



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, SRI AKASH 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. ALPORE, West Bengal, Year - 1961, Dated - 15.12.1961.

4. DETAILS OF REGD. BOUNDARY DECLARATION
Book No. - I, Vol. No. - 1603-2022, Page No. 39968 to 39969, 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 (part covered)
Book No. - I, Vol. No. - 1603-2022, Page No. 39964 to 39967, Being No. - 160311145, D.S.R. III, SOUTH 24 PGS, West Bengal, Date - 21/07/2022, Year - 2022
AREA OF SPAYLED CORNER = 2.880 SQM.

URBAN LAND CEILING memo no-753/ULC/KOLKATA/2021 Date - 02/06/2021
FIRE SAFETY RECOMMENDATION Memo no - FSR /0225186218701017, Date - 24/12/2021

6. DETAILS OF REGD. POWER OF ATTORNEY
Book No. - I, Vol. No. - 1603-2022, Page No. 397649 to 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 : 669.082 Sqm.
As per Title deed = 19 K. x 34 Ch. = 33 SQMPT. = 471.962 Sqm.
As per Assessment book copy
As per Boundary Declaration
As per U. L. C : 671.96 Sqm.

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

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:

FLOOR	TOTAL FLOOR AREA	Stair Void Area	CUTOFF Lin Area	Total Area	Covered Area (Excluding Stair Void & Lift Duct)	EXEMPTED AREA (Excl. Stair Void)	Floor Area (Excluding Stair, Lift Duct & Lobby)
Ground Floor	266.38 Sqm.	0.50 Sqm.	3.23 Sqm.	270.11 Sqm.	266.38 Sqm.	15.75 Sqm.	250.63 Sqm.
First Floor	266.38 Sqm.	0.50 Sqm.	3.23 Sqm.	270.11 Sqm.	266.38 Sqm.	15.75 Sqm.	250.63 Sqm.
Second Floor	266.38 Sqm.	0.50 Sqm.	3.23 Sqm.	270.11 Sqm.	266.38 Sqm.	15.75 Sqm.	250.63 Sqm.
Third Floor	266.38 Sqm.	0.50 Sqm.	3.23 Sqm.	270.11 Sqm.	266.38 Sqm.	15.75 Sqm.	250.63 Sqm.
Fourth Floor	266.38 Sqm.	0.50 Sqm.	3.23 Sqm.	270.11 Sqm.	266.38 Sqm.	15.75 Sqm.	250.63 Sqm.
Fifth Floor	266.38 Sqm.	0.50 Sqm.	3.23 Sqm.	270.11 Sqm.	266.38 Sqm.	15.75 Sqm.	250.63 Sqm.
Suath Floor	266.38 Sqm.	0.50 Sqm.	3.23 Sqm.	270.11 Sqm.	266.38 Sqm.	15.75 Sqm.	250.63 Sqm.
Total	1844.66 Sqm.	3.00 Sqm.	23.38 Sqm.	1871.04 Sqm.	1842.28 Sqm.	110.25 Sqm.	1731.98 Sqm.

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

6. BLOCK - A RESIDENTIAL AREA = 1842.28 SQM
BLOCK - A COMMON AREA = 175.65 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.	213.62 Sqm.	1497.58 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 MIC 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 MIC RM LESS LIFT = 3.66

12. OVER HEAD WATER TANK AREA (FOR DOMESTIC) = 6.91 Sqm.

13. OVER HEAD WATER TANK AREA (FOR FIRE FIGHTING) = 19.70 Sqm.

14. HEIGHT OF THE BUILDING = 21.450 m.

15. DEPTH OF THE BUILDING = 21.675 m.

16. i) TREE COVER AREA REQUIRED = 1842.28 x 15% x 671.962 / 6000 = 30.95 Sqm.
ii) TREE COVER AREA PROVIDED = 32.93 Sqm.

17. SOLAR PANEL AREA = 6.5 Sqm.

18. RELAXATION OF AUTHORITY = vide NOTIFICATION NO. 157 / MA / 01 / C-1 / 30 / 2017, dt. 18.02.2020, FOR U / R - 62 OF BUILDING RULE 2009

DECLARATION OF OWNERS

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT -
1. I SHALL ENGAGE ARCHITECT, E.S.E. & G.T.E DURING CONSTRUCTION.
2. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT, E.S.E. & G.T.E DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF UNDER GROUND WATER RESERVOIR WILL BE UNDER THE GUIDANCE OF ARCHITECT / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
6. EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK OCCUPIED BY OWNERS, THERE ARE NO TENANT.
7. DURING INSPECTION PLOT WAS IDENTIFIED BY US.

LESSOR: **ULJAL BOSE**
Constituted Attorney of **SRI ASHOK KUMAR BHOWMICK, APARNA SUR, TAPATI GHOSH, SMT. SUPARNA BHOWMICK, SRI AKASH BHOWMICK, RAJASHREE BHOWMICK (LESSEE)**

THE DEV. COMM. DEPT. GOVT. OF WEST BENGAL

NAME OF APPLICANT

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-ORDINATE'S 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.

LESSOR: **JULIE GUHA**
C.A./S/18031
NAME OF ARCHITECT

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.
SOIL TESTING HAS BEEN DONE BY ALOK ROY (G.T.E. NO. - 11111) DONE BY GEO-TEST ENGINEERS PVT.LTD (OF ADDRESS) 6A, BALAN PARK KOLKATA - 700094. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

MADHAB CH. PAUL, E.S.E. NO. - 229 / II
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.

ALOK ROY, K.M.C. G.T.E. NO. - 11 (CBMS - 1)
NAME OF GEO-TECHNICAL ENGINEER

PROPOSED G + VI STORED (Height of the Building is 21.450 m). RESIDENTIAL BUILDING FOLLOWING SECTION 39A 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, TOUZU NO. - 151, MOUZA: BADE RAIPUR.
VIDE NOTIFICATION NO. 157 / MA / 01 / C-1 / 30 / 2017, dt. 18.02.2020, FOR U / R - 62 OF BUILDING RULE 2009 (M.B.C. MEETING NO. 615 AND ITEM NO. 232/23-24 DATED 13.04.2023)

*** DETAILS OF ARCHITECTURAL DRAWING ***

SCALE	W - B (X)	ARCHITECTS & ENGINEERS
1:100	W - B (X)	401/A, Dr. Sankar Sanjay Road, Kolkata - 700 014, Email: dchhabra@ymail.com

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

VALID UPTO - 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.