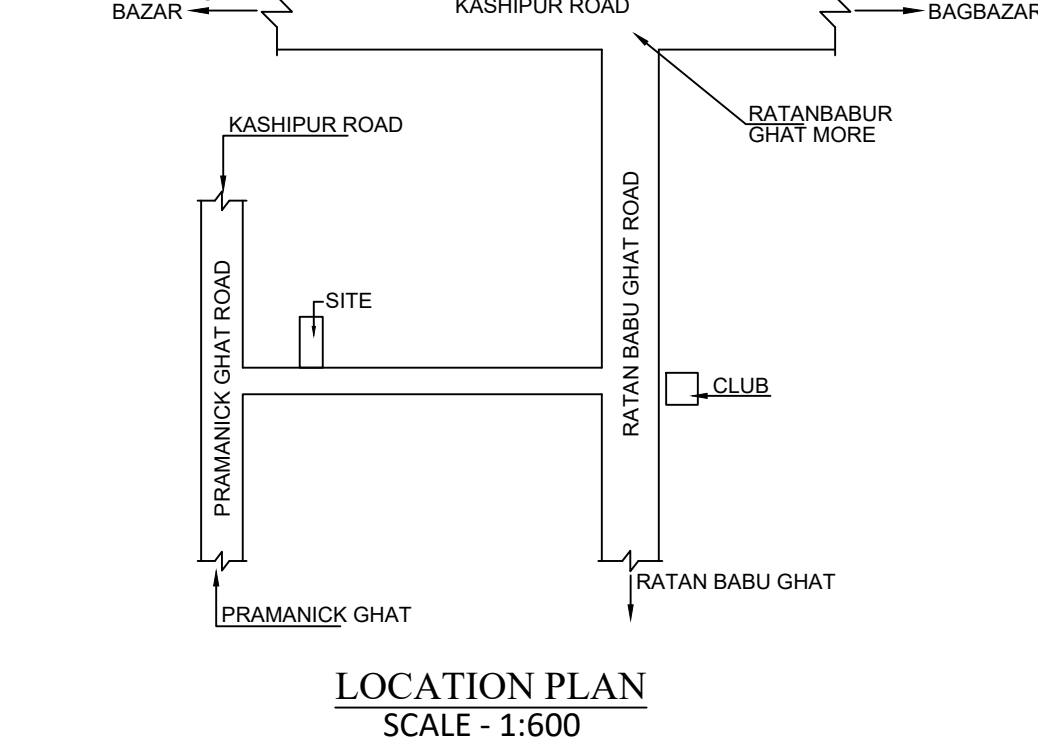
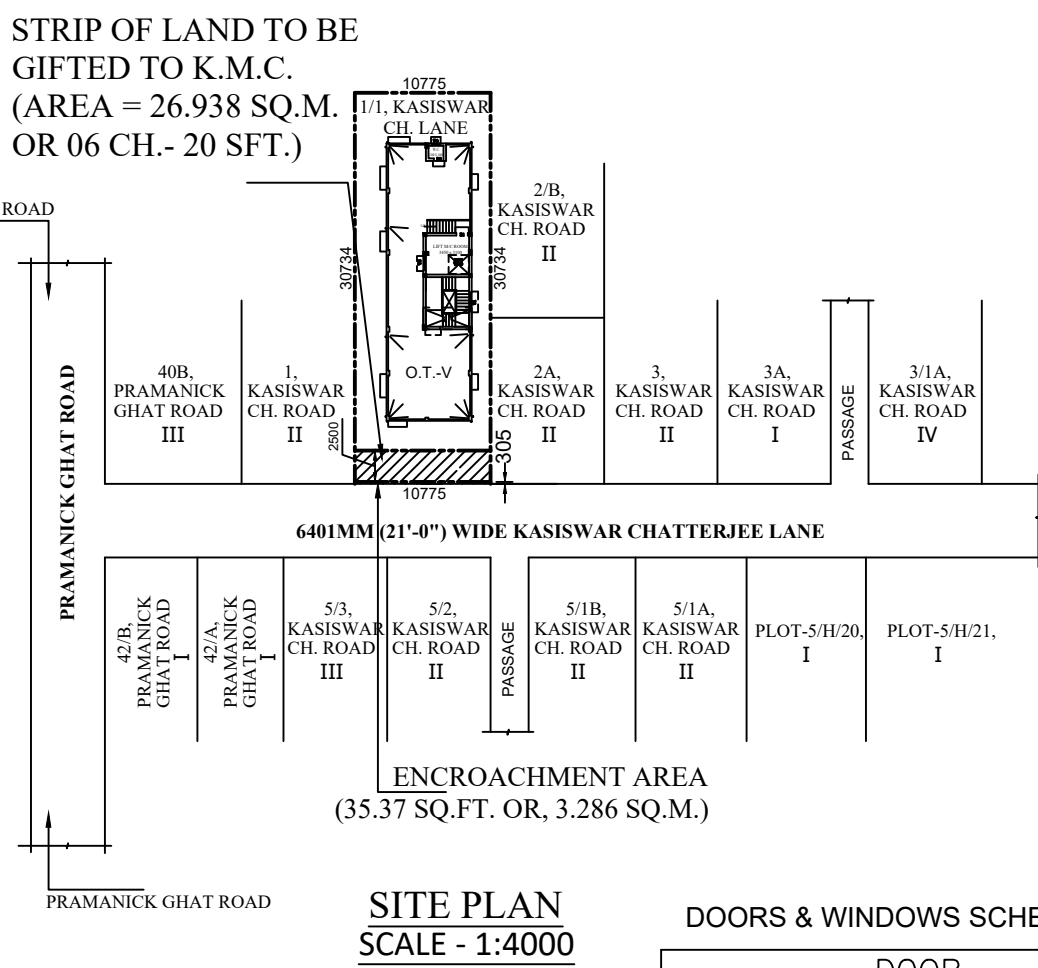
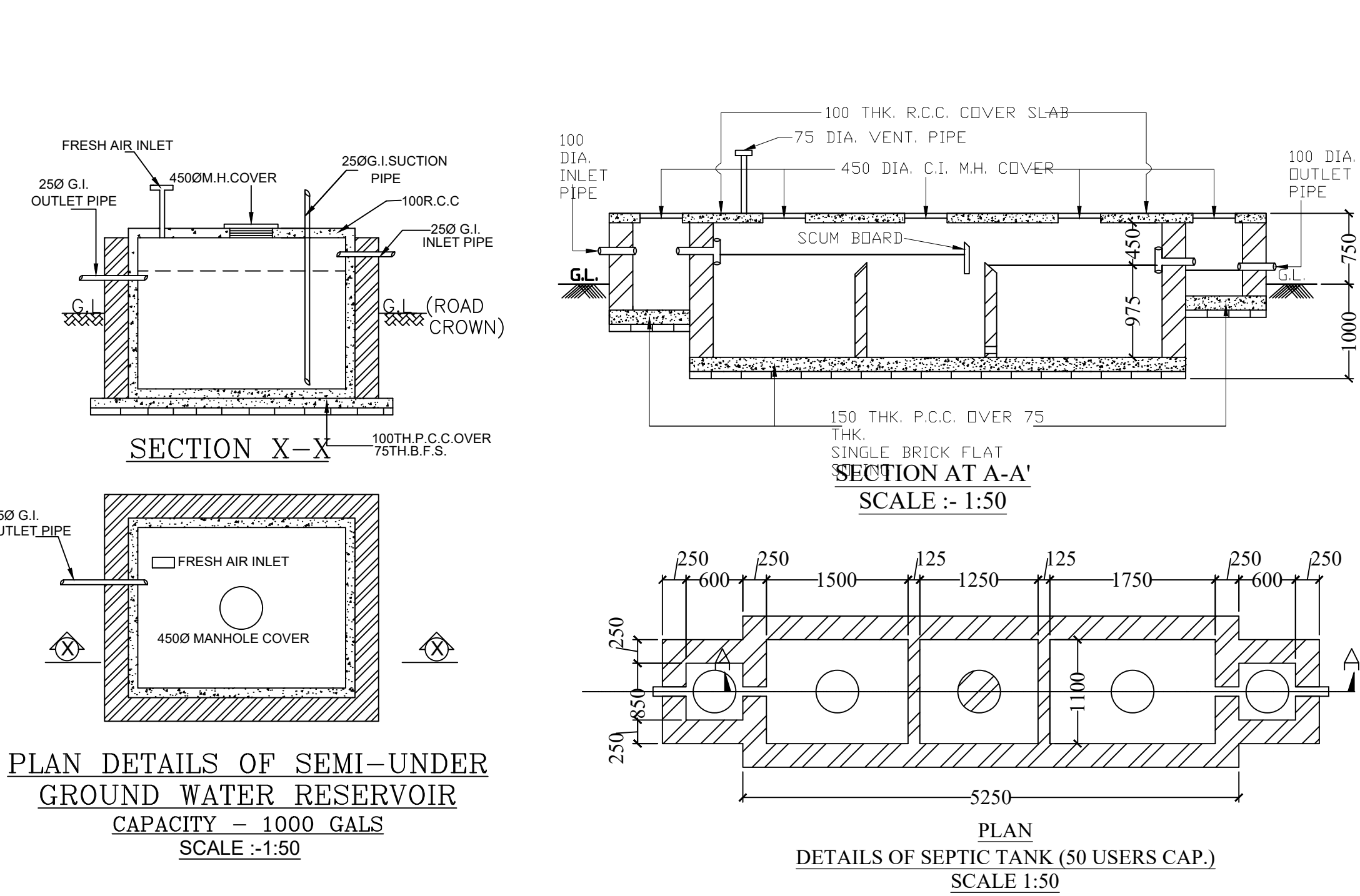




PROPOSED PLAN OF G+IV RESIDENTIAL BUILDING AT PREMISES NO.- 1/1, KASISWAR CHATTERJEE LANE, KOLKATA - 700036, WARD NO.- 001. BR. - I, P.S.- COSSIPORE, P.O.- BARANAGAR, U/S. 393A OF THE K.M.C. ACT 1980 COMPLYING KMC BUILDING RULES 2009 OF THE KOLKATA MUNICIPAL CORPORATION.

STATEMENT OF THE PLAN CASE NO:- 2023010081

- PART – A
- ASSESSEE NO.:- 11-001-08-0069-9
 - DETAILS OF DEED OF GIFT:
BOOK NO.: I , VOL. NO.: 1506-2018, PAGE NO.: 304210 TO 304245, BEING NO.: 150606891
YEAR: 2018, PLACE: A.D.S.R. COSSIPORE DUMDUM. DATE: 06.08.2018
 - DETAILS OF REGISTERED ENCROACHMENT:
BOOK NO.: IV , VOL. NO.: 1506-2023, PAGE NO.: 2914-2923, BEING NO.: 150600177,
YEAR: 2023, PLACE: A.D.S.R. COSSIPORE DUMDUM. DATE: 08-06-2023
 - DETAILS OF REGISTERED STRIP OF LAND:
BOOK NO.: I , VOL. NO.: 1506-2023, PAGE NO.: 187992-188001, BEING NO.: 150606523,
YEAR: 2023, PLACE: A.D.S.R. COSSIPORE DUM DUM. DATE: 22-06-2023
 - (A) AREA OF LAND = 334.450 SQ.M.
(B)NUMBER OF STOREY = V
 - NO. OF TENEMENTS = 10 NOS.
 - SIZE OF TENEMENTS
(i) <50 SQ.M. = 2 NOS.
(ii) 75 SQ.M. > & > 50 SQ.M. = 4 NOS.
(iii) 75SQ.M.< & > 100 SQ.M. = 4 NOS.

PART-B :

1. AREA OF LAND:- 05k.- 00ch.- 00sf. or 334.45 sq.m. (m/l) (As per deed & Physical)

ENCROACHMENT AREA - 3.286 SQ.M. OR, 35.37 SQ.FT.

LAND AREA AFTER DEDUCTION OF ENCROACHMENT:-
331.164 SQ.M. ≈ 331.16 SQ.M. OR 4K.- 15CH.- 10 SFT. (M/L)
AREA OF STRIP OF LAND:- 26.938 sq.m. or 06ch.- 20sf. (WESTERN SIDE OF THE PREMISES)
[STRIP OF LAND GIFTED TO THE K.M.C. U/R 74 OF K.M.C. BLDG. RULE 2009.]

2. (i) PERMISSIBLE GROUND COVERAGE (55.628 %) = 184.218 SQ.M.
(ii) PROPOSED GROUND COVERAGE (45.059 %) = 149.217 SQ.M.
3. PROPOSED HEIGHT = 15.425 MTR.

4. PROPOSED AREA :-							
FLOOR	COVERED AREA (in SQ.M.)	CUT OUT		COVERED FLOOR AREA (in SQ.M.)	EXEMPTED AREA		FLOOR AREA EXCLUDING EXEMPTION (in SQ.M.)
		STAIR DUCT (in SQ.M.)	LIFT WELL (in SQ.M.)		STAIR + STAIRLOBBY (in SQ.M.)	LIFT LOBBY (in SQ.M.)	
GRND.	149.217	-----	-----	149.217	13.628	2.884	132.705
1ST	149.217	1.750	2.250	145.217	11.878	2.884	130.455
2ND	149.217	1.750	2.250	145.217	11.878	2.884	130.455
3RD	149.217	1.750	2.250	145.217	11.878	2.884	130.455
4TH	149.217	1.750	2.250	145.217	11.878	2.884	130.455
TOTAL	746.085	7.000	9.000	730.085	61.140	14.420	654.525

5. TENEMENTS & CAR PARKING CALCULATION :-					
A. FOR RESIDENTIAL:					
MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	TOTAL NO. OF PARKING
A	50.278 SQ.M.	13.722 SQ.M.	64.000 SQ.M.	02	03 NOS.
B	29.653 SQ.M.	08.093 SQ.M.	37.746 SQ.M.	02	
C	48.481 SQ.M.	13.232 SQ.M.	61.713 SQ.M.	02	
D	68.482 SQ.M.	18.691 SQ.M.	87.173 SQ.M.	02	
E	59.931 SQ.M.	16.357 SQ.M.	76.288 SQ.M.	02	

- 6A. TOTAL REQUIRED CAR PARKING :- 03 NOS.
6B. TOTAL PROPOSED CAR PARKING :- 03 NOS.(COVERED)
7. PERMISSIBLE AREA FOR PARKING ~ 75.0 SQ.M.
8. PROPOSED AREA OF PARKING :- 76.249 SQ.M.(COVERED)
9. PERMISSIBLE F.A.R = 1.75
10. PROPOSED F.A.R = (654.525 - 75.000) / 331.16 = 1.750
11. STAIR HEAD ROOM AREA :- 16.748 SQ.M.
12. LIFT MACHINE ROOM AREA :- 13.475 SQ.M.
13. TERRACE AREA :- 149.217 SQ.M.
14. RELAXATION OF AUTHORITY, IF ANY :- N.A.
15. OVER HEAD TANK AREA :- 06.641 SQ.M.
16. GROUND FLOOR SERVICE AREA :- 27.345 SQ.M.
17. TOTAL AREA OF CUP-BOARD = 21.900 SQ.M. (3% OF TOTAL FLOOR AREA)
18. LIFT MACHINE ROOM STAIR AREA = 3.728 SQ.M.
19. AREA OF W.C. AT ROOF = 2.239 SQ.M.
20. OTHER AREA ONLY FOR FEES = 75.560 (Exemption) + 21.900 (C.B. area) + 3.728 (L.M.R. Stair) + 2.239 (W.C.) = 103.427 SQ.M.
21. AREA OF TREE COVER AT GROUND = 5.388 SQ.M.

DECLARATION OF OWNER / APPLICANT:

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S & E.S.E 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 WILL REVOKE THE SANCTION PLAN.THE CONSTRUCTION OF S.U.G.W.R TAKEN UNDER THE GUIDANCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.

CERTIFICATE OF AMSL REGARDING OFFICE CIRCULAR NO. 13 OF 2022-23 OF D.G.(B), DT. 07/12/2023

PREMISES NO. - 1/1, KASISWAR CHATTERJEE LANE ; WARD NO. - 001, BOROUGH NO. - I, ASSESSEE NO. -110010800699

NAME OF OWNER(S) /APPLICANT(S) : SMT. CHANDANA CHATTERJEE

AREA OF LAND: 331.160 SQ.M. (M/L) (AS PER PHYSICAL MEASUREMENTS)

NAME OF L.B.S. : TARA CHARAN DAS (LBS/1/1490)

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI: 33.00 M.

PROPOSED HEIGHT OF BUILDING (AMSL+HT. OF BLDG. + HT. TOP ROOF STRUCTURE) : (9+15.425+4.85)=29.275 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
1	22° 37'53.004"N	88° 22'02.035" E
2	22° 37'52.042"N	88° 22'50.940" E
3	22° 37'54.134"N	88° 22'02.359" E
4	22° 37'53.958"N	88° 22'50.242" 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.

SMT. CHANDANA CHATTERJEE
NAME OF THE APPLICANT

TARA CHARAN DAS
(L.B.S.NO.: 1/1490)
NAME OF THE L.B.S.

SPECIFICATIONS

1)R.C.C. FRAME STRUCTURE WITH CONC. GRADE M20 & STEEL Fe 500+ ,
2)200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTER JOINTS.
3)STEEL Z- SECTION WINDOWS.
4)CAST-IN-SITU MOSAIC FLOORING.
5)1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING
RESPECTIVELY.
6)WATER PROOFING TREATMENT. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
7)ALL FLOORS ARE MARBLE FLOOR.

DECLARATION OF G.T.E.:

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.

NAME OF THE G.T.E.
[RUPAK KUMAR BANERJEE. G.T.E.NO.: 1/03]

DECLARATION OF L.B.S.:

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.

NAME OF THE STRUCTURAL ENGINEER
[TANUSRI DUTTA. E.S.E.NO.: 1/219]

B.P. NO. : 2023010088
DATE : 27/09/2023
VALID UP TO : 26/09/2028

DIGITAL SIGNATURE OF
A.E.(C)/BLDG/B.R.-I/K.M.C.

DIGITAL SIGNATURE OF
E.E.(C)/BLDG/B.R.-I/K.M.C.

