

STATEMENT OF THE PLAN PROPOSAL									
PART-A:					PART-B:				
01. ASSESSEE No. : 31-106-18-0039-0					01. AREA OF LAND : AS PER TITLE DEED & ASSESSMENT RECORD (08 K-05 CH-00 SFT) = 556.020 SQM				
02. NAME OF OWNERS: 1. SRI SANKAR DAS, 2. SRI PRADIP KUMAR DAS AND 3. SRI SAMIR DAS ALIAS SAMIR KUMAR DAS					02. AS PER BOUNDARY DECLARATION (PHYSICAL MEASUREMENT) = (07 K - 13 CH - 42.77 SFT) = 526.549 SQM				
03. NAME OF APPLICANT: SRI RAHUL DAS PROPRIETOR OF "M/S. RAHUL ENTERPRISE" AS C.A. OF SRI SANKAR DAS, SRI PRADIP KUMAR DAS AND SRI SAMIR DAS ALIAS SAMIR KUMAR DAS					03. AREA OF SPLAY CORNER = 2.058 SQM				
04. DETAILS OF REGISTERED DEED (I): BOOK No. : I VOL. No. : 7 PAGE No. : 7804 - 7822 BEING No. : 2963 DATE : 27.03.2006 PLACE:D.S.R. III, 24 PGS.(S)					04. AREA OF STRIP = 4.605 SQM				
05. DETAILS OF REGISTERED DEED (II): BOOK No. : I VOL. No. : 19 PAGE No. : 6429 - 6441 BEING No. : 06373 DATE : 30.06.2003 PLACE:D.S.R. III, 24 PGS.(S)					05. LAND AREA CONSIDER = 526.549 SQM				
06. DETAILS OF REGISTERED BOUNDARY DECLARATION : BOOK No. : I VOL. No.:1630-2023 PAGE No. : 97500-97510 BEING No.:163003432 DATE : 06.11.2023 PLACE:D.S.R. V, 24 PGS.(S)					06. (i) PERMISSIBLE GROUND COVERAGE (50.00%) = 263.275 SQM (ii) PROPOSED GROUND COVERAGE (49.97%) = 263.104 SQM				
07. DETAILS OF REGISTERED POWER OF ATTORNEY : BOOK No. : I VOL. No.:1604-2023 PAGE No.:342877-342894 BEING No.:160411221 DATE : 11.09.2023 PLACE:D.S.R. IV, 24 PGS.(S)					07. PROPOSED HEIGHT = 15.375 M				
08. DETAILS OF REGISTERED POWER OF ATTORNEY (REVISED) : BOOK No. : I VOL. No.:1604-2025 PAGE No. : 75528-75546 BEING No.:160402912 DATE : 26.03.2025 PLACE:D.S.R. IV, 24 PGS.(S)					08. DEPTH OF BUILDING = 26.400 M				
09. DETAILS OF REGISTERED DEED OF GIFT (SPLAYED CORNER) : BOOK No. : I VOL. No.:1630-2023 PAGE No. : 97606-97618 BEING No.:163003434 DATE : 06.11.2023 PLACE:D.S.R. V, 24 PGS.(S)					09. FRONTAGE OF PLOT = (1.530+0.618+5.801+5.300) = 13.249 M				
10. DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND) : BOOK No. : I VOL. No.:1630-2023 PAGE No. : 97487-97499 BEING No.:163003433 DATE : 06.11.2023 PLACE:D.S.R. V, 24 PGS.(S)					10. (i) TREE COVER AREA REQUIRED = 16.639 SQM (3.16%) (ii) TREE COVER AREA PROVIDED = 17.044 SQM (3.24%)				
11. DETAILS OF BLRO MUTATION CERTIFICATE :					11. AREA OF EXISTING STRUCTURES = 265.541 SQM				
12. PROPOSED AREA :									
FLOORS	GROSS COVERED AREA (SQM)	CUTOUT STAIR WELL (SQM)	LIFT WELL (SQM)	NET COVERED AREA (SQM)	EXEMPTED AREA STAIR & LOBBY (SQM)	LIFT LOBBY (SQM)	NET FLOOR AREA (SQM)		
GROUND FLOOR	242.710	0.000	0.000	242.710	13.567	2.734	226.409		
1ST FLOOR	242.709	0.169	2.470	240.070	13.567	2.734	223.769		
2ND FLOOR	263.104	0.169	2.470	260.465	13.567	2.734	244.164		
3RD FLOOR	263.104	0.169	2.470	260.465	13.567	2.734	244.164		
4TH FLOOR	263.104	0.169	2.470	260.465	13.567	2.734	244.164		
TOTAL	1274.731	0.676	9.880	1264.175	67.835	13.670	1182.670		
13. TENEMENTS & CAR PARKING CALCULATION :									
(A) RESIDENTIAL :									
SL. No.	NAME	R. S. DAG No. KHATIAN No. MOUZA	MEMO No.	DATE	REF. No.	AREA	CLASSIFICATION	TENEMENT SIZE (SQM)	PROPORTIONAL AREA TO BE ADDED (SQM)
1.	SANKAR DAS	DAG-4086 KHATIAN-136 L.R. KH-3394 MOUZA-KASBA	18/MUT/1604/BLRRO/KOL	04.09.2020	M/CASE No.-1069/00 SFT (7.128 DEC.)	04 K-05 CH-00 SFT	BASTU	74.288	9.657
2.	PRADIP KUMAR DAS	DAG-4087 KHATIAN-136 MOUZA-KASBA	18/MUT/1605/BLRRO/KOL	04.09.2020	M/CASE No.-1064/00 SFT (3.30 DEC.)	02 K-00 CH-00 SFT	PUKUR	67.732	8.805
3.	SAMIR KUMAR DAS	DAG-4087 KHATIAN-136 MOUZA-KASBA	18/MUT/1603/BLRRO/KOL	04.09.2020	M/CASE No.-1065/00 SFT (3.30 DEC.)	02 K-00 CH-00 SFT	PUKUR	67.732	8.805
(B) MERCANTILE RETAIL :									
(i) SHOP BUILT-UP AREA = 33.289 SQM									
(ii) SHOP CARPET AREA = (12.368 + 16.412) = 28.780 SQM (REQUIRED CAR PARKING = NIL)									
14. TOTAL REQUIRED CAR PARKING = 4 Nos.									
15. TOTAL PROVIDED CAR PARKING = 6 Nos.									
16. PERMISSIBLE AREA FOR PARKING = 100,000 SQM									
17. PROVIDED AREA OF PARKING = (72.518 + 98.007) = 170.525 SQM									
18. PERMISSIBLE F.A.R. = 2.25									
19. PROPOSED F.A.R. = (1182.670 - 100,000) / 526.549 = 2.056 < 2.25									
20. OVER HEAD TANK AREA = 8.572 SQM									
21. STAIR HEAD ROOM AREA = 17.128 SQM									
22. LIFT MACHINE ROOM AREA = 8.667 SQM									
23. LIFT MACHINE ROOM STAIR AREA = 1.750 SQM									
24. TERRACE AREA = 263.104 SQM									
25. AREA OF CUPBOARD = [(0.625 SQMx9 Nos.) + (0.675 SQMx10 Nos.) + (0.738 SQMx11 Nos.)] = 21.638 SQM									
26. ADDITIONAL AREA FOR FEES = (17.128 + 8.667 + 1.750 + 21.638) = 49.183 SQM									
CERTIFICATE OF STRUCTURAL ENGINEER									
THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.									
SOIL TESTING HAS BEEN DONE BY SRI GOPAL CHANDRA BAG ("R. N. ENGINEERS", 4/28, FERN ROAD, KOLKATA-19) RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.									
SWADESH KUMAR MANDAL E.S.E. - CLASS - II / 399									
NAME OF STRUCTURAL ENGINEER									
CERTIFICATE OF GEO-TECH. 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.									
GOPAL CHANDRA BAG G.T.E.-CLASS - I / 42									
NAME OF GEO-TECH. ENGINEER									
DECLARATION OF L.B.S.									
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITIONS (INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND WHICH HAS BEEN MEASURED AND VERIFIED BY ME.									
• THE PLOT IS WITH EXISTING STRUCTURE AND DEMARCATED BY BOUNDARY WALL. IT IS FULLY OCCUPIED BY THE OWNERS AND THERE IS NO TENANT.									
• IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK									
• THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION.									
• THE PLOT IS BEYOND 500 M FROM C/L OF E. M. BYE PASS.									
DECLARATION OF OWNER / APPLICANT									
WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING AND ADJOINING STRUCTURES. 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 COMPLETED UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK. PLOT IS IDENTIFIED BY US DURING DEPARTMENTAL INSPECTION. THE PLOT IS WITH EXISTING STRUCTURE WHICH IS FULLY OCCUPIED BY US AND THERE IS NO TENANTS.									
SRI RAHUL DAS PROPRIETOR OF "M/S. RAHUL ENTERPRISE" AS CONSTITUTED ATTORNEY OF 1. SRI SANKAR DAS 2. SRI PRADIP KUMAR DAS AND 3. SRI SAMIR DAS ALIAS SAMIR KUMAR DAS									
NAME OF OWNER / APPLICANT									
NAME OF OWNER(S)/APPLICANT(S) : SRI RAHUL DAS PROPRIETOR OF "M/S. RAHUL ENTERPRISE" AS C.A. OF SRI SANKAR DAS, SRI PRADIP KUMAR DAS AND SRI SAMIR DAS ALIAS SAMIR KUMAR DAS									
AREA OF LAND : 526.549 SQM									
NAME OF L.B.S. : SWADESH KUMAR MANDAL (L.B.S./I/1245)									
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 33.0 M									
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) :									
REFERENCE POINTS IN THE SITE PLAN OF THE PROPOSAL				CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)			
				LATITUDE		LONGITUDE			
R1				22°30'32" NORTH		88°23'33" EAST			
R2				22°30'32" NORTH		88°23'33" EAST			
R3				22°30'32" NORTH		88°23'33" EAST			
R4				22°30'32" NORTH		88°23'33" EAST			
DIGITAL SIGNATURE OF A.E.									
DIGITAL SIGNATURE OF E.E.									

