

STATEMENT OF PLAN PROPOSAL

A

1. ASSESSEE NO. - 311080401703
2. MUTATION CASE NO. - O/108/03-APR-24/53874 -03/04/2024
3. NAME OF OWNER - SMT. SUSMITA MUKHERJEE
4. NAME OF APPLICANT - RANJIT ROY & RAMYAJIT ROY
C.A OF THE OWNER SMT. SUSMITA MUKHERJEE.
5. REGD. DEED -
BEING NO. - 7129, BOOK NO. - I
VOL. NO. - 18, PAGES NO. - 673 TO 692,
YEAR - 2006, PLACE - ALIPUR SOUTH 24 PARGANAS
DATED-21.04.2006
6. REGD. POWER OF ATTORNEY -
BEING NO. - 160411283, BOOK NO. - I
VOL. NO. - 1603-2025, PAGES NO. - 333032 TO 333048,
YEAR - 2024, PLACE - D.S.R.-IV SOUTH 24 PARGANAS,
DATED-12/11/2024
7. REGD. BOUNDARY DECLARATION -
BEING NO. - 16031288, BOOK NO. - I
VOL. NO. - 1603-2025, PAGES NO. - 49492 TO 49502,
YEAR - 2025, PLACE - D.S.R.-III SOUTH 24 PARGANAS,
DATED-04/02/2025
8. REGD. CORNER SPLAY -
BEING NO. - 16031289, BOOK NO. - I
VOL. NO. - 1603-2025, PAGES NO. - 49503 TO 49513,
YEAR - 2025, PLACE - D.S.R.-III SOUTH 24 PARGANAS,
DATED-04/02/2025

9(a) LAND AREA (AS PER DEED) = 309.086 sqm (4k-9ch-42 sq.ft)
(b) LAND AREA (AS PER PHYSICAL) = 298.897 sqm
(c) NO. OF STOREY - G+III (FOUR)

10. NO. OF TENEMENTS - 6 NOS.
11. SIZE OF TENEMENTS -
75 SQ.M. < 6 FLATS < 100 SQ.M.
12. BL & LRO MEMO NO. 51A (C)/Misc-67/6010/P/24.DT.-16.12.24
13. BL & LRO MUTATION (ONLINE)-COPY NO.6356(1630012)
DT.30.04.2025

MKD.	SIZE	LINTEL HEIGHT	SILL HEIGHT	REMARKS
SCHEDULE OF DOOR				
D	1000 X 2100	2100	—	WOODEN
D1	900 X 2100	2100	—	WOODEN
D2	750 X 2100	2100	—	UPVC
SD	2400 X 2500	BEAM SOFIT	—	UPVC
SCHEDULE OF WINDOW				
W ₁	1800 X 1350	2100	750	UPVC
W _{1A}	1225 X 1350	2100	750	UPVC
W _{1B}	925 X 1350	2100	750	UPVC
W _{1C}	1500 X 1350	2100	750	UPVC
W ₂	1500 X 1000	2100	1100	UPVC
W _{2A}	1250 X 1000	2100	1100	UPVC
W ₃	750 X 600	2100	1500	UPVC
W _{3A}	1300 X 600	2100	1500	UPVC
W _{3B}	900 X 1600	2100	1500	UPVC
W ₄	600 X 1800	2100	300	UPVC

SPECIFICATIONS :-
1. STRUCTURAL CEMENT CONCRETE M-20 GRADE WITH 19MM DOWN STONECHIPS
2. GRADE OF REINFORCEMENTS Fe-500
3. 200 THK. FIRSTCLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE STATED.
4. 75 THK. FIRSTCLASS BRICKWORK AT INTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
5. 125 THK. LIMETERACING (2:3:7) ON ROOF.
6. ALL DIMENSIONS ARE IN MILLIMETER.
7. 25MM. THK. D.P.C. WITH CEMENT CONCRETE (1:2:4) WITH 6MM. DOWN STONECHIPS & 5% WATERPROOFING COMPOUND.
8. 19MM. THK. CEMENT PLASTER (1:6) TO EXTERNAL WALLS.
9. 12MM. THK. CEMENT PLASTER (1:6) TO INTERNAL WALLS.
10. 6MM. THK. CEMENT PLASTER (1:6) TO BEAM, CEILING ETC.
11. 32MM. THK. CAST-IN-SITU MOSAIC FLOOR.
12. WOODWORK IN DOOR FRAMES WITH SAL WOOD.
13. 200MM. X 25MM. X 6MM. M.S. CLAMPS FOR DOORS & WINDOWS.
14. SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION.
15. WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
16. 500MM. CHAJJA PROJECTION.
17. DEPTH OF SEMI-UNDER GROUND WATER RESERVOIR DOES NOT EXCEED THE DEPTH OF FOUNDATION.

PERMISSIBLE HEIGHT IN REFERENCE CCZM ISSUED BY AAI-33.0 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
LATITUDE	LONGITUDE	
1	22°30'09.1"N	88°24'16.3"E
2	22°30'09.3"N	88°24'16.5"E

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.

RANJIT ROY, RAMYAJIT ROY
CONSTITUTED ATTORNEY OF
SUSMITA MUKHERJEE
NAME OF OWNER

INDRANIL GHOSH
CA/2002/29164
NAME OF ARCHITECT

DECLARATION OF OWNER :-
I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT:-
1. WE SHALL ENGAGE ARCHITECT, G.T.E. & E.S.E. DURING CONSTRUCTION.
2. WE SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT, G.T.E. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL BE REVOKED THE SANCTION PLAN.
5. THE CONSTRUCTION OF THE WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER THE GUIDANCE OF ARCHITECT & E.S.E. BEFORE STARTING THE BUILDING FOUNDATION WORK.
6. DURING DEPARTMENTAL INSPECTION PLOT WAS IDENTIFIED BY US ME.
7. THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.
8. THE PLOT IS FULLY OCCUPIED BY ME/US.

RANJIT ROY, RAMYAJIT ROY
CONSTITUTED ATTORNEY OF SUSMITA MUKHERJEE
NAME OF OWNER

TUSHAR BARAN PAHARI
E.S.E NO.-1/146
NAME OF E.S.E.

PROPOSED G+III STORED (HT. - 12.45M) RESIDENTIAL BUILDING AT PREMISES NO. 170, HOSSENPUR, U/S 393A OF K.M.C. ACT.1980 & K.M.C. BUILDING RULES 2009, IN WARD NO. - 108, BOROUGH - XII, KOLKATA-700107, UNDER KOLKATA MUNICIPAL CORPORATION, DAG NO.-417, R.S KHATIAN NO.-153/1, L.R KHATIAN NO. . 1060, MOUJA - MADURDAHA, J.L. NO. - 12

PLAN CASE NO. - 2024120582

BP NUMBER : 2025120091

VALID TILL : 02-JUN-30

SANCTION DATE : 03-JUN-25

PROPOSED G+III STORED (HT. - 12.45M) RESIDENTIAL BUILDING AT PREMISES NO. 170, HOSSENPUR, U/S 393A OF K.M.C. ACT.1980 & K.M.C. BUILDING RULES 2009, IN WARD NO. - 108, BOROUGH - XII, KOLKATA-700107, UNDER KOLKATA MUNICIPAL CORPORATION, DAG NO.-417, R.S KHATIAN NO.-153/1, L.R KHATIAN NO. . 1060, MOUJA - MADURDAHA, J.L. NO. - 12

DIGITAL SIGNATURE OF AE (C)/B-XII

BUILDING DEPARTMENT

KMC

Ar.Indranil Ghosh

Ar.Indranil Ghosh

B

1. GROUND COVERAGE : PER. - (56.703%) = 169.484 SQ.M
PROP. - (56.648%) = 169.318 SQ.M
2. TOTAL BUILT-UP AREA :
PER. - = 672.518 SQ.M. (298.897X2.25)
PROP. - = 670.566- {75 (car parking area) + 61.258 (total exempted and cut out area)}
= 534.308 SQ.M.
3. F.A.R. PER. - 2.25
PROP. - (534.308/298.897) - 1.787
4. NO. OF CAR PARKING (MANDATORY) - 3 NOS.
5. NO. OF CAR PARKING (PROVIDED) - 8 NOS.

FLOORS	COVERED AREA (SQ.M)	CUT OUT AREA (SQ.M)	NET FLOOR AREA (SQ.M)	STAIR AREA (SQ.M)	LIFT LOBBY AREA (SQ.M)	EFFECTIVE AREA (SQ.M)
GROUND	168.894	-	168.894	12.69	2.803	153.401
1ST	169.318	2.094	167.224	12.69	2.565	151.969
2ND	169.318	2.094	167.224	12.69	2.565	151.969
3RD	169.318	2.094	167.224	12.69	2.565	151.969
TOTAL	676.848	6.282	670.566	50.76	10.498	609.308

TENEMENT CALCULATION

TOTAL COMMON AREA = 80.098 SQ.M
TOTAL FLAT AREA = 451.152 SQ.M
TOTAL STAIR & SERVICE AREA / TOTAL FLAT AREA = 0.177541

FLAT MKRD.	AREA (SQ.M)	TENEMENT AREA (SQ.M)	NO.OF FLATS
A	75.985	89.475	3
B	74.399	87.608	3

CAR PARKING REQUIRED FOR RESIDENTIAL - 3 NOS

PERMISSIBLE TREE COVER AREA - (1.676%) - 5.009 SQ.M.

PROPOSED TREE COVER AREA - (2.389%) - 7.115 SQ.M.

PERMISSIBLE AREA OF PARKING 75 Sq.m.

PROVIDED AREA OF PARKING 139.318 Sq.m.

PERMISSIBLE F.A.R. 2.25

PROPOSED F.A.R. 1.787

STAIR HEAD ROOM AREA 15.428 SQ.M.

LIFT MACHINE ROOM AREA 2.829 SQ.M.

OVER HEAD TANK AREA 4.34 SQ.M.

ROOF SERVICE TOILET 2.95 SQ.M.

CUPBOARD AREA 11.85 SQ.M.

LOFT AREA 7.899 SQ.M.

TERRACE AREA 169.318 SQ.M.

TOTAL RESIDENTIAL AREA 676.848 SQ.M.

ADDITIONAL FLOOR AREA FOR FEES SQ.M.

CERTIFICATE OF ARCHITECT :-

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KMC BUILDING RULES, 2009, AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD (30.0 M. MINIMUM) CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK. THE PLOT IS BEYOND 500 M FROM C/L OF E.M. BYPASS.

INDRANIL GHOSH
CA/2002/29164
NAME OF ARCHITECT

CERTIFICATE OF GEO-TECHNICAL ENGINEER :-

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THERE ON. 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 HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

TUSHAR BARAN PAHARI
G.T.E NO.-1/48
NAME OF G.T.E.

CERTIFICATE OF STRUCTURAL ENGINEER :-

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

TUSHAR BARAN PAHARI
E.S.E NO.-1/146
NAME OF E.S.E.

Ar.Indranil Ghosh

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