

DOOR WINDOW SCHEDULE							
ITEM	MARKED	WIDTH	HEIGHT	ITEM	MARKED	WIDTH	HEIGHT
DOOR	D-1	1200	2100	WINDOW	W-1	1500	1350
DOOR	D-2	800	2100	WINDOW	W-2	1200	1350
DOOR	D-3	800	2100	WINDOW	W-3	1000	1200
DOOR	D-4	750	2100	WINDOW	W-4	600	600
	S/D	2400	2100	WINDOW	W-5	750	1350

Premises No. - 28/2/3A, NAKULESWAR BHATTACHARJEE LANE  
 Assessee No. :  
 Name of the Owner(s) or Applicant(s) : HEMANSHU RAJA PROP. M/S VASUDEVA BUILDERS C.A. OF PRADEEP KUMAR BANERJEE

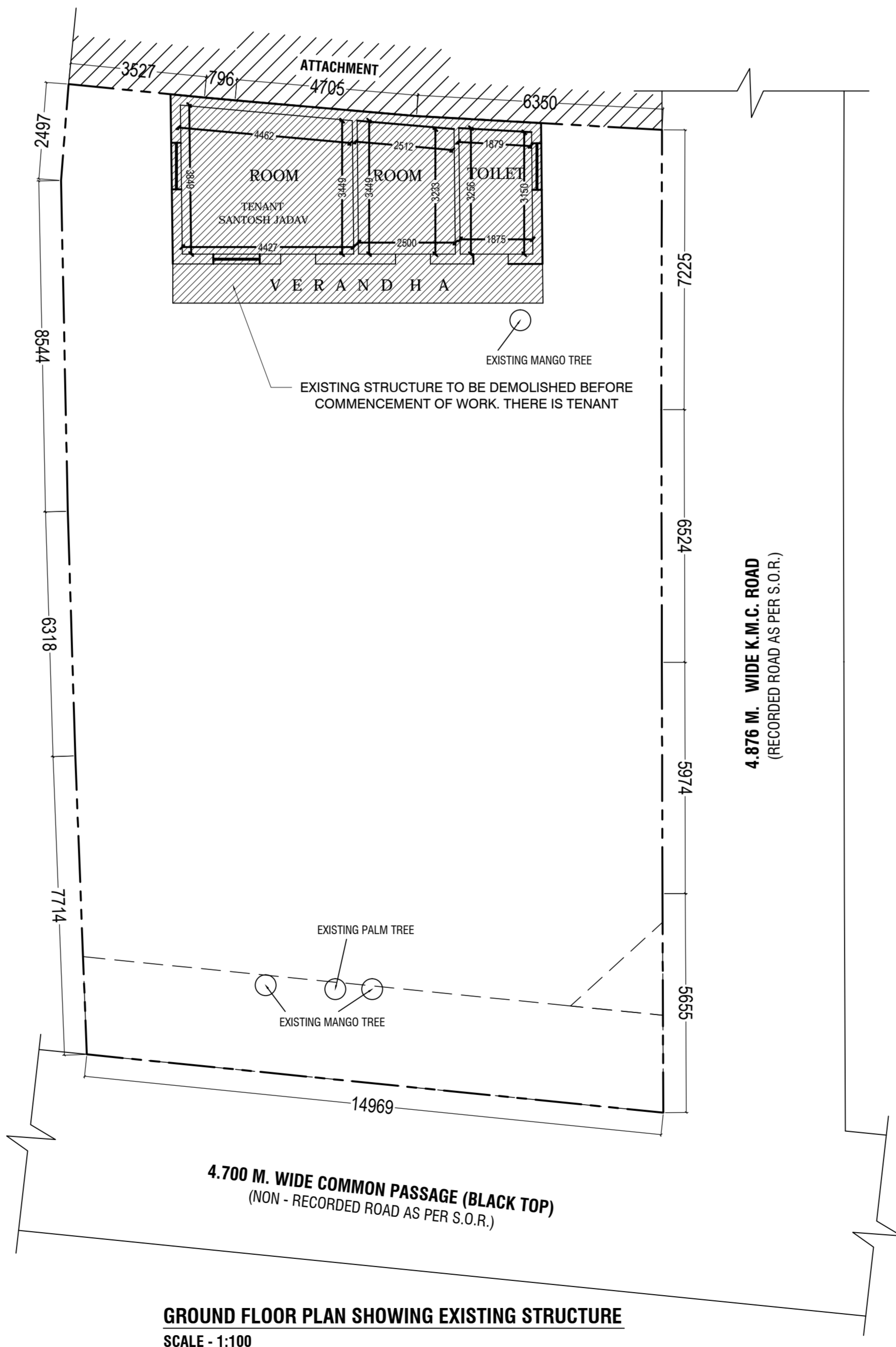
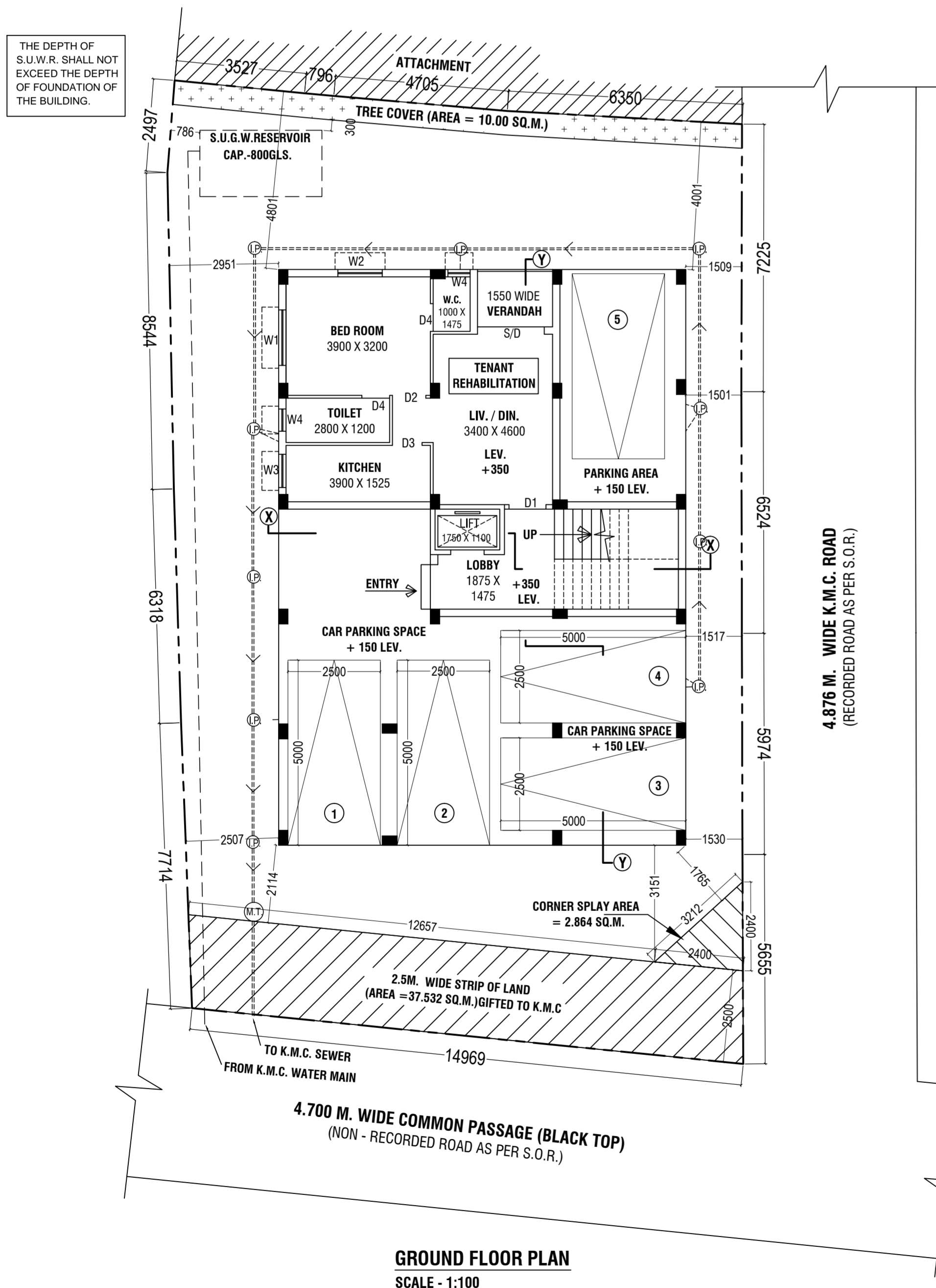
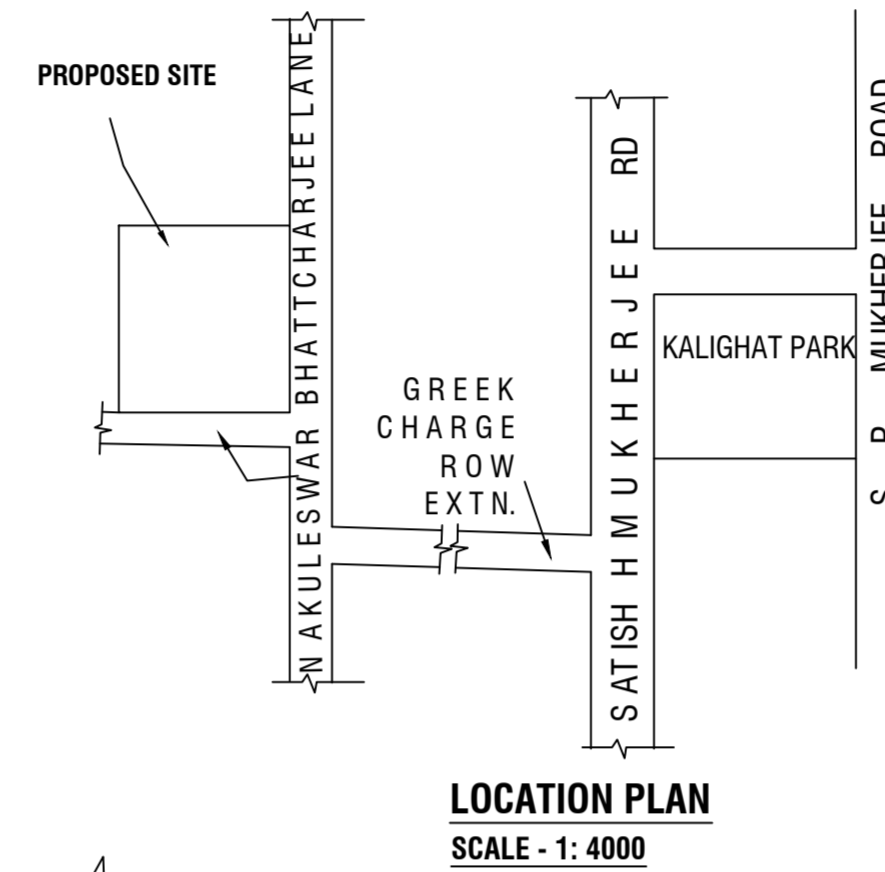
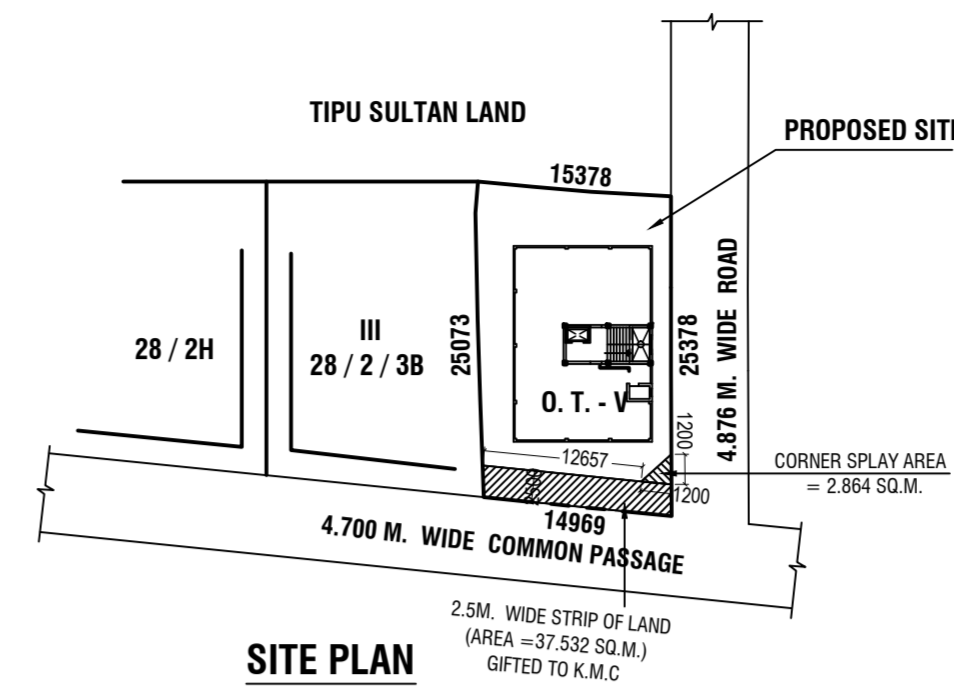
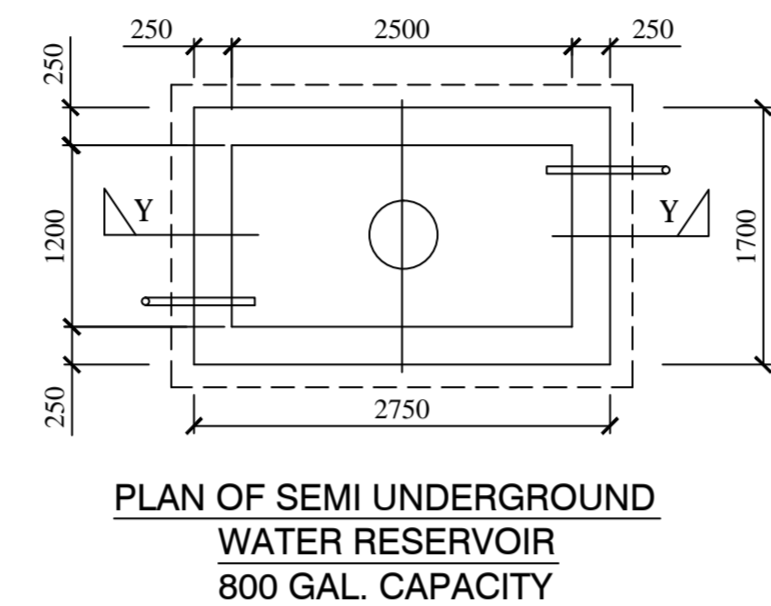
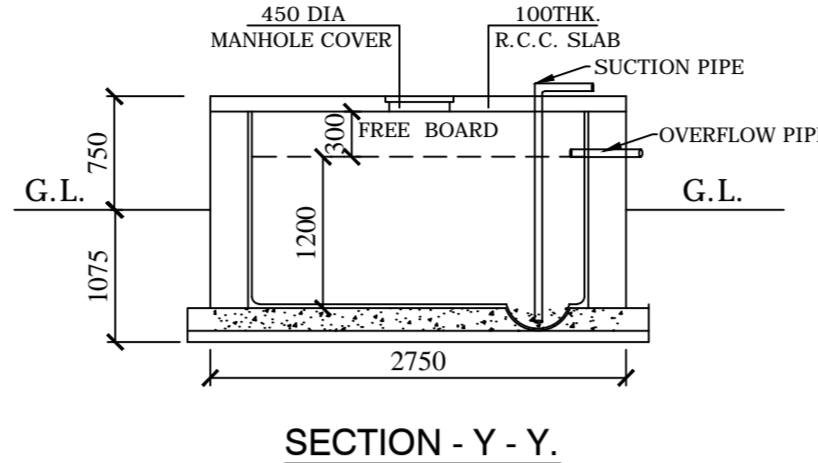
Area of Land : 383.267 SQ.M.  
 Name of L.B.S. : MALAY KUMAR BASU(283/1)  
 Permissible height in reference to CCZM issued by AAI : 33.0 M.  
 Co-ordinate in WGS 84 and Site elevation (AMSL) :

Reference points marked in the site plan and proposal	Co-ordinate in WGS 84		Site elevation (AMSL)M.
	Latitude	Longitude	
A	22°51'96.4734" N	88°34'86.8125" E	11.0
B	22°51'96.3397" N	88°34'85.6357" E	11.0

The above information is true and correct in all respect if at any stage, it is found otherwise, then I shall be responsible for which KMC and other appropriate authority reserve the right to take appropriate action against us as per Law.

HEMANSHU RAJA PROP. M/S VASUDEVA BUILDERS C.A. OF PRADEEP KUMAR BANERJEE  
 NAME OF THE OWNER / C.A.  
 MALAY KUMAR BASU(283/1)  
 NAME OF L.B.S.

NOTE:  
 GIFTED PORTION OF STRIP OF LAND AND SPLAYED CORNER  
 ALREADY TAKEN OVER BY KMC COMPLYING MUNICIPAL  
 COMMISSIONERS CIRCULAR NO 23 OF 2023-2024 DT. 15/07/2023



**STATEMENT OF THE PROPOSAL**

STATEMENT FOR THE PREMISES NO - 28/2/3A, NAKULESWAR BHATTACHARJEE LANE.

- ASSEESSEE NO. : 11-084-13-0087-7
- DETAILS OF REGD MOTHER DEED - SREEMOTI ROMILTA DE TO SREEMOTI KIRON BALA GHOSH. BOOK NO - I, VOL. NO - 13, PAGE NO - 80 TO 86, B. NO. - 129, YEAR - 1953, DT. - 12.01.1953, S.R. - ALIPORE SADAR.
- SMT DIPASHIKA CHAKRABORTY TO SRI PRADEEP KUMAR BANERJEE BK. NO. - I, VOL. NO. - 1901-2015, PAGE - 28058 TO 28078, BEING NO - 190104853, YEAR - 2015, DT. - 11.07.2015, A.R.A - 1, KOLKATA.
- SMT. DIPALI MUKHERJEE TO SRI PRADEEP KUMAR BANERJEE BK. NO. - I, VOL. NO. - 1901 - 2015, PAGE - 53793 TO 53808 BEING NO. - 190105666, YEAR - 2015, DT. - 25.08.2015, A.R.A - 1, KOLKATA.
- DETAILS OF POWER OF ATTORNEY - BOOK NO. - I, VOLUME NO. - 1603-2023, PAGES - 382778 TO 382791. BEING NO. - 160313997, YEAR - 2023, DSR-III, SOUTH 24 PGS. DT. - 15/09/2023.
- DETAILS OF BOUNDARY DECLARATION - BOOK NO. - I, VOLUME NO. - 1603-2023, PAGES - 493958 TO 493967, BEING NO. - 160318105, YEAR - 2023, DSR-III, SOUTH 24 PGS. DT. - 24/11/2023.
- DETAILS OF STRIP OF LAND : BOOK NO. - I, VOLUME NO. - 1603-2023, PAGES - 494462 TO 494472, BEING NO. - 160318108, YEAR - 2023, DSR-III, SOUTH 24 PGS. DT. - 28/11/2023.
- DETAILS OF SPLAYED PORTION : BOOK NO. - I, VOLUME NO. - 1603-2023, PAGES - 494490 TO 494500, BEING NO. - 160318107, YEAR - 2023, DSR-III, SOUTH 24 PGS. DT. - 28/11/2023.
- DETAILS OF NON - EVICTION OF TENANT - BOOK NO. - I, VOLUME NO. - 1603-2023, PAGES - 494002 TO 494010, BEING NO. - 160318106, YEAR - 2023, DSR-III, SOUTH 24 PGS. DT. - 24/11/2023.
- DETAILS OF COMMON PASSAGE DECLARATION - BOOK NO. - I, VOLUME NO. - 1603-2024, PAGES - 160133 TO 160141, BEING NO. - 160306509, YEAR - 2024, DSR-III, SOUTH 24, DT. 18/04/2024.

**AREA STATEMENT**

1. AREA OF LAND AS PER DEED = 5K-15CH-05Q.FT. = 397.157 SQ.M.	7. PROPOSED GROUND COVERAGE = 171.050 SQ.M. = 44.629%
2. PERMISSIBLE GROUND COVERAGE = 53.891% = 206.547 SQ.M.	8. PROPOSED F.A.R. = 1.749
3. PERMISSIBLE F.A.R. = 1.749	9. PROPOSED F.A.R. AREA = 670.381 SQ.M.
4. PERMISSIBLE F.A.R. AREA = 670.381 SQ.M.	10. PROPOSED BUILDING HEIGHT = 15.475 M.
5. PERMISSIBLE BUILDING HEIGHT = 15.475 M.	11. PROPOSED TREE COVER AREA = 10.00 SQ.M. = 2.425%
6. PERMISSIBLE TREE COVER AREA = 2.138 % = 8.11 SQ.M.	

**12. PROPOSED AREA :**

	TOTAL COVD. AREA	STAIR WELL AREA	LIFT WELL AREA	GROSS FLOOR AREA	STAIR & STAIR LOBBY AREA	LIFT LOBBY AREA	NET FLOOR AREA
GR. FL.	171.050 SQ.M.	—	—	171.050 SQ.M.	12.69 SQ.M.	2.655 SQ.M.	155.705 SQ.M.
1ST. FL.	171.050 SQ.M.	—	1.925 SQ.M.	169.125 SQ.M.	12.69 SQ.M.	2.786 SQ.M.	153.669 SQ.M.
2ND. FL.	171.050 SQ.M.	—	1.925 SQ.M.	169.125 SQ.M.	12.69 SQ.M.	2.786 SQ.M.	153.669 SQ.M.
3RD. FL.	171.050 SQ.M.	—	1.925 SQ.M.	169.125 SQ.M.	12.69 SQ.M.	2.786 SQ.M.	153.669 SQ.M.
4TH. FL.	171.050 SQ.M.	—	1.925 SQ.M.	169.125 SQ.M.	12.69 SQ.M.	2.786 SQ.M.	153.669 SQ.M.
TOTAL	855.250 SQ.M.	—	7.70 SQ.M.	847.55 SQ.M.	63.45 SQ.M.	13.719 SQ.M.	770.381 SQ.M.

**13. Tenements & Car Parking Calculation (Residential):**

TENEMENT NAME	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQD. CAR PARKING
TENANT (GRND.)	49.21 SQ.M.	6.444 SQ.M.	55.654 SQ.M.	1 NOS.	4 NOS.
FLAT A (TYP.)	76.982 SQ.M.	10.081 SQ.M.	87.063 SQ.M.	4 NOS.	
FLAT B (TYP.)	77.776 SQ.M.	9.923 SQ.M.	85.899 SQ.M.	4 NOS.	

14. PROPOSED NO. OF COVERED CAR PARKING = 4 NOS.  
 15. REQUIRED NO. OF CAR PARKING = 5 NOS.  
 16. PROPOSED AREA OF PARKING = 100.85 SQ.M.  
 17. PERMISSIBLE AREA OF PARKING = 100 SQ.M.  
 18. ROOF AREA = 171.050 SQ.M.  
 19. CUP-BEARD AREA = 17.256 SQ.M.

18. STAIR HEAD ROOM AREA = 15.578 SQ.M.  
 19. STAIR HEAD ROOM HEIGHT = 3.00 M.  
 20. LIFT MACHINE ROOM AREA = 6.300 SQ.M.  
 21. ROOF W.C. AREA = 2.80 SQ.M.  
 22. O.H.W.R. AREA = 5.58 SQ.M.

**DECLARATION OF L.B.S. :**  
 I, CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING WIDTH OF THE ABUTTING ROAD IS CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EX.STRUC. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK.

MALAY KUMAR BASU(283/1)  
 NAME OF L.B.S.

**DECLARATION OF STRUCTURAL ENGINEER :**  
 THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA & RECOMMENDATION OF SOIL TEST REPORT CONDUCTED BY DR. SUJIT KUMAR BOSE OF BOSE ENGINEERS AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

NAME OF STRUCTURAL ENGINEER  
 MALAY KUMAR BASU ( ESE - 971 )

**DECLARATION OF GEOTECHNICAL ENGINEER :**  
 UNDERSIGNED HAS INSPECT THE SITE CARRIED OUT THE 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 FOUNDATION SYSTEM PROPOSED THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

BHASKARJYOTI ROY(GT/150)  
 NAME OF G.T.E.

**DECLARATION OF OWNERS :**  
 I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT  
 (i) I SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.  
 (ii) I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING ( AS PER B.S. PLAN ).  
 (iii) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING OF ADJOINING STRUCTURE.  
 (iv) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.

HEMANSHU RAJA PROP. M/S VASUDEVA BUILDERS C.A. OF PRADEEP KUMAR BANERJEE  
 NAME OF OWNERS/APPLICANT

**NOTES**

- ALL DIMENSIONS ARE IN M.M. UNLESS MENTIONED
- ALL OUTER WALLS ARE IN 200 THK. & ALL INTERNAL WALLS ARE 75 THK. OR 125 THK.
- DEPTH OF SEPTIC TANK & S.U.G.R. SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
- P.C.C. = 1:4.8 & FOR R.C.C. GRADE OF CONCRETE M-20. GRADE OF STEEL Fe-500.
- FLOOR TO FLOOR HEIGHT 3.025 M.
- FLOOR TYPE: MARBLE FINISH

**SPECIFICATION**

- MORTAR FOR BRICK FOR 200 THK. 1:6 & FOR 125 OR 75 THK 1:4. FIRST CLASS SHALL BE USED.
- SAND CEMENT PLASTER FOR CEILING 4:1. FOR WALL 6:1.
- DOOR, WINDOW MAY BE WOODEN OR STEEL OR ALUMINIUM.
- ALL MATERIALS SHALL BE CLEAN AND FREE FROM ORGANIC SUBSTANCES. ADEQUATE CURING SHALL BE DONE.
- POTABLE WATER SHALL BE USED FOR CONSTRUCTION WORK.

**PROJECT:**  
 PROPOSED G+IV STORIED RESIDENTIAL BUILDING AT PREMISES NO. - 28/2/3A, NAKULESWAR BHATTACHARJEE LANE, WARD - 084, BOROUGH - VIII, KOLKATA - 700026, UNDER RULE - 393A, OF K.M.C. ACT1980 COMPLYING WITH BUILDING RULES 2009.

SIGNATURE OF A.E.	MASTER SHEET	SCALE - 1:50, 1:100, 1:600, 1:4000
	DATE - 07/12/2023	SHEET NO. - 1

B.P. NO. - 2024R00012  
 DATE - 30-04-2024  
 VALID UPTO - 29-04-2029

SIGNATURE OF E. E.