

**STATEMENT OF PROPOSAL**

**PART - A**

1. ASSESSEE NO. : 21-096-07-0077-6

2. NAME OF THE LESSEE : SRI ASHOK KUMAR BHOWMICK, APARNA SUR, TAPATI GHOSH, SMT. SUPARNA BHOWMICK, SRIKASH BHOWMICK, RAJASHREE BHOWMICK

3. DETAILS OF REGD. TITLE DEEDS : Book No. - I, Vol. No. - 176, Page No. - 28 to 34, Being No. - 9549, S.R ALIPORE, West Bengal, Year - 1961 Dated : 15.12.1961

4. DETAILS OF REGD. BOUNDARY DECLARATION : Book No. - I, Vol. No. - 1603-2022, Page No. - 399669, Being No. - 160311146, D.S.R - III, SOUTH 24 PGS, West Bengal, Date - 21/07/2022, Year - 2022

5. DETAILS OF REGD. DEED OF GIFT (SPLAY CORNER) : Book No. - I, Vol. No. - 1603-2022, Page No. - 399643 to 399657, Being No. - 160311145, D.S.R - III, SOUTH 24 PGS, West Bengal, Date - 21/07/2022, Year - 2022

6. DETAILS OF REGD. POWER OF ATTORNEY : Book No. - I, Vol. No. - 1603-2022, Page No. - 397662, Being No. - 160311114, D.S.R - III, SOUTH 24 PGS, West Bengal, Date - 20/07/2022, Year - 2022

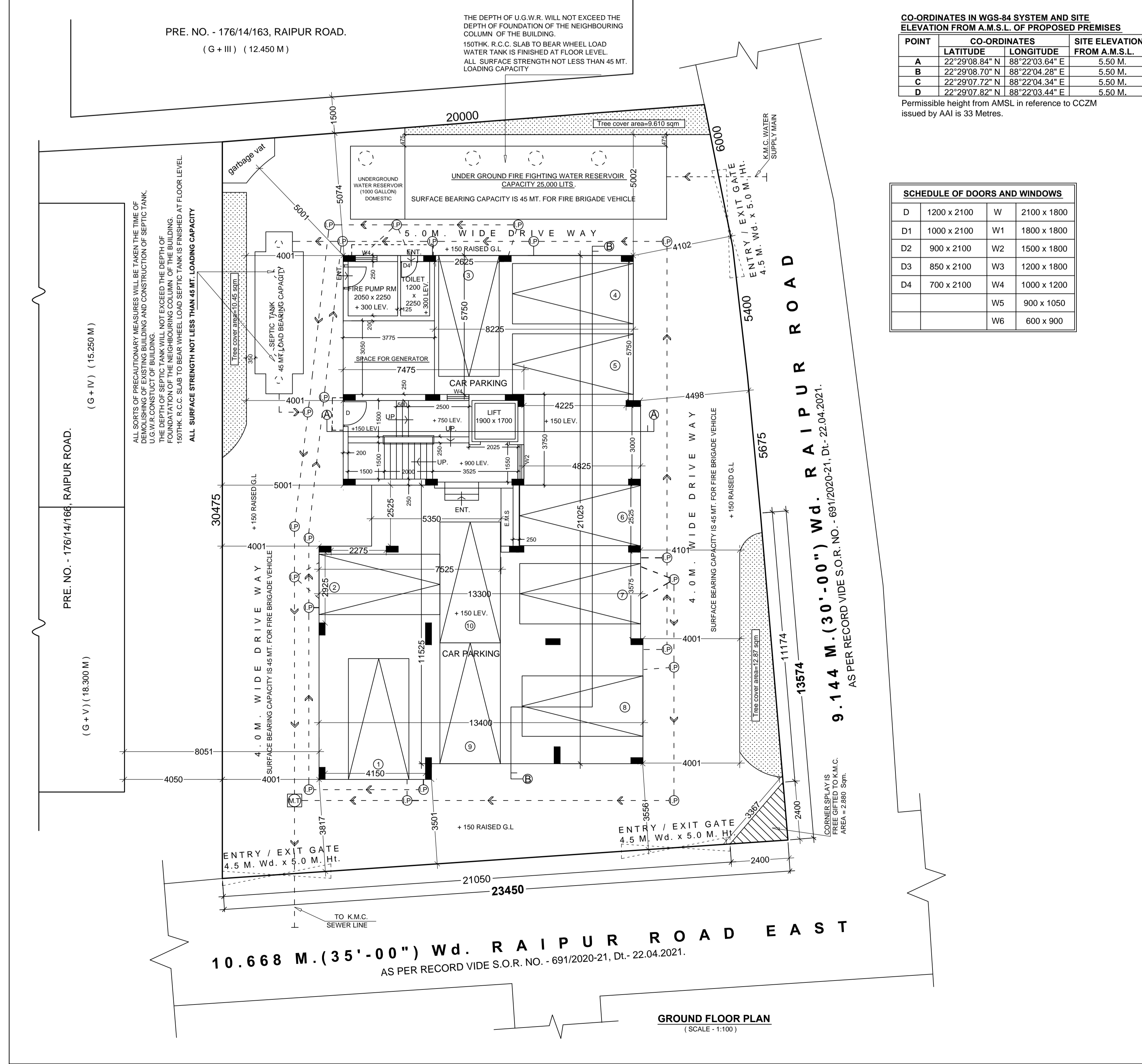
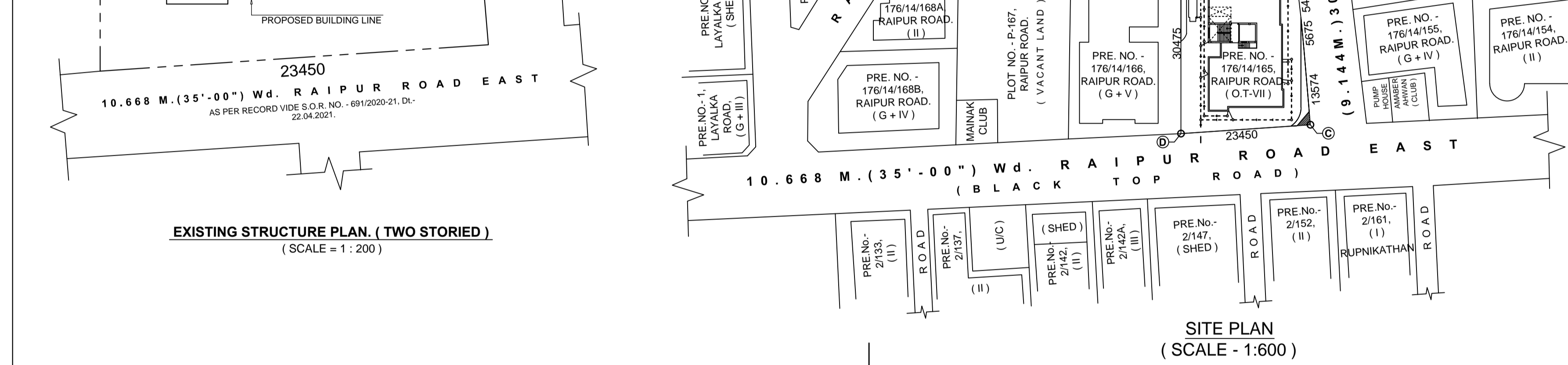
**PART - B**

1. AREA OF LAND : As per Title deed : 16 K. + 0 CH. = 33 SQFT = 671.962 Sqm. As per Assessment book copy : As per Boundary Declaration : Boundary Declaration = 671.962 Sqm. Area of splay corner = 2.880 Sqm. As per U. L. C : 671.96 Sqm.

2. NET AREA OF LAND : 669.082 Sqm. (After free gift / splayed corner etc.) Strip of land relinquished, strip of land gifted to K.M.C. Boundary Declaration = 671.962 Sqm. Area of splay corner = 2.880 Sqm. 669.082 Sqm.

**SPECIFICATION**

- ALL DIMENSIONS ARE IN MM.
- THE HEIGHT OF THE BUILDING IS 21.45 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 - 500.
- 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.



3. PERMISSIBLE GROUND COVERAGE = 50.000 % = 335.981 Sqm.	PERMISSIBLE F.A.R = 2.25 Sqm.						
4. PROPOSED GROUND COVERAGE = 39.642 % = 266.38 Sqm.	PROPOSED F.A.R = 2.229 Sqm.						
5. PROPOSED AREA :							
<b>FLOOR</b>	<b>TOTAL FLOOR AREA</b>	<b>Stair Void Area</b>	<b>Lift Duct Area</b>	<b>CUTOUT Total Area</b>	<b>Covered Area (Excluding Stair void &amp; Lift Duct) (A)</b>	<b>EXEMPTED AREA (Excl. Stair Void) (B)</b>	<b>Floor Area (Excluding Stair, Lift Duct &amp; Lobby) (A - B - C) = E</b>
Ground Floor	266.38 Sqm.	0.50 Sqm.	3.23 Sqm.	3.73 Sqm.	266.38 Sqm.	15.75 Sqm.	247.64 Sqm.
First Floor	266.38 Sqm.	0.50 Sqm.	3.23 Sqm.	3.73 Sqm.	266.38 Sqm.	15.75 Sqm.	247.64 Sqm.
Second Floor	266.38 Sqm.	0.50 Sqm.	3.23 Sqm.	3.73 Sqm.	266.38 Sqm.	15.75 Sqm.	247.64 Sqm.
Third Floor	266.38 Sqm.	0.50 Sqm.	3.23 Sqm.	3.73 Sqm.	266.38 Sqm.	15.75 Sqm.	247.64 Sqm.
Fourth Floor	266.38 Sqm.	0.50 Sqm.	3.23 Sqm.	3.73 Sqm.	266.38 Sqm.	15.75 Sqm.	247.64 Sqm.
Fifth Floor	266.38 Sqm.	0.50 Sqm.	3.23 Sqm.	3.73 Sqm.	266.38 Sqm.	15.75 Sqm.	247.64 Sqm.
Sixth Floor	266.38 Sqm.	0.50 Sqm.	3.23 Sqm.	3.73 Sqm.	266.38 Sqm.	15.75 Sqm.	247.64 Sqm.
<b>Total</b>	<b>1644.66 Sqm.</b>	<b>3.00 Sqm.</b>	<b>19.38 Sqm.</b>	<b>22.38 Sqm.</b>	<b>1442.28 Sqm.</b>	<b>110.25 Sqm.</b>	<b>1711.10 Sqm.</b>

TOTAL EXEMPTED AREA = (110.25 + 20.93) = 131.18 Sqm.

6. BLOCK - A RESIDENTIAL AREA = 1842.28 SQM  
BLOCK - A COMMON AREA = 175.63 SQM

7. F. A. R. CALCULATION

FLOOR AREA	STAIR WAY	LIFT LOBBY	PARKING AREA
1842.28 Sqm.	110.25 Sqm.	20.93 Sqm.	213.52 Sqm.

8. F. A. R.

FLOOR AREA	STAIR WAY	LIFT LOBBY	PARKING AREA	MAXIMUM LIMIT	TOTAL FLOOR AREA FOR F.A.R.	PROPOSED F.A.R.
1842.28 Sqm.	110.25 Sqm.	20.93 Sqm.	213.52 Sqm.	213.52 Sqm.	1497.66 Sqm.	2.229

PROPOSED F. A. R. = (1711.10 - 213.52) / 671.962 = 2.229

9. A) BLOCK WISE TENEMENT AREA

TENEMENT AREA	NO OF TENEMENT
81.62 Sqm.	6
95.18 Sqm.	6
94.66 Sqm.	6

B) NOS. OF REQUIRED CAR PARKING = 9 Nos.  
NOS. OF PARKING PROVIDED = 10 Nos.

10. TOTAL FLOOR AREA FOR FEES  
(COVERED AREA + CUPBOARD + LOFT + STAIR HEAD RM + COVER OF MC RM. LESS LIFT) = 1912.17 Sqm.  
(1842.28 + 23.18 + 23.08 + 19.97 + 3.66)

11. BLOCK WISE AREA FOR FEES

FLOOR AREA	CUPBOARD	LOFT	OPEN TERRACE	ROOF STRUCTURE
1842.28	23.18	23.08	266.38	STAIR HEAD RM = 19.97

COVER OF MC RM LESS LIFT = 3.66

- OVER HEAD WATER TANK AREA (FOR DOMESTIC) = 6.91 Sqm.
- OVER HEAD WATER TANK AREA (FOR FIRE FIGHTING) = 19.70 Sqm.
- HEIGHT OF THE BUILDING = 21.450 m.
- DEPTH OF THE BUILDING = 21.675 m.
- i) TREE COVER AREA REQUIRED = 1842.28 x 15% x 671.962 / 6000 = 30.95 Sqm.
- ii) TREE COVER AREA PROVIDED = 32.93 Sqm.
- SOLAR PANEL AREA = 6.5 Sqm.
- RELAXATION OF AUTHORITY = VIDE NOTIFICATION NO. 157/MA/O/C-4/3R-7/2017, dt. 19.02.2020, FOR U/R - 62 OF BUILDING RULE 2009

**DECLARATION OF OWNERS**

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT -

- I SHALL ENGAGE ARCHITECT, E.S.E & G.T.E DURING CONSTRUCTION.
- I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT, E.S.E & G.T.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 STRUCTURE.
- IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN.
- THE CONSTRUCTION OF UNDER GROUND WATER RESERVOIR WILL BE UNDER THE GUIDANCE OF ARCHITECT / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
- EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK OCCUPIED BY OWNERS, THERE ARE NO TENANT.
- DURING INSPECTION PLOT WAS IDENTIFIED BY US.

**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 ADJOINING ROAD AT SOUTH SIDE, ANOTHER ROAD AT EAST, EXISTING STRUCTURE, GLOBAL CO-ORDINATES & SITE ELEVATION FROM AMSL CONFORM 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 U. G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

**DECLARATION OF E.S.E**

THE STRUCTURAL DESIGN 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.

SOIL TESTING HAS BEEN SIGNED BY ALOK ROY (G.T.E. NO. - U11) DONE BY GEO TEST ENGINEERS PVT.LTD OF (ADDRESS) 6A, MILAN PARK KOLKATA - 700084. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

**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.

**PROPOSED G + VI STORED ( Height of the Building is 21.450 m ) RESIDENTIAL BUILDING FOLLOWING SECTION 393A OF K.M.C. ACT 1980, & K.M.C. Building Rules, 2009, AT PRE. NO. - 176/14/165, RAIPUR ROAD, KOLKATA - 700 092, P. S. - JADAVPUR, WARD NO. - 96, BOROUGH - X, PLOT NO - 165, J.L. NO - 34, TOUZI NO - 151, MOUZA - BADE RAIPUR, VIDE NOTIFICATION NO. 157/MA/O/C-4/3R-7/2017, dt. 19.02.2020, FOR U/R - 62 OF BUILDING RULE 2009 (M. B. C. MEETING NO. 615 AND ITEM NO. 2323-24 DATED 13.04.2023)**

**DETAILS OF ARCHITECTURAL DRAWING**

SCALE	W - 96	ARCHITECTS & ENGINEERS	DR. RAJESH KUMAR
1:50	B - (X)	Deep Pa Consulting (P) Ltd.	48/1A, Dr. Sankar Sankar Road, Kolkata - 700 014
1:100			
1:200			
1:500			
1:800			
1:4000			

**BUILDING PERMIT NO - 2023100032 DATE : 19-MAY-2023**

**VALID UP TO - 5 years from date of sanction.**

**ASSISTANT ENGINEER (CIVIL)**  
BLDG. DEPTT/ BR - X, K.M.C.

**EXECUTIVE ENGINEER (CIVIL)**  
BLDG. DEPTT/ BR - X, K.M.C.