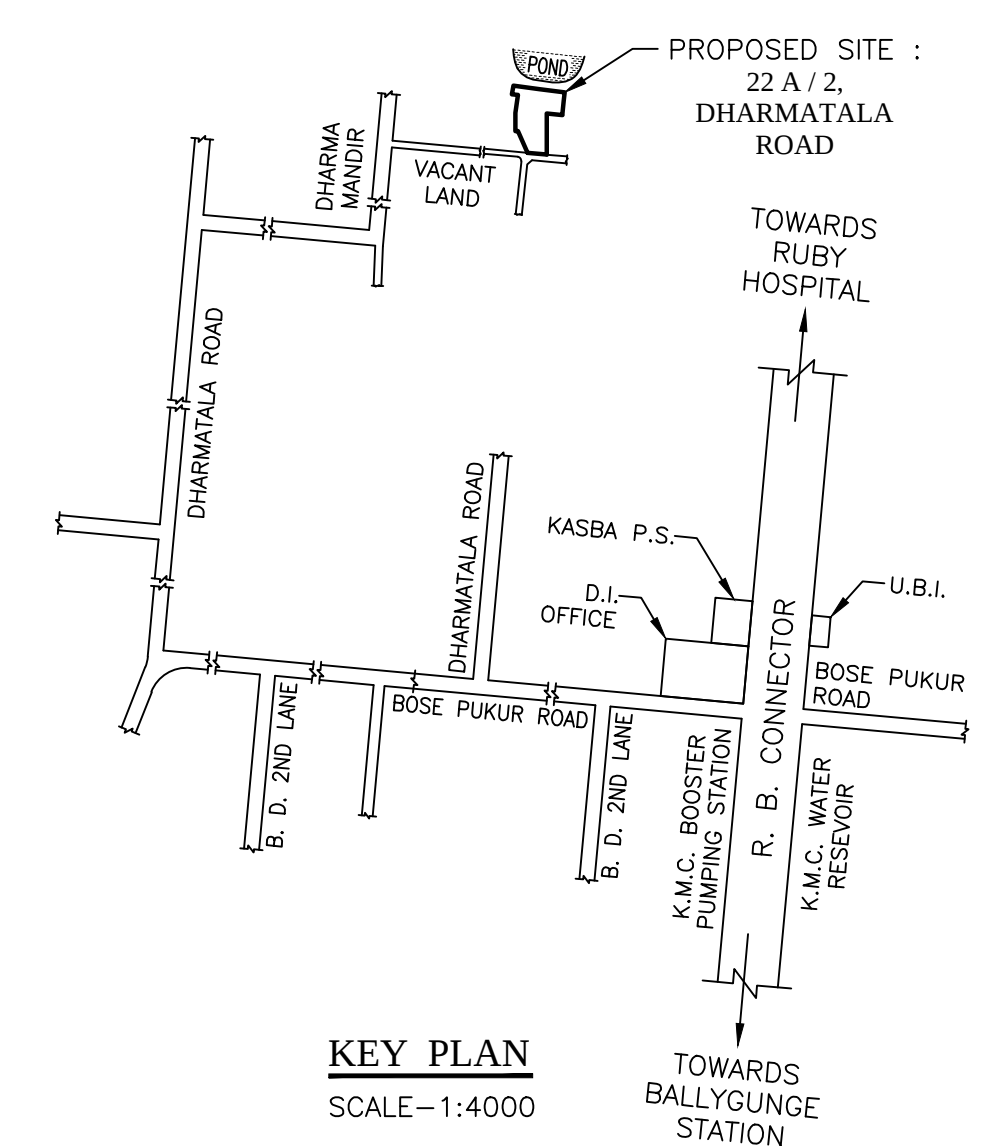
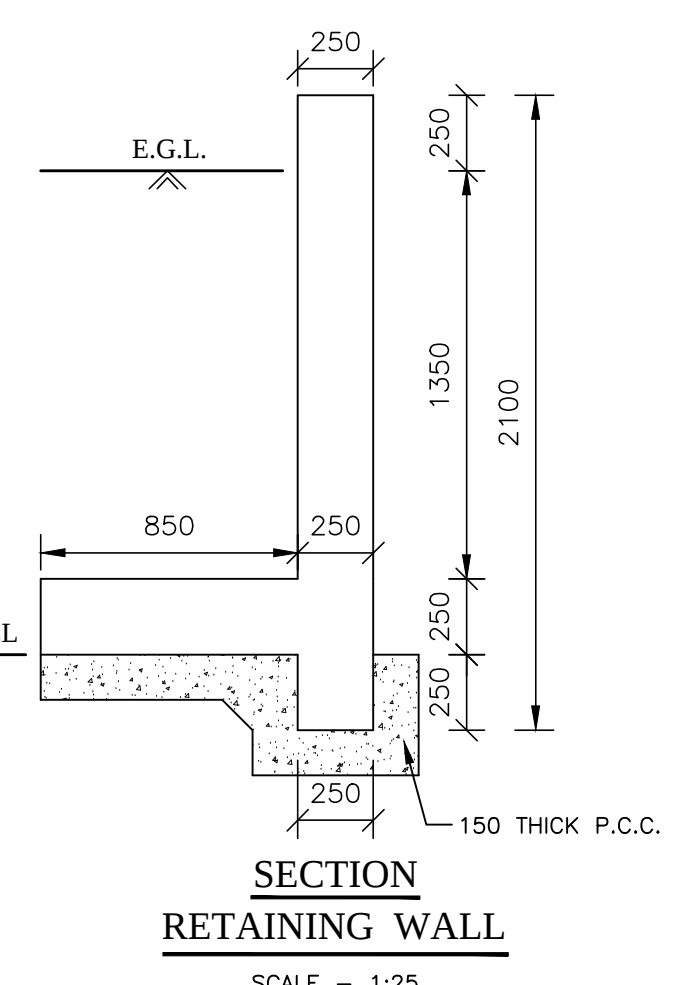
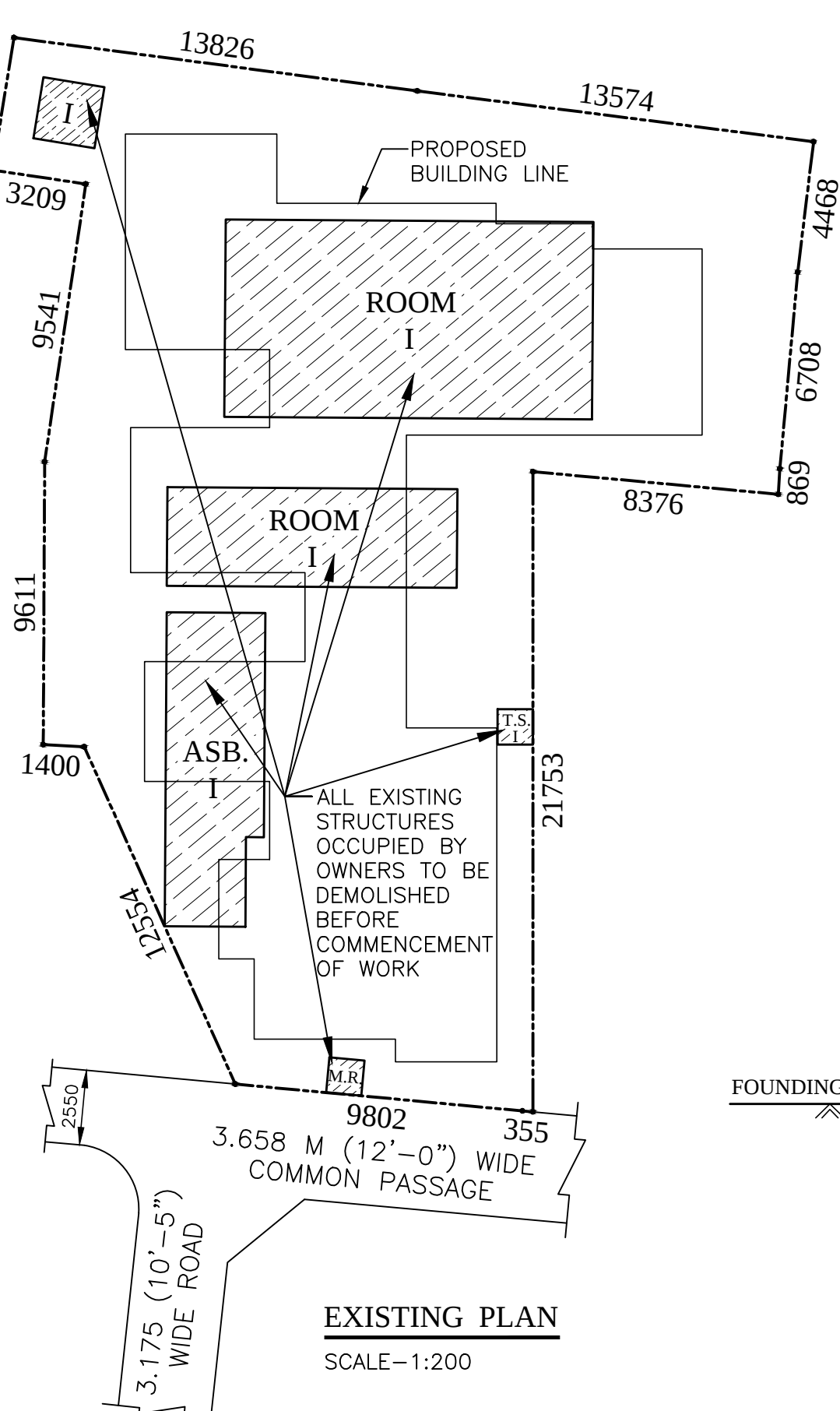
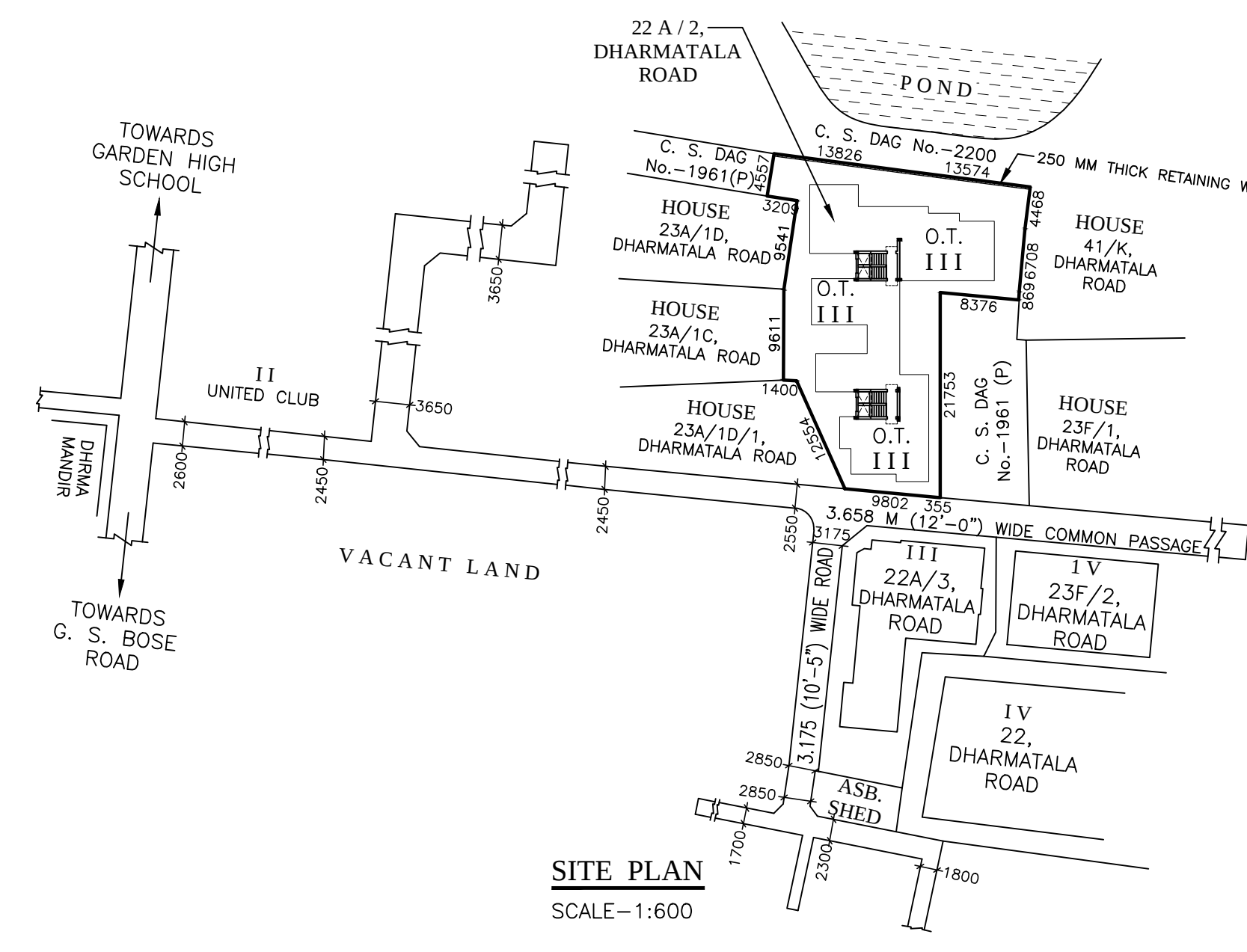
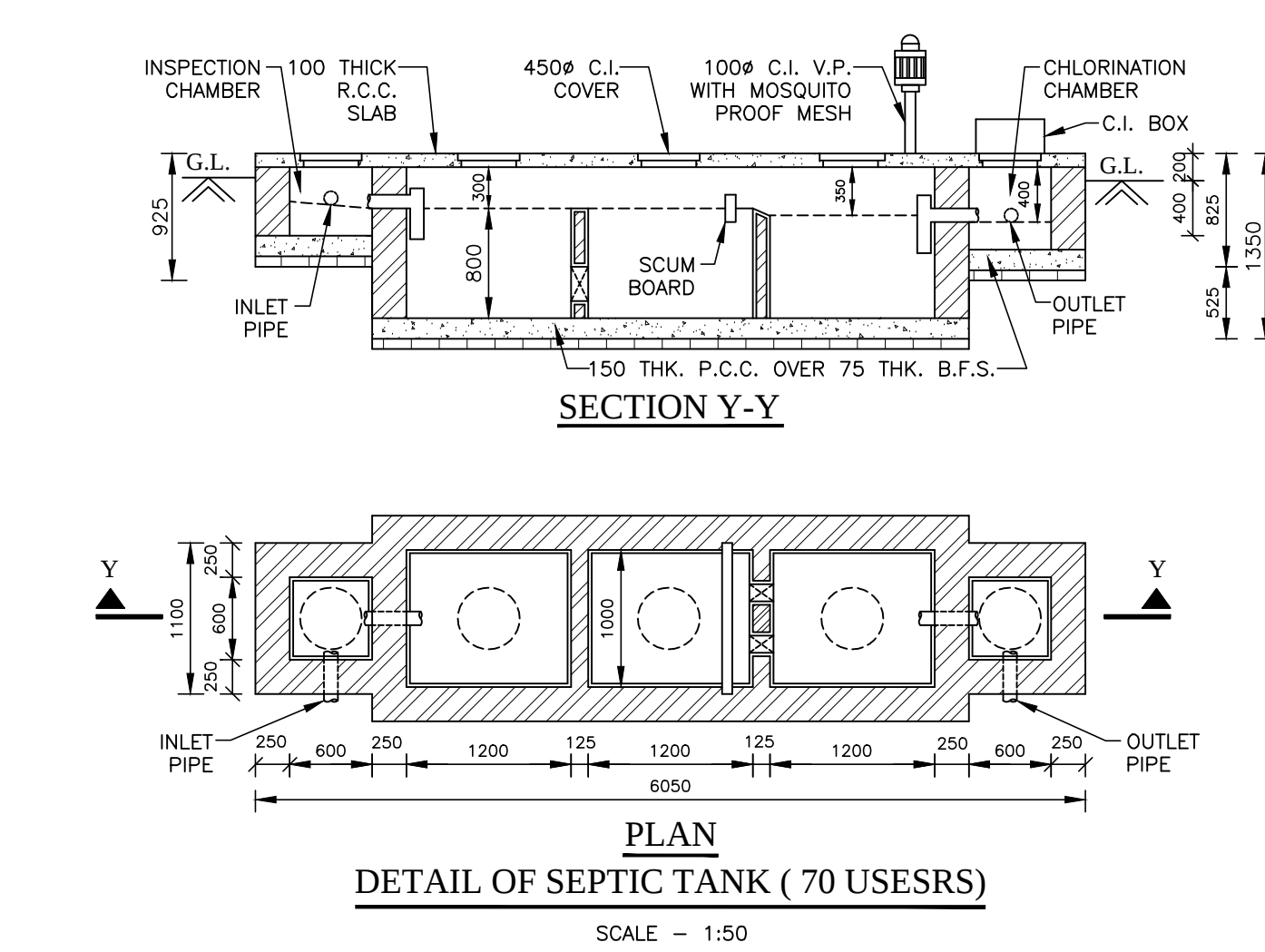
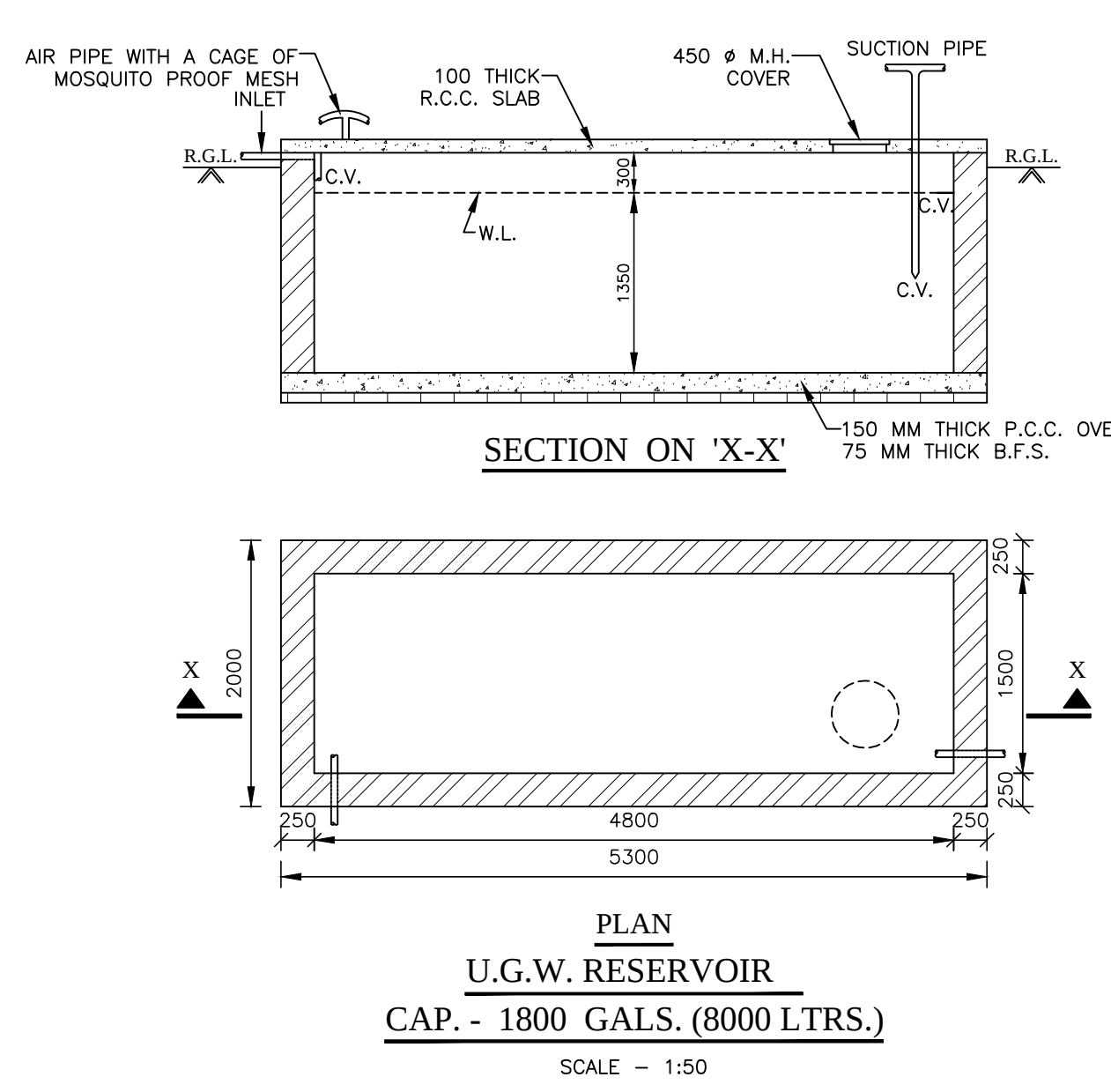
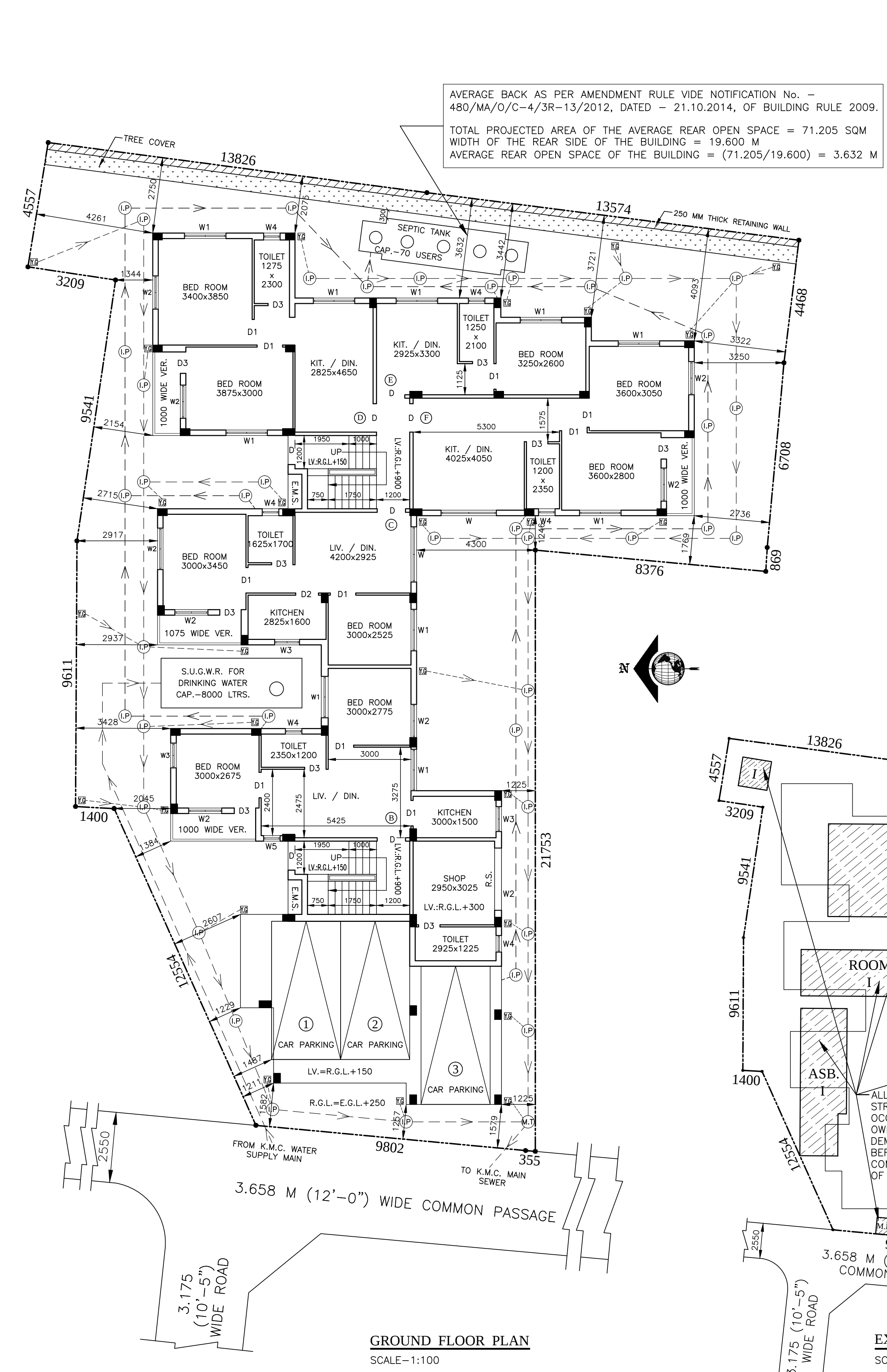




STATEMENT OF THE PLAN PROPOSAL

PART-A:

01. ASSESSEE No. : 21-067-10-1518-6

02. NAME OF OWNERS: PRIYABRATA GHOSH, SANKAR NATH GHOSH, PRAKASH CHANDRA GHOSH, NABA KUMAR GHOSH, DHIRENDRA NATH GHOSH, AVA GHOSH, SOVA RANI GHOSH, NIVA GHOSH, SUKUMAR GHOSH, SANDHYA GHOSH, MOUSUMI GHOSH, SANDHYA GHOSH, SUBHABRATA GHOSH, SAMPA GHOSH, SOMA DEY GHOSH, TAPAN KUMAR GHOSH.

03. NAME OF APPLICANTS : SRI AMAR KUMAR ROY, SRI DEBABRATA MAITY, SRI SUJIT BARMAN DIRECTORS OF M/S DHATRI CONSTRUCTION PVT. LTD. AS C.A. OF PRIYABRATA GHOSH, SANKAR NATH GHOSH, PRAKASH CHANDRA GHOSH, NABA KUMAR GHOSH, DHIRENDRA NATH GHOSH, AVA GHOSH, SOVA RANI GHOSH, NIVA GHOSH, SUKUMAR GHOSH, SANDHYA GHOSH, MOUSUMI GHOSH, SANDHYA GHOSH, SUBHABRATA GHOSH, SAMPA GHOSH, SOMA DEY GHOSH, TAPAN KUMAR GHOSH.

04. DETAILS OF REGISTERED DEED (I) :
BOOK No. : I VOL. No. : 9 PAGE No. : 4539-4562
BEING No. : 03722 DATE:16.05.2014 PLACE : D.S.R. III. 24 PGS.(S)

05. DETAILS OF REGISTERED DEED (II) :
BOOK No. : I VOL. No. : 18 PAGE No. : 2177-2195
BEING No. : 07632 DATE:29.09.2014 PLACE : D.S.R. III. 24 PGS.(S)

06. DETAILS OF REGISTERED POWER OF ATTORNEY :
BOOK No. : I VOL. No.:1603-2022 PAGE No. : 21663-21747
BEING No.:160313136 DATE:18.01.2022 PLACE:D.S.R. III. 24 PGS.(S)

07. DETAILS OF REGISTERED BOUNDARY DECLARATION :
BOOK No. : I VOL. No.:1603-2022 PAGE No.: 268286-268303
BEING No.:160307747 DATE:23.05.2022 PLACE:D.S.R. III. 24 PGS.(S)

08. DETAILS OF REGISTERED COMMON PASSAGE :
BOOK No. : I VOL. No.:1603-2022 PAGE No. : 147256-147272
BEING No.:160304405 DATE:22.03.2022 PLACE: D.S.R. III, 24 PGNS(S)

09. No. OF STOREY = III

10. No. OF TENEMENTS = 17 Nos.

11. SIZE OF TENEMENTS : BELOW 50 SQM=3 Nos. & 50-75 SQM=14 Nos.

PART-B:

01. AREA OF LAND :
AS PER TITLE DEED (09 K - 09 CH - 05 SFT) = 640.097 SQM

02. AS PER PHYSICAL MEASUREMENTS =(09K-08CH-32.1SFT)=638.434 SQM

03. AREA OF SPLAY CORNER = NA

04. AREA OF STRIP = NA

05. LAND AREA= 638.434 SQM

06. (i) PERMISSIBLE GROUND COVERAGE (50.00%) = 319.217 SQM
(ii) PROPOSED GROUND COVERAGE (49.97%) = 319.021 SQM

07. PROPOSED HEIGHT = 9.975 M

08. DEPTH OF BUILDING = 31.525 M

09. FRONTAGE OF PLOT = (9.802 + 0.355) = 10.157 M

10. No. OF TREE = 10 Nos. & TREE COVER AREA= 15.623 SQM (2.45%)

11. PROPOSED AREA :

FLOORS	GROSS COVERED AREA (SQM)	CUTOUT STAIR WELL (SQM)	NET COVERED AREA (SQM)	EXEMPTED AREA LOBBY & STAIR (SQM)	NET FLOOR AREA (SQM)
GROUND FLOOR	319.021	0.000	319.021	19.816	299.205
1ST FLOOR	319.021	0.874	318.147	21.120	297.027
2ND FLOOR	319.021	0.874	318.147	21.120	297.027
TOTAL	957.063	1.748	955.315	62.056	893.259

12. TENEMENTS & CAR PARKING CALCULATION :

(A) RESIDENTIAL :

WORKED	TENEMENT PROPORTIONAL AREA (SQM)	ACTUAL TENEMENT AREA (SQM)	No. OF TENEMENT	REQUIRED CAR PARKING (SQM)
A	66.068	6.004	72.072	2
B	49.391	4.489	53.880	3
C	48.889	4.443	53.332	3
D	52.173	4.741	56.914	3
E	25.431	2.311	27.742	3
F	52.130	4.737	56.867	3

(B) MERCANTILE RETAIL :

(i) SHOP BUILT-UP AREA = 15.253 SQM

(ii) SHOP CARPET AREA = 13.128 SQM (REQUIRED CAR PARKING = NA)

13. TOTAL REQUIRED CAR PARKING = 3 Nos.

14. TOTAL PROVIDED CAR PARKING = 3 Nos.

15. PERMISSIBLE AREA FOR PARKING = 75,000 SQM

16. PROVIDED AREA OF PARKING = 49.714 SQM

17. COMMON AREA = 74.172 SQM

18. PERMISSIBLE F.A.R = 1.75

19. PROPOSED F.A.R = (893.259 - 49.714) / 638.434 = 1.321 < 1.75

20. OVER HEAD TANK AREA = (5.040 + 5.040) = 10.080 SQM

21. STAR HEAD ROOM AREA = (14.647 + 14.647) = 29.294 SQM

22. TERRACE AREA = 319.021 SQM

23. AREA OF CUPBOARD = [(0.625 x 2 Nos.)+(0.750 x 22 Nos.)] = 17.750 SQM

24. ADDITIONAL AREA FOR FEES = (28.294 + 17.750) = 47.044 SQM

DOOR & WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D	1050	2100	W	2000	1200
D1	900	2100	W1	1500	1200
D2	800	2100	W2	1200	1200
D3	750	2100	W3	900	1200
			W4	600	700
			WS	600	1200

SPECIFICATIONS

1. ALL GRADE OF CONCRETE - M20.

2. ALL GRADE OF STEEL - Fe 500

3. ALL OUTER WALL - 200 MM THICK 1:6 MORTAR EXCEPT OTHERWISE MENTIONED.

4. ALL INTERNAL WALL-75 MM THICK WITH 1:4 MORTAR EXCEPT OTHERWISE MENTIONED.

5. ALL PLASTER - 12 MM THICK WITH 1:4 MORTAR.

6. BEARING CAPACITY OF SOIL AS PER SOIL REPORT.

7. ALL OTHER MATERIALS USED AS PER IS CODE :
a) ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION WHICH WILL NOT EXCEED THE LOAD BEARING WALLS. THIS MEASURES INDICATES THE SEPTIC TANK & S.U.G.W. RESERVOIR MAINLY.
b) ALL DIMENSIONS ARE IN MM.

DECLARATION OF OWNERS / APPLICANTS

1. WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.

2. WE SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN).

3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.

4. IF ANY SUBMITTED DOCUMENT ARE FAKE, THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN.

5. THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF ARCHITECT/E.S.E. BEFORE STARTING OF BUILDING FOUNDATION

6. DURING DEPARTMENTAL INSPECTION THE PLOT SHALL BE IDENTIFIED BY US.

1. AMAR KUMAR ROY
2. DEBABRATA MAITY
3. SUJIT BURMAN
(DIRECTORS OF M/S DHATRI CONSTRUCTION PVT. LTD.)
AS CONSTITUTED ATTORNEY OF
PRIYABRATA ALIAS PRIYABRATA GHOSH, SHANKAR NATH GHOSH ALIAS SANKAR NATH GHOSH, PRAKASH CHANDRA GHOSH ALIAS PRAKASH CHANDRA GHOSH, NABA KUMAR GHOSH, DHIRENDRA NATH GHOSH, AVA GHOSH, SOVA RANI GHOSH ALIAS SHIVA RANI GHOSH, NIVA GHOSH, SUKUMAR GHOSH, SANDHYA GHOSH, MOUSUMI GHOSH, SANDHYA GHOSH, SUBHABRATA GHOSH, SAMPA GHOSH, SOMA DEY GHOSH, TAPAN KUMAR GHOSH.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA. CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

DIPANKAR BHOWMICK
E.S.E. - CLASS - III/343

NAME OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT

CERTIFIED THAT THE PLAN ITSELF 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 THE SITE CONDITION INCLUDING THE ADJUTING ROAD IS CONFIRMED WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS LYING WITH EXISTING STRUCTURE FULLY OCCUPIED BY THE OWNERS TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK.

ASHOKE BARDHAN
ARCHITECT - CA / 87 / 11057

NAME OF ARCHITECT

GROUND FLOOR PLAN, EXISTING PLAN, PLAN & SECTION OF S.U.G. WATER RESERVOIR & SEPTIC TANK, SITE PLAN, KEY PLAN, SECTION OF RETAINING WALL.

PROJECT :

PROPOSED 111 STORED RESIDENTIAL BUILDING OF HEIGHT 9.975 M (U/S - 393 A OF CMC ACT, 1980 UNDER BUILDING RULE, 2009) AT PREMISES No. - 22 A / 2, DHARMATALA ROAD, WARD No. - 67, BOROUGH - V I I, KOLKATA - 700042, P. S. - KASBA.

PLAN CASE No. - 2022-07-0018

BUILDING PERMIT No. - 2022070153

DATED - 01/12/2022

VALID UPTO - 30/11/2027

DIGITAL SIGNATURE OF A.E.

DIGITAL SIGNATURE OF E.E.