



STATEMENT OF PLAN CASE NO. - 2022030165

PART-A:

- ASSESSOR NO: 11-034-04-0055-0
- DETAIL OF REGISTERED MOTHER DEED: BOOK NO: I, VOL. NO: 22, PAGE NO: 215 TO 224, BEING NO: 1307 DATE: 22.08.1984, OFFICE: S.R. SEALDAH
- DETAILS OF DEED: BOOK NO: I, VOL. NO: 39, PAGE NO: 284 TO 292, BEING NO: 2117, YEAR: 1941, OFFICE: S.R. SEALDAH
- DETAIL OF REGISTERED SALE DEED: BOOK NO: I, DEED NO: 2366, DATE: 02/12/1949, YEAR: 1949, OFFICE: S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (1): BOOK NO: I, VOL. NO: 1806-2022, PAGE NO: 8093 TO 8098, DATE: 04/04/2022, BEING NO: 160600349, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (2): BOOK NO: I, VOL. NO: 1806-2022, PAGE NO: 8189 TO 8196, DATE: 04/04/2022, BEING NO: 160600343, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (3): BOOK NO: I, VOL. NO: 1806-2022, PAGE NO: 80772 TO 80782, DATE: 10/05/2022, BEING NO: 160602218, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (4): BOOK NO: I, VOL. NO: 1806-2022, PAGE NO: 8199 TO 8198, DATE: 04/04/2022, BEING NO: 160600346, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (5): BOOK NO: I, VOL. NO: 1806-2022, PAGE NO: 8628 TO 8631, DATE: 08/06/2022, BEING NO: 160602790, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (6): BOOK NO: I, VOL. NO: 1806-2022, PAGE NO: 8398 TO 8085, DATE: 10/05/2022, BEING NO: 160602214, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (7): BOOK NO: I, VOL. NO: 1806-2022, PAGE NO: 72019 TO 72046, DATE: 20/04/2022, BEING NO: 160600415, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (8): BOOK NO: I, VOL. NO: 1806-2022, PAGE NO: 4666 TO 4670, DATE: 21/03/2022, BEING NO: 160601173, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (9): BOOK NO: I, VOL. NO: 1806-2022, PAGE NO: 82136 TO 82165, DATE: 04/04/2022, BEING NO: 160600411, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (10): BOOK NO: I, VOL. NO: 1806-2022, PAGE NO: 81627 TO 81654, DATE: 04/04/2022, BEING NO: 160600344, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (11): BOOK NO: I, VOL. NO: 1806-2022, PAGE NO: 81823 TO 81863, DATE: 04/04/2022, BEING NO: 160600338, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (12): BOOK NO: I, VOL. NO: 1806-2022, PAGE NO: 81694 TO 81694, DATE: 04/04/2022, BEING NO: 160600340, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (13): BOOK NO: I, VOL. NO: 1806-2022, PAGE NO: 82108 TO 82108, DATE: 04/04/2022, BEING NO: 160600348, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (14): BOOK NO: I, VOL. NO: 1806-2022, PAGE NO: 47328 TO 47378, DATE: 14/03/2022, BEING NO: 160601178, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (15): BOOK NO: I, VOL. NO: 1806-2022, PAGE NO: 81626 TO 81626, DATE: 04/04/2022, BEING NO: 160600341, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (16): BOOK NO: I, VOL. NO: 1806-2022, PAGE NO: 81698 TO 81698, DATE: 04/04/2022, BEING NO: 160600350, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (17): BOOK NO: I, VOL. NO: 1806-2022, PAGE NO: 80203 TO 80203, DATE: 04/04/2022, BEING NO: 160600350, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (18): BOOK NO: I, VOL. NO: 1806-2022, PAGE NO: 96380 TO 96380, DATE: 08/06/2022, BEING NO: 160602798, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (19): BOOK NO: I, VOL. NO: 1806-2022, PAGE NO: 81883 TO 81883, DATE: 04/04/2022, BEING NO: 160600342, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (20): BOOK NO: I, VOL. NO: 1806-2022, PAGE NO: 80820 TO 80821, DATE: 10/05/2022, BEING NO: 160602215, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (21): BOOK NO: I, VOL. NO: 1806-2022, PAGE NO: 82137 TO 82137, DATE: 04/04/2022, BEING NO: 160600339, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED BOUNDARY DECLARATION: BOOK NO: I, VOL. NO: 1806-2022, PAGE NO: 81868 TO 81868, DATE: 05/01/2023, BEING NO: 160600061, YEAR: 2023, OFFICE: A.D.S.R. SEALDAH
- DETAILS OF REGISTERED POWER OF ATTORNEY: BOOK NO: I, VOL. NO: 1806-2022, PAGE NO: 152157 TO 152167, DATE: 29/08/2022, BEING NO: 160600173, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED STRIP OF LAND (1): BOOK NO: I, VOL. NO: 1806-2023, PAGE NO: 4987 TO 4982, DATE: 05/01/2023, BEING NO: 160600050, YEAR: 2023, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED STRIP OF LAND (2): BOOK NO: I, VOL. NO: 1806-2023, PAGE NO: 4915 TO 4920, DATE: 05/01/2023, BEING NO: 160600059, YEAR: 2023, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED STRIP OF LAND (3): BOOK NO: I, VOL. NO: 1806-2023, PAGE NO: 4931 TO 4946, DATE: 05/01/2023, BEING NO: 160600057, YEAR: 2023, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED STRIP OF LAND (4): BOOK NO: I, VOL. NO: 1806-2023, PAGE NO: 4989 TO 4914, DATE: 05/01/2023, BEING NO: 160600060, YEAR: 2023, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED STRIP OF LAND (5): BOOK NO: I, VOL. NO: 1806-2023, PAGE NO: 4915 TO 4920, DATE: 05/01/2023, BEING NO: 160600059, YEAR: 2023, OFFICE: A.D.S.R. SEALDAH

Premise No. : 29D, Barwaritala Road, Kolkata - 700 010
Assesse No. : 110340400550

Name of Owner (s)/ Applicant (s): Sri Raju Naskar Director of AJMIR TOWER PVT. LTD. C.A. to Pran Krishna Sarkar, Sujit Sarkar, Anil Krishna Sarkar, Sumit Sarkar, Sraboni Sarkar, Khagendra Nath Sarkar, Sudhir Chandra Sarkar, Dilip Kumar Sarkar, Niyati Chowdhuri

Name of LBS : SRI SANJOY SAHA No. of LBS : LBS/1/1048
Permissible height on reference to CCZM issued by AAI : 33M.
Proposed Height of the building : 15.475 M.
Co-ordinate in WGS-84 and site elevation (AMSL) :

SIGNATURE OF OWNER (C.A.)
 Sri Raju Naskar
 Director of AJMIR TOWER PVT. LTD.
 C.A. to Pran Krishna Sarkar, Sujit Sarkar,
 Anil Krishna Sarkar, Sumit Sarkar,
 Sraboni Sarkar, Khagendra Nath Sarkar,
 Sudhir Chandra Sarkar, Dilip Kumar Sarkar, Niyati Chowdhuri

SIGNATURE OF LBS
 SANJOY SAHA
 CLASS-I, LBS OF K.M.C.
 REGD. LICENSE NO. 1048(I)

NO OF STOREY - G + IV
NO. OF TENEMENTS - 24 NOS.
SIZE OF TENEMENTS -
 BELOW 50 SQ. M. = 10 NOS. 50 to 75 Sq.M. = 14 NOS.

PART-B:

- AREA OF LAND : AS PER DEED : 9K - 4CH - 5 SQ.FT. = 619.194 SQ.M. AS PER PHYSICAL MEASUREMENT : 610.307 SQ.M.
- TOTAL AREA OF STRIP PORTION OF LAND : 14.711+3.087+10.585 = 28.383 SQ.M.
- TOTAL AREA OF SPLAYED PORTION OF LAND : 2.873+2.880 = 5.753 SQ.M. NET LAND AREA : 610.307 - (28.383+5.753) = 576.171 SQ.M.
- (I) PERMISSIBLE GROUND COVERAGE = (50 %) = 305.154 SQ.M.
- (II) PROPOSED GROUND COVERAGE = (49.847 %) = 304.220 SQ.M.
- PROPOSED HEIGHT = 15.475 M.

4. PROPOSED AREA:									
FLOOR	COVERED AREA	GRASS AREA	STAIRWAY AREA	NET FLOOR AREA	STAR LOBBY AREA	LIFT LOBBY AREA	NET FLOOR AREA	STAR LOBBY AREA	NET FLOOR AREA
GRO. FLOOR	281.282 SQ.M.	281.282 SQ.M.	12.015 SQ.M.	2.835 SQ.M.	246.412 SQ.M.		
1ST FLOOR	281.282 SQ.M.	0.375 SQ.M.	2.470 SQ.M.	258.417 SQ.M.	12.015 SQ.M.	3.000 SQ.M.	246.412 SQ.M.		
2ND FLOOR	304.220 SQ.M.	0.375 SQ.M.	2.470 SQ.M.	301.375 SQ.M.	12.015 SQ.M.	3.000 SQ.M.	286.360 SQ.M.		
3RD FLOOR	304.220 SQ.M.	0.375 SQ.M.	2.470 SQ.M.	301.375 SQ.M.	12.015 SQ.M.	3.000 SQ.M.	286.360 SQ.M.		
4TH FLOOR	304.220 SQ.M.	0.375 SQ.M.	2.470 SQ.M.	301.375 SQ.M.	12.015 SQ.M.	3.000 SQ.M.	286.360 SQ.M.		
TOTAL	1365.184 SQ.M.	1.500 SQ.M.	9.880 SQ.M.	1372.884 SQ.M.	60.075 SQ.M.	14.835 SQ.M.	1348.894 SQ.M.		

5. TENEMENTS & CAR PARKING CALCULATION - (A) RESIDENTIAL:									
WARD	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED/ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING					
A	38.309 SQ.M.	5.187 SQ.M.	41.466 SQ.M.	1					
B	44.375 SQ.M.	6.339 SQ.M.	50.714 SQ.M.	1					
C	38.509 SQ.M.	5.553 SQ.M.	44.067 SQ.M.	1					
D	47.361 SQ.M.	6.788 SQ.M.	54.127 SQ.M.	1					
E	43.660 SQ.M.	6.241 SQ.M.	49.901 SQ.M.	1					
F	19.903 SQ.M.	2.843 SQ.M.	22.746 SQ.M.	1					
G	19.903 SQ.M.	2.843 SQ.M.	22.746 SQ.M.	1					
H	45.256 SQ.M.	6.465 SQ.M.	51.721 SQ.M.	3					
I	38.506 SQ.M.	5.507 SQ.M.	44.007 SQ.M.	3					
J	47.361 SQ.M.	6.788 SQ.M.	54.127 SQ.M.	3					
K	38.503 SQ.M.	5.495 SQ.M.	44.998 SQ.M.	3					
L	30.624 SQ.M.	4.375 SQ.M.	34.999 SQ.M.	3					

- TOTAL REQUIRED CAR PARKING - 04 NOS.
- TOTAL PROPOSED CAR PARKING - 08 NOS.
- PROPOSED AREA OF PARKING - 229.969 SQ.M.
- REQUIRED AREA OF PARKING - 100.000 SQ.M.
- PERMISSIBLE F.A.R = 2.250
- PROPOSED F.A.R = (1348.894 - 100) / 610.307 = 2.048 < 2.25
- STAIR HEAD ROOM AREA - 14.923 SQ.M.
- OVER HEAD TANK AREA - 6.525 SQ.M.
- LIFT MIC ROOM COVER AREA - 9.771 SQ.M.
- STAIR AREA FOR L.M.R. ROOM - 3.300 SQ.M.
- TERRACE AREA - 304.220 SQ.M.
- TOTAL LOFT AREA - NIL.
- TOTAL C.B. AREA - 8.100 SQ.M.
- EXEMPTED AREA: 74.925 SQ.M.
- OTHER AREA ONLY FOR FEES (EXCL EXEMPTED) = 36.994 SQ.M.
- HEIGHT OF THE BUILDING = 15.475 M.
- DEPTH OF THE BUILDING = 33.750 M.
- FRONTAGE OF THE PLOT = 13.678 M.
- HEIGHT OF STAIR HEAD ROOM = 3.000 M.
- WIDTH OF RESIDENTIAL STAIR = 1.350 M.
- WIDTH OF LIFT = 1.200 M.

25. TREE COVERED AREA -
 (A) REQUIRED AREA - 21.688 SQ.M. (B) PROPOSED AREA - 22.603 SQ.M.

SPECIFICATIONS

- R.C.C. FRAME STRUCTURE WITH CONC. GRADE M 20 & F 500
- 200 MM. THK. EXTERNAL 125 & 75 MM. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
- STEEL Z-SECTION WINDOWS.
- ALL FLOORS ARE MARBLE FLOORING & WATER TIGHT.
- 1:8 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
- WATER PROOFING TREATMENT ON ROOF, OVERHEAD WATER TANK.
- P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

CERTIFICATE OF GEO-TECHNICAL ENGINEER
 UNDERSIGNED HAS INSPECTED THE SITE & CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.
 SIGNATURE OF GEO-TECHNICAL ENGINEER: RUPAK KUMAR BANERJEE (E.C.E. NO. - 61458) OF K.M.C.

CERTIFICATE OF STRUCTURAL ENGINEER
 THE STRUCTURAL DRAWING AND DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE WIND LOAD AND SEISMIC LOAD AS PER THE N.B.C OF INDIA BASED ON SOIL TEST DONE BY M/S 'GEO-STAR', 50, CHIT KALKAR, KOL-96. CONDUCTED BY RUPAK KUMAR BANERJEE (G.T/5), CERTIFIED THAT IS SAFE AND STABLE IN ALL RESPECT.
 SIGNATURE OF E.S.E. MONOCHANDRA DATTA (E.C.E. NO. - 61458) OF K.M.C.

CERTIFICATE OF L.B.S.
 CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES, 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ADJUTING K.M.C. OF WIDE 9.144 M. 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.W.R. TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.
 SIGNATURE OF L.B.S. SANJOY SAHA (CLASS-I, LBS OF K.M.C. REGD. LICENSE NO. 1048(I))

DECLARATION OF APPLICANT
 WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE WILL ENGAGE L.B.S & E.S.E. DURING CONSTRUCTION. WE WILL 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 FOUND FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF LBS/ESE TAKEN UNDER THE GUIDANCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.
 SIGNATURE OF APPLICANT: Sri Raju Naskar Director of AJMIR TOWER PVT. LTD. C.A. to Pran Krishna Sarkar, Sujit Sarkar, Anil Krishna Sarkar, Sumit Sarkar, Sraboni Sarkar, Khagendra Nath Sarkar, Sudhir Chandra Sarkar, Dilip Kumar Sarkar, Niyati Chowdhuri

BP NUMBER : 2023030047
VALID TILL : 08/10/2028

SWAPA N DAS Digitally signed by SWAPA N DAS Date: 2023.10.09 15:51:34 +05'30'

BADAL ROY Digitally signed by BADAL ROY Date: 2023.10.09 15:52:32 +05'30'

SIGNATURE OF A.E(C) **SIGNATURE OF E.E(C)**

GROUND FLOOR PLAN, EXISTING GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN, SEPTIC TANK, S.U.G.W.R.

PROJECT:
PLAN OF PROPOSED (G+IV) STORED (HT - 15.475 M.) RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 & K.M.C. BUILDING RULE 2009 AT PRE. NO.- 29D, BARWARITALA ROAD, KOLKATA - 700 010, UNDER K.M.C. WARD NO - 034, BOROUGH - III, P.S.- BELIAGHATA.