



DOOR AND WINDOW SCHEDULE					
DOOR			WINDOW		
D	1038X2100	WOODEN FRAME WITH FLUSH DOOR	W1	1350X1350	ALUMINIUM SLIDING
D1	900X2100	WOODEN FRAME WITH FLUSH DOOR	W2	900 X1350	ALUMINIUM SLIDING
D2	750X2100	WOODEN FRAME WITH FLUSH DOOR	W3	600 X500	ALUMINIUM SLIDING
D3	800X2100	WOODEN FRAME WITH FLUSH DOOR			

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL): PERMISSIBLE TOP ELEVATION: 33.00 M.			
REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	22° 29' 05" N	88° 21' 58" E	6 M
B	22° 29' 05" N	88° 21' 58" E	6 M

The above information is true and correct in all respect and if at any stage it is found otherwise, then I shall be fully liable for which kmc and other appropriate authority reserve the right to take appropriate action against me as per law.

PALASH BHOWMICK & SUJIT TALUKDAR  
 PARTNERS OF M/S P.S CONSTRUCTION  
 CONSTITUTED ATTORNEY OF  
 SOMA MUKHERJEE, TARAKDAS BANDYOPADHYAY, DEBALINA MUKHERJEE  
 NAME OF THE APPLICANT

PRALAY KUMAR MAITI  
 L.B.S. NO. 1351, CLASS-I  
 NAME OF L.B.S

**A**

1. ASSESSEE NO :- 21-096-01-0063-3

2. DETAILS OF REG. GIFT DEED :-  
 BOOK - I, VOL NO - 112  
 PAGE- 208 TO 212  
 BEING NO - 6971  
 REG. AT S.R.ALIPORE SADAR  
 DATED - 22/ 09 /1955

3. DETAILS OF REG. BOUNDARY DECLARATION :-  
 BOOK - I, VOL NO.1603-2024  
 PAGE- 88036 TO 88046  
 BEING NO - 160303253  
 REG. AT D.S.R.- III, SOUTH 24 PARGANAS  
 WEST BENGAL, DATED - 05/ 03/ 2024

4. DETAILS OF REG. POWER OF ATTORNEY :-  
 BOOK - I, VOL NO.1603-2023  
 PAGE- 381082 TO 381102  
 BEING NO - 160313390  
 REG. AT D.S.R.- III, SOUTH 24 PARGANAS  
 WEST BENGAL, DATED - 15/ 09/ 2023

**STATEMENT OF PLAN PROPOSAL**

**B**

1. AREA OF LAND :-  
 AS PER DEED & ASSESSMENT BOOK :- 3 K. - 6 CH. - 2 SFT. = 225.938 Sqm.  
 AS PER BOUNDARY DECLARATION :- 3 K. - 3 CH. - 1.5 SFT = 213.355 Sqm.

2. ROAD WIDTH :- 5.025 M (MINIMUM)

3. PERMISSIBLE GROUND COVERAGE = 127.016 SQM. = 59.554%

4. PROPOSED GROUND COVERAGE = 117.673 SQM. = 55.153%

5. PROPOSED AREA :-

FLOOR	TOTAL AREA (SQM.)	CUTOFF AREA (SQM.)	COVERED AREA (SQM.)	STAIR & STAIR LOBBY (SQM.)	LIFT LOBBY (SQM.)	NET FLOOR AREA (SQM)
GR. FL.	106.024		106.024	11.43	1.562	93.032
1st. FL.	117.673	2,953	114.720	11.43	1.562	101.728
2nd. FL.	117.673	2,953	114.720	11.43	1.562	101.728
3rd. FL.	117.673	2,953	114.720	11.43	1.562	101.728
TOTAL.	459.043	8,859	450.184	45.72	6.248	398.216

6. PARKING CALCULATION.

TENEMENT SIZE					
FLAT MKD.	COVERED AREA	SHARE OF COM. AREA	BUILT - UP AREA	TENEMENT NUMBER	REQUIRED PARKING
A1/A2/ A3	50.166 Sqm.	11.292 Sqm.	61.458 Sqm.	3	1
B1/B2/ B3	50.021 Sqm.	11.259 Sqm.	61.280 Sqm.	3	

7)Nos. OF PARKING REQUIRED = 1

8)Nos. OF PARKING PROVIDED = 2

9)AREA OF PARKING = 81.945 Sqm

10) PERMISSIBLE F.A.R - 1.75

11) PROPOSED F.A.R. ( 398.216- 25.000 ) / 213.355 = 1.749 < 1.75

12) STAIR COVER AREA = 15.41 Sqm.

13) O. H. WATER TANK AREA = 5.025 Sqm.

14) DEPTH OF BUILDING = 20.175 m.

15)HEIGHT OF THE BUILDING = 12.400 m.

16)COMMON AREA = 67.654 Sqm.

17)TERRACE AREA = 117.673 Sqm.

18)AREA OF CUP BOARD = 7.02 Sqm.

19)AREA OF LIFT MACHINE ROOM= 4.857 Sqm.

20)AREA OF LIFT MACHINE ROOM STAIR = 4.806 Sqm.

21)AREA OF LOFT = 6.063 Sqm.

22)ADDITIONAL AREA FOR FEES = 38.156 Sqm.

23) TOTAL FLOOR AREA [ INCLUDING EXEMPTED AREA ] = 488.34 Sqm

24) TREE COVER AREA = 2.713 Sqm

**NOTES :-**

- ALL DIMENSIONS ARE IN MILLIMETER
- ALL OUTER WALL 200 THICK
- ALL PARTITION WALLS ARE 125 THICK AND 75 THICK
- DEPTH OF SEMI UNDER GROUND WATER RESERVOIR & SEPTIC TANK SHOULD NEVER EXCEED THE DEPTH OF NEAREST BUILDING FOUNDATION
- ALL SHORTS OF PRECAUTIONARY MEASURES SHOULD BE TAKEN DURING CONSTRUCTION

**CERTIFICATE OF OWNER :-**

WE DO HEREBY 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 B.S. PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR 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 SEMI UNDER GROUND WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. & E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT HAS PARTLY STRUCTURE & THE PREMISES IS OCCUPIED BY THE OWNER & THERE IS NO TENANT. THE PLOT IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION, IF ANY DISCREPANCY ARISES THEN L.B.S. E.S.E & K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THAT AND K.M.C. WILL HAVE EVERY RIGHT TO REVOKE THE PLAN. THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

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

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES, 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITIONS INCLUDING THE ADJUTING ROAD CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK, THE LAND IS DEMARCATED BY BOUNDARY WALL, THE PREMISES IS OCCUPIED BY THE OWNER & THERE IS NO TENANT.

- THE CONSTRUCTION OF SEMI U. G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK
- ROAD WIDTH - 5.025 M. (MIN.) WIDE BLACK TOP ROAD ON THE SOUTHERN SIDE, AND 2.7 M WIDE COMMON PASSAGE IN NORTHERN SIDE.

**E. S. E. DECLARATION :-**

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 NATIONAL BUILDING CODE OF INDIA CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING REPORT HAS BEEN DONE BY "RMC CONSULTANT" 1ST FLOOR, FLAT NO-02 SHREE RAM APARTMENT, NEAR HANSKHALIPOOL, HOWRAH- 711109 SIGNED BY MR. BHASKARJYOTI ROY. [G.T.E NO- 1/ 50]. THE RECOMMENDATION OF SOIL REPORT HAS BEEN CONSIDERING DURING STRUCTURAL CALCULATION.

**PLAN OF PROPOSED G+III STORED RESIDENTIAL BUILDING U/S 393 A OF K.M.C ACT 1980 AND BUILDING RULE 2009 AT PREMISES NO. 23 B /3 , BADE RAIPUR ROAD KOLKATA-700032, WARD NO-96, BR.- X , P.S- JADAVPUR. UNDER KOLKATA MUNICIPAL CORPORATION.**

**HEIGHT OF THE BUILDING - 12.400 M**

**DECLARATION OF GEO-TECHNICAL ENGINEER**

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT 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 AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

**SIGNATURE OF ASSISTANT ENGINEER, BR-X [K.M.C.]**

PALASH BHOWMICK & SUJIT TALUKDAR  
 PARTNERS OF M/S P.S CONSTRUCTION  
 CONSTITUTED ATTORNEY OF  
 SOMA MUKHERJEE, TARAKDAS BANDYOPADHYAY, DEBALINA MUKHERJEE  
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 NAME OF L.B.S

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 NAME OF THE GEO-TECHNICAL ENGINEER [K.M.C.]

SAKTI BRATA BHATTACHARYYA  
 E.S.E. NO. 116, CLASS-I  
 NAME OF THE E.S.E. [K.M.C.]

BHASKARJYOTI ROY [G.T.E / 1/ 50]  
 NAME OF THE GEO-TECHNICAL ENGINEER [K.M.C.]

MASTER SHEET.dwg / SHEET NO-1 OF 2

SCALE :- 1:50, 1:100, 1:150, 1:600, 1:4000  
 (UNLESS OTHERWISE NOTED)

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SCALE :- 1:50, 1:100, 1:150, 1:600, 1:4000  
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