

STATEMENTS OF PLAN PROPOSAL

1. ASSESSOR NO.: 21-099-04-0147-0
 2. DETAILS OF REGISTERED DEED:-
 BOOK-1, VOL NO.-19, PAGE-141 TO 147, BEING NO.-2884, REG. AT S.A. ALIPORE, WEST BENGAL, SOUTH 24 P.S. WEST BENGAL.
 DATED- 04/11/2023
 3. DETAILS REGISTERED BOUNDARY DECLARATION:-
 BOOK-1, VOL NO.-1605-2023, PAGE-74965 TO 74976, BEING NO.-160501965, REG. AT S.A. ALIPORE, WEST BENGAL, SOUTH 24 P.S. WEST BENGAL.
 DATED- 12/12/2023
 4. DETAILS REGISTERED POWER ATTORNEY:-
 BOOK-1, VOL NO.-1605-2023, PAGE-74511 TO 74531, BEING NO.-160501928, REG. AT S.A. ALIPORE, WEST BENGAL, SOUTH 24 P.S. WEST BENGAL.
 DATED- 11/12/2023

1. AREA OF LAND:-
 AS PER DEED & ASSESSMENT BOOK :- 3 K. 02 CH. - 27 SFT. = 211.538 Sqm.
 AS PER BOUNDARY DECLARATION :- 211.312 Sqm.
 2. ROAD WIDTH :- 3.549 M (MINIMUM)
 3. PERMISSIBLE GROUND COVERAGE = 126.787 SQM. = 60 %
 4. PROPOSED GROUND COVERAGE = 117.040 SQM. = 55.387 %
 5. PROPOSED HEIGHT OF THE BUILDING = 9.975 M.
 6. TENEMENT SIZE- BELOW 50 SQM = 7 NO
 ABOVE 50 SQM TO 75 SQM = 2 NO

7. A) PROPOSED AREA :-

FLOOR	TOTAL AREA (SQM.)	STAIR & STAIR LOBBY AREA (SQM.)	NET FLOOR AREA (SQM.)
GR. FL.	117.041 SQM.	9.543 SQM.	107.498 SQM.
1st. FL.	117.041 SQM.	9.680 SQM.	107.361 SQM.
2nd. FL.	117.041 SQM.	9.680 SQM.	107.361 SQM.
TOTAL	351.123 SQM.	28.903 SQM.	322.220 SQM.

7. B) PARKING CALCULATION.

FLOOR	FLAT MKD.	COVERED AREA	SHARE OF BUILT-UP AREA	COM. AREA	REQUIRED PARKING NUMBER
GROUND	A	39.128 Sqm.	3.880 Sqm.	43.008 Sqm.	1
GROUND	B	23.622 Sqm.	2.342 Sqm.	25.964 Sqm.	1
GROUND	C	29.571 Sqm.	2.932 Sqm.	32.503 Sqm.	1
FIRST	A	53.728 Sqm.	5.328 Sqm.	59.056 Sqm.	1
FIRST	B	27.316 Sqm.	2.709 Sqm.	30.025 Sqm.	1
FIRST	C	25.877 Sqm.	2.566 Sqm.	28.443 Sqm.	1
SECOND	A	53.728 Sqm.	5.328 Sqm.	59.056 Sqm.	1
SECOND	B	27.316 Sqm.	2.709 Sqm.	30.025 Sqm.	1
SECOND	C	25.877 Sqm.	2.566 Sqm.	28.443 Sqm.	1

8) NOS. OF PARKING PROVIDED = 1

9) PERMISSIBLE F.A.R. - 1.75
 10) PROPOSED F.A.R. - (322.220-14.599)/211.312 = 1.456 < 1.75
 11) TOTAL AREA OF CURBOARD - 3.650 Sqm.
 12) STAIR COVER AREA = 12.48 Sqm.
 13) DEPTH OF BUILDING = 8.872 m.
 14) HEIGHT OF THE BUILDING = 9.975 m.
 15) COMMON AREA = 30.360 Sqm.
 16) TERRACE AREA = 117.041 Sqm.
 17) O. H. WATER TANK AREA = 3.900 Sqm.
 18) EXTRA AREA FOR FEES = 16.13 Sqm.
 19) TOTAL NET FLOOR AREA INCLUDING EXEMPTED AREA = 367.253 Sqm.
 20) CAR PARKING AREA = 14.599 Sqm.
 21) TREE COVER AREA = 2.16 Sqm.

L. B. S. DECLARATION:-
 I, THE UNDERSIGNED, KUNTA PAUL, DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE ARCHITECTURE FIRM RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROPOSED BUILDING. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.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 WILL REMOVE THE SANCTION PLAN THE CONSTRUCTION OF SEMI UNDERGROUND WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT HAS ONE STORED BRICKWORK ASBESTOS SHEET BUILDING & THE PREMISES IS OCCUPIED BY THE OWNER & THERE IS NO TENANT. THE PLOT IS IDENTIFIED BY ME WITH DEPARTMENTAL INSPECTION. IF ANY DISCREPANCY ARISES THEN L.B.S. & K.M.C. AUTHORITY WILL BE RESPONSIBLE FOR THE SAME. I WILL HAVE EVERY RIGHT TO REVOKE THE PLAN THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

PRADEEP KUMAR PAUL
 C.O. OF SMT. MAYA RANI DAS, SRI JOGENDRA CHANDRA DAS @ JOGENDRA CHANDRA DAS, SRI NARAYAN CHANDRA DAS, SRI LAKSHMAN CHANDRA DAS
 KUNTA PAUL LBS. NO. 1400(1)

NAME OF OWNER
 SRI LAKSHMAN CHANDRA DAS
 SRI JOGENDRA CHANDRA DAS
 SRI NARAYAN CHANDRA DAS

PLAN OF PROPOSED THREE STORED RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 AND BUILDING RULE 2009 AT KOKATA-70047, WARD NO-99 BR.-X P.S.-NETAJI NAGAR, UNDER KOKATA MUNICIPAL CORPORATION

MASTER SHEET, DWG/ SHEET NO.- 2 OF 2

B.P. NO.- 2023100238
 DATED - 22-FEB-2024
 VALID UP TO- 22-FEB-2029

ASSISTANT ENGINEER (CIVIL) BLDG/BR-X (K.M.C.)
 DIBAKAR CHOWDHURY
 Digitally signed by DIBAKAR CHOWDHURY
 DN: cn=DIBAKAR CHOWDHURY, o=K.M.C., ou=K.M.C., email=dibakar@kmc.gov.in, c=IN

SCALE :- 1:50, 1:100, 1:150, 1:600, 1:4000 (UNLESS OTHERWISE NOTED)
 DRAWN BY :- KUNTA PAUL
 PLANNER, DESIGNER, ESTIMATOR, LAND SURVEYOR
 KUNTA PAUL & ASSOCIATES

DATE- 22 / 12 / 2023

NAME OF THE ENGINEER (K.M.C.)
 SAKTI BRATA BHATTACHARYA
 E.S.E. NO. 116, CLASS-I

SCALE :- 1:50, 1:100, 1:150, 1:600, 1:4000 (UNLESS OTHERWISE NOTED)
 DRAWN BY :- KUNTA PAUL
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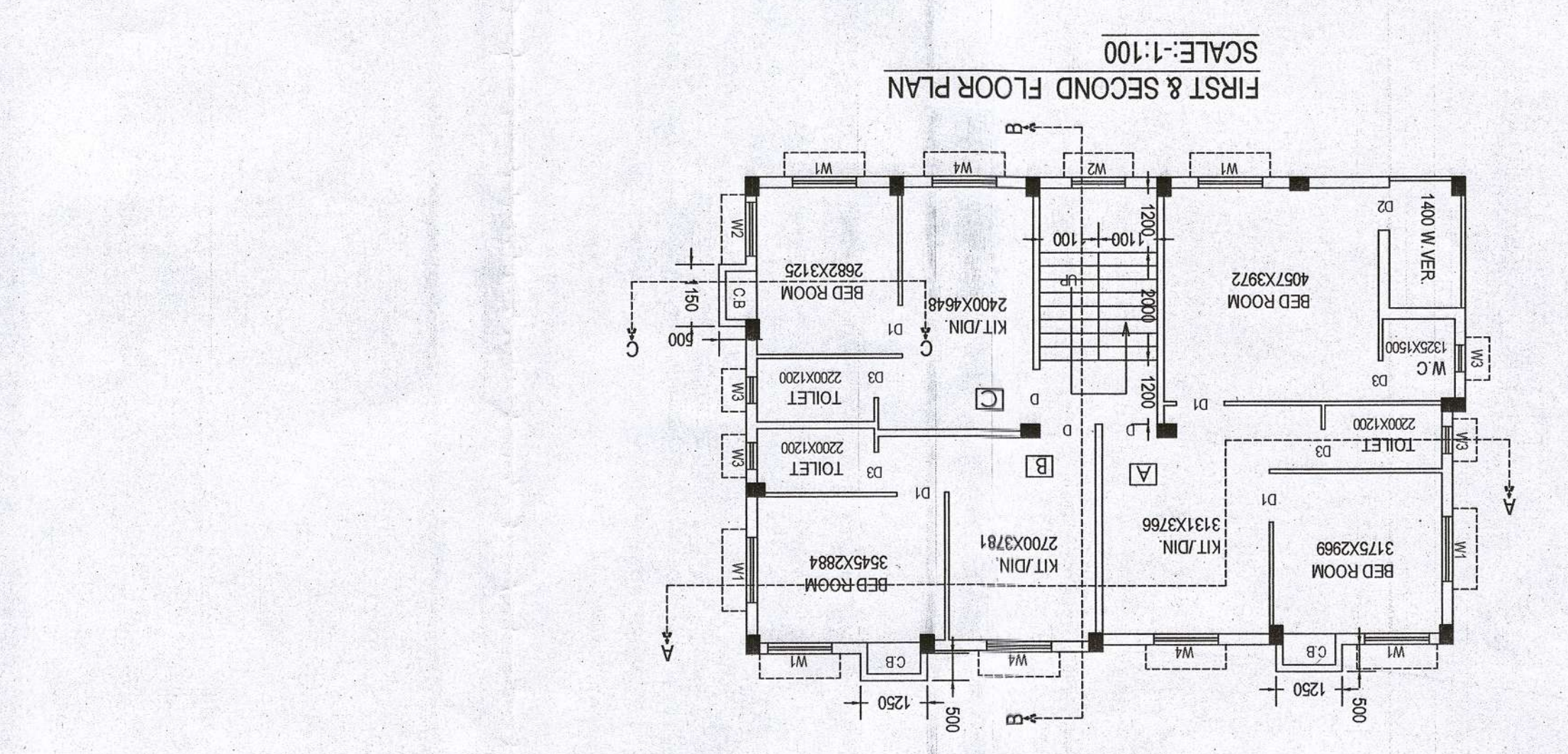
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 DRAWN BY :- KUNTA PAUL
 PLANNER, DESIGNER, ESTIMATOR, LAND SURVEYOR
 KUNTA PAUL & ASSOCIATES

DATE- 22 / 12 / 2023

NAME OF THE ENGINEER (K.M.C.)
 SAKTI BRATA BHATTACHARYA
 E.S.E. NO. 116, CLASS-I

SCHEDULE OF DOORS & WINDOWS

MKD.	SIZE	MKD.	SIZE
D	1000x2100	W1	1200x1350
D1	900x2100	W2	1200x1000
D3	750x2100	W3	500x600
D4	800x2100	W4	1200x1350



REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL

SITE ELEVATION (AMS.L)	CO-ORDINATE IN WGS 84	LATITUDE	LONGITUDE
A	88° 22' 08" E	22° 28' 55" N	6.0 M
B	88° 22' 07" E	22° 28' 54" N	6.0 M

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMS.L): 33 M

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 K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW

C.O. OF SMT. MAYA RANI DAS, SRI JOGENDRA CHANDRA DAS @ JOGENDRA CHANDRA DAS, SRI NARAYAN CHANDRA DAS, SRI LAKSHMAN CHANDRA DAS
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