

NO. OF TOILET/ KITCHEN/ PANTRY	NOS. OF TOILET/ KITCHEN/ PANTRY
GR. FLOOR	0
1ST. FLOOR	2
2ND. FLOOR	6
3RD. FLOOR	6
4TH. FLOOR	6
5TH. FLOOR	6
6TH. FLOOR	6
7TH. FLOOR	6
8TH. FLOOR	6
9TH. FLOOR	6
10TH. FLOOR	6
11TH. FLOOR	6
12TH. FLOOR	6
ROOF	1

STATEMENT OF THE PLAN PROPOSAL

1. ASSESSE NO.: 311060319877
 2. NAME OF THE OWNERS:- SRI. SUNITA IGBINOVIA (NEE GHOSH) SMT. SUMITRA MAJUMDER. SRI. SUBIR GHOSE.

3. NAME OF THE APPLICANTS:- SRI. AVIJIT NASKAR DIR. OF MEGACITY SERVICES PVT. LTD. C/O OF THE OWNERS.

4. DETAIL OF REGISTERED DEED:-
 (1) BOOK NO.: 79, PAGE NO.: 286 TO 291, BEING NO. 3899, YEAR: 1975, DATE: 12.05.1975, PLACE: DSR-ALIPORE, 24-PARGANAS.
 (2) BOOK NO.: 206, PAGE NO.: 412 TO 418, BEING NO.: 5094, YEAR: 1986, DATE: 08.07.1986, PLACE: REGISTER OF ASSURANCE, ALIPORE.
 (3) KMC MUTATION:- 01/09/12, MAR: 822857, DATED 06.04.2019

5. BILL OF MUTATION:- (BASTU)
 (1) COPY NO.: 5087 (1630026) DATED 01.12.2020.
 (2) COPY NO.: 5102 (1630026) DATED 01.12.2020.
 (3) COPY NO.: 4622 (1630026) DATED 18.11.2020.
 (4) COPY NO.: 5104 (1630026) DATED 01.12.2020.

6. DECLARATION FOR DAG NO R & L R.
 BEFORE THE LD. 1ST CLASS JUDICIAL MAGISTRATE AT ALIPORE.
 AFFIDAVIT NO. = 38943 DATED 03.09.2022.

7. DETAIL OF POWER ATTORNEY
 BEING NO.: 163000085 YEAR: 2018 PLACE: D.S.R.-V, SOUTH 24-PARGANAS
 DATE: 19.04.2018
 (1) BOOK NO.: IV VOL. NO.: 1630-2018 PAGE NO.: 2415 TO 2433
 (2) BOOK NO.: I VOL. NO.: 1630-2022 PAGE NO.: 62781 TO 62782
 BEING NO.: 163001146 YEAR: 2022 PLACE: D.S.R.-V, SOUTH 24-PARGANAS
 DATE: 16.03.2022

8. DETAIL OF BOUNDARY DECLARATION.
 BOOK NO.: I VOL. NO.: 1604-2022 PAGE NO.: 199360 TO 199371
 BEING NO.: 160406218 YEAR: 2022
 PLACE: D.S.R.-V, SOUTH 24TH PARGANAS, WEST BENGAL

9. DETAIL OF SPLAY CORNER.
 BOOK NO.: I VOL. NO.: 1604-2022 PAGE NO.: 199347 TO 199359
 BEING NO.: 160406219 YEAR: 2022
 PLACE: D.S.R.-V, SOUTH 24TH PARGANAS, WEST BENGAL
 DATE: 10.06.2022

10. U.L.C. VIDE NO.: 1756/ULC/ALIPORE/2022 DATE: 19.05.2022
 ISSUED BY COMPETENT AUTHORITY, U.L.C.

11. CERTIFICATE OF GREEN INDIAN GREEN BUILDING COUNCIL AS PRECERTIFIED GOLD ON AUGUST 2022 VALID FOR 3 YEARS.

12. N.O.C. OF AIRPORT AUTHORITY OF INDIA VIDE NO :-BEHA/EAST/8/06/1822678360 DATED 30.06.2022 VALID UPTO 28.06.2030

13. DECLARATION FOR RELINQUISHMENT PORTION DATED 17.12.2022.

14. M.O.C. OF WBS & ES DEPT. VIDE MEMO NO:- FSR/ 02251862287/00859 DATED 07.10.2022

1. AREA OF LAND:-
 LAND AREA = 1371.237 SQ.M. / 20K-08 CH-00 SQ.FT. (AS PER DEED)
 = 1335.84 SQ.M./ 19K-15CH-23.981 SQ.FT. (AS PER U.L.C.)
 CORNER SPLAY AREA = 1286.488 SQ.M./ 19K-05CH-32.756 SQ.FT. (AS PER PHYSICAL)
 AREA OF RELINQUISHMENT PORTION 1.890 SQ.M.
 2. (I) PERMISSIBLE GROUND COVERAGE (50.00%) = 643.243 SQ.M.
 (II) PROPOSED GROUND COVERAGE (29.714%) = 382.268 SQ.M.
 3. PERMISSIBLE F.A.R. = 2.25 + 0.225 = 2.475 (AS PER GREEN BUILDING)
 4. PROPOSED F.A.R. = 2.474
 5. PROPOSED HEIGHT = 40.00 MT.

6. PROPOSED AREA :-

FLOOR	COVERED AREA	LIFT WELL	VOID	EFFECTIVE AREA	SHARAWAY	LIFT LOBBY	NET FLOOR AREA-RESERVE AREA
GR. FLOOR	382.268 SQ.M.	0.00 SQ.M.	0.00 SQ.M.	382.268 SQ.M.	23.750 SQ.M.	6.000 SQ.M.	352.518 SQ.M.
1ST FLOOR	197.345 SQ.M.	6.460 SQ.M.	1.307 SQ.M.	191.578 SQ.M.	23.750 SQ.M.	6.000 SQ.M.	159.278 SQ.M.
2ND FLOOR	311.700 SQ.M.	6.460 SQ.M.	1.819 SQ.M.	303.421 SQ.M.	23.750 SQ.M.	6.000 SQ.M.	273.571 SQ.M.
3RD FLOOR	311.700 SQ.M.	6.460 SQ.M.	1.819 SQ.M.	303.421 SQ.M.	23.750 SQ.M.	6.000 SQ.M.	273.571 SQ.M.
4TH FLOOR	311.700 SQ.M.	6.460 SQ.M.	1.819 SQ.M.	303.421 SQ.M.	23.750 SQ.M.	6.000 SQ.M.	273.571 SQ.M.
5TH FLOOR	311.700 SQ.M.	6.460 SQ.M.	1.819 SQ.M.	303.421 SQ.M.	23.750 SQ.M.	6.000 SQ.M.	273.571 SQ.M.
6TH FLOOR	311.700 SQ.M.	6.460 SQ.M.	1.819 SQ.M.	303.421 SQ.M.	23.750 SQ.M.	6.000 SQ.M.	273.571 SQ.M.
7TH FLOOR	311.700 SQ.M.	6.460 SQ.M.	1.819 SQ.M.	303.421 SQ.M.	23.750 SQ.M.	6.000 SQ.M.	273.571 SQ.M.
8TH FLOOR	311.700 SQ.M.	6.460 SQ.M.	1.819 SQ.M.	303.421 SQ.M.	23.750 SQ.M.	6.000 SQ.M.	273.571 SQ.M.
9TH FLOOR	311.700 SQ.M.	6.460 SQ.M.	1.819 SQ.M.	303.421 SQ.M.	23.750 SQ.M.	6.000 SQ.M.	273.571 SQ.M.
10TH FLOOR	311.700 SQ.M.	6.460 SQ.M.	1.819 SQ.M.	303.421 SQ.M.	23.750 SQ.M.	6.000 SQ.M.	273.571 SQ.M.
11TH FLOOR	311.700 SQ.M.	6.460 SQ.M.	1.819 SQ.M.	303.421 SQ.M.	23.750 SQ.M.	6.000 SQ.M.	273.571 SQ.M.
12TH FLOOR	311.700 SQ.M.	6.460 SQ.M.	1.819 SQ.M.	303.421 SQ.M.	23.750 SQ.M.	6.000 SQ.M.	273.571 SQ.M.
TOTAL	3978.313 SQ.M.	77.520 SQ.M.	22.416 SQ.M.	3878.377 SQ.M.	308.750 SQ.M.	78.000 SQ.M.	3811.627 SQ.M.

7. TENEMENTS & CAR PARKING CALCULATION :-
 (A) RESIDENTIAL:

MARKED	TENEMENT SIZE TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	84.199 SQ.M.	110.138 SQ.M.	11	11 NOS.
B	86.891 SQ.M.	105.978 SQ.M.	11	11 NOS.
C	82.944 SQ.M.	108.444 SQ.M.	11	11 NOS.

RESIDENTIAL AREA = 3878.377 SQ.M.
 CAR PARKING REQUIRED = 33 NOS.
 CAR PARKING PROVIDED = 38 NOS. (21 NOS COVERED & 17 NOS OPEN)
 PERMISSIBLE AREA FOR PARKING = (25X19) = 375 SQ.M.
 PROVIDED AREA FOR PARKING = 387.732 SQ.M.
 EXCESS AREA = 3491.027-308.732/ 1288 = 180.692 SQ.M.
 COMMON AREA = 35.033 SQ.M.
 TOTAL ADDITIONAL FLOOR AREA FOR FEES = 221.416 SQ.M.
 AREA OF SWIMMING POOL = 6.227 SQ.M.
 AREA OF BATTERY ROOM = 31.918 SQ.M.
 STAIR HEAD ROOM AREA = 18.429 SQ.M.
 OVER HEAD TANK AREA = 24.046 SQ.M.
 W.C. AREA = 2.975 SQ.M.
 AREA OF CUP BOARD = 79.893 SQ.M.
 OPEN TERRACE AREA = 70.568 (O.T.) + 311.700 (O.T.) = 382.268 SQ.M.
 ROOF STRUCTURE AREA = 94.582 SQ.M.
 AREA OF S.T.P. PUMP ROOM = 4.785 SQ.M.
 AREA OF S.T.P. TANK = 19.984 SQ.M.

GREEN AREA CALCULATION:-
 15% AREA TAKEN FROM 6000 SQ.M. BUILT UP
 = 900 SQ.M.
 % OF GREEN AREA = 15X3878.709/6000 = 9.696%

MIN 9.696% OF THE PHYSICAL LAND AREA KEPT FOR GREEN AREA
 REQUIRED GREEN AREA (PROPOSED) = 124.737 SQ.M. (9.696%)
 PROVIDED GREEN AREA = 137.826 SQ.M. (10.713%)

CERTIFICATE OF STRUCTURAL ENGINEER
 THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE INCLUDING THE SEISMIC LOAD AS PER M.B.C. OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE AFTER DEMOLITION OF EXISTING STRUCTURE BY DR. SUJIT KUMAR BOSE G.T.E. K.M.C. NO. -1/2. BOSE ENGINEERS 53, PURNA CHANDRA MITRA LANE, KOLKATA-700033. THE RECOMMENDATIONS OF SOIL TEST REPORT TO BE CONSIDERED DURING STRUCTURAL CALCULATION.

DR. SUJIT KUMAR BOSE (G.T.E./I/2)
 NAME OF GEOTECHNICAL ENGINEER
 CHANDI PRASAD KHANNA (I.E.S.E./2)
 NAME OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT.
 CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME. THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK, AND IT IS OCCUPIED BY THE OWNER. THERE IS NO TENANT. THE PLOT IS BEYOND 500 M. FROM THE C.U. OF THE E.M. BYE-PASS

ANJAN UKIL (CA/94/16721)
 NAME OF ARCHITECT.

DECLARATION OF OWNER.
 I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & 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 RESERVOIR WILL BE TAKEN UNDER THE GUIDANCE OF L.B.A / E.S.E BEFORE STARTING OF BUILDING FOUNDATION. THE LAND IS FULLY OCCUPIED BY THE OWNERS. THERE IS NO TENANT. THE PLOT HAVE BEEN IDENTIFIED BY US AT THE TIME OF DEPARTMENTAL INSPECTION.

SRI AVIJIT NASKAR DIRECTOR OF MEGACITY SERVICES PVT. LTD. C/O OF THE OWNERS.
 SM. SUNITA IGBINOVIA (NEE GHOSH).
 SMT. SUMITRA MAJUMDER.
 SMT. SUCHITA BHAIUMIK.
 SRI. SUBIR GHOSE.

NAME OF APPLICANT.

TITLE.
 GROUND FLOOR PLAN.

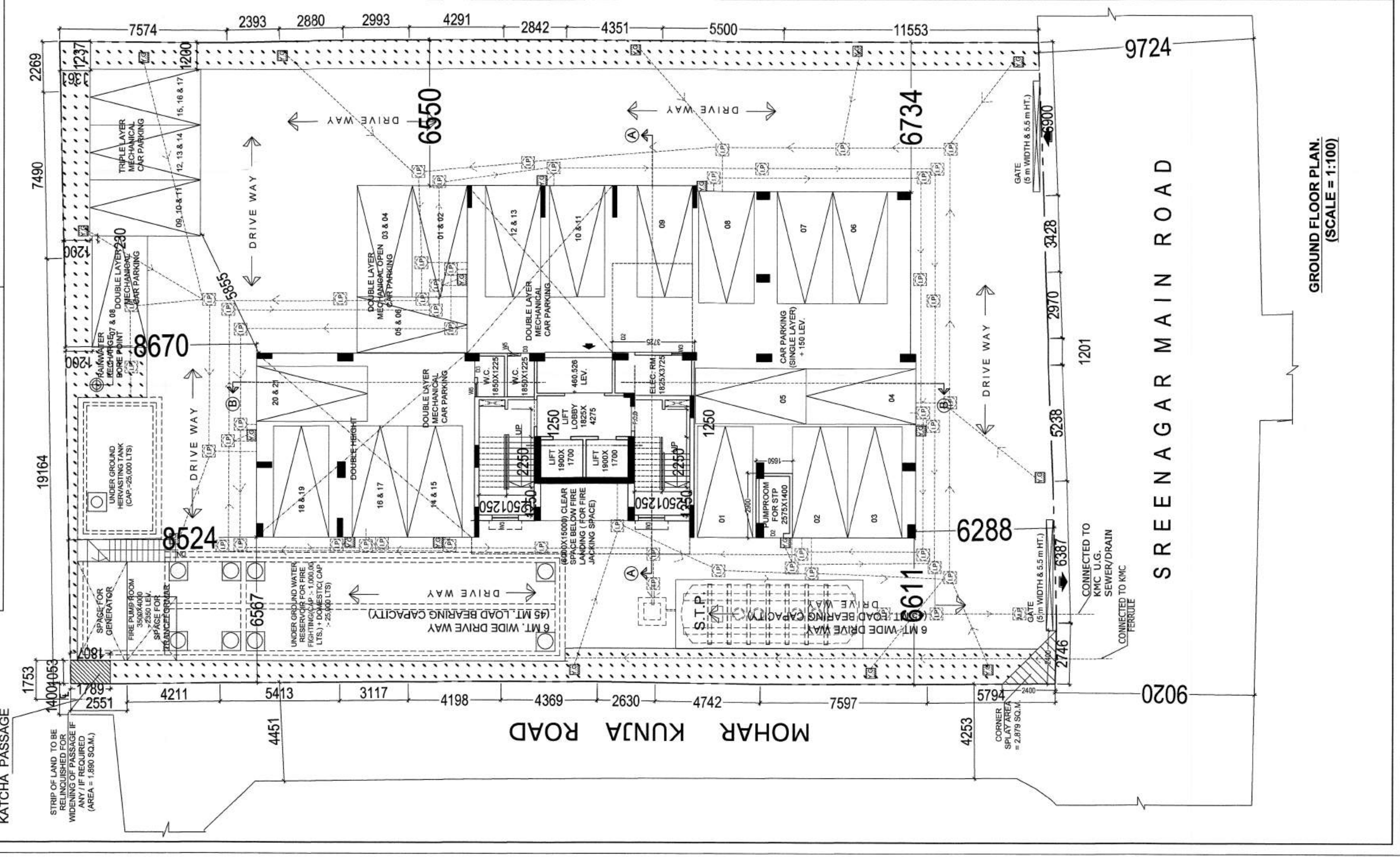
PROJCT.
 PROPOSED G+XII STORIED (HT.-40.0M) RESIDENTIAL BUILDING / U/S 393A OF KMC ACT 1980 COMPLYING BUILDING RULE 2009 .AT PREMISES NO. 1387, CHAK GARIA, KOLKATA. WARD NO-109, BR. NO-XII, P.S.- PANCHASAYAR R.S. & L.R. DAG NO - 112, R.S. KHATIAN NO-83,84, L.R. KHATIAN NO-334, 335,336, 337, MOUZA CHAKGARIA.

JOB NO. 1204
DRG. NO. ARCH/1204/C-1
DATE 03.01.2023
DEALT RESHMI

SCALE: 1:100, 1:600, 1:4000
BUILDING PERMIT NO.: 2022120547
DATE: 13-MAR-23
VALID UPTO: 12-MAR-28

Signature of Assistant Engineer:
 Digitally signed by SHIBA PRASAD JANA
 Date: 2023.03.13 15:25:42

Signature of Executive Engineer:
 Digitally signed by SHIBA PRASAD JANA
 Date: 2023.03.13 15:26:25 +05'30'



GROUND FLOOR PLAN.
 (SCALE = 1:100)