

### STATEMENT OF PROPOSAL

**PART - A**

- ASSESS NO. : 31-108-05-3859-9
- NAME OF THE OWNER :**  
SMT. ANJALI DEY, SRI. SUBRATA RANJAN DEY, SRI. SUMANTA DEY, SRI. SUKANTA DEY, SMT. SUSMITA CHANDRA, SMT. SUCHETA SARKAR, SMT. SUMITA BISWAS.
- DETAILS OF REGD. TITLE DEED**  
Book No. - I, Vol. No. - 232, Pages : 19 To 27, Being No. - 12403, Year : 1992, DATE: - 21 / 07 / 1992, D.S.R. - SOUTH 24 PGS, WEST BENGAL  
Book No. - I, Vol. No. - 1603 - 2015, Pages : 149066 To 149090, Being No. - 160308635, Year : 2015, DATE : - 30 / 12 / 2015, D.S.R - III, SOUTH 24 PGS, WEST BENGAL.  
Book No. - I, Vol. No. - 1603 - 2015, Pages : 149037 To 149065, Being No. - 160308636, Year : 2015, DATE : - 30 / 12 / 2015, D.S.R - III, SOUTH 24 PGS, WEST BENGAL.
- DETAILS OF BOUNDARY DECLARATION**  
Book No. - I, Vol. No. - 1602 - 2022, Pages : 324716 To 324729, Being No. - 160208860, Year : 2022, DATE : - 15 / 07 / 2022, D.S.R - II, SOUTH 24 PGS, WEST BENGAL.
- DETAILS OF FREE GIFT STRIP PORTION**  
Book No. - I, Vol. No. - 1602 - 2022, Pages : 324562 To 324562, Being No. - 160208859, Year : 2022, DATE : - 15 / 07 / 2022, D.S.R - II, SOUTH 24 PGS, WEST BENGAL. Area of Strip = 32.443 Sqm.
- DETAILS OF REGD. POWER OF ATTORNEY**  
Book No. - I, Vol. No. - 1602 - 2022, Pages : 283565 To 283584, Being No. - 160207478, Year : 2022, DATE : - 20 / 06 / 2022, D.S.R - II, SOUTH 24 PGS, WEST BENGAL.
- BLRO Mutation Memo no - 18 / MUT / 2407 / BLRO / ATM / KASBA / 17, dt. - 26.04.17
- Conversion Certificate - vide memo no - 51 A (C) / 523 (R.S) / 6135 / P / 17 / dt. - 24.10.2019

**PART - B**

**AREA OF LAND :**  
As per Title deed : 6 K- 3 CH - 20 SQFT = 415.738 Sqm  
As per Boundary Declaration : 6 K- 3 CH - 17 SQFT = 415.459 Sqm

**NET AREA OF LAND :** 383.016 Sqm  
(Land Area As per Boundary declaration - Area of strip portion to be gifted)  
: (415.459 - 32.443)  
= 383.016 Sqm

- PERMISSIBLE GROUND COVERAGE = 52.818 % = 219.437 Sqm.
- PROPOSED GROUND COVERAGE = 46.561 % = 193.440 Sqm.

**4. PROPOSED AREA :**

	Covered Area (Including Stair, Lift Duct & Lobby)	Lift Duct Area	Covered Area (Excluding Stair, Void, Lift Duct)	EXEMPTED AREA	Net Floor Area (Excluding Stair, Lift Duct & Lobby)
Ground Floor	172.808 Sqm.	—	172.808 Sqm.	Stair Way 13.365 Sqm Lobby 2.531 Sqm	156.912 Sqm.
First Floor	193.440 Sqm.	2.144 Sqm.	191.296 Sqm.	13.365 Sqm	175.400 Sqm.
Second Floor	193.440 Sqm.	2.144 Sqm.	191.296 Sqm.	13.365 Sqm	175.400 Sqm.
Third Floor	193.440 Sqm.	2.144 Sqm.	191.296 Sqm.	13.365 Sqm	175.400 Sqm.
Fourth Floor	193.440 Sqm.	2.144 Sqm.	191.296 Sqm.	13.365 Sqm	175.400 Sqm.
<b>Total</b>	<b>946.568 Sqm.</b>	<b>8.576 Sqm.</b>	<b>937.992 Sqm.</b>	<b>66.825 Sqm.</b>	<b>858.512 Sqm.</b>

**5. PARKING CALCULATION :**

Individual Tenement	Prop. Area To be Added	ACTUAL TENEMENT	Tenement Size	Required Parking
A - 86.240 Sqm.	14.225 Sqm.	100.465 Sqm.	Above 100 Sqm = 4 nos.	4 Nos
B - 86.680 Sqm.	14.298 Sqm.	100.978 Sqm.	Above 100 Sqm = 4 nos.	4 Nos

Total Required Parking = 8 Nos

B) NOS. OF PARKING PROVIDED = 8 Nos. (Covered Parking)  
C) Permissible area for parking : (a) GROUND FLOOR = 8 Nos. x 25 Sqm.  
D) Actual area of parking provided : (a) GROUND FLOOR = 132.184 Sqm.

**6. PERMISSIBLE F. A. R. = 1.75**  
**7. PROPOSED F. A. R. = (858.512 - 132.184) / 415.459 = 1.748**

**8. STATEMENT OF OTHER AREAS FOR FEES**

FLOOR	LOFT	CUPBOARD	LEDGE / TEND
First Floor		2.750 Sqm.	
Second Floor		2.750 Sqm.	
Third Floor		2.750 Sqm.	
Fourth Floor		2.750 Sqm.	
<b>Total</b>		<b>11.000 Sqm.</b>	

**9. TOTAL ADDITIONAL FLOOR AREA FOR FEES = 32.555 Sqm.**  
(Cup board + Stair Head Room + M. R. L. top cover area)

- STAIR HEAD ROOM AREA = 18.136 Sqm.
- OVER HEAD TANK AREA = 6.400 Sqm.
- M.R.L. TOP COVER AREA = 3.419 Sqm.
- HEIGHT OF THE BUILDING = 15.450 m.
- RELAXATION OF AUTHORITY = U/R 76(i) of KMC Building Rule 2009
- PERMISSIBLE TREE COVER AREA = 937.992 X 15 % X 415.459 = 6000 = 9.742 Sqm.
- PROPOSED TREE COVER AREA = 10.600 Sqm.

**DECLARATION OF OWNERS**

- I / WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT -
- I / WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
- I / WE 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 MAY REVOKE THE SANCTION PLAN.
- THE CONSTRUCTION OF UNDER GROUND WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
- THE PREMISES IS NOT TENANTED.

ARJUN SINGH  
CONSTITUTED ATTORNEY OF  
ANJALI DEY, SUBRATA RANJAN DEY,  
SUMANTA DEY, SUKANTA DEY,  
SUSMITA CHANDRA, SUCHETA SARKAR,  
SUMITA BISWAS.

**NAME OF OWNERS.**

**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 AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD CONFORMS 4.4 M. 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. PLOT IS WITHIN 500 M. FROM CL. OF E.M. BYPASS.

**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 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 DR. SANTOSH KUMAR CHAKRABORTY (G.T.E. NO. - 161) / J. B. ASSOCIATES, OF (ADDRESS) 1418, 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.

**DECLARATION OF G.T.E.**

I HAVE 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.

DR. S. K. 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 15.450 m.)**  
**RESIDENTIAL BUILDING U / S 393A OF KMC ACT 1980 & K.M.C. Building Rules 2009,**  
**AT PRE. No. - 731 / I, MADURDAH. P. S. - ANANDAPUR. KOLKATA - 700 107.**  
**WARD NO. - 108, BOROUGH - XII.**  
[ R. S. KHATIAN NO. - 164, PLOT NO. - 71, DAG NO. - 411 / 459, TOUZI NO. - 2998, J. L. NO. - 12, MOUZA - MADURDAH ]

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

	* SCALE *	<b>W - 108</b> <b>B - (XII)</b>	
	1: 4000		
	1: 600		
	1: 100		
1: 50	* DRAWN BY * KEYA	* CHECKED BY * M.C. Paul	* Date * 16.07.2022.

**B.P NO. - 2022120433**  
**DATED : 22-DEC-22** **VALID UPTO : - 21-DEC-27**

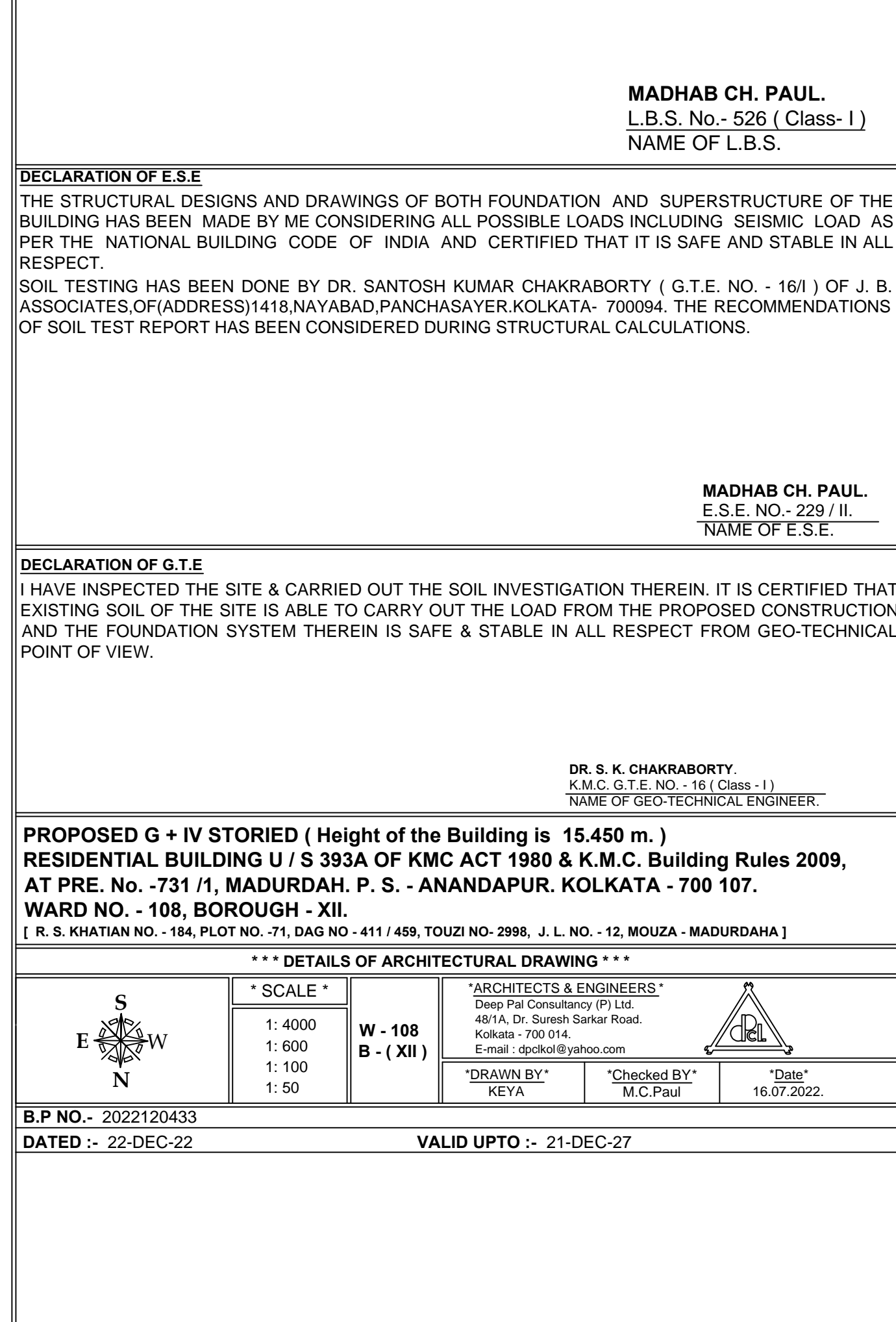
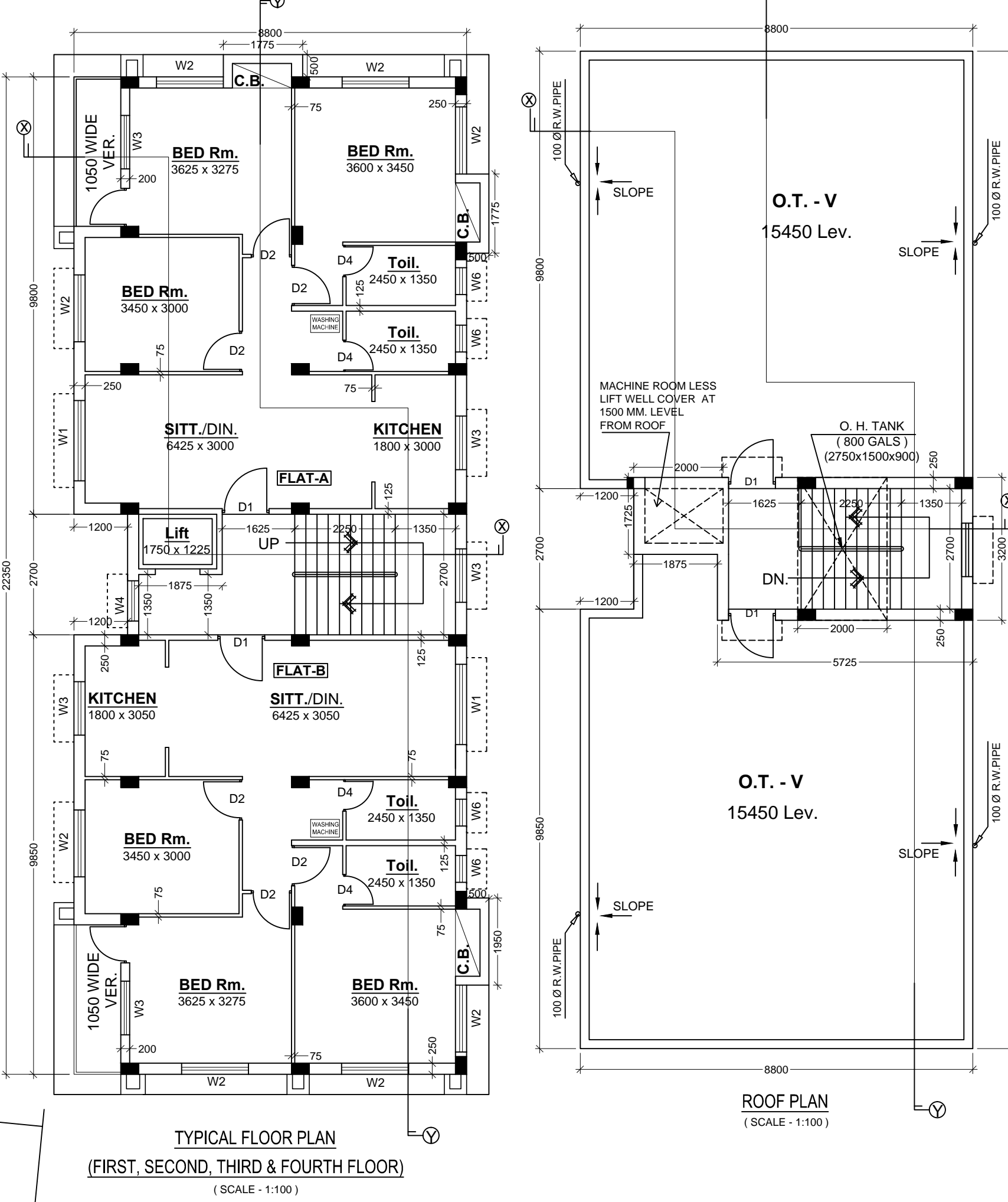
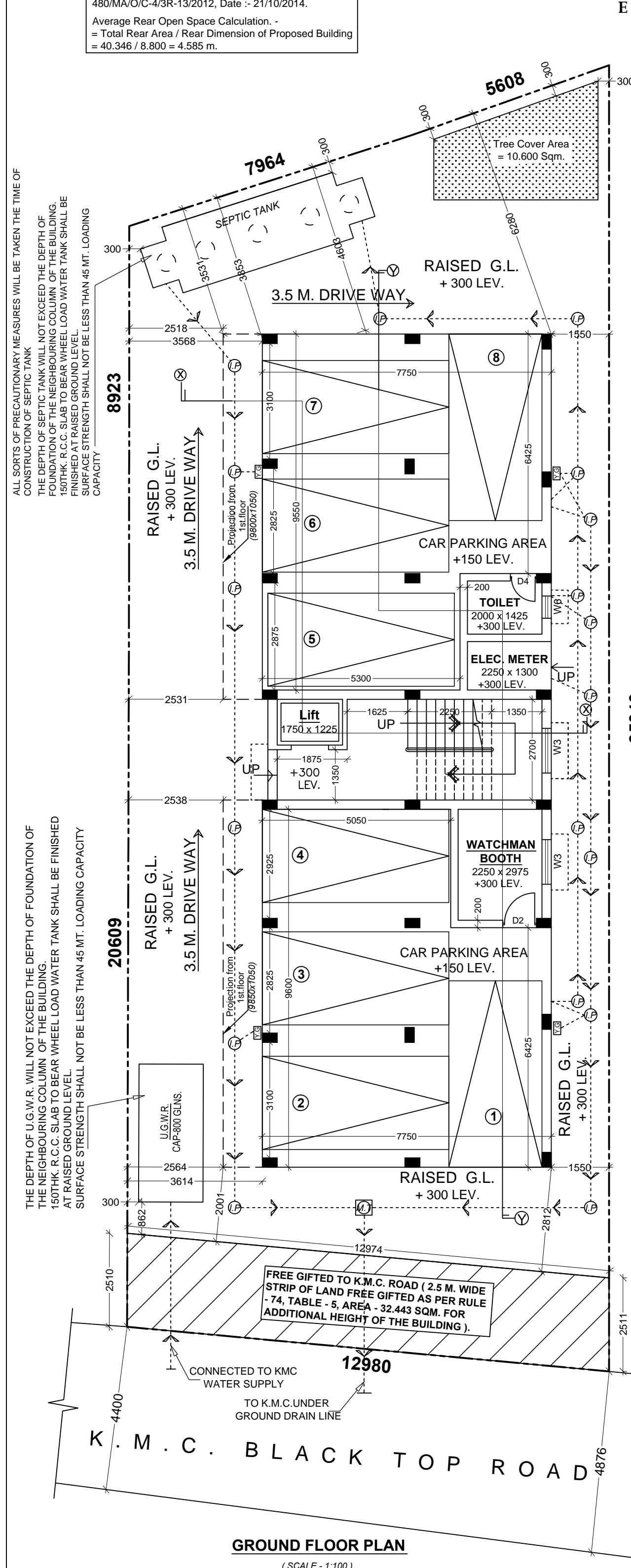
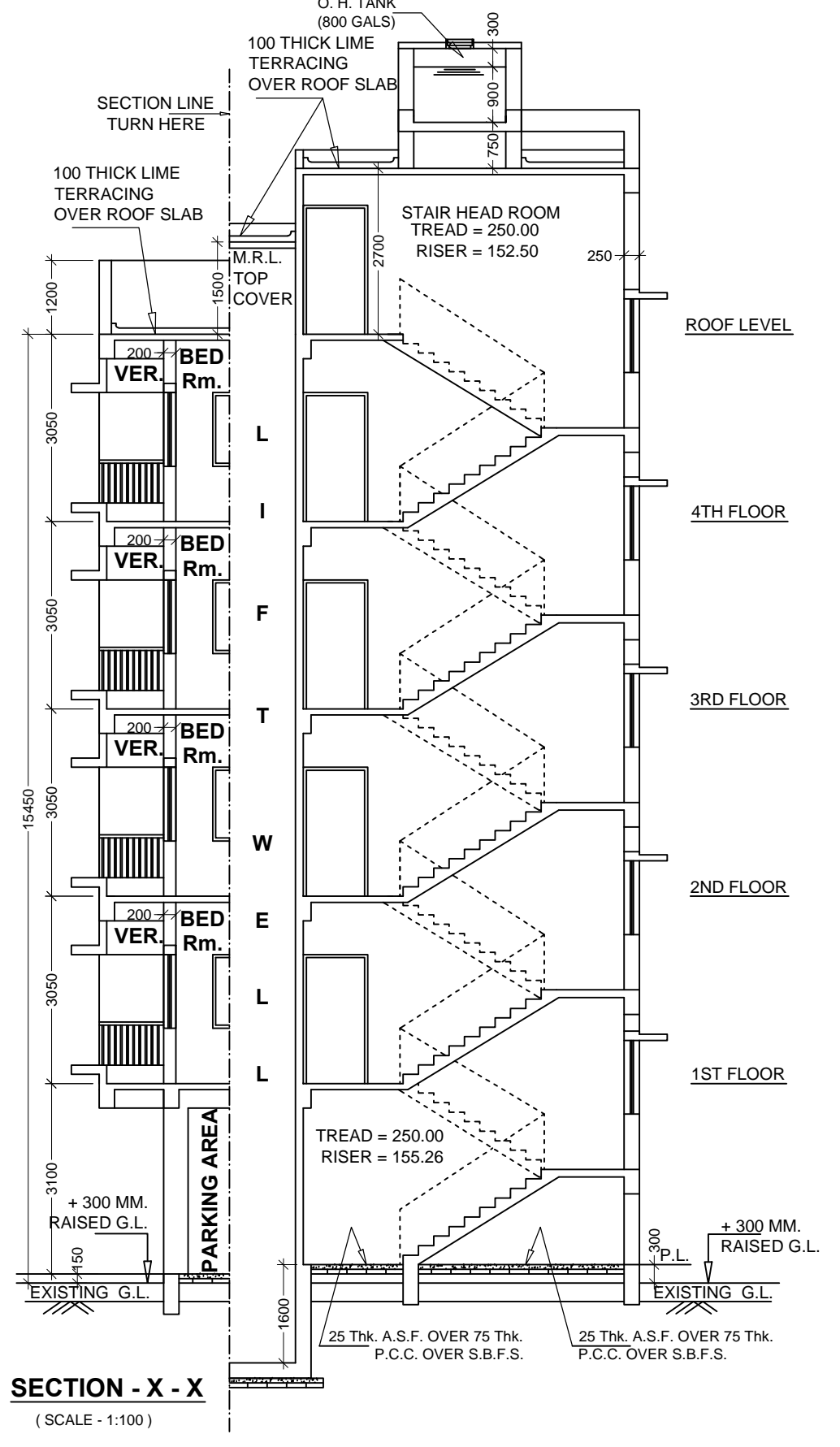
**DIGITAL SIGNATURE OF A.E** **DIGITAL SIGNATURE OF E.E**

**SPECIFICATION**

- ALL DIMENSIONS ARE IN MM.
- THE HEIGHT OF THE BUILDING IS 15.450 m.
- THE BUILDING IS R.C.C. FRAME STRUCTURE.
- ALL OUTER WALL ARE 250 / 200 mm. THICK.
- ALL INTERNAL WALL ARE 75 / 125 mm. THICK.
- GRADE OF CONCRETE IS M20.
- GRADE OF STEEL IS Fe - 500.
- 100 THICK LIME TERRACING OVER 100 THICK R.C.C. ROOF SLAB.
- 12 MM. THICK PLASTER TO ALL INTERNAL WALL WITH (1 : 5) CEMENT SAND MORTAR.
- HEIGHT OF PARAPET WALL IS 1200 mm.

**SCHEDULE OF DOORS AND WINDOWS**

D	1200 x 2100	W	2400 x 1200
D1	1050 x 2100	W1	1800 x 1200
D2	900 x 2100	W2	1500 x 1200
D3	850 x 2100	W3	1200 x 1200
D4	700 x 2100	W4	900 x 1200
		W5	900 x 1050
		W6	600 x 600



ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN THE TIME OF CONSTRUCTION OF SEPTIC TANK. THE DEPTH OF SEPTIC TANK WILL NOT EXCEED THE DEPTH OF EXISTING SEPTIC TANK. THE DEPTH OF SEPTIC TANK SHALL BE FINISHED AT RAISED GROUND LEVEL. SURFACE STRENGTH SHALL NOT BE LESS THAN 45 MT. LOADING CAPACITY.

THE DEPTH OF U.G.W.R. WILL NOT EXCEED THE DEPTH OF FOUNDATION OF THE NEIGHBORING COLUMN OF THE BUILDING. 150THK. P.C.C. SLAB TO BEAR WHEEL LOAD WATER TANK SHALL BE FINISHED AT RAISED GROUND LEVEL. SURFACE STRENGTH SHALL NOT BE LESS THAN 45 MT. LOADING CAPACITY.

**FREE GIFTED TO K.M.C. ROAD (2.5 M. WIDE STRIP OF LAND FREE GIFTED AS PER RULE - 74, TABLE - 5, AREA - 32.443 SQM. FOR ADDITIONAL HEIGHT OF THE BUILDING)**

**K.M.C. BLACK TOP ROAD**