

**STATEMENT OF PLAN PROPOSAL**

A		B																																																		
1. ASSESSEE NO. - 110810402064	REGD. DEED - BEING NO. - 160316667, BOOK NO. - 1 VOL. NO. - 1603-2022 PAGES NO. - 537519 TO 537558. YEAR - 2022, PLACE - D.S.R.-III SOUTH 24 PGS. DATED-03/11/2022	1. GROUND COVERAGE: PER. - (50%) = 280.955 SQ.M PROP. - (46.152%) = 259.331 SQ.M	2. TOTAL BUILT-UP AREA: PER. - = 983.344 SQ.M PROP. - = 1286.515 - [225 (car parking area) + 78.45 (total exempted and cut out area)] = 983.065 SQ.M																																																	
2. REGD. DEED - BEING NO. - 160316666, BOOK NO. - 1 VOL. NO. - 1603-2022 PAGES NO. - 537463 TO 537499. YEAR - 2022, PLACE - D.S.R.-III SOUTH 24 PGS. DATED-02/11/2022	REGD. POWER OF ATTORNEY - BEING NO. - 160316669, BOOK NO. - 1 VOL. NO. - 1603-2022 PAGES NO. - 537631 TO 537649. YEAR - 2022, PLACE - D.S.R.-III SOUTH 24 PARGANAS. DATED-02/11/2022	3. F.A.R. PER. - 1.75 PROP. - (983.065/561.911) - 1.749	4. NO. OF CAR PARKING (MANDATORY) - 9 NOS. 5. NO. OF CAR PARKING (PROVIDED) - 12 NOS.																																																	
3. REGD. BOUNDARY DECLARATION - BEING NO. - 160409149, BOOK NO. - 1 VOL. NO. - 1604-2023, PAGES NO. - 283957 TO 283969. YEAR - 2023, PLACE - D.S.R.-IV SOUTH 24 PARGANAS. DATED-21/07/2023	REGD. DEED OF GIFT (STIP OF LAND) DECLARATION - BEING NO. - 163000948, BOOK NO. - 1 VOL. NO. - 1630-2023, PAGES NO. - 27874 TO 27886. YEAR - 2023, PLACE - D.S.R.-V SOUTH 24 PARGANAS. (a) LAND AREA (AS PER DEED) = 562.894 sqm (b) LAND AREA (AS PER PHYSICAL) = 561.911 sqm	<table border="1"> <thead> <tr> <th>FLOORS</th> <th>COVERED AREA (SQ.M)</th> <th>CUT OUT AREA (SQ.M)</th> <th>NET FLOOR AREA (SQ.M)</th> <th>STAIR AREA (SQ.M)</th> <th>LIFT AREA (SQ.M)</th> <th>EFFECTIVE AREA (SQ.M)</th> </tr> </thead> <tbody> <tr> <td>GROUND</td> <td>259.331</td> <td>-</td> <td>259.331</td> <td>12.690</td> <td>3</td> <td>243.641</td> </tr> <tr> <td>1ST</td> <td>259.331</td> <td>2.535</td> <td>256.796</td> <td>12.690</td> <td>3</td> <td>241.106</td> </tr> <tr> <td>2ND</td> <td>259.331</td> <td>2.535</td> <td>256.796</td> <td>12.690</td> <td>3</td> <td>241.106</td> </tr> <tr> <td>3RD</td> <td>259.331</td> <td>2.535</td> <td>256.796</td> <td>12.690</td> <td>3</td> <td>241.106</td> </tr> <tr> <td>4TH</td> <td>259.331</td> <td>2.535</td> <td>256.796</td> <td>12.690</td> <td>3</td> <td>241.106</td> </tr> <tr> <td>TOTAL</td> <td>1296.655</td> <td>10.14</td> <td>1286.515</td> <td>63.45</td> <td>15</td> <td>1208.065</td> </tr> </tbody> </table>		FLOORS	COVERED AREA (SQ.M)	CUT OUT AREA (SQ.M)	NET FLOOR AREA (SQ.M)	STAIR AREA (SQ.M)	LIFT AREA (SQ.M)	EFFECTIVE AREA (SQ.M)	GROUND	259.331	-	259.331	12.690	3	243.641	1ST	259.331	2.535	256.796	12.690	3	241.106	2ND	259.331	2.535	256.796	12.690	3	241.106	3RD	259.331	2.535	256.796	12.690	3	241.106	4TH	259.331	2.535	256.796	12.690	3	241.106	TOTAL	1296.655	10.14	1286.515	63.45	15	1208.065
FLOORS	COVERED AREA (SQ.M)	CUT OUT AREA (SQ.M)	NET FLOOR AREA (SQ.M)	STAIR AREA (SQ.M)	LIFT AREA (SQ.M)	EFFECTIVE AREA (SQ.M)																																														
GROUND	259.331	-	259.331	12.690	3	243.641																																														
1ST	259.331	2.535	256.796	12.690	3	241.106																																														
2ND	259.331	2.535	256.796	12.690	3	241.106																																														
3RD	259.331	2.535	256.796	12.690	3	241.106																																														
4TH	259.331	2.535	256.796	12.690	3	241.106																																														
TOTAL	1296.655	10.14	1286.515	63.45	15	1208.065																																														
4. REGD. DEED OF GIFT (STIP OF LAND) DECLARATION - BEING NO. - 163000948, BOOK NO. - 1 VOL. NO. - 1630-2023, PAGES NO. - 27874 TO 27886. YEAR - 2023, PLACE - D.S.R.-V SOUTH 24 PARGANAS. (a) LAND AREA (AS PER DEED) = 562.894 sqm (b) LAND AREA (AS PER PHYSICAL) = 561.911 sqm	5. NO. OF TENEMENTS - 12 NOS.	<p><b>TENEMENT CALCULATION</b></p> <p>TOTAL COMMON AREA = 122.107 SQ.M</p> <p>TOTAL FLAT AREA = 939.392 SQ.M</p> <p>TOTAL STAIR &amp; SERVICE AREA = TOTAL FLAT AREA - 0.129985</p> <table border="1"> <thead> <tr> <th>FLAT MRKD.</th> <th>AREA (SQ.M)</th> <th>TENEMENT AREA (SQ.M)</th> <th>NO OF FLATS</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>88.717</td> <td>100.249</td> <td>4</td> </tr> <tr> <td>B</td> <td>88.8</td> <td>100.343</td> <td>4</td> </tr> <tr> <td>C</td> <td>57.331</td> <td>64.783</td> <td>4</td> </tr> </tbody> </table> <p>CAR PARKING REQUIRED FOR RESIDENTIAL -&gt; 9 NOS</p>		FLAT MRKD.	AREA (SQ.M)	TENEMENT AREA (SQ.M)	NO OF FLATS	A	88.717	100.249	4	B	88.8	100.343	4	C	57.331	64.783	4																																	
FLAT MRKD.	AREA (SQ.M)	TENEMENT AREA (SQ.M)	NO OF FLATS																																																	
A	88.717	100.249	4																																																	
B	88.8	100.343	4																																																	
C	57.331	64.783	4																																																	
5. SIZE OF TENEMENTS - 10 SQ.M. & 8 FLATS < 200 SQ.M. 50 SQ.M. < 4 FLATS < 75 SQ.M.	<p><b>SCHEDULE OF DOOR</b></p> <table border="1"> <thead> <tr> <th>MKD.</th> <th>SIZE</th> <th>LINTEL HEIGHT</th> <th>SILL HEIGHT</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr> <td>D</td> <td>1000 X 2100</td> <td>2100</td> <td>---</td> <td>WOODEN</td> </tr> <tr> <td>D1</td> <td>900 X 2100</td> <td>2100</td> <td>---</td> <td>WOODEN</td> </tr> <tr> <td>D2</td> <td>750 X 2100</td> <td>2100</td> <td>---</td> <td>PVC</td> </tr> </tbody> </table> <p><b>SCHEDULE OF WINDOW</b></p> <table border="1"> <thead> <tr> <th>MKD.</th> <th>SIZE</th> <th>LINTEL HEIGHT</th> <th>SILL HEIGHT</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr> <td>W1</td> <td>1800 X 1350</td> <td>2100</td> <td>750</td> <td>STEEL</td> </tr> <tr> <td>W2</td> <td>1500 X 1350</td> <td>2100</td> <td>750</td> <td>STEEL</td> </tr> <tr> <td>W3</td> <td>1200 X 1000</td> <td>2100</td> <td>1100</td> <td>STEEL</td> </tr> <tr> <td>W4</td> <td>600 X 600</td> <td>2100</td> <td>1900</td> <td>STEEL</td> </tr> </tbody> </table>			MKD.	SIZE	LINTEL HEIGHT	SILL HEIGHT	REMARKS	D	1000 X 2100	2100	---	WOODEN	D1	900 X 2100	2100	---	WOODEN	D2	750 X 2100	2100	---	PVC	MKD.	SIZE	LINTEL HEIGHT	SILL HEIGHT	REMARKS	W1	1800 X 1350	2100	750	STEEL	W2	1500 X 1350	2100	750	STEEL	W3	1200 X 1000	2100	1100	STEEL	W4	600 X 600	2100	1900	STEEL				
MKD.	SIZE	LINTEL HEIGHT	SILL HEIGHT	REMARKS																																																
D	1000 X 2100	2100	---	WOODEN																																																
D1	900 X 2100	2100	---	WOODEN																																																
D2	750 X 2100	2100	---	PVC																																																
MKD.	SIZE	LINTEL HEIGHT	SILL HEIGHT	REMARKS																																																
W1	1800 X 1350	2100	750	STEEL																																																
W2	1500 X 1350	2100	750	STEEL																																																
W3	1200 X 1000	2100	1100	STEEL																																																
W4	600 X 600	2100	1900	STEEL																																																

**SPECIFICATIONS:**

- STRUCTURAL CEMENT CONCRETE M-20 GRADE WITH 19MM DOWN STONE CHIPS
- GRADE OF REINFORCEMENTS IS - 500
- 200 THK. FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE STATED.
- 75 THK. FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
- 125 THK. LIME TERRACING (2:2:7) ON ROOF.
- ALL DIMENSIONS ARE IN MILLIMETER.
- 25MM THK. D.P.C. WITH CEMENT CONCRETE (1:2:4) WITH 6MM DOWN STONE CHIPS & 5% WATERPROOFING COMPOUND.
- 19MM THK. CEMENT PLASTER (1:6) TO EXTERNAL WALLS.
- 12MM THK. CEMENT PLASTER (1:6) TO INTERNAL WALLS.
- 6MM THK. CEMENT PLASTER (1:6) TO BEAM, CEILING ETC.
- 32MM THK. CAST-IN-SITU MOSAIC FLOOR.
- WOODWORK IN DOOR FRAMES WITH SAL. WOOD.
- 200MM X 25MM X 6MM M.S. CLAMPS FOR DOORS & WINDOWS.
- SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION.
- WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
- 500MM CHAJJA PROJECTION.
- DEPTH OF SEMI UNDER GROUND WATER RESERVOIR DOES NOT EXCEED THE DEPTH OF FOUNDATION.

**PERMISSIBLE HEIGHT IN REFERENCE CCZM ISSUED BY AAI-330 M CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL.):**

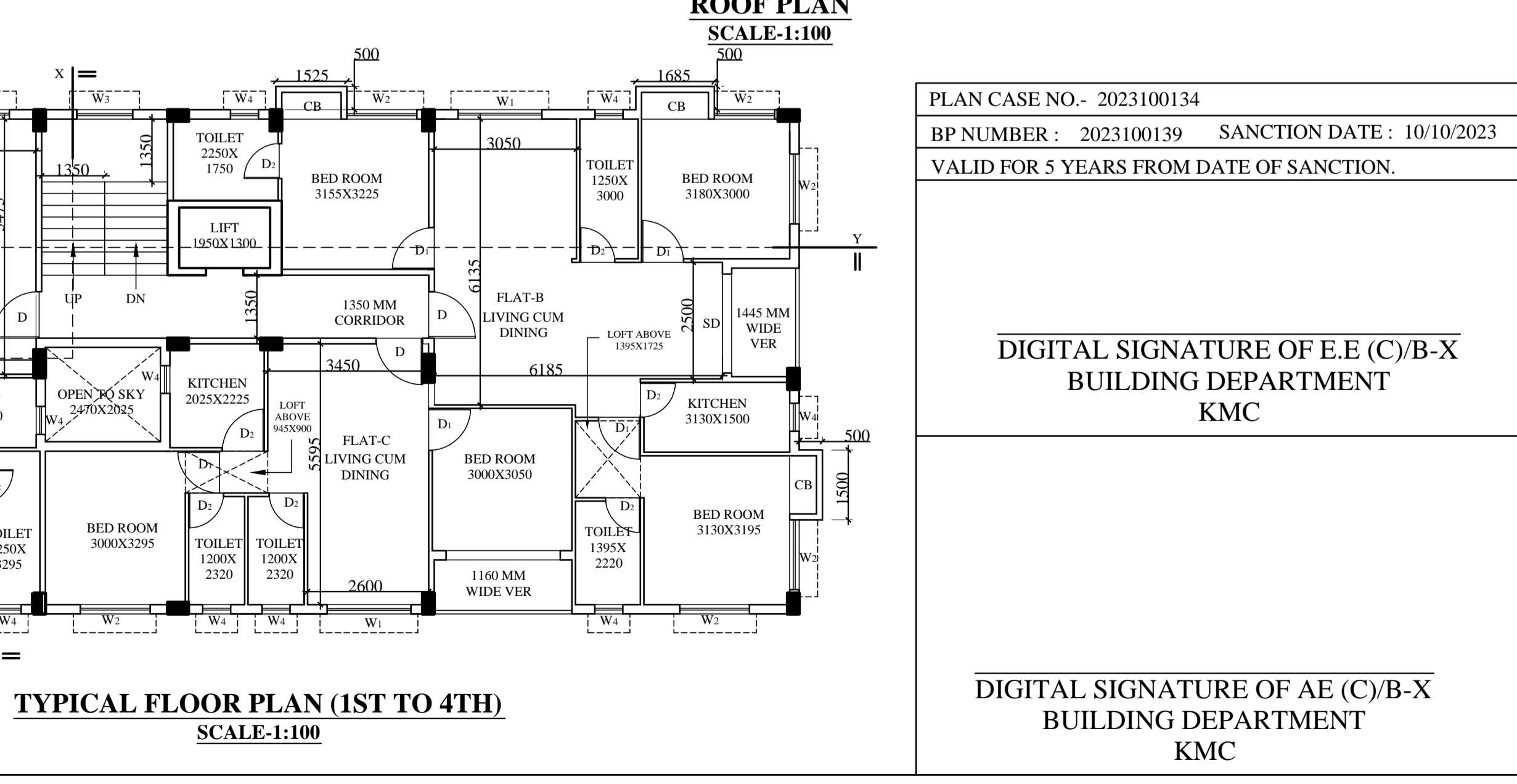
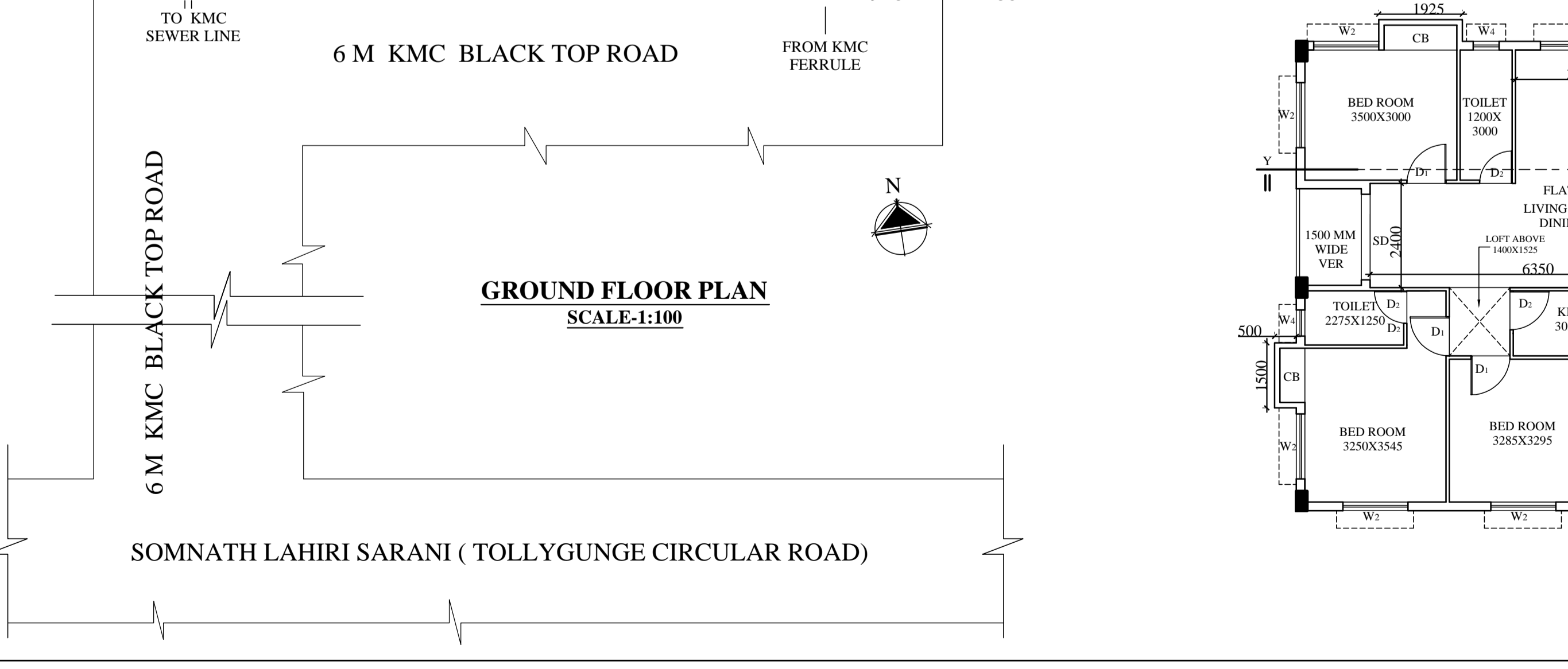
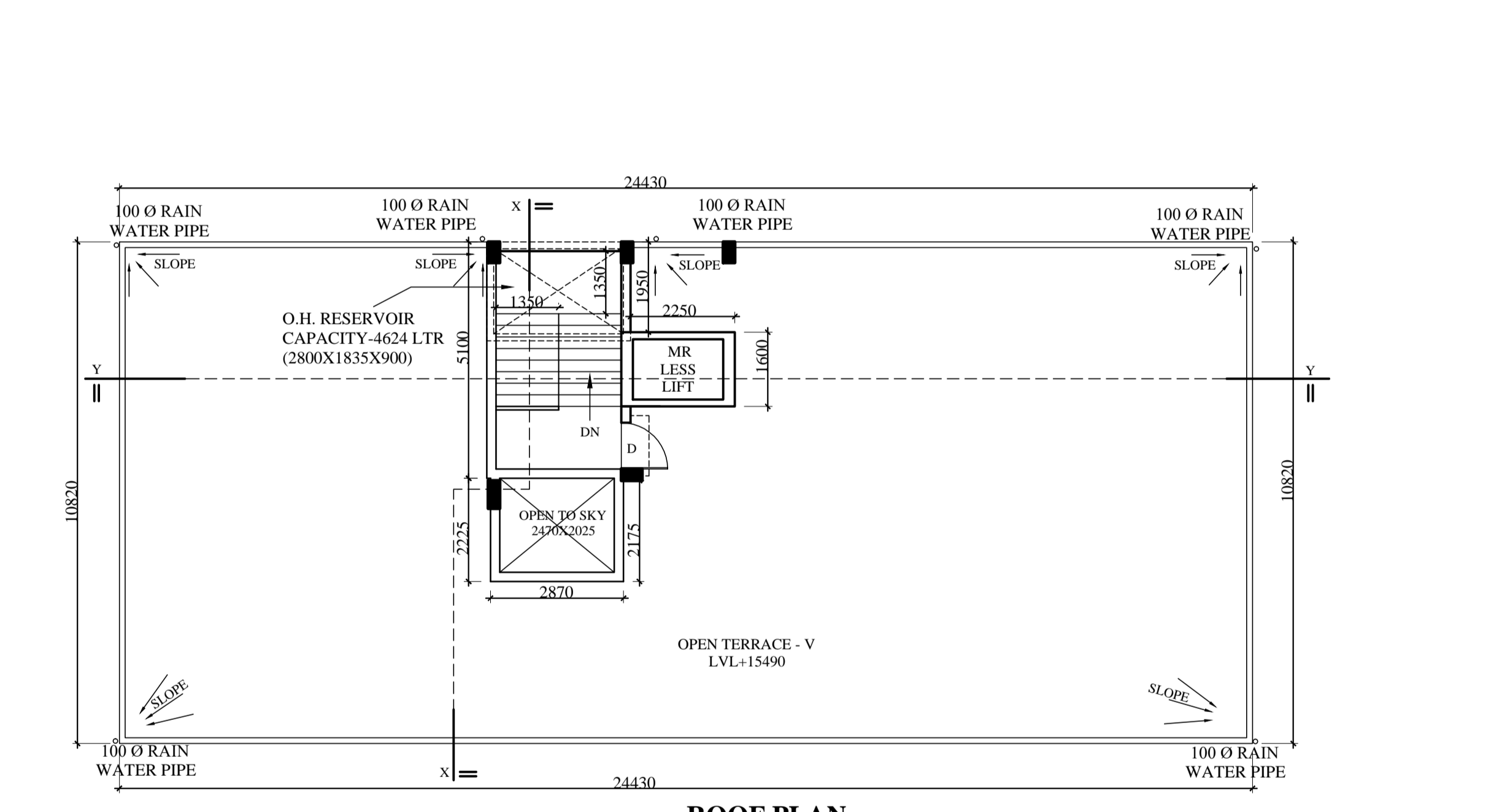
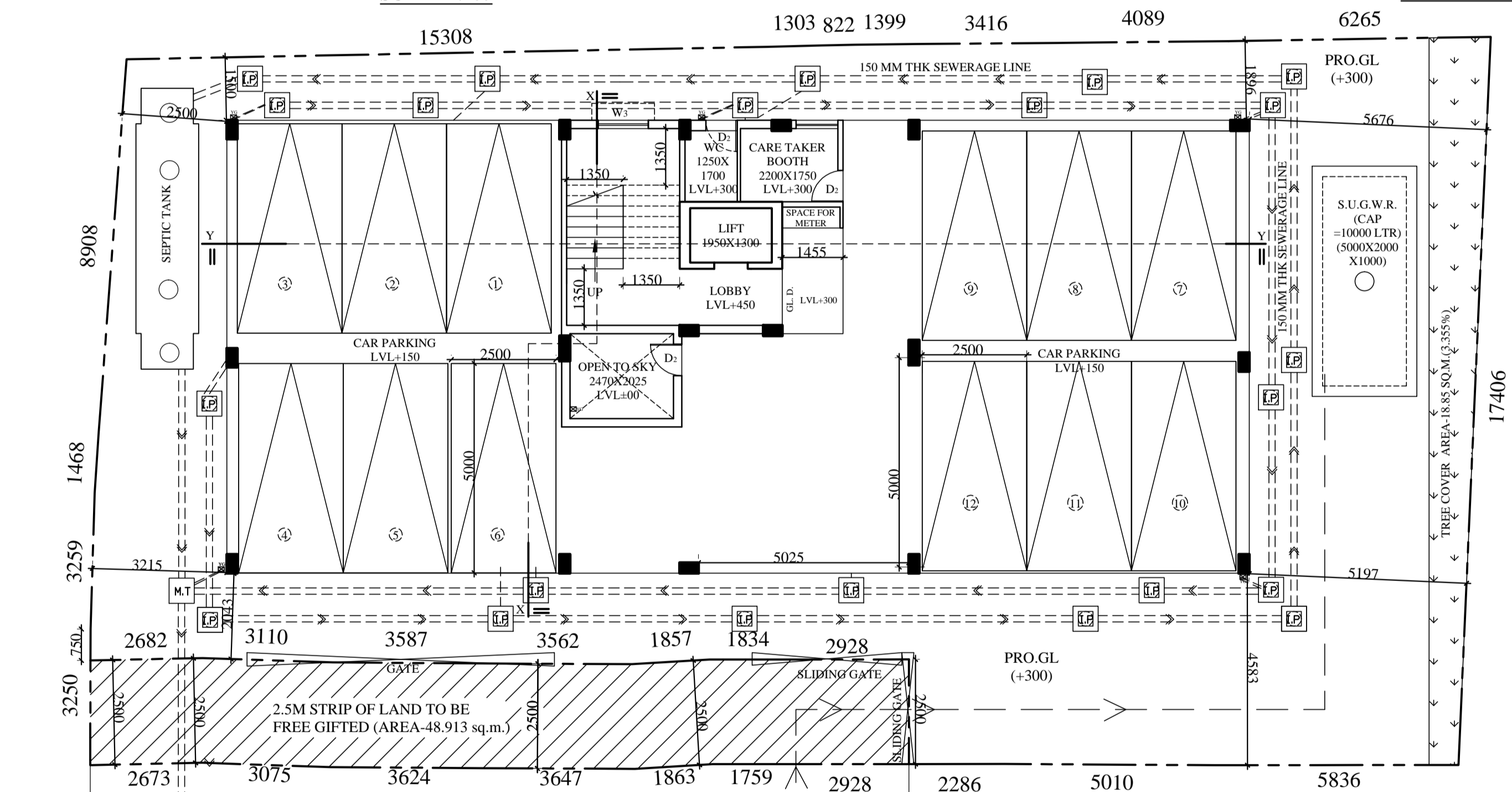
REFERENCE POINTS MARKED IN THE PROPOSAL	CO-ORDINATE IN WGS-84	SITE ELEVATION	
LATITUDE	LONGITUDE		
1	22°30'18"	88°20'16"	5.5
2	22°30'20"	88°20'17"	5.5

**DECLARATION OF OWNER:**  
I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT:-  
1. WE SHALL ENGAGE ARCHITECT, G.T.E. & E.S.E. DURING CONSTRUCTION.  
2. WE SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT, G.T.E. & 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 AND ADJOINING STRUCTURE.  
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL BE REVOKE THE SANCTION PLAN.  
5. THE CONSTRUCTION OF THE WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER THE GUIDANCE OF ARCHITECT & E.S.E. BEFORE STARTING THE BUILDING FOUNDATION WORK.  
6. DURING INSPECTION PLOT WAS IDENTIFIED BY US. THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.  
7. EXISTING THREE STORIED STRUCTURE OCCUPIED BY THE OWNER. THERE IS NO TENANT TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION.

**PERMISSIBLE TREE COVER AREA - (3.216%) - 18.071 SQ.M**  
**PROPOSED TREE COVER AREA - 18.85 SQ.M**  
**PERMISSIBLE AREA OF PARKING** = 225 SQ.M  
**PROVIDED AREA OF PARKING** = 225.008 SQ.M  
**PERMISSIBLE F.A.R.** = 1.75  
**PROPOSED F.A.R.** = 1.749  
**STAIR HEAD ROOM AREA** = 15.81 SQ.M  
**OVER HEAD TANK AREA** = 6.618 SQ.M  
**TERRACE AREA** = 259.331 SQ.M  
**LOFT AREA** = 21.85 SQ.M  
**CUPBOARD AREA** = 16.276 SQ.M

**CERTIFICATE 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 WIDTH OF THE ABUTTING ROAD (6.0 M. MINIMUM) CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK. (i) THE SITE IS DEMARCATED BY BOUNDARY WALL, (ii) SITE PLAN AND KEY PLAN SHOWN IN PLAN ARE AS PER SITE. (iii) EXISTING THREE STORIED STRUCTURE OCCUPIED BY THE OWNER. THERE IS NO TENANT TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION.

**INDRANIL GHOSH**  
NAME OF ARCHITECT



PLAN CASE NO. - 2023100134  
 BP NUMBER : 2023100139 SANCTION DATE : 10/10/2023  
 VALID FOR 5 YEARS FROM DATE OF SANCTION.

DIGITAL SIGNATURE OF E.E (C)/B-X  
 BUILDING DEPARTMENT  
 KMC

DIGITAL SIGNATURE OF AE (C)/B-X  
 BUILDING DEPARTMENT  
 KMC

**CERTIFICATE 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 WIDTH OF THE ABUTTING ROAD (6.0 M. MINIMUM) CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK. (i) THE SITE IS DEMARCATED BY BOUNDARY WALL, (ii) SITE PLAN AND KEY PLAN SHOWN IN PLAN ARE AS PER SITE. (iii) EXISTING THREE STORIED STRUCTURE OCCUPIED BY THE OWNER. THERE IS NO TENANT TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION.

**INDRANIL GHOSH**  
NAME OF ARCHITECT

**CERTIFICATE OF GEO-TECHNICAL ENGINEER:**  
I DO HEREBY UNDERTAKE THAT I SHALL CARRY OUT SOIL INVESTIGATION AFTER DEMOLISHING THE EXISTING STRUCTURE AND DESIGN THE FOUNDATION AND ALL STRUCTURAL ELEMENTS AS PER RELEVANT I.S. CODE OF PRACTICE AND NATIONAL BUILDING CODE BEFORE COMMENCEMENT OF THE WORK. THE WORK WILL BE EXECUTED STRICTLY AS PER STRUCTURAL DESIGN AND DRAWING AND THE SAME WILL BE SUPERVISED BY ME DURING CONSTRUCTION WORK. I WILL SUBMIT THE STRUCTURAL DESIGN CALCULATION, STRUCTURAL DRAWING, SOIL TEST REPORT ETC. AFTER DEMOLISHING THE EXISTING STRUCTURE.

I DO HEREBY, ALSO UNDERTAKE THAT DURING EXECUTION OF THE WORK ALL PRECAUTIONARY MEASURES WILL BE TAKEN BY ME IN RESPECT OF SAFETY AND STABILITY OF THE ADJOINING STRUCTURE AND PROPERTIES.

**TUSHAR BARAN PAHARI**  
G.T.E. NO. - 148  
NAME OF G.T.E.

**CERTIFICATE OF STRUCTURAL ENGINEER:**  
I DO HEREBY UNDERTAKE THAT I SHALL CARRY OUT SOIL INVESTIGATION AFTER DEMOLISHING THE EXISTING STRUCTURE AND DESIGN THE FOUNDATION AND ALL STRUCTURAL ELEMENTS AS PER RELEVANT I.S. CODE OF PRACTICE AND NATIONAL BUILDING CODE BEFORE COMMENCEMENT OF THE WORK. THE WORK WILL BE EXECUTED STRICTLY AS PER STRUCTURAL DESIGN AND DRAWING AND THE SAME WILL BE SUPERVISED BY ME DURING CONSTRUCTION WORK. I WILL SUBMIT THE STRUCTURAL DESIGN CALCULATION, STRUCTURAL DRAWING, SOIL TEST REPORT ETC. AFTER DEMOLISHING THE EXISTING STRUCTURE.

I DO HEREBY, ALSO UNDERTAKE THAT DURING EXECUTION OF THE WORK ALL PRECAUTIONARY MEASURES WILL BE TAKEN BY ME IN RESPECT OF SAFETY AND STABILITY OF THE ADJOINING STRUCTURE AND PROPERTIES.

**TUSHAR BARAN PAHARI**  
E.S. NO. - 146  
NAME OF E.S.E.

PROPOSED G-IV STORIED RESIDENTIAL BUILDING AT PREMISES NO. 35/6, SOMNATH LAHIRI SARANI, U/S 393A OF K.M.C. ACT.1980 & K.M.C. BUILDING RULES 2009, IN WARD NO.- 081, BOROUGH -X, KOLKATA-700053, UNDER KOLKATA MUNICIPAL CORPORATION

**akriti**  
ARCHITECTS, ENGINEERS, INTERIORS  
78, S.P.MUKHERJEE ROAD,  
KOLKATA : 700026  
Ar.Indranil Ghosh