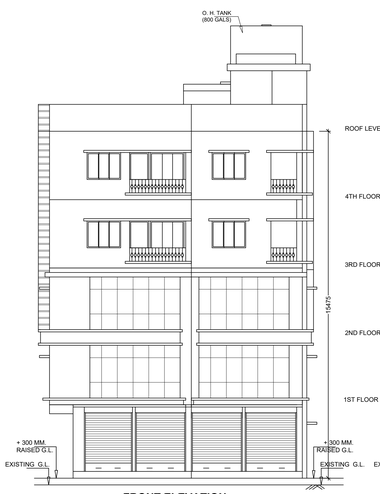

FRONT ELEVATION
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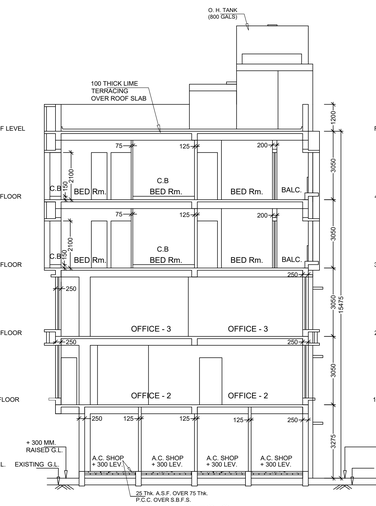

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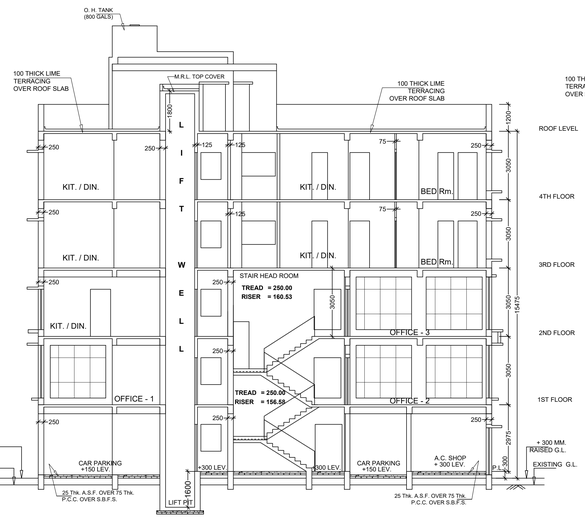

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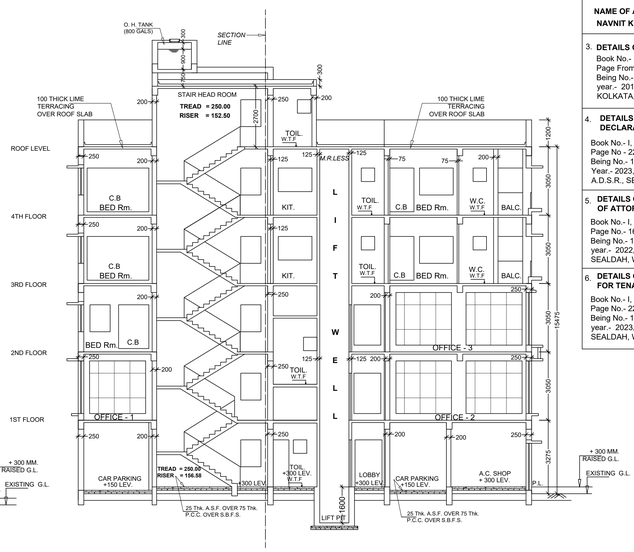
(SCALE - 1:100)



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(SCALE - 1:100)

STATEMENT OF PROPOSAL : 2023030003

PART - A

1. **ASSESSEE NO.** : **11- 033- 05 - 0108 - 0**
2. **NAME OF OWNERS :**

   IRA DAS, SWAPNA DEY,DHRUBAJYOTI DEY, DEBOJYOTI DEY,BHASWATI DEY

   NAME OF APPLICANT :

   NAVNIT KUMAR GUPTA
3. **DETAILS OF REGD. DEED**

   Book No.- I, CD Vol. No.- 20
   Page From 841 to 858 ,
   Being No.- 08972,
   year.- 2011, Date - 24/10/2011,A.R.A. - I, KOLKATA,West Bengal.
4. **DETAILS OF REGD. BOUNDARY DECLARATION**

   Book No.- I, Vol. No.- 1606 - 2023,
   Page No - 22452 to 22462,
   Being No.- 160600690 ,
   Year.- 2023, Date - 01/03/2023 ,
   A.D.S.R., SEALDAH,West Bengal.
5. **DETAILS OF REGD. GENERAL POWER OF ATTORNEY**

   Book No.- I, Vol. No.- 1606 - 2022,
   Page No.- 163369 to 163384,
   Being No.- 160605273,
   year.- 2022,Date - 02/11/2022,A.D.S.R., SEALDAH, West Bengal.
6. **DETAILS OF REGD.UNDERTAKING FOR TENANTS**

   Book No.- I, Vol. No.- 1606 - 2023,
   Page No.- 22409 to 22417,
   Being No.- 160600689,
   year.- 2023,Date - 01/03/2023,A.D.S.R., SEALDAH, West Bengal.

PART - B

1. **AREA OF LAND :**

   As per Assessment Book Record,Deed & Boundary Declaration = 446.860 SQM. (06 K - 10 CH - 40 SFT.)

2. NET AREA OF LAND :-

   As per Assessment Book Record,Deed & Boundary Declaration = 446.860 SQM. (06 K - 10 CH - 40 SFT.)

3. PERMISSIBLE GROUND COVERAGE = 51.771 % = 231.345 Sqm.
4. PROPOSED GROUND COVERAGE = 51.735 % = 231.183 Sqm.
5. PROPOSED AREA :

FLOOR	TOTAL FLOOR AREA	CUTOUT: Others Duct Area	CUTOUT: Lift Duct Area	Covered Area (Excluding Stair Duct, Lift Duct) (A)	EXEMPTED AREA: Stair Way Area (B)	EXEMPTED AREA: Lift Lobby (C)	Floor Area (Excluding Stair, Lift Duct &Lobby) (A - (B + C)) = E
Ground Floor	209.605 Sqm.	———	———	209.605 Sqm.	28.365 Sqm.	5.734 Sqm.	175.506 Sqm.
First Floor	231.183 Sqm.	———	4.940 Sqm.	226.243 Sqm.	28.365 Sqm.	5.734 Sqm.	192.144 Sqm.
Second Floor	231.183 Sqm.	14.205 Sqm.	4.940 Sqm.	212.038 Sqm.	13.365 Sqm.	5.734 Sqm.	192.939 Sqm.
Third Floor	231.183 Sqm.	2.470 Sqm.	2.470 Sqm.	226.243 Sqm.	13.365 Sqm.	2.734 Sqm.	210.144 Sqm.
Fourth Floor	231.183 Sqm.	2.470 Sqm.	2.470 Sqm.	226.243 Sqm.	13.365 Sqm.	2.734 Sqm.	210.144 Sqm.
Total	**1134.337 Sqm.**	**19.145 Sqm.**	**14.820 Sqm.**	**1100.372 Sqm.**	**96.825 Sqm.**	**22.669 Sqm.**	**980.878 Sqm.**

TOTAL EXEMPTED AREA = 96.825 + 22.669 = 119.494 Sqm.

6. A) TENEMENT SIZE & PARKING CALCULATION :

Flat No	Covered Area	Prop. Share	Tenement Size	No. of Tenement	Tenement Category	Required Parking
1	76.248 Sqm.	17.281 Sqm.	93.529 Sqm.	1 Nos.	Between75-100 Sqm.	NIL
2	57.744 Sqm.	13.087 Sqm.	70.831 Sqm.	2 Nos.	Between 50-75 Sqm.	NIL
3	74.783 Sqm.	16.949 Sqm.	91.732 Sqm.	4 Nos.	Between75-100 Sqm.	2 Nos.
4	73.929 Sqm.	16.756 Sqm.	90.685 Sqm.			

Mercantile (Retail) Covered Area = 40.569 Sqm.
Mercantile (Retail) Carpet Area = 32.874 Sqm. — NIL
One Car Parking Space for every 35 Sqm.Carpet Area

Business (Office) Covered Area = 345.055 Sqm.
Business (Office) Carpet Area = 265.875 Sqm. — 5 No
One car parking space for every 50 Sqm Carpet Area.

Total Required Parking = **7 Nos.**

B) NOS. OF PARKING PROVIDED = 4 Nos. (Covered Parking), 3 Nos. (Open Parking) = 7 Nos.
C) Permissible area for parking : GROUND FLOOR = 4 No. x 25 Sqm
D) Actual area of Parking Provided : GROUND FLOOR PARKING = 114.719 Sqm.
7. PERMISSIBLE F. A. R. = 3.00
8. PROPOSED F. A. R. (980.878 - 100) / 446.860 1.971 < 3.000

9. TOTAL RESIDENTIAL AREA = 714.744 Sqm. (64.955 %)
10. AREA OF BUSINESS = 345.055 Sqm. (31.358%)
11. AREA OF MERCANTILE RETAIL = 40.569 Sqm. (3.687 %)
12. TOTAL COMMERCIAL AREA (Business + Mercantile Retail) = 385.624 Sqm. (35.045 %)
13. AREA OF TERRACE = 231.183 Sqm.
14. STAIR HEAD ROOM AREA = 17.330 Sqm.
15. OVER HEAD TANK AREA = 6.400 Sqm.
16. AREA OF TOP COVER OF M.R.L. LIFT = 3.675 Sqm.
17. ROOF W.C. AREA = 2.984 Sqm.
18. TOTAL CUPBOARD AREA = 12.350 Sqm. (2.168%)
19. TOTAL ADDITIONAL FLOOR AREAS FOR FEES = 36.339 Sqm.
    (CUPBOARD +STAIR HEAD ROOM + ROOF W.C.+ TOP COVER OF M.R.L.)
20. HEIGHT OF THE BUILDING = 15.475 M.
21. RELAXATION OF AUTHORITY = U/R 76 (i) OF KMC BUILDING RULE 2009
22. PERMISSIBLE TREE COVER AREA = 1100.372 X 15 % X 446.860 / 6000 = 12.293 Sqm.

PROPOSED TREE COVER AREA = 12.641 Sqm.

CO-ORDINATES IN WGS-84 SYSTEM AND SITE ELEVATION FROM A.M.S.L. OF PROPOSED PREMISES

Premises No. 279, CIT Scheme IV M. UNDER P.S - Beliaghata, Within Kolkata Municipal Corporation, District - South 24 Parganas, WARD NO. - 033, Borough - III, Kolkata - 700054.
Name of the owner/ Applicant- Navnit Kumar Gupta C.A.
Area of Land - 446.860 Sq.m.
Name of the L.B.S. - Sri. Madhab Chandra Paul, L.B.S. No - 526 (I).
Permissible Height in Reference to CCZM issued by AAI 33 mts. (AMSL).

POINT	CO-ORDINATES LATITUDE	CO-ORDINATES LONGITUDE	SITE ELEVATION FROM A.M.S.L.
A	22°34'18.88" N	88°23'25.14" E	9.5 M.
B	22°34'18.61" N	88°23'25.76" E	9.5 M.
C	22°34'17.95" N	88°23'25.51" E	9.5 M.
D	22°34'17.32" N	88°23'25.15" E	9.5 M.

Permissible height from AMSL in reference to CCZM issued by AAI is 33 Metres.

The above information is true and correct in all respect and if at any stage, it is found otherwise, then i shall be fully liable for which kmc and other appropriate authority reserve the right to take appropriate action against me as per law.

NAVNIT KUMAR GUPTA
BEING THE CONSTITUTED ATTORNEY ON BEHALF OF
1) **SWAPNA DEY**
2) DHRUBAJYOTI DEY
3) DEBOJYOTI DEY
4) **BHASWATI DEY**
5) IRA DAS

MADHAB CH. PAUL.
[L.B.S. No.- 526 (Class- I)]
NAME OF L.B.S.

Counter signed by Owner

DECLARATION OF OWNER'S/APPLICANT

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT-

1. WE SHALL ENGAGE L.B.S & E.S.E. DURING CONSTRUCTION.
2. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S & E.S.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 RESERVOIRS AND SEPTIC TANK WILL BE UNDER THE GUIDANCE OF L.B.S / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
6. THERE IS A FOUR STORIED EXISTING STRUCTURE OCCUPIED BY OWNERS & TENANTS.
   TO BE DEMOLISHED BEFORE NEW WORK.
7. DURING INSPECTION PLOT WAS IDENTIFIED BY ME.
8. THERE IS NO CASE PENDING IN RESPECT OF THE PREMISES.

NAVNIT KUMAR GUPTA
BEING THE CONSTITUTED ATTORNEY ON BEHALF OF
1) **SWAPNA DEY**
2) DHRUBAJYOTI DEY
3) DEBOJYOTI DEY
4) **BHASWATI DEY**
5) IRA DAS

NAME OF OWNERS / APPLICANT

DECLARATION OF L.B.S

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD AND ANOTHER EXISTING STRUCTURE CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A PARTLY COVERED BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

MADHAB CH. PAUL.
[L.B.S. No - 526 (Class- I)]
NAME OF L.B.S.

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 INCLUING 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 DR. SANTOSH KUMAR CHAKRABORTY (G.T.E. NO. - 161) OF J. B. ASSOCIATES, OF (ADDRESS) 141B, NAYABAD, PANCHASAYER, 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. (K.M.C.)

DECLARATION OF G.T.E.

UNDERSIGNED HAS INSPECTED THE SITE & CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT THISTYNG 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.

DR. SANTOSH KUMAR CHAKRABORTY
K.M.C. G.T.E NO. - 16 (Class - I)
NAME OF GEO-TECHNICAL ENGINEER

PROPOSED G + IV STORIED (Height of the Building is 15.475 M.) RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 & K.M.C. Building Rules, 2009, AT PRE. No. - P279, C I T SCH IV M (POSTAL ADDRESS- P279, NARKEL DANGA MAIN ROAD), KOLKATA-700 054,P.S.- BELIAGHATA, WARD NO.- 033, BOROUGH - III, UNDER K.M.C.

*** * * DETAILS OF ARCHITECTURAL DRAWING * * ***

S E W N	* SCALE * 1 : 100	W -33 B - (III)	*ARCHITECTS & ENGINEERS* Deep Pal Consultancy (P) Ltd. 48/1A, Dr. Suresh Sarkar Road. Kolkata - 700 014. E-mail : dpdkol@yahoo.com
	DRAWN BY RITA	*Checked BY* M.C.Paul	*Date* 20.02.2023

BUILDING PERMIT NO: 2023030030 **DATE: 08/08/2023**

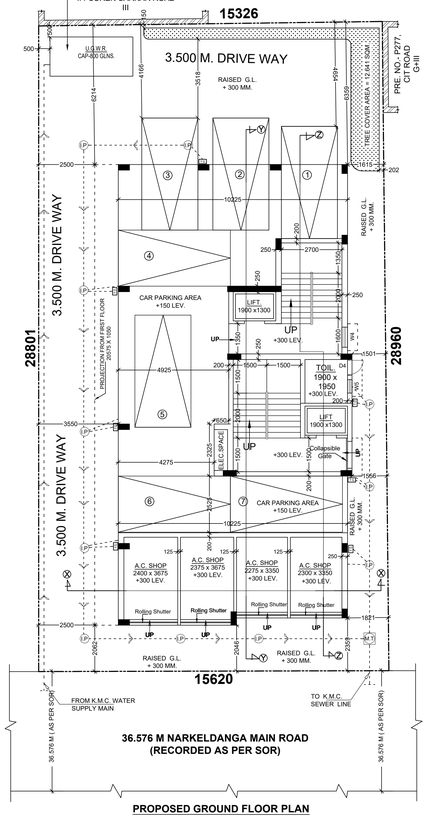
VALID UP TO: 07/08/2028

JIBAN DAS — Digitally signed by JIBAN DAS Date: 2023.08.08 16:53:27 +05'30'

DIGITAL SIGNATURE OF A. E (C)

SANTANU DUTTA — Digitally signed by SANTANU DUTTA Date: 2023.08.08 13:41:53 +05'30'

DIGITAL SIGNATURE OF E. E (C)
Building Deptt. Br. (III)



PROPOSED GROUND FLOOR PLAN
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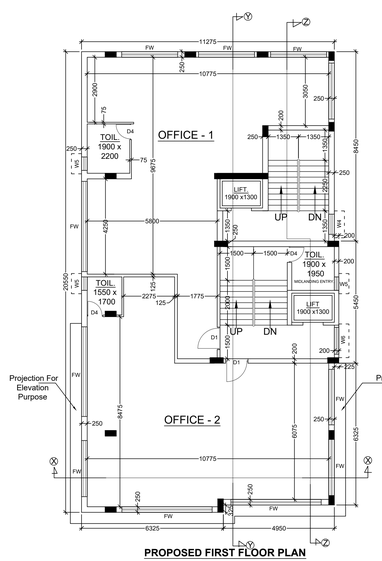
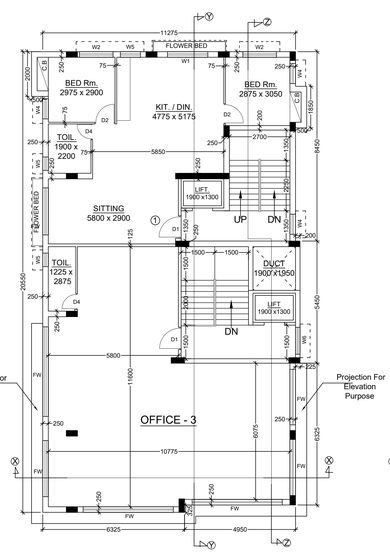
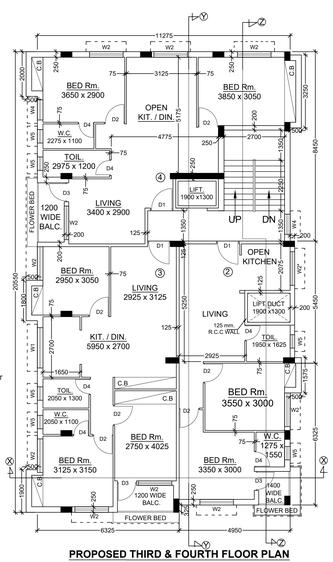


PROPOSED FIRST FLOOR PLAN
SCALE 1:100



PROPOSED SECOND FLOOR PLAN
SCALE 1:100



PROPOSED THIRD & FOURTH FLOOR PLAN
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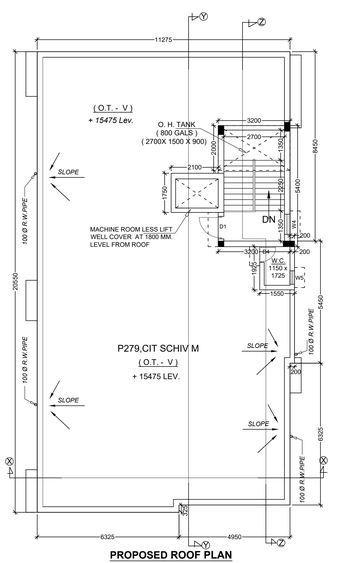

PROPOSED ROOF PLAN
SCALE 1:100