

STATEMENT OF THE PLAN CASE NO. 2023030052

PART-A

- ASSESE NO : 110301100462
- DETAIL OF REGISTERED DEED
BOOK NO : I, VOL. NO : 114, REGD. AT : CALCUTTA, DATE : 19.08.1966, PAGES : 140 TO 147, BEING NO : 4513 & YEAR : 1966
- DETAIL OF REGISTERED DEED
BOOK NO : I, VOL. NO : 36, REGD. AT : CALCUTTA, DATE : 29.10.1972, PAGES : 127 TO 134, BEING NO : 1421 & YEAR : 1972
- DETAIL OF BOUNDARY DECLARATION.
BOOK NO : I, VOL. NO : 1606-2020, REGD. AT : A.D.S.R SEALDAH, DATE : 28.07.2020, PAGES : 76296 TO 76317, BEING NO : 160601633 & YEAR : 2020
- DETAIL OF POWER OF ATTORNEY
BOOK NO : I, VOL. NO : 16062023, REGD. AT : A.D.S.R SEALDAH, DATE : 09.08.2023, PAGES : 80382 TO 80398, BEING NO : 160602948 & YEAR : 2023
- DETAIL OF COMMON PASSAGE DECLARATION
BOOK NO : 1, VOL. NO : 16062021, REGD. AT : A.D.S.R SEALDAH, DATE : 30/03/2021, PAGES : 63506 to 63518, BEING NO : 160601619 & YEAR : 2021
- DETAIL OF STRIP OF LAND
BOOK NO : 1, VOL. NO : 16062021, REGD. AT : A.D.S.R SEALDAH, DATE : 30/03/2021, PAGES : 63490 to 63505, BEING NO : 160601618 & YEAR : 2021

3. AREA OF LAND : 6k 0ch 2.58st (401.578 sq.m.)

4. NO OF STOREY : G + III

5. NO. OF TENAMENTS : 9 Nos.

6. SIZE OF TENAMENTS :

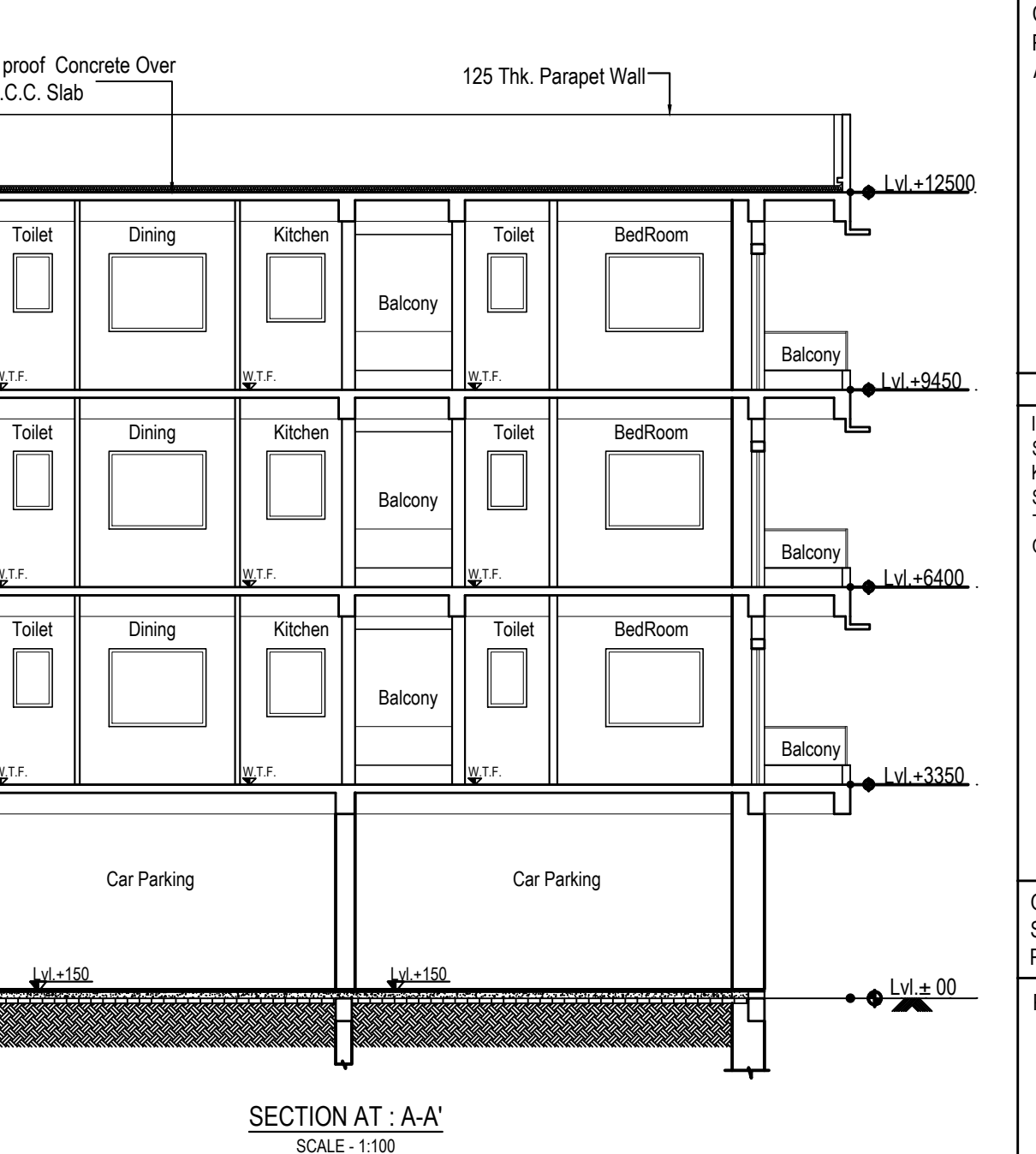
- Below 50 Sq.m : 0 Nos.
- Above 50 - 75 Sq.m : 6 Nos.
- Above 75 - 100 Sq.m : 3 Nos.
- Above 100 Sq.m : Nil

DOOR & WINDOW SCHEDULE

MKD	SIZE	FRAME	LINTEL	SILL	DESCRIPTION
D	1200x2100	100x75	2100	±0.0	PANELED DOOR WITH WOODEN FRAME
D1	1050x2100	100x75	2100	±0.0	SLIDING ALUMINIUM FRAME WITH GLAZING DOOR
D2	900x2100	75x75	2100	±0.0	
D3	750x2100	75x75	2100	±0.0	
DW	2050x2100	--	2100	±0.0	

DETAILS OF WINDOW

MKD	SIZE	FRAME	LINTEL	SILL	DESCRIPTION
W	2000x1200	--	2100	900	2/3 - SLIDING ALUMINIUM FRAME WITH GLAZING WINDOW
W1	1500x1200	--	2100	900	
W2	1200x1200	--	2100	900	
W3	900x1050	--	2100	1050	
W4	1000x1200	--	2100	900	LUVER
V	600x900	--	2100	1200	



DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER I.B.C OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY "GEOTECH ENGINEER PVT. LTD." MR. ALOK ROY, B.E.(CIVIL), MCE (SOIL MECH. AND FOUND. ENG.), MASCE, MIE, MGS, M.I.P.H.E., M.A.C.I. (I), C. Eng. (I), Chartered Engineer (I), Reg. No. M128469-4 CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

DECLARATION OF L. B. S. / 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 AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK.

SUBRATA MONDAL
Chartered Engineer (Civil)
B.C.E. A.M.I.E. C-ENG (I)
L.B.S. 750(1), E.S.E. II/54
STERNKDA/10/00082
SIGNATURE OF STRU. ENGINEER

SUBRATA MONDAL
Chartered Engineer (Civil)
B.C.E. A.M.I.E. C-ENG (I)
L.B.S. 750(1), E.S.E. II/54
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SIGNATURE OF L. B. S. / ARCHITECT

SPECIFICATIONS

- R.C.C. FRAME STRUCTURE WITH CONC. GRADE M20 (1:1.5:3)
- 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
- STEEL Z-SECTION WINDOWS.
- CAST-IN-SITU MOSAIC FLOORING.
- 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
- WATER PROOFING TREATMENT.
- P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

PART-B:

1. AREA OF LAND

- AS PER TITLE DEED : 6k 0ch 2.57st (401.578 sq.m.)
- AS PER BOUNDARY DECLARATION : 401.578 sq.m.
- STRIP OF LAND AREA : 11.999 sq.m GIFTED TO K. M. C.

2. NET LAND AREA : 401.578 sq.m.

3. a) PERMISSIBLE GROUND COVERAGE : 213.964 qm (53.281%)
b) PROPOSED GROUND COVERAGE : 186.972 qm (46.559%)

4. PROPOSED HEIGHT = 12.45 Mtr.

5. PROPOSED AREA

FLOOR MKD	TOTAL COVERED AREA	SHAFT/ LIFT WELL/ STAIR DUCT	NET COVERED AREA	EXEMPTION STAIR LOBBY	AREA	NET FLOOR AREA
Gf Floor	170.510	*****	170.510	12.69	3.000	154.820
1st Floor	186.972	2.624	184.348	12.69	3.000	168.658
2nd Floor	186.972	2.624	184.348	12.69	3.000	168.658
3rd Floor	186.972	2.624	184.348	12.69	3.000	168.658
TOTAL	731.425	7.872	723.553	50.76	12.000	660.793

6. TENEMENTS & CAR PARKING CALCULATION

A. RESIDENTIAL

TENEMENT MKD	TENEMENT AREA	COMMON AREA PERCENTAGE	PROPOP AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF PARKING	REQUIRED PARKING
FLAT A	65.823	20.09 %	13.222	79.045	3	0
FLAT B	46.842	20.09 %	9.409	56.251		
FLAT C	54.620	20.09 %	10.972	65.592		

7. REQUIRED CAR PARKING :

- TOTAL REQUIRED CAR PARKING : 0
- TOTAL PROPOSED CAR PARKING : 3

8. PERMISSIBLE F.A.R : 1.75
9. PROPOSED F.A.R : 660.793/401.577 = **1.65**

10. STAIR HEAD ROOM AREA : 16.973 qm
11. LIFT MACHINE ROOM AREA : 10.236 qm
12. OVER HEAD TANK AREA : 6.474 qm
13. AREA OF CUP-BBOARD : 9.334 qm
14. OTHER AREA ONLY FOR FEES : 43.016 qm
15. LIFT MACHINE ROOM STAIR AREA : 3.225 qm
16. TOTAL COMMON AREA : 100.808 qm
17. PROPOSED AREA OF PARKING : 120.892 qm
18. TERRACE AREA : 186.971 qm
19. TREE COVER AREA : 7.264 qm (1.809 %)

DECLARATION OF GEO-TECHNICAL ENGINEER

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 & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

Dr. Sujit Kumar Bose
Ph.D. M.C.E. (SOIL) B.C.E. (HONS), MGS, MRC
Empanelled Geotech Engg. No. 1/12
SIGNATURE OF GEO-TECHNICAL

DECLARATION OF OWNERS

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.A & ESE DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) AND 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 S.U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF LBS/SE BEFORE STARTING OF BUILDING FOUNDATION.

SRI RANAJIT CHAUDHURI
SRI YUDHAJIT CHAUDHURI
directors
of M/s RP JEET DEVELOPERS PVT LTD,
CONSTITUTED ATTORNEY OF
Smt. Soma Sen
SIGNATURE OF OWNER

GROUND FLOOR PLAN, Typ (1st TO 3rd) FLOOR PLAN, ROOF PLAN, FRONT ELEVATION, SECTION - A 'A', SECTION - B 'B', DETAILS OF SEMI UNDER GROUND WATER RESERVOIR, SITE PLAN AND LOCATION PLAN, DETAIL DIMENSION OF COMMON PASSAGE

PROJECT :-
PROPOSED G-III STORED RESIDENTIAL BUILDING AT PREMISES NO. : 126/3E, MOULANA ABUL KALAM AZAD SARANI, (NARKELDANGA MAIN ROAD) KOLKATA - 700054, WARD NO. : 30, BORDOUGH : III, P. S. : PHOOLBAGAN UNDER KOLKATA MUNICIPAL CORPORATION,

B.P. NO. :-	2023030039
SANCTION DATE :-	21/09/2023
VALID UP TO :-	20/09/2028

DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR.-III/K.M.C.	DIGITAL SIGNATURE OF E.E.(C)/BLDG./BR.-III/K.M.C.
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JOB NO.	DRG. NO.	DATE	DESIGN BY
		06.06.2023	PARTHA

SUBRATA MONDAL
Chartered Engineer (Civil)
B.C.E. A.M.I.E. C-ENG (I)
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SDCS
ARCHITECTS & ENGINEERS

SCALE - 1:100