

STATEMENT OF THE PLAN PROPOSAL

A.

1. ASSESSEE NO: 110820401270

2. DETAIL OF REGISTERED COURT ORDER :
IN THE COURT OF THE 1ST DISTRICT JUDGE SOUTH 24 PARAGANAS
MISC. CASE NO. - 395 OF 2010(R-395)
PRESENT: CHAITAL CHATTERJEE (WB)01056, DISTRICT JUDGE SOUTH 24 PGS. AT ALPORA
ORDER NO. - 15 DATED : 15.11.2021

3. DETAIL OF POWER OF ATTORNEY :
a) BOOK NO. : 1 VOL. NO: 1605-2022 PAGE NO. : 45678 TO 45698
YEAR : 2022 PLACE : A.D.S.R. ALPORA

BEING NO: 160501201
DATE : 26/05/2022

4. DETAIL OF BOUNDARY DECLARATION :
a) BOOK NO. : 1 VOL. NO: 1605-2022 PAGE NO. : 48479 TO 48490
YEAR : 2022 PLACE : A.D.S.R. ALPORA

BEING NO: 160501290
DATE : 09/06/2022

5. DETAIL OF REGISTERED UNDERTAKING FOR TENANT :
a) BOOK NO. : 1 VOL. NO: 1605-2022 PAGE NO: 2601 TO 2610
YEAR : 2022 PLACE : A.D.S.R. ALPORA

BEING NO: 160500516
DATE : 04/07/2022

6. a) AREA OF LAND (AS PER DECLARATION) : 325.065 SQ.M (04K, 13CH, 34SQ.FT) (AS PER BOUNDARY DECLARATION)

b) NO. OF STOREY : 0 + V

c) NO. OF OPENMENT : 06 NOS.

b) SIZE OF TENAMENT : 50 * 75 SQ.M. 06 NOS.

PART-B:

1. PROPOSED GROUND COVERAGE : 148.789 SQ.M (45.772 %)

2. F.A.R. CONSUMED : 1.696

3. TOTAL COVERED AREA : 60.625 SQ.M

4. TOTAL CAR PARKING AREA : 80.475 SQ.M

5. NO OF REQUIRED CAR PARKING SPACE : 04 NOS.

6. NO OF PROVIDED CAR PARKING SPACE : 03 NOS. (COVERED)

7. PROPOSED HEIGHT : 15.475 MT.

STATEMENT OF AREA

LAND AREA = 325.065 SQ.M (04K, 13CH, 34SQ.FT) (AS PER BOUNDARY DECLARATION)

PERMISSIBLE F.A.R. : 2.25

PERMISSIBLE GROUND COVERAGE : 181.487 SQ.M (55.831 %)

PROPOSED GROUND COVERAGE : 148.789 SQ.M (45.772 %)

PROPOSED AREA -

	COVERED	LIFT WELL	EFFECTIVE FLOOR AREA	STAR WY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR AREA	119.914 SQ.M		116.914 SQ.M	128.910	2.981 SQ.M	101.666
1 ST FLOOR AREA	48.789 SQ.M	2.980 SQ.M		128.910	2.980 SQ.M	131.48 SQ.M
2 ND FLOOR AREA	48.789 SQ.M	2.980 SQ.M		128.910	2.980 SQ.M	131.48 SQ.M
3 RD FLOOR AREA	48.789 SQ.M	2.980 SQ.M	46.250 SQ.M	128.910	2.980 SQ.M	131.48 SQ.M
4 TH FLOOR AREA	48.789 SQ.M	2.980 SQ.M	46.250 SQ.M	128.910	2.980 SQ.M	131.48 SQ.M
TOTAL FLOOR AREA	98.415 SQ.M	12.920 SQ.M	70.818 SQ.M	634.540	121.910	616.250
NET BUILT - UP AREA						= 626.258 SQ.M.
GRNUS FOR CAR PARKING						= 80.475 SQ.M.
NET BUILT UP AREA = (626.258 - 75.06)						= 551.257 SQ.M.
PROPOSED F.A.R. = (551.257/325.065)						= 1.696

TENEMENTS & CAR PARKING CALCULATION -

MARKED	TENEMENT SIZE	PROPORTIONAL AREA	ACTUAL	PERCENT AREA	NO OF TENEMENT	REQUIRED CAR PARKING
A	66.630 SQ.M	13.364 SQ.M	79.994 SQ.M			
B	62.759 SQ.M	12.588 SQ.M	75.347 SQ.M		4	4 NO

TOTAL CAR PARKING REQUIRED :- 04 NO.

PROVIDED CAR PARKING :- 03 NO.(COVERED)

PERMISSIBLE AREA FOR PARKING :- 75.902 M (25X3)

PROVIDED AREA OF PARKING :- 80.475 SQ.M

COMMON AREA :- 103.870 SQ.M

TOTAL ADDITIONAL FLOOR AREA FOR FEES =
(16.440 + 135 + 4.095 + 2.96 + 16.550) = 47.380 SQ.M

STAR HEAD ROOM AREA = 16.440 SQ.M

LIFT MACHINE ROOM AREA = 7.135 SQ.M

OVER HEAD TANK AREA = 11.920 SQ.M

LIFT MACHINE ROOM STAR AREA = 4.095 SQ.M

TOILET AT ROOF AREA = 2.960 SQ.M

CUPBOARD AREA = 16.550 SQ.M

TOTAL AREA FOR FEES = 74.018 SQ.M

OPEN TERRACE AREA = 7.789 SQ.M

ROOF STRUCTURE AREA = 36.630 SQ.M

SCHEDULE OF DOORS & WINDOWS							
MKD.	SIZE	SILL	LINTEL	MKD.	SIZE	SILL	LINTEL
D1	1100x2150	---	2150	W1	1800x1250	900	2150
D2	900x2150	---	2150	W2	1500x1250	900	2150
D3	750x2150	---	2150	W3 / SW	1200x1250	900	2150
				W4	900x1250	900	2150
				W5	600x900	1250	2150
				KW	1200x1000	1150	2150

NOTE :-
LAND AREA = 325.065 SQ.M. (04K. -13CH. -34SQ.F.
(AS PER BOUNDARY DECLARATION)
REQUIRED GREEN AREA = 1.755 % (5.704 SQ.M)
PROVIDED OF GREEN AREA = 8.069 SQ.M (2.482 %)

CERTIFICATE OF STRUCTURAL ENGINEER
 I HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE DESIGN OF THE
 ABOVE MENTIONED BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING
 DEAD, LIVE, WIND, EARTHQUAKE AND OVERLOAD AS PER N.B.C. OF INDIA ON THE BASIS OF SOIL INVESTIGATION
 DONE BY DR. SUJIT KUMAR BOSE G.T.E. K.M.C. NO.- 1/12, BOSE
 ROAD, PURNA CHANDRA MITRA LANE, KOLKATA-700033, CERTIFY THAT IT
 IS SAFE AND STABLE IN ALL RESPECT.

(DR. SUJIT KUMAR BOSE G.T.E.- I/12)	(TAMAL KANTI BANDOYPADHYAY) (E.S.E-II/393)
NAME OF GEOTECHNICAL ENGINEER	NAME OF STRUCTURAL ENGINEER
DECLARATION OF ARCHITECT.	

CERTIFIED THAT THE PLAN IT SELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EX STRUC. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK IT IS FULLY OCCUPIED BY THE OWNER & TENENT.

ANJAN UKIL
CA/94/16721
FEE OF ARCHITECT

DECLARATION OF OWNER/APPLICANT

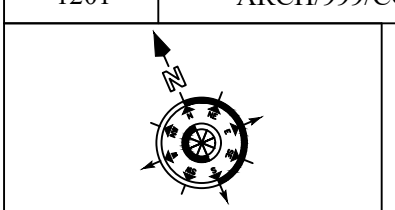
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN). K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.O.W. RESERVOIR WILL BE TAKEN UNDER THE GUIDANCE OF L.B.A / E.S.E BEFORE STARTING OF BUILDING FOUNDATION. IF ANY EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK, THE LAND IS OCCUPIED BY THE OWNER & TENANT DURING INSPECTION PLOT WAS IDENTIFIED BY US.

SRI SUSHANTA DHAR
(SOLE PROPRIETOR OF M/S. S.S. CONSTRUCTION)
AND CONSTITUTED ATTORNEY OF
SRI SAUMENDRANATH PAIN ALIAS SOUMENDRA NATH
PAIN ALIAS SOUMENDRANATH PYNE

GROUND FLOOR PLAN, FIRST FLOOR PLAN, SECOND FLOOR PLAN, THIRD FLOOR PLAN, FORTH FLOOR PLAN, ROOF PLAN.

PROPOSED G +IV (15.475 MT.) STORIED RESIDENTIAL BUILDING
U/S 393A OF KMC ACT 1980, COMPLYING KMC BUILDING RULE
2009 AT PREMISES NO.- 61, CHETLA ROAD,
KOLKATA-700027, WARD NO. - 82, BOROUGH - IX, P.S.- CHETLA .

JOB NO.	DRG. NO.	DATE	DEALT
1201	1-DCU/200/GOBB-01	10.05.2022	DR. N.



SCALE -1:100

B.P. NO:-2022090097

VALID UPTO :-18/01/2028 DATED:- 19/01/2023

Digital Signature of A.E(C)/Bldg/KMC

Digital Signature of E.E(C)/Bldg/KMC