

STATEMENT OF THE PLAN PROPOSAL

PART - A.	
1. ASSESSEE NO.	21-098-02-0376-1
2. DETAILS OF DEED	BOOK - I, VOLUME - 2, PAGE - 225 TO 228, BEING = 132, YEAR = 1994, A.D.S.R. - SOUTH 24 PARAGANA, DATE. = 06.01.1996.
3. DETAILS OF POWER OF ATTORNEY	BOOK - I, VOLUME - 1602-2023, PAGE - 201386 TO 201417, BEING = 16020603, YEAR = 2023, D.S.R. - II SOUTH 24 PARAGANA, DATE. = 03.05.2023.
4. DETAILS OF BOUNDARY DECLARATION	BOOK - I, VOLUME - 1602-2024, PAGE - 435190 TO 435204, BEING = 160213002, YEAR = 2024, D.S.R. - II SOUTH 24 PARAGANA, DATE. = 17.09.2024.
5. (A). AREA OF THE PLOT OF LAND (B). NO OF STORIED	234.113 G+III
6. NO OF TENAMENTS	SIX (06) Nos.

PART - B.	
1. AREA OF LAND:-	
(i) AS PER DEED	= 234.113 SQ.M. or 03 KA. - 08 CH. 00 SFT.
(ii) AS PER BOUNDARY DECLARATION	= 220.366 SQ.M. or 03 KA. - 04 CH. 32.02 SFT.
(iii) AS PER STRIP OF LAND	= NIL
(iv) NET LAND AREA	= 220.366 SQ.M.
2. EFFECTIVE LAND AREA	= 220.366 SQ.M.
3. ROAD WIDTH	= 4.300 M. WEST SIDE BLACK TOP ROAD
4. USER GROUP	= RESIDENTIAL.
5. (i) PERMISSIBLE GROUND COVERAGE (ii) PROPOSED GROUND COVERAGE	= (59.321 %) = 130.723 SQ.M. = (56.807 %) = 125.183 SQ.M.
6. PROPOSED HEIGHT	= 12.500 M.
7. PROPOSED AREA :-	

FLOOR	TOTAL COVERED AREA IN m ²	LESS LIFT WELL IN m ²	LESS STAIR WELL IN m ²	ACTUAL FLOOR AREA IN m ²	LESS STAIR EXEMPTED IN m ²	LESS LIFT EXEMPTED IN m ²	NET FLOOR AREA IN m ²
GROUND	125.183	0.000	0	125.183	10.013	1.788	113.382
FIRST	125.183	1.800	0.354	123.029	10.013	1.788	111.228
SECOND	125.183	1.800	0.354	123.029	10.013	1.788	111.228
THIRD	125.183	1.800	0.354	123.029	10.013	1.788	111.228
TOTAL	500.732	5.400	1.062	494.27	40.052	7.152	447.066

TENEMENTS & CAR PARKING CALCULATION					
TENEMENT MARKED	TENEMENT SIZE IN m ²	TO BE ADDED	ACTUAL TENEMENT AREA INCLUDING PROP. AREA IN m ²	NO OF TENEMENT	NO OF CAR REQUIRED
A	53.089	9.762	62.851	1	3
B	57.302	10.536	67.838	1	
C1	42.424	7.801	50.225	1	
D1	67.967	12.497	80.464	1	
C2	42.424	7.801	50.225	1	
D2	67.967	12.497	80.464	1	

CALCULATION OF F.A.R	
1. EFFECTIVE LAND AREA IN m ²	220.366
2. TOTAL REQUIRED CAR PARKING	3
3. TOTAL COVERED CAR PARKING PROVIDED	4
4. TOTAL OPEN CAR PARKING PROVIDED	NIL
5. PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m ²	75.00
6. ACTUAL CAR PARKING AREA PROVIDED IN m ²	61.577
7. CAR PARKING AREA EXEMPTED IN m ²	61.577
8. PERMISSIBLE F.A.R	1.750
9. PROPOSED F.A.R	1.749
10. STAIR HEAD ROOM AREA IN m ²	12.642
11. O.H.W.R. AREA IN m ²	5.650
12. LIFT MACHINE ROOM AREA IN m ²	5.297
13. LIFT STAIR AREA IN m ²	3.572
14. CUP BOARD AREA IN m ²	9.672
15. SHOP CARPET AREA IN m ²	35.365
16. SHOP COVERED AREA IN m ²	40.629
17. EXISTING STRUCTURE AREA IN m ²	276.619
18. TREE COVER AREA IN m ²	5.901

- SPECIFICATIONS :-**
- EXTERNAL WALLS ARE 200 mm AND INTERNAL WALLS 125 & 75 mm THICK WITH CEMENT MORTAR 1:6 AND 1:4 RESPECTIVELY.
 - CEMENT PLASTER ON INTERNAL WALLS AND CEILING 1:6 & 1:4 RESPECTIVELY.
 - 75 THICK SCREED CONCRETE ON ROOF SLAB (1:1.5:3) USING CHEMICALS FOR WATER PROOFING.
 - GRADES OF STEEL IS Fe-500, AND GRADE OF CONCRETE IS (1:1.5:3).
 - ALL MATERIAL AND CONSTRUCTION SHOULD BE AS PER I.S. CODE.
 - ALL R.C.C. WORKS SHALL BE CARRIED OUT WITH (1:1.5:3) PROPORTION.
 - 450 mm PROJECTED CHAJJAH.
 - 16 mm GRADE STONE CHIPS WILL BE USE IN R.C.C. WORKS.
 - ALL MARBLE FLOORING TO BE USED. 15-20mm THICK MARBLE FLOORING.
 - P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
 - ALUMINUM SECTION WINDOWS WITH 5mm THICK GLASS PANELS.

- NOTES :-**
- ALL DIMENSIONS ARE IN mm. UNLESS OTHER WISE STATED.
 - ALL SCALES ARE 1:100 UNLESS OTHER WISE STATED.
 - DEPTH OF FOUNDATION OF SEPTIC TANK AND S.U.G.W.R. SHOULD NOT GO BEYOND THE DEPTH OF FOUNDATION OF THE BUILDING. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEPTIC TANK AND S.U.G.W.R.

PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 UNDER BUILDING RULE 2009 AT PREMISES NO. - 74/5/26, JADAVPUR CENTRAL ROAD , WARD NO. - 098, BOROUGH NO. - X, P.S. - NETAJI NAGAR, P.O. - REGENT ESTATE, KOLKATA - 700092, UNDER THE KOLKATA MUNICIPAL CORPORATION.

CERTIFICATE FROM L.B.S. :-
 CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED TIME TO TIME AND THAT THE SITE CONDITION INCLUDING ABUTTING 4.300 M. WEST SIDE BLACK TOP ROAD OF THE PREMISES CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARKED BY BOUNDARY WALL. THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK WILL BE COMPLETED UNDER GUIDANCE OF L.B.S. & E.S.E.

NAME OF L.B.S.
 ANIK MAJUMDAR
 L.B.S. - 1579 (I)

CERTIFICATE FROM GEO-TECH ENGINEER :-
 UNDERSIGNED HAS INSPECTED THE SITE AND FOUND THAT THE PREMISES IS MOSTLY COVERED BY EXISTING STRUCTURE. SO SOIL INVESTIGATION IS NOT POSSIBLE AT THIS STAGE. SOIL INVESTIGATION WILL BE DONE AFTER DEMOLISHING THE EXISTING STRUCTURE BY OWNER BEFORE STARTING OF NEW CONSTRUCTION. THE SOIL INVESTIGATION REPORT WILL BE SUBMITTED AT THE TIME OF PLINTH LEVEL COMPLETION REPORT.

NAME OF G.T.E.
 JAYANTA MAJUMDAR
 G.T./1/13

OWNER'S DECLARATION :-
 I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT-
 1. I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
 2. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN)
 3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
 4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
 5. THE CONSTRUCTION OF WATER RESERVOIR & SEPTIC TANK WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E.
 6. DURING SITE INSPECTION I WAS PHYSICALLY PRESENT AND PROPERLY IDENTIFIED THE SITE.
 7. THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

NAME OF OWNERS
 SRI ARUP RAKSHIT
 SOLE PROPRIETOR OF
 RAKSHIT HOUSING ASSOCIATES
 AS CONSTITUTED ATTORNEY OF
 SRI JAYANTA GUHA, SMT TAPASHI
 BOSE, SRI SUBRATA GUHA &
 SRI DEBARATA GUHA

BUILDING PERMIT NO :- 2024100272
SANCTION DATE :- 17/03/2025
VALID UPTO :- 16/03/2030

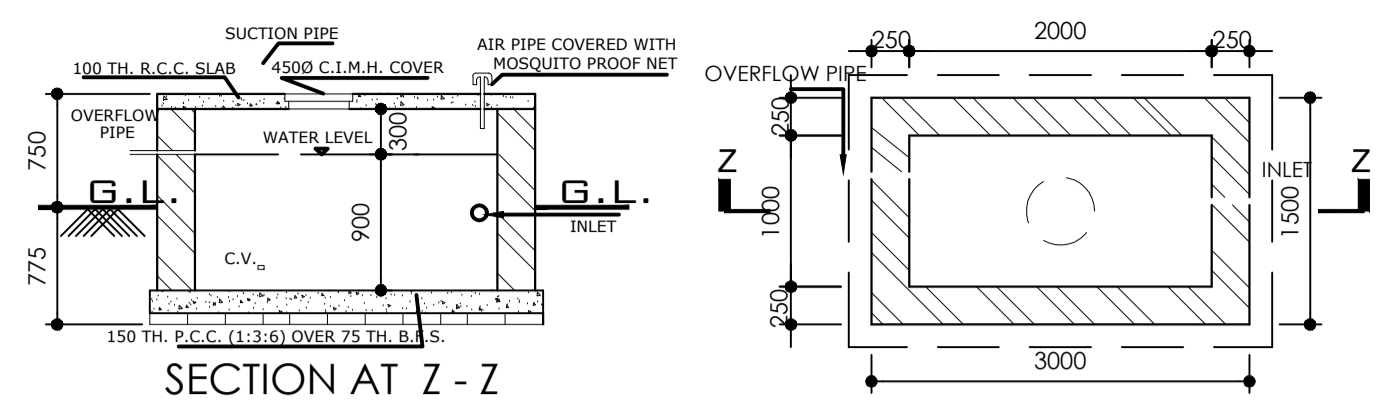
DIGITAL SIGNATURE OF A.E.

DOOR SCHEDULE		WINDOW SCHEDULE	
TYPE	SIZE (BxH)	REMARKS	REMARKS
D1	1000mm X 2100mm (H)	FLASH	W1 1500mm X 1200mm (H) STEEL FULLY GLAZED
D2	900mm X 2100mm (H)	FLASH	W2 1200mm X 1200mm (H) -DO-
D3	750mm X 2100mm (H)	FLASH	W3 600mm X 750mm (H) -DO-
			W4 1000mm X 1200mm (H) -DO-

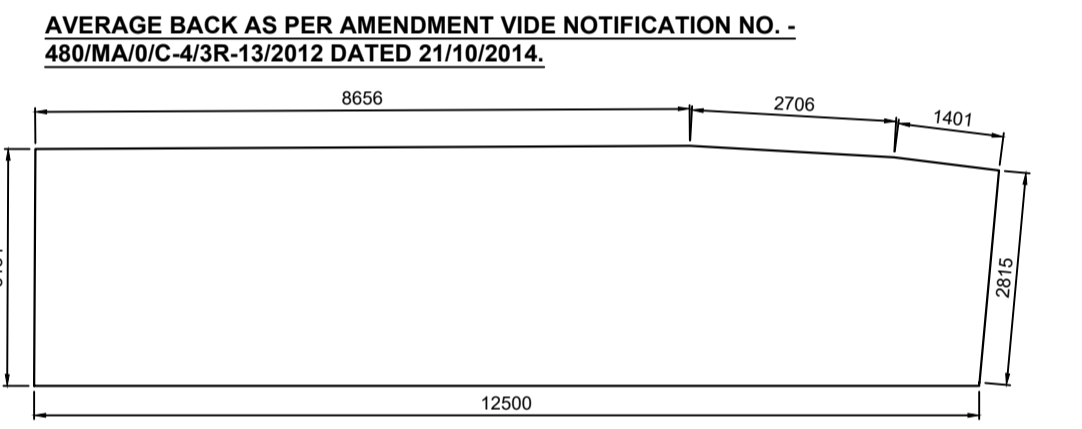
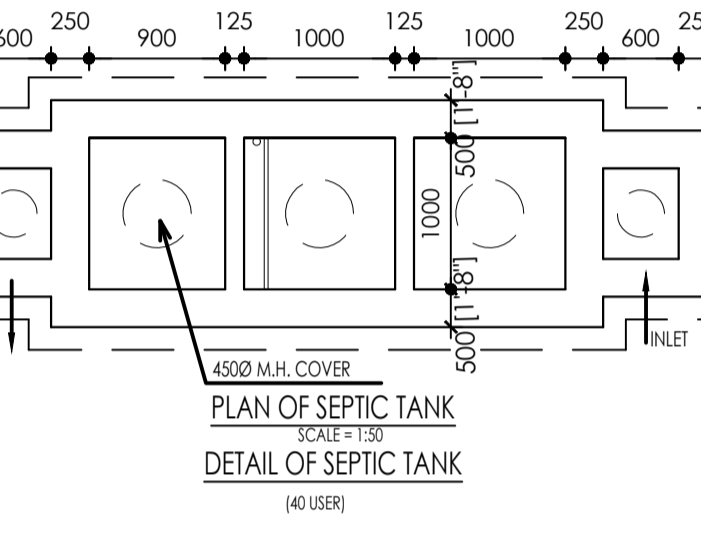
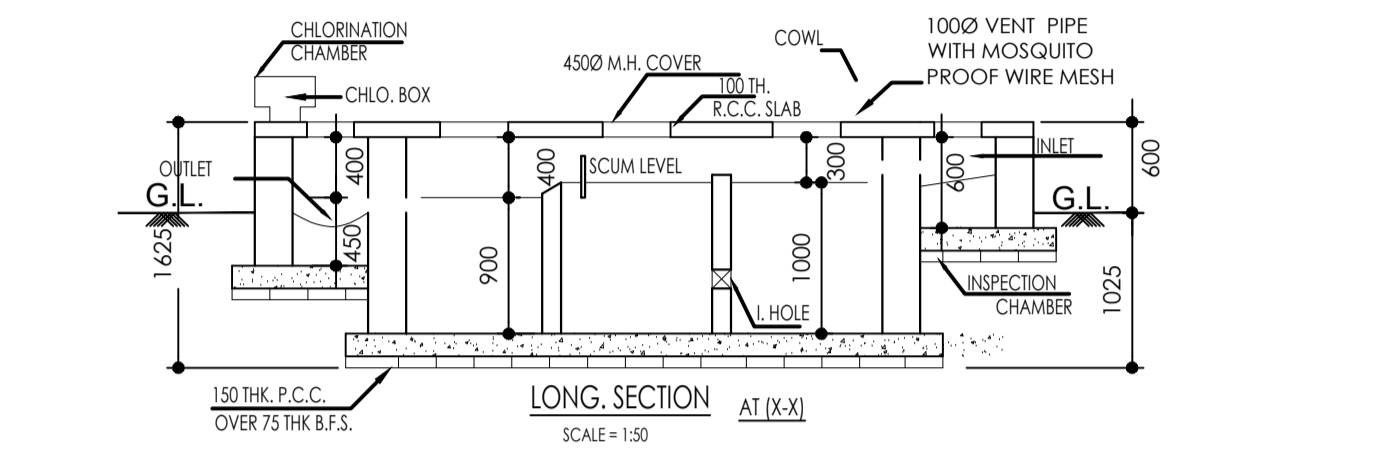
Certificate
 Premises No: 74/5/26, JADAVPUR CENTRAL ROAD
 Assessee No: 21-098-02-0376-1
 Name of the Owner(s)/ Applicant (s): SRI ARUP RAKSHIT SOLE PROPRIETOR OF RAKSHIT HOUSING ASSOCIATES AS CONSTITUTED ATTORNEY OF SRI JAYANTA GUHA, SMT TAPASHI BOSE, SRI SUBRATA GUHA & SRI DEBARATA GUHA
 Area of Land: (AS PER DEED) = 234.113 SQ.M.
 (AS PER MEASUREMENT) = 220.366 SQ.M.
 Name of L.B.S. Anik Majumdar No: LBS/1579
 Permissible height in reference to GCM issued by AAI: 33 M.
 Co-ordinate in WGS 84 and Site elevation (AMSL):
 Reference points marked in the site plan of the proposal
 Co-ordinate in WGS 84 Site Elevation (AMSL)M.
 Latitude Longitude
 A, B 22.48467 88.35728 5.00 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 BMC and other appropriate authority, reserve the right to take appropriate action against me as per Law.

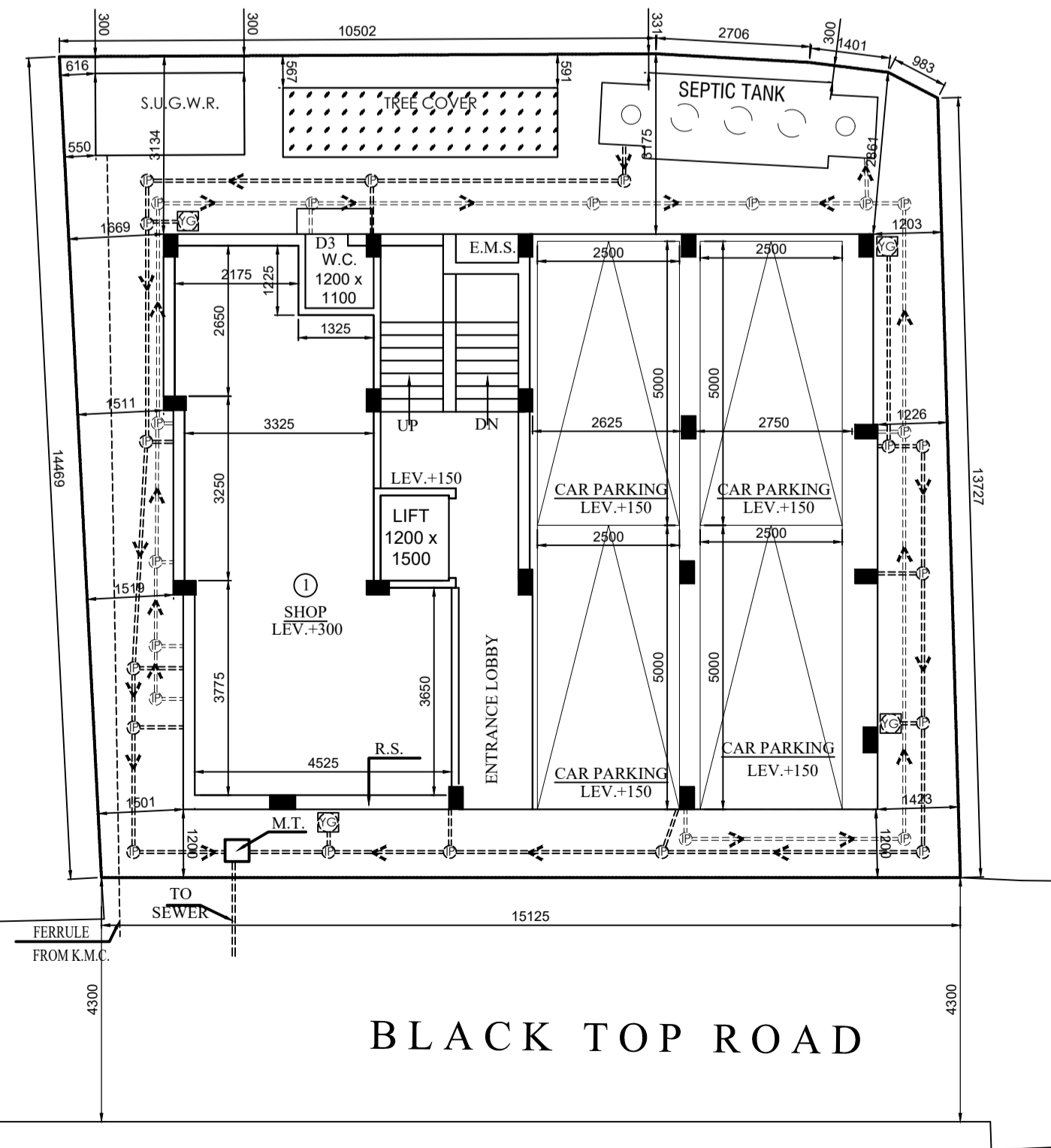
Name of the Applicant: SRI ARUP RAKSHIT SOLE PROPRIETOR OF RAKSHIT HOUSING ASSOCIATES AS CONSTITUTED ATTORNEY OF SRI JAYANTA GUHA, SMT TAPASHI BOSE, SRI SUBRATA GUHA & SRI DEBARATA GUHA
 Name of L.B.S. ANIK MAJUMDAR LBS/1579



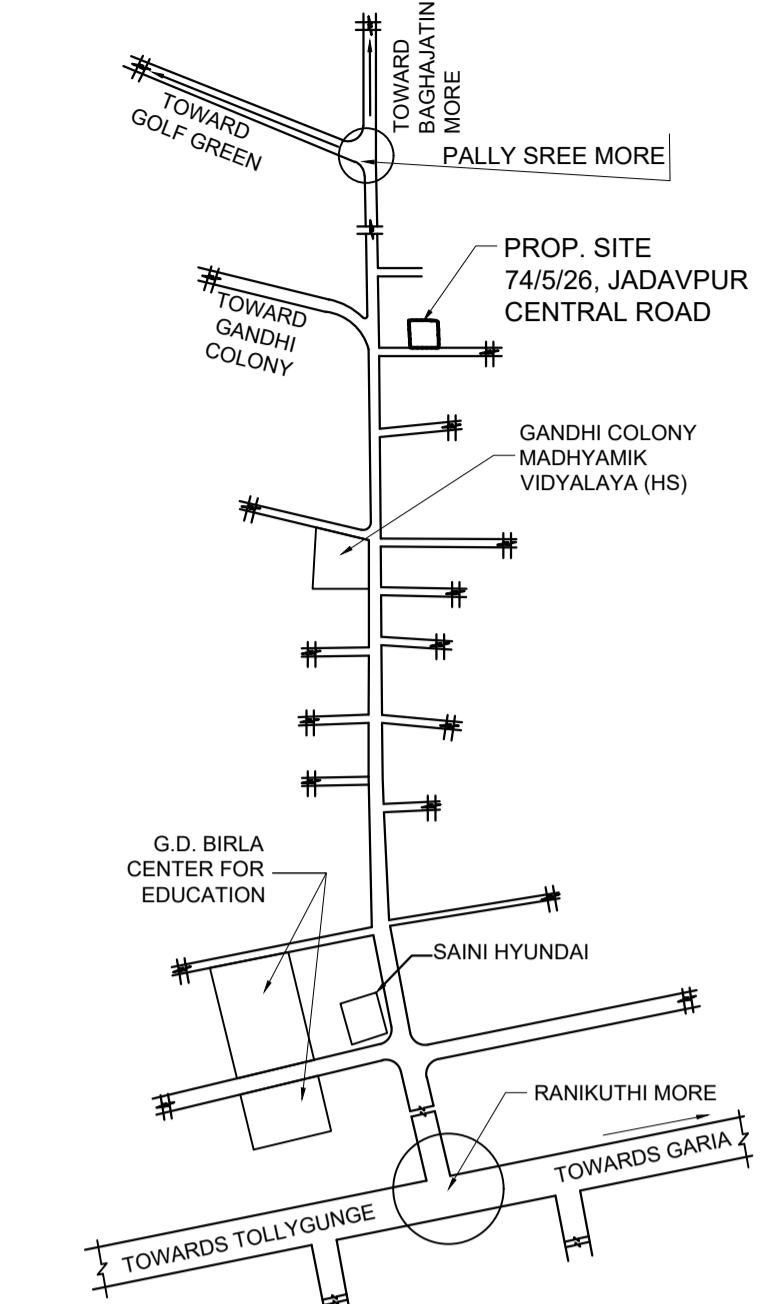
DETAILS OF S.U.G.W. RESERVOIR
 (CAP.- 600 GAL.S. = 2700 LIT.)
 SCALE: 1:50



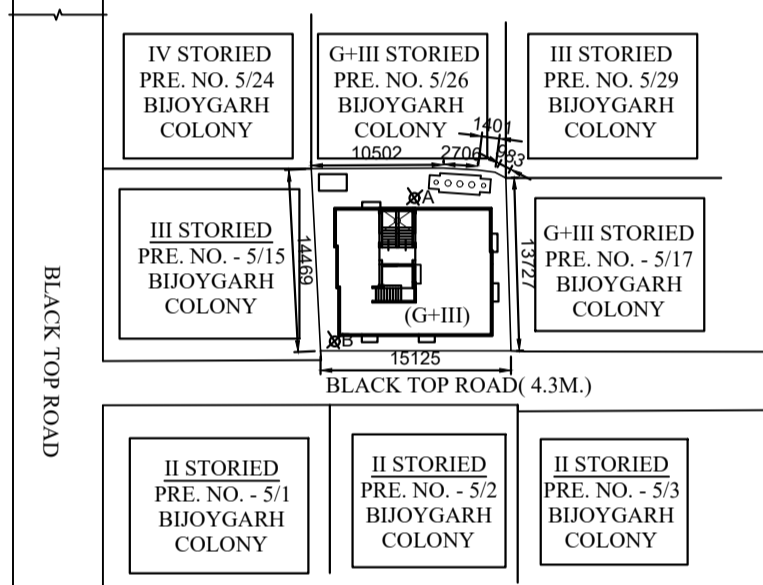
WIDTH OF THE BUILDING = 12.475 M.
 REAR OPEN SPACE = 39.411 SQ.M. = 3.153 M.
 12.500 M.



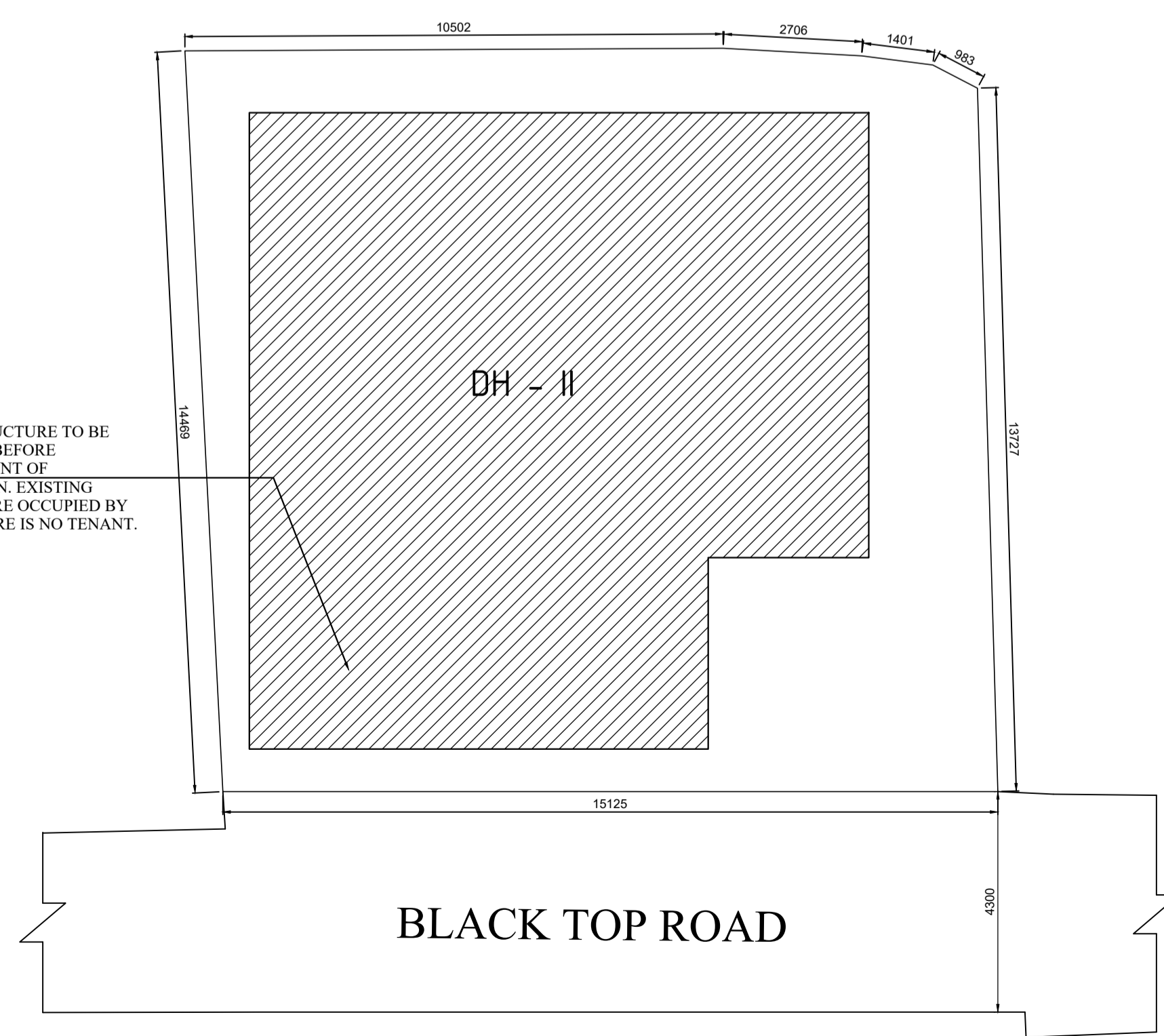
GROUND FLOOR PLAN
 SCALE - 1:100



LOCATION PLAN
 SCALE=1:4000



SITE PLAN
 SCALE-1:600



EXISTING STRUCTURE PLAN
 SCALE-1:100

EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION. EXISTING STRUCTURE ARE OCCUPIED BY OWNER & THERE IS NO TENANT.

SHEET NO. - 1 OF 2 DRAWN BY - SUBHAM NASKAR

BUILDING PLANNER

ANIK & ASSOCIATES
 USHAPALLY, GARIA,
 KOLKATA - 700084.