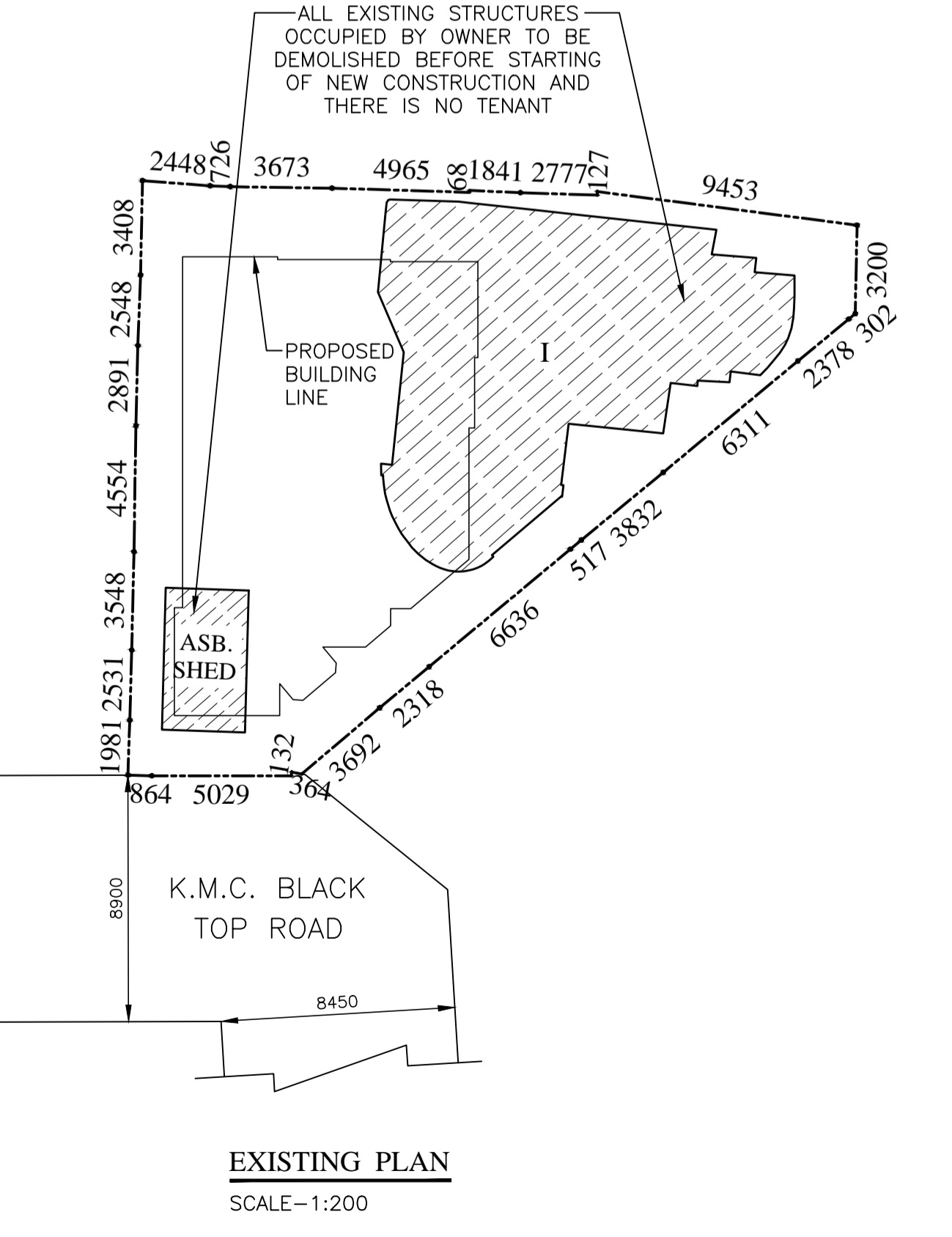
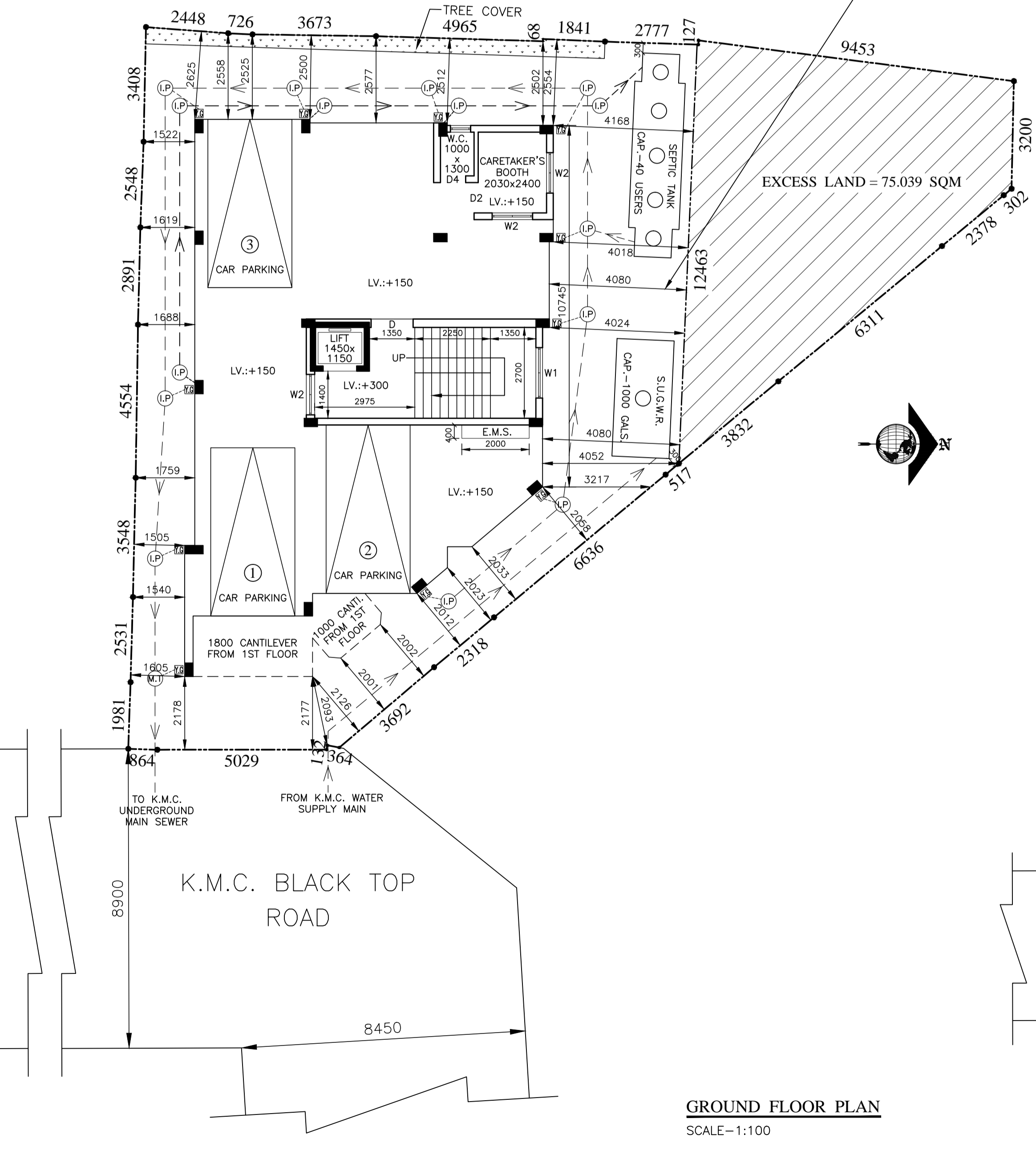


AVERAGE BACK AS PER AMENDMENT RULE VIDE NOTIFICATION No. - 480/MA/O/C-4/3R-13/2012, DATED - 21.10.2014, OF BUILDING RULE 2009.
TOTAL PROJECTED AREA OF THE AVERAGE REAR OPEN SPACE = 43.837 SQM
WIDTH OF THE REAR SIDE OF THE BUILDING = 10.745 M
AVERAGE REAR OPEN SPACE OF THE BUILDING = (43.837/10.745) = 4.080 M



STATEMENT OF THE PLAN PROPOSAL

PART-A:
01. ASSESSEE No. : 21-100-07-0620-0
02. NAME OF OWNER : SRI BAIDYANATH SENGUPTA
03. NAME OF APPLICANT : SRI NIBIR CHANDRA DAS PROPRIETOR OF "SHYAMA CONSTRUCTION" AND C.A. OF SRI BAIDYANATH SENGUPTA
04. DETAILS OF REGISTERED DEED :
BOOK No. : I VOL. No.: 160 PAGE No. : 231 - 246
BEING No. : 4625 DATE : 19.07.2000 PLACE : A.D.S.R., ALIPORE
05. DETAILS OF REGISTERED POWER OF ATTORNEY :
BOOK No. : I VOL. No.:1904-2022 PAGE No.:848663-848681
BEING No.:190413001 DATE : 24.08.2022 PLACE : A.R.A. IV, KOLKATA
06. DETAILS OF REGISTERED BOUNDARY DECLARATION :
BOOK No. : I VOL. No.:1603-2022 PAGE No.:475119-475130
BEING No.:160313823 DATE : 06.09.2022 PLACE:D.S.R. III, 24 PGS.(S)
07. No. OF STOREY = G+IV
08. No. OF TENEMENTS = 8 Nos.
09. SIZE OF TENEMENTS : 50-75 SQM=4 Nos., 75-100 SQM = 4 Nos.

PART-B:
01. AREA OF LAND :
AS PER TITLE DEED & ASSESSMENT BOOK COPY (04K-08CH-00SFT) = 301.003 SQM
02. AS PER BOUNDARY DECLARATION (PHYSICAL MEASUREMENT)
= (05 K-09 CH-42.72 SFT) = 376.042 SQM
03. AREA OF SPLAY CORNER = NA
04. AREA OF STRIP = NA
05. NET LAND AREA = 301.003 SQM
06. (i) PERMISSIBLE GROUND COVERAGE (56.63%) = 170.468 SQM
(ii) PROPOSED GROUND COVERAGE (50.84%) = 153.031 SQM
07. PROPOSED HEIGHT = 15.500 M
08. DEPTH OF BUILDING = 16.561 M
09. FRONTAGE OF PLOT = (0.864 + 5.029 + 0.364) = 6.257 M
10. (i) PERMISSIBLE TREE COVER AREA = 5.920 SQM (1.97%)
(ii) No. OF TREE=10 Nos. & PROPOSED TREE COVER AREA=6.073 SQM (2.02%)

DOOR & WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D	1250	2100	W1	1500	1200
D1	1050	2100	W2	1200	1200
D2	900	2100	W3	1000	1200
D3	750	2100	W4	600	750
SD1	1800	2100	W5	600	1200

11. PROPOSED AREA :

FLOORS	GROSS COVERED AREA (SQM)	CUTOUT STAIR WELL (SQM)	NET COVERED AREA (SQM)	EXEMPTED AREA STAIR & LOBBY (SQM)	LIFT LOBBY (SQM)	NET FLOOR AREA (SQM)
GROUND FLOOR	143.632	0.000	143.632	13.365	2.275	127.992
1ST FLOOR	153.031	1.668	151.363	13.365	2.275	135.723
2ND FLOOR	153.031	1.668	151.363	13.365	2.275	135.723
3RD FLOOR	153.031	1.668	151.363	13.365	2.275	135.723
4TH FLOOR	153.031	1.668	151.363	13.365	2.275	135.723
TOTAL	755.756	6.672	749.084	66.825	11.375	670.884

12. TENEMENTS & CAR PARKING CALCULATION : (A) RESIDENTIAL :

MARKED	TENEMENT SIZE (SQM)	PROPORTIONAL AREA TO BE ADDED (SQM)	ACTUAL TENEMENT AREA (SQM)	No. OF TENEMENT (SQM)	REQUIRED CAR PARKING (SQM)
A	79.184	14.396	93.580	4	3
B	55.588	10.106	65.694	4	3

13. TOTAL REQUIRED CAR PARKING = 3 Nos.
14. TOTAL PROVIDED CAR PARKING = 3 Nos.
15. PERMISSIBLE AREA FOR PARKING = 75.000 SQM
16. PROVIDED AREA OF PARKING = 111.989 SQM
17. PERMISSIBLE F.A.R = 2.00
18. PROPOSED F.A.R = (670.884 - 75.000) / 301.003 = 1.980 < 2.00
19. OVER HEAD TANK AREA = 5.440 SQM
20. STAIR HEAD ROOM AREA = 16.530 SQM
21. LIFT MACHINE ROOM AREA = 6.000 SQM
22. LIFT MACHINE ROOM STAIR AREA = 2.657 SQM
23. TERRACE AREA = 153.031 SQM
24. AREA OF CUPBOARD = [(0.600 SQMx4 Nos. + (0.663 SQMx16 Nos.))] = 13.008 SQM
25. TOTAL AREA FOR FEES = 787.280 SQM
26. ADDITIONAL AREA FOR FEES = (16.530+6.000+2.657+13.008) = 38.195 SQM

CERTIFICATE OF GEO-TECH. ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT 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. - CLASS - I/42
NAME OF GEO-TECH. ENGINEER

DECLARATION OF ARCHITECT

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER THE PROVISIONS OF THE K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME, THAT THE SITE CONDITIONS, INCLUDING THE ABUTTING ROADS CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS ALSO A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE SITE IS LYING WITH EXISTING STRUCTURE WHICH IS TO BE DEMOLISHED BEFORE STARTING OF NEW CONSTRUCTION AND IT IS OCCUPIED BY THE OWNER, THERE IS NO TENANT. THE LAND IS DEMARKATED BY BOUNDARY WALL, 8.900 M WIDE K.M.C. ROAD IN FRONT OF THE PLOT. THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

SARBANI MAJUMDAR
A.C. Reg. No. - C.A./92/15458
NAME OF ARCHITECT

DECLARATION OF OWNERS / APPLICANT

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A. & E.S.E. DURING CONSTRUCTION I SHALL FOLLOW THE INSTRUCTIONS OF L.B.A. & 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 AND ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED UNDER THE GUIDANCE OF L.B.A./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK. PLOT IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION. THE PLOT IS WITH EXISTING STRUCTURE WHICH IS OCCUPIED BY ME, THERE IS NO TENANTS. THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

SRI NIBIR CHANDRA DAS
PROPRIETOR OF "SHYAMA CONSTRUCTION"
AND CONSTITUTED ATTORNEY OF
SRI BAIDYANATH SENGUPTA
NAME OF OWNERS / APPLICANT

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING PLAN HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. STRUCTURAL DESIGN CALCULATION HAS BEEN MADE AS PER SOIL TEST REPORT DONE BY "R.N. ENGINEERS", 4/28, FERN ROAD, KOLKATA-700019, RECOMMENDED & SIGNED BY GEO-TECH. ENGINEER MR. GOPAL CHANDRA BAG (G.T./1/42).

ANJAN KUMAR DUTTA
E.S.E. - CLASS - I/83
NAME OF STRUCTURAL ENGINEER

GROUND FLOOR PLAN, PLAN & SECTION OF S.U.G. WATER RESERVOIR & SEPTIC TANK, SITE PLAN, KEY PLAN, EXISTING DRAWING.

PROJECT :
PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN OF HEIGHT 15.5 M (U/S - 393 A OF K.M.C. ACT 1980 BY COMPLYING THE AMENDMENT RULE VIDE NOTIFICATION No. - 480/MA/O/C-4/3R-13/2012, DATED - 21.10.2014, OF BUILDING RULE 2009) AT PREMISES No. - 255 / 62, NETAJI SUBHAS CHANDRA BOSE ROAD, WARD No. - 100, BOROUGH - X, KOLKATA - 700047, P. S. - NETAJI NAGAR (UNDER NAKATALA GOVT. SCHEME - II, PLOT No. - 53).

PLAN CASE No. - 2022100206

BUILDING PERMIT No.: 2022100174 DATED: 22-NOV-2022

VALID FOR 5 YEARS FROM DATE OF SANCTION.

DIGITAL SIGNATURE OF A.E. DIGITAL SIGNATURE OF E.E.