



**STATEMENT OF THE PLAN PROPOSAL**

- PART-A:**
- ASSEESSE No. : 31-109-08-7084-5
  - NAME OF OWNER : MR. RAJESH KUMAR SAHANI
  - NAME OF APPLICANT : SRI PANKAJ KUMAR CHOWDHURY PROPRIETOR OF M/S PRATIMA BUILDER AS C.A. OF MR. RAJESH KUMAR SAHANI
  - DETAILS OF REGISTERED DEED (I) :  
BOOK No. : I VOL. No. : 1602-2020 PAGE No. : 267177-267199  
BEING No. :160206997 DATE:18.12.2020 PLACE:D.S.R. II, 24 PGS.(S)
  - DETAILS OF REGISTERED DEED (II) :  
BOOK No. : I VOL. No. : 1602-2020 PAGE No. : 267200-267222  
BEING No. :160206998 DATE:18.12.2020 PLACE:D.S.R. II, 24 PGS.(S)
  - DETAILS OF REGISTERED DEED OF POWER OF ATTORNEY :  
BOOK No. : I VOL. No. : 1602-2021 PAGE No. : 65524-65542  
BEING No. :160201035 DATE:23.02.2021 PLACE:D.S.R. II, 24 PGS.(S)
  - DETAILS OF REGISTERED DEED OF BOUNDARY DECLARATION :  
BOOK No. : I VOL. No. : 1630-2021 PAGE No. : 138421-138436  
BEING No. :163004074 DATE:02.11.2021 PLACE:D.S.R.-V, 24 PGS.(S)
  - DETAILS OF REGISTERED DEED OF COMMON PASSAGE :  
BOOK No. : I VOL. No. : 1630-2021 PAGE No. : 140236-140246  
BEING No. :163004513 DATE:03.11.2021 PLACE:D.S.R.-V, 24 PGS.(S)
  - KMC MUTATION CERTIFICATE :  
CASE No. - 0/109/24-DEC-20/35831, DATED - 11.01.2021
  - DETAILS OF BILRO MUTATION :  
DATED - 08.11.2021
  - DETAILS OF BILRO CONVERSION CERTIFICATE :  
MEMO No. - 17/1106/BL & L.R.O./KOL. DATED 07.10.2021
  - Nature Of Land = 'Shali Converted To Bastu'
  - No. OF STOREY = G+111
  - No. OF TENEMENTS = 9 Nos.
  - SIZE OF TENEMENTS : 50-75 SQM=7 Nos. & 75-100 SQM=2 Nos.

- PART-B:**
- AREA OF LAND :  
AS PER TITLE DEED (05 K - 06 CH - 42 SFT) = 363.434 SQM
  - AS PER PHYSICAL MEASUREMENT=(05K-06CH-42SFT) = 363.434 SQM
  - AREA OF SPLAY CORNER = NA
  - AREA OF STRIP = NA
  - NET LAND AREA = 363.434 SQM
  - (i) PERMISSIBLE GROUND COVERAGE (54.55%) = 198.261 SQM  
(ii) PROPOSED GROUND COVERAGE (54.53%) = 198.166 SQM
  - PROPOSED HEIGHT = 12.400 M
  - DEPTH OF BUILDING = 11.625 M
  - FRONTAGE OF PLOT = 24.158 M
  - No. OF TREE = 10 Nos. & TREE COVER AREA = 6.943 SQM (1.91%)

**11. PROPOSED AREA :**

FLOORS	GROSS COVERED AREA (SQM)	CUTOUT STAIR WELL (SQM)	LIFT WELL (SQM)	NET COVERED AREA (SQM)	EXEMPTED AREA STAIR & LOBBY (SQM)	LIFT LOBBY (SQM)	NET FLOOR AREA (SQM)
GROUND FLOOR	170.274	0.000	0.000	170.274	12.690	2.396	155.188
1ST FLOOR	198.166	0.438	2.434	195.294	12.690	2.396	180.208
2ND FLOOR	198.166	0.438	2.434	195.294	12.690	2.396	180.208
3RD FLOOR	197.135	0.438	2.434	194.263	12.690	2.396	179.177
TOTAL	763.741	1.314	7.302	755.125	50.760	9.584	694.781

**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	72.371	11.669	84.040	2	2
B	45.318	7.307	52.625	2	
C	60.937	9.825	70.762	3	
D	61.648	9.940	71.588	1	
E	55.009	8.869	63.878	1	

**12. (B) MERCANTILE RETAIL :**

- SHOP BUILT-UP AREA = 42.094 SQM
- SHOP CARPET AREA = 37.875 SQM (REQUIRED CAR PARKING=1 No.)
- TOTAL REQUIRED CAR PARKING = (2+1) = 3 Nos.
- TOTAL PROVIDED CAR PARKING = 3 Nos.
- PERMISSIBLE AREA FOR PARKING = 75.000 SQM
- PROVIDED AREA OF PARKING = ( 25.420 + 66.530 ) = 91.950 SQM
- PERMISSIBLE F.A.R = 1.75
- PROPOSED F.A.R = (694.781 - 75.000) / 363.434 = 1.705 < 1.75
- OVER HEAD TANK AREA = 6.900 SQM
- STAIR HEAD ROOM AREA = 16.043 SQM
- LIFT MACHINE ROOM AREA = 6.986 SQM
- LIFT MACHINE ROOM STAIR AREA = 2.613 SQM
- TERRACE AREA = ( 1.031 + 197.135 ) = 198.166 SQM
- AREA OF LOFT = ( 1.294 SQM x 6 Nos. ) = 7.764 SQM
- AREA OF CUPBOARD = [(0.345+0.368+0.506) SQM x 3 Nos.] + (0.497 SQMx1 No.) + (0.544 SQMx8 Nos.) = 8.506 SQM
- OTHER AREA ONLY FOR FEES = (50.760+9.584+2.613+8.506) = 71.463 SQM
- ADDITIONAL AREA FOR FEES = (16.043+6.986+2.613+7.764+8.506) = 41.912 SQM

**DOOR & WINDOW SCHEDULE**

TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D	1050	2100	W1	1800	1200
D1	900	2100	W2	1500	1200
D2	800	2100	W3	1350	1200
D3	750	2100	W4	1200	1200
SD	AS PER DRAWING	2100	W5	1025	1200
			W6	900	1200
			W7	600	750

**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.

RUPAK KUMAR BANERJEE  
G.T. - CLASS - I/3

NAME OF GEO-TECH. ENGINEER

**DECLARATION OF ARCHITECT**

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 IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE SITE IS A VACANT LAND. THE PLOT IS BOUNDED BY BOUNDARY WALLS. THE OWNER/APPLICANT SIGNATURE IS AUTHENTICATED BY ME. THE PLOT IS BEYOND 500 M FROM CENTER LINE OF E. M. BYE-PASS.

ASHOKE BARDHAN  
ARCHITECT - CA / 87 / 11057

NAME OF ARCHITECT

**DECLARATION OF OWNER**

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE C.A. & E.S.E. DURING CONSTRUCTION.

2. I SHALL FOLLOW THE INSTRUCTION OF C.A. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN).

3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.

4. IF ANY SUBMITTED DOCUMENT ARE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.

5. THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF C.A./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.

6. DURING DEPARTMENTAL INSPECTION THE PLOT IS IDENTIFIED BY ME.

SRI PANKAJ KUMAR CHOWDHURY  
PROPRIETOR OF M/S PRATIMA BUILDER  
AS CONSTITUTED ATTORNEY OF  
MR. RAJESH KUMAR SAHANI

NAME OF OWNER

**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 MR. RUPAK KUMAR BANERJEE OF M.S. EARTHFILE, 148/1A, PEARY MOHAN ROY ROAD, KOLKATA-700 027. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

DIPANKAR BHOWMICK  
E.S.E. - CLASS - II / 343

NAME OF STRUCTURAL ENGINEER

**PROJECT :**  
PROPOSED G + 111 STORIED RESIDENTIAL BUILDING PLAN OF HEIGHT 12.4 M ( U/S - 393 A OF K.M.C. ACT 1980 OF BUILDING RULE 2009 ) AT PREMISES No. - 3511, NAYABAD, WARD No. - 109, BOROUGH - X II, KOLKATA - 700099, P. S. - PANCHASAYER UNDER THE KOLKATA MUNICIPAL CORPORATION.

R. S. DAG No. - 147, R. S. KHATIAN No. - 72, L. R. KHATIAN No. - 2485, J. L. No. - 025, MOUZA - NAYABAD, TAUZI No. - 56.

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

B. P. No. - 2021120297 DATED - 16-DEC-21 VALID UP TO- 15-DEC-26

DIGITAL SIGNATURE OF A.E.

DIGITAL SIGNATURE OF E.E.