



STATEMENT OF THE PLAN PROPOSAL

PART-A:

1. ASSESSE NO: 31-109-08-2127-5

2. NAME OF THE OWNERS / APPLICANT - M/S CIENDRILA PROMOTERS AND DEVELOPERS PVT LTD, ONE OF THE DIRECTOR: SRI PRABIR PAUL, SRI BISWANATH PAUL & SRI ANUP KUMAR HALDER

3. DETAIL OF REGISTERED DEED--

BOOK NO - I VOL NO - 1603-2021, PAGE NO: 250506 TO 250552, BEING NO: 160309171, REGD. AT D.S.R. III SOUTH 24 PARGANAS, DATED - 05/10/2021.

BOOK NO - I VOL NO - 1603-2021, PAGE NO: 250658 TO 250706, BEING NO: 160309170, REGD. AT D.S.R. III SOUTH 24 PARGANAS, DATED - 05/10/2021.

BOOK NO - I VOL NO - 1603-2021, PAGE NO: 250806 TO 250858, BEING NO: 160309169, REGD. AT D.S.R. III SOUTH 24 PARGANAS, DATED - 05/10/2021.

4. DETAIL OF REGISTERED BOUNDARY DECLARATION --

BOOK NO - I VOL NO - 1603-2023, PAGE NO: 59499 TO 59510, BEING NO: 160301729, REGD. AT D.S.R. III SOUTH 24 PARGANAS, DATED - 08/02/2023

5. DETAIL OF REGISTERED DECL. OF SPPLAYED CORNER GIFTED TO K.M.C. --

BOOK NO - I VOL NO - 1603-2023, PAGE NO: 59498 TO 59498, BEING NO: 160301728, REGD. AT D.S.R. III SOUTH 24 PARGANAS, DATED - 08/02/2023

6. ONLINE BLURO MUTATION (BEEL MACHH CHASHI) --

1) COPY NO - 13141 (1630025), DATED - 24/08/2022,

2) COPY NO - 13142 (1630025), DATED - 24/08/2022 &

3) COPY NO - 13143 (1630025), DATED - 24/08/2022.

7. DETAILS OF CONVERSION (BEEL MACHH CHASHI TO BOHUTAL ABASAN) :-

1) MEMO NO. - 51A (C/911-913/100961/3)/P/22, DATED - 21/09/2022

2) MEMO NO. - 51A (C/911-913/100961/3)/P/22, DATED - 21/09/2022

3) MEMO NO. - 51A (C/911-913/100941/3)/P/22, DATED - 21/09/2022

8. DETAIL OF K.M.C. MUTATION CASE NO. - M/10917-OCT-22/1174, DT. - 19/10/2022

9. DETAIL OF ULC (GIVEN BY ULC & S.D.O. ALPORE, SADAR) - MEMO NO. 447/ULC/Alpore/2023, DT. - 30/01/2023

10. DECLARATION BEFORE JUDICIAL 1ST CLASS MAGISTRATE ALPORE REGARDING R.S. & L.R. DAG & KHATAN NOS. VIDE NO. - 3132, DATED - 22/02/2023

11. I.B. COPY OF 2127, NAYABAD (WITH INCLUSION OF 2128, NAYABAD) AFTER AMALGAMATION, DATED - 19/10/2022.

PART-B:

1. AREA OF LAND:-

AS PER TITLE DEED = 510.869 Sqm. (07 K-10 CH - 09 Sqft.)

AS PER ULC = 510.87 Sqm. (07 K-10 CH - 09 Sqft.)

AS PER PHYSICAL MEASUREMENT = 510.869 Sqm. (07 K-10 CH - 09 Sqft.)

2. a) AREA OF SPPLAYED CORNER = 5.758 SQM.

2. b) AREA OF STRIP OF LAND = NIL

3. PERMISSIBLE GROUND COVERAGE (50 %) = 255.434 SQM.

4. PROPOSED GROUND COVERAGE (49.934 %) = 255.096 SQM.

5. PROPOSED HEIGHT = 15.425 M.

6. PROPOSED AREA :-

FLOOR WISE	TOTAL FLOOR AREA	STAIR + STAIR LOBBY AREA	LIFT LOBBY AREA	LIFT WELL AREA	NET FLOOR AREA
GROUND FLOOR	255.098 SQM.	15.750 SQM.	2.175 SQM.	---	237.173 SQM.
FIRST FLOOR	255.098 SQM.	15.750 SQM.	2.175 SQM.	2.470 SQM.	234.703 SQM.
SECOND FLOOR	255.098 SQM.	15.750 SQM.	2.175 SQM.	2.470 SQM.	234.703 SQM.
THIRD FLOOR	255.098 SQM.	15.750 SQM.	2.175 SQM.	2.470 SQM.	234.703 SQM.
FOURTH FLOOR	255.098 SQM.	15.750 SQM.	2.175 SQM.	2.470 SQM.	234.703 SQM.
TOTAL	1275.490 SQM.	78.750 SQM.	10.875 SQM.	9.880 SQM.	1175.985 SQM.

7. PARKING CALCULATION :- A)

MKD.	TENANT AREA	AREA TO BE ADDED	TOTAL AREA	TENANT NO.	REQUIRED PARKING
A	84.336 SQM.	11.379 SQM.	95.715 SQM.	4 Nos.	5 Nos.
B	86.804 SQM.	11.712 SQM.	98.516 SQM.	4 Nos.	
C	65.460 SQM.	8.427 SQM.	73.887 SQM.	4 Nos.	
TOTAL REQUIRED PARKING				5 Nos.	5 Nos.

8. TOTAL REQUIRED CAR PARKING :- 5 NOS

9. TOTAL PROVIDED CAR PARKING :- 12 NOS

10. PERMISSIBLE AREA FOR PARKING :- 5 X 25 = 125 SQM.

11. PROVIDED AREA OF PARKING :- 205.138 SQM.

12. PERMISSIBLE F.A.R :- 2.250

13. PROPOSED F.A.R :- (1175.985 - 125) / 510.869 = **2.057**

14. STAIR HEAD ROOM AREA :- 18.889 SQ.M.

15. L.M.R. AREA :- 6.225 SQ.M.

16. L.M.R. STAIR AREA :- 3.200 SQ.M.

17. OVER HEAD TANK AREA :- 4.350 SQ.M.

18. TREE COVER AREA :- 5.400 SQ.M.

19. CUPBOARD AREA :- 12.600 SQ.M.

20. LOFT AREA :- 15.360 SQ.M.

21. ADDL. AREA ONLY FOR FEES :- 56.284 SQ.M.

DECLARATION OF OWNERS -

WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.S & E.S.E DURING CONSTRUCTION, WE 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 U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDENCE OF L.B.S / E.S.E BEFORE STARTING OF BUILDING FOUNDATION. THE PLOT IS IDENTIFIED BY US DURING DEPARTMENTAL INSPECTION. THE PLOT OF LAND IS BUTTED & BOUNDED BY BOUNDARY WALL BY US. THE PLOT IS BEYOND 500 M. FROM THE CENTRE LINE OF E.M. BYE-PASS.

M/S CIENDRILA PROMOTERS AND DEVELOPERS PVT LTD, DIRECTOR: SRI PRABIR PAUL, SRI BISWANATH PAUL & SRI ANUP KUMAR HALDER

NAME OF OWNERS

PROPOSED PLAN OF G+IV STORIED RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 AND AS PER BUILDING RULE 2009 AT PREMISES NO.- 2127, NAYABAD, WARD NO.-109, BOROUGH NO.-XII, UNDER R.S. & L.R. DAG NO.- 191, R.S. KHATAN NOS. - 112, 113,115&131, L.R. KHATAN NOS. - 2726,2727 & 2728, J.L. NO. - 25, MOUZA - NAYABAD, P.S. - PANCHASAYAR.

SHEET - 01 OF 02