

STATEMENT OF PROPOSAL

PART - A

1. ASSESSEE NO. : 31-108-05-1026-7

2. NAME OF OWNER :
SRI. SUBRATA RANJAN DEY
SMT. ANJALI DEY
SRI. SUMANTA DEY
SRI. SUKANTA DEY

NAME OF APPLICANT :
ARJUN SINGH
PARTNER OF M/S GRIHO NIRMAN ASSOCIATES
C.A. OF SRI. SUBRATA RANJAN DEY,
SMT. ANJALI DEY, SRI. SUMANTA DEY
SRI. SUKANTA DEY

3. DETAILS OF REGD. TITLE DEEDS
Book No.- I, Vol. No.- 232, Page No.- 19 to 27,
Being No.- 12403, D.S.R 24 PARAGANA (S),
West Bengal. DATE - 21.07.1992.

Book No.- I, Vol. No.- 1603-2015, Page
No.- 149066 to 149090, Being No.- 160308635,
D.S.R-III 24 PARAGANA (S), West Bengal.
DATE - 30.12.2015.

Book No.- I, Vol. No.- 1603-2017, Page
No.- 82727 to 82736, Being No.- 160303006,
D.S.R-III 24 PARAGANA (S), West Bengal.
DATE - 14.07.2017.

4. DETAILS OF REGD. POWER OF ATTORNEY
Book No.- I, Vol. No.- 1602-2021,
Page No.- 24269 to 24298,
Being No.- 160200189,
Place.- D.S.R-II, 24 PARAGANA (S) West
Bengal. Date - 19/01/2021

5. DETAILS OF REGD. BOUNDARY DECLARATION
Book No.- I, Vol. No.- 1602-2021,
Page No.- 231429 to 231450, Being No.- 160205378,
Place.- D.S.R-II 24 PARAGANA (S), West Bengal.
Date:- 02/08/2021

6. DETAILS OF REGD. DEED OF GIFT
Book No.- I, Vol. No.- 1602-2021,
Page No.- 230964 to 230988, Being No.- 160205379,
Place.- D.S.R-II 24 PARAGANA (S), West Bengal.
Date:- 02/08/2021
AREA OF STRIP OF LAND = 32.739 SQM.

7. BL&RO MUTATION
Memo No.- 18 / Mut / 2398 / BLLRO / ATM / Kasba / 17
Date - 26.04.2017
Memo No.- 18 / Mut / 2400 / BLLRO / ATM / Kasba / 17
Date - 26.04.2017
Memo No.- 18 / Mut / 2403 / BLLRO / ATM / Kasba / 17
Date - 26.04.2017
Memo No.- 18 / Mut / 2404 / BLLRO / ATM / Kasba / 17
Date - 26.04.2017

8. CONVERSION
Memo No.- 51A(C) / 520(R.S) / 6153 Date - 24.10.2019
Memo No.- 51A(C) / 520(R.S) / 6154 Date - 24.10.2019
Memo No.- 51A(C) / 520(R.S) / 6155 Date - 24.10.2019
Memo No.- 51A(C) / 520(R.S) / 6172 Date - 25.10.2019

PART - B

1. AREA OF LAND :
As per Deed, & Assessment Book Record
= 444.537 SQM. (6 K - 10 CH - 15 SFT.)
As per Boundary Declaration
= 444.358 SQM. (6 K - 10 CH - 13.07 SFT.)

2. NET AREA OF LAND :-
Land Area As per Boundary declaration - Area of Strip
of Land to be gifted)
: 444.358 - 32.739 = 411.619 Sqm.

3. PERMISSIBLE GROUND COVERAGE = 51.855 % = 230.422 Sqm.

4. PROPOSED GROUND COVERAGE = 46.786 % = 207.898 Sqm.

5. PROPOSED AREA :

	CUTOUT		Covered Area (Excluding Stair void & Lift Duct) (A)	EXEMPTED AREA		Floor Area (Excluding Stair, Lift Duct & Lobby) (A - (B + C)) = E
	Stair Void Area	Lift Duct Area		Stair Way Area (Excl. Stair Void) (B)	Lift Lobby (C)	
Ground Floor	---	---	181.31 Sqm.	12.69 Sqm.	2.73 Sqm.	165.89 Sqm.
First Floor	---	2.16 Sqm.	203.17 Sqm.	12.69 Sqm.	2.85 Sqm.	187.63 Sqm.
Second Floor	---	2.16 Sqm.	203.17 Sqm.	12.69 Sqm.	2.85 Sqm.	187.63 Sqm.
Third Floor	---	2.16 Sqm.	203.17 Sqm.	12.69 Sqm.	2.85 Sqm.	187.63 Sqm.
Fourth Floor	---	2.16 Sqm.	203.17 Sqm.	12.69 Sqm.	2.85 Sqm.	187.63 Sqm.
Total	---	8.64 Sqm.	993.99 Sqm.	63.45 Sqm.	14.13 Sqm.	916.41 Sqm.

TOTAL EXEMPTED AREA = 63.45 + 14.13 = 77.58 Sqm.

6. PARKING CALCULATION :

A)	Prop. Share	Tenement Size	Tenement No	Tenement Category	Required Parking
A - 92.34 Sqm.	13.37 Sqm.	105.71 Sqm.	4 Nos.	In Between	8 Nos.
B - 92.51 Sqm.	13.40 Sqm.	105.91 Sqm.	4 Nos.	100-200 Sqm.	8 Nos.

Total Required Parking = 8 Nos.

B) NOS. OF PARKING PROVIDED = 8 Nos. (Covered Parking)
C) Permissible area for parking : GROUND FLOOR = 8 No. x 25
D) Actual area of parking provided : GROUND FLOOR PARKING = 147.56 Sqm.

7. PERMISSIBLE F. A. R. = 1.75
PROPOSED F. A. R. = (916.41 - 147.56) / 444.358 = 1.730

9. CUPBOARD AREA = 22.65 Sqm. (2.28%)
10. STAIR HEAD ROOM AREA = 16.64 Sqm.
11. OVER HEAD TANK AREA = 6.64 Sqm.
12. M/C ROOM LESS LIFT COVERED AREA = 3.82 Sqm.
13. TOTAL ADDITIONAL FLOOR AREA FOR FEES
(Cupboard + Stair head rm + m/c rm less lift Covered Area) = 43.11 Sqm.
14. TREE COVER AREA
Required = (993.99 / 6000) x 15% x 444.358 = 11.04 Sqm.
Proposed = 11.47 Sqm.

15. HEIGHT OF THE BUILDING = 15.475 m.

DECLARATION OF OWNER'S/APPLICANT

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT-

- I SHALL ENGAGE L.B.S & E.S.E. DURING CONSTRUCTION.
- 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 MAY REVOKE THE SANCTION PLAN.
- 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.
- THERE IS NO EXISTING STRUCTURE. THE LAND IS VACANT.
- DURING INSPECTION PLOT WAS IDENTIFIED BY ME.

DECLARATION OF OWNER'S/APPLICANT

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT-

- I SHALL ENGAGE L.B.S & E.S.E. DURING CONSTRUCTION.
- 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 MAY REVOKE THE SANCTION PLAN.
- 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.
- THERE IS NO EXISTING STRUCTURE. THE LAND IS VACANT.
- DURING INSPECTION PLOT WAS IDENTIFIED BY ME.

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 ROADS CONFORM 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. THE PLOT IS LOCATED WITHIN 500 M FROM CENTER LINE OF E.M. BYEPASS.

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. - 16/II) OF J. B. ASSOCIATES. OF (ADDRESS) 1418, NAYABAD, PANCHASAYER, KOLKATA - 700094. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

DECLARATION OF G.T.E.

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO TECHNICAL POINT OF VIEW.

DECLARATION OF ARCHITECTS & ENGINEERS

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

DECLARATION OF ARCHITECTS & ENGINEERS

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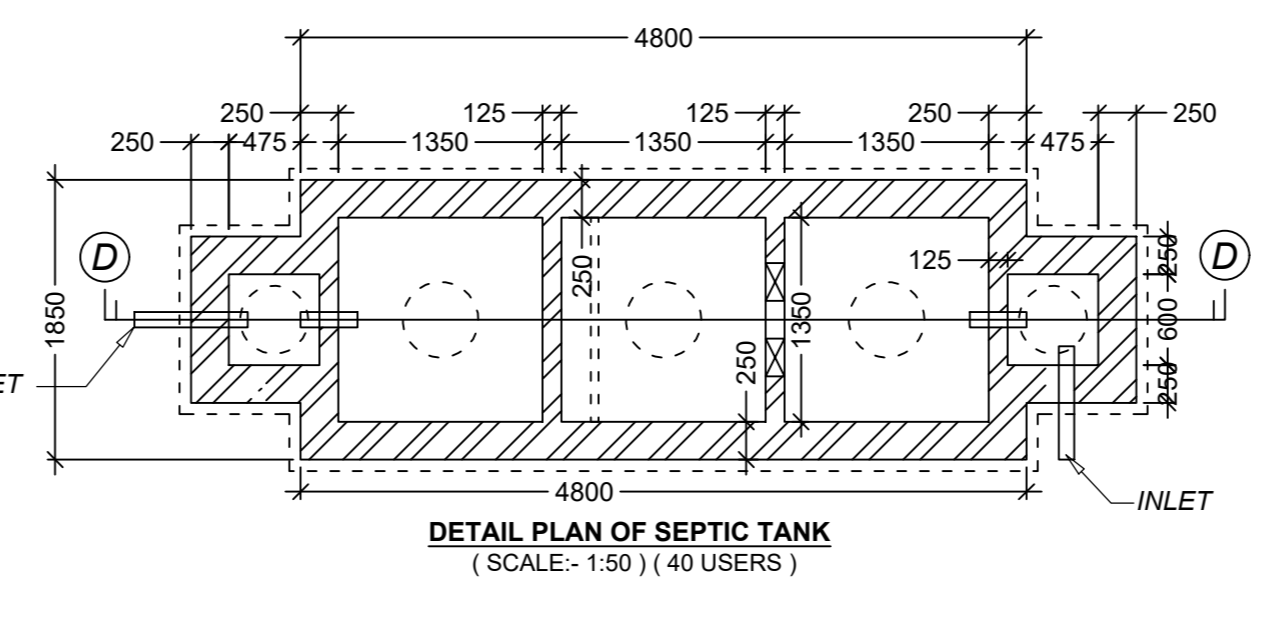
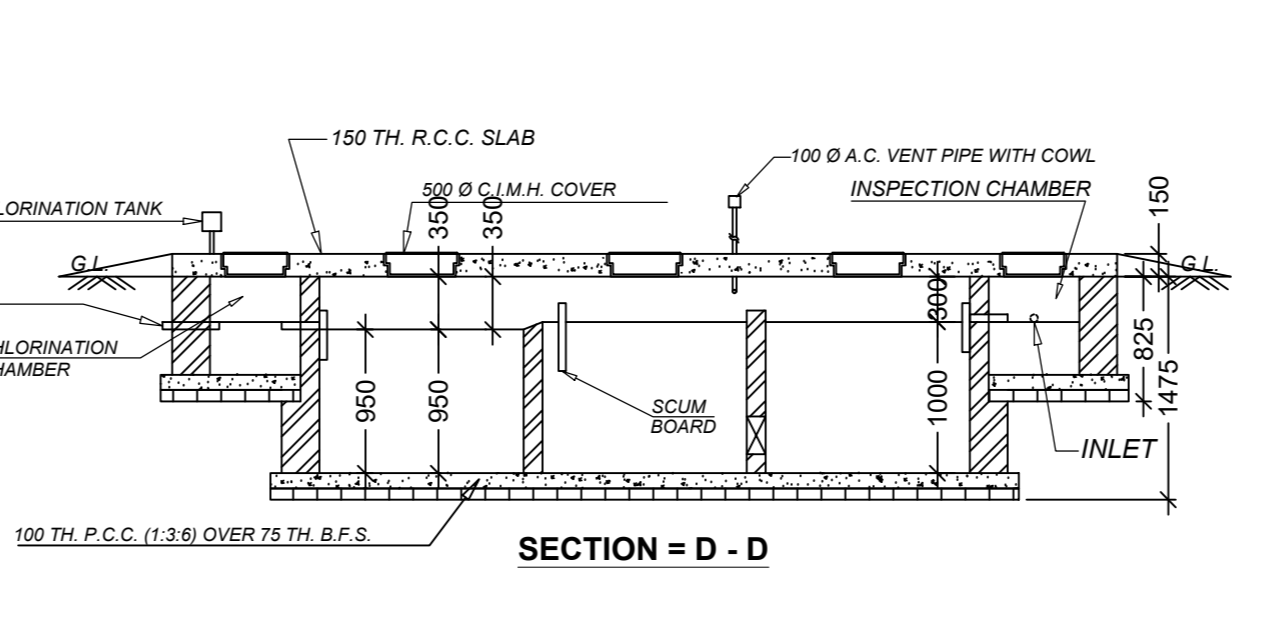
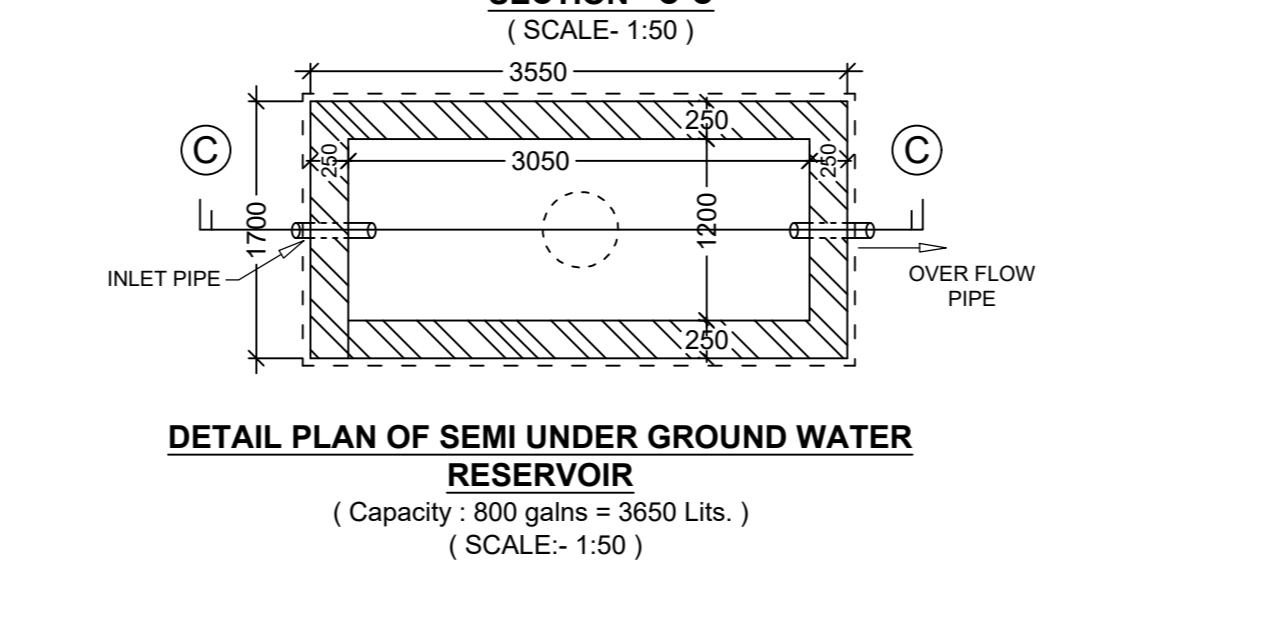
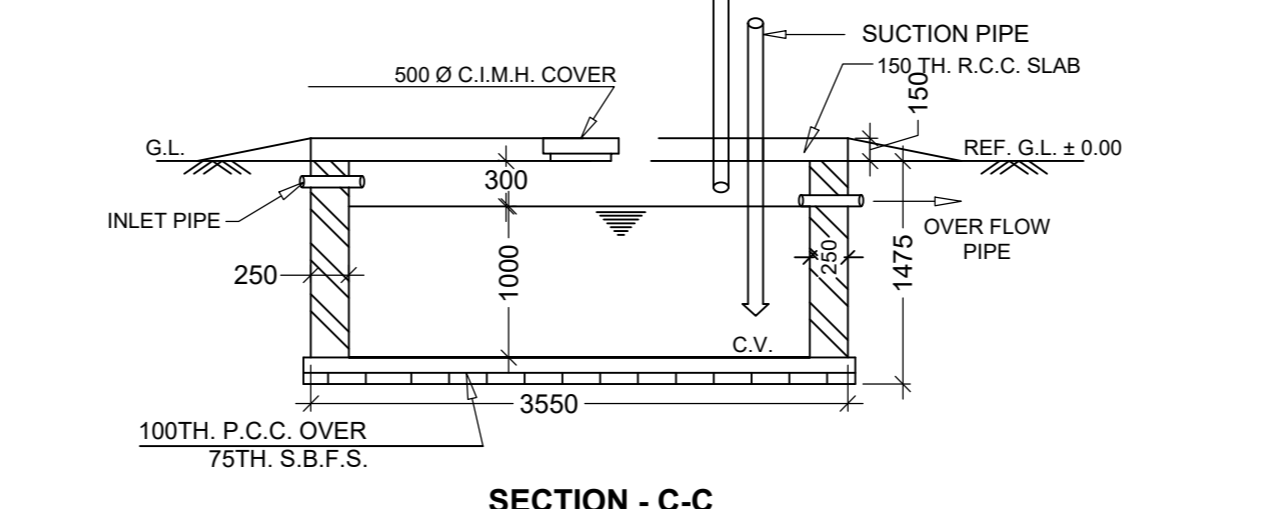
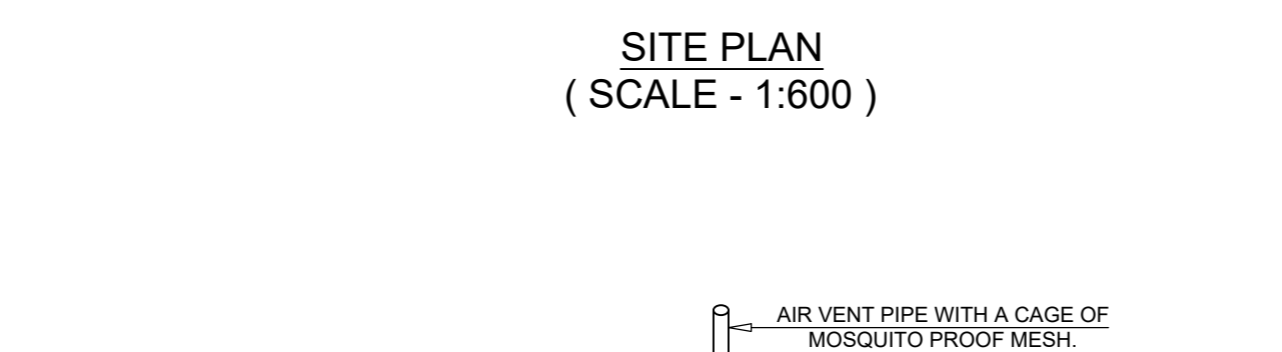
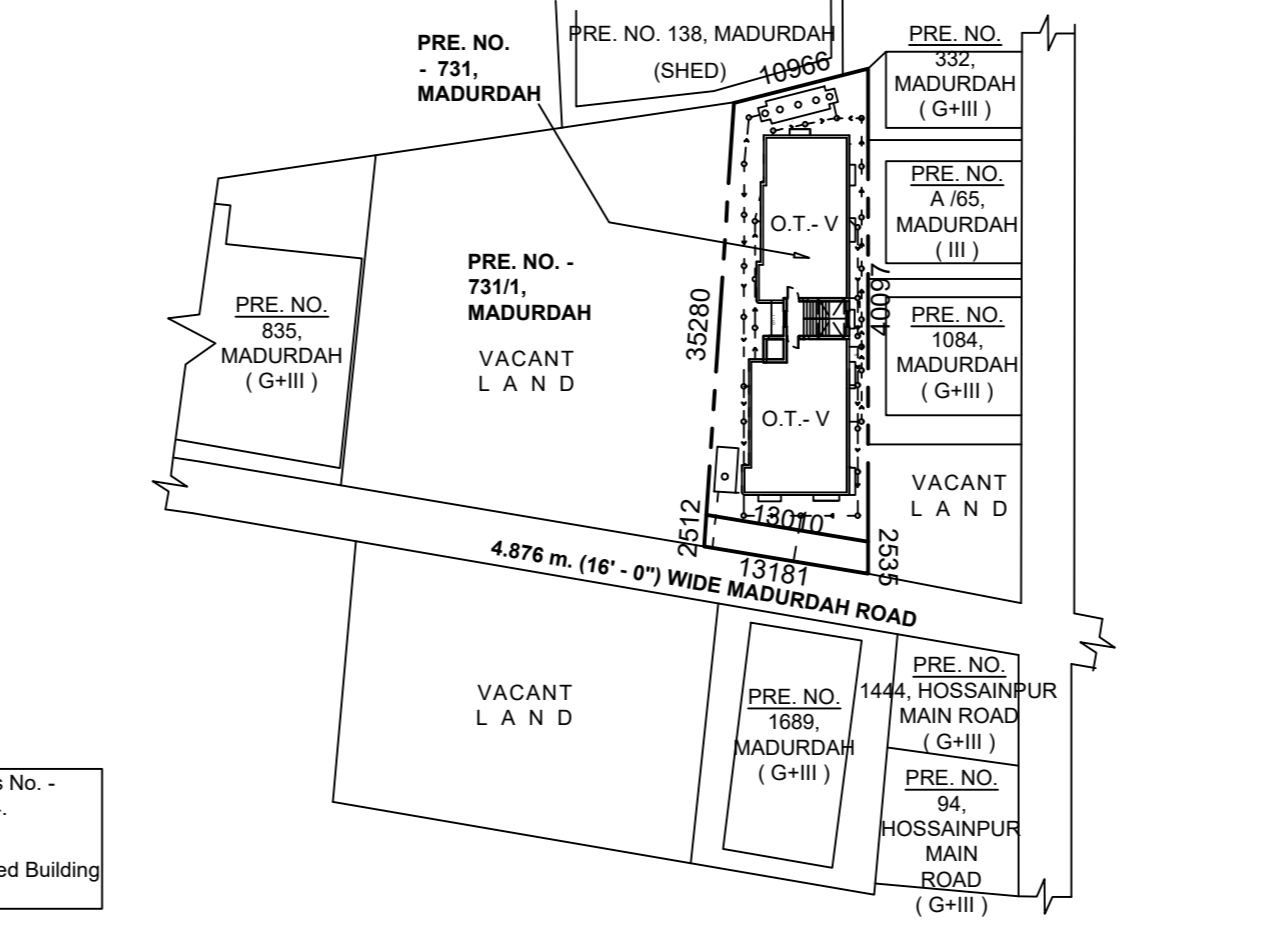
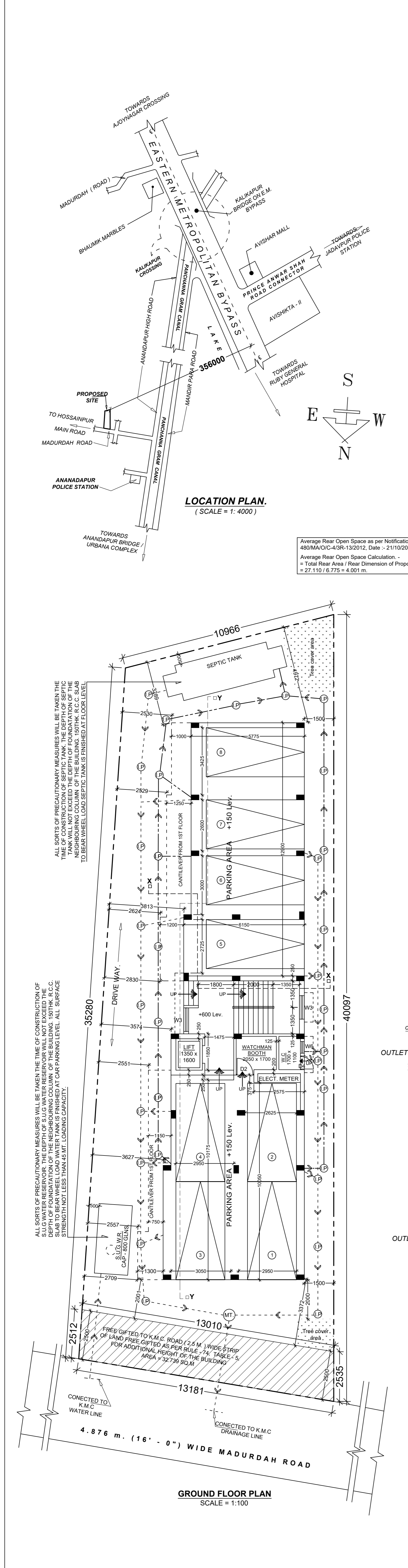
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SCHEDULE OF DOOR AND WINDOW				SPECIFICATION	
D	1100 x 2100	W1	1800 x 1800	1.	ALL DIMENSIONS ARE IN MM.
D1	1000 x 2100	W1a	1800 x 1200	2.	THE HEIGHT OF THE BUILDING IS 15.475 m.
D2	900 x 2100	W2	1500 x 1200	3.	THE BUILDING IS R.C.C. FRAME STRUCTURE.
D3	850 x 2100	W3	1200 x 1200	4.	ALL OUTER WALL ARE 250 / 200 mm. THICK.
D4	700 x 2100	W3a	1200 x 1050	5.	ALL INTERNAL WALL ARE 75 / 125 mm. THICK.
SD1	1800 x 2100	W4	900 x 1200	6.	GRADE OF CONCRETE IS M20.
		W4a	900 x 1050	7.	GRADE OF STEEL IS Fe - 415.
		W5	600 x 1200	8.	100 THICK LIME TERRACING OVER 100 THICK R.C.C. ROOF SLAB.
		W6	600 x 900	9.	12 MM. THICK PLASTER TO ALL INTERNAL WALL WITH (1 : 5) CEMENT SAND MORTER.
				10.	HEIGHT OF PARAPET WALL IS 1200 mm.

BUILDING PERMIT NO: 2021120359

DATE: 01-FEB-22 VALID UP TO: 31-JAN-27

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