

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 : As per Title deed : 627.299 Sqm. (9 K - 6 CH - 2.25 SQFT.) As per Boundary deed : 627.299 Sqm. (9 K - 6 CH - 2.25 SQFT.)	2. NET AREA OF LAND : 507.078 Sqm. (After free gift / sprayed 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 - 190406058, YEAR - 2022, 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 - 1902-2021, Pages - 198841 to 198855, Being NO - 190203891, YEAR - 2021, A.R.A.-II, Kolkata, West Bengal, Date - 19/10/2021.	7. DETAILS OF FREE GIFT Corner Sprlay : 5.389 Sqm. Book NO - I, VOL. NO - 1904-2022, Pages - 339515 to 339527, Being NO - 190209315, 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 (Including Lobby))</th> <th>Stair Void Area</th> <th>CUTOUT (Lift Duct Area)</th> <th>Others Void Area</th> <th>EXEMPTED (Stair Void Area)</th> <th>Floor Area (Including Stair, Lift (Including Lobby))</th> </tr> </thead> <tbody> <tr> <td>Basement Fl.</td> <td>287.206 Sqm</td> <td>---</td> <td>---</td> <td>4.635 Sqm</td> <td>282.571 Sqm</td> </tr> <tr> <td>Ground Floor</td> <td>287.206 Sqm</td> <td>2.470 Sqm</td> <td>53.909 Sqm</td> <td>---</td> <td>241.827 Sqm</td> </tr> <tr> <td>First Floor</td> <td>286.266 Sqm</td> <td>0.450 Sqm</td> <td>---</td> <td>---</td> <td>278.471 Sqm</td> </tr> <tr> <td>Second Floor</td> <td>286.266 Sqm</td> <td>0.450 Sqm</td> <td>---</td> <td>---</td> <td>278.471 Sqm</td> </tr> <tr> <td>Third Floor</td> <td>286.266 Sqm</td> <td>0.450 Sqm</td> <td>---</td> <td>---</td> <td>278.471 Sqm</td> </tr> <tr> <td>Fourth Floor</td> <td>286.266 Sqm</td> <td>0.450 Sqm</td> <td>---</td> <td>---</td> <td>278.471 Sqm</td> </tr> <tr> <td>Total</td> <td>1767.476 Sqm</td> <td>1.860 Sqm</td> <td>53.909 Sqm</td> <td>4.635 Sqm</td> <td>1611.982 Sqm</td> </tr> </tbody> </table>	Covered Area (Including Stair, Lift (Including Lobby))	Stair Void Area	CUTOUT (Lift Duct Area)	Others Void Area	EXEMPTED (Stair Void Area)	Floor Area (Including Stair, Lift (Including Lobby))	Basement Fl.	287.206 Sqm	---	---	4.635 Sqm	282.571 Sqm	Ground Floor	287.206 Sqm	2.470 Sqm	53.909 Sqm	---	241.827 Sqm	First Floor	286.266 Sqm	0.450 Sqm	---	---	278.471 Sqm	Second Floor	286.266 Sqm	0.450 Sqm	---	---	278.471 Sqm	Third Floor	286.266 Sqm	0.450 Sqm	---	---	278.471 Sqm	Fourth Floor	286.266 Sqm	0.450 Sqm	---	---	278.471 Sqm	Total	1767.476 Sqm	1.860 Sqm	53.909 Sqm	4.635 Sqm	1611.982 Sqm
Covered Area (Including Stair, Lift (Including Lobby))	Stair Void Area	CUTOUT (Lift Duct Area)	Others Void Area	EXEMPTED (Stair Void Area)	Floor Area (Including Stair, Lift (Including Lobby))																																													
Basement Fl.	287.206 Sqm	---	---	4.635 Sqm	282.571 Sqm																																													
Ground Floor	287.206 Sqm	2.470 Sqm	53.909 Sqm	---	241.827 Sqm																																													
First Floor	286.266 Sqm	0.450 Sqm	---	---	278.471 Sqm																																													
Second Floor	286.266 Sqm	0.450 Sqm	---	---	278.471 Sqm																																													
Third Floor	286.266 Sqm	0.450 Sqm	---	---	278.471 Sqm																																													
Fourth Floor	286.266 Sqm	0.450 Sqm	---	---	278.471 Sqm																																													
Total	1767.476 Sqm	1.860 Sqm	53.909 Sqm	4.635 Sqm	1611.982 Sqm																																													
		OTHER AREA FOR FEES (EXEMPTED) = 88.335 Sqm.																																																

6. PARKING CALCULATION :

Area	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 - 79.992 Sqm.	10.133	90.125 Sqm.	4 Nos.	4 Nos.
Mercantile (Retail) Carpet Area Above 35 Sqm. one car parking space				2 Nos.
Car pet Area Shop - 71.572 Sqm.				2 Nos.
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 = 161.377 Sqm.

7. PERMISSIBLE F. A. R. = (2.00 + 10% (Green Building)) = 2.20

8. PROPOSED F. A. R. = 1611.082 / ((25 x 4) + (4 x 40)) / 627.299 = 2.154

9. MERCANTILE (RETAIL) BUILTUP AREA = 83.511 Sqm.
MERCANTILE (RETAIL) CARPET AREA = 15.000 Sqm.

10. CUPBOARD AREA = 17.680 Sqm.

11. STAIR HEAD ROOM AREA = 23.788 Sqm.

12. OVER HEAD TANK AREA = 6.800 Sqm.
Area of O. H. Fire Fighting Tank = 16.988 Sqm.

13. LIFT DUCT AREA = 2.470 Sqm.

14. LIFT MACHINE ROOM AREA = 12.335 Sqm.

15. LIFT MACHINE ROOM STAIR AREA = 3.000 Sqm.

16. SOLAR PANEL AREA = 12.285 Sqm.

17. HEIGHT OF THE BUILDING = 15.500 m.

18. DEPTH OF THE BUILDING = 17.125 m.

19. TREE COVER AREA REQUIRED = (1767.476 - 56.759) x 15% x 627.299 = 26.828 Sqm.
TREE COVER AREA PROVIDED = 30.369 Sqm.

20. PROPOSED TOTAL COMMON AREA = 139.310 Sqm.

21. PROPOSED OPEN TERRACE AREA = 298.266 Sqm.

22. PROPOSED TOTAL AREA FOR FEES = 1747.432 Sqm.

DECLARATION OF OWNERS

WE DO HEREBY UNDERTAKE WITH FULL RECOGNITION THAT -
1. WE SHALL ENGAGED L.B.S. & E.S.E. DURING CONSTRUCTION.
2. WE 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 WILL REVOKE THE SANCTION PLAN.
5. 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 RECOGNITION 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 INCLUDES THE ABUTTING ROAD CONFORMING 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 S. U. G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

KAMRUZZAMAN CHOUDHURY, [L.B.S. No.: 1454 / (Class-I)]
NAME OF L.B.S. (K.M.C.)

DECLARATION OF E.S.E.

THE STRUCTURAL DESIGN 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 WALL RESPECT.

NIRMALYA CHATTERJEE (E.S.E. NO. - 18171) /
NAME OF E.S.E. (K.M.C.)

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 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. NO. - 3 (Class-I) /
NAME OF GEO-TECHNICAL ENGINEER

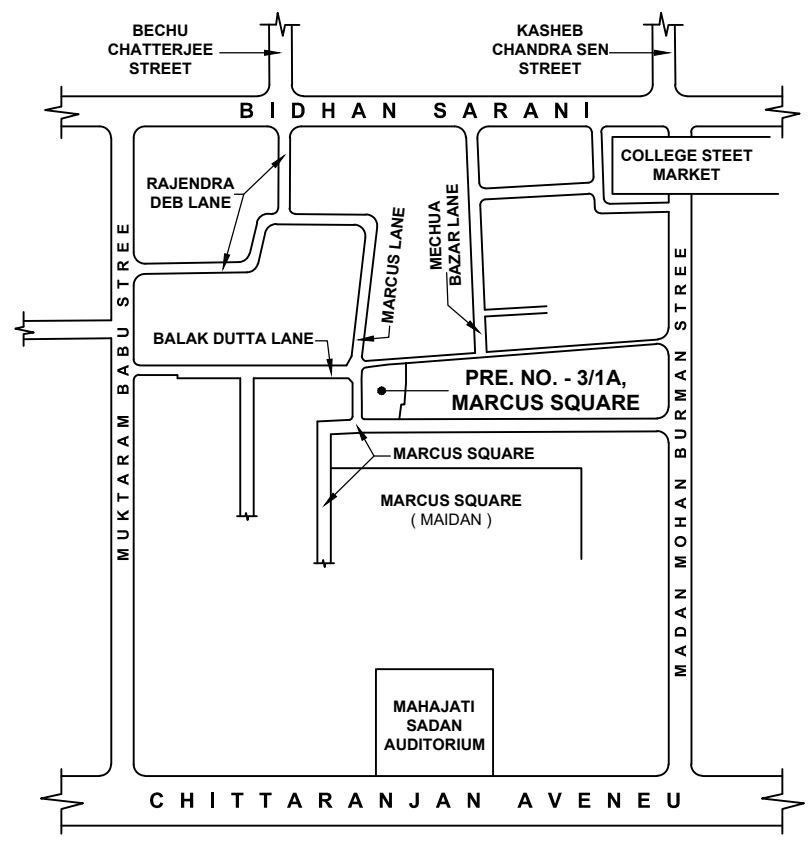
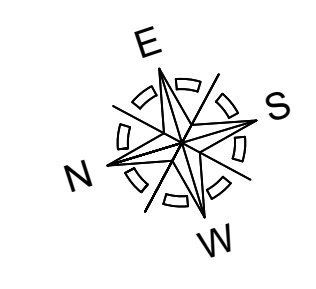
PROPOSED FIVE (B + G + IV) STORIED (Height of the Building is 15.500 m.) RESIDENTIAL BUILDING FOLLOWING SECTION 393A OF K.M.C. Building ACT 1988 & K.M.C. Building Rules, 2009, AT PRE. No. - 3/1, MARCUS SQUARE, KOLKATA - 700 007, P. S. - JORASANKO, WARD NO. - 39, BOROUGH - IV, (UNDER THE KOLKATA MUNICIPAL CORPORATION)

BUILDING PLAN CASE NUMBER : 2023040004

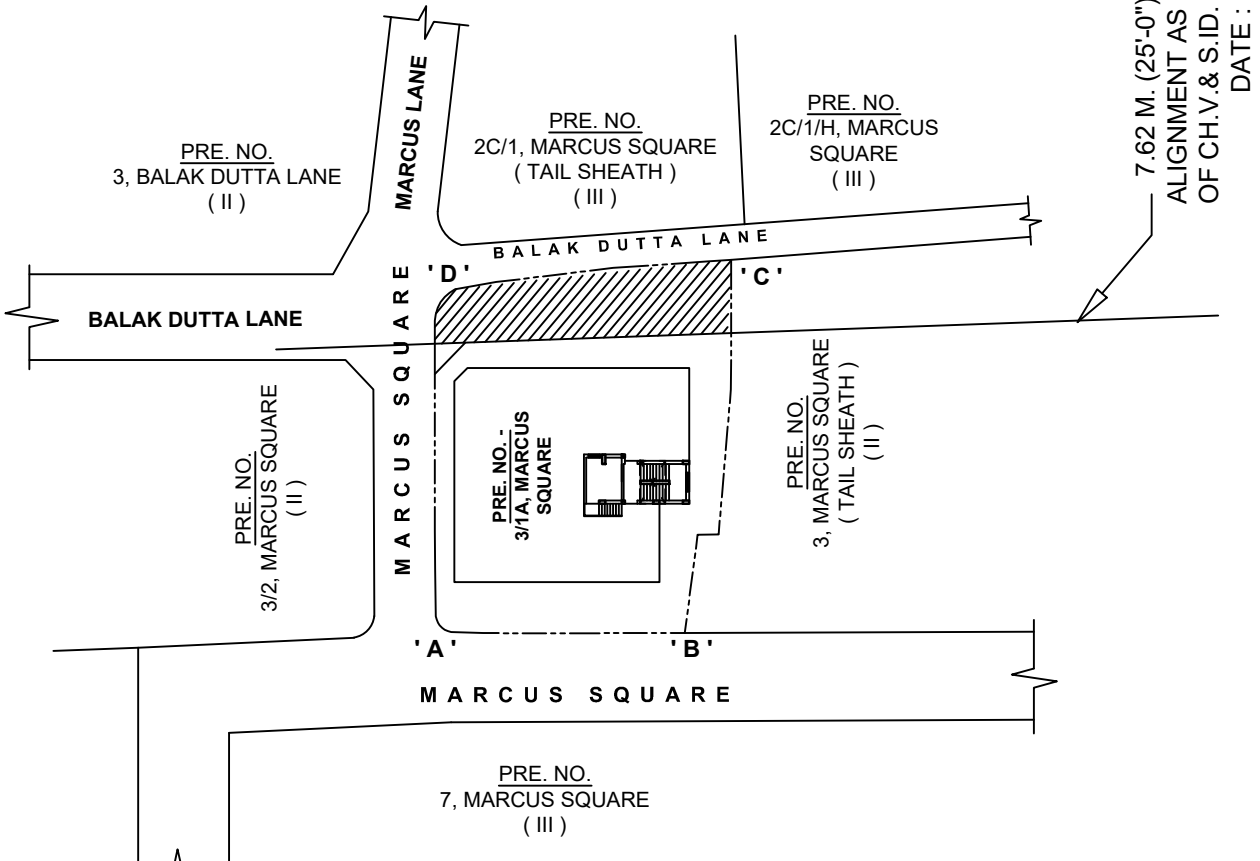
*** DETAILS OF ARCHITECTURAL DRAWING ***
BUILDING PERMIT NUMBER : 2023040021.
SANCTION DATE : 20 JULY 2023. VALID UP TO: 19 JULY 2028.

DIGITAL SIGNATURE OF A. E.

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



LOCATION PLAN, (SCALE = 1:4000)

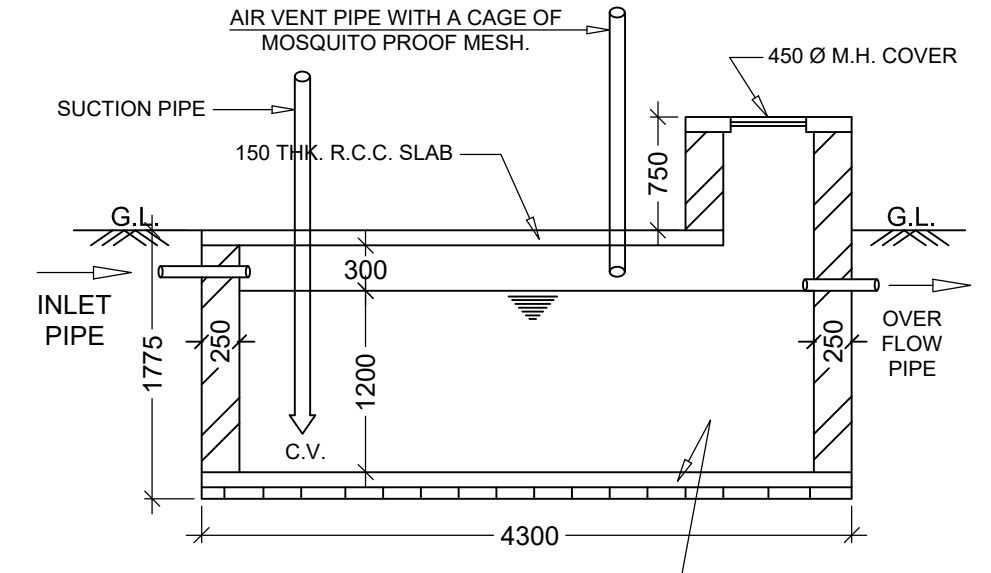


SITE PLAN, (SCALE = 1:600)

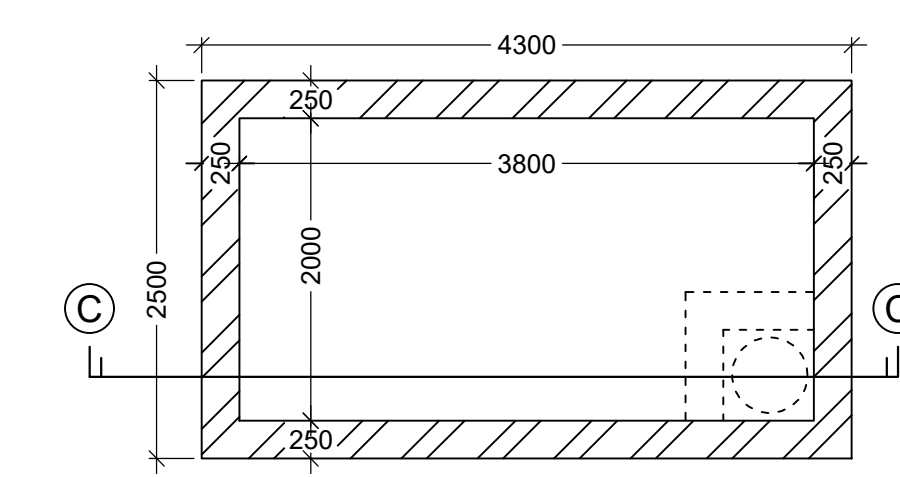
Co-ordinate in WGS 84 and site elevation (AMSL) :

Reference points marked in the site plan of the proposal	Co-ordinate in WGS 84		Site Elevation
	Latitude	Longitude	
'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' 51.09" N	88° 21' 50.8" E	7.0 m.

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



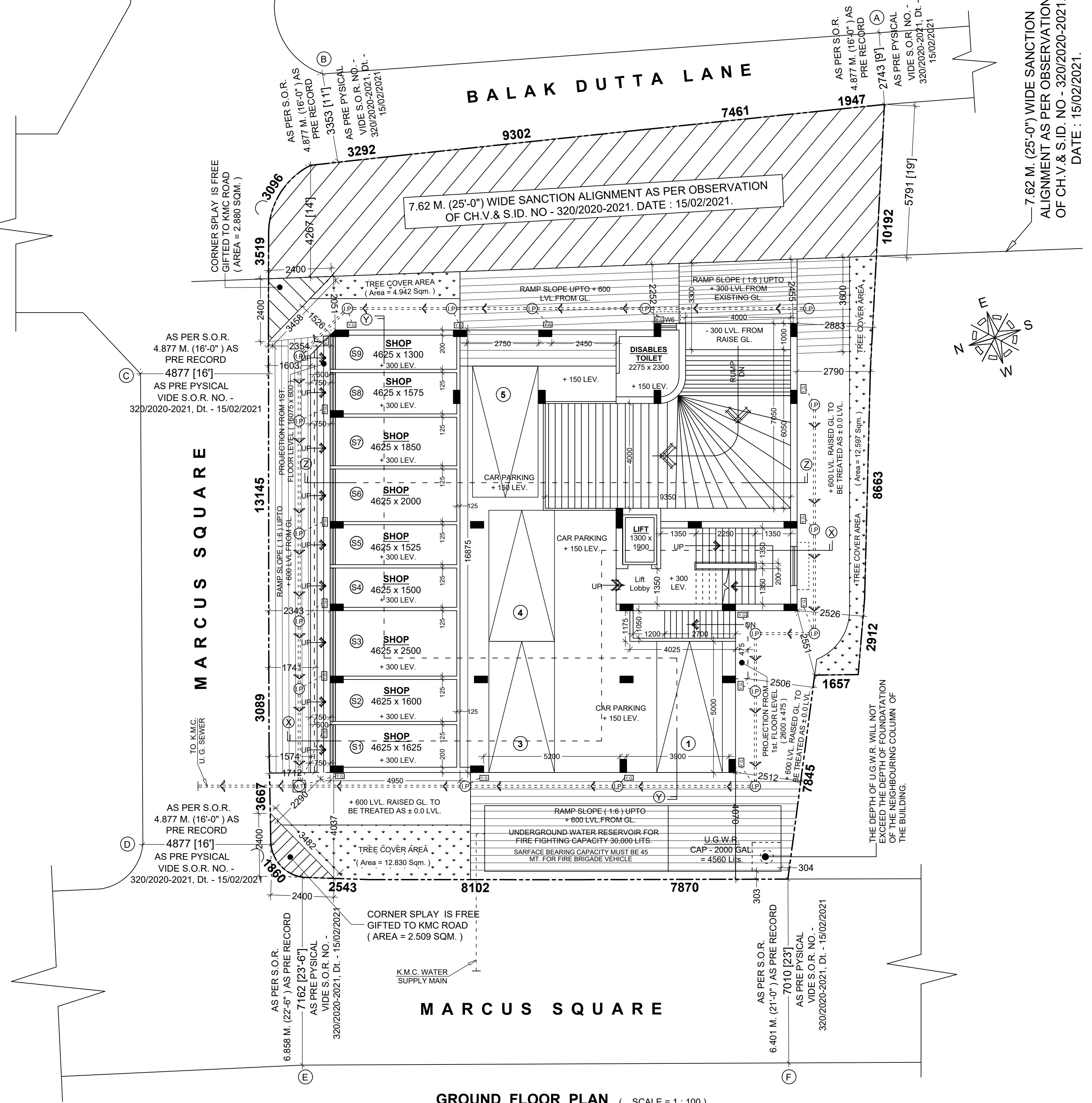
SECTION = C - C (SCALE = 1:50)



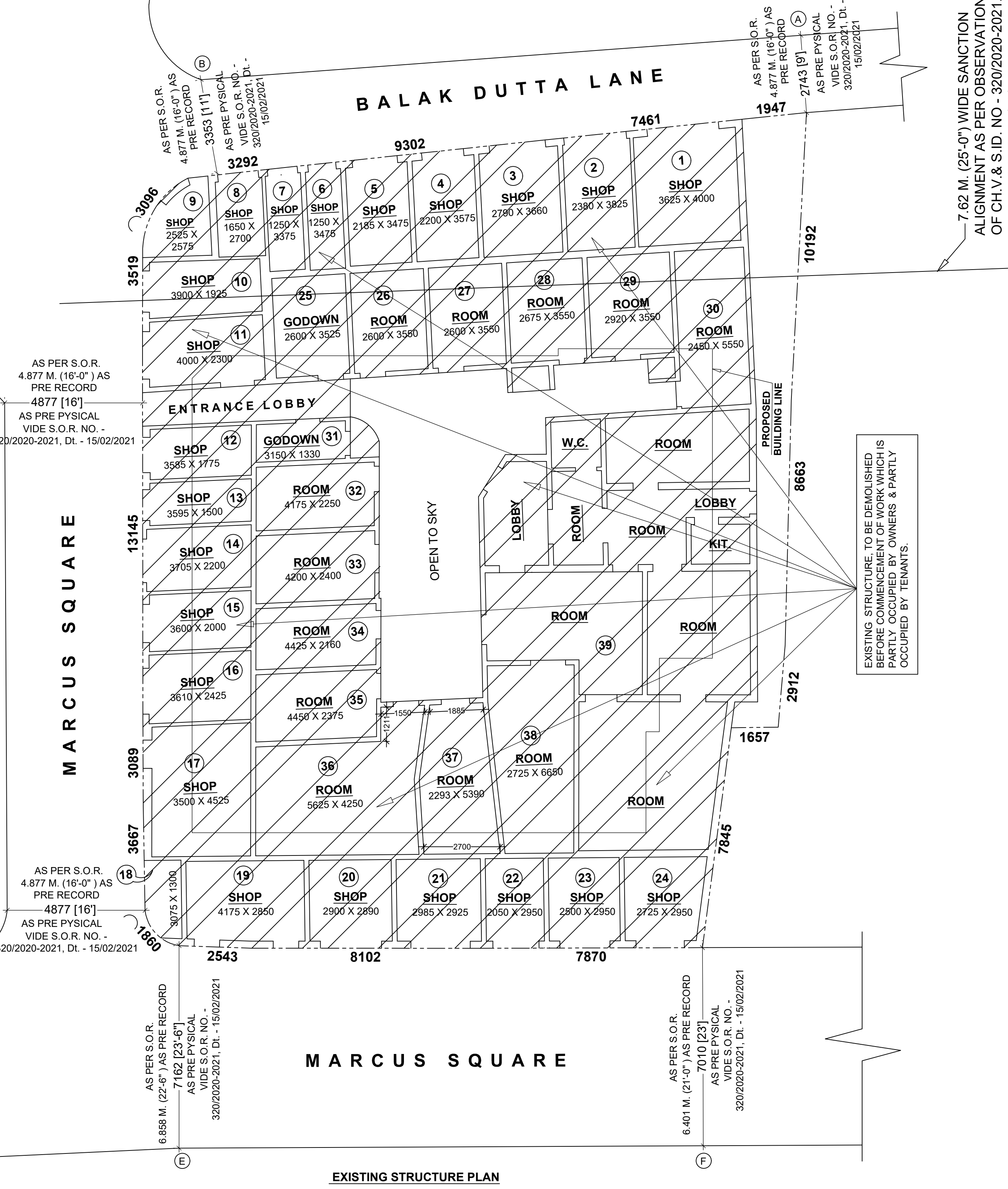
DETAILS OF SEMI UNDER GROUND WATER RESERVOIR, (CAP - 2000 GALLONS = 9120 Lts.) (SCALE: 1:50)

SCHEDULE OF DOORS AND WINDOWS

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



GROUND FLOOR PLAN (SCALE = 1:100)



EXISTING STRUCTURE PLAN (SCALE = 1:100)