



STATEMENT OF PROPOSAL

1. ASSESSEE NO. 11-063-08-0023-7

2. DETAILS OF REGD DEED :
BK - I , VOL.NO. - 1902-2016, BEING NO. 190203441
PAGES - 108135 TO 108159, DATE - 18.08.2016
PLACE - A.R.A - II KOLKATA

3. DETAILS OF BOUNDARY DECLARATION :
BK - I , VOL.NO. - 1902-2023, BEING NO. 190207333
PAGES - 231417 TO 231427, DATE - 07.06.2023
PLACE - A.R.A - II KOLKATA

4. DETAILS OF NON EVICT TENANT :
BK - I , VOL.NO. - 1902-2023, BEING NO. 190207334
PAGES - 230848 TO 230856, DATE - 07.06.2023
PLACE - A.R.A - II KOLKATA

NAME OF APPLICANT:
ANSHUMALA AGARWAL/JAIN AND SHARAD JAIN
PARTNER OF CAPITAL CONSTRUCTION COMPANY

1. AREA OF LAND AS PER DEED - 1B-15K - 11CH. - 35 SQFT. = 2390.375 SQ.M.
B) AREA OF LAND AS PER BOUNDARY DECLARATION - 497.716 SQ.M.

2. PERMISSIBLE GROUND COVERAGE - 50.08 % = 249.237 SQ.M.
3. PROPOSED GROUND COVERAGE - 49.68 % = 247.272 SQ.M.

4. PROPOSED AREA

	Covered Area (Including Stair, Lift Lobby)	Cut out	Exempted Area		Floor Area (Excluding Stair, Lift Duct & Lobby)
			Lift Lobby	Stairwell Area	
Ground Floor	247.272 Sq.m.		3.00 Sq.m.	15.75 Sq.m.	228.522 Sq.m.
First Floor	247.272 Sq.m.	11.363 Sq.m.	3.00 Sq.m.	15.75 Sq.m.	217.159 Sq.m.
Second Floor	247.272 Sq.m.	2.363 Sq.m.	3.00 Sq.m.	15.75 Sq.m.	226.159 Sq.m.
Third Floor	247.272 Sq.m.	2.363 Sq.m.	3.00 Sq.m.	15.75 Sq.m.	226.159 Sq.m.
Fourth Floor	247.272 Sq.m.	2.363 Sq.m.	3.00 Sq.m.	15.75 Sq.m.	226.159 Sq.m.
Total	1236.358 Sq.m.	18.452 Sq.m.	15.00 Sq.m.	78.750 Sq.m.	1124.158 Sq.m.

5. PARKING CALCULATION :-

Marked	Tenement Size	Prop. area to be add area	Actual Tenement Area	No. of Tenement	More than 100 SQM.
A	162.308	26.583	188.891	3	4 NOS.
B	61.524	10.077	71.601	3	
C	115.222	18.871	134.093	1	
BUSINESS CARPET AREA - 92.201 SQM. (50 SQM. CARPET AREA)					1 NOS.

B. NOS. OF PARKING PROVIDED = 5 NOS.
C. Permissible area of parking = 125 Sq. m.
D. Actual area of parking provided = 190.572 Sq. m.

6. PERMISSIBLE F.A.R - 2.25
7. PROPOSED F.A.R = 1124.158 - 125 / 497.716 = 2.007
8. STAIR HEAD ROOM AREA = 18.53 Sq.m.
9. OVER HEAD TANK AREA = 8.16 Sq.m.
10. LIFT M/C ROOM AREA = 11.305 Sq.m.
11. HEIGHT OF BUILDING - 15.475 M.
12. TERRACE AREA - 247.272 Sq.m.
13. EXEMPTED AREA - 33.110 Sq.m.
14. L.M.R STAIR AREA - 3.275 Sq.m.
15. OTHERS FOR FEES - 102.75 Sq.m.

16. BUSINESS COVER AREA - 111.770 Sq.m.
BUSINESS CARPET AREA - 92.201 Sq.m.
17. REQUIRED GREEN SPACE - 15.154 Sq.m. (3.05%)
PROPOSED GREEN SPACE - 16.754 Sq.m.

CERTIFICATE OF E.S.E. :
THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BLDG CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

GOPAL CHANDRA BAG
E.S.E /1/206
NAME OF E.S.E

CERTIFICATE OF L.B.S. :
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF THE KOLKATA MUNICIPAL CORPORATION BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME AND 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 S.U.G WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

RANAJIT KUMAR MITRA
C.A /2005/35498
NAME OF ARCHITECT

CERTIFICATE OF G.T.E. :
UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

GOPAL CHANDRA BAG
G.T. II/3
NAME OF GEO-TECHNICAL

DECLARATION OF OWNER :
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & 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 U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.A/E.S.E BEFORE STARTING OF BUILDING FOUNDATION. EXISTING STRUCTURE WILL BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION AND THERE IS TENENT.

ANSHUMALA AGARWAL/JAIN AND SHARAD JAIN
PARTNER OF CAPITAL CONSTRUCTION COMPANY
NAME OF OWNER

PROPOSED G+IV STORIED RESIDENTIAL BUILDING AT PREMISES NO.- 5B, CHOWRINGHEE LANE, KOLKATA - 700016, WARD - 63, BOROUGH - VII, P.S. - PARKSTREET. UNDER SECTION 393A OF K.M.C ACT 1980.

W
S
N
E

SCALE
1:100, 1:50
1:600, 1:4000

DRAWN BY
MOUSUMI

CHECKED BY
TAPASH ROY

DATE
17.06.2023

BUILDING PERMIT NO. - 2024070008

DATE - 04/04/2024

VALID UP TO. - 03/04/2029

DIGITAL SIGNATURE OF A.E

DIGITAL SIGNATURE OF E.E