

STATEMENT OF THE PLAN PROPOSAL

PART - A :-

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| 1. ASSESSEE NO. - 140570201086   | 4. DETAILS OF BOUNDARY DECLARATION :-<br>BOOK NO.-I, VOLUME NO.-1606-2023, PAGES- 79511 TO 79520, BEING NO.-160602962, REGD. AT- A.D.S.R.SEALDAH DATED - 07/08/2023 |
| 2. NAME OF OWNERS -SUSHANTA ROY, GOURI ROY   | 5. DETAILS OF COMMON PASSAGE :-<br>BOOK NO.-I, VOLUME NO.-1606-2023, PAGES- 79503 TO 79510, BEING NO.-160602961, REGD. AT- A.D.S.R.SEALDAH DATED - 07/08/2023       |
| 3. DETAILS OF REGD. DEED :-<br>BOOK NO.-I, VOLUME NO.-1, PAGES- 10 TO 15, BEING NO.-1619,REGD. AT- A.R.A.-1 KOLKATA DATED - 13/12/2006 | 6. DETAILS OF COMMON PASSAGE :-<br>BOOK NO.-I, VOLUME NO.-1606-2023, PAGES- 79503 TO 79510, BEING NO.-160602961, REGD. AT- A.D.S.R.SEALDAH DATED - 07/08/2023       |

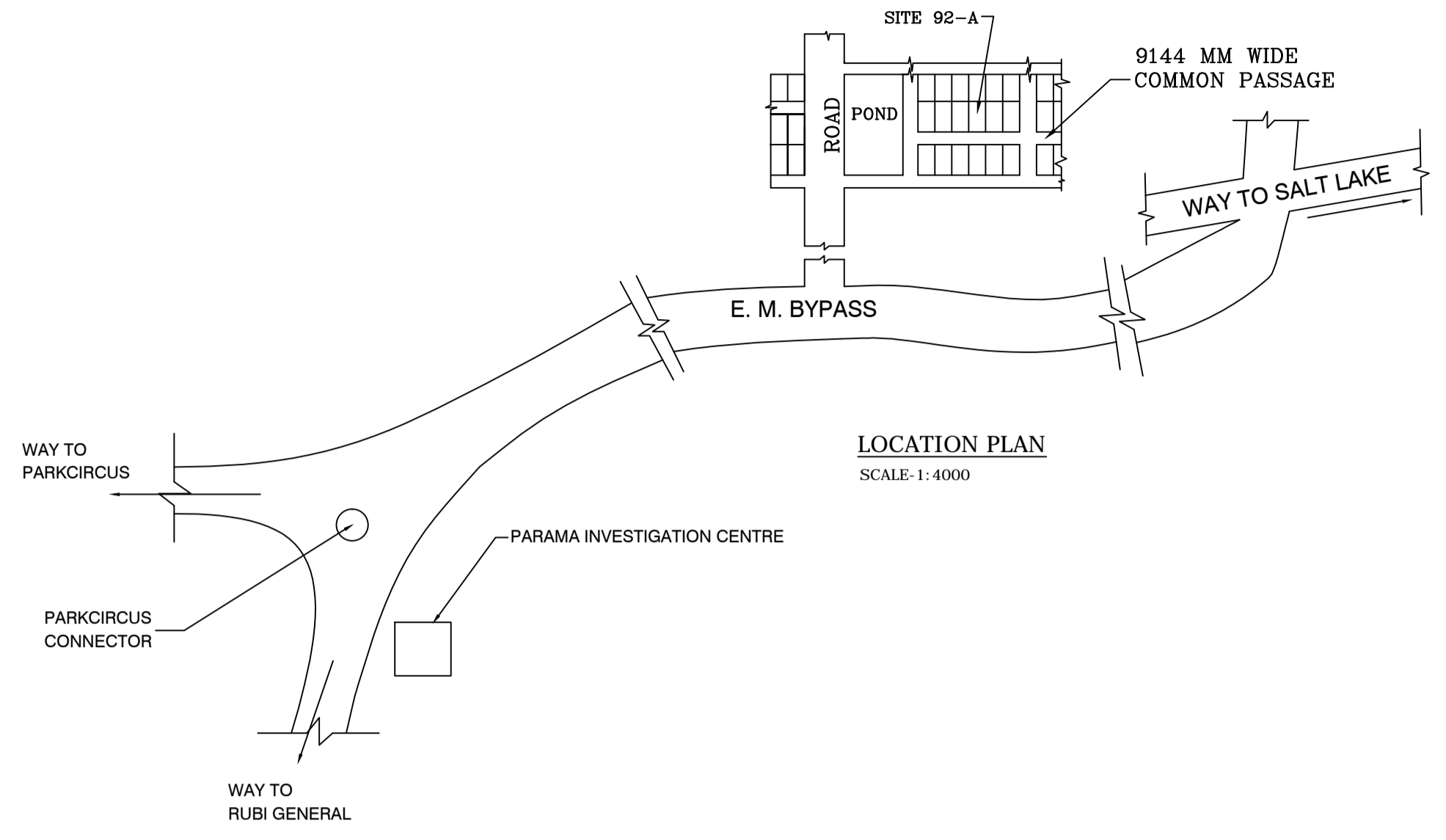
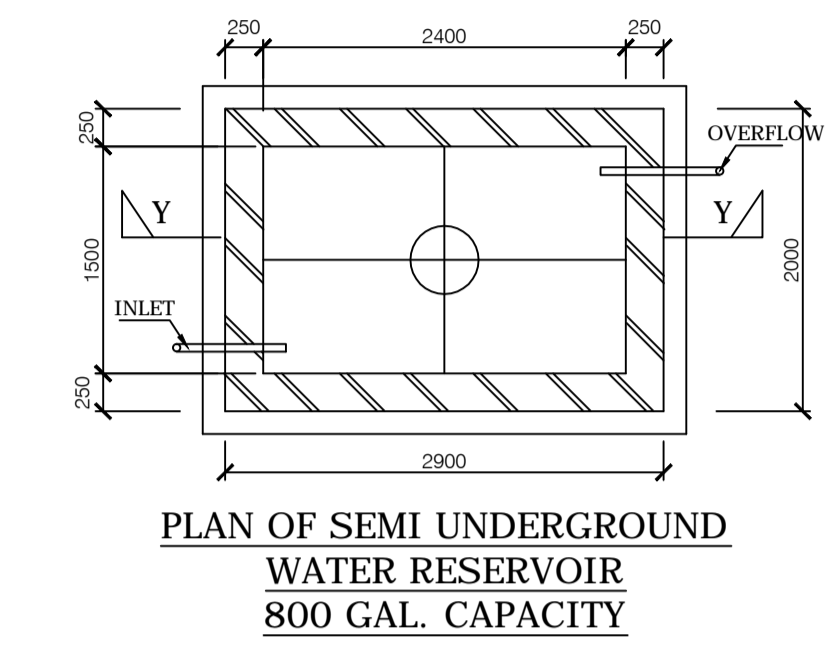
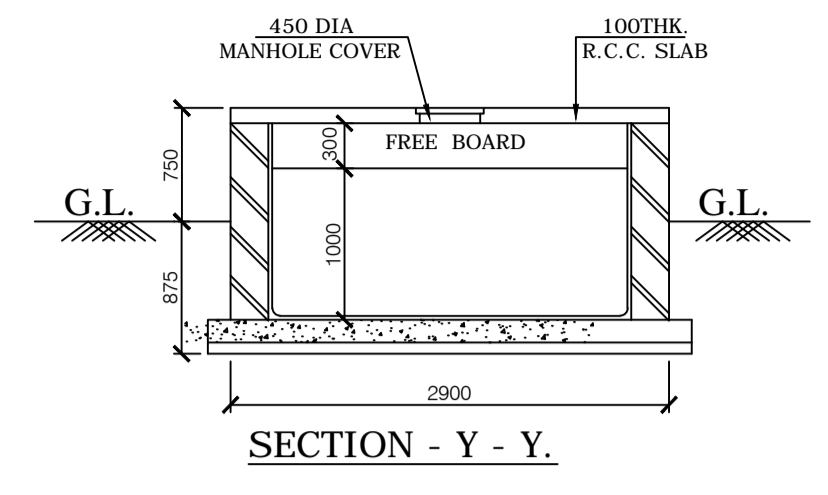
PART - B :-

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| 1. AREA OF LAND AS PER DEED :-<br>(04K-00 CH.-00 SFT.) = 267.553 m <sup>2</sup><br>AS PER BOUNDARY DECLARATION = 267.553 m <sup>2</sup> | 4. PERMISSIBLE HEIGHT OF THE BUILDING-40 MTR.    |
| 2. PERMISSIBLE GROUND COVERAGE (57.748%) = 154.506 m <sup>2</sup>   | 5. PROPOSED HEIGHT OF THE BUILDING - 15.425 MTR. |
| 3. PROPOSED GROUND COVERAGE (51.102%) = 136.726 m <sup>2</sup>  | 6. NO. OF STORES - G + IV                        |

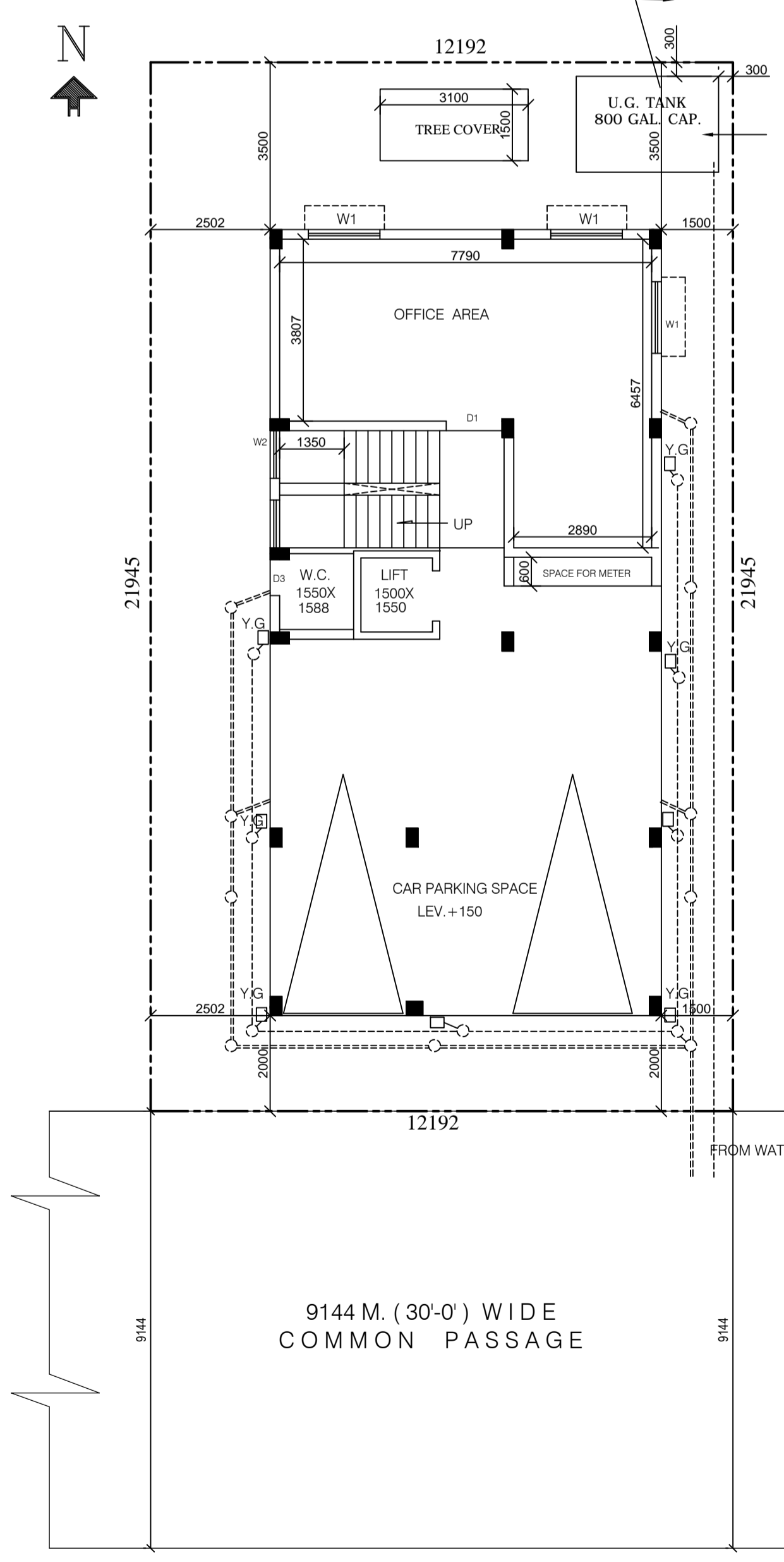
- NOTES AND SPECIFICATIONS**
- ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION.
  - ALL MAIN WALL 200 TH.
  - ALL PARTITION WALL 125 TH. & 75 TH. UNLESS MENTIONED.
  - BRICK WORK 250M. MORTAR 1:6 & BRICK WORK OF 125 THK. & 75 THK. WITH 1:4 SAND CEMENT MORTAR.
  - ALL R.C.C. WORKS SHOULD BE (1:1.5:3)
  - GRADE OF CONC. M-20.
  - DEPTH OF S.U.G.W. RESERVOIR WILL NOT BE EXCEED THE DEPTH OF NEAREST COLUMN FOUNDATION.
  - 25TH. D.P.C 1:2-4 WITH PROPER WATER PROOFING COMPOUND.
  - ALL OTHER MATERIALS USED AS PER I.S CODE & C.B.C. 1984.

**SCHEDULE OF DOOR & WINDOW**

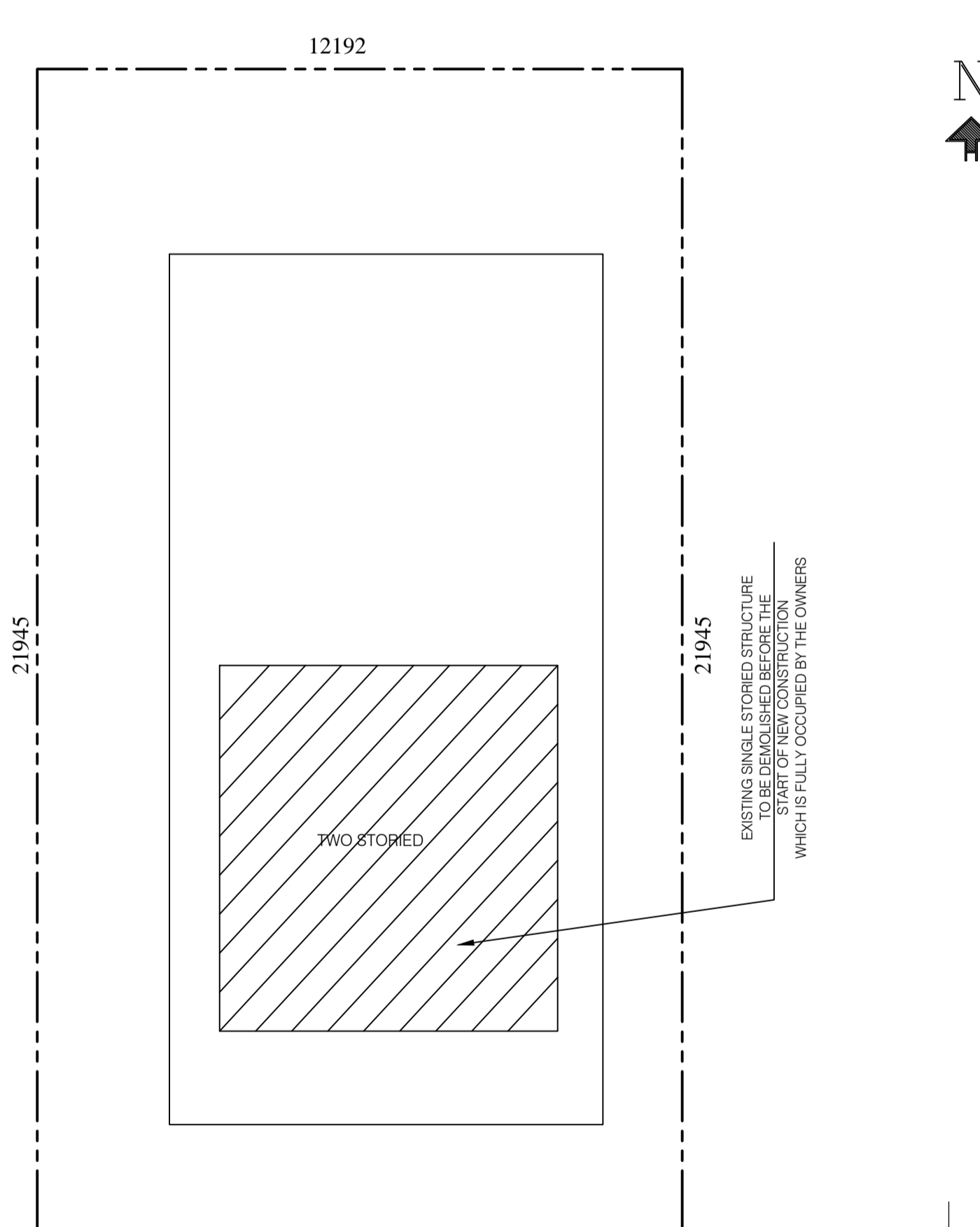
DOOR MKD.	LINTEL HEIGHT	SIZE	WINDOW MKD.	LINTEL HEIGHT	SIZE
D1	2100	1050 X 2100	W1	2100	1500X1200
D2	2100	900 X 2100	W2	2100	1200X1200
D3	2100	750 X 2100	W3	2100	600X600



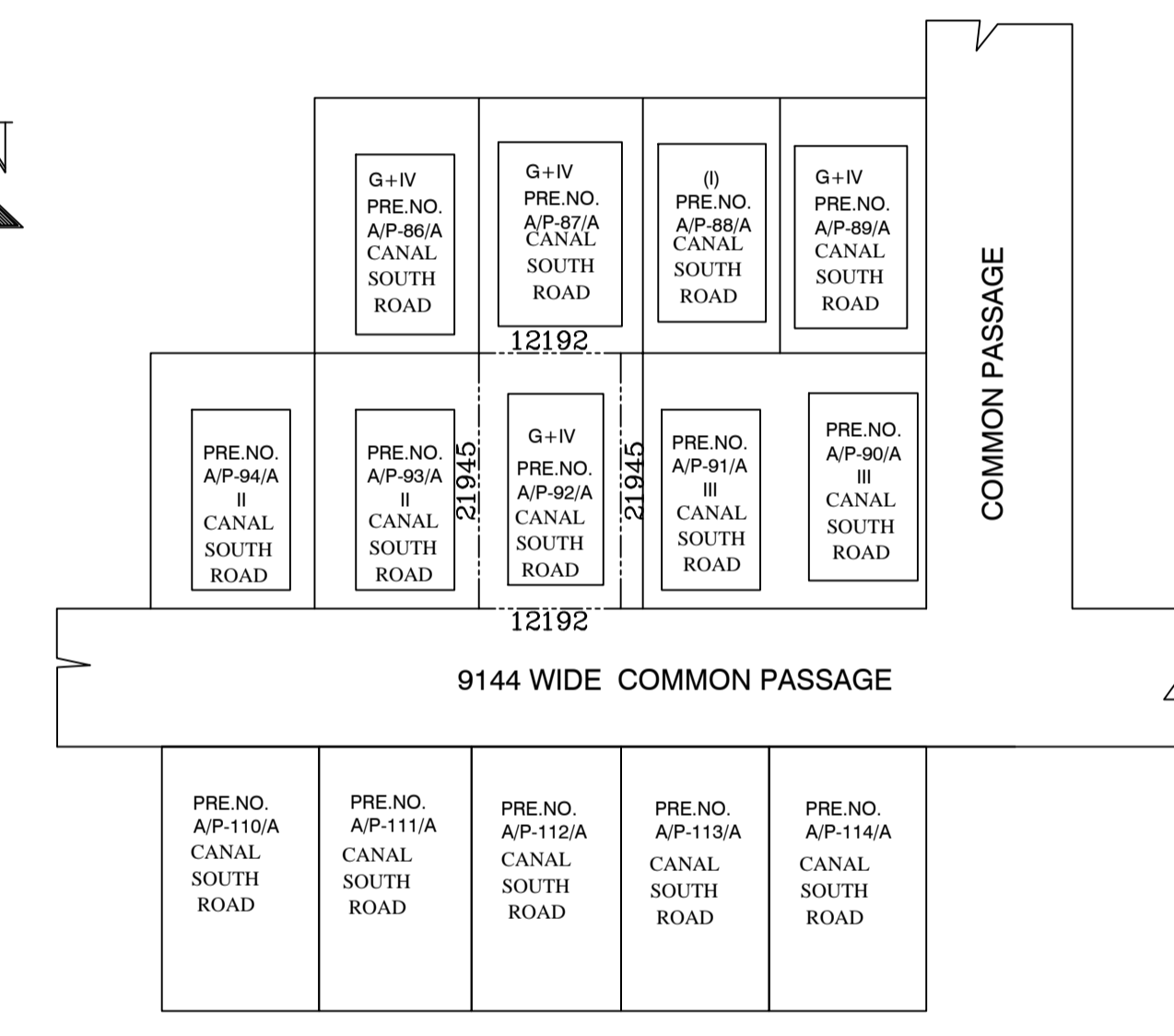
THE DEPTH OF S.U.G. WATER TANK NOT TO BE EXCEED THE DEPTH OF NEAREST COLUMN FOUNDATION



**GROUND FLOOR PLAN**  
SCALE- 1:100



**EXISTING GROUND FLOOR PLAN**  
SCALE- 1:100



**SITE PLAN**  
SCALE-1:600

9.a) PROPOSED AREA (AREA STATEMENT) :-

PROPOSED FLOOR AREA				TOTAL EXEMPTED AREA		
FLOOR MKD.	TOTAL FLOOR AREA	STAIR CUT OUT	LIFT WELL	STAIR-STAIR WELL	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	134.684 m <sup>2</sup>	-----	-----	11.515 m <sup>2</sup> -0.500 m <sup>2</sup> =11.015 m <sup>2</sup>	2.380 m <sup>2</sup>	121.289 m <sup>2</sup>
FIRST FLOOR	134.684 m <sup>2</sup>	0.500 m <sup>2</sup>	2.325 m <sup>2</sup>	11.515 m <sup>2</sup> -0.500 m <sup>2</sup> =11.015 m <sup>2</sup>	2.380 m <sup>2</sup>	118.464 m <sup>2</sup>
SECOND FLOOR	134.684 m <sup>2</sup>	0.500 m <sup>2</sup>	2.325 m <sup>2</sup>	11.515 m <sup>2</sup> -0.500 m <sup>2</sup> =11.015 m <sup>2</sup>	2.380 m <sup>2</sup>	118.464 m <sup>2</sup>
THIRD FLOOR	134.684 m <sup>2</sup>	0.500 m <sup>2</sup>	2.325 m <sup>2</sup>	11.515 m <sup>2</sup> -0.500 m <sup>2</sup> =11.015 m <sup>2</sup>	2.380 m <sup>2</sup>	118.464 m <sup>2</sup>
FOURTH FLOOR	134.684 m <sup>2</sup>	0.500 m <sup>2</sup>	2.325 m <sup>2</sup>	11.515 m <sup>2</sup> -0.500 m <sup>2</sup> =11.015 m <sup>2</sup>	2.380 m <sup>2</sup>	118.464 m <sup>2</sup>
TOTAL	673.420 m <sup>2</sup>	2,000 m <sup>2</sup>	9,300 m <sup>2</sup>	55.075 m <sup>2</sup>	11.90 m <sup>2</sup>	595.145 m <sup>2</sup>

9.b) TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	119.432 m <sup>2</sup>	19.687 m <sup>2</sup>	139.119 m <sup>2</sup>	1 NO	
B	41.637 m <sup>2</sup>	6.863 m <sup>2</sup>	48.50 m <sup>2</sup>	3 NOS	
C	77.592 m <sup>2</sup>	12.79 m <sup>2</sup>	90.382 m <sup>2</sup>	3 NOS	2 NOS
BUSINESSES	37.315 m <sup>2</sup> (CARPET)				
					TOTAL-2 NOS

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| 10.a) TOTAL OFFICE (BUSINESS) CARPET = 37.315 m <sup>2</sup> | 16. TOTAL EXEMPTED AREA :- = 66.975 m <sup>2</sup>                      |
| b) TOTAL OFFICE (BUSINESS) COVERED = 43.174 m <sup>2</sup>   | 17. ROOF TANK AREA :- = 5.805 m <sup>2</sup>                            |
| 11.a) TOTAL REQUIRED CAR PARKING :- = 2 NOS                  | 18. DEPTH OF BUILDING :- = 16.445 MTR.                                  |
| b) TOTAL PROVIDED CAR PARKING :- = 2 NOS                     | 19. CUP BOARD AREA :- = 11.0 m <sup>2</sup>                             |
| 12. PROVIDED AREA OF CAR PARKING :- = 70.741 m <sup>2</sup>  | 20. OTHER AREA ONLY FOR FEES :- = 25.535 m <sup>2</sup> (SHR+CB)        |
| 13. PERMISSIBLE F.A.R :- = 2.25                              | 21. TREE COVER AREA = 4.65 m <sup>2</sup> (PERM. 4.505 m <sup>2</sup> ) |
| 14. STAIR HEAD ROOM AREA :- = 14.535 m <sup>2</sup>          |   |
| 15. TOTAL TERRACE AREA :- = 136.726 m <sup>2</sup>           |   |

**DECLARATION BY THE STRUCTURAL ENGINEER :-**

THE STRUCTURAL DRAWING AND DESIGNED OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE WIND LOAD AND SEISMIC LOAD AS PER N.B.C. OF INDIA. I CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

PRANAB KUMAR DAS  
E.S.E NO - 1/131  
NAME OF STRUCTURAL ENGINEER

**DECLARATION BY THE L.B.S. :-**

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 & THAT THESE SITE CONDITION INCLUDING THE WIDTH OF THE ROAD CONFORM WITH THE PLAN & SITE WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE PLOT IS DEMARCATED BY BOUNDARY WALL ON ALL SIDES. THE CONSTRUCTION OF U.G. WATER TANK WILL BE COMPLETED BEFORE THE STARTING OF BUILDING FOUNDATION WORK.

TUSHAR KANTI GHOSH  
LBS-1/1362  
NAME OF L.B.S

**OWNER'S DECLARATION :-**

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I, SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. AND 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 STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF SEMI U.G. WATER RESERVOIR WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE THE STARTING OF BUILDING FOUNDATION WORK.

SUSHANTA ROY, GOURI ROY  
NAME OF OWNERS

**DECLARATION OF GEO-TECHNICAL ENGINEER :-**

UNDERSIGNED HAS INSPECTED THE SITE, CARRIED OUT THE SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE IN ALL RESPECT FROM THE GEO-TECHNICAL POINT OF VIEW.

Dr.S.K.CHAKRABORTY C.T.E.-16/1  
NAME OF GEO-TECHNICAL ENGINEER

PROPOSED PLAN OF A GR.+IV RESIDENTIAL BUILDING UNDER SECTION 393 A OF K.M.C. BUILDING ACT 1980, COMPLYING BUILDING RULE 2009 AT PREMISES NO.- A/P-92/A, CANAL SOUTH ROAD, KOLKATA - 7000105, UNDER WARD NO.- 57, BOROUGH .VII, P.S.- PRAGATI MAIDAN.

B.P. NO.- 2023070145 DATED- 16.10.2023

VALID UPTO- 15.10.2028

DIGITAL SIGNATURE OF A.E.(C)

DIGITAL SIGNATURE OF E.E.(C)