



STATEMENT OF THE PLAN PROPOSAL

PART-A

- ASSEESSEE NO-110581100632
- DETAILS OF REGD. DEED:-
BOOK NO.-1 VOL. NO.-1602-2021 PAGE NO.-33185-333215
YEAR-2021 BEING NO.-16027895 DATE:-22.09.2021
- DETAILS OF REGD. DEED:-
BOOK NO.-1 VOL. NO.-1602-2021 PAGE NO.-33216-33248
YEAR-2021 BEING NO.-16027896 DATE:-22.09.2021
- DETAILS OF REGD. DEED:-
BOOK NO.-1 VOL. NO.-1602-2021 PAGE NO.-33249-33328
YEAR-2021 BEING NO.-16027897 DATE:-22.09.2021
- DETAILS OF BOUNDARY DECLARATION:-
BOOK NO.-1 VOL. NO.-1602-2021 PAGE NO.-476021-476031
YEAR-2023 BEING NO.-16037609 DATE:-10.11.2023
- DETAILS OF REG. CONSTITUTE POWER OF ATTORNEY:-
BOOK NO.-1 VOL. NO.-1602-2021 PAGE NO.-476760-476781
YEAR-2023 BEING NO.-16037609 DATE:-10.11.2023
- DETAILS OF REG. STRIP OF LAND:-
BOOK NO.-1 VOL. NO.-1602-2024 PAGE NO.-588984-588995
YEAR-2024 BEING NO.-160331699 DATE:-20.12.2024
- AREA OF LAND (AS PER DEED) = 24 K -15 CH -00 SQ.FT. = 1668.000 SQ.M
- LAND AREA (AS PER PHY. MEASUREMENT) = 24 K -14 CH -44.99 SQ.FT. = 1668.059 SQ.M
- NO. OF STORED-G+IV = 40 NOS.
- NO. OF TENEMENTS = 40 NOS.
- SIZE OF TENEMENTS = > 50 SQ.M. < 75 SQ.M. 24 NOS., > 75 SQ.M. < 100 SQ.M. 16 NOS.
- ROAD WIDTH = 6.097 M. MIN. (K.M.C. ROAD)

PART-B

- LAND AREA (DEED) = 24 K -15 CH -00 SQ.FT. = 1668.000 SQ.M
- LAND AREA (AS PER PHY. MEASUREMENT) = 24 K -14 CH -44.99 SQ.FT. = 1668.059 SQ.M
- PERMISSIBLE GR. COVERAGE = 834.029 SQ.M. (50%)
- PROPOSED GROUND COVERAGE = 746.520 SQ.M. (44.75%)
- PROPOSED HEIGHT = 15.45 M.
- USE GROUP = RESIDENTIAL
- DEPTH OF BUILDING = 20.200 M. (BL-A) & 20.200 M. (BL-B)

BLOCK - A

| 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 |
| TOTAL | 1795.886 | 16.652 | 1779.234 | 126.900 | 1631.924 |

BLOCK - 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 |
| TOTAL | 1795.886 | 16.652 | 1779.234 | 126.900 | 1631.924 |

9. TENEMENTS & CAR PARKING CALCULATION (BL-A & BL-B) :-

(A) RESIDENTIAL:-

| MARKED | TENEMENT SIZE | PROP. AREA TO BE ADDED | ACTUAL TENEMENT AREA | NO. OF TENEMENT | REQUIRED CAR PARKING |
|---------|---------------|------------------------|----------------------|-----------------|----------------------|
| BLOCK-A | 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 |
| BLOCK-B | A' | 60.903 | 9.805 | 70.708 | 4 |
| | 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) TOTAL BUSINESS (OFFICE) :- (A+B)

| TOTAL COVERED AREA | COVERED GROUND | TOTAL CARPET AREA | REQ. CAR PARKING |
|--------------------|----------------|-------------------|------------------|
| 71.212 | 71.212 | 64.014 | 1 |

10. NO. OF TENEMENTS = 40 NOS.
11. CAR PARKING REQUIRED = 14 NOS.
12. CAR PARKING PROVIDED = 17 NOS.
13. CAR PARKING AREA REQUIRED = 350.000 SQ.M.
14. CAR PARKING AREA PROVIDED = 408.400 SQ.M.
15. PERMISSIBLE F.A.R. = 1.75
16. PROPOSED F.A.R. (3263.848-350/1668.059) = 1.747
17. STAIR HEAD ROOM AREA = 66.787 SQ.M.
18. LIFT MACHINE ROOM = 19.752 SQ.M.
19. AREA OF OVER HEAD WATER RESV. (DOMESTIC USE) = 18.903 SQ.M.
20. AREA OF OVER HEAD WATER RESV. (FIRE FIGHTING) = 33.393 SQ.M.
21. AREA OF STAIR LEADING TO LIFT MACHINE ROOM = 5.900 SQ.M.
22. TERRACE AREA = 373.260 SQ.M.X2 = 746.520 SQ.M.
23. TREE COVER AREA REQUIRED = 149.782 SQ.M.
24. TREE COVER AREA PROVIDED = 151.617 SQ.M.
25. AREA OF CUP BOARDS @ 725 X 24 NOS. = 17.400 SQ.M.
ADDITIONAL AREA FOR FEES = 107.32 SQ.M.

PROPOSED G+IV STORIED RESIDENTIAL BUILDING
PRE. NO. 10, PRABHURAM SARKAR LANE,
WARD NO. 5B, BR. NO. - VII, KOLKATA - 700015, UNDER K.M.C.
(U/S 393A OF KMC ACT 1980 & KMC BUILDING RULE 2009)

SUB: GROUND FLOOR PLAN OF BLOCK - B

D. C. CONSULTANTS
Planner, Structural Engineer, Architect
Proprietor:-
Debashishu Dey (B.TECH.) CIVIL
Coil Engr. Certified Valuer
L.B.S. of K.M.C. CL-4 No. 1961
E.S.E. of K.M.C. No. 543(9)
155E, A.J.C. BOSE ROAD, KOLKATA-70014
Contact: 98304 80951 (M)
e-mail: devedey2001@gmail.com

RUPAK KUMAR BANERJEE (GT-IJ)
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.

BUILDING PERMIT NO. : 2025070111
DATE: 07.11.2025 VALID UP TO: 06.11.2030

DIGITAL SIGNATURE OF A.E. **DIGITAL SIGNATURE OF E.E.**