (2753.969 SQ.FT.) = 3K - 13CH.- 8.969 SQ.FT.						
c) SANCTIONED ALIGNMENT AREA FREE GIFTED TO K.M.C. = 33.27 SQ.M.						
d) AS PER ACTUAL SITE (AFTER FREE GIFTED TO KMC) = 255.85 SQ.M. - 33.27 SQ.M.= 222.58 SQ.M. (2395.85 SQ.FT.) = 3K - 05CH.- 10.85 SQ.FT.						
e) AREA OF STRIP OF LAND GIFTED TO K.M.C. = 24.16 SQ.M.						
f) AREA OF PLAY CORNER = 2.88 SQ.M.						
g) NET AREA = 222.58 SQ.M.- (24.16 SQ.M.+2.88 SQ.M.) = 195.54 SQ.M. (2104.793 SQ.FT.)						
2. (i) PERMISSIBLE GROUND COVERAGE (59.25 % ) = 131.87 SQ.M.						
(ii) PROPOSED GROUND COVERAGE (56.15 % ) = 124.978 SQ.M.						
3. PROPOSED HEIGHT = 12.475 M.						
4. ROAD WIDTH = 6.096 M.						
5. NO. OF STORIES : G+III : 12.475 M.						
6. DEPTH OF BUILDING : 17.258 M.						
7. NO. OF TENEMENTS : 7						
8. SIZE OF TENEMENTS : A) BELOW 50 SQ.M. : NIL. B) 50 SQ.M. TO 75 SQ.M. : 7 NOS.						
9. PROPOSED AREA :-						
FLOOR MARKED	COVERED AREA (SQ.M.)	LIFT VOID (SQ.M.)	COVERED AREA (LESS LIFT VOID)	EXEMPTED AREA STAIR+STAIR LOBBY (SQ.M.)	LIFT LOBBY (SQ.M.)	NET FLOOR AREA (SQ.M.)
GROUND	124.978	0.000	124.978	10.34	2.284	112.354
FIRST	124.978	1.65	123.328	10.89	2.284	110.154
SECOND	124.978	1.65	123.328	10.89	2.284	110.154
THIRD	96.228	1.65	94.579	10.89	2.284	81.404
TOTAL	471.162	4.95	466.212	43.01	9.136	414.066
10A. RESIDENTIAL TENEMENTS & CAR PARKING CALCULATION :-						
MARKED	TENEMENT SIZE (SQ.M.)	PROPORTIONAL AREA TO BE ADDED (SQ.M.)	ACTUAL TENEMENT AREA (SQ.M.)	NO. OF TENEMENT	REQUIRED CAR PARKING	
A	52.24	9.394	61.634	1	01	
B	52.102	9.369	61.470	2		
C	57.298	10.303	67.601	2		
D	31.40	5.646	37.046	1		
E	48.737	8.764	57.501	1		
10B. RETAIL AREA & CAR PARKING CALCULATION :-						
FLOOR MARKED	SPACE MARKED	CARPET AREA (SQ.M.)	BUILT UP AREA (SQ.M.)	REQUIRED CAR PARKING		
GROUND	SHOP-01 & 02	13.707	17.714	NIL		
11A. TOTAL REQUIRED CAR PARKING = 01 NO.						
11B. TOTAL PROVIDED CAR PARKING = 01 NO.						
12A. PERMISSIBLE CAR PARKING AREA = 25 SQ.M.						
12B. PROPOSED CAR PARKING AREA = 34.175 SQ.M.						
13A. PERMISSIBLE F.A.R = 1.75						
13B. PROPOSED F.A.R = (414.066 - 25) / 222.58 = 1.7480< 1.75						
14. STAIR HEAD ROOM AREA = 13.87 SQ.M.						
15. TERRACE AREA = 124.978 SQ.M.						
16. OVER HEAD TANK AREA = 5.785 SQ.M.						
17. AREA OF CUPBOARD = 4.0 SQ.M.						
18. RELAXATION OF AUTHORITY, IF ANY :- NA						
OTHER AREA ONLY FOR FEES: (EXEMPTION AREA)= 52.15						
(1) L.B.S. DECLARATION:						
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 and that the site conditions including the abutting road conforms with the Plan which has been measured and verified by me. It is a building site and not a tank or filled up tank. The land is demarked by boundary wall. The construction of Under Ground water tank and septic tank will be completed before starting of building foundation work.				ANJANA DAW HALDER License No 1472 Class - I NAME OF L.B.S.		
(2) E.S.E. Declaration :						
The structural design and drawing of both foundation and superstructure of the building will be made by me after getting the soil investigation report. As the premises is totally covered by existing structures so soil investigation is not possible at this stage. Soil investigation will be done after demolishing of the existing structure before starting of new construction. It is undertake that the structural design Calculation and drawing will be submitted at the time of plinth level Completion report.				PRANAB KUMAR DAS License No 131 Class - I NAME OF STRUCTURAL ENGINEER		
(3) GEO TECHNICAL ENGINEER DECLARATION:						
Undersigned has inspected the site and found that the premises is partly covered by existing structures so soil investigation is not possible at this stage. Soil investigation will be done after the demolishing of the existing structure before starting of new construction. It is undertake that the soil investigation report will be submitted at the time of plinth level completion report.				CHANDAN SOBHAN SASMAL License No G.T./II/8 OF K.M.C. NAME OF GEO TECHNICAL ENGINEER		
(3) OWNERS DECLARATIONS:						
We do hereby declare with full responsibility that, We shall engage L.B.S. & E.S.E. during construction. We 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 and adjoining building. If any submitted documents are found to be fake the K.M.C. may revoke the sanction Plan. The construction of water reservoir and will be undertaken under the guidance of E.S.E. / L.B.S. before starting of the Building foundation work.				AR GROUP CONSTRUCTION PARTNER- 1) MD. AFTAB HUSSAIN 2) RASHID IQBAL CONSTITUTED ATTORNEY OF i) PABITRA MITRA ii) BANDANA DUTTA iii) SOMA GON CHAUDHURI iv) BIRESWAR MITRA NAME OF APPLICANT		
TITLE : GROUND FLOOR PLAN, EXISTING PLAN, TYPICAL FLOOR PLAN, ROOF PLAN SECTIONS AND ELEVATION.						
PROPOSED G+III STORIED RESIDENTIAL BUILDING OF HEIGHT 12.475 M., U/S 393A OF THE KMC ACT 1980 & KMC BUILDING RULES 2009 , AT PREMISES NO. 9E, SHAHNAGAR ROAD, WARD NO. - 088, BOROUGH - VIII, KOLKATA -700 026, P.S.- TOLLYGUNGE, UNDER THE KOLKATA MUNICIPAL CORPORATION.						
SCALE		1:100, 50, 600, 4000				
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