

**STATEMENT OF THE PLAN PROPOSAL**

- ASSESE NO : 21-099-04-0071-4
- DETAILS OF REGISTERED MOTHER DEED :-  
a) BK NO - I, VOL. NO. - 14, PAGES = 212 TO 217. BEING = 5456, DATED ON = 17.12.1956.
- DETAILS OF REGISTERED DEED OF DECLARATION :-  
a) BK NO - I, VOL. NO. - 6, PAGES = 2480 TO 2487. BEING = 01280, DATED ON = 09.04.2009. AT D.S.R.-I SOUTH 24 PGS.
- DETAILS OF REGISTERED DEED OF GIFT :-  
a) BK NO - I, VOL. NO. - 127, PAGES = 148 TO 162. BEING = 01856, DATED ON = 07.04.2003.  
b) BK NO - I, VOL. NO. - 8, PAGES = 1312 TO 1329. BEING = 03500, DATED ON = 12.12.2008. AT D.S.R.-I SOUTH 24 PGS.
- DETAILS OF REGISTERED POWER OF ATTORNEY :-  
a) BK NO - I, VOL. NO. - 1603-2023, PAGES = 440186 TO 440204. BEING = 160316007, DATED ON = 30.10.2023. AT D.S.R.-III SOUTH 24 PGS.
- DETAILS OF REGISTERED BOUNDARY DECLARATION :-  
a) BK NO - I, VOL. NO. - 1603-2023, PAGES = 356661 TO 356674. BEING = 160320181, DATED ON = 27.12.2023. AT D.S.R.-III SOUTH 24 PGS.
- DETAILS OF REGISTERED BOUNDARY DECLARATION :-  
a) BK NO - I, VOL. NO. - 1603-2023, PAGES = 356661 TO 356674. BEING = 160320180, DATED ON = 27.12.2023. AT D.S.R.-III SOUTH 24 PGS.

- AREA OF LAND = 05 KT. - 08 CH. - 00 SQ.FT. (367.893 SQ.M.) (AS PER DEED AND ASSESSMENT BOOK COPY)
- PERMISSIBLE GROUND COVERAGE = 200.148 SQ.M. (54.404%)
- PROPOSED GROUND COVERAGE = 162.400 SQ.M. (44.143%)
- AREA OF STRIP OF LAND = 33.776 SQ.M.
- AREA OF SPLAYED CORNER = 4.286 SQ.M.
- AREA OF LAND EXCLUDING STRIP & CORNER SPLAY = (367.893-33.776 - 4.286) = 329.83 SQ.M.
- PERMISSIBLE FAR = 1.75
- PROPOSED FAR =  $\frac{721.226 \text{ SQ.M.} - 100.00 \text{ SQ.M.}}{367.892 \text{ SQ.M.}} = 1.689$

FLOOR	FLOOR AREA (SQ.M.)	STAIR AREA (SQ.M.)	LIFT AREA (SQ.M.)	LIFT LOBBY (SQ.M.)	NET FLOOR AREA (SQ.M.)	COMMON AREA (SQ.M.)
GROUND	155.386 SQ.M.	13.283 SQ.M.	—	1.789 SQ.M.	140.314 SQ.M.	36.576 SQ.M.
1ST	162.400 SQ.M.	13.283 SQ.M.	2.100 SQ.M.	1.789 SQ.M.	145.228 SQ.M.	15.996 SQ.M.
2ND	162.400 SQ.M.	13.283 SQ.M.	2.100 SQ.M.	1.789 SQ.M.	145.228 SQ.M.	15.996 SQ.M.
3RD	162.400 SQ.M.	13.283 SQ.M.	2.100 SQ.M.	1.789 SQ.M.	145.228 SQ.M.	15.996 SQ.M.
4TH	162.400 SQ.M.	13.283 SQ.M.	2.100 SQ.M.	1.789 SQ.M.	145.228 SQ.M.	15.996 SQ.M.
TOTAL	804.986 SQ.M.	66.415 SQ.M.	8.400 SQ.M.	8.945 SQ.M.	721.226 SQ.M.	100.56 SQ.M.

SCHEDULES			
DOORS		WINDOWS	
MARKED	SIZE	MARKED	SIZE
D1	1000 X 2100	W1	1500 X 1200
D2	900 X 2100	W2	1200 X 1200
D3	750 X 2100	W3	600 X 600

19) BLOCK WISE AREA FOR CAR PARKING REQUIREMENT :-

BLOCK	USE GROUP	FLOOR AREA (SQ.M.)	CARPET AREA (SQ.M.)	ADMIN AREA (SQ.M.)	COMMON AREA (SQ.M.)
A	RESIDENTIAL	796.586 SQ.M.	0.000 SQ.M.	0.000 SQ.M.	100.560 SQ.M.

20) TOTAL AREA FOR FAR CALCULATION :-

BLOCK	FLOOR AREA (SQ.M.)	STAIR AREA (SQ.M.)	TOTAL FLOOR AREA FOR FAR (SQ.M.)	PROPOSED FAR
A	796.586 SQ.M.	66.415 SQ.M.	621.226 SQ.M.	1.689

21) BLOCK WISE AREA FOR FAR CALCULATION :-

BLOCK	FLOOR AREA (SQ.M.)	STAIR AREA (SQ.M.)	LIFT AREA (SQ.M.)	LIFT LOBBY AREA (SQ.M.)	TOTAL FLOOR AREA FOR FAR (SQ.M.)	CAR PARKING AREA (SQ.M.)
A	796.586 SQ.M.	66.415 SQ.M.	8.400 SQ.M.	8.945 SQ.M.	621.226 SQ.M.	118.810 SQ.M.

22) TOTAL FLOOR AREA FOR FEES :-

BLOCK	FLOOR AREA (SQ.M.)	TOTAL ADDITIONAL FLOOR AREA FOR FEES (SQ.M.)	TOTAL AREA FOR FEES (SQ.M.)
A	796.586 SQ.M.	45.422 SQ.M.	842.006 SQ.M.

- AREA OF C.B. = 0.608 X 16 = 9.728 SQ.M.
- AREA OF LOFT = 9.018 SQ.M.
- NO. OF TENANT = 10 NOS.
- AREA OF L.M.R. = 7.769 SQ.M.
- AREA OF STAIR FOR L.M.R. = 3.250 SQ.M.
- PARKING AREA = 118.810 SQ.M.
- OPEN TERRACE AREA = 162.400 SQ.M.
- ROOF STRUCTURE :-  
i) AREA OF O.H.W.T. = 4.805 SQ.M.  
ii) AREA OF STAIR HEAD = 15.655 SQ.M.  
iii) AREA OF L.M.R. = 7.769 SQ.M.  
iv) AREA OF STAIR FOR L.M.R. = 3.250 SQ.M.
- PERMISSIBLE TREE COVER AREA = 7.744 SQ.M. (2.105 %)
- PROPOSED TREE COVER AREA = 9.660 SQ.M. (2.626 %)

33) TENEMENTS AND CARPARKING CALCULATION :-

TENAMENT NO.	FLOOR	TENEMENT SIZE in m <sup>2</sup>	ADDED COMMON AREA in m <sup>2</sup>	ACTUAL TENEMENT AREA INCLUDING COMMON AREA in m <sup>2</sup>	REQUIRED NO. OF CAR PARKING	TOTAL CAR PARKING REQUIRED
A (2 NOS.)	1st, 2nd	92.325	16.084	108.409	2	4
B (2 NOS.)	1st, 2nd	51.979	9.056	61.035	1	
C (2 NOS.)	3rd, 4th	43.460	7.571	51.031	1	
D (2 NOS.)	3rd, 4th	54.804	9.548	64.352	1	
E (2 NOS.)	3rd, 4th	46.041	8.021	54.062	1	1

**DECLARATION OF L.B.S.**

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. ACT - 1980 BUILDING RULES 2009. AND THAT THE SITE CONDITION INCLUDING THE ROADS 4.50M (MIN) AT EASTERN & 4.20M. AT WESTERN SIDE CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND WITH EXISTING STRUCTURE IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF S.U.G. WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE EXISTING STRUCTURE IS FULLY OCCUPIED BY OWNERS & THERE IS NO TENANTS.

RABINDRA NATH GHOSH  
L.B.S. - 1/1038  
NAME OF L.B.S.

**DECLARATION OF E.S.E.**

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SOIL TESTING HAS BEEN SIGNED BY:- SAMIRAN MUKHERJEE, G.T.E. (K.M.C.) NO. - GT / 1 / 40. DONE BY GLOBE TECH; ADDRESS - KUSUMBA SAHA PARA, NARENDRAPUR, KOL-700103. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL DESIGN CALCULATION.

SAMIRAN MUKHERJEE  
G.T. / 1 / 40 (K.M.C.)  
NAME OF GEO-TECH ENGINEER

KALLOL KUMAR GHOSHAL  
E.S.E. - 1/281  
NAME OF STRUCTURAL ENGINEER

**DECLARATION OF APPLICANTS**

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & 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 & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E. / L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING INSPECTION THE PLOT WAS IDENTIFIED BY ME. THE LAND WITH EXISTING STRUCTURE AND IS DEMARCATED BY BOUNDARY WALL. THE EXISTING STRUCTURE IS FULLY OCCUPIED BY OWNERS & THERE IS NO TENANTS. THERE IS NO COURT CASE AGAINST THIS PREMISES.

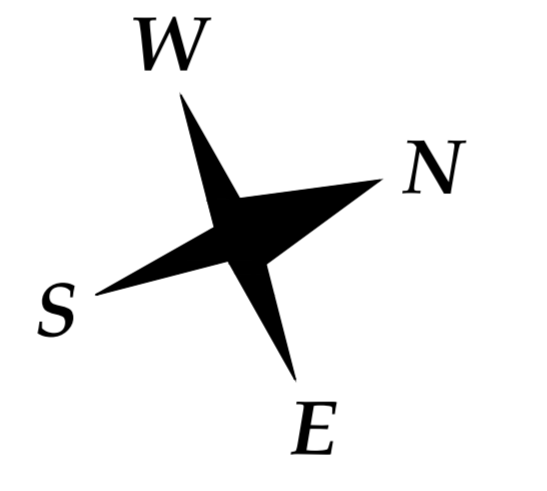
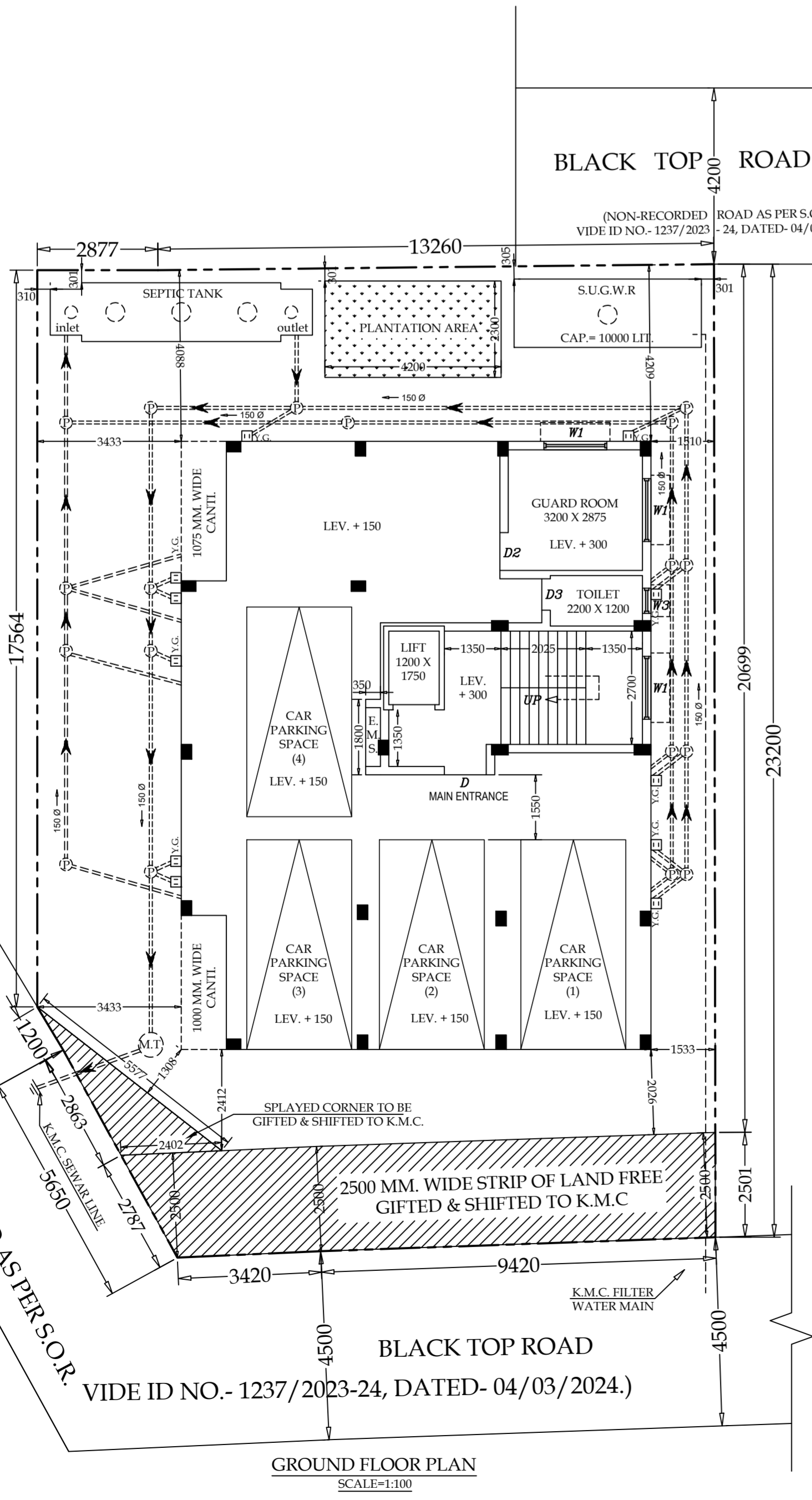
SRI PUNA ROY  
M/S. PUNA ROY LABOUR CONTRACTOR AND CONSTITUTED ATTORNEY OF SHAMBHU NATH CHAKRABORTY, SUTAPA CHAKRABORTY & SAHELI CHAKRABORTY SAHA  
NAME OF APPLICANTS

B.P. NO.:- 2024100062 DATED :- 19/06/2024 VALID UPTO:- 18/06/2029

DIGITAL SIG. OF A.E. (C)/BLDG./BR.-X DIGITAL SIG. OF E.E. (C)/BLDG./BR.-X

**PROPOSED PLAN OF G+IV STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT - 1980 AND COMPLYING THE BUILDING RULES 2009 AT PREMISES NO. - 198/1, RAIPUR ROAD, UNDER THE K.M.C. WARD NO. - 99, BOROUGH NO. - X, P.S. - NETAJI NAGAR, P.O. - NAKTALA, J.L. NO.- 33, DAG NO.- 611/1313, KHATIAN NO.- 154, MOUZA- RAIPUR, KOLKATA - 700047.**

PLAN CASE NO. - 2023100380 DRAWN BY:- A. DAS



**NOTES & SPECIFICATION**

- ALL DIMENSION ARE IN M.M. UNLESS OTHERWISE NOTED.
- ALL OUTER WALLS ARE 200TH. IN C.M.-1.6 & PARTITION WALLS ARE 125TH. & 75TH. IN C.M.-1.4.
- GRADE OF STEEL Fe-500.
- GRADE OF CONCRETE - M20.
- ALL MATERIALS & CONSTRUCTION SHALL BE AS PER I.S. CODE & N.B.S.
- PROPORTION OF D.P.C. :- 1:2.4 WITH CICO POWDER.
- DEPTH OF SEPTIC TANK & S.U.G.W.R. SHALL NOT EXCEED THE DEPTH OF NEAREST BUILDING FOUNDATION.
- PROPORTION OF LIME TERRACING:- 2:2:7.

