

STATEMENT OF THE PLAN CASE NO. 2023010116

PROPOSED AREA :-		TOTAL EXEMPTED AREA	
FLOOR MARKED	NET COVERED AREA	STAR/STAIR LOBBY	NET FLOOR AREA
GROUND FLOOR	137,832 SQ.M.	10,860 SQ.M.	124,714 SQ.M.
1ST FLOOR	137,832 SQ.M.	10,860 SQ.M.	124,714 SQ.M.
2ND FLOOR	137,832 SQ.M.	10,860 SQ.M.	124,714 SQ.M.
3RD FLOOR	137,832 SQ.M.	10,860 SQ.M.	124,714 SQ.M.
4TH FLOOR	137,832 SQ.M.	10,860 SQ.M.	124,714 SQ.M.
TOTAL	689,160 SQ.M.	54,420 SQ.M.	674,740 SQ.M.

7. TENEMENTS & CAR PARKING CALCULATION :-

(A) RESIDENTIAL:

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
GA	47,650 SQ.M.	6,426 SQ.M.	54,111 SQ.M.	1	03 NOS.
AA	47,650 SQ.M.	6,426 SQ.M.	54,111 SQ.M.	4	03 NOS.
1A,2A,3A,4A	74,862 SQ.M.	10,150 SQ.M.	85,012 SQ.M.	4	03 NOS.

8. TOTAL REQUIRED CAR PARKING = 03 NOS.
9. PERMISSIBLE CAR PARKING = 03 NOS.
10. TOTAL PROPOSED CAR PARKING = 03 NOS. (MAXIMUM)
11. PERMISSIBLE AREA FOR PARKING = 1,747 < 1,75
12. PROPOSED AREA FOR PARKING = 1,753 SQ.M.
13. PROPOSED F.A.R. = 1.75
14. TOTAL BUILT-UP AREA = 71,530 SQ.M.
15. OVER HEAD WATER TANK AREA = 1,000 SQ.M.
16. TERRACE AREA = 137,832 SQ.M.
17. RELAXATION OF AUTHORITY, IF ANY = N/A.
18. AREA OF G.P. BOARD = 13,200 SQ.M.
19. REQUIRED TREE COVER AREA = 5,314 SQ.M. (1.70% OF LAND)
20. PROPOSED TREE COVER AREA = 6,644 SQ.M. (2.13% OF LAND)
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- SPECIFICATIONS**
- R.C.C. FRAME STRUCTURE WITH CONC. GRADE M20 AND STEEL Fe 500+
 - 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS/ALUMINIUM WINDOW.
 - 1:4 CEMENT MORTAR JOINTS/ALUMINIUM WINDOW.
 - FLOORS AREA MARBLE FLOORING.
 - 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
 - WATER PROOFING TREATMENT.
 - P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

SIGNATURE OF GEO-TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CONSIDERED THAT THE PROPOSED BUILDING SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECTS.

SIGNATURE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF THE PROPOSED BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NBC INVESTIGATION AND REPORT CONDUCTED BY SANTOSH KUMAR CHAKRABORTY. CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

SIGNATURE OF STRUCTURAL ENGINEER

KAMALESH SEAL (E.S.E. NO.-748/D)

DECLARATION OF I.B.S.

CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN PREPARED AND SUBMITTED TO THE BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ADJUTING BOUNDARY CONVEYANCE AND THE ADJUTING BOUNDARY CONVEYANCE IS A TANK OR FILLED UP TANK. THERE IS NO EXISTING STRUCTURE. THE SAID PREMISES IS PARTLY OCCUPIED BY THE OWNER & PARTLY OCCUPIED TENANT.

DECLARATION OF OWNER / APPLICANT

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE I.B.S. & E.S.E. DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF I.B.S. & E.S.E. DURING CONSTRUCTION AND WE WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTAL WILL BEWORK THE SANCTION PLAN. THE CONSTRUCTION OF SEPTIC TANK AND S.U.G.M.R TAKEN UNDER THE GUIDANCE OF I.B.S./E.S.E BEFORE STARTING OF BUILDING FOUNDATION.

SIGNATURE OF OWNERS/APPLICANTS

M/S. NIRMAN SOLE PROPRIETOR OF SHRI. SUDIPTA KUMAR GHOSH C.A. OF KALLOL GHOSH

PLAN OF PROPOSED GROUND + FOUR STORED RESIDENTIAL BUILDING AT PREMISES NO:-42/5, KASI NATH DUTTA ROAD, KOLKATA-700 036, IN WARD NO-001, BOROUGH NO-I, P.S.-COSSIPORE, UNDER SECTION 393A K.M.C. ACT-1980 COMPLYING KMC BUILDING RULE 2009 WITHIN THE KOLKATA MUNICIPAL CORPORATION.

PROJECT.

PLAN OF PROPOSED GROUND + FOUR STORED RESIDENTIAL BUILDING AT PREMISES NO:-42/5, KASI NATH DUTTA ROAD, KOLKATA-700 036, IN WARD NO-001, BOROUGH NO-I, P.S.-COSSIPORE, UNDER SECTION 393A K.M.C. ACT-1980 COMPLYING KMC BUILDING RULE 2009 WITHIN THE KOLKATA MUNICIPAL CORPORATION.

DRG. NO. 28/99/2023
R. DATE
DATE 28/09/2023
DRWN BY : INDRAJIT HALDER

CONSULTANT:-
K. SEAL & ASSOCIATES
ARCHITECTS, ENGINEERS, CONSULTANTS
22A, RAJA NABA KRISHNA STREET,
KOLKATA-700 005, MOB.-9830024736

STATEMENT OF THE PLAN CASE NO. 2023010116

DOORS & WINDOWS SCHEDULE

MKD	WIDTH	HEIGHT	DESCRIPTION
D1	1050	2100	COLAPSIBLE
D2	900	2100	FLUSH DOOR
D3	1000	2100	FLUSH DOOR
D4	750	2100	FLUSH DOOR
W1	1500	1200	FULLY GLAZED
W2	1200	1200	FULLY GLAZED
W3	1000	1200	FULLY GLAZED
W4	800	900	FULLY GLAZED
W5	1500	1500	FULLY GLAZED
W6	375	900	FULLY GLAZED

PREMISES NO - 42/5, KASHINATH DUTTA ROAD, KOLKATA-700 036, IN WARD NO-001, BOROUGH NO-001, P.S.-COSSIPORE, UNDER SECTION 393A K.M.C. ACT-1980 COMPLYING KMC BUILDING RULE 2009 WITHIN THE KOLKATA MUNICIPAL CORPORATION.

NAME OF OWNER(S)/APPLICANT(S): M/S. NIRMAN SOLE PROPRIETOR OF SHRI. SUDIPTA KUMAR GHOSH C.A. OF KALLOL GHOSH

NAME OF L.B.S.: KAMALESH SEAL (E.S.E./1020)

DESIGNER/ENGINEER: SUBRATA BISWAS (E.S.E./1020)

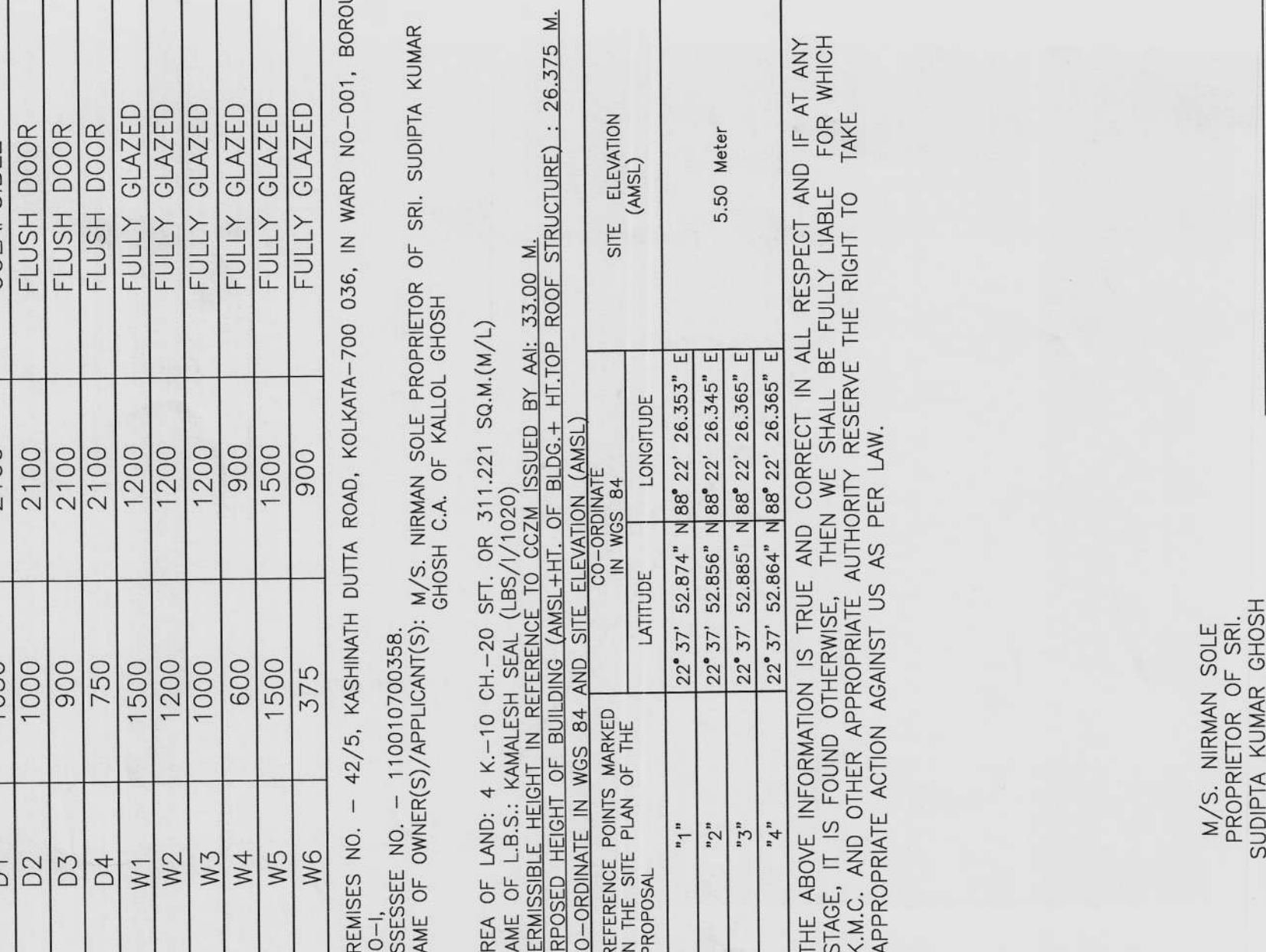
COORDINATE IN W.S.S. 84 AND SITE ELEVATION (AMS):

REFERENCE POINTS MARKED ON THE PROPOSAL	LATITUDE ON W.S.S. 84	LONGITUDE ON W.S.S. 84	SITE ELEVATION (AMS)
"1"	22° 37' 52.874" N	88° 22' 26.353" E	5.50 Meter
"2"	22° 37' 52.885" N	88° 22' 26.355" E	
"3"	22° 37' 52.885" N	88° 22' 26.355" E	

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN WE SHALL BE FULLY LIABLE TO TAKE APPROPRIATE ACTION AGAINST US AS PER LAW.

SIGNATURE OF OWNERS/APPLICANTS
M/S. NIRMAN SOLE PROPRIETOR OF SHRI. SUDIPTA KUMAR GHOSH C.A. OF KALLOL GHOSH

SIGNATURE OF L.B.S.
KAMALESH SEAL (L.B.S. NO.-1020/J)



SECTION ON- B-B
SCALE=1:100

STATEMENT OF THE PLAN

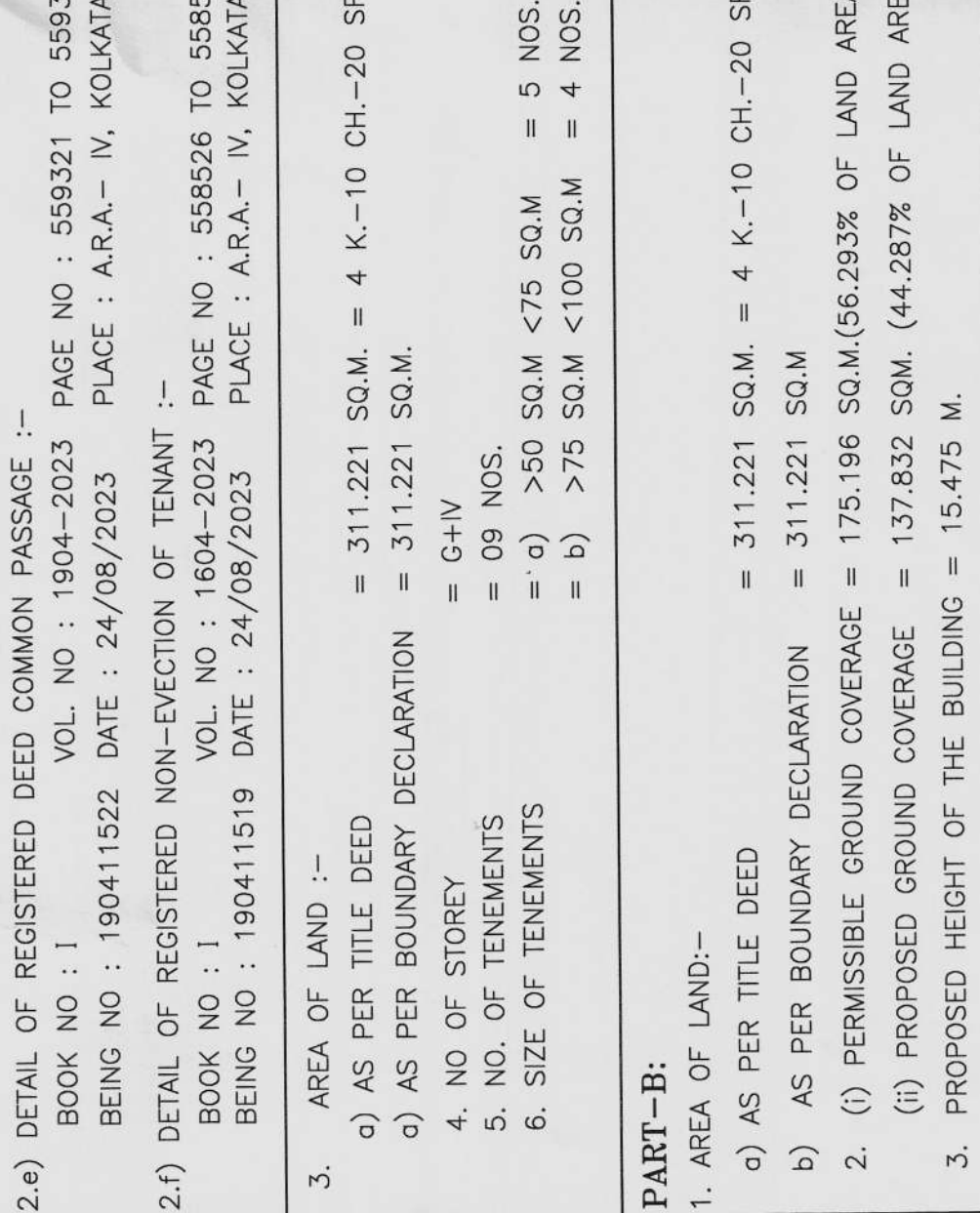
PART-A:

- ASSESS NO: 11-001-07-003-58.
- DETAIL OF REGISTERED DEED :-
BOOK NO : 1 VOL. NO : 114
PAGE NO : 240 TO 257
PLACE : A.R.A. - KOLKATA
- DETAIL OF REGISTERED POWER OF ATTORNEY :-
BEING NO : 4300 YEAR : 1999
VOL. NO : 1902-2023
PAGE NO : 277929 TO 277949
- DETAIL OF REGISTERED BOUNDARY DECLARATION :-
BEING NO : 190208706 DATE : 05/07/2023
PLACE : A.R.A. - II, KOLKATA
- DETAIL OF REGISTERED BOUNDARY DECLARATION :-
BEING NO : 190411520 DATE : 24/08/2023
PAGE NO : 558512 TO 558525
- DETAIL OF REGISTERED FRONT STRIP OF LAND :-
BEING NO : 190411520 DATE : 24/08/2023
PLACE : A.R.A. - IV, KOLKATA
- DETAIL OF REGISTERED DEED COMMON PASSAGE :-
BEING NO : 190411521 DATE : 24/08/2023
PLACE : A.R.A. - IV, KOLKATA
- DETAIL OF REGISTERED DEED COMMON PASSAGE :-
BEING NO : 190411522 DATE : 24/08/2023
PLACE : A.R.A. - IV, KOLKATA
- DETAIL OF REGISTERED NON-EVCTION OF TENANT :-
BEING NO : 190411519 DATE : 24/08/2023
PAGE NO : 558526 TO 558539

AREA OF LAND :-
a) AS PER TITLE DEED = 311.221 SQ.M. = 4 K-10 CH-20 SFT.
b) AS PER BOUNDARY DECLARATION = 311.221 SQ.M.
c) AS PER BOUNDARY DECLARATION = 311.221 SQ.M.
d) NO. OF TENEMENTS = 08 NOS.
e) SIZE OF TENEMENTS = 311.221 SQ.M. < 75 SQ.M. = 5 NOS.
= 75 SQ.M. < 100 SQ.M. = 4 NOS.

PART-B:

- AREA OF LAND = 311.221 SQ.M. = 4 K-10 CH-20 SFT.
- AS PER BOUNDARY DECLARATION = 311.221 SQ.M.
- PERMISSIBLE GROUND COVERAGE = 175.196 SQ.M. (56.293% OF LAND AREA)
- PROPOSED GROUND COVERAGE = 137.832 SQ.M. (44.287% OF LAND AREA)
- PROPOSED HEIGHT OF THE BUILDING = 15.475 M.



SECTION ON- A-A
SCALE=1:100

STATEMENT OF THE PLAN

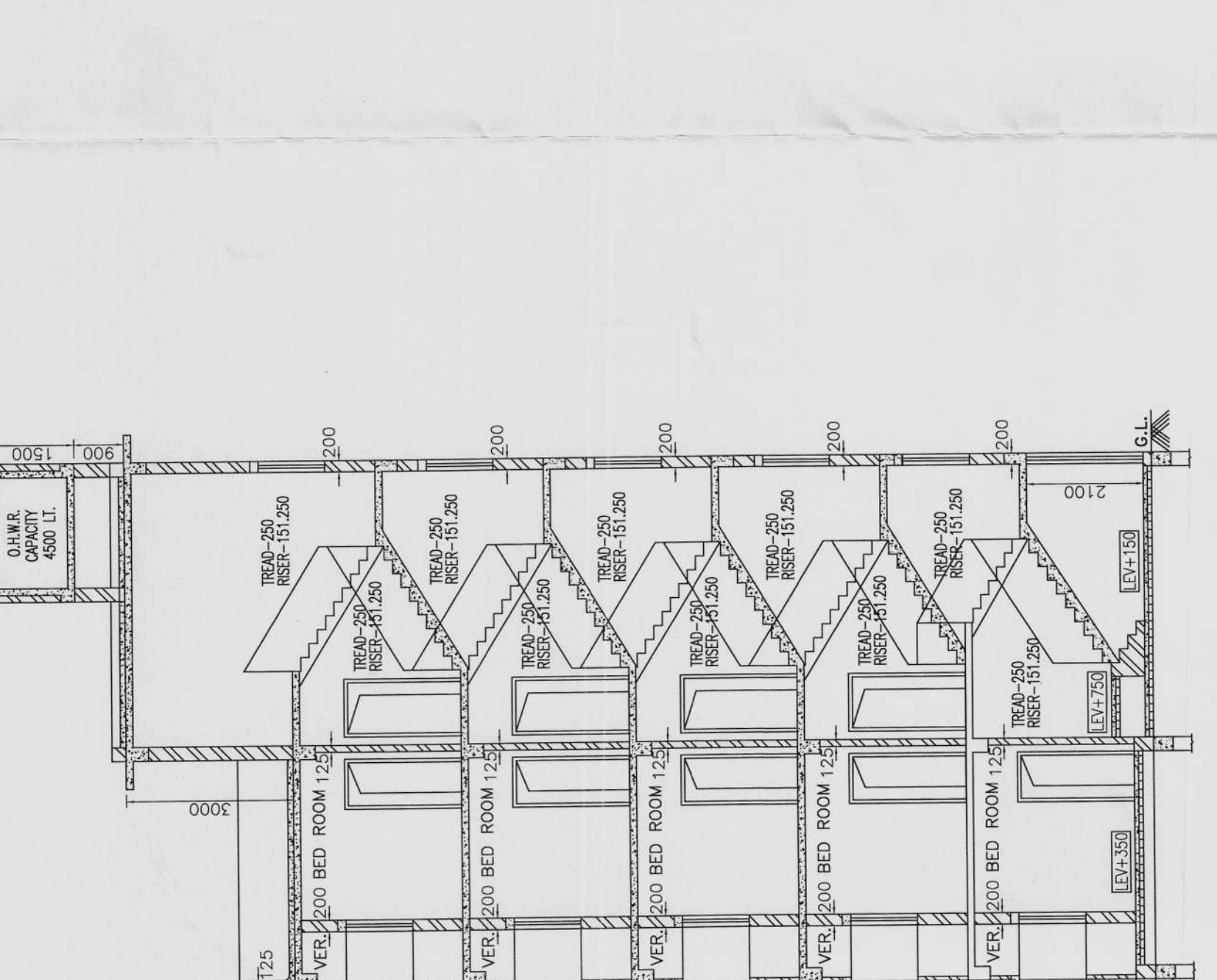
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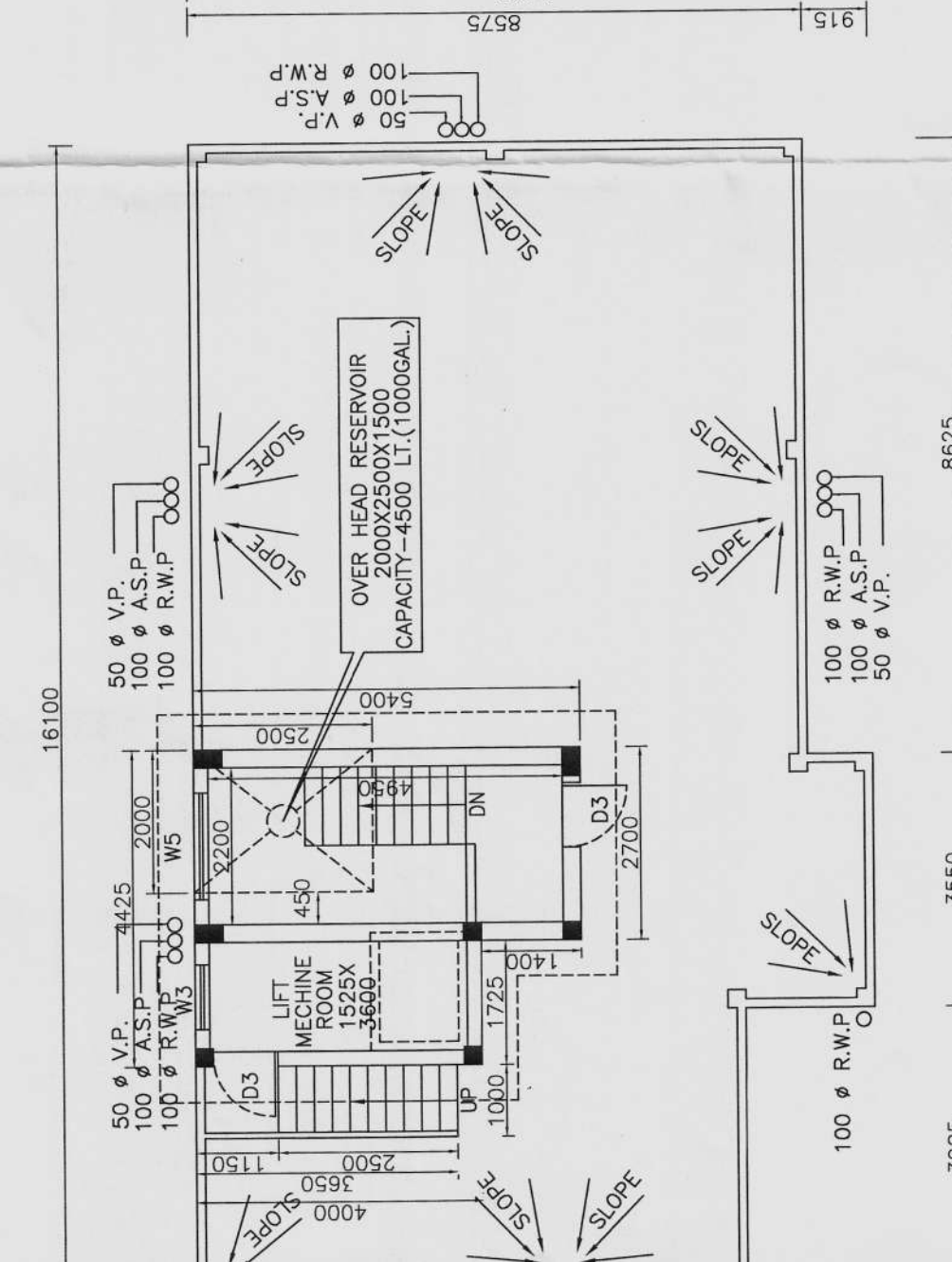
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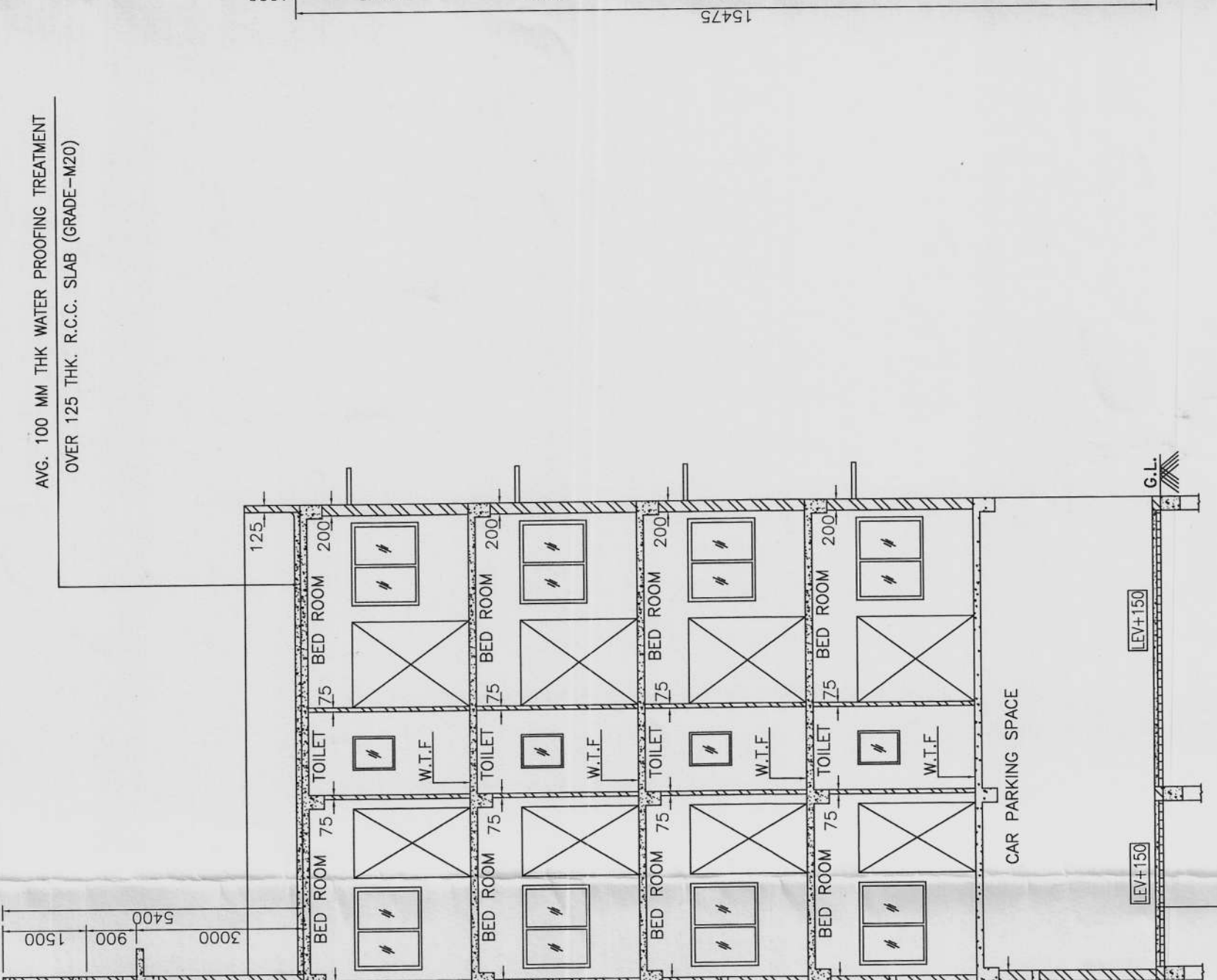
TERRACE FLOOR PLAN
SCALE=1:100

PROPOSED FIRST, SECOND, THIRD & FOURTH FLOOR PLAN
SCALE=1:100



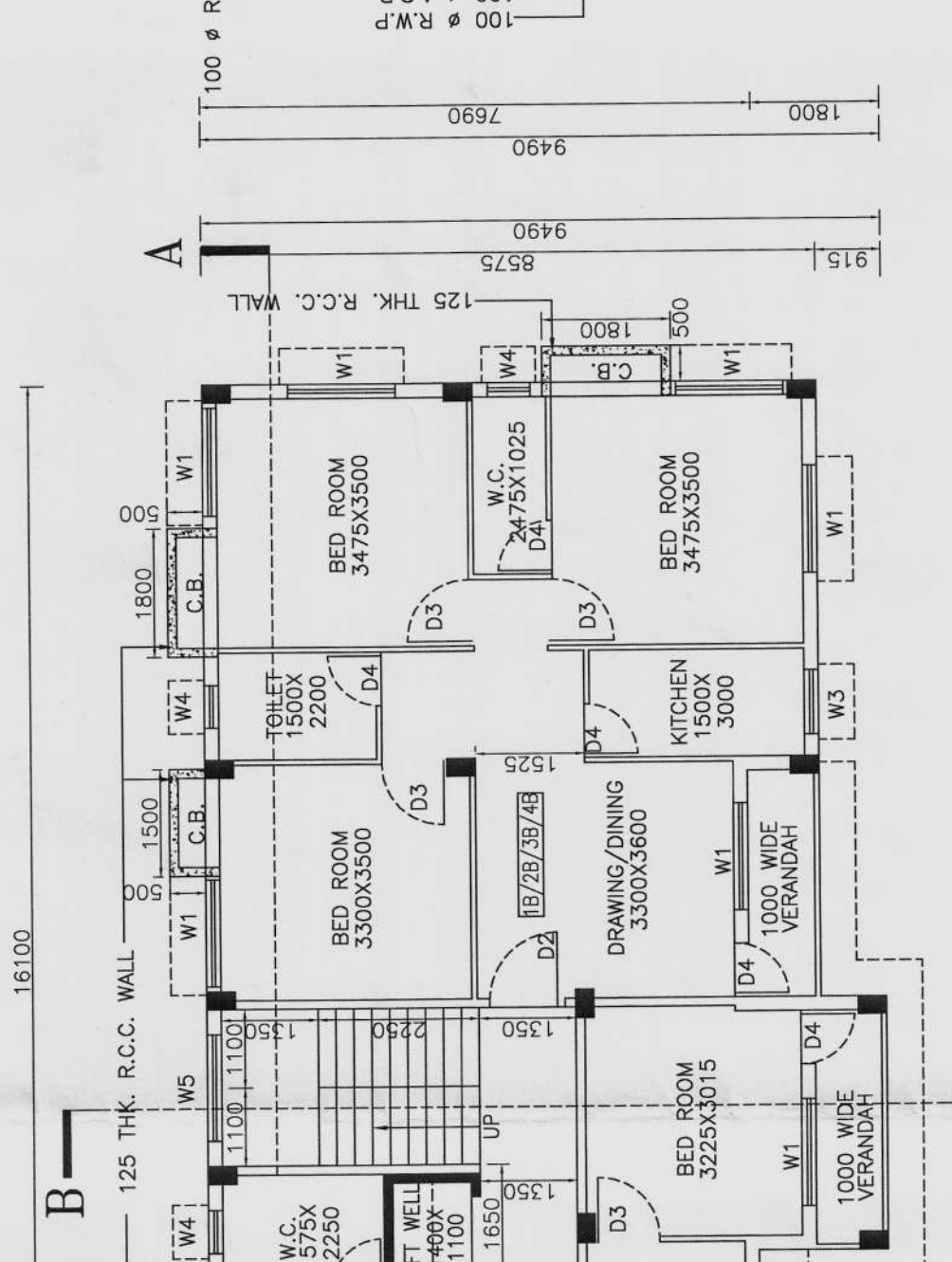
TERRACE FLOOR PLAN
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PROPOSED FIRST, SECOND, THIRD & FOURTH FLOOR PLAN
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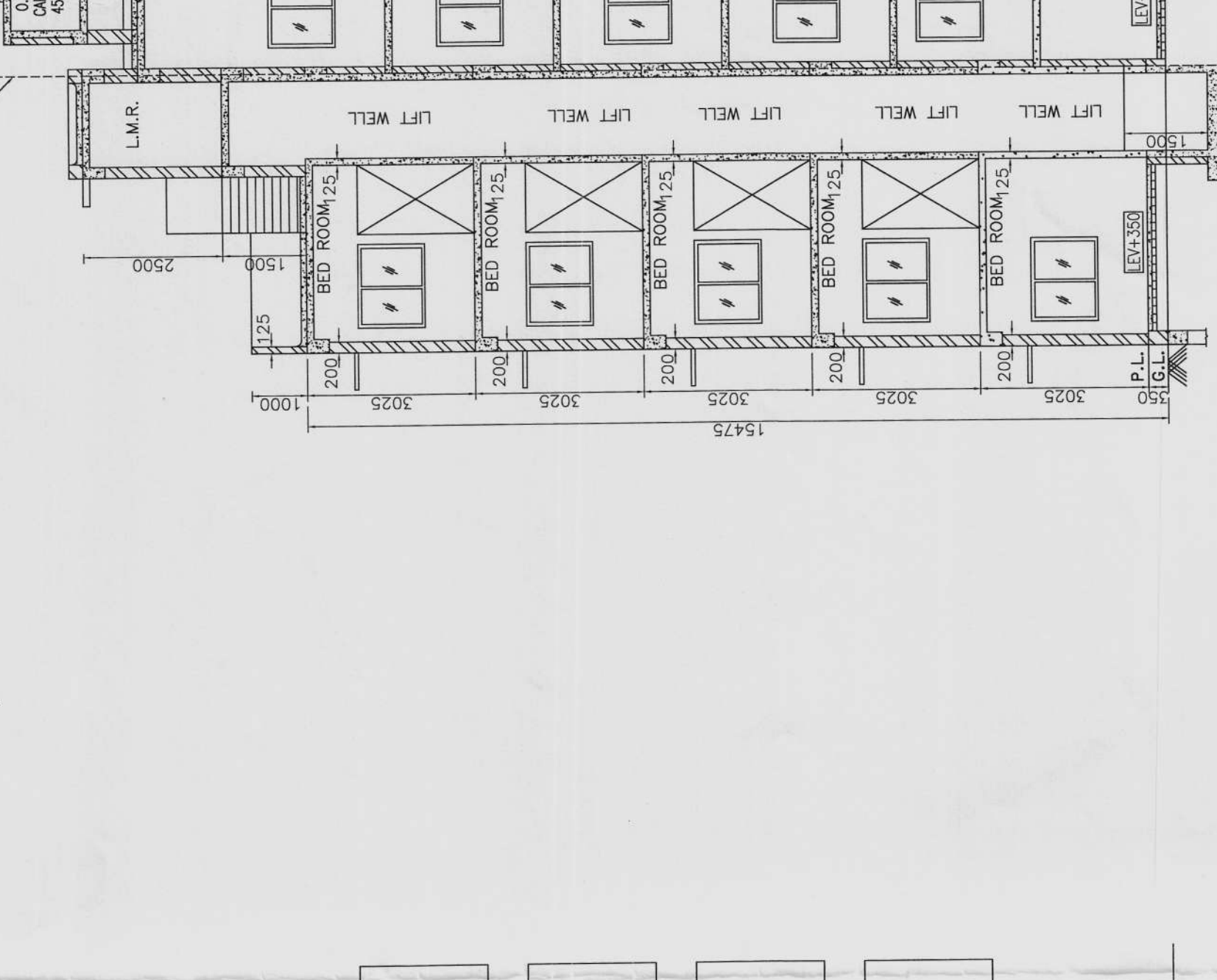
FRONT ELEVATION
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PROPOSED GROUND FLOOR PLAN
SCALE=1:100



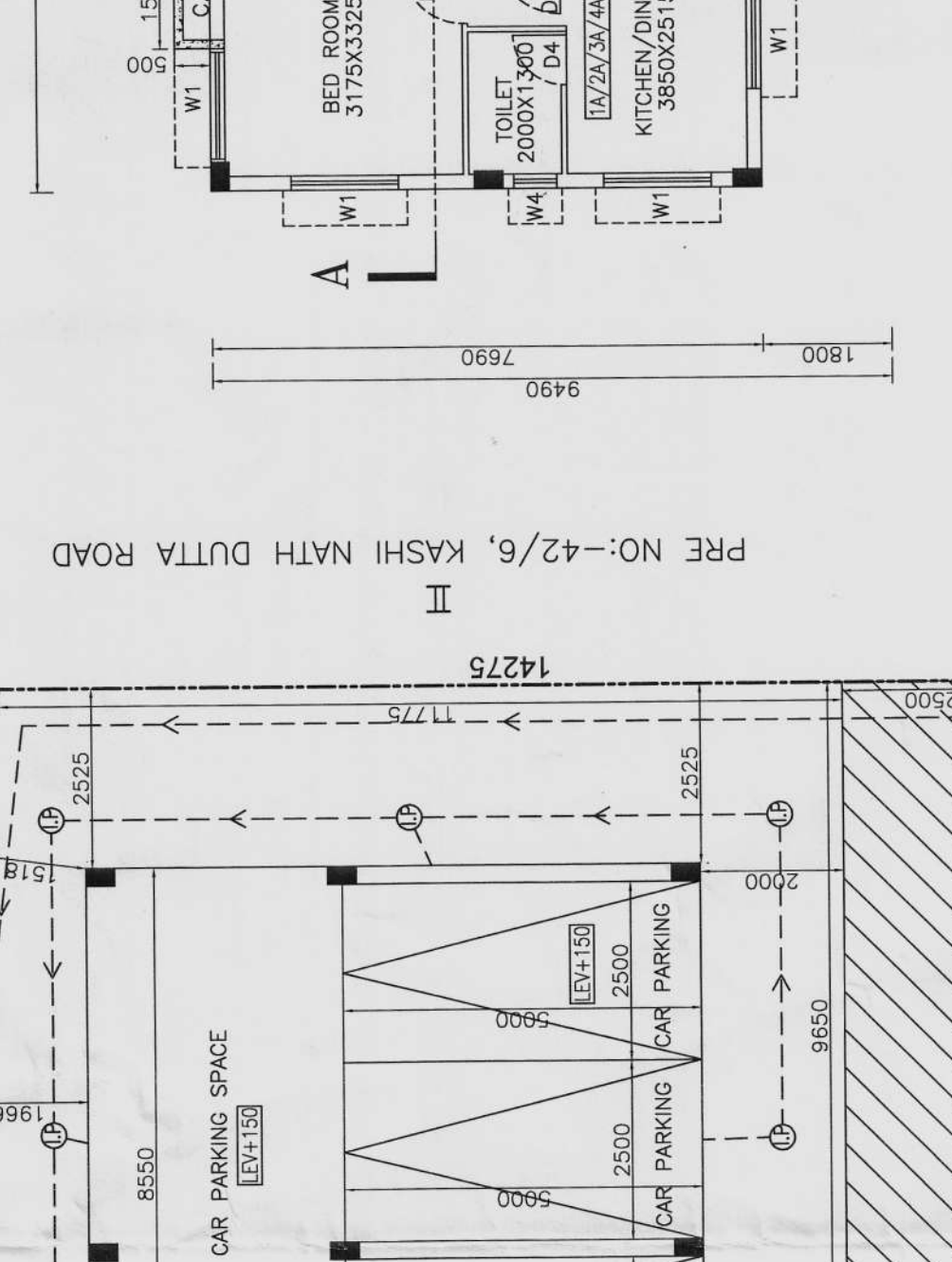
FRONT ELEVATION
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PROPOSED GROUND FLOOR PLAN
SCALE=1:100



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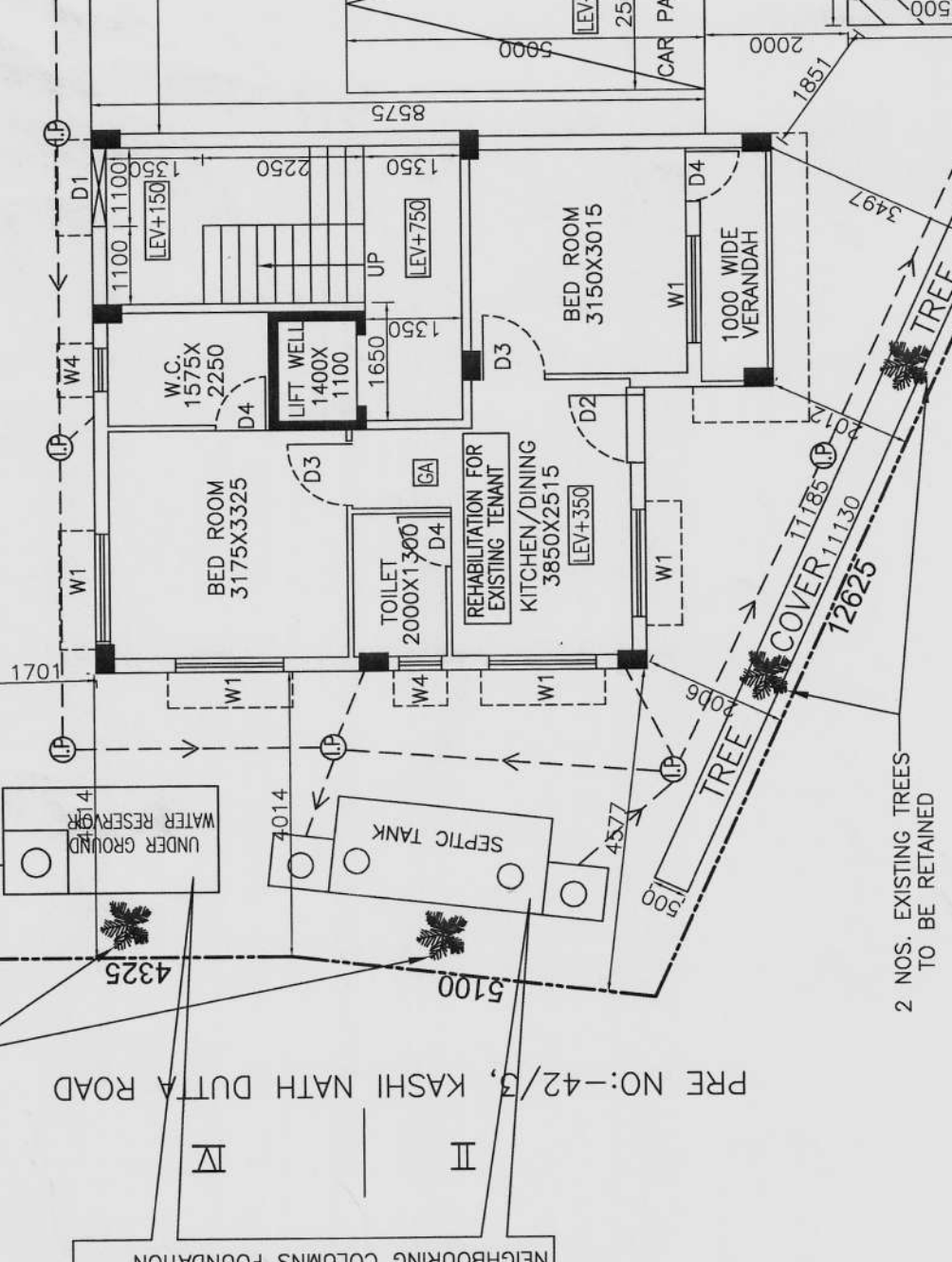
PROPOSED GROUND FLOOR PLAN
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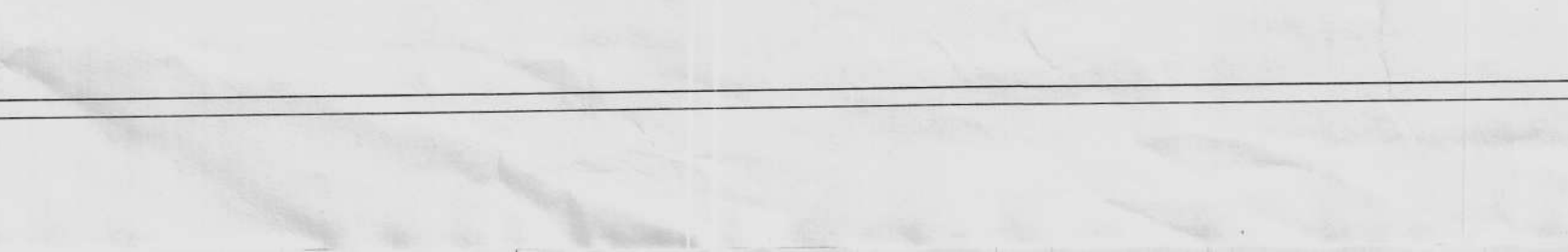
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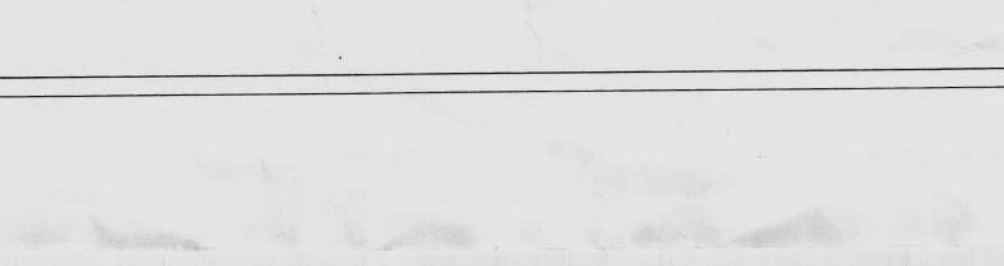
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