



**STATEMENT OF THE PLAN PROPOSAL**

**PART-A:**  
 01. ASSESSEE No. : 31-109-08-2349-1  
 02. NAME OF THE OWNERS : SHIBANI DEY GUHA & SWAPNA DEY DAS  
 03. DETAILS OF REGISTERED DEED (I) :  
 BOOK No. : I VOL. No. : 15 PAGE No. : 238 - 245  
 BEING No.: 270 DATE: 13.01.1982 PLACE:D.S.R., ALIPORE, 24PGS.(S.)  
 04. DETAILS OF REGISTERED DEED (II) :  
 BOOK No. : I VOL. No. : 22 PAGE No. : 17 - 22  
 BEING No.: 345 DATE: 15.01.1982 PLACE:D.S.R., ALIPORE, 24PGS.(S.)  
 05. DETAILS OF REGISTERED BOUNDARY DECLARATION :  
 BOOK No. : I VOL. No. :1604-2020 PAGE No. :187869 -187881  
 BEING No.:160404779 DATE: 11.12.2020 PLACE:D.S.R.-IV, S. 24 PGS.  
 06. DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND 2.5 M. WIDE) :  
 BOOK No. : I VOL. No. : 1604-2020 PAGE No.: 189232 -189244  
 BEING No.:160404786 DATE: 11.12.2020 PLACE: D.S.R.-IV, S. 24 PGS.  
 07. DETAILS OF BLLRO MUTATION CERTIFICATE :  
 (a) MEMO No. - 18/MUT/4521/B.L.L.R.O./ATM./KASBA/19 - DATED 20.09.2019  
 (b) MEMO No. - 18/MUT/4522/B.L.L.R.O./ATM./KASBA/19 - DATED 20.09.2019  
 (c) Nature Of Land = "Shali"  
 08. DETAILS OF CONVERSION CERTIFICATE :  
 (a) MEMO No.-17/1978/Con Certificate/BLLRO/S 24-Pgs./KOL/2020. DATED-12.10.2020  
 (b) MEMO No.- 17/1977/Con Certificate/BLLRO/S 24-Pgs./KOL/2020. DATED-12.10.2020  
 (c) Nature Of Land = "Shali" To "Bastu"  
 09. K.M.C. MUTATION No. : M/109/01-FEB-21/1045 DATED-03/02/2021.  
 10. AMALGAMATION APPROVED BY Dy. A.C.(J.U.) DATED-27/01/2021  
 11. SUCCESSION CERTIFICATE-1ST.CLASS JUDICIAL MAGISTRATE, ALIPORE, VIDE AFFIDAVIT No.-2549 & 2550, DATED-19/02/2019  
 12. U.L.C. : MEMO No.-2457/ULC/ALIPORE/2021 DATED-05/10/2021.  
 13. No. OF STOREY = G+III  
 14. No. OF TENEMENTS = 8 Nos.  
 15. SIZE OF TENEMENTS : 75-100 SQM = 4 Nos. 100 ABOVE = 4 Nos.

**DOOR & WINDOW SCHEDULE**

TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D	1000	2100	W1	1500	1200
D1	900	2100	W2	1200	1200
D2	800	2100	W3	1000	1200
D3	750	2100	W4	600	700

**SPECIFICATIONS**

- ALL GRADE OF CONCRETE - M20.
- ALL GRADE OF STEEL - Fe 415
- ALL OUTER WALL - 200mm THK. 1:6 MORTER.
- ALL INTERNAL WALL-75mm THK WITH 1:4 MORTER EXCEPT OTHERWISE MENTIONED.
- ALL PLASTER - 12mm THK WITH 1:4 MORTER.
- BEARING CAPACITY OF SOIL AS PER SOIL REPORT.
- ALL OTHER MATERIALS USED AS PER IS CODE :
- ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION WHICH WILL NOT EXCEED THE LOAD BEARING WALL. THIS MEASURES INDICATES THE SEPTIC TANK & U.G.W.RESERVOIR MAINLY.
- ALL DIMENSIONS ARE IN MM.

**CERTIFICATE OF STRUCTURAL ENGINEER**  
 THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY KALLOL KUMAR GHOSHAL OF TECHNO SOIL, F-25, C.I.T. MARKET, JADAVPUR, KOLKATA-700032. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

**CERTIFICATE OF GEO-TECH. 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 AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

**KALLOL KUMAR GHOSHAL**  
 G.T. - CLASS - II / 14  
 NAME OF GEO-TECH. ENGINEER

**ASOK CHAKRABARTI**  
 E.S.E. - CLASS - I / 135  
 NAME OF STRUCTURAL ENGINEER

**DECLARATION OF L.B.S.**  
 CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD 3.658 M WIDE IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE PLOT IS FULLY OCCUPIED BY THE OWNER. THERE IS NO TENANT. THE PLOT IS BEYOND 500 M FROM C/C OF E. M. BYE PASS. THE SIGNATURE OF OWNER IS AUTHENTICATED BY ME.

**BIBHUTI BHUSAN DAS**  
 L.B.S. - CLASS - I / 1410  
 NAME OF L.B.S.

**DECLARATION OF OWNERS**  
 I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. & 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.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION. THE PLOT OF LAND IS IDENTIFIED BY ME AT THE TIME OF DEPARTMENTAL INSPECTION.

**SHIBANI DEY GUHA**  
**SWAPNA DEY DAS**  
 NAME OF OWNERS

**PART-B:**  
 01. AREA OF LAND :  
 AS PER TITLE DEED (10 K - 00 CH - 00 SFT) = 668.896 SQM  
 AS PER ASSESSMENT BOOK COPY (9 K-9 CH -12 SFT) = 640.746 SQM  
 02. AS PER BOUNDARY DECLARATION=(09K-09CH-12.08 SFT)=640.754 SQM  
 03. AREA OF SPLAY CORNER = NA  
 04. AREA OF STRIP = 46.166 SQM  
 05. NET LAND AREA = 594.588 SQM (EXCLUDING STRIP OF LAND)  
 06. (i) PERMISSIBLE GROUND COVERAGE (50.00%) = 320.377 SQM  
 (ii) PROPOSED GROUND COVERAGE (49.953%) = 320.076 SQM  
 07. PROPOSED HEIGHT = 12.400 M  
 08. DEPTH OF BUILDING = 28.050 M  
 09. FRONTAGE OF PLOT = ( 0.900+2.600+3.750+11.200 ) = 18.450 M  
 10. TREE COVER AREA = 20.984 SQM

**11. PROPOSED AREA :**

FLOORS	GROSS COVERED AREA (SQM)	CUTOUT STAIR WELL (SQM)	LIFT WELL (SQM)	NET COVERED AREA (SQM)	EXEMPTED STAIR & LOBBY (SQM)	AREA (SQM)	NET FLOOR AREA (SQM)
GROUND FLOOR	291.726	0.000	0.000	291.726	12.690	2.903	276.133
1ST FLOOR	320.076	0.000	2.945	317.131	12.690	2.903	301.538
2ND FLOOR	320.076	0.000	2.945	317.131	12.690	2.903	301.538
3RD FLOOR	320.076	0.000	2.945	317.131	12.690	2.903	301.538
TOTAL	1251.954	0.000	8.835	1243.119	50.760	11.612	1180.747

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

MARKED	TENEMENT SIZE (SQM)	PROPORTIONAL AREA TO BE ADDED (SQM)	ACTUAL TENEMENT AREA (SQM)	No. OF TENEMENT (No.)	REQUIRED CAR PARKING (No.)
A	150.347	18.094	168.441	2	6
B	149.672	18.013	167.685	2	
C	76.097	9.158	85.255	1	
D	74.250	8.936	83.186	1	
E	74.025	8.909	82.934	1	
F	75.647	9.104	84.751	1	

13. TOTAL REQUIRED CAR PARKING = 6 Nos.  
 14. TOTAL PROVIDED CAR PARKING = 12 Nos.  
 15. PERMISSIBLE AREA FOR PARKING = 150.000 SQM  
 16. PROVIDED AREA OF PARKING = 234.748 SQM  
 17. PERMISSIBLE F.A.R = 1.75  
 18. PROPOSED F.A.R = (1180.747 - 150.000) / 640.754 = 1.609 < 1.75  
 19. OVER HEAD TANK AREA = 5.440 SQM  
 20. STAIR HEAD ROOM AREA = 15.680 SQM  
 21. LIFT MACHINE ROOM AREA = 10.320 SQM  
 22. LIFT MACHINE ROOM STAIR AREA = 3.040 SQM  
 23. TERRACE AREA = 320.076 SQM  
 24. AREA OF LOFT = [(1.696 + 1.807) x 6 Nos.] = 21.018 SQM  
 25. AREA OF CUPBOARD = (0.625 x 24 Nos.) = 15.000 SQM  
 26. ADDITIONAL AREA FOR FEES=(15.680+10.320+3.040+21.018+15.000) = 65.058 SQM

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**ASOK CHAKRABARTI**  
 E.S.E. - CLASS - I / 135  
 NAME OF STRUCTURAL ENGINEER

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PLAN CASE No. - 2021120381 SHEET No. - 1 / 2  
 B. P. No. - 2022120175 DATED - 28-JUN-22  
 VALID UPTO - 27-JUN-27

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