

STATEMENT OF PLAN CASE NO- 2023040004.

PART - A		PART - B																																
1. ASSESSEE NO. : 11-039-11-0003-2	5. DETAILS OF POWER OF ATTORNEY N.A.	1. AREA OF LAND : 627.299 Sqm. (9 K - 6 CH - 2.25 SOFT.)	2. NET AREA OF LAND : 507.078 Sqm. (After free gift / played corner etc.) Strip of land relinquished, strip of land gifted to K.M.C.																															
2. NAME OF THE OWNER(S) : SHADMAN CONSTRUCTION PRIVATE LIMITED	6. Details Of Regd. Non Eviction of Tenants Book NO.- I, VOL. NO.- 1904-2022, Pages.- 563403 to 563416, Being NO.- 190101389, YEAR - 2021, A.R.A.-IV, Kolkata, West Bengal, Date - 17/05/2022	3. PERMISSIBLE GROUND COVERAGE = 50.00 % = 313.650 Sqm.	4. PROPOSED GROUND COVERAGE = 47.548 % = 298.266 Sqm.																															
3. DETAILS OF REGD. TITLE DEEDS Book NO.- I, VOL. NO.- 1901-2021, Pages.- 198854 to 198855, Being NO.- 190203801, YEAR - 2021, A.R.A.-II, Kolkata, West Bengal, Date - 19/10/2021.	7. DETAILS OF FREE GIFT Corner Splay : 5.389 Sqm. Book NO.- I, VOL. NO.- 1902-2021, Pages.- 339515 to 339527, Being NO.- 190411385, YEAR - 2022, A.R.A.-II, Kolkata, West Bengal, Date - 16/08/2022. Strip : N.A. Sanction Alignment : 114.832 Sqm. Book NO.- I, VOL. NO.- 1904-2022, Pages.- 751129 to 751142, Being NO.- 190411385, YEAR - 2022, A.R.A.-IV, Kolkata, West Bengal, Date - 20/07/2022.	5. PROPOSED AREA :																																
4. DETAILS OF BOUNDARY DEED		<table border="1"> <thead> <tr> <th>Covered Area (Including Stair, Lift (Excl. Lobby))</th> <th>CUTOUT</th> <th>EXEMPTED</th> <th>Floor Area (Excluding Stair, Lift (Excl. Lobby))</th> </tr> </thead> <tbody> <tr> <td>Basement Flr. 287.206 Sqm.</td> <td>---</td> <td>4.635 Sqm.</td> <td>282.571 Sqm.</td> </tr> <tr> <td>Ground Floor 287.206 Sqm.</td> <td>2.470 Sqm.</td> <td>53.909 Sqm.</td> <td>230.827 Sqm.</td> </tr> <tr> <td>First Floor 286.266 Sqm.</td> <td>0.450 Sqm.</td> <td>13.905 Sqm.</td> <td>278.471 Sqm.</td> </tr> <tr> <td>Second Floor 286.266 Sqm.</td> <td>0.450 Sqm.</td> <td>13.905 Sqm.</td> <td>278.471 Sqm.</td> </tr> <tr> <td>Third Floor 286.266 Sqm.</td> <td>0.450 Sqm.</td> <td>13.905 Sqm.</td> <td>278.471 Sqm.</td> </tr> <tr> <td>Fourth Floor 286.266 Sqm.</td> <td>0.450 Sqm.</td> <td>13.905 Sqm.</td> <td>278.471 Sqm.</td> </tr> <tr> <td>Total 1767.476 Sqm.</td> <td>1.860 Sqm.</td> <td>53.909 Sqm.</td> <td>1414.575 Sqm.</td> </tr> </tbody> </table>	Covered Area (Including Stair, Lift (Excl. Lobby))	CUTOUT	EXEMPTED	Floor Area (Excluding Stair, Lift (Excl. Lobby))	Basement Flr. 287.206 Sqm.	---	4.635 Sqm.	282.571 Sqm.	Ground Floor 287.206 Sqm.	2.470 Sqm.	53.909 Sqm.	230.827 Sqm.	First Floor 286.266 Sqm.	0.450 Sqm.	13.905 Sqm.	278.471 Sqm.	Second Floor 286.266 Sqm.	0.450 Sqm.	13.905 Sqm.	278.471 Sqm.	Third Floor 286.266 Sqm.	0.450 Sqm.	13.905 Sqm.	278.471 Sqm.	Fourth Floor 286.266 Sqm.	0.450 Sqm.	13.905 Sqm.	278.471 Sqm.	Total 1767.476 Sqm.	1.860 Sqm.	53.909 Sqm.	1414.575 Sqm.
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		OTHER AREA FOR FEES (EXEMPTED) = 88.335 Sqm.																																

SPECIFICATION

- ALL DIMENSIONS ARE IN MM
- THE HEIGHT OF THE BUILDING IS 15.500 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 M20.
- GRADE OF STEEL IS Fe-415
- 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.

6. PARKING CALCULATION :

A)	Prop. Share	Tenement Size	Tenement No	Required Parking
Between 50 - 75 Sqm.				
1 - 52.261 Sqm.	6.620	58.881 Sqm.	4 Nos.	2 Nos.
4 - 66.236 Sqm.	8.391	74.627 Sqm.	4 Nos.	2 Nos.
Between 75 - 100 Sqm.				
2 - 76.438 Sqm.	9.683	86.121 Sqm.	4 Nos.	4 Nos.
3 - 79.922 Sqm.	10.133	90.125 Sqm.	4 Nos.	4 Nos.

Mercantile (Retail) Carpet Area Above 35 Sqm. one car parking space
Car pet Area Shop - 71.572 Sqm. Total Required Parking = 8 Nos.

- B) NOS. OF PARKING PROVIDED = 8 Nos. (Covered Parking)**
- C) Permissible area for parking :** (a) GROUND FLOOR = 4 Nos. x 25 (b) BASEMENT FLOOR = 4 Nos. x 40
- D) Actual area of parking provided :** (a) GROUND FLOOR PARKING = 112.973 Sqm. (b) BASEMENT FLOOR PARKING = 181.377 Sqm.
- PERMISSIBLE F. A. R. = (2.00 + 10% (Green Building)) = 2.20
 - PROPOSED F. A. R. = 1611.082 / ((25 x 4) + (4 x 40)) / 627.299 = 2.154
 - MERCANTILE (RETAIL) BUILTUP AREA = 83.511 Sqm.
 - MERCANTILE (RETAIL) CARPET AREA = 71.572 Sqm.
 - CUPBOARD AREA = 15.000 Sqm.
 - STAIR HEAD ROOM AREA = 17.680 Sqm.
 - OVER HEAD TANK AREA = 23.788 Sqm.
 - Area of Over Head Tank = 6.800 Sqm.
 - Area of O. H. Fire Fighting Tank = 16.988 Sqm.
 - LIFT DUCT AREA = 2.470 Sqm.
 - LIFT MACHINE ROOM AREA = 12.335 Sqm.
 - LIFT MACHINE ROOM STAIR AREA = 3.000 Sqm.
 - SOLAR PANEL AREA = 12.285 Sqm.
 - HEIGHT OF THE BUILDING = 15.500 m.
 - DEPTH OF THE BUILDING = 17.125 m.
 - TREE COVER AREA REQUIRED = (1767.476 - 56.759) x 15% x 627.299 = 26.828 Sqm.
 - TREE COVER AREA PROVIDED = 30.369 Sqm.
 - PROPOSED TOTAL COMMON AREA = 139.310 Sqm.
 - PROPOSED OPEN TERRACE AREA = 298.266 Sqm.
 - PROPOSED TOTAL AREA FOR FEES = 1747.432 Sqm.

DECLARATION OF OWNERS

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT -

- WE SHALL ENGAGED L.B.S. & E.S.E. DURING CONSTRUCTION.
- 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 WILL REVOKE THE SANCTION PLAN.
- THE CONSTRUCTION OF SEMI UNDER GROUND WATER RESERVOIR WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.

SHADMAN HASSAN, DIRECTOR, SHADMAN CONSTRUCTION PVT LIMITED. 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 CONSTRUCTION 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 FILLING UP TANK. THE DATE IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF S. U. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF FOUNDATION WORK.

KAMRUZZAMAN CHOUDHURY. [L.B.S. No.-1454 (Class-1)] NAME OF L.B.S. (K.M.C.)

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.

NIRMALYA CHATTERJEE (E.S.E. No.-5811) NAME OF E.S.E. (K.M.C.)

DECLARATION OF GEO-TECHNICAL ENGINEER.

UNDESIGNED 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 AT THE FOUNDATION SYSTEM PROPOSED HEREIN THE SAFE AND STABLE IN ALL RESPECT FROM THE GEO-TECHNICAL POINT OF VIEW.

GOPAL CHANDRA BAG K.M.C. G.T.E. NO.-3 (Class-1) NAME OF GEO-TECHNICAL ENGINEER.

PROPOSED FIVE (B + G + IV) STORED (Height of the Building is 15.500 m.) RESIDENTIAL BUILDING FOLLOWING SECTION 393A OF K.M.C. Building ACT 1980 & K.M.C. Building Rules, 2009, AT PRE. NO. - 3/1, MARCUS SQUARE, KOLKATA - 700 007. P. S. - JORASANKO, WARD NO. - 39, BOROUGH - IV. (UNDER THE KOLKATA MUNICIPAL CORPORATION)

BUILDING PLAN CASE NUMBER : 2023040004

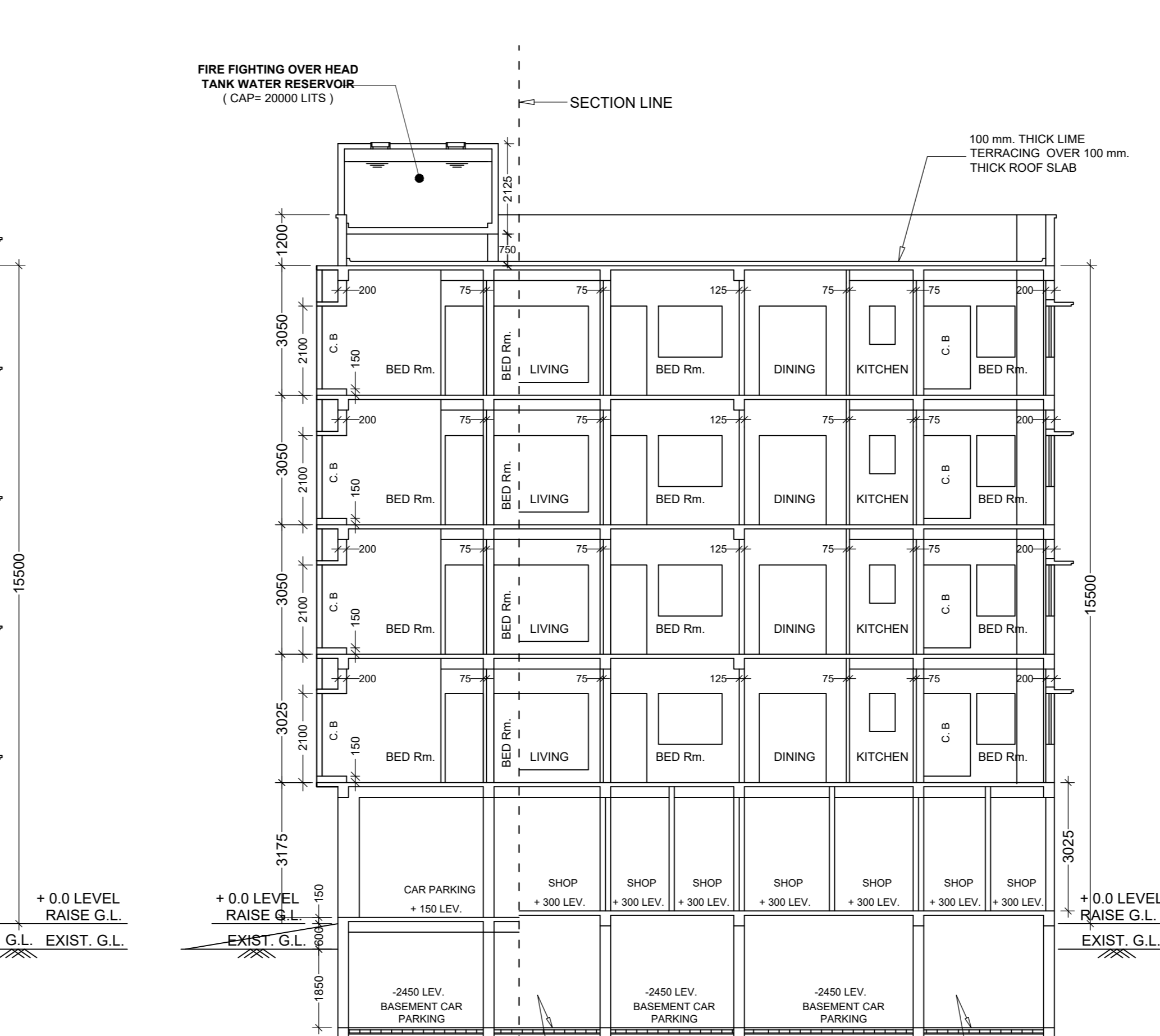
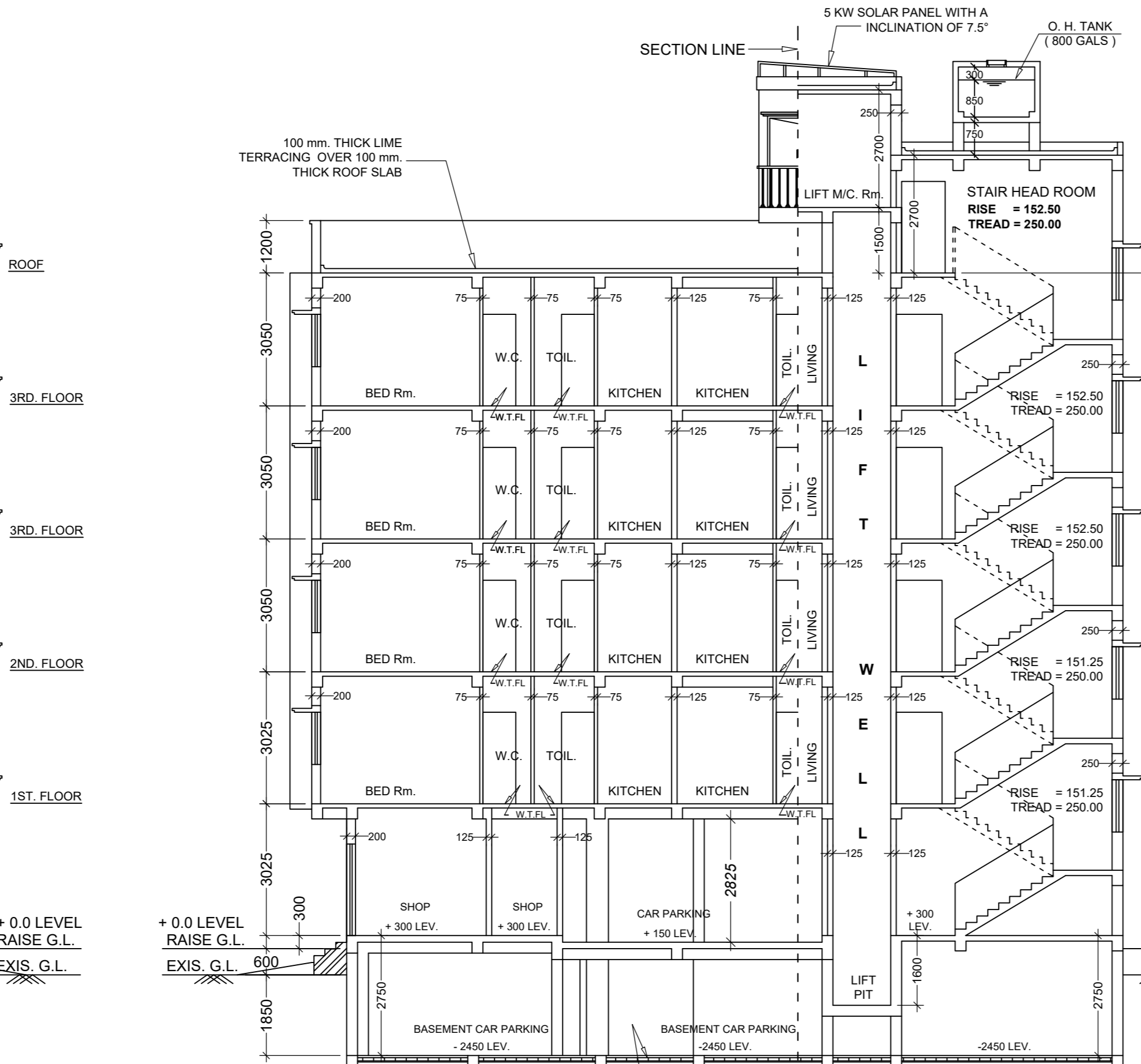
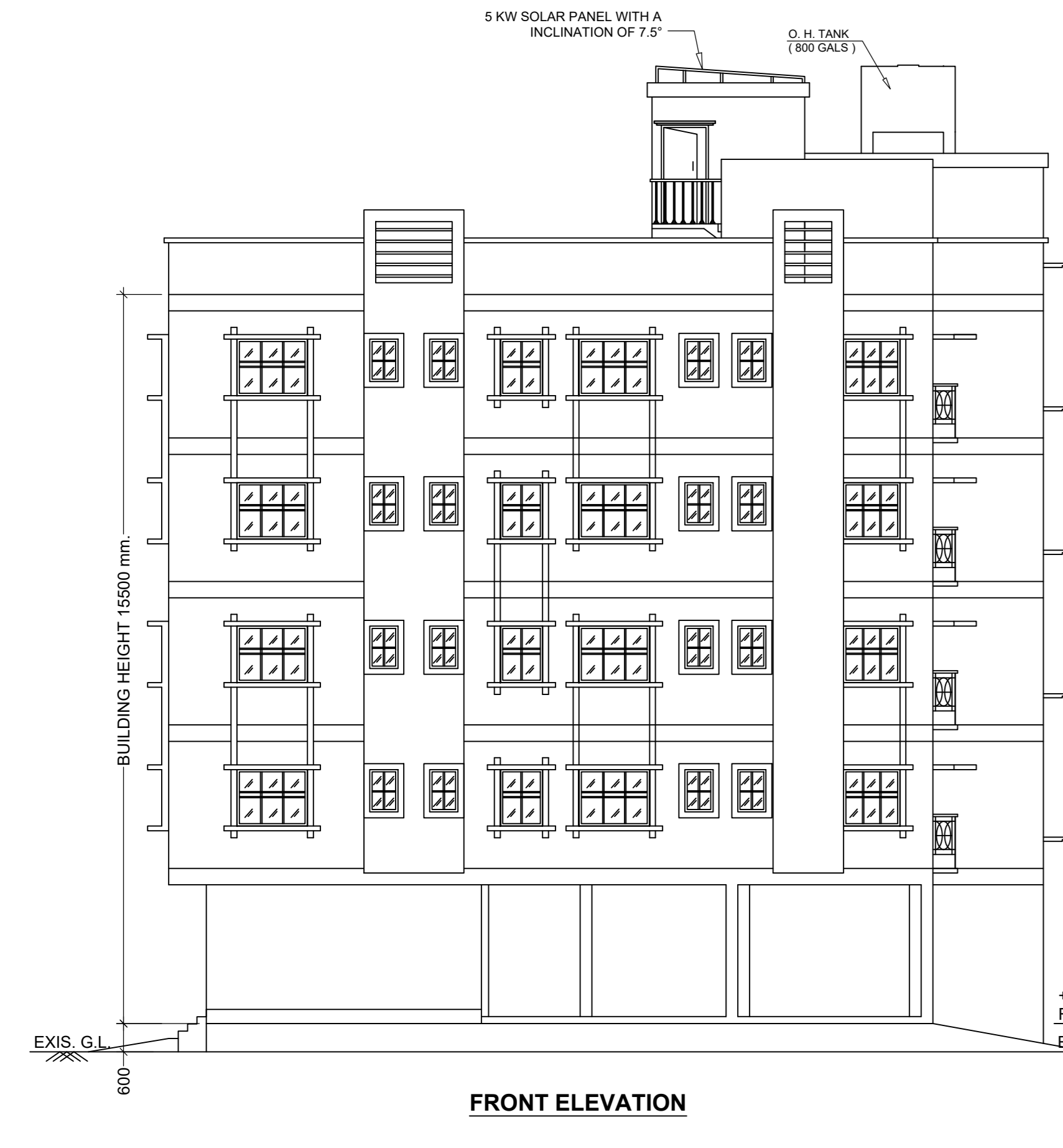
*** DETAILS OF ARCHITECTURAL DRAWING ***

BUILDING PERMIT NUMBER : 2023040021.

SANCTION DATE : 20 JULY 2023. VALID UP TO: 19 JULY 2028.

DIGITAL SIGNATURE OF A. E.

DIGITAL SIGNATURE OF E. E. [BOROUGH - IV (BUILDING), K.M.C.]



FRONT ELEVATION

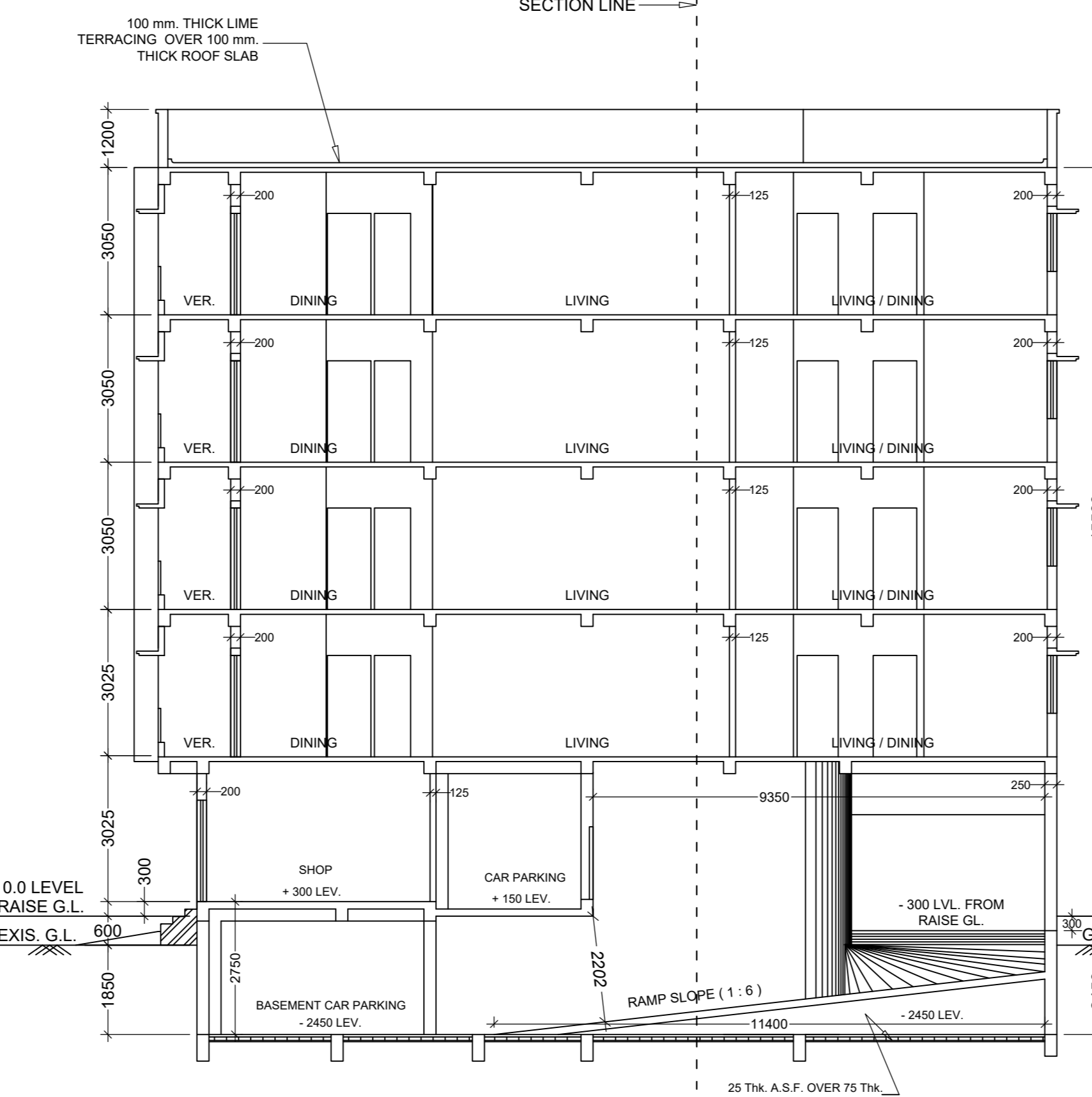
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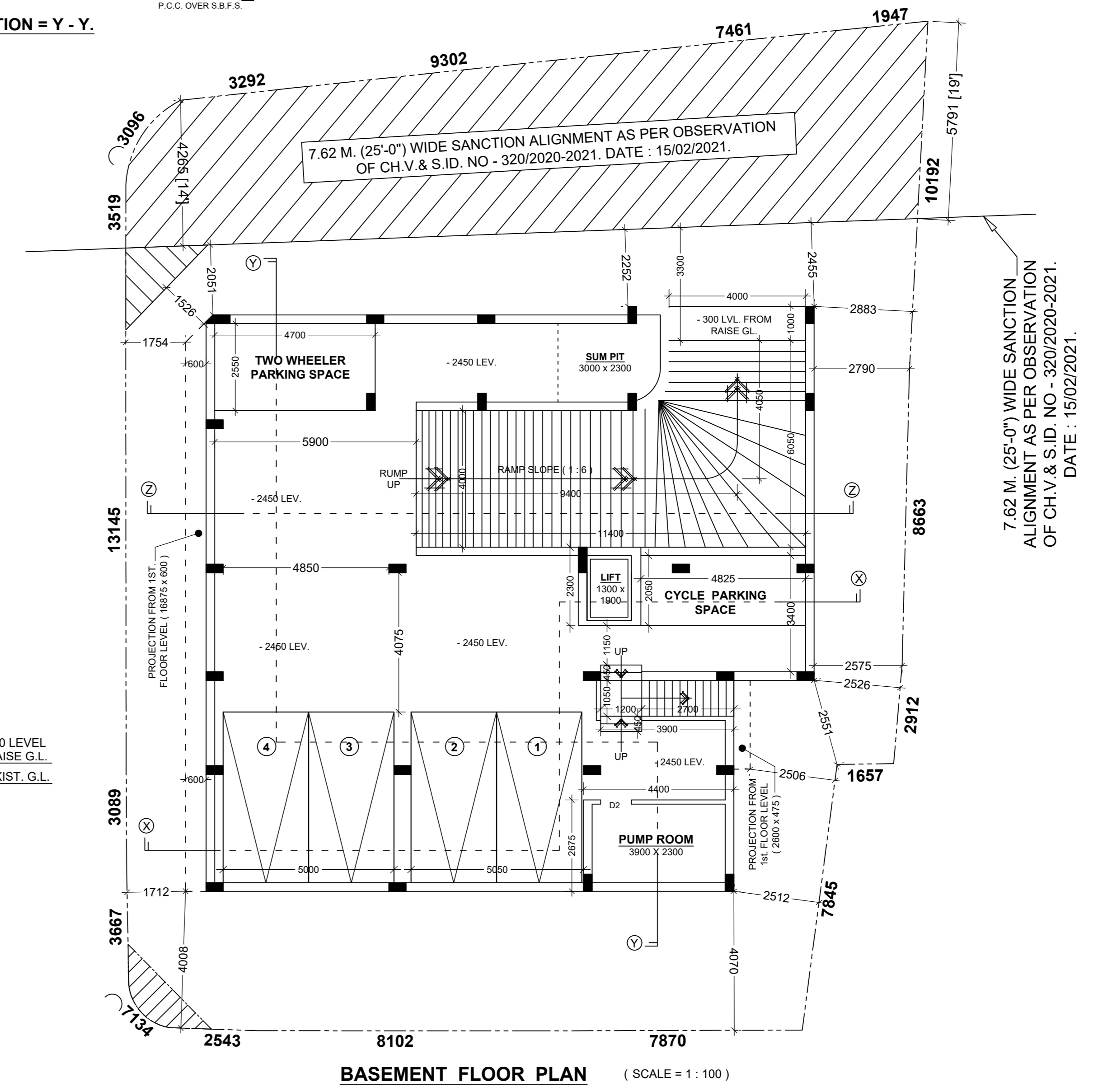
Co-ordinate in WGS 84 and site elevation (AMSL) :

Reference points marked in the site plan of the proposal	Co-ordinate in WGS 84	Site Elevation
'A'	22° 34' 51.60" N 88° 21' 50.40" E	7.0 m.
'B'	22° 34' 50.40" N 88° 21' 49.32" E	7.0 m.
'C'	22° 34' 51.25" N 88° 21' 50.76" E	7.0 m.
'D'	22° 34' 51.60" N 88° 21' 50.8" E	7.0 m.

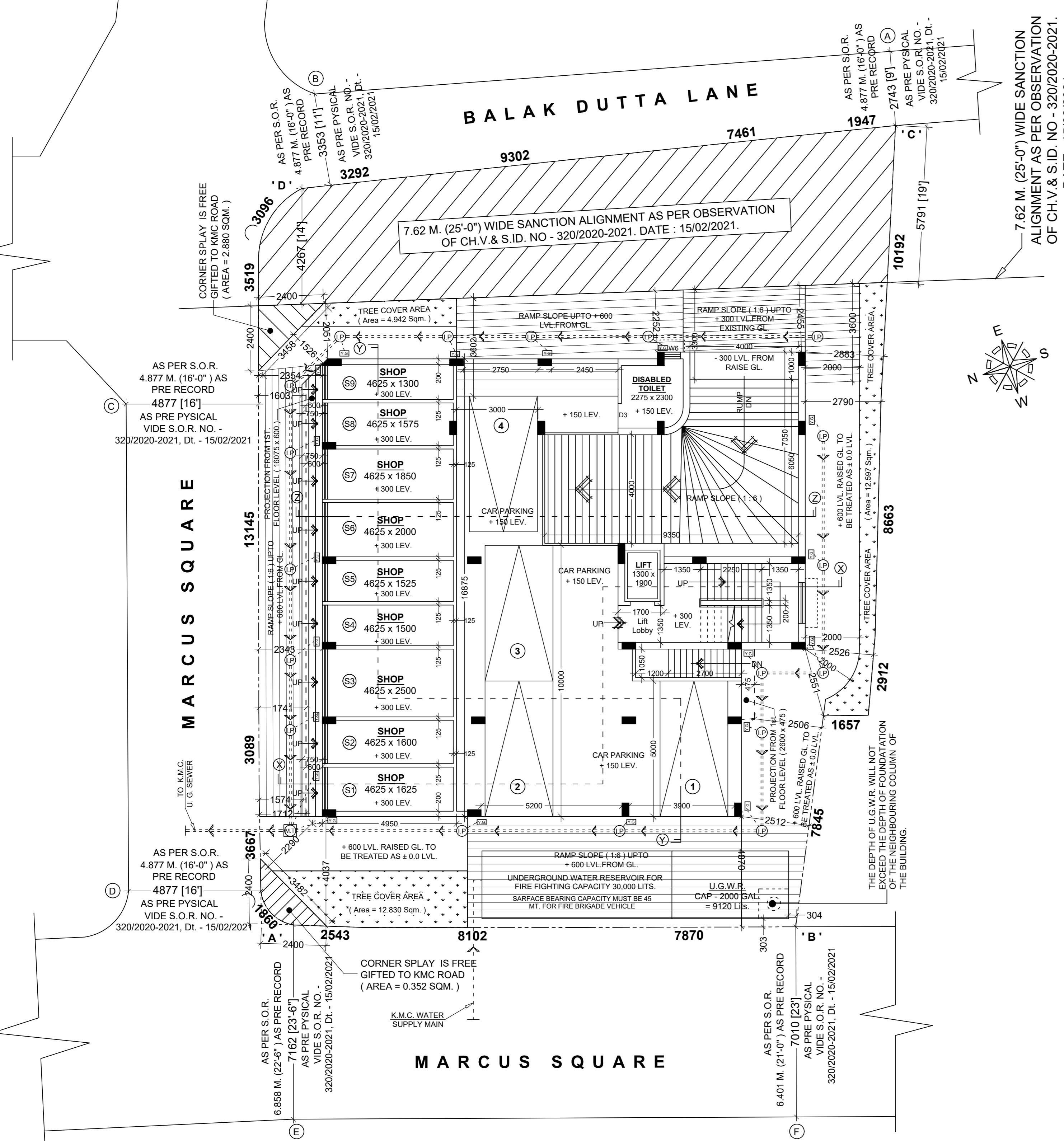
Permissible height in Reference to CCZM issued by AAI : 33.00 M.



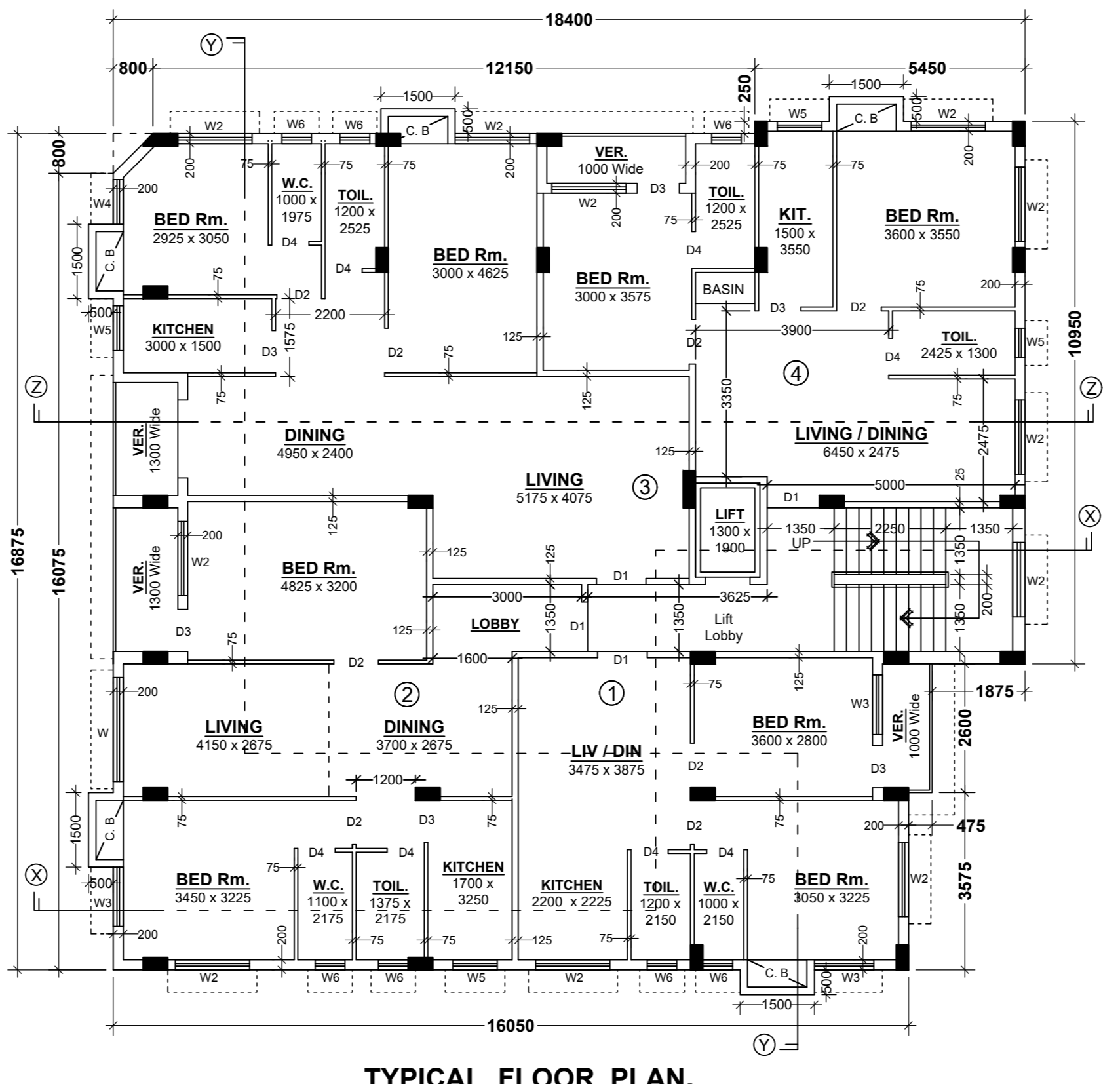
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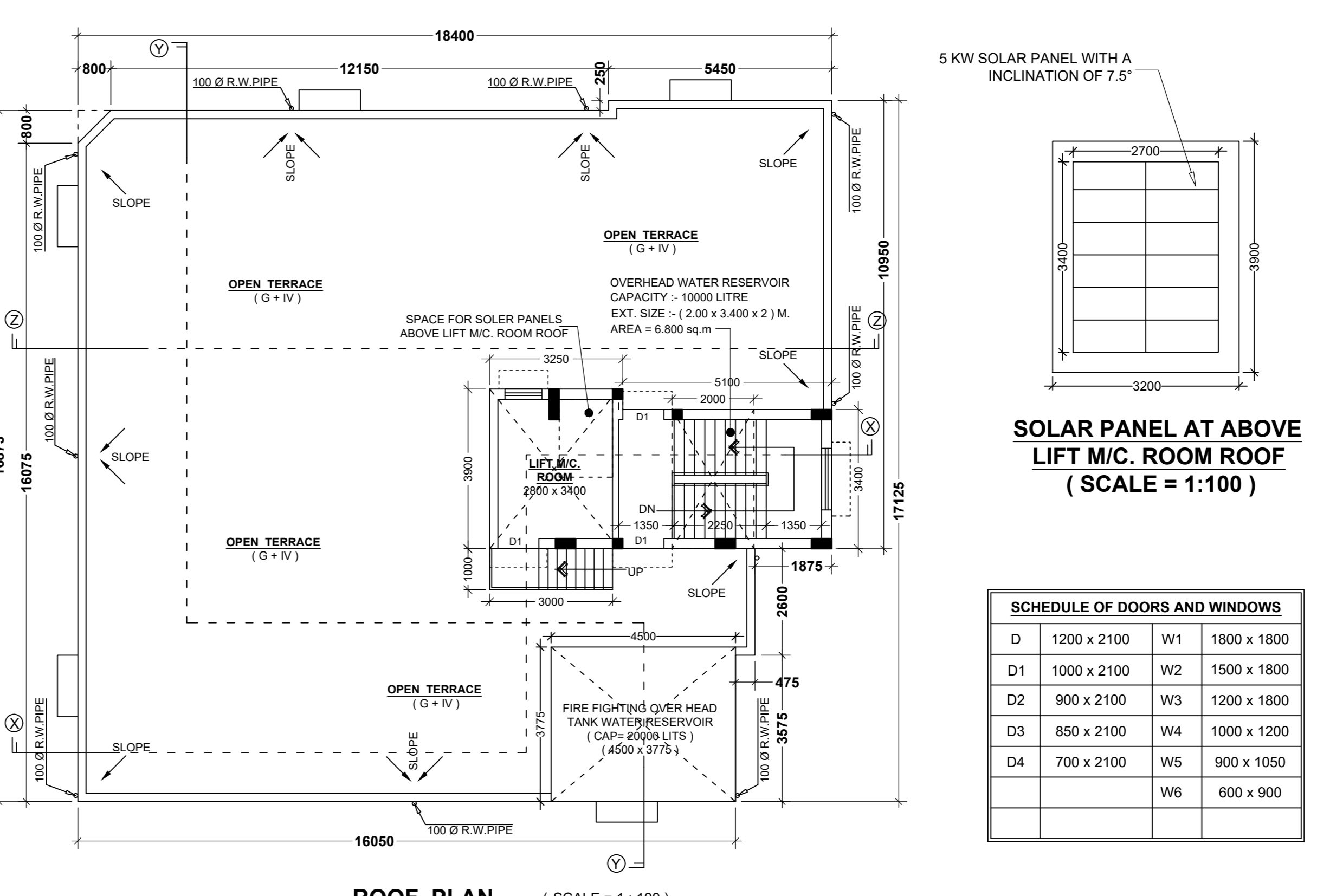
BASEMENT FLOOR PLAN (SCALE = 1 : 100)



GROUND FLOOR PLAN (SCALE = 1 : 100)



TYPICAL FLOOR PLAN. (1st, 2nd, 3rd, & 4th. FLOOR) (SCALE = 1 : 100)



ROOF PLAN (SCALE = 1 : 100)

SCHEDULE OF DOORS AND WINDOWS

Door	Window	Size
D	W1	1200 x 2100 / 1800 x 1800
D1	W2	1000 x 2100 / 1500 x 1800
D2	W3	900 x 2100 / 1200 x 1800
D3	W4	850 x 2100 / 1000 x 1200
D4	W5	700 x 2100 / 900 x 1050
W6	W6	600 x 900