



PLAN CASE NO. 2023010001
STATEMENT OF THE PLAN PROPOSAL

PART - A:
ASSEESSEE NO : 110041801426

1. a) DETAIL OF DEED OF CONVEYANCE:
BOOK NO. : 160603149 VOL. NO. : 1606-2022 PAGE NO. : 105123 TO 105143
BEING NO. : 160603149 Year 2022 . DATE: 29.06.2022
PLACE : A.D.S.R. SEALDAH

b) DETAIL OF DEED OF CONVEYANCE:
BOOK NO. : 160605779 VOL. NO. : 1606-2022 PAGE NO. : 244153 TO 244180
BEING NO. : 160605779 Year 2022 . DATE: 16.12.2021
PLACE : A.D.S.R. SEALDAH

c) DETAIL OF DEED OF DECLARATION:
BOOK NO. : 16060129 VOL. NO. : 1606-2022 PAGE NO. : 2166 TO 2173
BEING NO. : 16060129 Year 2022 . DATE: 31.08.2022
PLACE : A.D.S.R. SEALDAH

d) DETAIL OF BOUNDARY DECLARATION:
BOOK NO. : 160601477 VOL. NO. : 1606-2023 PAGE NO. : 42480 TO 42489
BEING NO. : 160601477 Year 2023 . DATE: 28.04.2023
PLACE : A.D.S.R. SEALDAH

e) DETAIL OF TENANT DECLARATION:
BOOK NO. : 160601476 VOL. NO. : 1606-2023 PAGE NO. : 42472 TO 42479
BEING NO. : 160601476 Year 2023 . DATE: 28.04.2023
PLACE : A.D.S.R. SEALDAH

f) DETAIL OF SPLAYED CORNER DECLARATION:
BOOK NO. : 160601475 VOL. NO. : 1606-2023 PAGE NO. : 42221 TO 42230
BEING NO. : 160601475 Year 2023 . DATE: 28.04.2023
PLACE : A.D.S.R. SEALDAH

1. a) AREA OF LAND (DEED) : 6.0 K.-0.0 CH.-0.0 SQ.FT. OR 401.338 SQ.M. (ML)
b) AREA OF LAND (BOUNDARY) : 5.0 K.-15.0 CH.-44.550 SQ.FT. OR 401.296 SQ.M. (ML)
c) ENCROACHMENT AREA : NIL
d) FREE GIFT (STRIP OF LAND) : NIL
e) FREE GIFT (SPLAYED CORNER 'A') : 2.6 SQ.M.
f) FREE GIFT (SPLAYED CORNER 'B') : 2.504 SQ.M.
2. NET LAND AREA : 396.192 SQ.M.
3. ROAD WIDTH : 11.735 M. (MINIMUM WIDTH AS PER S.O.R.)
4. a) PERMISSIBLE GROUND COVERAGE (53.299%) : 213.851 SQ.M.
b) PROPOSED GROUND COVERAGE (53.101%) : 213.094 SQ.M.
5. PROPOSED HEIGHT : 15.475 M.

PART - B:
1. a) AREA OF LAND (DEED) : 6.0 K.-0.0 CH.-0.0 SQ.FT. OR 401.338 SQ.M. (ML)
b) AREA OF LAND (BOUNDARY) : 5.0 K.-15.0 CH.-44.550 SQ.FT. OR 401.296 SQ.M. (ML)
c) ENCROACHMENT AREA : NIL
d) FREE GIFT (STRIP OF LAND) : NIL
e) FREE GIFT (SPLAYED CORNER 'A') : 2.6 SQ.M.
f) FREE GIFT (SPLAYED CORNER 'B') : 2.504 SQ.M.
2. NET LAND AREA : 396.192 SQ.M.
3. ROAD WIDTH : 11.735 M. (MINIMUM WIDTH AS PER S.O.R.)
4. a) PERMISSIBLE GROUND COVERAGE (53.299%) : 213.851 SQ.M.
b) PROPOSED GROUND COVERAGE (53.101%) : 213.094 SQ.M.
5. PROPOSED HEIGHT : 15.475 M.

PREMISES NO. - PREMISES NO.-12F, UMAKANTA SEN LANE, KOLKATA :
700030, WARD NO. 004, BOROUGH-I, COMPLYING K.M.C BUILDING RULE-2009, UNDER SECTION 393A OF K.M.C. ACT-1980, P.S.-CHITPUR, WITHIN THE KOLKATA MUNICIPAL CORPORATION.
ASSEESSEE NO - 110041801426
NAME OF OWNER(S)/APPLICANT(S)-SRI ASHOK KUMAR ROY proprietor of MS ROYAL CONSTRUCTION

AREA OF LAND : 401.296 SQ.M (ML)
NAME OF L.B.S. SANJOY CHOWDHURY
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI: 29.00 M.
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84	SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE
"A"	22°59'1" N	88°29'10" E
The above information is true and correct in all respect and if at any stage, it is found otherwise, then we shall be fully liable for which K.M.C. and other appropriate authority reserve the right to take appropriate action against us as per law.		

6.a. PROPOSED AREA (AREA STATEMENT)

FLOOR	TOTAL AREA (RES.) (SQ.M)	CUTOUT WELL, ST. DUCTY (SQ.M)	GROSS FLOOR AREA (SQ.M)	TOTAL EXEMPTED AREA (SQ.M)	NET FLOOR AREA (SQ.M)	
GR.	213.094	—	213.094	12.690	2.902	197.502
1st	213.094	2.470	210.624	12.690	2.902	195.032
2nd	213.094	2.470	210.624	12.690	2.902	195.032
3rd	213.094	2.470	210.624	12.690	2.902	195.032
4th	213.094	2.470	210.624	12.690	2.902	195.032
TOTAL	1065.470	9.880	1055.590	63.450	14.510	977.630

6.b. TENEMENT & CAR PARKING CALCULATION

MARKED	EACH TENEMENT AREA TO BE ADDED (SQ.M)	PROPORTIONAL AREA (SQ.M)	ACTUAL EACH TENEMENT AREA (SQ.M)	NOS. OF TENEMENT	REQUIRED NOS. OF CAR PARKING
FLAT -A	31.925	3.902	35.827	1	—
FLAT -B	48.910	5.978	54.888	3	—
FLAT -C	56.793	6.941	63.734	4	—
FLAT -D	57.007	6.967	63.974	4	2
FLAT -E	30.016	3.669	33.685	3	—
FLAT -F	78.929	9.546	88.475	1	—
TOTAL	283.662	36.003	319.673	16	2

6.B.2. SHOP & CAR PARKING CALCULATION

MARKED	CARPET AREA (SQ.M)	BUILT-UP AREA (SQ.M)	NOS. OF SHOP	RECD. NOS. OF CAR PARKING
SHOP - 1	8.484	—	1	—
SHOP - 2	13.645	—	1	—
SHOP - 3	14.648	43.526	1	1
TOTAL	36.777	43.526	3	1

7a. TOTAL REQUIRED CAR PARKING : 3 Nos.
7b. TOTAL PROPOSED CAR PARKING : 3 Nos.
8. PERMISSIBLE AREA FOR PARKING : 75.0 SQ.M.
9. PROPOSED AREA FOR PARKING : 111.113 SQ.M.
10. PERMISSIBLE F.A.R. : 2.25
11. PROPOSED F.A.R. : (077.630-75.0) / 401.296 = 2.249 < 2.25
12. STAIR HEAD ROOM AREA : 15.810 SQ.M.
13. TERRACE AREA : 213.094 SQ.M.
14. OVER HEAD TANK AREA : 3.770 SQ.M.
15. L.M.R. AREA (MACHINE ROOM LESS) : 3.023 SQ.M.
16. TOTAL BUILT-UP AREA FOR FEES : 1101.438 SQ.M.
17. AREA OF CUP BOARDS : 27.016 SQ.M.
18. RELAXATION OF AUTHORITY (IF ANY) : NIL
19. DEPTH OF BUILDING : 22.727 M.
20. FRONTAGE OF THE PLOT : 16.687 M.
21. PROP. TREE COVERED AREA : 10.920 SQ.M.

DECLARATION OF LBS
CERTIFIED THAT THE PLAN ITSELF 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 OCCUPIED BY THE BOTH OWNER & TENANT.

DECLARATION OF OWNER
I, DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S. & ESE DURING CONSTRUCTION. I SHALL 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 SUBMITTED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF LBS/ES BEFORE STARTING OF BUILDING FOUNDATION.

DECLARATION OF APPLICANTS
SRI ASHOK KUMAR ROY proprietor of MS ROYAL CONSTRUCTION

DECLARATION OF STRUCTURAL ENGINEER
SHYAM SUNDAR KUNDU ESE NO. - 207/i

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.

CERTIFICATE OF STRUCTURAL ENGINEER
THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B. CODE OF INDIA AND CERTIFIED THAT IS SAFE AND STABLE IN ALL RESPECT.

DECLARATION OF LBS
SRI ASHOK KUMAR ROY proprietor of MS ROYAL CONSTRUCTION

PROJECT:
PROPOSED PLAN OF GROUND+FOUR (G+IV) STORIED RESIDENTIAL BUILDING AT PREMISES NO.-12F, UMAKANTA SEN LANE, KOLKATA : 700030, WARD NO.:004, BOROUGH-I, COMPLYING K.M.C BUILDING RULE-2009, UNDER SECTION 393A OF K.M.C. ACT-1980. P.S.-CHITPUR, WITHIN THE KOLKATA MUNICIPAL CORPORATION.

PROPOSED GROUND FLOOR PLAN, EXISTING GROUND FLOOR PLAN, SITE PLAN, KEY PLAN, DETAILS OF SEPTIC TANK AND S.U.G.W.R.

NAME OF APPLICANTS
SRI ASHOK KUMAR ROY proprietor of MS ROYAL CONSTRUCTION

B.P. NO. : 2023010060
DATE : 16/08/2023 **VALID UP TO : 15/08/2028**

DIGITAL SIGNATURE OF SANCTIONING AUTHORITY

PROJECT			
JOB NO.	DRG. NO.	DATE	DRAWN BY :
SCAKMC/21-22/03.1		22.05.2022	SANJOY CHOWDHURY

DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR.-/K.M.C. **DIGITAL SIGNATURE OF E.E.(C)/BLDG./BR.-/K.M.C.**

CONSULTANT:-
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SCALE - 1:100