



STATEMENT OF PLAN CASE NO.- 2022030165

PART-A:

- ASSESSOR NO: 11-034-04-0055-0
- DETAIL OF REGISTERED MOTHER DEED - BOOK NO: 1, VOL. NO: 22, PAGE NO: 215 TO 224, BEING NO: 1307 DATE: 22.08.1984, OFFICE: S.R. SEALDAH
- DETAILS OF DEED - BOOK NO: 1, VOL. NO: 39, PAGE NO: 284 TO 292, BEING NO: 2117, YEAR: 1941, OFFICE: S.R. SEALDAH
- DETAILS OF REGISTERED SALE DEED - BOOK NO: 1, DEED NO: 2366, DATE: 02/21/1949, YEAR: 1949, OFFICE: S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (1) - BOOK NO: 1, VOL. NO: 1606-2022, PAGE NO: 8063 TO 8090, DATE: 04/04/2022, BEING NO: 160600349, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (2) - BOOK NO: 1, VOL. NO: 1606-2022, 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: 1, VOL. NO: 1606-2022, PAGE NO: 8072 TO 8079, DATE: 10/05/2022, BEING NO: 160602218, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (4) - BOOK NO: 1, VOL. NO: 1606-2022, PAGE NO: 8199 TO 8199, DATE: 04/04/2022, BEING NO: 160600348, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (5) - BOOK NO: 1, VOL. NO: 1606-2022, PAGE NO: 8628 TO 8639, DATE: 08/06/2022, BEING NO: 160602790, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (6) - BOOK NO: 1, VOL. NO: 1606-2022, 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: 1, VOL. NO: 1606-2022, PAGE NO: 72019 TO 72048, DATE: 20/04/2022, BEING NO: 160600415, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (8) - BOOK NO: 1, VOL. NO: 1606-2022, PAGE NO: 4878 TO 4878, DATE: 21/03/2022, BEING NO: 160601173, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (9) - BOOK NO: 1, VOL. NO: 1606-2022, 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: 1, VOL. NO: 1606-2022, 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: 1, VOL. NO: 1606-2022, 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: 1, VOL. NO: 1606-2022, PAGE NO: 81984 TO 81984, DATE: 04/04/2022, BEING NO: 160600340, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (13) - BOOK NO: 1, VOL. NO: 1606-2022, 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: 1, VOL. NO: 1606-2022, PAGE NO: 47339 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: 1, VOL. NO: 1606-2022, PAGE NO: 81626 TO 81658, DATE: 04/04/2022, BEING NO: 160600341, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (16) - BOOK NO: 1, VOL. NO: 1606-2022, PAGE NO: 81658 TO 81658, DATE: 04/04/2022, BEING NO: 160600350, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (17) - BOOK NO: 1, VOL. NO: 1606-2022, 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: 1, VOL. NO: 1606-2022, 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: 1, VOL. NO: 1606-2022, 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: 1, VOL. NO: 1606-2022, PAGE NO: 80860 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: 1, VOL. NO: 1606-2022, PAGE NO: 82108 TO 82107, DATE: 04/04/2022, BEING NO: 160600418, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (22) - BOOK NO: 1, VOL. NO: 1606-2022, PAGE NO: 81822 TO 81822, DATE: 04/04/2022, BEING NO: 160600347, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (23) - BOOK NO: 1, VOL. NO: 1606-2022, PAGE NO: 80783 TO 80815, DATE: 10/05/2022, BEING NO: 160602217, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (24) - BOOK NO: 1, VOL. NO: 1606-2022, PAGE NO: 82108 TO 82137, DATE: 04/04/2022, BEING NO: 160600338, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED BOUNDARY DECLARATION - BOOK NO: 1, VOL. NO: 1606-2022, PAGE NO: 98140 TO 98140, DATE: 05/01/2023, BEING NO: 160600061, YEAR: 2023, OFFICE: A.D.S.R. SEALDAH
- DETAILS OF REGISTERED POWER OF ATTORNEY - BOOK NO: 1, VOL. NO: 1606-2022, 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: 1, VOL. NO: 1606-2022, 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: 1, VOL. NO: 1606-2022, PAGE NO: 4915 TO 4910, DATE: 05/01/2023, BEING NO: 160600056, YEAR: 2023, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED STRIP OF LAND (3) - BOOK NO: 1, VOL. NO: 1606-2022, 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: 1, VOL. NO: 1606-2022, 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: 1, VOL. NO: 1606-2022, PAGE NO: 4915 TO 4915, DATE: 05/01/2023, BEING NO: 160600055, YEAR: 2023, OFFICE: A.D.S.R. SEALDAH

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.
- (I) PERMISSIBLE GROUND COVERAGE = (50%) = 305.154 SQ.M. (II) PROPOSED GROUND COVERAGE = (49.847%) = 304.220 SQ.M.
- PROPOSED HEIGHT = 15.475 M.

PART-C:

- 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-D:

- TOTAL AREA OF STRIP PORTION OF LAND: 14.711+3.087+10.585 = 28.383 SQ.M.
- TOTAL AREA OF SPPLAYED PORTION OF LAND: 2.873+2.880 = 5.753 SQ.M.
- NET LAND AREA: 610.307 - (28.383+5.753) = 576.171 SQ.M.

FLOOR	COVERED AREA	NET FLOOR AREA	STAIR AREA	LIFT LOBBY	NET FLOOR AREA
GRO. FLOOR	281.262 SQ.M	281.262 SQ.M	12.015 SQ.M	2.835 SQ.M	246.412 SQ.M
1ST FLOOR	281.262 SQ.M	2,470 SQ.M	12,015 SQ.M	3,000 SQ.M	2,883 SQ.M
2ND FLOOR	304.220 SQ.M	2,470 SQ.M	3,013.75 SQ.M	3,000 SQ.M	2,863.90 SQ.M
3RD FLOOR	304.220 SQ.M	2,470 SQ.M	3,013.75 SQ.M	3,000 SQ.M	2,863.90 SQ.M
4TH FLOOR	304.220 SQ.M	2,470 SQ.M	3,013.75 SQ.M	3,000 SQ.M	2,863.90 SQ.M
TOTAL	1,265.184 SQ.M	12,880 SQ.M	12,038.50 SQ.M	14,838.50 SQ.M	13,484.84 SQ.M

- 4. PROPOSED AREA:**
- 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 = (1948.894 - 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 IT IS SAFE AND STABLE IN ALL RESPECT.

SIGNATURE OF E.S.E.
MONOJSHRA DATTA
B.C.E. (KANS), M.E., E.S.E./1155

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.
SANKU SAHA
CLASS-I, L.B.S. 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 L.B.S/E.S.E 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, Srebroni 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.

