

STATEMENT OF PROPOSAL

PART - A

- ASSEESSEE NO. : 11-068 - 19 - 0002 - 0
- NAME OF THE OWNER :**
SHREE RADHA DEVCON PRIVATE LIMITED
- DETAILS OF REGD. TITLE DEEDS :**
Book NO. - I, VOL. NO. - 1605 to 2022, Pages - 30406 to 30444, Being no. - 160500737, Date -21/ 03/2022 Year: 2022, A.D.S.R. - ALIPORE, WEST BENGAL.
Book NO. - I, VOL. NO. - 1605 to 2022, Pages - 33661 to 33694, Being no. - 160500715, Date -31/ 03/2022 Year: 2022, A.D.S.R. - ALIPORE, WEST BENGAL.
- DETAILS OF REGD. BOUNDARY DECLARATION :**
Book NO. - I, VOL. NO. - 1630 - 2022, Pages - 187925 to 187934, Being no. - 163005349, Date -> 22/11/2022, Year : 2022, D.S.R. - V, SOUTH 24 PARGANAS, WEST BENGAL.
- DETAILS OF FREE GIFT: SANCTION ALIGNMENT - 6.370 Sqm.**
Book NO. - I, VOL. NO. - 1605 - 2022, Pages - 94185 to 94196, Being no. - 160502640, Date -> 23/12/2022, Year : 2022, A.D.S.R. - ALIPORE, WEST BENGAL.

PART - B

- AREA OF LAND :
As per Title deed, Assessment Book & Boundary Declaration : 3K - 11 CH - 27 Sqft = 249.164 Sqm
 - NET AREA OF LAND : (LAND AREA - SANCTION ALIGNMENT)
= (249.164 - 6.370) Sqm. = 242.794 SQ.M.
 - PERMISSIBLE GROUND COVERAGE = 58.361 % = 145.415 Sqm.
 - PROPOSED GROUND COVERAGE = 56.298 % = 140.274 Sqm.
 - PROPOSED AREA :
- | | Covered Area (Including Stair, Lift Duct & Lobby) | Lift Duct Area | Covered Area (Excluding Void) | Exempted Area (Excluding Stair Void) | Lift Lobby | Net Floor Area (Excluding Stair, Lift Duct & Lobby) |
|--------------|---|-------------------|-------------------------------|--------------------------------------|-------------------|---|
| Ground Floor | 140.274 Sqm. | --- | 140.274 Sqm. | 10.340 Sqm. | 1.869 Sqm. | 128.065 Sqm. |
| First Floor | 140.274 Sqm. | 1.875 Sqm. | 138.399 Sqm. | 10.340 Sqm. | 1.869 Sqm. | 126.190 Sqm. |
| Second Floor | 140.274 Sqm. | 1.875 Sqm. | 138.399 Sqm. | 10.340 Sqm. | 1.869 Sqm. | 126.190 Sqm. |
| Third Floor | 140.274 Sqm. | 1.875 Sqm. | 138.399 Sqm. | 10.340 Sqm. | 1.869 Sqm. | 126.190 Sqm. |
| Total | 561.096 Sqm. | 5.625 Sqm. | 555.471 Sqm. | 41.360 Sqm. | 7.476 Sqm. | 506.635 Sqm. |
- TOTAL EXEMPTED AREA (41.360 + 7.476) = 48.836 Sqm.

6. PARKING CALCULATION :

A) Residential

| Individual Tenement | Prop. Area To be Added | Actual Tenement | Total no. Tenement | Tenement Size | Required Parking |
|---------------------|------------------------|-----------------|--------------------|------------------------------|------------------|
| 1 - 71.126 | 12.560 | 83.686 | 2 | Between 75 - 100 Sqm = 2 Nos | 1 Nos |
| 2 - 54.306 | 9.589 | 63.895 | 2 | Between 50 - 75 Sqm = 4 Nos | 1 Nos |
| 3 - 62.447 | 11.027 | 73.474 | 1 | | |
| 4 - 62.985 | 11.122 | 74.107 | 1 | | |

Mercantile (Retail) Built Up Area = 41.289 Sqm.
Mercantile (Retail) Carpet Area = 35.428 Sqm.
For carpet area above 25 sqm. one car parking space for every 35 sqm.
Required Parking = 1 Nos
Total Required Parking = 3 Nos

- B) PARKING PROVIDED = 4 Nos. (Covered Parking)
C) Permissible area for parking : (a) GROUND FLOOR = 3 No. x 25
D) Actual area of parking provided : (a) GROUND FLOOR = 71.440 Sqm
- PERMISSIBLE F. A. R. = 1.75
 - PROPOSED F. A. R. = (505.318 - 71.440) / 249.164 = 1.747
 - TOTAL CUP-BOARD AREA = 12.413 Sqm.
 - STAIR HEAD ROOM AREA = 13.230 Sqm.
 - LIFT M/C ROOM AREA = 9.191 Sqm.
 - LIFT M/C ROOM STAIR AREA = 3.150 Sqm.
 - OVER HEAD TANK AREA = 5.333 Sqm.
 - HEIGHT OF THE BUILDING = 12.500 m.
 - TOTAL ADDITIONAL AREAS FOR FEES (Cupboard, Stair Head rm, Lift m/c Room, Lift m/c Room Stair) = 37.984 Sqm.
 - RELAXATION OF AUTHORITY = U/R 76 (i) OF KMC BUILDING RULE 2009
 - PERMISSIBLE TREE COVER AREA = 555.471 X 15% X 249.164 / 6000 = 3.460 Sqm.
 - PROPOSED TREE COVER AREA = 4.063 Sqm.
 - TOTAL COMMON AREA = 66.447 SQM
 - TOTAL TERRACE AREA = 140.274 SQM
 - TOTAL RESIDENTIAL + Mercantile (Retail) AREA = 555.471 SQM
 - TOTAL FLOOR AREA FOR FEES = (555.471 + 37.984) = 593.455 SQM

DECLARATION OF OWNER

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT -
1. I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
2. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. & 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 & ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF UNDER GROUND WATER RESERVOIR WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.

SHREE RADHA DEVCON PRIVATE LIMITED
SRI PARIMAL SAHOO
DIRECTOR
NAME OF OWNER

DECLARATION OF L.B.S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE RESIDENTIAL 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 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 WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

MADHAB CH. PAUL
L.B.S. No. - 525 (Class-I)
NAME OF L.B.S.

DECLARATION OF E.S.E.

THE STRUCTURAL DESIGNS AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE RESIDENTIAL 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. - 1691) OF 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) (K.M.C.)
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
G.T.E. NO. - 161 (Class - I) (K.M.C.)
NAME OF GEO-TECHNICAL ENGINEER

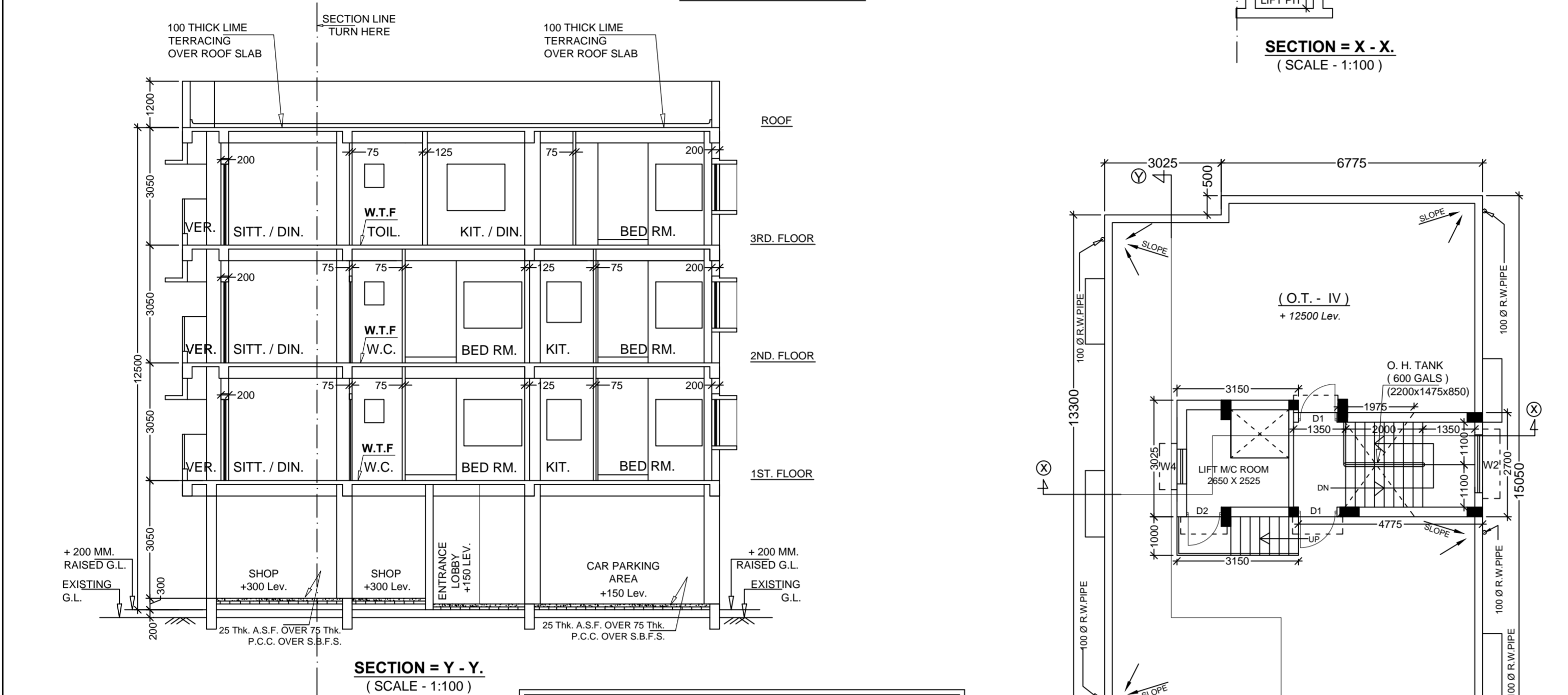
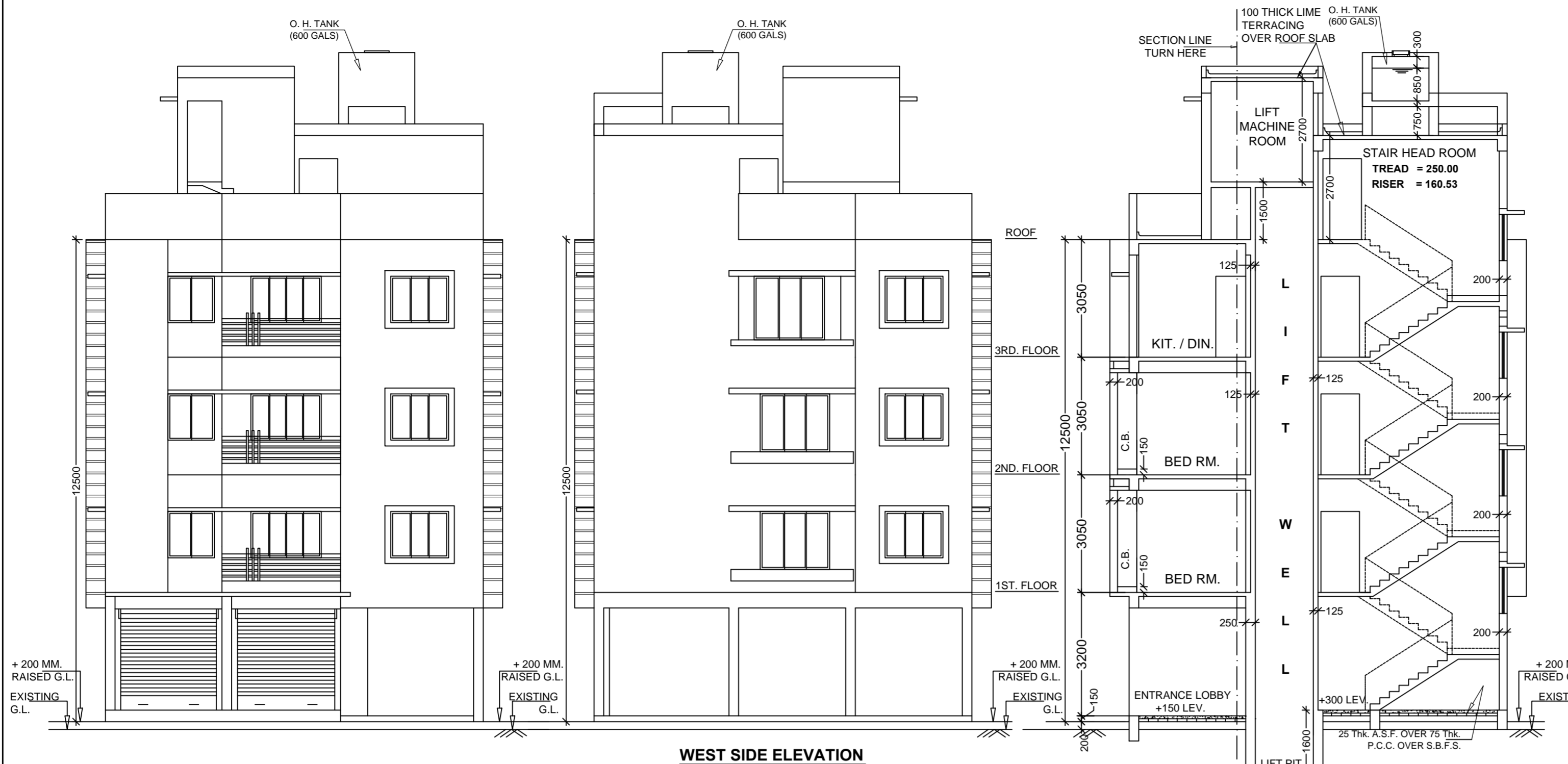
PROPOSED G + III STORIED (Height of the Building is 12.500 m.) RESIDENTIAL BUILDING U / S 393A OF KMC ACT 1980 & K.M.C. Building Rules 2009, AT PRE. No. - 2, MANI MUKHERJEE ROAD, P.S. - GARIAHAT, KOLKATA - 700 019, WARD NO - 68, BOROUGH - VIII.

*** DETAILS OF ARCHITECTURAL DRAWING ***

| | | | | | |
|--------------|-------------------|--|----------------|-----------------------|-------------------|
| SCALE: 1:100 | W - 68 B - (VIII) | ARCHITECTS & ENGINEERS: Deep Pal Consultancy (P) Ltd. 48/1A, Dr. Suresh Sarkar Road, Kolkata - 700 014. E-mail: dpckol@yahoo.com | DRAWN BY: KEVA | CHECKED BY: M.C. Paul | DATE: 26.09.2022. |
|--------------|-------------------|--|----------------|-----------------------|-------------------|

BUILDING PERMIT NO: 2022080127
DATE: 17-01-2023 VALID UP TO: 16-01-2028

DIGITAL SIGNATURE OF A.E

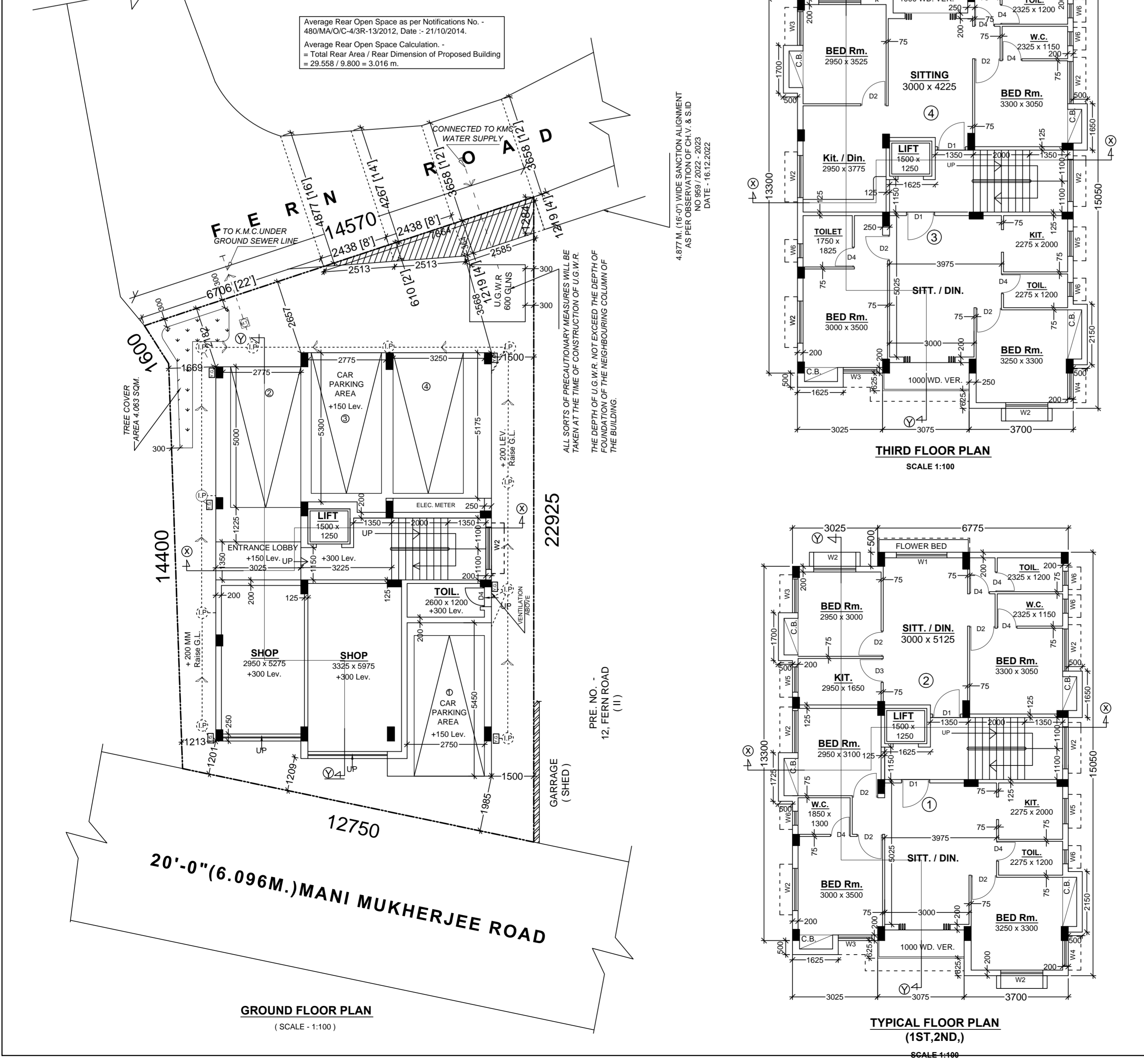


SCHEDULE OF DOORS AND WINDOWS

| D | W1 | W2 | W3 | W4 | W5 | W6 |
|----------------|-----------------|----|----|----|----|----|
| D 1200 x 2100 | W1 1800 x 1500 | | | | | |
| D1 1000 x 2100 | W2 1500 x 1200 | | | | | |
| D2 900 x 2100 | W2' 1500 x 1050 | | | | | |
| D3 850 x 2100 | W3 1200 x 1200 | | | | | |
| D4 700 x 2100 | W4 900 x 1200 | | | | | |
| | W5 900 x 1050 | | | | | |
| | W6 500 x 600 | | | | | |

SPECIFICATION

- ALL DIMENSIONS ARE IN MM. THE HEIGHT OF THE BUILDING IS 12.500 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 M25.
- 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.



20'-0" (6.096M.) MANI MUKHERJEE ROAD
PRE. NO. - 2, FERN ROAD (11)
GARRAGE (SHED)
SCALE: 1:100