

PREMISES NO - 87, Hem Chandra Naskar Road, P.O. & P.S. Beliaghata, Kolkata-700010 (N.W.D-034, BOROUGH NO-III, ASSESSEE NO 110341200416)

NAME OF OWNER(S)/APPLICANT(S): SRI RANAJIT CHAUDHURI & SRI YUDHAJIT CHAUDHURI directors of M/s RP JEET DEVELOPERS PVT. LTD, CONSTITUTED ATTORNEY OF SRI AMIT MONDAL SRI ARJIT MONDAL

AREA OF LAND : 5k 6ch 8ft 360.275 sq.m).
NAME OF L.B.S. : SUBRATAMONDAL
L.B.S. 750(1)

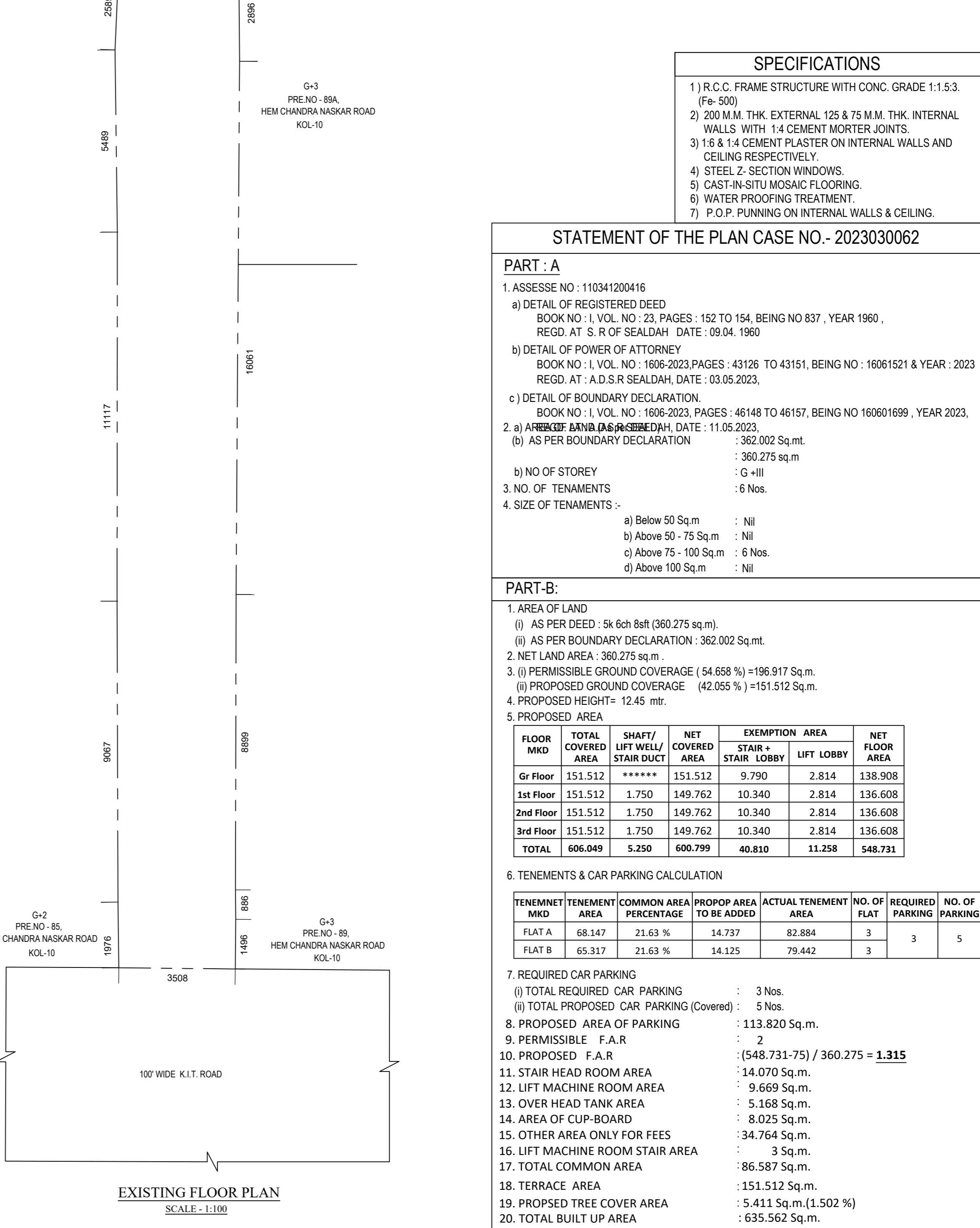
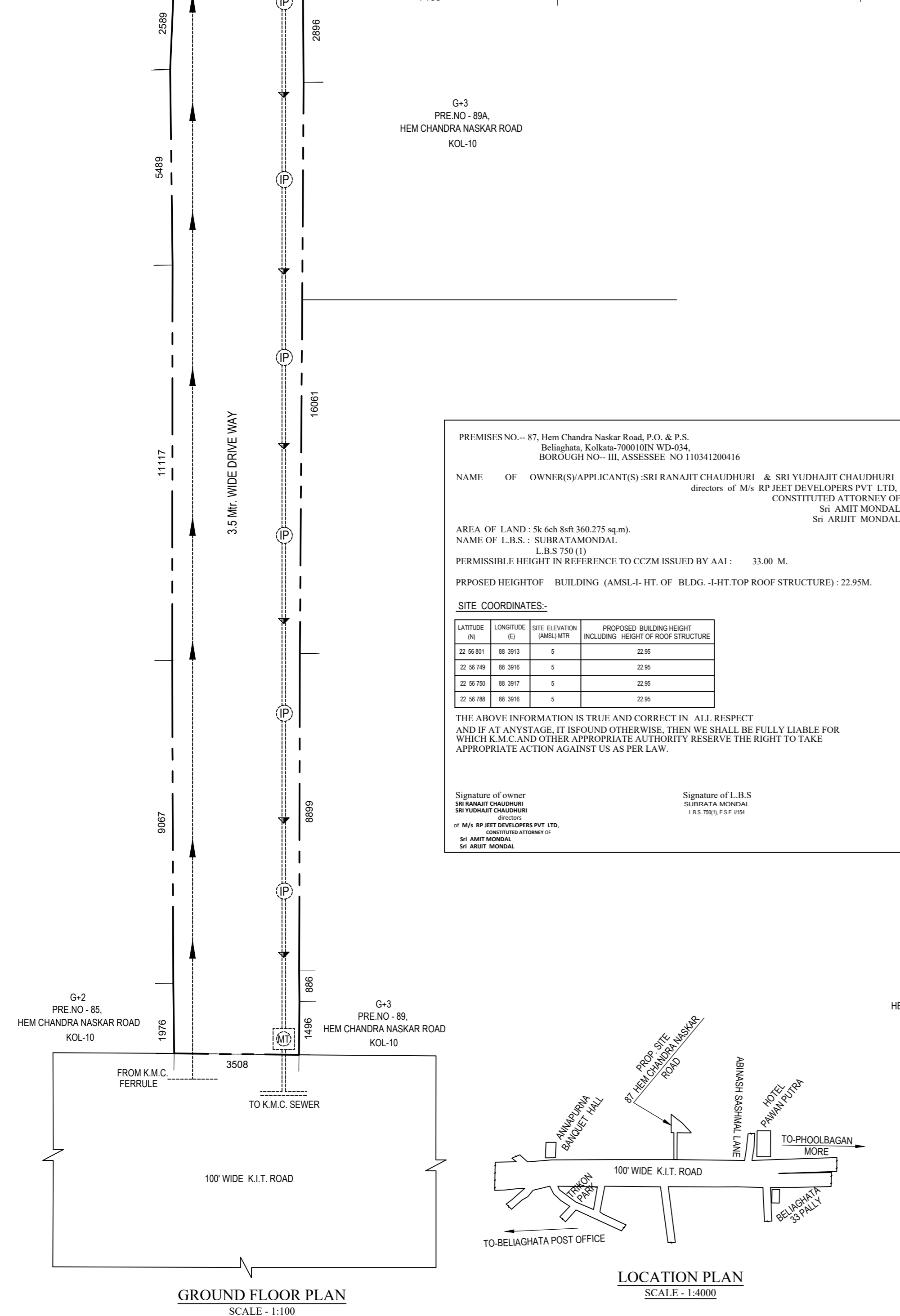
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 33.00 M.
PROPOSED HEIGHT OF BUILDING (AMS.L-1 HT. OF BLDG.-4HT.TOP ROOF STRUCTURE) : 22.95M.

SITE COORDINATES:

LATITUDE (N)	LONGITUDE (E)	SITE ELEVATION (M)SLR	PROPOSED BUILDING HEIGHT INCLUDING HEIGHT OF ROOF STRUCTURE
22 56 01	88 39 13	5	22.95
22 56 74	88 39 16	5	22.95
22 56 70	88 39 17	5	22.95
22 56 78	88 39 16	5	22.95

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN WE SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST US AS PER LAW.

Signature of owner: SRI RANAJIT CHAUDHURI, SRI YUDHAJIT CHAUDHURI
Signature of L.B.S: SUBRATA MONDAL



SPECIFICATIONS

- 1) R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3. (F₈-500)
- 2) 200 M.M. THK EXTERNAL 125 & 75 M.M. THK INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
- 3) 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
- 4) STEEL Z-SECTION WINDOWS.
- 5) CAST-IN-SITU MOSAIC FLOORING.
- 6) WATER PROOFING TREATMENT.
- 7) P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

STATEMENT OF THE PLAN CASE NO. - 2023030062

PART : A

1. ASSESSE NO : 110341200416
 - a) DETAIL OF REGISTERED DEED
BOOK NO : I, VOL. NO : 23, PAGES : 152 TO 154, BEING NO 837, YEAR 1960, REGD. AT S. R OF SEALDAH, DATE : 09.04.1960
 - b) DETAIL OF POWER OF ATTORNEY
BOOK NO : I, VOL. NO : 1606-2023, PAGES : 43126 TO 43151, BEING NO : 16061521 & YEAR : 2023 REGD. AT : A.D.S.R SEALDAH, DATE : 03.05.2023.
 - c) DETAIL OF BOUNDARY DECLARATION.
BOOK NO : I, VOL. NO : 1606-2023, PAGES : 46148 TO 46157, BEING NO 160601699, YEAR 2023, REGD. AT : A.D.S.R SEALDAH, DATE : 11.05.2023.
2. a) AS PER BOUNDARY DECLARATION : 362.002 Sq.mt.
b) AS PER BOUNDARY DECLARATION : 360.275 sq.m
- b) NO OF STOREY : G + III
3. NO. OF TENEMENTS : 6 Nos.
4. SIZE OF TENEMENTS :

a) Below 50 Sq.m	: Nil
b) Above 50 - 75 Sq.m	: Nil
c) Above 75 - 100 Sq.m	: 6 Nos.
d) Above 100 Sq.m	: Nil

PART-B:

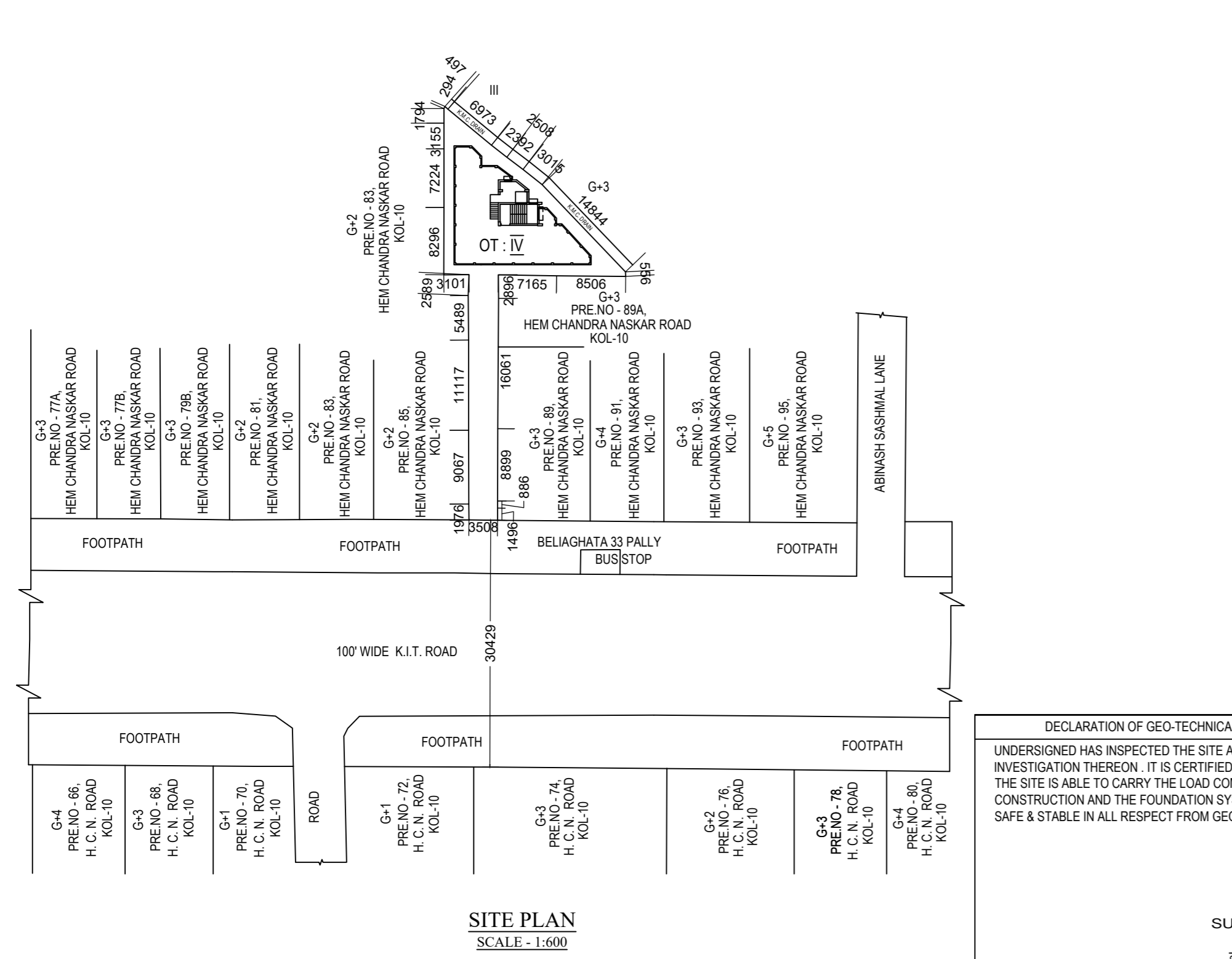
1. AREA OF LAND
 - (i) AS PER DEED : 5k 6ch 8ft (360.275 sq.m).
 - (ii) AS PER BOUNDARY DECLARATION : 362.002 Sq.mt.
2. NET LAND AREA : 360.275 sq.m.
3. (i) PERMISSIBLE GROUND COVERAGE (54.658%) = 196.917 Sq.m.
(ii) PROPOSED GROUND COVERAGE (42.055%) = 151.512 Sq.m.
4. PROPOSED HEIGHT = 12.45 mtr.
5. PROPOSED AREA

FLOOR MKD	TOTAL COVERED AREA	SHAFT/ LIFT WELL/ STAIR DUCT	NET COVERED AREA	EXEMPTION AREA STAIR + LOBBY	NET FLOOR AREA
Gr Floor	151.512	*****	151.512	9.790	2.814
1st Floor	151.512	1.750	149.762	10.340	2.814
2nd Floor	151.512	1.750	149.762	10.340	2.814
3rd Floor	151.512	1.750	149.762	10.340	2.814
TOTAL	606.049	5.250	600.799	40.810	11.258

6. TENEMENTS & CAR PARKING CALCULATION

TENEMENT MKD	TENEMENT AREA	COMMON AREA PERCENTAGE	PROPOD AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF FLAT	REQUIRED PARKING	NO. OF PARKING
FLAT A	68.147	21.63 %	14.737	82.884	3	3	5
FLAT B	65.317	21.63 %	14.125	79.442	3		

7. REQUIRED CAR PARKING
 - (i) TOTAL REQUIRED CAR PARKING : 3 Nos.
 - (ii) TOTAL PROPOSED CAR PARKING (Covered) : 5 Nos.
8. PROPOSED AREA OF PARKING : 113.820 Sq.m.
9. PERMISSIBLE F.A.R : 2
10. PROPOSED F.A.R : (548.731-75) / 360.275 = **1.315**
11. STAIR HEAD ROOM AREA : 14.070 Sq.m.
12. LIFT MACHINE ROOM AREA : 9.669 Sq.m.
13. OVER HEAD TANK AREA : 5.168 Sq.m.
14. AREA OF CUP-BOARD : 8.025 Sq.m.
15. OTHER AREA ONLY FOR FEES : 34.764 Sq.m.
16. LIFT MACHINE ROOM STAIR AREA : 3 Sq.m.
17. TOTAL COMMON AREA : 86.587 Sq.m.
18. TERRACE AREA : 151.512 Sq.m.
19. PROPOSED TREE COVER AREA : 5.411 Sq.m. (1.502 %)
20. TOTAL BUILT UP AREA : 635.562 Sq.m.



DECLARATION OF STRUCTURAL ENGINEER

"THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPER-STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE N.B.C. OF INDIA & CERTIFIED THAT THE BUILDING IS SAFE AND STABLE IN ALL RESPECTS".

SUBRATA MONDAL
Chartered Engineer (Civl)
B.C.E. A.M.I.E. C-ENG (I)
L.B.S. 750(1), E.S.E. 1154
STER/NKDA/10/00082

DECLARATION OF L. B. S.

CERTIFIED THAT THE PLAN IT SELF 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. THE LAND IS MOSTLY COVERED WITH AN EXISTING STRUCTURE OCCUPIED BY THE OWNERS.

SUBRATA MONDAL
Chartered Engineer (Civl)
B.C.E. A.M.I.E. C-ENG (I)
L.B.S. 750(1), E.S.E. 1154
STER/NKDA/10/00082
NAME OF L. B. S.

DECLARATION OF OWNER

WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.S & ESE DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN). K.M.C 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 TAKEN UNDER THE GUIDENCE OF LBS/ ESE BEFORE STARTING OF BUILDING FOUNDATION.

SRI RANAJIT CHAUDHURI
SRI YUDHAJIT CHAUDHURI
directors
of M/s RP JEET DEVELOPERS PVT LTD,
CONSTITUTED ATTORNEY OF
SRI AMIT MONDAL
SRI ARJIT MONDAL
NAME OF OWNER

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.

SUJIT KUMAR BOSE
GT/11/12
SIGNATURE OF GEO-TECHNICAL

GROUND FLOOR PLAN, PLAN & SECTION OF S.U.G.WATER RESERVOIR, LOCATION PLAN, SITE PLAN,

PROJECT :-

PROPOSED G+III STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 AT PREMISES NO. : 87, HEMCHANDRA NASKAR ROAD, KOLKATA 700010 (PREVIOUSLY P-155 OF C.I.T SCHEME IVM) WARD NO - 034, BOROUGH NO III UNDER KALKA MUNICIPAL CORPORATION , P.S & P.O BELIAGHATA

B.P. NO. :- 2023030058

SANCTION DATE :- 07/11/2023

VALID UP TO :- 06/11/2028

DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR.-III/K.M.C.

DIGITAL SIGNATURE OF E.E.(C)/BLDG./BR.-III/K.M.C.

JOB NO.	DRG. NO.	DATE	DRAWN BY
		06.05.2023	PARTHA

SCALE - 1:100

22B, Gorachand Road, Flat : 2B (2nd fl.)
Kolkata : 700014,
Ring : +91 980 484 3728, +91 983 016 3728
+9133 2286 5702
email : sdcshome@hotmail.com
website : www.sdshome.com