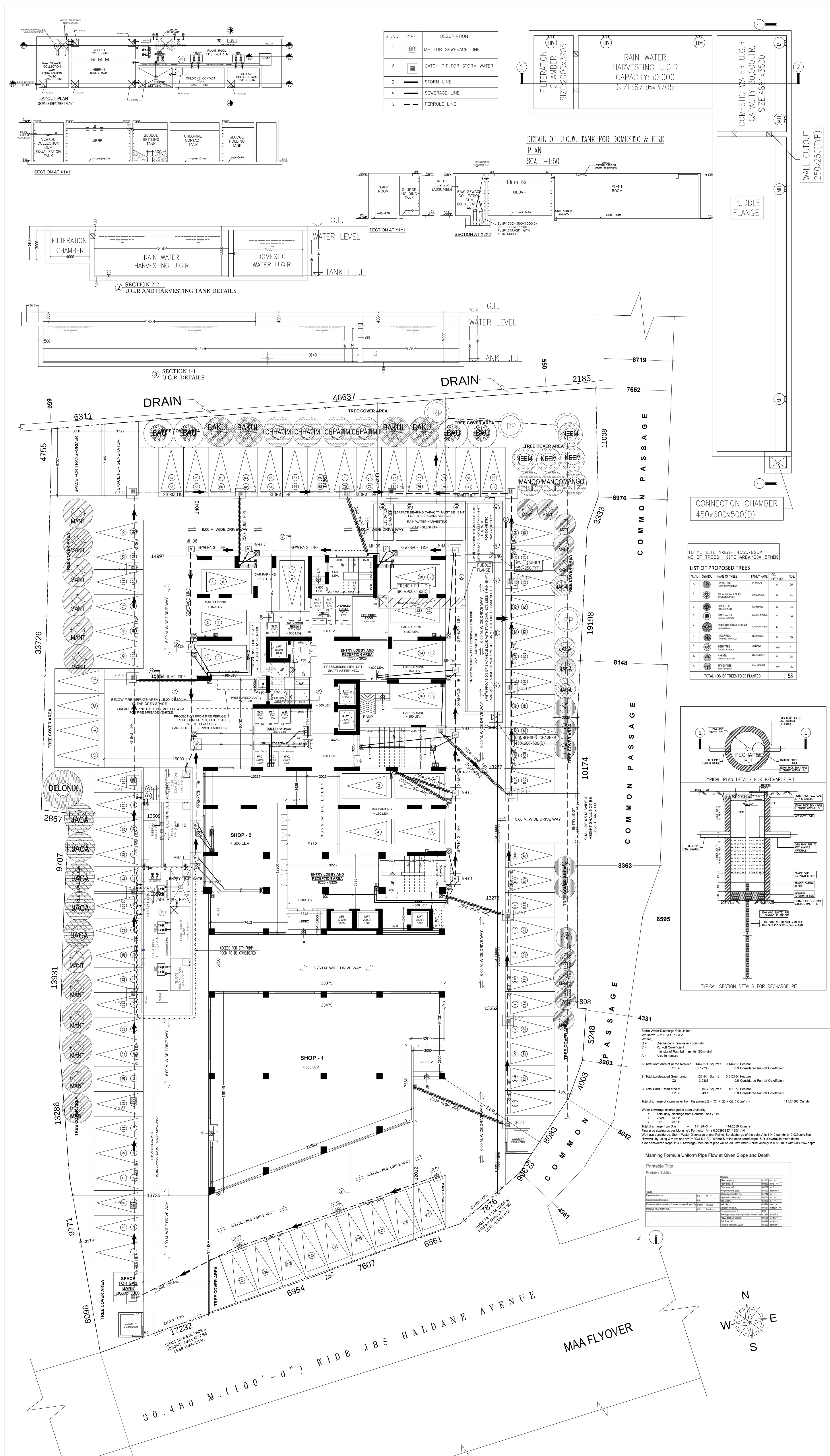

STATEMENT OF PROPOSAL

PART - A

1. ASSESSEE NO. : **21-066-10-0199-9**

2. **NAME OF THE OWNER/S :** IRFAN JAVED & REHAN JAVED.

3. DETAILS OF REGD. TITLE DEEDS

Book NO.- I, CD. VOL. NO.- 1, Pages.- 6823 To 6850, Being NO.- 00349, Date = 19/01/2011.

Book NO.- I, CD. VOL. NO.- 2, Pages.- 6651 To 6677, Being NO.- 00934, Date = 07/02/2011.

4. DETAILS OF BOUNDARY DEED

Book NO.- I, VOL. NO.- 1902-2022, Pages.- 475592 To 475602, Being NO.- 190213953, Date = 25/11/2022.

5. DETAILS OF REGD. TENANTS UNDERTAKING

Book NO.- I, VOL. NO.- 1902-2022, Pages.- 475603 To 476611, Being NO.- 190213952, Date = 25/11/2022.

PART - B

1. AREA OF LAND :

As per Title deed : 4552.676 Sqm.
As per Boundary deed : 4551.765 Sqm.
As per U. L. C : 4551.76 Sqm.

2. NET AREA OF LAND : 4551.76 Sqm.

(After free gift / splayed corner etc.) Strip of land relinqulished, strip of land gifted to K.M.C.

3. PERMISSIBLE GROUND COVERAGE = 50.000 % = 2275.880 Sqm.
4. PROPOSED GROUND COVERAGE = 31.772 % = 1400.662 Sqm.

5. PROPOSED AREA :

	Covered Area (Including Stair, Lift Duct & Lobby)	CUTOUT AREA		Total Area (Excluding Stair, Lift Duct & Lobby)	EXEMPTED AREA		Floor Area (Excluding Stair, Lift Duct & Lobby)
		Lift Duct Area	Duct / Void Area		Stair Way Area (Excluding Stair Void)	Lift Lobby	
Ground Floor	1263.376	——	——	1263.376	79.593	18.000	1165.782
1st. Floor	1347.376	22.320	507.198	817.858	79.594	18.000	720.264
2nd. Floor	1347.376	22.320	9.858	1315.198	79.594	18.000	1217.604
3rd. Floor	1347.376	22.320	9.858	1315.198	79.594	18.000	1217.604
4th. Floor	985.265	22.320	9.858	953.087	79.594	18.000	855.493
5th. Floor	673.533	11.160	6.474	655.899	31.501	9.000	615.398
6th. Floor	673.533	11.160	6.474	655.899	31.501	9.000	615.398
7th. Floor	673.533	11.160	6.474	655.899	31.501	9.000	615.398
8th. Floor	673.533	11.160	6.474	655.899	31.501	9.000	615.398
9th. Floor	673.533	11.160	6.474	655.899	31.501	9.000	615.398
10th. Floor	673.533	11.160	6.474	655.899	31.501	9.000	615.398
11th. Floor	673.533	11.160	6.474	655.899	31.501	9.000	615.398
12th. Floor	673.533	11.160	6.474	655.899	31.501	9.000	615.398
13th. Floor	673.533	11.160	6.474	655.899	31.501	9.000	615.398
14th. Floor	698.783	11.160	5.499	682.124	31.501	9.000	641.623
15th. Floor	698.783	11.160	106.975	580.648	30.970	9.000	540.678
16th. Floor	673.533	11.160	6.474	655.899	31.501	9.000	615.398
17th. Floor	673.533	11.160	6.474	655.899	31.501	9.000	615.398
18th. Floor	673.533	11.160	6.474	655.899	31.501	9.000	615.398
19th. Floor	673.533	11.160	6.474	655.899	31.501	9.000	615.398
20th. Floor	673.533	11.160	6.474	655.899	31.501	9.000	615.398
21st. Floor	686.985	11.160	6.718	669.107	39.016	9.000	621.091
22th. Floor	686.985	11.160	27.086	648.739	39.016	9.000	600.723
23rd. Floor	540.547	11.160	6.174	523.213	39.016	9.000	475.167
Total	**19032.314**	**301.320**	**779.860**	**17951.134**	**1018.503**	**261.000**	**16671.631**

EXEMPTED AREA = 1279.503 Sqm. (Total Stair Way + Lift Lobby Area)

6. PARKING CALCUTALTION :

A)	Prop. Share	Tenement Size	Tenement No	Required Parking
Above 100 Sqm.				
1 - 119.491 Sqm.	34.925	154.415 Sqm.	17 Nos.	84 NOS.
2 - 119.272 Sqm.	34.861	154.133 Sqm.	5 Nos.	
3 - 123.821 Sqm.	36.191	160.012 Sqm.	22 Nos.	
4 - 150.945 Sqm.	44.119	195.064 Sqm.	14 Nos.	
5 - 150.449 Sqm.	43.974	194.424 Sqm.	14 Nos.	
6 - 919.217 Sqm.	268.668	1187.885 Sqm.	1 Nos.	
7 - 91.601 Sqm.	26.773	118.373 Sqm.	1 Nos.	

Business (Office Space) one car parking space for every 50 Sqm. of Carpet Area	
Car pet Area Business (Office Space) - 499.536 Sqm.	10 Nos.
Mercantile (Retail) Carpet Area Above 25 Sqm. One Parking Space for Every 35 Sqm.	
Car pet Area Mercantile (Retail) - 2156.163 Sqm.	61 Nos.
Total Required Parking =	**155 NOS.**

B) NOS. OF PARKING PROVIDED = 20 Nos. (Covered Parking)
NOS. OF PARKING PROVIDED = 135 Nos. (Open Parking)
155 NOS.

C) Permissible area for parking : (a) GROUND FLOOR = 20 Nos. x 25

D) Actual area of parking provided : (a) GROUND FLOOR PARKING = 305.169 Sqm.

7. PERMISSIBLE F. A. R. = 3.60 (3.00 + 0.600 [Metro Corridor])

8. PROPOSED F. A. R. = 16671.631 - (300) / 4551.765 = **3.597**

9. ADDITIONAL AREAS FOR FEES :

A) CUPBOARD AREA = 147.600 Sqm.
B) FIRE REFUGE AREA = 61.310 Sqm.
C) AREA OF GATE GOOMTY = 12.500 Sqm.
D) AREA OF LIFT MACHINE ROOM STAIR = 06.925 Sqm.
E) AREA OF TRIPLE BALCONY = 408.800 Sqm.
F) LIFT MACHINE ROOM AREA = 42.681 Sqm.
G) STAIR HEAD ROOM AREA = 43.369 Sqm.
H) ROOF TOP SWIMMING POOL AREA = 331.025 Sqm.
I) TOILET AREA AT ROOF = 8.385 Sqm.
1062.59 Sqm.

10. TREE COVER AREA REQUIRED = 15% of LAND AREA
= 682.765 Sqm.
TREE COVER AREA PROVIDED = 772.167 Sqm.

11. OVER HEAD TANK AREA = 71.897 Sqm.
Area of Over Head Tank = 15.262 Sqm.
Area of O. H. Fire Fighting Tank = 56.635 Sqm.

12. BUILTUP AREA OF OFFICE SPACE = 628.000 Sqm.
CARPET AREA OF OFFICE SPACE = 499.536 Sqm.

13. BUILTUP AREA OF SHOP SPACE = 3250.679 Sqm.
CARPET AREA OF SHOP SPACE = 2156.163 Sqm.

14. HEIGHT OF THE BUILDING = 79.99 m.

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
I SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTIONS 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 STRUCTURES. IF ANY SUBMITTED DOCUMENTS AREA FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E / L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

IRFAN JAVED & REHAN JAVED.

NAME OF OWNERS.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMMENDED 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 S. U. G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK..

SUJOY MUKHERJEE.
M. Arch. (Urban Design) Architect And Urban Designer
Regn. No. - CA/98/23761

NAME OF ARCHITECT

THE STRUCTURAL DESIGNS AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

DECLARATION OF G.T.E.

SOIL TESTING HAS BEEN DONE BY ALOK ROY (G.T.E. NO. - 11) OF GEOTEST ENGINEERS PVT. LTD, OF (ADDRESS) 6A, MILAN PARK. KOLKATA - 700084. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

ALOK ROY G.T/I. NO. - 11	SANJIV. J. PAREKH E.S.R. NO. - 104 / I	ASHIM KUMAR DAS E.S.E. NO. - 90 / I
NAME OF GEO.TECH ENGINEER	**NAME OF STRUCTURAL REVEWER**	**NAME OF E.S.E**

PROPOSED GROUND + TWENTY-THREE (G + XXIII) STORIED (Height of the Building is 79.990 m.) RESIDENTIAL BUILDING UNDER SECTION 393A OF K.M.C. Building ACT 1980 & K.M.C. Building Rules 2009,READ WITH RULE 69A(1c) AT PRE. No. - 113/C, MATHESWATALA ROAD. P. S. - TANGRA. KOLKATA - 700 046. WARD NO. - 66. BROUGH - VII. UNDER THE KOLKATA MUNICIPAL CORPORATION.

*** * * DETAILS OF ARCHITECTURAL DRAWING * * ***

N W E S

SCALE	W - 66 B - (VII)	SUJOY MUKHERJEE AND ASSOCIATES ARCHITECTURE ,INTERIOR DESIGN , URBAN DESIGN 4/ 11 , PODDARAGAR , KOLKATA 700068		
1: 50 1: 100 1: 600 1: 4000	*SHEET* 1	*DRAWN BY* Dibakar Roy PH: 9830406392 / 9748746392 MAIL : dibakarkol@yahoo.co.in, dibakarkol09@gmail.com	*DRAWN BY* S. Mukherjee	*Date* 26.07.2023.

B.P. NO. - 2024070076 | DATE - 03.09.2024 | VALID UPTO - 02.09.2029

MODHU SUDAN HALDER — Digitally signed by MODHU SUDAN HALDER Date: 2024.09.03 15:26:24 +05'30'

SIGNATURE OF A.E

BROJO KISHORE DHAR — Digitally signed by BROJO KISHORE DHAR Date: 2024.09.03 15:32:56 +05'30'

SIGNATURE OF E.E

WATER REQUIREMENT:-
The water demand for the domestic use in the building is proposed to be based on the provision of IS-1172/SP: 35 (S & T) 1987 & NBC 2016 and prevalent practice in the industry. It is estimated that the daily requirement of water for the Complex, as per National Building code of India shall be as follows:

Sl. No.		Area requirnment for a person	Total nos. of Flat	(Considering persons)	Total Nos. of persons	Water requirement: Flushing water per person per day in Lits	Total Flushing water in Lits.	Domestic water per person per day in Lits.	Total Domestic water in Lits.	Total Flushing + Domestic water requirement IN Lits.	Flow to STP/ Sewerage: 85% for Domestic	100% for Flushing	Total in Lits.
1	Type 6 BHK Flat (Duplex)		1	10	10	50	**500**	100	**1000**	**1500**	850	500	**1350**
2	Type 4 BHK Flat (Duplex)		28	7	196	50	**9800**	100	**19600**	**29400**	16660	9800	**26460**
3	Type 3BHK		46	6	276	50	**13800**	100	**27600**	**41400**	23460	13800	**37260**
4	Water requirement for maintenance staff including secuirity				10	15	**750**	30	**1500**	**2250**	1275	750	**2025**
5	Total no. of parking 103 nos. Considering 50% of total will be self driving =103/2=52				52	9	**750**	6	**1500**	**2250**	1275	750	**2025**
6	Water requirement for WTP back washing	L. S.							**2000**	**2000**	1700	0	**4250**
7	Car washing	L. S.							**2000**	**2000**	1700	0	
8	Water requirement for Landscape area	L. S.							**2000**	**2000**	1700		
	TOTAL IN LTR						**25600**		**57200**	**82800**			**73370**
	TOTAL IN KLD						**25.6 KLD**		**57.2 KLD**	**82.8 KLD**			**73 KLD**