



STATEMENT OF THE PLAN CASE NO. 2024010113

PART-A:

1. ASSESSEE NO. :- 110040300053

2.a) DETAIL OF REGISTERED DEED:-
BOOK NO. : I, VOL. NO. : 46, PAGE NO. : 247 TO 260.
BEING NO. : 1939, YEAR. 1944, PLACE : S.R. SEALDAH.
BOOK NO. : I, VOL. NO. : 31, PAGE NO. : 267 TO 272.
BEING NO. : 1523, YEAR. 1945, PLACE : S.R. SEALDAH.
BOOK NO. : I, VOL. NO. : 32, PAGE NO. : 108 TO 112.
BEING NO. : 1437, YEAR. 1957, PLACE : S.R. SEALDAH.
BOOK NO. : I, VOL. NO. : 34, PAGE NO. : 158 TO 164.
BEING NO. : 1526, YEAR. 1967, PLACE : S.R. SEALDAH.

2.b) DETAIL OF BOUNDARY DECLARATION:-
BOOK NO. : I, VOL. NO. : 1606-2024, PAGE NO. : 129407 TO 129417,
BEING NO. : 160604227 YEAR : 2024, PLACE :-A.D.S.R. SEALDAH

2.c) DETAIL OF POWER OF ATTORNEY:-
BOOK NO. : I, VOL. NO. : 1606-2023, PAGE NO. : 139724 TO 139766,
BEING NO. : 160604976 YEAR : 2023, PLACE :-A.D.S.R. SEALDAH

2.d) DETAIL NON EVICTION OF TENANT:-
BOOK NO. : I, VOL. NO. : 1606-2024, PAGE NO. : 129406, 129406,
BEING NO. : 160604226 YEAR : 2024, PLACE :-A.D.S.R. SEALDAH

2.e) DETAIL STRIP OF LAND:-
BOOK NO. : I, VOL. NO. : 1606-2024, PAGE NO. : 129418 TO 129429,
BEING NO. : 160604228 YEAR : 2024, PLACE :-A.D.S.R. SEALDAH

2.f) DETAIL SPLAYED CORNER:-
BOOK NO. : I, VOL. NO. : 1606-2024, PAGE NO. : 129430 TO 129441,
BEING NO. : 160604229 YEAR : 2024, PLACE :-A.D.S.R. SEALDAH

3. a) AREA OF LAND : 07 KOH. 04 CH. 10.35 SQ.FT. OR 485.910 SQM.

b) NO OF STOREY : IV (FOUR).

4. a) NO. OF TENAMENTS : 17 NOS.

5. SIZE OF TENAMENTS : BELOW 50 SQM. - 10 NOS.
50 TO 75 SQM. - 07 NOS.

PART-B:

1. AREA OF LAND:-
AS PER TITLE DEED=07 KOH. 05 CH. 08 SQ.FT. OR 489.873 SQM.
AS PER BOUNDARY=07 KOH. 04 CH. 10.35 SQ.FT. OR 485.910 SQM.

2. NET LAND AREA =485.910 SQM.

3. PERMISSIBLE GROUND COVERAGE = 245.239 SQM.(50.470 %)

4. PROPOSED GROUND COVERAGE = 245.196 SQM.(50.461 %)

5A. PERMISSIBLE HEIGHT OF BUILDING = 12.500 M. [U/R 74, TABLE 5, SL. NO. (ii)]

5B. PROPOSED HEIGHT OF BUILDING = 12.500 M.

6A. PROPOSED AREA (AREA STATEMENT):-

| | TOTAL COVERED AREA | CUTOUT SHAFT/LIFT WELL/ STAIR DUCT | NET COVERED AREA | TOTAL EXEMPTED AREA | NET FLOOR AREA |
|--------------|------------------------------|------------------------------------|------------------|---------------------|----------------|
| GROUND FLOOR | 201.794+43.902 =245.196 SQM. | NIL | 245.196 SQM. | 13.365 SQM. LOBBY | 219.94 SQM. |
| 1ST FLOOR | 245.196 SQM. | 2.470 SQM. | 242.726 SQM. | 13.365 SQM. | 227.167 SQM. |
| 2ND FLOOR | 245.196 SQM. | 2.470 SQM. | 242.726 SQM. | 13.365 SQM. | 227.167 SQM. |
| 3RD FLOOR | 245.196 SQM. | 2.470 SQM. | 242.726 SQM. | 13.365 SQM. | 227.167 SQM. |
| TOTAL | 980.784 SQM. | 7.410 SQM. | 973.374 SQM. | 53.460 SQM. | 911.138 SQM. |

6B. TENEMENTS & CAR PARKING CALCULATION :-

(A) RESIDENTIAL:

| MARKED | TENEMENT AREA | PROPORTIONAL AREA TO BE ADDED | NO. OF TENEMENT | REQUIRED CAR PARKING |
|-------------|---------------|-------------------------------|-----------------|----------------------|
| 1A.2A.3A.4A | 39.988 SQM. | 6.902 SQM. | 4 NOS. | |
| 1B.2B.3B.4B | 45.803 SQM. | 7.905 SQM. | 4 NOS. | |
| 2C.3C.4C | 35.664 SQM. | 6.335 SQM. | 3 NOS. | |
| 2D.3D.4D | 42.259 SQM. | 7.294 SQM. | 3 NOS. | |
| 2E.3E.4E | 48.294 SQM. | 8.335 SQM. | 3 NOS. | |

02 NOS.

7. MERCANTILE RETAIL CARPET AREA =5.852+31.476=37.328 SQM.(REQ. CAR PARKING=1NO.)

8. MERCANTILE RETAIL COVERED AREA =7.897+35.664=43.561 SQM.

9. TOTAL REQUIRED CAR PARKING :-03 NOS.

10. TOTAL PROPOSED CAR PARKING :-04 NOS.

11. PERMISSIBLE AREA OF PARKING :- 75.000 SQ.M.

12. PROPOSED AREA OF PARKING :- 83.415 SQ.M.

13. PERMISSIBLE F.A.R = 1.75.

14. PROPOSED F.A.R = (911.138-75) / 485.910 SQM. =1.721

15. STAIR HEAD ROOM AREA :- 18.355 SQ.M.

16. LIFT MACHINE ROOM AREA :- 6.372 SQ.M.

17. TERRACE AREA :-245.196 SQ.M.

18. RELAXATION OF AUTHORITY :- NIL.

19. OVER HEAD TANK AREA :- 5.694 SQ.M.

20. LIFT MACHINE ROOM STAIR AREA :- 3.265 SQ.M.

21. OTHERS AREA ONLY FOR FEES :- 61.424 (Exemption)+ 3.265 (L.M.R. STAIR) = 64.689 SQ.M.

22A. REQUIRED TREE COVER AREA = 11.824 SQM. (2.433% OF LAND AREA)

22A. PROPOSED TREE COVER AREA = 12.50 SQM. (2.572% OF LAND AREA)

SPECIFICATIONS

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.

200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH

1:4 CEMENT MORTER JOINTS.

STEEL Z- SECTION WINDOWS.

CAST-IN-SITU MOSAIC FLOORING.

1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.

WATER PROOFING TREATMENT.

P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

DECLARATIONS OF G.T.E.

UNDERSIGNED HAS INSPECTED THE SITE & CARRIED OUT THE SOIL INVESTIGATION THERE IN. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION & THE FOUNDATION SYSTEM THERE IN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

BABLU BISWAS(G.T.E.-38/I)

SIGNATURE OF THE GEO-TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

KALYAN BRATA ROY (E.S.E.-99 / II)

SIGNATURE OF THE E.S.E.

DECLARATIONS OF ARCH. / L.B.S.

CERTIFIED 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 ADJUTING 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.

JOYDIP BILAS THAKUR (L.B.S. - 1136 / I)

SIGNATURE OF THE L.B.S.

DECLARATIONS OF OWNER(S)/APPLICANTS

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 FOUND FAKE. THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R. TAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.

DEBANGAN ESTATE PRIVATE LIMITED, DIRECTOR OF SRI DEBABRATA CHAKRABORTY AS CONSTITUTED ATTORNEY OF 01. ASHOK KUMAR BHATTACHARYYA, 02. PRATIMA CHAKRABORTY, 03. JHARNA BANERJEE, 04. MINA BANERJEE, 05. DEBU BANERJEE, 06. PAPIYA BHATTACHARYYA, 07. KAKALI BHATTACHARYYA, 08. SUBRATA CHATTERJEE, 09. SANKAR CHATTERJEE, 10. KRISHNA MALAKAR.

SIGNATURE OF THE OWNER(S)/APPLICANTS

EXISTING GROUND FLOOR PLAN

SCALE :- 1:100

PROPOSED GROUND FLOOR PLAN

SCALE :- 1:100