

STATEMENT OF THE PLAN PROPOSAL

1. Assessee NO. - 31 - 114 - 11 - 0089 - 4
2. Details of Registered Deed :-
Book No. - I, Volume No. - 1605 / 2022.
Page# - 6633 TO 6644, Being No. - 160501934,
Date - 15 / 09 / 2022, At A.D.S.R. - Alipore.
3. Details of Registered Power of Attorney :-
Book No. - I, Volume No. - 1601 / 2023,
Page# - 14010 TO 14021, Being No. - 160100021,
Date - 16 / 02 / 2023, At D. S. R. - I, South 24 Ppt.
4. Details of Reg. Deed of Boundary Declaration :-
Book No. - I, Volume No. - 1602 / 2023,
Page No. - 96385 TO 96396, Being No. - 160202571,
Date - 03 / 03 / 2023, At D. S. R. - II, South 24 Ppt.
5. Details of Reg. Non - Eviction of Tenant :-
Book No. - I, Volume No. - 1602 / 2023,
Page No. - 96182 TO 96192, Being No. - 160202573,
Date - 03 / 03 / 2023, At D. S. R. - II, South 24 Ppt.

AREA STATEMENT :

PRINCIPLE USE GROUP :	RESIDENTIAL
(I) AREA OF LAND - (AS PER DEED) = 38.00 SQ.M.	
(II) AREA OF LAND - (AS PER BOUL. DECL.)	205.43 SQ.M.
(III) PERMISSIBLE GROUND COVERAGE = 59.891 %	121.74 SQ.M.
(IV) PROPOSED GROUND COVERAGE = 54.794 %	111.32 SQ.M.
(V) HEIGHT = 22.50 M.	4.8 ROAD WIDTH = 5.85 M.

5. PROPOSED AREA CALCULATION :-

A. FOR RESIDENTIAL :				
AT FLOOR AREA	UPT. AREA	DOWN. AREA	NET FLOOR AREA	NET FLOOR AREA
GROUND	103.229	10.755	15.13	96.961
1ST	111.32	0.787	1.844	108.689
2ND	111.32	0.787	1.844	108.689
3RD	111.32	0.787	1.844	108.689
TOTAL	437.189	2.861	632.796	430.2

6. CAR PARKING CALCULATION :-

(A) RESIDENTIAL :				
MARKED	PROP. AREA TO BE ADDED (SQ.M.)	ACTUAL TENEMENT IN BETWEEN	NO. OF TENEMENTS	NUMBER OF FLAT
PLAT B	47.492	8.609	53.521	110
PLAT C	47.493	8.431	55.924	120
TOTAL REQUIRED CAR PARKING :-				
NO. OF CAR PARKING	40.322 SQ.M.			175
9. PERMISSIBLE F.A.R. =				1.78
10. PROPOSED F.A.R. =				10.135 SQ.M.
11. TOTAL C.E. AREA =				58.657 SQ.M.
12. TOTAL COMMON AREA :-				13.873 SQ.M.
13. STAR HEAD ROOM AREA :-				5.89 SQ.M.
14. OVER HEAD TANK AREA :-				4.883 SQ.M.
15. LIFT MACHINE ROOM AREA :-				1.75 SQ.M.

NOTES AND SPECIFICATION

1. Thk. of all outer walls are 200 mm with 1:6 cement sand mortar.
2. Thk. of all inner walls are 75 & 125 mm, with 1:4 cement sand mortar.
3. All floors shall be finished with 19 mm thick plastering to outer wall and 12 mm thick to inner wall & 6 mm thick to ceiling.
4. Depth of septic tank and S.U.G.W.R should not exceed more than depth of col. foundation.
5. Grade of concrete M-20. Grade of steel Fe-500.

I do hereby certify with full responsibility that the building plan has been drawn as per the provisions of the Building Regulation, 1980 and as amended from time to time and that the same is safe and stable in all respects. The existing structure should be demolished before construction which is occupied by the owner & tenants.

The structural design and drawing of the both foundation and super structure of the building has been done as per the provisions of the Indian Standard Code of Practice including seismic load as per the National Building Code of India (IS: 1893) conforming with the site and it is a subsable site not a tank or filled up tank. It is bounded by boundary wall.

The Recommendations of Soil Report Has Been Considered During Structural Calculation.

Undersigned has inspected the site & carried out the soil investigation therein. It is certified that existing soil of the site is safe and stable in all respects. There is no objection to the proposed plan. Therein is safe & stable in all respect from Geo - Technical point of view.

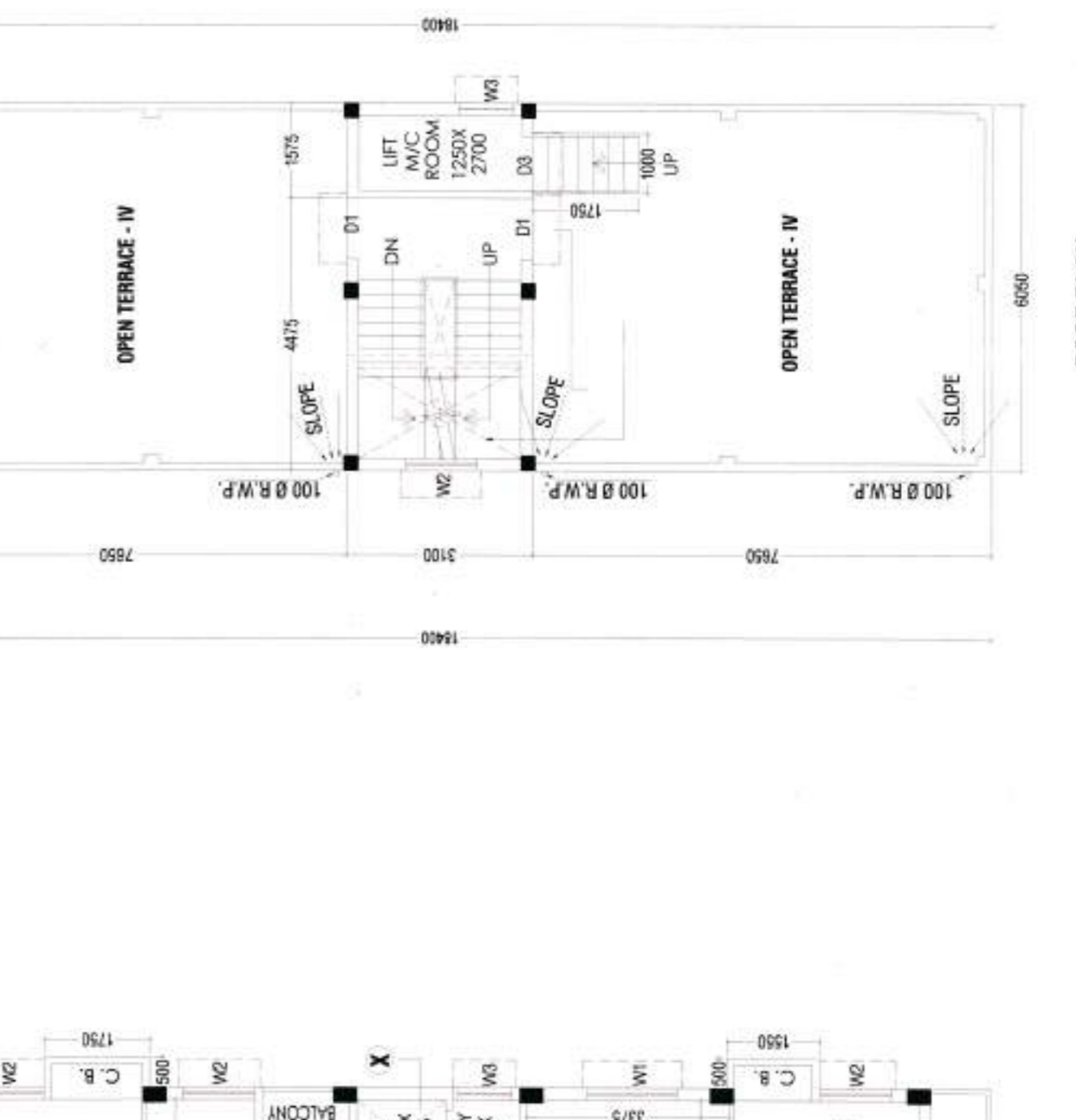
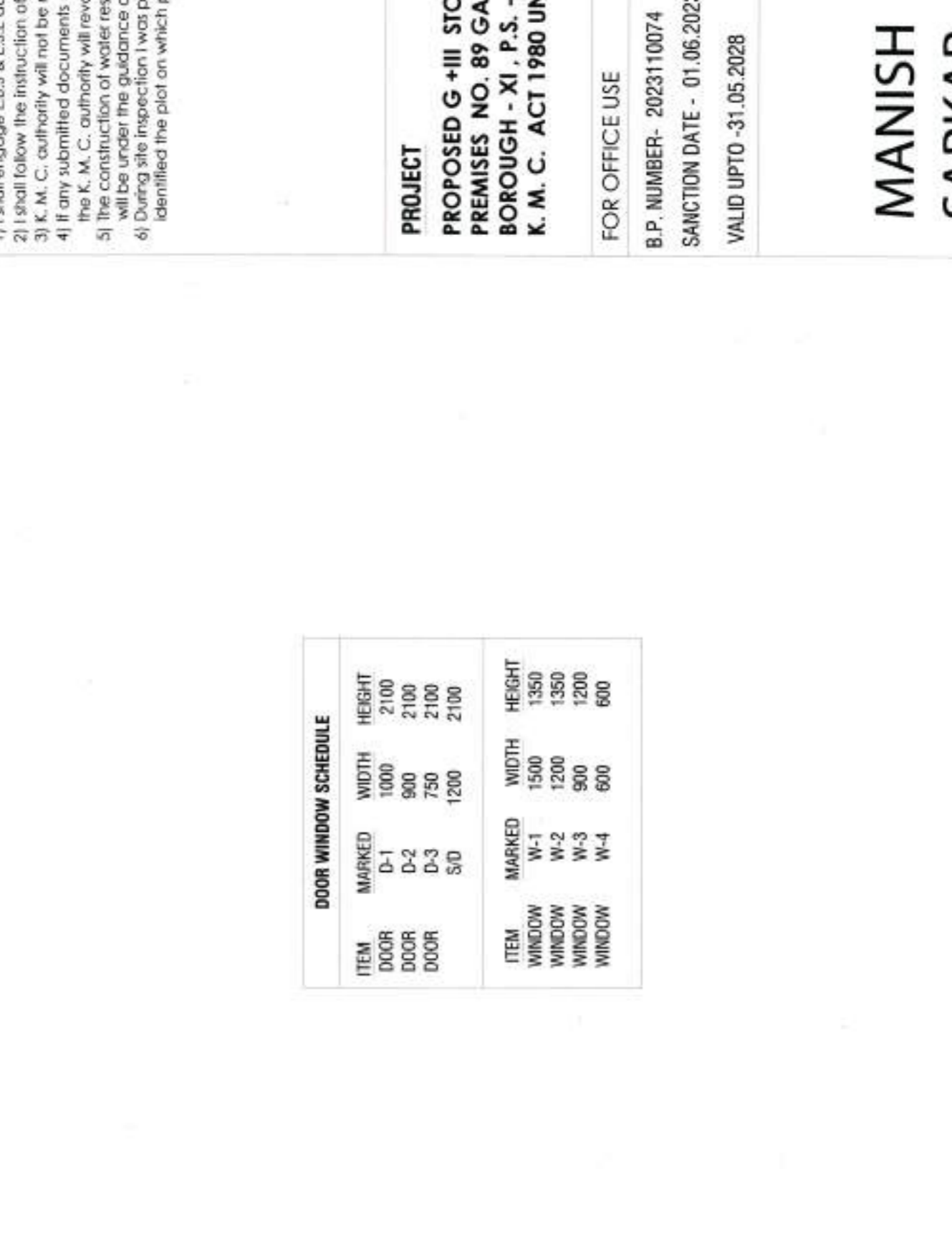
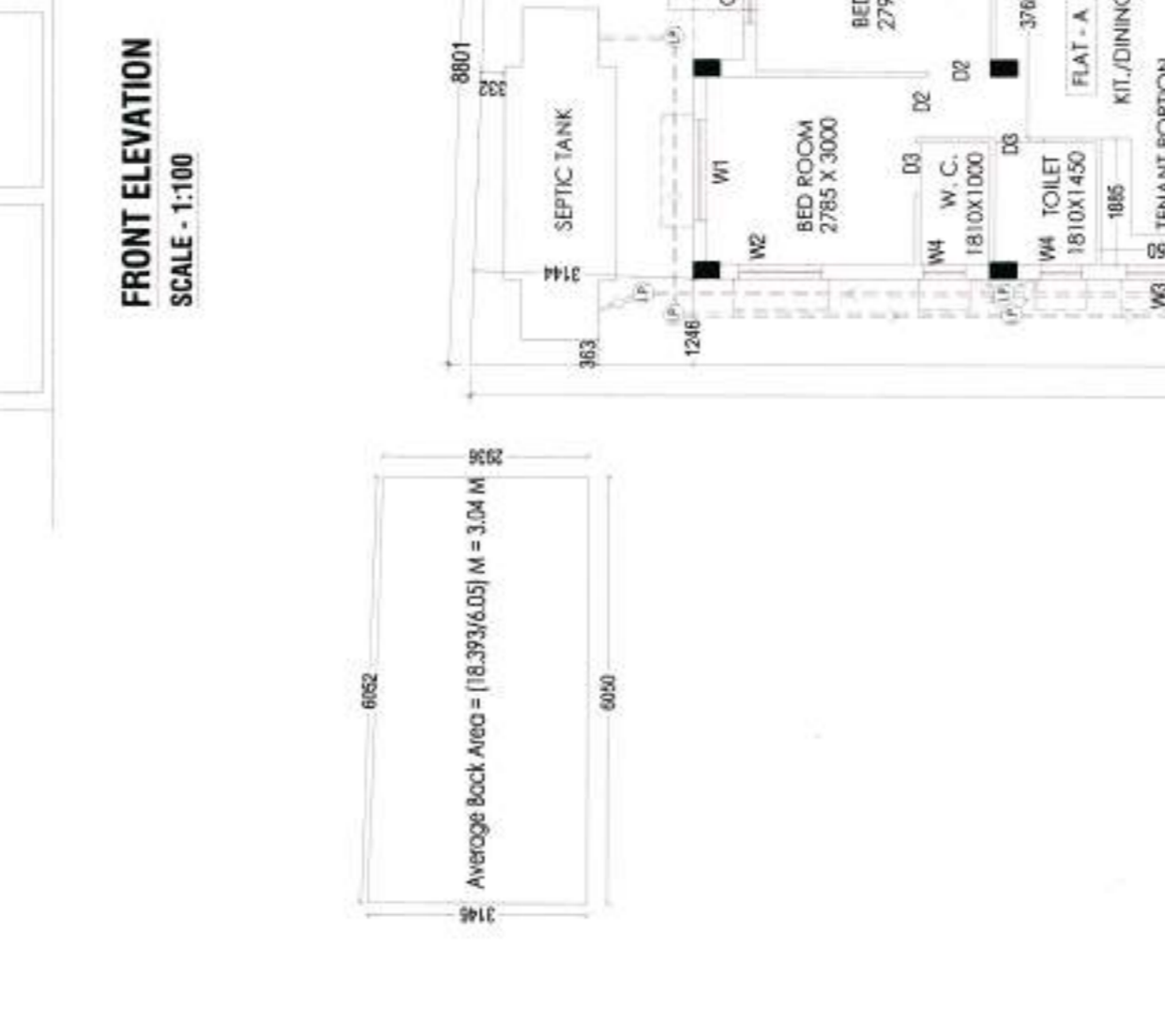
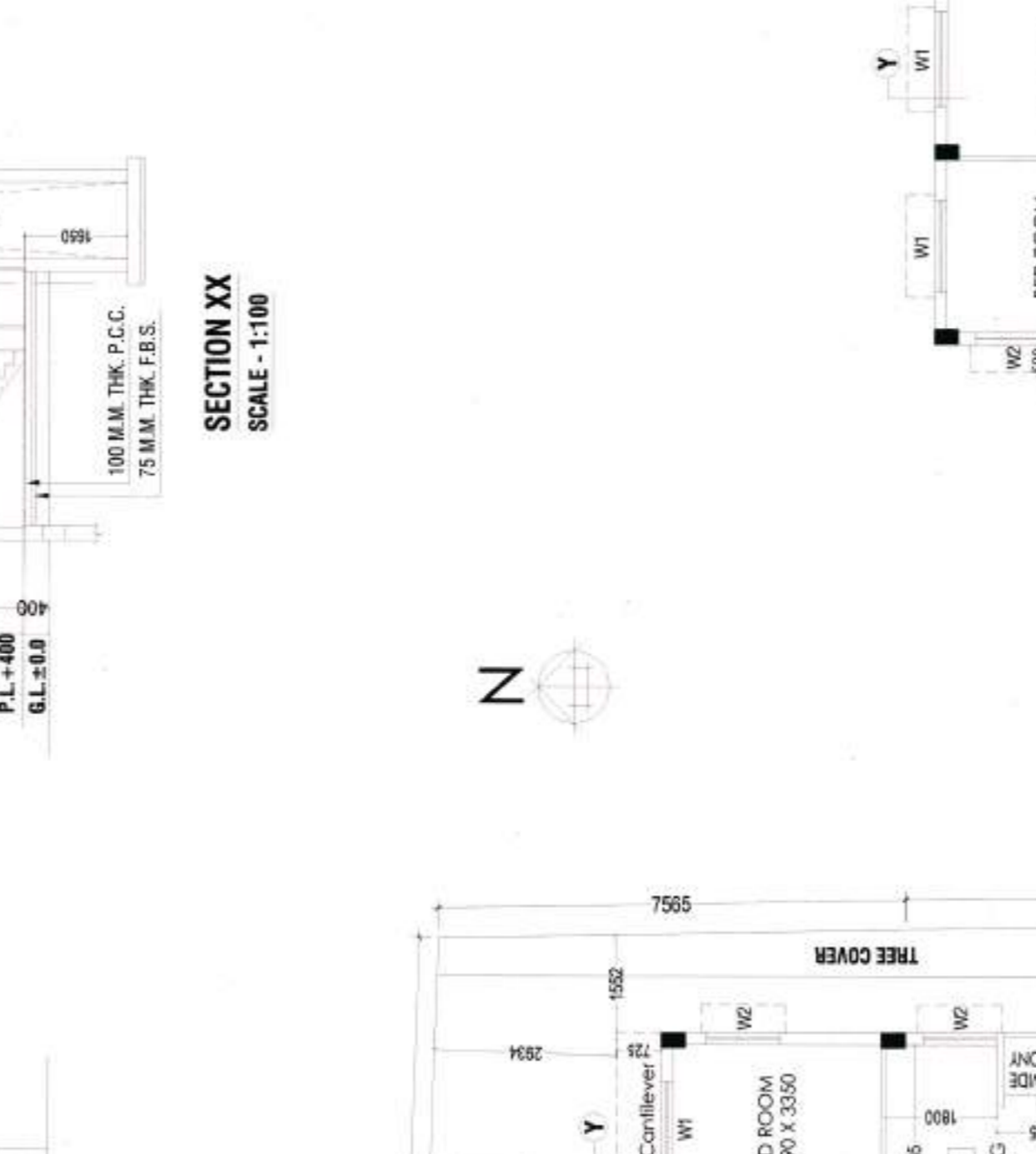
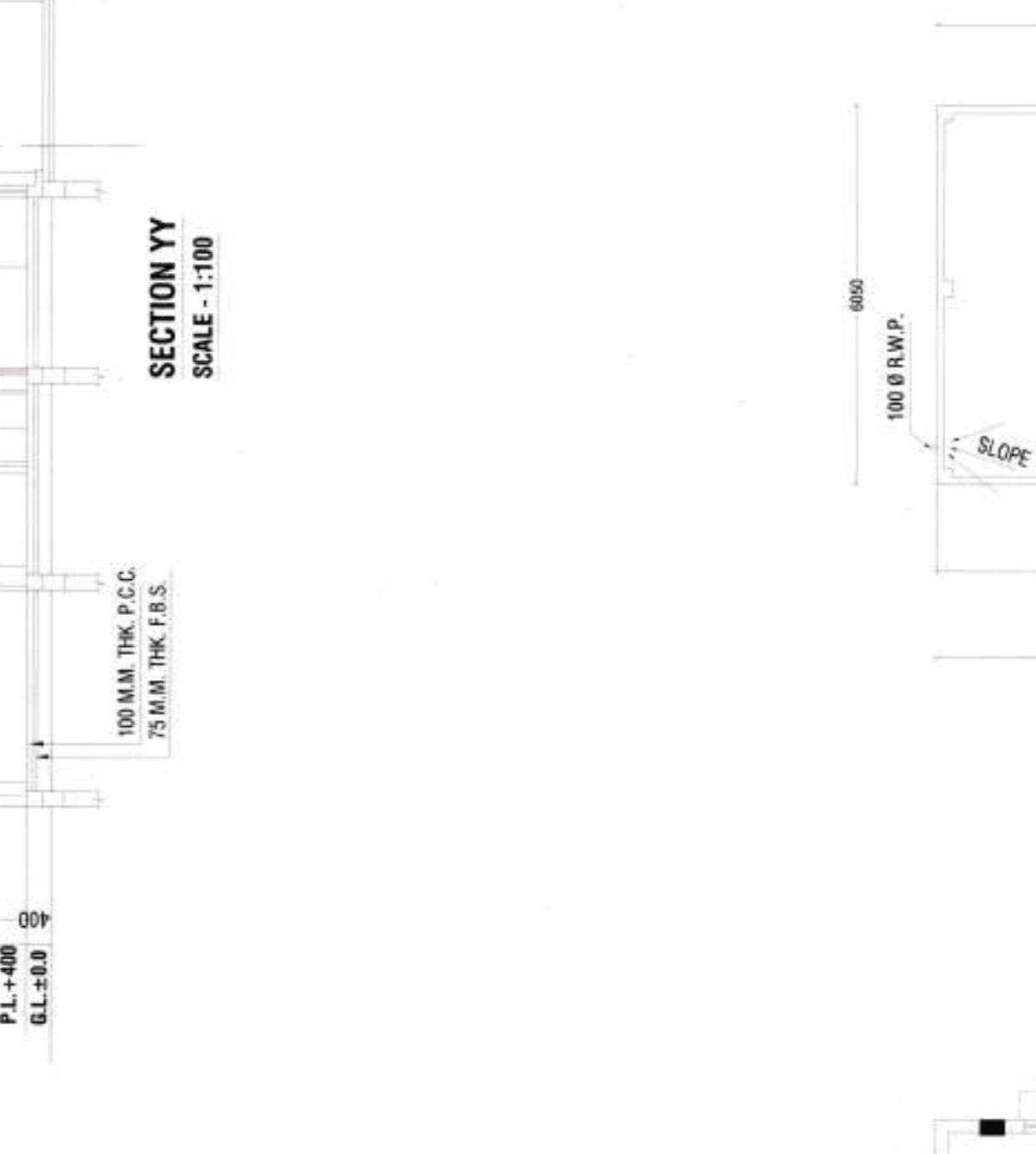
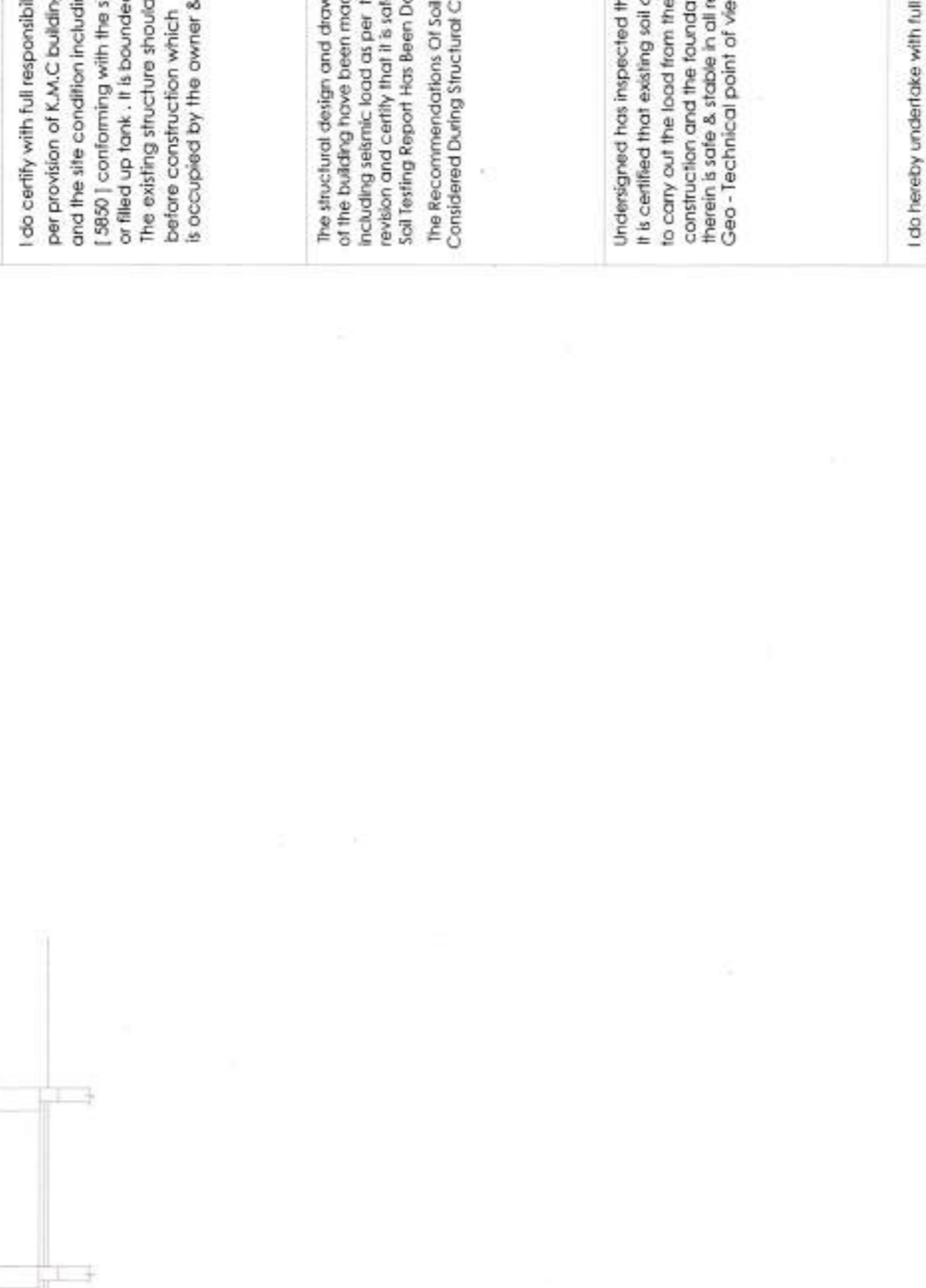
I do hereby undertake with full responsibility that I shall engage L.B.S & E.S.E during construction. I shall follow the instruction of L.B.S & E.S.E during construction. If any submitted documents are found to be false, the K. M. C. authority will revoke the sanction plan. The construction of water reservoir and septic tank will be done in accordance of L.B.S & E.S.E. I shall be responsible for the maintenance of the identified the plot on which plan proposal submitted.

PROJECT
PROPOSED G-III STORED RESIDENTIAL BUILDING PLAN AT PREMISES NO. 89 GANGAPUR, WARD - 114, BOROUGH - XI, P. S. - REGENT PARK - U/S 393 A OF K. M. C. ACT 1980 UNDER BUILDING RULES 2009.

FOR OFFICE USE
 B.P. NUMBER - 2023110074
 SANCTION DATE - 01.06.2023
 VALID UPTO - 31.05.2028

MANISH SARKAR
 Digitally signed by
 MANISH SARKAR
 2023.06.01
 14:15:26 +05'30'

DIGITAL SIGNATURE OF A. E. [C]/BLDG/XIII.



DOOR WINDOW SCHEDULE

ITEM	MARKED	WIDTH	HEIGHT
DOOR	D-1	1000	2100
DOOR	D-2	900	2100
DOOR	D-3	750	2100
DOOR	D-4	50	2100
WINDOW	W-1	1500	1350
WINDOW	W-2	1200	1500
WINDOW	W-3	800	1200
WINDOW	W-4	600	600