

STATEMENT OF PLAN PROPOSAL

- PART - A
- ASSEESSEE NO - 210940100525
  - (i) NAME OF THE OWNER - SRI SANKAR GHOSH, SRI SWAPAN KUMAR GHOSH, SRI BASUDEB GHOSH & SRI PROBRIB KUMAR GHOSH  
(ii) NAME OF THE APPLICANT - SRI PROSENJIT PAITH PROPRIETOR OF "NEEL BUILDER & DEVELOPER" AND CONSTITUTED ATTORNEY OF SRI SANKAR GHOSH, SRI SWAPAN KUMAR GHOSH, SRI BASUDEB GHOSH & SRI PROBRIB KUMAR GHOSH
  - TITLE SUIT :- TITLE SUT NO - 187 OF 2011, DATE - 15/09/2012
  - DETAILS OF REGISTERED DEED :-  
BOOK NO - I, VOLUME NO - 89, PAGE NO - 153 TO 158, BEING NO - 4272, YEAR - 1936, REGI. AT D.S.R. ALIPORE, DATE - 04/09/1936
  - DETAILS OF REGISTERED DEED OF GIFT :-  
BOOK NO - I, VOLUME NO - 1603-2023, PAGE FROM - 13838 TO 13870, BEING NO - 160100223 FOR THE YEAR - 2022, REG. AT - D.S.R. - I SOUTH 24-PARGANAS, DATE - 28/01/2023
  - DETAILS OF REGISTERED DEED OF GIFT :-  
BOOK NO - I, VOLUME NO - 1601-2022, PAGE FROM - 17562 TO 17593, BEING NO - 160100303 FOR THE YEAR - 2022, REG. AT - D.S.R. - I SOUTH 24-PARGANAS DATE - 02/02/2022
  - DETAILS OF POWER OF ATTORNEY :-  
BOOK NO -I, VOLUME NO - 1902-2023, PAGE FROM -221664 TO 221689, BEING NO -190206997 FOR THE YEAR -2023, REG. AT - A.R.A. - II KOLKATA, DATE - 01/06/2023
  - DETAILS OF REGISTERED BOUNDARY DECLARATION :-  
BOOK NO - I, VOLUME NO - 1603-2023, PAGE FROM - 247826 TO 247836, BEING NO - 160308781 FOR THE YEAR - 2023, REG. AT - D.S.R. - III SOUTH 24-PARGANAS DATE - 22/06/2023
  - DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND):-  
BOOK NO - I, VOLUME NO - 1603-2023, PAGE FROM - 247850 TO 247862, BEING NO - 160308782 FOR THE YEAR - 2023, REG. AT - D.S.R. - III SOUTH 24-PARGANAS DATE - 22/06/2023
  - DETAILS OF REGISTERED DEED OF GIFT (SPRAYED CORNER) :-  
BOOK NO - I, VOLUME NO - 1603-2023, PAGE FROM - 247837 TO 247849, BEING NO - 160308783 FOR THE YEAR - 2023, REG. AT - D.S.R. - III SOUTH 24-PARGANAS DATE - 22/06/2023  
MUTATION CERTIFICATE (KMC) - O/106/13-APP-23/48443 DATE - 13/04/2023
  - DETAILS OF REGISTERED DECLARATION OF NON EVICTION OF TENANT:-  
BOOK NO - I, VOLUME NO - 1630-2023, PAGE FROM - 91390 TO 91398, BEING NO - 163003199 FOR THE YEAR - 2023, REG. AT - D.S.R. - V SOUTH 24-PARGANAS DATE - 10/10/2023

- PART - B
- (a) AREA OF PLOT OF LAND = 209.680 Sqm (03K-02CH-07S8)  
(AS PER DEED, ASSESSMENT BOOK COPY & AS PER REG. BOUNDARY DECLARATION)
  - PERMISSIBLE GROUND COVERAGE - 125.131 Sqm (59.677%)
  - PROPOSED GROUND COVERAGE - 94.602 Sqm (45.117%)

5) PROPOSED AREA :-

FLOOR	TOTAL FLOOR AREA (Sqm)	TOTAL EXMP. AREA STAIR+ STAIR LOBBY	NET FLOOR AREA LIFT+ LIFT LOBBY	NET FLOOR AREA
GROUND	94.602	10.340	NIL	84.262
FIRST	94.602	10.340	NIL	84.262
SECOND	94.602	10.340	NIL	84.262
THIRD	94.602	10.340	NIL	84.262
TOTAL	378.408	41.360	NIL	337.048

5) TENEMENT AND PARKING CALCULATION

TENE. MKD.	TENE. AREA (Sqm)	COMMON AREA (Sqm)	ACTUAL TENE. AREA INCLUDING COMMON AREA	TENE. NO.	REQUIRED PARKING	PROVIDED PARKING
A	49.466	8.204	57.670 Sqm	1 NO.	NIL	AS THE TOTAL COVERED AREA IS MORE THEN 300 Sqm REQUIRED CAR PARKING ONE PROVIDED CAR PARKING ONE
B	82.023	13.768	96.998 Sqm	1 NOS.	NIL	
C	41.415	6.868	48.283 Sqm	2 NOS.	NIL	
D	41.608	6.900	48.508 Sqm	2 NOS.	NIL	
OFFICE AREA AT GROUND FLOOR = 12.176 Sqm						
CARPET AREA OF OFFICE AT GRO. LOOR = 9.532 Sqm						

- NOS. OF PARKING PROVIDED 1) COVERED - ONE & OPEN - NIL
- PERMISSIBLE AREA FOR PARKING a) GROUND FLOOR = 25 Sqm
- ACTUAL AREA OF PARKING PROVIDED = 18.188 Sqm
- PERMISSIBLE F.A.R. = 1.75
- PROPOSED F.A.R. = 337.048 - 18.188 / 209.680 = 1.521 < 1.75
- STATEMENT OF OTHER AREAS :-

	LOFT	CUPBOARD	LEDGE / TEND
GROUND FLOOR	0.840	NIL	NIL
FIRST FLOOR	2.207	1.144	NIL
SECOND FLOOR	1.680	1.144	NIL
THIRD FLOOR	1.680	1.144	NIL
TOTAL	6.407	3.432	NIL

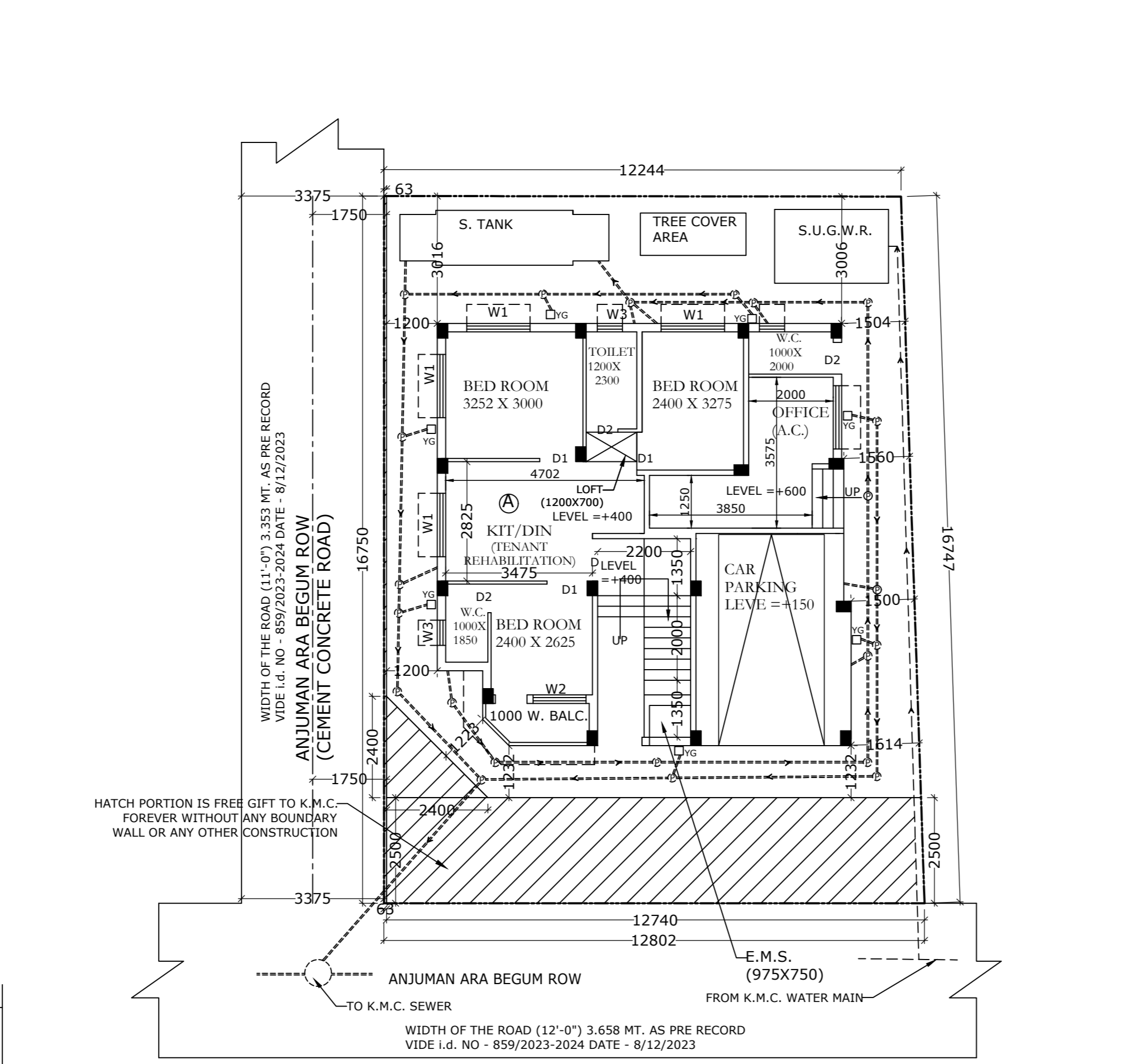
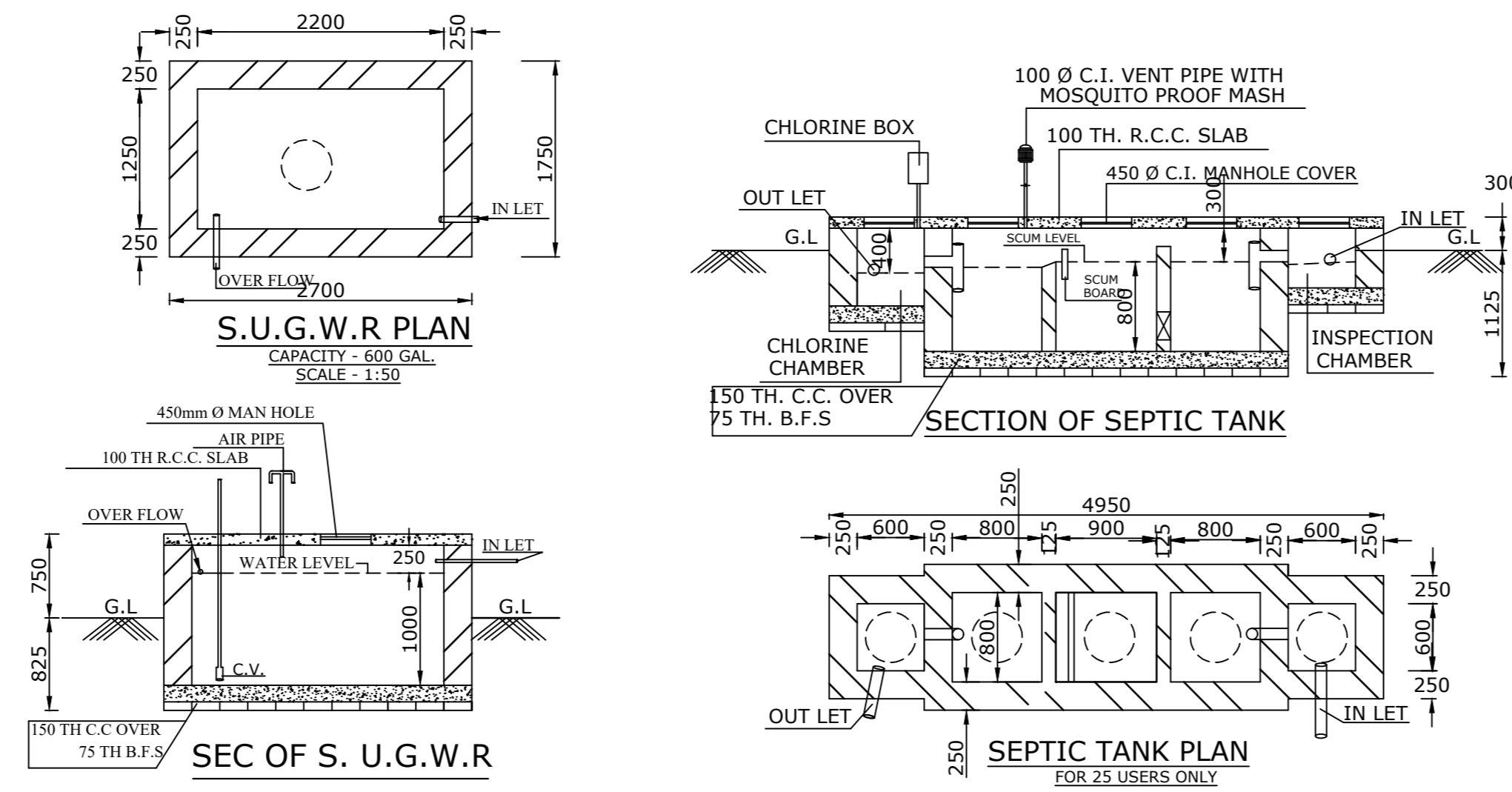
- COMMON AREA
  - AT GROUND FLOOR = 14.773
  - AT OTHER FLOOR = 11.579 X 3 = 34.737 Sqm
- STAIR HEAD ROOM AREA = 13.260 Sqm
- LIFT MACHINE ROOM AREA = NIL
- ROOF TOILET AREA (IF ANY) = NIL
- AREA OF OVER HEAD WATER TANK = 4.420 Sqm
- TREE COVER AREA = 2.5 Sqm
- ADDITIONAL AREA FOR FEES = (6.40723.162 + 3.432 + 13.260) Sqm = 22.572 Sqm
- TOTAL COVERED AREA FOR FEES = (23.162 + 378.408) Sqm = 401.570 Sqm
- TERRACE AREA = 94.602 Sqm
- HEIGHT OF THE BUILDING = 12.50 mt
- RELAXATION OF AUTHORITY (IF ANY) = NIL

PROPOSED G+THREE STORIED RESIDENTIAL BUILDING PLAN U/S 393 A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AT K.M.C. PREMISES NO. 43, ANJUMAN ARA BEGUM ROW IN WARD NO - 094, BOROUGH - X, P.S. - GOLF GREEN KOLKATA - 700033

NOTE:- ALL DIMENSIONS ARE IN MILLIMETERS SCALE = 1:100, 1:200, 1:50, 1:600 & 1:4000 N.B. MATERIALS AND CONSTRUCTION AS PER I.S. CODE

BUILDING PERMIT NO - 2024100097 DATE :- 31/07/2024  
VALID UPTO :- 30/07/2029

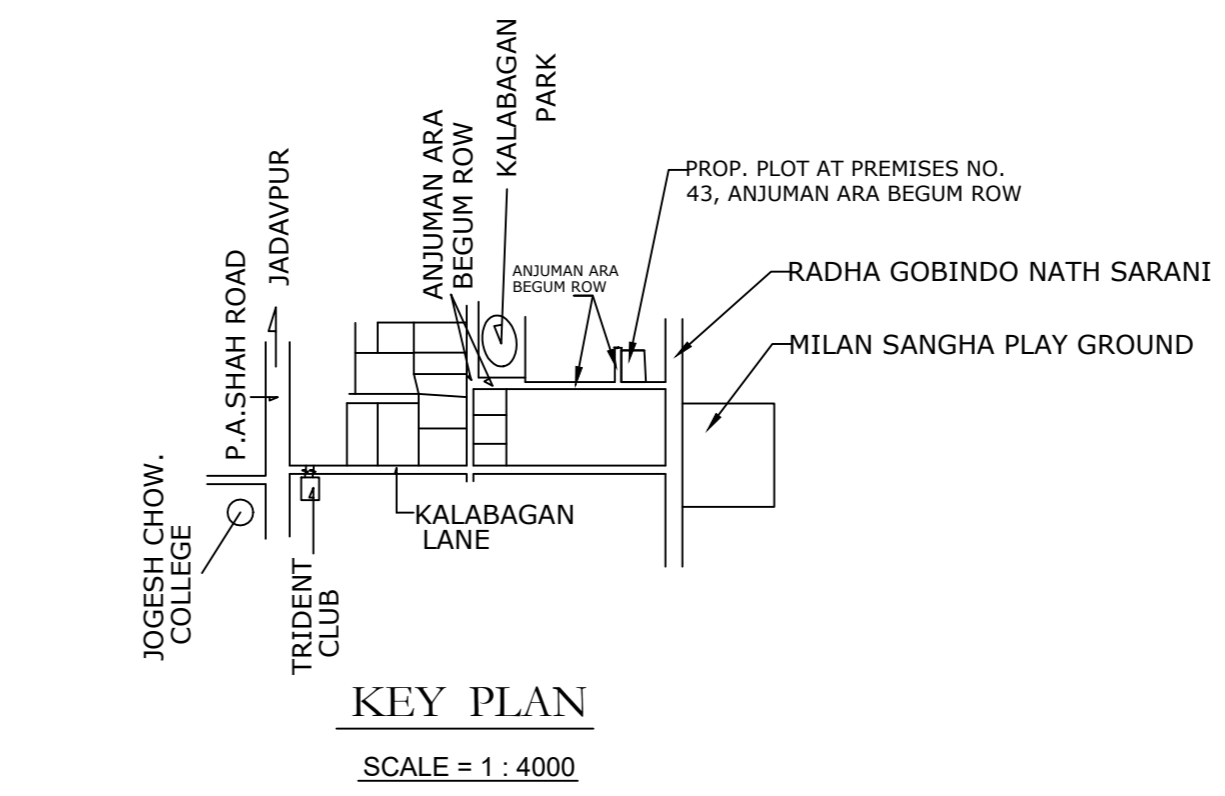
ASSISTANT ENGINEER (CIVIL) / BLDG / Br. - X. K.M.C



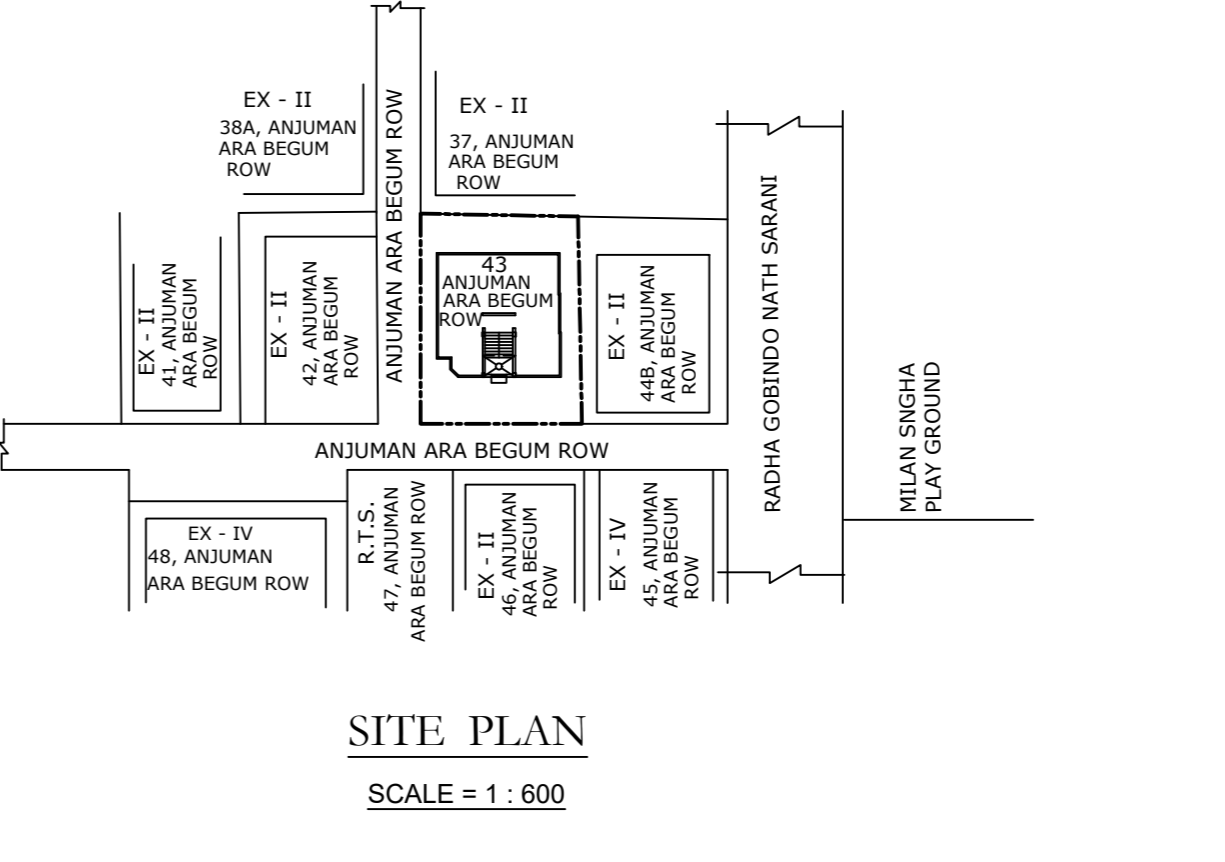
GROUND FLOOR PLAN  
SCALE - 1:100



EXT. BUILDING PLAN  
SCALE - 1:100



KEY PLAN  
SCALE = 1 : 4000



SITE PLAN  
SCALE = 1 : 600

REFERENCE POINT MARKED IN SITE PLAN OF THE PROPOSAL PLAN	CO-ORDINATE IN WGS 84	
	LATITUDE	LONGITUDE
A	22 29 56 N	88 21 36 E
B	22 29 57 N	88 21 36 E

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AA1 - 33 M. CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) = 8.00 M.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF ANY STAGE IT IS FOUND OTHERWISE, THEN I SHALL FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW

NOTE  
THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION. PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION. OF BUILDING AND SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR

SCHEDULE OF DOORS & WINDOWS

DOORS	WINDOW
D - 1050 X 2100	W1 - 1500 X 1200
D1 - 950 X 2100	W2 - 1200 X 1200
D2 - 750 X 2100	W3 - 900X1200
	W4 - 600 X 600

SRI PROSENJIT PAITH PROPRIETOR OF "NEEL BUILDER & DEVELOPER" AND CONSTITUTED ATTORNEY OF SRI SANKAR GHOSH, SRI SWAPAN KUMAR GHOSH, SRI BASUDEB GHOSH & SRI PROBRIB KUMAR GHOSH  
NAME OF THE OWNERS / APPLICANT

SPECIFICATION

- 75mm THICK BRICK FLAT SOLING IN FOUNDATION AND FLOOR WILL BE 1st CLASS JHAMA BRICK.
- 150mm THICK P. C. C. IN FOUNDATION AND FLOOR WILL BE (1:6:3) CEMENT SAND AND 30mm DOWN JHAMA KHOA.
- 4.25mm D. P. C. WILL BE WITH (1:1:2) CEMENT SAND AND QUARTER CHIPS WITH PROPER WATER PROOFING COMPOUND.
- 200 mm THICK LOAD BEARING WALL WILL BE 1st CLASS BRICK WITH (1:6) CEMENT SAND MORTAR.
- 125mm & 75mm THICK PARTITION WALL WILL BE 1st CLASS BRICK WITH (1:4) CEMENT SAND MORTAR.
- ALL R. C. C. WORK WILL BE (1:2:4) CEMENT SAND & 20mm DOWN STONE CHIPS.
- GRADE OF CONCRETE :- M20
- GRADE OF STEEL :- Fe-415

CERTIFICATE OF ARCHETECT

I CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF C.M.C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME INCLUDING THE ABUTTING (12'-0") 3.658 mt. WIDE ROAD AS PER RECORD VIDE I.d. NO - 859/2023-2024 DATE - 08/12/2023 IN FRONT(WESTERN SIDE) OF THE PREMISES AND 3.353 mt. AS PER RECORD VIDE I.d. NO - 859/2023-2024 DATE - 08/12/2023 ON NORTHERN SIDE OF THE PREMISES. CONFIRM WITH THE PLAN AND IT IS BUILD-ABLE SITE AND NOT A TANK OR FILLED UP LAND. THE PLOT DEMARCATED BY BOUNDARY WALL. THERE IS AN EXISTING BUILDING TO BE DEMOLISHED BEFORE STARTING CONSTRUCTION WHICH IS SHOWN IN THE PLAN BY HATCH THE SIGNATURE OF OWNERS / APPLICANTS AUTHENTICATED BY ME.

NABABRATA GHOSH  
L.B.A. NO - C.A/2003/31759  
NAME OF THE ARCHITECT

CERTIFICATE OF STRUCTURAL ENGINEER

I CERTIFIED THAT THE STRUCTURAL DESIGN AND DRAWING BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING SHALL BE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND I CERTIFIED THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT.

THE BEARING CAPACITY OF SOIL SHALL BE CONSIDERED DURING DESIGN CALCULATION AS PER SOIL TEST REPORT MADE BY SOIL-TECH OF 51/1H P.G.H.SHAH ROAD, JADAVPUR KOLKATA - 32, WHICH IS DULY SIGNED BY SRI KALLOL KUMAR GHOSHAL (G.T.E. NO - 49) OF K.M.C.

SAKTI BRATA BHATTACHARYYA  
E. S. E. NO - 116, CLASS - I (K.M.C)  
NAME OF THE STRUCTURAL ENGINEER

DECLARATION GEO-TECHNICAL ENGINEER

UNDERSIGNED SHALL CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT SHALL BE CONFIRMED THAT EXISTING SOIL OF THE SITE SHALL BE ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IT SHALL BE SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

KALLOL KUMAR GHOSHAL  
G.T.E. NO - 49, CLASS - I (K.M.C)  
NAME OF THE GEO-TECHNICAL ENGINEER

DECLARATION OF OWNER / APPLICANT

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE THE 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 B.S. PLAN)

K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE 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 GUIDANCE OF L.B.S. AND E.S.E. BEFORE STARTING OF THE BUILDING FOUNDATION DURING SITE INSPECTION, WE WERE PHYSICALLY PRESENT AND DULY IDENTIFIED THE PLOT THE PLOT IS DEMARCATED BY BOUNDARY WALL.

THERE IS AN EXISTING PARTLY TWO AND PARTLY SINGLE STORIED BUILDING WHICH IS SHOWN IN SUBMITTED PLAN BY HATCH THE BUILDING IS FULLY OCCUPIED BY OWNER AND TENANT. AND IT WILL BE DEMOLISHED BEFORE STARTING CONSTRUCTION.

THERE IS NO LEGAL CASE PENDING AGAINST THIS PREMISES.

SRI PROSENJIT PAITH PROPRIETOR OF "NEEL BUILDER & DEVELOPER" AND CONSTITUTED ATTORNEY OF SRI SANKAR GHOSH, SRI SWAPAN KUMAR GHOSH, SRI BASUDEB GHOSH & SRI PROBRIB KUMAR GHOSH  
NAME OF THE OWNERS / APPLICANT