



**STATEMENT OF THE PLAN PROPOSAL.**

**PART-A:**  
 01. ASSESSEE No. : 31-109-06-7063-7  
 02. NAME OF OWNERS : BHOLA MALIK & SMT. HARIDAS BISWAS.  
 03. NAME OF THE APPLICANTS : BIBHUTI BHUSAN DAS, MOTILAL MONDAL, BIDHAN CHANDRA SARKAR & JAYANTI MONDAL PARTNERS OF CITY LIVE CONSTRUCTION AND ALSO CONSTITUTED ATTORNEY OF SRI BHOLA MALIK & SMT. HARIDAS BISWAS  
 04. DETAILS OF REGISTERED GIFT DEED :  
 BOOK No. : I VOL. No.:1630-2023 PAGE No. : 418 - 422  
 BEING No.:10586 DATE:31.07.1985 PLACE: D.S.R. Alipore, 24 PGS.(S)  
 05. DETAILS OF REGISTERED BOUNDARY DECLARATION :  
 BOOK No. : I VOL. No.:1630-2023 PAGE No. : 67017 - 67027  
 BEING No.:163002323 DATE:02.08.2023 PLACE: D.S.R.-V, 24 PGS.(S)  
 06. DETAILS OF REGISTERED POWER OF ATTORNEY :  
 BOOK No. : I VOL. No.:1630-2023 PAGE No. : 67058 - 67078  
 BEING No.:163002326 DATE:02.08.2023 PLACE: D.S.R.-V, 24 PGS.(S)  
 07. AFFIDAVIT BEFORE 1ST. CLASS JUDICIAL MAGISTRATE AT ALIPORE: (FOR LEGAL HEIRS) VIDE No.-24786, DATED-11.05.2022  
 08. ONLINE B.L.L.R.O. MUTATION (BASTU) : COPY NO.-12402(1630020) & 12430(1630020), DATED-01.08.2023, 12453(1630020) DATED-02.08.2023  
 09. K.M.C. MUTATION CASE No.-0/109/21-MAY-22/42868 DATED-21.05.2022  
 10. U.L.C. : MEMO No.-1699/ULC/ALIPORE/2023, DATED-07.09.2023  
 11. NATURE OF LAND - BASTU  
 12. No. OF STOREY = G+111  
 13. No. OF TENEMENTS = 12 Nos.  
 14. SIZE OF TENEMENTS : 50-75 SQM=3 Nos. & 75-100 SQM=9 Nos.  
**SPECIFICATIONS**  
 1. ALL GRADE OF CONCRETE - M20.  
 2. ALL GRADE OF STEEL - Fe 415  
 3. ALL OUTER WALL - 200mm THK. 1:6 MORTAR.  
 4. ALL INTERNAL WALL-75mm THK WITH 1:4 MORTAR EXCEPT OTHERWISE MENTIONED. 5. ALL PLASTER - 12mm THK WITH 1:4 MORTAR.  
 6. BEARING CAPACITY OF SOIL AS PER SOIL REPORT.  
 7. ALL OTHER MATERIALS USED AS PER IS CODE :  
 8) ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION WHICH WILL NOT EXCEED THE LOAD BEARING WALL. THIS MEASURES INDICATES THE SEPTIC TANK & U.G.W.RESERVOIR MAINLY. 9) ALL DIMENSIONS ARE IN MM.  
**PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI - 33 M. (V20) CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)**  

| REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL | CO-ORDINATE IN WGS84  | SITE ELEVATION (AMSL) |
|--|-----------------------|-----------------------|
| A  | N22°49'45" E88°40'35" | 6.0 M.                |
| B  | N22°49'46" E88°40'34" |                       |

THE ABOVE INFORMATION IS TRUE AND 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.

BIBHUTI BHUSAN DAS, MOTILAL MONDAL, BIDHAN CHANDRA SARKAR & JAYANTI MONDAL PARTNERS OF CITY LIVE CONSTRUCTION AND ALSO CONSTITUTED ATTORNEY OF SRI BHOLA MALIK & SMT. HARIDAS BISWAS  
**BIBHUTI BHUSAN DAS**  
 L.B.S. - CLASS - I / 1410

**PART-B:**  
 01. AREA OF LAND :  
 AS PER TITLE DEED (09 K - 10 CH - 40 SFT) = 647.529 SQM  
 02. AS PER PHYSICAL MEASUREMENT= 604.979 SQM (09K-00CH-32SFT)  
 03. (i) PERMISSIBLE GROUND COVERAGE (50.00%) = 302.490 SQM  
 (ii) PROPOSED GROUND COVERAGE (49.970%) = 302.310 SQM  
 04. PROPOSED HEIGHT = 12.400 M  
 05. DEPTH OF BUILDING = 16.775 M  
 06. FRONTAGE OF PLOT = ( 4.688 + 18.924 + 3.836 ) = 27.448 M  
 07. TREE COVER AREA = 18.855 SQM  
**08. PROPOSED AREA :**  

| FLOORS COVERED | GROSS AREA (SQM) | CUT-OUT (SQM) | LIFT WELL (SQM) | NET COVERED AREA (SQM) | EXEMPTED STAIR LOBBY (SQM) | NET FLOOR AREA (SQM) |
|----------------|------------------|---------------|-----------------|------------------------|----------------------------|----------------------|
| GROUND FLOOR   | 300.516          | 0.000         | 0.000           | 300.516                | 12.690                     | 2.886                |
| 1ST FLOOR      | 311.586          | 9.276         | 2.945           | 299.365                | 12.690                     | 2.886                |
| 2ND FLOOR      | 311.586          | 9.276         | 2.945           | 299.365                | 12.690                     | 2.886                |
| 3RD FLOOR      | 311.586          | 9.276         | 2.945           | 299.365                | 12.690                     | 2.886                |
| TOTAL          | 1235.274         | 27.828        | 8.835           | 1198.611               | 50.760                     | 11.541               |

**09. TENEMENTS & CAR PARKING CALCULATION :**  
**(A) RESIDENTIAL :**  

| TENEMENT SIZE (SQM) | PROPORTIONAL AREA TO BE ADDED (SQM) | ACTUAL TENEMENT AREA (SQM) | No. OF TENEMENTS | No. OF REQUIRED CAR PARKING |
|---------------------|-------------------------------------|----------------------------|------------------|-----------------------------|
| A                   | 74.211                              | 10.835                     | 85.046           | 3                           |
| B                   | 74.647                              | 10.898                     | 85.545           | 3                           |
| C                   | 73.439                              | 10.722                     | 84.161           | 3                           |
| D                   | 60.352                              | 8.811                      | 69.163           | 3                           |

**(B) MERCANTILE RETAIL :**  
 (i) SHOP BUILT-UP AREA = 16.005 SQM  
 (ii) SHOP CARPET AREA=13.485 SQM  
 11. TOTAL REQUIRED CAR PARKING = 4 Nos.  
 12. TOTAL PROVIDED CAR PARKING = 6 Nos.  
 13. PERMISSIBLE AREA FOR PARKING = 100.000 SQM  
 14. PROVIDED AREA OF PARKING = (52.121 + 149.453) = 201.574 SQM  
 15. PERMISSIBLE F.A.R = 1.75  
 16. PROPOSED F.A.R = (1136.307-100.000) / 604.979 = 1.713 < 1.75  
 17. OVER HEAD TANK AREA = 5.76 SQM  
 18. STAIR HEAD ROOM AREA = 15.680 SQM  
 19. LIFT MACHINE ROOM AREA = 7.906 SQM  
 20. LIFT MACHINE ROOM STAIR AREA = 3.60 SQM  
 21. TERRACE AREA = ( 311.586 - 4.200 - 5.076 ) = 302.310 SQM  
 22. LOFT AREA = 18.519 SQM  
 23. AREA OF CUPBOARD= 18.480 SQM  
 24. ADDITIONAL AREA FOR FEES = 15.880+7.906+3.60+18.480+18.519 = 64.185 SQM  
**DOOR & WINDOW SCHEDULE**  

| TYPE | WIDTH | HT.  | TYPE | WIDTH | HT.  |
|------|-------|------|------|-------|------|
| D    | 1000  | 2100 | W1   | 1500  | 1350 |
| D1   | 900   | 2100 | W2   | 1200  | 1350 |
| D2   | 750   | 2100 | W3   | 900   | 1200 |
| R.S. | 2000  | 2100 | W4   | 600   | 750  |

**CERTIFICATE OF STRUCTURAL ENGINEER**  
 THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING PLAN HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. STRUCTURE DESIGN CALCULATION HAS BEEN MADE AS PER SOIL TEST REPORT DONE BY 'TECHNO SOIL', F25, C.I.T. MARKET, JADAVPUR, KOLKATA-700032, RECOMMENDED & SIGNED BY GEO-TECH. ENGINEER MR. KALLOL KUMAR GHOSHAL (G.T.1 / 49).  
**ASOK CHAKRABARTI**  
 E.S.E. - CLASS - I / 135  
**NAME OF STRUCTURAL ENGINEER**  
**CERTIFICATE OF GEO-TECH. ENGINEER**  
 UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT 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 THE FOUNDATION SYSTEM PROPOSED THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.  
**MR. KALLOL KUMAR GHOSHAL**  
 G.T.E. - CLASS - I / 49  
**NAME OF GEO-TECH. ENGINEER**  
**DECLARATION OF L.B.S.**  
 CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 1989, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD 4.300 M WIDE IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE SITE IS LYING WITH EXISTING STRUCTURE WHICH IS TO BE DEMOLISHED BEFORE STARTING OF CONSTRUCTION AND IT IS OCCUPIED BY THE OWNERS AND TENANTS. THE PLOT IS BEYOND 500 M FROM C/O OF E. M. BYE PASS. THE OWNER/APPLICANT SIGNATURE IS AUTHENTICATED BY ME.  
**BIBHUTI BHUSAN DAS**  
 L.B.S. - CLASS - I / 1410  
**NAME OF L.B.S.**  
**DECLARATION OF OWNERS/ APPLICANTS**  
 WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. WE 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 OF LAND IS IDENTIFIED BY US. AT THE TIME OF DEPARTMENTAL INSPECTION, THE LAND WITH STRUCTURE IS FULLY OCCUPIED BY US AND THERE IS NO TENANT.  
**BIBHUTI BHUSAN DAS, MOTILAL MONDAL, BIDHAN CHANDRA SARKAR & JAYANTI MONDAL PARTNERS OF CITY LIVE CONSTRUCTION AND ALSO CONSTITUTED ATTORNEY OF SRI BHOLA MALIK & SMT. HARIDAS BISWAS**  
**NAME OF APPLICANTS / OWNERS**  
 GROUND FLOOR PLAN, PLAN & SECTION OF S.U.G.WATER RESERVOIR & SEPTIC TANK, SITE PLAN, KEY PLAN.  
**PROJECT :**  
**PROPOSED G + 111 STORIED RESIDENTIAL BUILDING OF HEIGHT 12.4 M, U/S - 393 A OF KMC ACT, 1980 AND AS PER B/R - 2009, AT PREMISES No. - 1519, KALIKAPUR, WARD No. - 109, BOROUGH - XII, KOLKATA - 700099. WITHIN R. S. & L.R. DAG No. - 390, R. S. KHATIAN No. - 217, L.R. KHATIAN No.-782, 783 & 836, MOUZA - KALIKAPUR, J. L. No. - 20, P. S. - PURBA JADAVPUR.**  
 PLAN CASE No. - 2023120396  
 B. P. No. - 2023120516 DATED - 16-FEB-24  
 VALID UPTO - 15-FEB-29  
 SHEET No. - 1 / 2  
 DIGITAL SIGNATURE OF A.E. DIGITAL SIGNATURE OF E.E.