



STATEMENT OF THE PLAN PROPOSAL					
<b>PART - A</b>					
1. ASSESSEE NO-11088100632					
2. DETAILS OF REGD. DEED:- BOOK NO.-1 VOL. NO.-1602-2021 PAGE NO.-33185-333215 YEAR-2021 BEING NO.-16027895 DATE:-22.09.2021					
3. DETAILS OF REGD. DEED:- BOOK NO.-1 VOL. NO.-1602-2021 PAGE NO.-33216-333248 YEAR-2021 BEING NO.-16027896 DATE:-22.09.2021					
4. DETAILS OF REGD. DEED:- BOOK NO.-1 VOL. NO.-1602-2021 PAGE NO.-33249-333282 YEAR-2021 BEING NO.-16027897 DATE:-22.09.2021					
5. DETAILS OF BOUNDARY DECLARATION:- BOOK NO.-1 VOL. NO.-1602-2021 PAGE NO.-47601-476011 YEAR-2023 BEING NO.-16037609 DATE:-10.11.2023					
6. DETAILS OF REG. CONSTITUTE POWER OF ATTORNEY:- BOOK NO.-1 VOL. NO.-1603-2023 PAGE NO.-47670-476781 YEAR-2023 BEING NO.-16037609 DATE:-10.11.2023					
7. DETAILS OF REG. STRIP OF LAND:- BOOK NO.-1 VOL. NO.-1603-2024 PAGE NO.-58894-58895 YEAR-2024 BEING NO.-16037609 DATE:-20.12.2024					
8. AREA OF LAND (AS PER DEED) = 24 K -15 CH -00 SQ.FT. = 1668.00 SQ.M.					
9. LAND AREA (AS PER PHY. MEASUREMENT) = 24 K -14 CH -44.99 SQ.FT. = 1668.09 SQ.M.					
10. NO. OF STORED-GHV = 4 NOS.					
11. NO. OF TENEMENTS = 40 NOS.					
12. SIZE OF TENEMENTS = > 50 SQ.M. < 75 SQ.M. .... 24 NOS., > 75 SQ.M. < 100 SQ.M. .... 16 NOS.					
13. ROAD WIDTH = 6.097 M. MIN. (K.M.C. ROAD)					
<b>PART - B</b>					
1. LAND AREA (DEED) = 24 K -15 CH -00 SQ.FT. = 1668.00 SQ.M.					
2. LAND AREA (AS PER PHY. MEASUREMENT) = 24 K -14 CH -44.99 SQ.FT. = 1668.09 SQ.M.					
3. PERMISSIBLE GR. COVERAGE = 834.029 SQ.M. (50%)					
4. PROPOSED GROUND COVERAGE = 746.520 SQ.M. (44.75%)					
5. PROPOSED HEIGHT = 15.45 M.					
6. USE GROUP = RESIDENTIAL					
7. DEPTH OF BUILDING = 20.200 M. (BL-A) & 20.200 M. (BL-B)					
8. PROPOSED AREA :- i) FOR RESIDENTIAL :-					
<b>BLOCK - A</b>					
FLOOR	COVERED AREA	CUT-OUT AREA	NET COVERED AREA	EXEMPTED AREA	NET FLOOR AREA
GR. FLOOR	302.846	0.000	302.846	26.462	273.384
1ST FLOOR	373.260	4.163	369.097	26.462	339.635
2ND FLOOR	373.260	4.163	369.097	26.462	339.635
3RD FLOOR	373.260	4.163	369.097	26.462	339.635
4TH FLOOR	373.260	4.163	369.097	26.462	339.635
<b>TOTAL</b>	<b>1795.886</b>	<b>16.652</b>	<b>1779.234</b>	<b>126.900</b>	<b>1631.924</b>
<b>BLOCK - B</b>					
FLOOR	COVERED AREA	CUT-OUT AREA	NET COVERED AREA	EXEMPTED AREA	NET FLOOR AREA
GR. FLOOR	302.846	0.000	302.846	26.462	273.384
1ST FLOOR	373.260	4.163	369.097	26.462	339.635
2ND FLOOR	373.260	4.163	369.097	26.462	339.635
3RD FLOOR	373.260	4.163	369.097	26.462	339.635
4TH FLOOR	373.260	4.163	369.097	26.462	339.635
<b>TOTAL</b>	<b>1795.886</b>	<b>16.652</b>	<b>1779.234</b>	<b>126.900</b>	<b>1631.924</b>
<b>9. TENEMENTS &amp; CAR PARKING CALCULATION (BL-A &amp; BL-B) :-</b>					
<b>(A) RESIDENTIAL:-</b>					
MARKED	TENEMENT SIZE	PROP. AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	60.903	9.823	70.726	4	
B	77.701	12.743	90.444	4	
C	70.370	11.541	81.911	4	
D	61.023	9.988	71.011	4	
E	61.151	10.008	71.159	4	> 50 SQ.M. < 75 SQ.M. = 24 → 6 NOS.
A'	60.903	9.805	70.708	4	> 75 SQ.M. < 100 SQ.M. = 16 → 8 NOS.
B'	77.701	12.510	90.211	4	
C'	70.370	11.330	81.700	4	
D'	61.023	9.825	70.848	4	
E'	61.151	9.845	70.996	4	
<b>(B) TOTAL BUSINESS OFFICE: (A+B)</b>					
TOTAL COVERED AREA	COVERED GROUND	TOTAL CARPET AREA	REQ. CAR PARKING		
71.212	71.212	64.014	1		
<b>10. NO. OF TENEMENTS = 40 NOS.</b>					
<b>11. CAR PARKING REQUIRED = 14 NOS.</b>					
<b>12. CAR PARKING PROVIDED = 17 NOS.</b>					
<b>13. CAR PARKING AREA REQUIRED = 350.000 SQ.M.</b>					
<b>14. CAR PARKING AREA PROVIDED = 408.400 SQ.M.</b>					
<b>15. PERMISSIBLE F.A.R. = 1.75</b>					
<b>16. PROPOSED F.A.R. (3263.848-350/1668.09) = 1.747</b>					
<b>17. STAIR HEAD ROOM AREA = 66.787 SQ.M.</b>					
<b>18. LIFT MACHINE ROOM = 19.752 SQ.M.</b>					
<b>19. AREA OF OVER HEAD WATER RESV. (DOMESTIC USE) = 18.903 SQ.M.</b>					
<b>20. AREA OF OVER HEAD WATER RESV. (FIRE FIGHTING) = 33.393 SQ.M.</b>					
<b>21. AREA OF STAIR LEADING TO LIFT MACHINE ROOM = 5.900 SQ.M.</b>					
<b>22. TERRACE AREA = 373.260 SQ.M. X 2 = 746.520 SQ.M.</b>					
<b>23. TREE COVER AREA REQUIRED = 149.782 SQ.M.</b>					
<b>24. TREE COVER AREA PROVIDED = 151.617 SQ.M.</b>					
<b>25. AREA OF CLIP BOARDS: 60.725 X 24 NOS. = 12.400 SQ.M.</b>					
<b>ADDITIONAL AREA FOR FEES = 107.32 SQ.M.</b>					
<b>PROPOSED G+10 STORIED RESIDENTIAL BUILDING</b>					
<b>PRE. NO. 10, PRABHURAM SARKAR LANE,</b>					
<b>WARD NO. - 5B, BR. NO. - VII, KOLKATA - 700015, UNDER K.M.C. (U/S 393A OF KMC ACT 1980 &amp; KMC BUILDING RULE 2009)</b>					
<b>SUB: GROUND FLOOR PLAN OF BLOCK - A</b>					
<b>D. C. CONSULTANTS</b>					
Planner, Structural Engineer, Architect					
Proprietor:- Debashishu Dey (B. TECH.) CIVIL Civil Engrg. Certified Valuer L.S.S. of K.M.C. CL-4 No. 1961 E.S.E. of K.M.C. No. 541 (P) 155E, A.J.C. BOSE ROAD, KOLKATA-700014 Contact: 9834 8061 (M) e-mail: dshy2007@gmail.com					
<b>RUPAK KUMAR BANERJEE (GT-LJ)</b> NAME OF GEO - TECH. ENGG.					
<b>CERTIFICATE OF L.B.S.:</b> CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF THE K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND SITE CONDITION INCLUDING WIDTH OF ABUTTING ROAD CONFORM WITH THE PLAN AND IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.					
BUILDING PERMIT NO. : 2025070111					
DATE: 07.11.2025 VALID UP TO: 06.11.2030					
<b>DEBANSHU DEY (U361)</b> NAME OF L.B.S.					
<b>CERTIFICATE OF E.S.E.:</b> CERTIFIED THAT THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE MEMBERS OF PROPOSED BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOADS AS PER N. B. CODE OF INDIA AND IT IS SAFE & STABLE IN ALL RESPECT.					
<b>DEBANSHU DEY (U543)</b> NAME OF E.S.E.					
DIGITAL SIGNATURE OF A.E.			DIGITAL SIGNATURE OF E.E.		

**SPECIFICATION:**

- ALL DIMENSIONS ARE IN MILLIMETER UNLESS OTHERWISE MENTIONED.
- ALL EXTERNAL WALLS ARE 200 MM THK & PARTITION WALLS ARE 125 MM & 75 MM THK UNLESS OTHERWISE MENTIONED.
- GRADE OF CONCRETE M20, STEEL GRADE Fe 415.
- CURING SHOULD BE DONE PROPERLY BY DRINKING WATER.

**SCHEDULE OF DOORS:**

NO.	TYPE	WIDTH	HEIGHT
1	D	1200	2100
2	D1	1000	2100
3	D2	900	2100
4	D3	750	2100

**SCHEDULE OF WINDOWS:**

NO.	TYPE	WIDTH	HEIGHT
1	W1	1500	1200
2	W2	900	1200
3	W3	450	450

**I DO HEREBY 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 S.F. PLAN.
- K.M.C. WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTING DOCUMENTS ARE FOUND TO BE FAKE. THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN.
- THE CONSTRUCTION OF WATER RESERVOIR WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK, DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY US.

**SHAKIL NAWAZ**  
NAME OF POWER OF ATTORNEY OF OWNERS NAMED SANDHYA BHADRA & RIMA ROY

**CERTIFICATE OF GEO-TECH. ENGINEER:**

UNDERSIGNED HAS INSPECTED THE SITE & FOUND THAT THE PREMISES IS FULLY COVERED BY EXISTING STRUCTURE. SO SOIL INVESTIGATION IS NOT POSSIBLE AT THIS STAGE. SOIL INVESTIGATION WILL BE DONE AFTER DEMOLISHING OF THE EXISTING STRUCTURE BY OWNERS BEFORE STARTING OF NEW CONSTRUCTION. THE SOIL INVESTIGATION REPORT WILL BE SUBMITTED AT THE TIME OF PLINTH LEVEL COMPLETION REPORT.

**RUPAK KUMAR BANERJEE (GT-LJ)**  
NAME OF GEO - TECH. ENGG.

**CERTIFICATE OF L.B.S.:**

CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF THE K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND SITE CONDITION INCLUDING WIDTH OF ABUTTING ROAD CONFORM WITH THE PLAN AND IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

**DEBANSHU DEY (U361)**  
NAME OF L.B.S.

**CERTIFICATE OF E.S.E.:**

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

**DEBANSHU DEY (U543)**  
NAME OF E.S.E.

DIGITAL SIGNATURE OF A.E.

DIGITAL SIGNATURE OF E.E.