

**STATEMENT OF PROPOSAL**

- PART - A**
- ASSEESSEE NO. : 31-111-01-0306-6
  - NAME OF THE OWNER/S : SUBRATA DEY, ARYA SAHA AND SANJIB DAS.
  - NAME OF THE APPLICANT : M/S NILKANTH ECO HOMES LLP PARTNERS - MR. ABHIRUP NAG CHOWDHURY & SRI SHUBHADIP ROY C.A. OF SUBRATA DEY, ARYA SAHA AND SANJIB DAS.
  - DETAILS OF REGD. TITLE DEEDS  
a) Book NO.- I, VOL. NO.- 1601-2019, Pages- 171427 To 171460, Being NO.- 160103460, Date = 26/11/2019, D.S.R-I, 24(S) Pargana  
b) Book NO.- I, VOL. NO.- 1630-2020, Pages- 60137 To 60166, Being NO.- 163001513, Date = 03/09/2020, D.S.R-V, 24(S) Pargana  
c) Book NO.- I, VOL. NO.- 1630-2020, Pages- 60078 To 60106, Being NO.- 163001514, Date = 03/09/2020, D.S.R-V, 24(S) Pargana  
d) Book NO.- I, VOL. NO.- 1630-2020, Pages- 60167 To 60195, Being NO.- 163001512, Date = 03/09/2020, D.S.R-V, 24(S) Pargana  
e) Book NO.- I, VOL. NO.- 142, Pages- 25 To 29, Being NO.- 4118, DATED - 16/10/2001, A.D.S.R. ALIPORE 24(S) Parganas  
f) Book NO.- I, VOL. NO.- 4, Pages- 927 To 939, Being NO.- 00797, DATED - 16/03/2010, D.S.R - I, ALIPORE 24(S) Parganas
  - DETAILS OF POWER OF ATTORNEY  
Book NO.- I, VOL. NO.- 1603-2023, Pages- 320935 To 320958, Being NO.- 160311730, Date = 04/08/2023, D.S.R-I, 24(S) Pargana
  - DETAILS OF BOUNDARY DEED  
Book NO.- I, VOL. NO.- 1902-2022, Pages- 221072 To 221095, Being NO.- 190205405, Date = 03/06/2022, A.R.A-II, KOLKATA
  - DETAILS OF REGD. TENANTS UNDERTAKING  
Book NO.- I, VOL. NO.- 1902-2022, Pages- 221121 To 221143, Being NO.- 190205407, Date = 03/06/2022, A.R.A-II, KOLKATA
  - DETAILS OF REGD. SPLAYED CORNER.  
Book NO.- I, VOL. NO.- 1902-2022, Pages- 221096 To 221120, Being NO.- 190205406, Date = 03/06/2022, A.R.A-II, KOLKATA
  - DETAILS OF ULC- MEMO NO.- 5022/ULC/ALIPORE/2022, DATED - 14/12/2022.
  - DETAILS OF BILRO MUTATION - SL NO - 1630049, VIDE COPY NO.-3748, DT.-23/04/2021 SL NO - 1630049, VIDE COPY NO.-3749, DT.-23/04/2021 SL NO - 1630049, VIDE COPY NO.-3741, DT.-23/04/2021
  - DETAILS OF CONVERSION (DANGA TO BASTU )- MEMO NO. - 6/P/406(3)SDLRLO, SADAR ALIPORE, DATED - 13/04/2022 MEMO NO. - 6/P/407(3)SDLRLO, SADAR ALIPORE, DATED - 13/04/2022 MEMO NO. - 6/P/408(3)SDLRLO, SADAR ALIPORE, DATED - 13/04/2022
  - IGBC REG. NO. - GH 22 0182, PRECERTIFIED GOLD FEB 2023.
  - NOC FROM AIRPORT AUTHORITY - BEHA/EAST/09/1422/697922.
  - NOC FROM FIRE AUTHORITY - FSR/0225186238700545, DATED - 20/07/2023.
  - NOC FROM P.W.D AUTHORITY - MEMO NO. - 788, DATED - 25/07/2022.

- PART - B**
- AREA OF LAND : 1454.849 Sqm.  
As per Title deed : 1454.849 Sqm.  
As per Boundary deed : 1382.503 Sqm.  
As per U. L. C : 1382.503 Sqm.
  - NET AREA OF LAND : 1381.006 Sqm.  
(After free gift / splayed corner etc.) Strip of land relinquished, strip of land gifted to K.M.C.
  - PERMISSIBLE GROUND COVERAGE = 50.000 % = 691.252 Sqm.
  - PROPOSED GROUND COVERAGE = 34.662 % = 479.200 Sqm.

**5. PROPOSED AREA :**

Covered Area (Including Stair, Lift Duct & Lobby)	CUTOUT AREA		Total Area	EXEMPTED AREA (Excluding Stair, Lift Lobby)		Floor Area (Excluding Stair, Lift Duct & Lobby)
	Lift Duct Area	Stair / Void Area		Stair Way Area	Lift Lobby	
Ground Floor	468.644		468.644	38.300	6.000	424.344
1st Floor	479.200	7.030	232.881	239.711	23.750	209.739
2nd Floor	353.170	7.030	3,900	10,930	23,750	312,490
3rd Floor	353.170	7.030	3,900	10,930	23,750	312,490
4th Floor	353.170	7.030	3,900	10,930	23,750	312,490
5th Floor	353.170	7.030	3,900	10,930	23,750	312,490
6th Floor	353.170	7.030	3,900	10,930	23,750	312,490
7th Floor	353.170	7.030	3,900	10,930	23,750	312,490
8th Floor	353.170	7.030	3,900	10,930	23,750	312,490
9th Floor	353.170	7.030	3,900	10,930	23,750	312,490
10th Floor	353.170	7.030	3,900	10,930	23,750	312,490
11th Floor	253.382	7.030	1,950	8,980	23,750	214,652
<b>Total</b>	<b>479.748</b>	<b>77.330</b>	<b>269.731</b>	<b>347.961</b>	<b>299.550</b>	<b>72.900</b>

**6. PARKING CALCULATION :**

Area	Prop. Share	Tenement Size	Tenement No	Required Parking
Between 75 to 100 Sqm.	15.514	99.458 Sqm.	4 Nos.	
83.944 Sqm.	12.274	78.688 Sqm.	4 Nos.	
66.414 Sqm.	12.213	78.294 Sqm.	14 Nos.	
66.082 Sqm.	15.275	99.852 Sqm.	14 Nos.	19 NOS.
84.277 Sqm.	13.975	86.368 Sqm.	1 No.	
72.911 Sqm.	10.194	65.356 Sqm.	1 No.	
55.161 Sqm.	13.588	87.109 Sqm.	1 No.	
73.522 Sqm.				

- 7. PERMISSIBLE AREA FOR FEES :**
- A) AREA OF CURBBOARD = 100.290 Sqm.
  - B) AREA OF FIRE REFUGE = 23.057 Sqm.
  - C) AREA OF TRIPLE BALCONY = 64.995 Sqm.
  - D) AREA OF LIFT MACHINE ROOM STAIR = 3.850 Sqm.
  - E) AREA OF SWIMMING POOL AT ROOF = 51.886 Sqm.
  - F) EXEMPTED AREA = 371.550 Sqm.
- 8. OTHER AREAS FOR FEES :**
- A) AREA OF FIRE REFUGE = 615.628 Sqm.
  - B) LIFT MACHINE ROOM AREA = 21.850 Sqm.
  - C) STAIR HEAD ROOM AREA = 29.181 Sqm.
  - D) TREE COVER AREA REQUIRED = (4413.121 - 269.731) x 15% x 1382.503 = 6000
  - E) TREE COVER AREA PROVIDED = 143.206 Sqm.
  - F) OVER HEAD TANK AREA = 157.770 Sqm.
  - G) AREA OF OVER HEAD TANK = 21.131 Sqm.
  - H) AREA OF O. H. Fire Fighting Tank = 14.490 Sqm.
  - I) COVERED AREA OF SHOP = 325.953 Sqm.
  - J) CARPET AREA OF SHOP = 277.235 Sqm.
  - K) HEIGHT OF THE BUILDING = 38.500 m.
  - L) ADDL. AREA FOR FEES = 207.057 Sqm.

**DECLARATION OF ARCHITECT:**  
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 & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD CONFORMS 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 LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF S. U. G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

**DECLARATION OF E.S.E.**  
THE STRUCTURAL DESIGNS AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

**DECLARATION OF G.T.E.**  
SOIL TESTING HAS BEEN DONE BY ALOK ROY (G.T.E. NO. - 11) OF GEOTECH ENGINEERS PVT. LTD. OF (ADDRESS) : 6A, MILAN PARK, KOLKATA - 700084. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

**DECLARATION OF OWNERS:**  
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN). K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS AREA FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E / L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

**DECLARATION OF ARCHITECT:**  
M. Arch. (Urban Design) | Architect And Urban Designer | Regn. No. - CA/98(23/761)

**DECLARATION OF E.S.E.**  
THE STRUCTURAL DESIGNS AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

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**PROPOSED TWELVETH ( G + XI ) STORIED ( Height of the Building is 38.100 m. ) RESIDENTIAL BUILDING FOLLOWING SECTION 393A OF K.M.C. Building ACT 1980 & K.M.C. Building Rules, 2009, AT PRE. No. - 306, ATABAGAN. P. S. - BANSDRONI, KOLKATA - 700 084, WARD NO. - 111, BOROUGH - XI, UNDER THE KOLKATA MUNICIPAL CORPORATION. [ MOUZA - KAMDHARI, J. L. NO. - 49, C.S. DAG NO. - 878, KHATIAN NO. - 116 & 117, DIST. - SOUTH 24 PGS. ]**

**NAME OF OWNERS:** SUBRATA DEY, ARYA SAHA AND SANJIB DAS.

**NAME OF ARCHITECT:** SUJOY MUKHERJEE

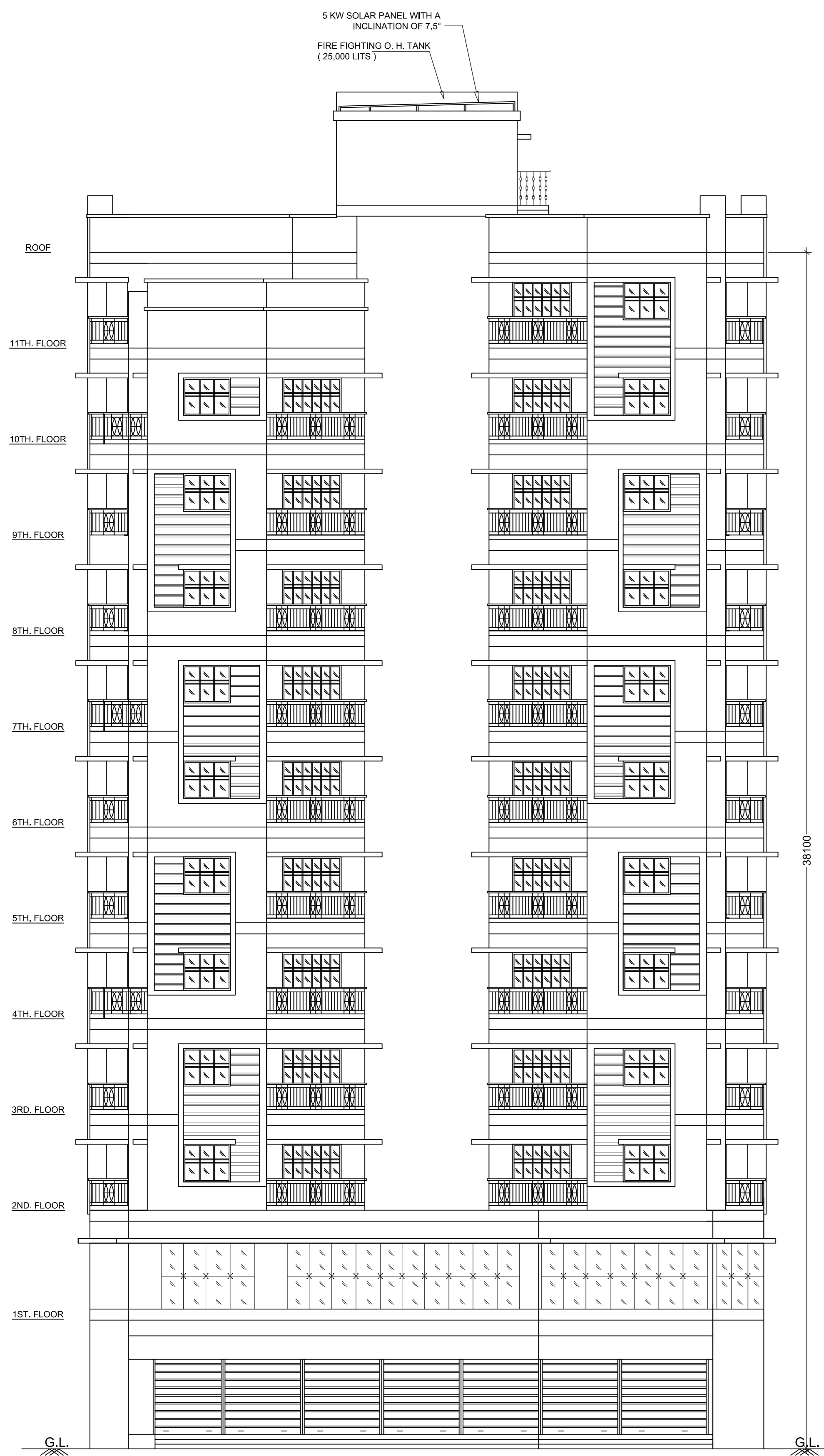
**NAME OF E.S.E.:** SANKAR DAS

**NAME OF G.T.E.:** ALOK ROY

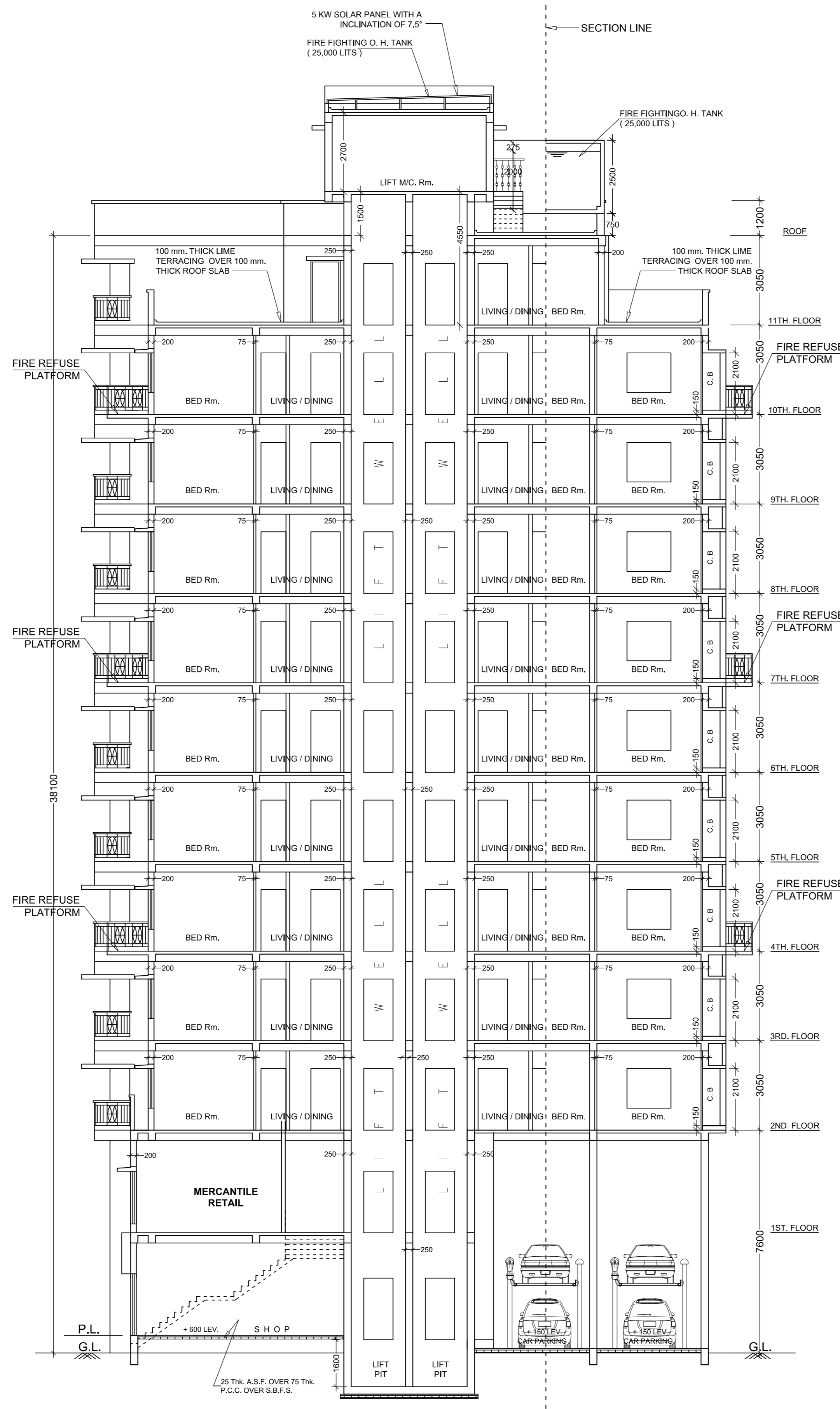
**NAME OF GEO. TECH. ENGINEER:** ALOK ROY

**NAME OF ARCHITECT:** SUJOY MUKHERJEE

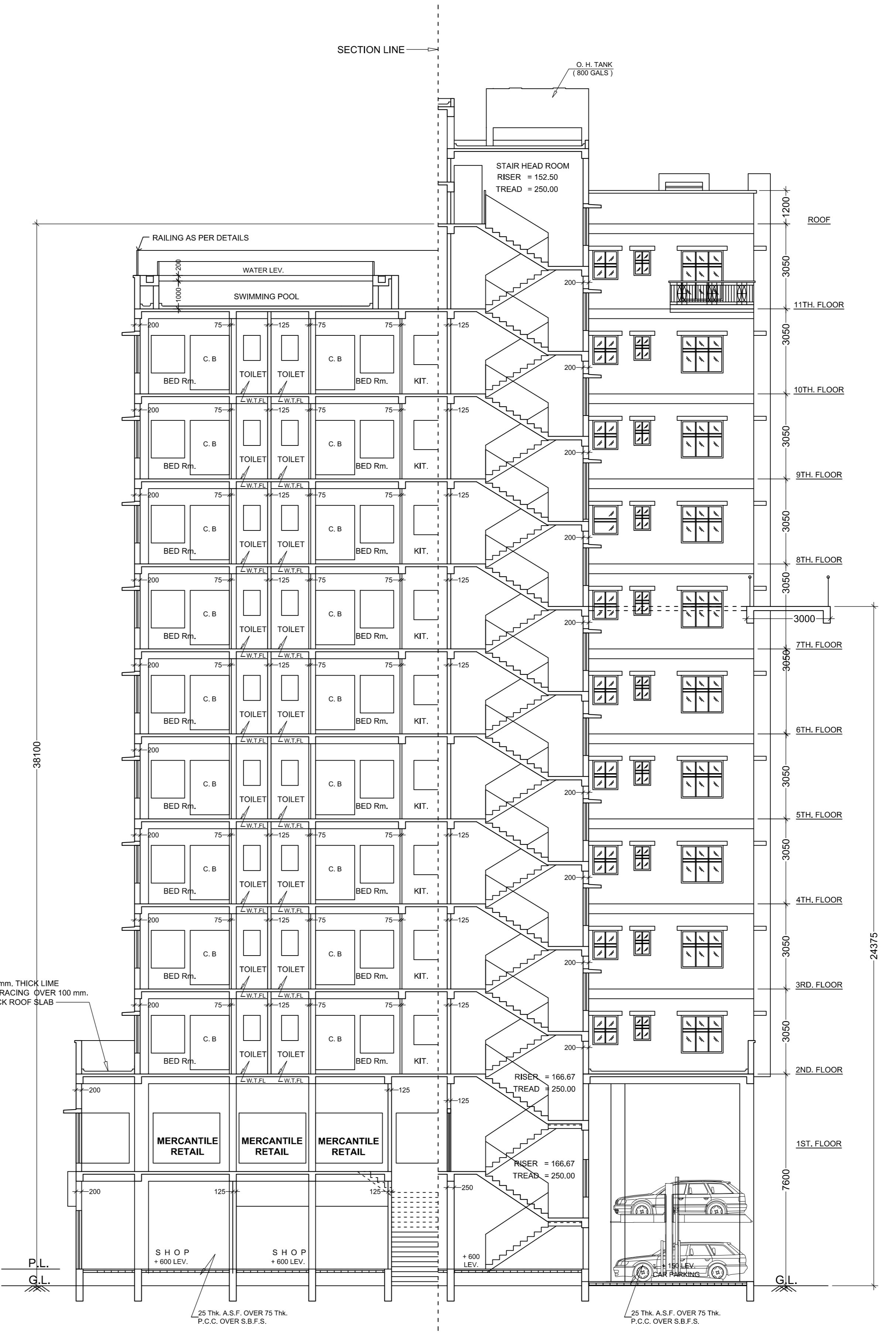
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**FRONT ELEVATION**



**SECTION - X - X.**



**SECTION - Y - Y.**

**SCHEDULE OF DOORS AND WINDOWS**

D	W1	W2	W3	W4	W5	W6
1200 x 2100	1800 x 1800					
1000 x 2100	1500 x 1800					
900 x 2100	1200 x 1800					
850 x 2100	1000 x 1200					
700 x 2100	900 x 1050					
	600 x 900					

- SPECIFICATION**
- ALL DIMENSIONS ARE IN MM.
  - THE HEIGHT OF THE BUILDING IS 38.100 m.
  - THE BUILDING IS R.C.C. FRAME STRUCTURE.
  - ALL OUTER WALL ARE 250/200 mm THICK.
  - ALL INTERNAL WALL ARE 75/125 mm THICK.
  - GRADE OF CONCRETE IS M20.
  - GRADE OF STEEL IS Fe - 415.
  - 100 THICK LIME TERRACING OVER 100 THICK R.C.C. ROOF SLAB.
  - 12 MM THICK PLASTER TO ALL INTERNAL WALL WITH (1 : 5) CEMENT SAND MORTAR.
  - HEIGHT OF PARAPET WALL IS 1200 mm.

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**NAME OF ARCHITECT:** SUJOY MUKHERJEE

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**SCALE:** 1:100

**W - 111 B - ( XI )**

**SHEET:** 01 OF 04

**DATE:** 04/08/2022

**NAME OF ARCHITECT:** SUJOY MUKHERJEE

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