



STATEMENT OF THE PLAN PROPOSAL

PART-A:

1. ASSESSE NO: 31-109-08-3227-3
2. NAME OF THE OWNER - SMT. MONISHA SARKAR & MRS KRISHNA DAS
3. NAME OF THE APPLICANT - **SRI ATANU CHATTERJEE** PROP. OF M/S ARYAN C.A. OF SMT. MONISHA SARKAR & MRS KRISHNA DAS

4. DETAIL OF REGISTERED DEED OF AMULGAMATION - BOOK NO : I VOL. NO : 1604-2023, PAGE NO : 36959 TO 36979, BEING NO : 160401127, REGD. AT D.S.R. IV SOUTH 24 PGS, DATED - 06/02/2023.
5. DETAIL OF REGISTERED PREVIOUS DEED - BOOK NO : I VOL. NO : 20, PAGE NO : 10970 TO 10996, BEING NO : 10290, REGD. AT D.S.R. III SOUTH 24 PGS, DATED - 30/12/2011.
6. DETAIL OF REGISTERED BOUNDARY DECL. - BOOK NO : I VOL. NO : 1630-2025, PAGE NO : 110038 TO 110047, BEING NO : 163004518, REGD. AT D.S.R. V SOUTH 24 PGS, DATED - 11/06/2025.
7. DETAIL OF REGISTERED SPLAYED CORNER GIFTED TO K.M.C. - BOOK NO : I VOL. NO : 1630-2025, PAGE NO : 110048 TO 110059, BEING NO : 163004519, REGD. AT D.S.R. V SOUTH 24 PGS, DATED - 11/06/2025.
8. DETAIL OF REGISTERED POWER OF ATTORNEY - BOOK NO : I VOL. NO : 1604-2025, PAGE NO : 131042 TO 131058, BEING NO : 160404886, REGD. AT D.S.R. IV SOUTH 24 PGS, DATED - 03/06/2025.
9. DETAIL OF K.M.C. MUTATION CASE NO. - O/109/25-04-2025/58833, DT. - 25/04/2025.
10. DETAILS OF CONVERSION (BEEI, MACH CHAS TO BASTU) -
1) MEMO NO. - 51A (C)/65/4687/1(2)/P/24, DATED - 03/10/2024
2) MEMO NO. - 51A (C)/65/4688/1(2)/P/24, DATED - 03/10/2024
11. AFFIDAVIT BEFORE 1ST CLASS 2ND JUDICIAL MAGISTRATE, ALIPORE VIDE NO - 35703 DT. - 17/06/2025.

PART-B:

1. AREA OF LAND - AS PER TITLE DEED (04 K.-00 CH.-28 SFT) = 270.160 SQM.
AS PER PHYSICAL MEASUREMENT = 269.794 SQM.
2. AREA OF SPLAYED CORNER = 2.878 SQM.
3. PERMISSIBLE GROUND COVERAGE (57.674 %) = 155.600 SQM.
4. PROPOSED GROUND COVERAGE (55.497 %) = 149.729 SQM.
5. PROPOSED HEIGHT = 12.250 M.

6. PROPOSED AREA :-		TOTAL EXEMPTED AREA				NET FLOOR AREA
FLOOR WISE	TOTAL FLOOR AREA	STAIR + STAIR LOBBY	STAIR WELL AREA	LIFT WELL AREA	LIFT LOBBY AREA	TOTAL
GROUND FLOOR	147.733 SQM.	10.575 SQM.	—	—	1.716 SQM.	135.442 SQM.
FIRST FLOOR	149.729 SQM.	10.575 SQM.	—	1.540 SQM.	1.716 SQM.	135.898 SQM.
SECOND FLOOR	149.729 SQM.	10.575 SQM.	—	1.540 SQM.	1.716 SQM.	135.898 SQM.
SECOND FLOOR	149.729 SQM.	10.575 SQM.	—	1.540 SQM.	1.716 SQM.	135.898 SQM.
TOTAL	596.920 SQM.	42.300 SQM.	—	4.620 SQM.	6.864 SQM.	543.136 SQM.

7. PARKING CALCULATION :- A)					
MKD.	TENAMENT AREA	AREA TO BE ADDED	TOTAL AREA	TENAMENT NO.	REQUIRED PARKING
A	66.787 SQM.	10.268 SQM.	77.055 SQM.	1 NO.	3 NOS.
B	68.313 SQM.	10.503 SQM.	78.817 SQM.	1 NO.	
C	66.549 SQM.	10.232 SQM.	76.781 SQM.	2 NOS.	
D	68.551 SQM.	10.540 SQM.	79.091 SQM.	2 NOS.	
CARPET AREA OF SHOP :- 27.828 SQ.M.					3 NOS.

8. TOTAL REQUIRED CAR PARKING	-> 3 NOS.
9. TOTAL PROVIDED CAR PARKING	-> 4 NOS.
10. PERMISSIBLE AREA FOR PARKING	-> 75 SQM.
11. PROVIDED AREA OF PARKING	-> 94.444 SQM.
12. PERMISSIBLE F.A.R	-> 1.75
13. PROPOSED F.A.R	-> (543.136-75) / 269.794 = 1.735
14. STAIR HEAD ROOM AREA	-> 12.925 SQ.M.
15. OVER HEAD TANK AREA	-> 4.950 SQ.M.
16. L.M.R. AREA	-> 7.631 SQ.M.
17. L.M.R STAIR AREA	-> 3.200 SQ.M.
18. TREE COVER AREA	-> 2.275 SQ.M.
19. ADDITIONAL AREA FOR FEES	-> 38.306 SQ.M.
20. C.B. AREA	-> 8.400 SQ.M.
21. LOFT AREA	-> 6.150 SQ.M.
22. COVERED AREA OF SHOP	-> 30.240 SQ.M.
23. CARPET AREA OF SHOP	-> 27.828 SQ.M.

DECLARATION OF L.B.S.

CERTIFIED 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 CONDITION INCLUDING THE WIDTH OF ABUTTING ROAD CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

- THE PLOT IS BEYOND 500 M. FROM THE CENTRE LINE OF E.M. BYE-PASS.
- THE PLOT IS DEMARCATED BY BOUNDARY WALL.
- CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.
- THE PLOT IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION.

MAHUA GANGULY (MAJUMDER)
L.B.S.No. - 1311/I
NAME OF L.B.S.

DECLARATION OF OWNER -

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 PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.S / E.S.E BEFORE STARTING OF BUILDING FOUNDATION. THE PLOT IS IDENTIFY BY ME. AT THE TIME OF DEPARTMENTAL INSPECTION THE PLOT OF LAND IS BUTTED & BOUNDED BY BOUNDARY WALL BY ME.

SRI ATANU CHATTERJEE PROP. OF M/S ARYAN C.A. OF SMT. MONISHA SARKAR & MRS KRISHNA DAS
NAME OF OWNER / APPLICANT

PROPOSED PLAN OF G+THREE STORIED RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 AND AS PER BUILDING RULE 2009 AT PREMISES NO.- **2871, NAYABAD**, WARD NO.-109, BOROUGH NO.-XII, UNDER R.S./L.R. DAG NO. - 191, R.S. KHATIAN NO. - 145, L.R. KHATIAN NO. - 3246 & 3247, J.L. NO. - 25, MOUZA - NAYABAD, P.S. - PANCHSAYAR, KOLKATA - 700099.

SHEET - 01 OF 02

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI = 33.00 M.		
SITE CO-ORDINATES IN WGS 84 AND SITE ELEVATION (AMSL) -		
REFERENCE POINTS MARKED IN SITE PLAN OF THE PROPOSAL.	CO-ORDINATES IN WGS 84	SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE
(A)	22°28'55"N	88°24'37"E
(B)	22°28'55"N	88°24'37"E
5.00 M.		
THE ABOVE INFORMATION IS TRUE & CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IF IS FOUND OTHERWISE, THEN I SHALL BE LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.		
MAHUA GANGULY (MAJUMDER) L.B.S.No. - 1311/I NAME OF L.B.S.	SRI ATANU CHATTERJEE PROP. OF M/S ARYAN C.A. OF SMT. MONISHA SARKAR & MRS KRISHNA DAS NAME OF OWNERS	

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING OF ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

THE SOIL TEST REPORT DONE BY KALLOL KUMAR GHOSHAL OF W/S TECHNO SOIL HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

S.B. BHATTACHARYYA
E.S.E.No.-116/I
NAME OF STRUCTURAL ENGINEER

DECLARATION OF GEO - TECHNICAL ENGINEER.

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. 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.

KALLOL KUMAR GHOSHAL (GT- 1/49)
NAME OF GEO - TECHNICAL ENGINEER.

SCHEDULE OF DOORS & WINDOWS					
TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D1	1200	2100	W1	1500	1200
D1	1000	2100	W2	1200	1200
D2	900	2100	W3	600	600
D3	750	2100	W4	900	1200

SPECIFICATIONS

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTER JOINTS.
STEEL Z- SECTION WINDOWS.
CAST-IN-SITU MOSAIC FLOORING.
1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT.
P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

(NOT APPLICABLE)
DIGITAL SIGNATURE OF E.E.

DIGITAL SIGNATURE OF A.E.