

STATEMENT OF PROPOSAL

**PART - A:**

1. ASSESSEE NO: 110010500539  
 NAME OF OWNERS : SUBURBAN ESTATES PVT. LTD. ENCLAVE GUEST HOUSE PVT. LTD.  
 NAME OF C/A : MAMTAMAYEE BUILDERS LLP.

2. DETAIL OF REGISTERED DEEDS

BOOK NO: 1, BEING NO: 3917, VOL. NO: 1953, PAGE NO: 253 TO 259, PLACE: S. R. COSSIPUR-DUMDUM, 24 PARGANAS  
 BOOK NO: 1, BEING NO: 2570, VOL. NO: 1958, PAGE NO: 154 TO 157, PLACE: S. R. COSSIPUR-DUMDUM, 24 PARGANAS  
 BOOK NO: 1, BEING NO: 10101, C.D. VOL. NO: 73, YEAR: 2008, PAGE NO: 3415 TO 3430, PLACE: A.R.A. - II, KOLKATA, WEST BENGAL  
 BOOK NO: 1, BEING NO: 10652, C.D. VOL. NO: 76, YEAR: 2008, PAGE NO: 2418 TO 2431, PLACE: A.R.A. - II, KOLKATA, WEST BENGAL  
 BOOK NO: 1, BEING NO: 01497, C.D. VOL. NO: 5, YEAR: 2009, PAGE NO: 2456 TO 2470, PLACE: A.R.A. - II, KOLKATA, WEST BENGAL  
 BOOK NO: 1, BEING NO: 190408700, VOL. NO: 1904-2017, YEAR: 2017, PAGE NO: 328986 TO 329017, PLACE: A.R.A. - IV, KOLKATA, WEST BENGAL  
 BOOK NO: 1, BEING NO: 190402960, VOL. NO: 1904-2017, YEAR: 2017, PAGE NO: 350585 TO 350625, PLACE: A.R.A. - IV, KOLKATA, WEST BENGAL  
 BOOK NO: 1, BEING NO: 190410223, VOL. NO: 1904-2017, YEAR: 2017, PAGE NO: 392112 TO 392441, PLACE: A.R.A. - IV, KOLKATA, WEST BENGAL  
 BOOK NO: 1, BEING NO: 190411260, VOL. NO: 1904-2017, YEAR: 2017, PAGE NO: 431045 TO 431076, PLACE: A.R.A. - IV, KOLKATA, WEST BENGAL

2A. DETAIL OF REGISTERED BOUNDARY DECLARATION  
 BOOK NO: 1, BEING NO: 190302781, VOL. NO: 1903-2022, YEAR: 2022, PAGE NO: 224273 TO 224291, PLACE: A.R.A. - III, KOLKATA, WEST BENGAL

2B. DETAIL OF REGISTERED POWER OF ATTORNEY  
 BOOK NO: 1, BEING NO: 190408952, VOL. NO: 1904-2021, YEAR: 2021, PAGE NO: 440642 TO 440679, PLACE: A.R.A. - IV, KOLKATA, WEST BENGAL

2C. DETAIL OF REGISTERED UNDERTAKING FOR TENANTS  
 BOOK NO: 1, BEING NO: 190302784, VOL. NO: 1903-2022, YEAR: 2022, PAGE NO: 224313 TO 224336, PLACE: A.R.A. - III, KOLKATA, WEST BENGAL

**PART - B**

1. AREA OF LAND : = 1351.82 SQM. (20 K - 03 CH - 16.00 SOFT.)  
 AS PER TITLE DEED = 1306.77 SQM. (19 K - 08 CH - 26.00 SOFT.)  
 AS PER BOUNDARY DECLARATION : = 1306.69 SQM. (19 K - 08 CH - 25.21 SOFT.)  
 AS PER U.L.C. = 1307.00 SQM.

2. NET AREA OF LAND : = 1306.69 SQM.

3. PERMISSIBLE GROUND COVERAGE = 50.00 % = 653.345 SQM.

4. PROPOSED GROUND COVERAGE = 38.591 % = 504.26 SQM.

5. PROPOSED AREA

COVERED AREA (A)	CUTOFFS (B)	STAIR WAY (C)	LIFT LOBBY (D)	LIFT WELL (E)	STAIR WELL (F)	Net Floor Area (A+B+C+D+E+F)
Gr. Floor 504.26 Sqm.	1.14 Sqm.	23.19 Sqm.	6.00 Sqm.	6.46 Sqm.	1.22 Sqm.	475.07 Sqm.
1st Floor 489.46 Sqm.	0.48 Sqm.	23.19 Sqm.	6.00 Sqm.	6.46 Sqm.	1.22 Sqm.	452.11 Sqm.
2nd Floor 489.46 Sqm.	0.48 Sqm.	23.19 Sqm.	6.00 Sqm.	6.46 Sqm.	1.22 Sqm.	452.11 Sqm.
3rd Floor 489.46 Sqm.	0.48 Sqm.	23.19 Sqm.	6.00 Sqm.	6.46 Sqm.	1.22 Sqm.	452.11 Sqm.
4th Floor 489.46 Sqm.	0.48 Sqm.	23.19 Sqm.	6.00 Sqm.	6.46 Sqm.	1.22 Sqm.	452.11 Sqm.
5th Floor 489.46 Sqm.	0.48 Sqm.	23.19 Sqm.	6.00 Sqm.	6.46 Sqm.	1.22 Sqm.	452.11 Sqm.
6th Floor 489.46 Sqm.	0.48 Sqm.	23.19 Sqm.	6.00 Sqm.	6.46 Sqm.	1.22 Sqm.	452.11 Sqm.
7th Floor 415.45 Sqm.	0.48 Sqm.	23.19 Sqm.	6.00 Sqm.	6.46 Sqm.	1.22 Sqm.	378.10 Sqm.
<b>Total</b> 3664.91 Sqm.	<b>4.02 Sqm.</b>	<b>185.52 Sqm.</b>	<b>48.00 Sqm.</b>	<b>45.22 Sqm.</b>	<b>8.54 Sqm.</b>	<b>3363.61 Sqm.</b>

TOTAL EXEMPTED AREA = (185.52 + 48.00) = 233.52 Sqm.

6. PARKING CALCULATION

A)	Prop. Share	Tenement Size	Tenement No.	Required Parking
Between 75 - 100 Sqm.	19.49	82.50 Sqm.	4 Nos.	
B- 63.01 Sqm.	19.59	82.94 Sqm.	1 Nos.	
B1- 63.35 Sqm.	22.48	95.14 Sqm.	5 Nos.	6 Nos.
C- 72.66 Sqm.	22.65	95.87 Sqm.	1 Nos.	
C1- 73.22 Sqm.	21.58	91.35 Sqm.	1 Nos.	
C2- 69.77 Sqm.				
Above 100 Sqm.				
A- 93.88 Sqm.	29.03	122.89 Sqm.	4 Nos.	
A1- 94.48 Sqm.	29.23	123.71 Sqm.	1 Nos.	
A2- 91.20 Sqm.	28.21	119.42 Sqm.	1 Nos.	
D- 91.89 Sqm.	28.42	120.31 Sqm.	5 Nos.	18 Nos.
D1- 88.32 Sqm.	27.32	115.64 Sqm.	1 Nos.	
E- 82.50 Sqm.	25.52	108.02 Sqm.	5 Nos.	
E1- 79.20 Sqm.	24.50	103.69 Sqm.	1 Nos.	
				Total Required Parking = 24 Nos.

B) NOS. OF PARKING PROVIDED = 30 Nos.  
 GROUND FLOOR COVERED PARKING = 14 Nos.  
 GROUND FLOOR OPEN PARKING = 4 Nos.  
 MECHANICAL PARKING = 12 Nos.  
 C) Permissible area for parking : (a) GROUND FLOOR = 26 Nos. x 25  
 D) Actual area of parking provided : (a) GROUND FLOOR PARKING = 425.56 Sqm.

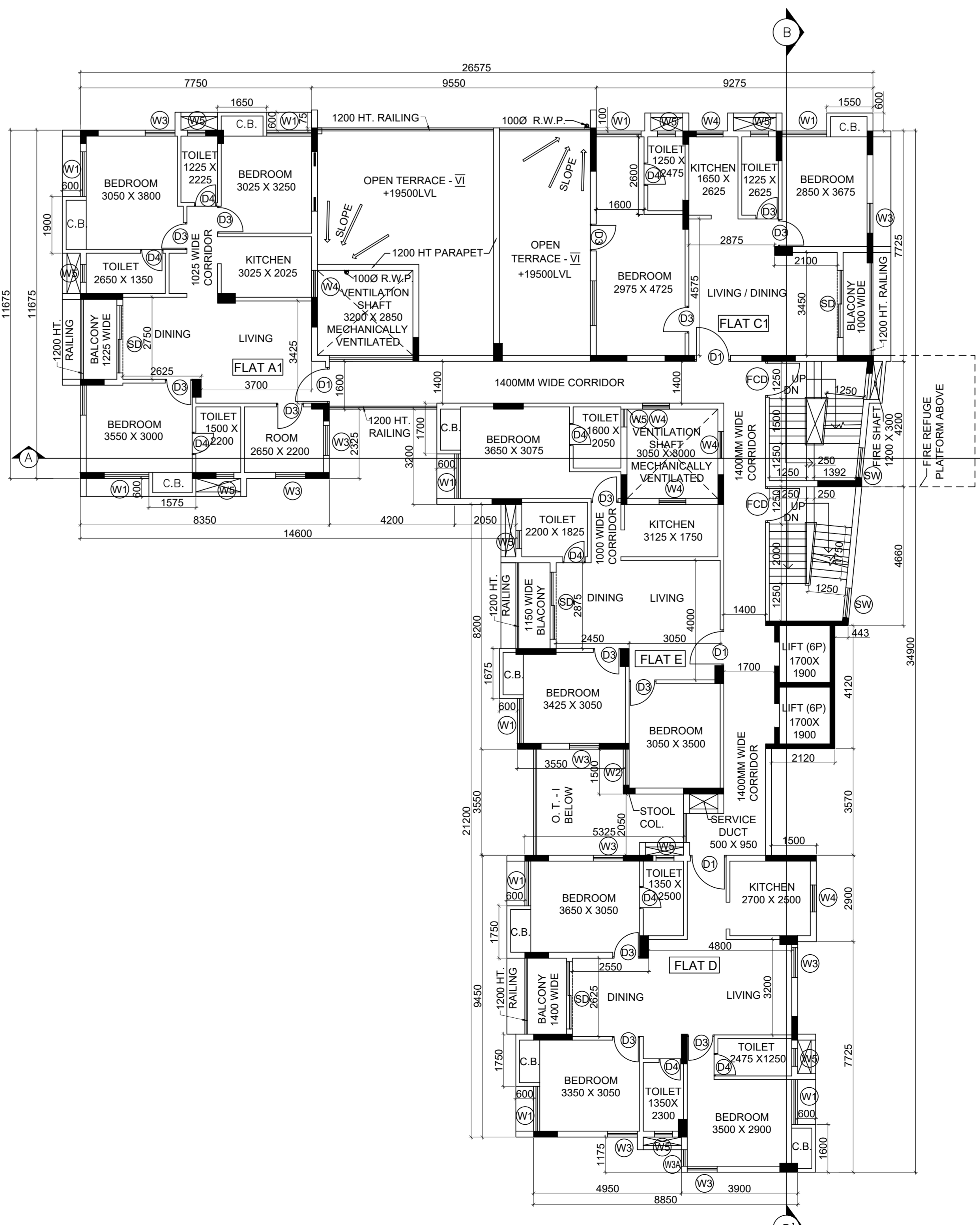
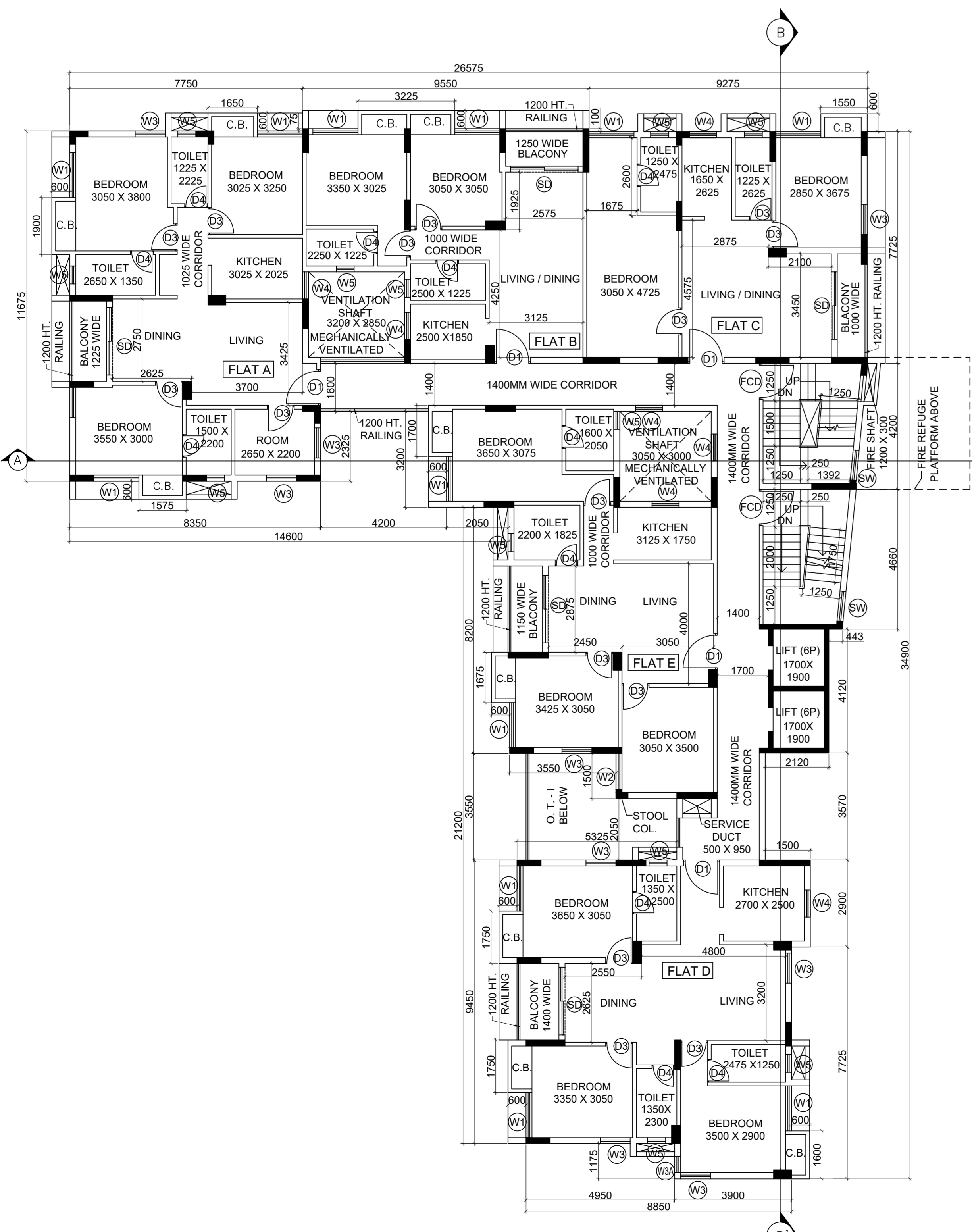
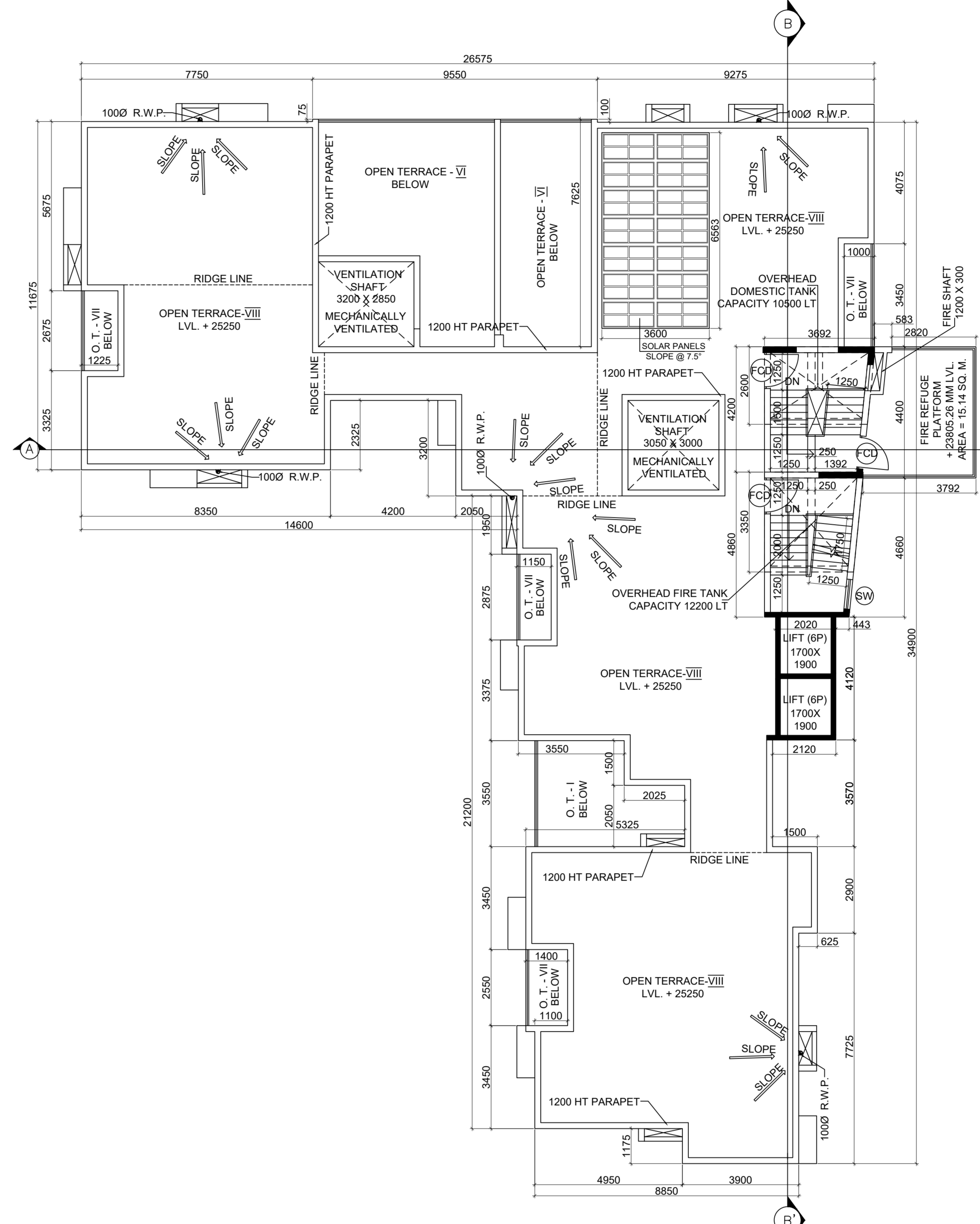
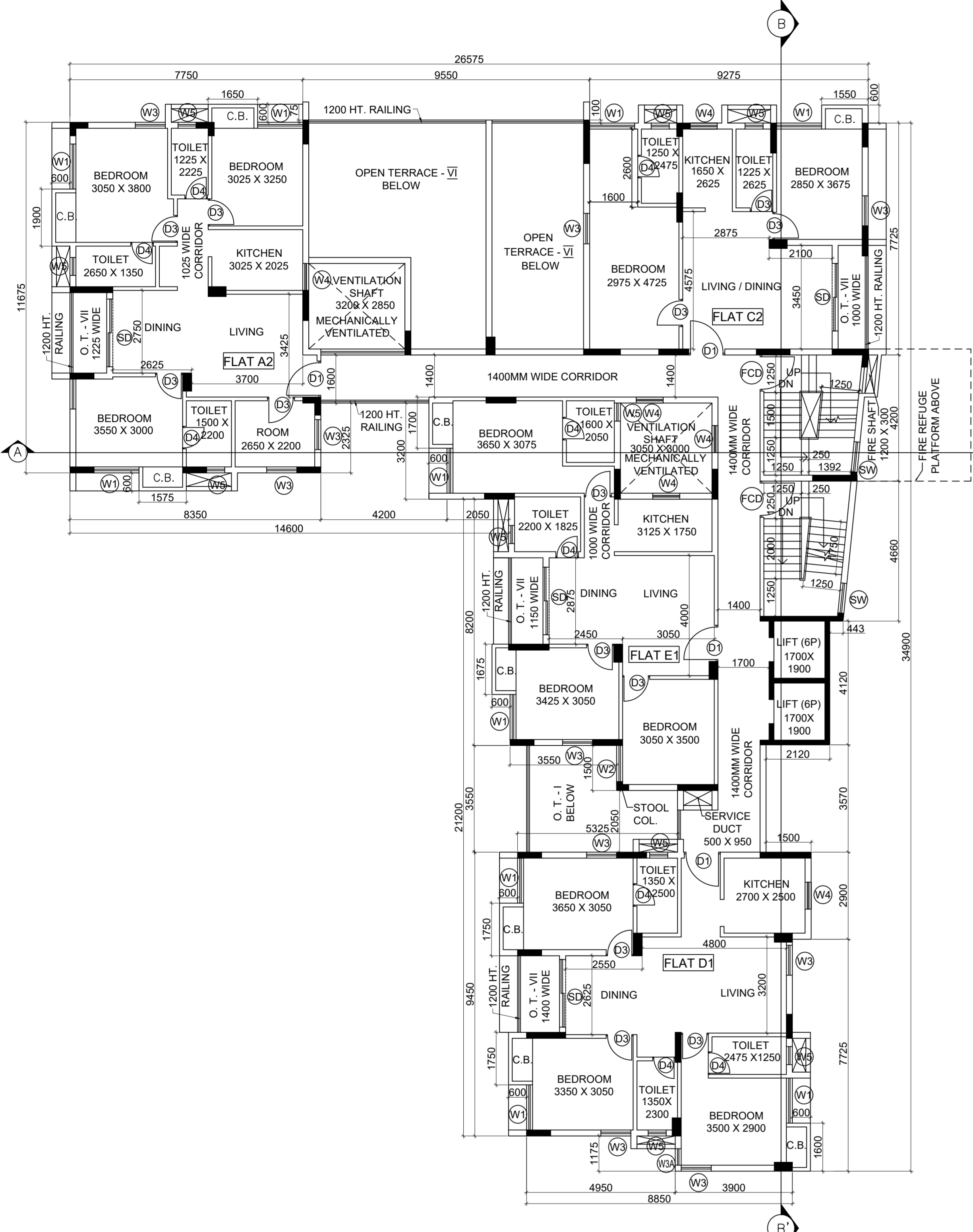
7. PERMISSIBLE F. A. R. = 2.25  
 8. PROPOSED F. A. R. = (3363.61 - 425.56) / 1306.69 = 2.248

SCHEDULE OF DOORS & WINDOWS

DOORS			WINDOWS		
MKD.	WIDTH	HEIGHT	MKD.	WIDTH	HEIGHT
D1	1200	2250	W1	1500	1650
D2	1000	2250	W2	1200	1650
D3	900	2250	W3	1000	1650
D4	750	2250	W3A	550	1650
GD	1000	2250	W4	900	1200
SD	2250	2250	W5	600	1950
SD1	2000	2250	SW	1200	1650
FCD	1200	2250	FG		FIXED GLASS AS PER STRUCTURE

NOTES :

- ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
- ALL EXTERNAL WALLS ARE 200 THK & INTERNAL WALLS ARE 125 THK. IF NOT STATED IN 1:4 CEMENT SAND MORTAR.
- ALL ELEVATION PROJECTIONS ARE 600 MM. PROJECTED.
- DEPTH OF UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
- GRADE OF CONCRETE & GRADE OF STEEL USED ARE M20 & Fe500 RESPECTIVELY.
- R.C.C. FRAMED STRUCTURE.
- ANY DISCREPANCY IN SCALE, THE WRITTEN DIMENSION SHALL GOVERN.
- FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.B.C. 2016 TO BE FOLLOWED.
- OPEN TERRACE WITH LIME TERRACING OF RATIO 2:2:7.
- DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4).



9. STATEMENT OF OTHER AREAS FOR FEES

FLOOR	CUPBOARD
First Floor	2.87 Sqm.
Second Floor	10.84 Sqm.
Third Floor	10.84 Sqm.
Fourth Floor	10.84 Sqm.
Fifth Floor	10.84 Sqm.
Sixth Floor	8.90 Sqm.
Seventh Floor	8.90 Sqm.
<b>Total</b>	<b>64.03 Sqm. (1.78%)</b>

- STAIR HEAD ROOM AREA = 29.68 Sqm.
- OVER HEAD WATER TANK AREA = 9.31 Sqm.
- OVER HEAD WATER TANK AREA (FOR FIRE FIGHTING) = 10.57 Sqm.
- AREA OF COVER OF M/C LESS LIFT = 8.32 Sqm.
- TOTAL ADDITIONAL AREA FOR FEES (CUPBOARD + STAIR HEAD RM + LIFT M/C RM COVER) = 102.03 Sqm.
- AREA OF SOLAR PANEL = 23.62 Sqm.
- HEIGHT OF THE BUILDING = 25.250 m.
- TREE COVER AREA REQUIRED = 3597.13 x 15% x 1306.69 = 117.51 Sqm.
- TREE COVER AREA PROVIDED = 118.18 Sqm.

DECLARATION OF OWNERS  
 I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE ARCHITECT & ESE DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & ESE 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 MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R. WILL BE TAKEN UNDER THE GUIDANCE OF ARCHITECT / ESE BEFORE STARTING OF BUILDING FOUNDATION.

MAMTAMAYEE BUILDERS LLP.  
 BEING CONSTITUTED ATTORNEY  
 ON BEHALF OF  
 SUBURBAN ESTATES PVT. LTD. &  
 ENCLAVE GUEST HOUSE PVT. LTD.  
 NAME OF OWNER / C.A.

DECLARATION OF E.S.E.  
 THE STRUCTURAL DESIGN 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 AND BASIS OF SOIL INVESTIGATION REPORT BY ME. CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SOIL TESTING HAS BEEN DONE BY SUBHANKAR ROY (G.T.E. NO. - 1/15) OF BS PROJECTS & ENGINEERS PVT. LTD., (ADDRESS) 237, KABI NABIN SEN ROAD, NAGER BAZAR, KOLKATA - 700028. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

ANKIT AGARWALA  
 E.S.E. NO. - 1/1172  
 NAME OF E.S.E.

DECLARATION OF G.T.E.  
 UNDERSIGNED HAS INSPECTED THE SITE & CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

SUBHANKAR ROY  
 K.M.C. G.T.E. NO. - 1/15  
 NAME OF G.T.E.

DECLARATION OF ARCHITECT  
 CERTIFIED THAT THE PLAN ITSELF 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 THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK.

KAMAL KUMAR PERIVAL  
 CA-95-18679  
 NAME OF ARCHITECT

PROJECT :

PROPOSED G + VII STORIED ( Height = 25.250 m. ) RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980, & K.M.C. Building Rules, 2009, AT PRE. No- 23, GOPAL CHANDRA CHATTERJEE ROAD, KOLKATA - 700 002, P.S. - COSSIPURE, WARD NO.- 1, BR. - I

CONTENTS :

SECOND TO SEVENTH FLOOR PLAN, ROOF PLAN.

SUBMISSION DRAWING SHEET NO. - 03/04

NORTH	DRG. NO.	MA/GC ROAD / SUB / ARCH/ S-01
	REV. DATE	REV. NO.
	SCALE	DEALT
	DATE	CHECKED

ARCHITECT :

**MAHESHWARI & ASSOCIATES**  
 'RAJ BABA'  
 37A, BAKER ROAD, 2ND FLOOR, ALIPORE, KOLKATA-27  
 TEL. : 65228584, www.architectmaheshwari.com

PLAN CASE NO. - 2022010616 BUILDING PERMIT NO. - 2022010131  
 SANCTION DATE - 21/11/2022 VALID UP TO - 20/11/2027  
 [SANCTIONED AS PER RESOLUTION OF MBC MEETING NO. 600,  
 VIDE ITEM NO. 12722-23, DT. 20/10/2022]

DIGITAL SIGNATURE OF A.E.C./Bldg.Br.-JK.M.C. DIGITAL SIGNATURE OF E.E.C./Bldg.Br.-JK.M.C.