



STATEMENT OF PROPOSAL

PART - A

1. ASSESSEE No. 21-091-07-0004-2

2. NAME OF THE OWNERS:
 1) NANDA LAL SAHA 2) KISHORI LAL SAHA 3) JOY PRAKASH SAHA @ ALIAS JOY PROKASH SAHA
 4) SHEW PROKASH SAHA 5) SUNIL KUMAR SAHA 6) GITA SAHA
 7) VIVEK KUMAR SAHA 8) JYOTI SAHA

3. **DETAILS OF TITLE DEEDS:**
 a) Book No. - I, Vol. No. - 19, Pages-253 to 262, Being No. - 592, For the Year - 1946.
 b) Grant of Probate of Will, District - 24 Parganas, in the Court of the District Delegate at Alipore
 Act 38, Case No. - 319/86, Date - 11.05.1988.
 c) Book No. - I, Vol. No. - 21, Pages- 1139 to 1158, Being No. - 09461, For the Year - 2011.
 A.R.A. - I, KOLKATA, WEST BENGAL, Date - 08.11.2011
 d) Book No. - I, Vol. No. - 21, Pages- 1159 to 1178, Being No. - 09462, For the Year - 2011.
 A.R.A. - I, KOLKATA, WEST BENGAL, Date - 08.11.2011
 e) For the Year - 2020, D.S.R. - III, Date - 14.02.2020
 SOUTH 24 - PARGANAS, WEST BENGAL.

4. **DETAILS OF BOUNDARY DECLARATION:**
 Book No. - I, Vol. No. - 1603-2020, Pages- 16020 to 16033, Being No. - 160300400
 For the Year - 2020, D.S.R. - III, Date - 14.02.2020
 SOUTH 24 - PARGANAS, WEST BENGAL.

5. **DETAILS OF POWER OF ATTORNEY:**
 Book No. - I, Vol. No. - 1603-2021, Pages- 31488 to 31497, Being No. - 160301200, For the Year - 2021
 D.S.R. - III, SOUTH 24 PARGANAS, WEST BENGAL, Date - 24/02/2021

6. **DETAILS OF GIFT DEEDS:**
 a) 2.5 M. WIDE STRIP OF LAND FREE GIFT (AS PER RULE - 74, TABLE - 5)
 Book No. - I, Vol. No. - 1603-2021, Pages- 33639 to 33654, Being No. - 160301207, For the Year - 2021
 D.S.R. - III, SOUTH 24 PARGANAS, WEST BENGAL, Date - 26/02/2021
 b) **DETAILS OF FREE GIFT STRIP PORTION:**
 Book No. - I, Vol. No. - 1603-2021, Pages- 33659 to 33574, Being No. - 160301208, For the Year - 2021
 D.S.R. - III, SOUTH 24 PARGANAS, WEST BENGAL, Date - 26/02/2021
 c) **DETAILS OF FREE GIFT STRIP PORTION:**
 Book No. - I, Vol. No. - 1603-2021, Pages- 33559 to 33574, Being No. - 160301209, For the Year - 2021
 D.S.R. - III, SOUTH 24 PARGANAS, WEST BENGAL, Date - 26/02/2021

PART - B

1. **AREA OF LAND:** 1 B - 13 K - 11 CH - 08 Sft = 2253.809 Sqm.
 (As per Title Deed, Assessment Book Record, U.L.C. & Boundary Declaration)

2. **NET LAND AREA:** = 2129.103 Sqm.
 (After free gift / splayed corner etc.) Strip of land relinquished, strip of land gifted to K.M.C.
 AREA OF STRIP OF LAND TO BE GIFTED
 (16.463+27.085) = 43.548 Sqm.
 AREA OF STRIP OF LAND TO BE GIFTED (2.5M. WIDE STRIP)
 = 75.434 Sqm.

3. **PERMISSIBLE GROUND COVERAGE** = 1126.905 Sqm. (50.00 %)
PROPOSED GROUND COVERAGE (BLOCK - A, B, C)
 (302.71+320.71+13.57) = 637.99 Sqm. (42.389 %)

4. **PROPOSED AREA:**

BLOCK - A, B & C	Covered Area (including Stair, Lift Duct & Lobby)	OUTLET		Total Area	EXEMPTED AREA		Net Floor Area (Excluding Stair, Lift Duct & Lobby)	
		Ventilation Shaft	Lift Duct Area		Stair Void	Lift Lobby		
Block - A	302.71	1	2	14.04	2.80	283.88	283.88	
Ground Floor	302.71	---	---	14.04	2.80	283.88	283.88	
First Floor	320.71	---	---	14.04	2.80	300.55	300.55	
Second Floor	320.71	---	---	14.04	2.80	300.55	300.55	
Third Floor	320.71	---	---	14.04	2.80	300.55	300.55	
Fourth Floor	320.71	---	---	14.04	2.80	300.55	300.55	
Total	1563.36	9.28	4.0	13.28	70.20	14.0	1485.88	
Block - B	320.71	---	---	14.04	2.80	283.88	283.88	
Ground Floor	320.71	---	---	14.04	2.80	283.88	283.88	
First Floor	320.71	---	---	14.04	2.80	300.55	300.55	
Second Floor	320.71	---	---	14.04	2.80	300.55	300.55	
Third Floor	320.71	---	---	14.04	2.80	300.55	300.55	
Fourth Floor	320.71	---	---	14.04	2.80	300.55	300.55	
Total	1563.36	9.28	4.0	13.28	70.20	14.0	1485.88	
Block - C	288.41	---	---	13.57	2.46	272.38	272.38	
Ground Floor	288.41	---	---	13.57	2.46	272.38	272.38	
First Floor	313.95	6.50	5.02	2.21	0.17	13.57	284.02	
Second Floor	313.95	6.50	5.02	2.21	0.17	13.57	284.02	
Third Floor	313.95	6.50	5.02	2.21	0.17	13.57	284.02	
Fourth Floor	313.95	6.50	5.02	2.21	0.17	13.57	284.02	
Total	1544.21	26.0	20.08	8.84	0.68	67.85	12.3	1408.46
Grand Total	4710.93	26.0	20.08	27.4	0.68	206.25	40.30	4380.22

5. **PARKING CALCULATION:**
 A) Residential Block (A + B + C)
 Individual Tenement | Prop. Area to be Added | Actual Tenement | Total no. Tenement | Tenement Size | Required Parking
 BL-A & B-1-71.13 | 9.02 | 80.14 | 8 | Between 75-100 Sqm = 8 nos | 4 Nos
 BL-A & B-2-63.53 | 8.05 | 71.59 | 8 | Between 50-75 Sqm = 8 nos | 2 Nos
 BL-A & B-3-79.44 | 10.07 | 89.51 | 8 | --- | ---
 BL-A & B-4-78.85 | 10.00 | 88.84 | 8 | --- | ---
 BL-C-1-70.03 | 8.88 | 78.90 | 4 | Between 75-100 Sqm = 2 nos | 14 Nos
 BL-C-2-71.99 | 9.13 | 81.12 | 4 | --- | ---
 BL-C-3-72.27 | 9.16 | 81.43 | 4 | --- | ---
 BL-C-4-64.20 | 8.14 | 72.34 | 4 | Between 50-75 Sqm = 4 nos | 1 No
 Assembly Carpet Area = 61.01 Sqm.
 For every 3 sqm 1 car parking is required
 Total Required Parking = 22 Nos

B) NO. OF PARKING PROVIDED = 25 Nos.
 C) PERMISSIBLE AREA FOR PARKING = 22 nos. X 25 Sqm. = 550.00 Sqm.
 D) ACTUAL AREA OF PARKING PROVIDED = 663.99 Sqm.

6. **PERMISSIBLE F.A.R.** = 1.75
 7. **PROPOSED F.A.R.** (4380.22 / 2530.99) = 1.699

8. **STATEMENT OF OTHER AREA:**

FLOOR	Block - A	Block - B	Block - C
First Floor	6.6125 Sqm	6.6125 Sqm	7.1625 Sqm
Second Floor	6.6125 Sqm	6.6125 Sqm	7.1625 Sqm
Third Floor	6.6125 Sqm	6.6125 Sqm	7.1625 Sqm
Fourth Floor	6.6125 Sqm	6.6125 Sqm	7.1625 Sqm
Total	26.45 Sqm	26.45 Sqm	28.85 Sqm
Grand Total	81.95 Sqm		

9. **ASSEMBLY BUILT UP AREA** = 68.91 Sqm.
 10. **ASSEMBLY CARPET AREA** = 61.01 Sqm.
 11. **OTHER AREA ONLY FOR FEES** = (248.55 + 81.55 + 9.82 + 3.07) = 342.99 Sqm.
 12. **STAIR HEAD ROOM AREA (BLOCK - A)** = 21.37 Sqm.
STAIR HEAD ROOM AREA (BLOCK - B) = 21.37 Sqm.
STAIR HEAD ROOM AREA (BLOCK - C) = 17.03 Sqm.
 13. **LIFT MACHINE ROOM AREA (BLOCK - A)** = 10.73 Sqm.
LIFT MACHINE ROOM AREA (BLOCK - B) = 10.73 Sqm.
LIFT MACHINE ROOM AREA (BLOCK - C) = 11.32 Sqm.
 14. **LIFT MACHINE ROOM STAIR AREA (BLOCK - A)** = 3.27 Sqm.
LIFT MACHINE ROOM STAIR AREA (BLOCK - B) = 3.31 Sqm.
LIFT MACHINE ROOM STAIR AREA (BLOCK - C) = 3.20 Sqm.
 15. **OVER HEAD TANK AREA (BLOCK - A)** = 5.37 Sqm.
OVER HEAD TANK AREA (BLOCK - B) = 5.37 Sqm.
OVER HEAD TANK AREA (BLOCK - C) = 4.75 Sqm.
 16. **FIRE FIGHTING WATER TANK AREA (BLOCK - A)** = 11.66 Sqm.
FIRE FIGHTING WATER TANK AREA (BLOCK - B) = 11.66 Sqm.
FIRE FIGHTING WATER TANK AREA (BLOCK - C) = 10.15 Sqm.
 17. **HEIGHT OF THE BUILDING** = 15.450 m.
 18. **TREE COVER AREA** REQUIRED = (4710.93 - 82.16) x 15% x 2253.809 = 260.81 Sqm.
 PROPOSED = 264.89 Sqm.
 19. **GATE GOOMY AREA** = 3.07 Sqm.

DECLARATION OF OWNERS
 WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN). K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF BUILDINGS & ADJOINING STRUCTURES IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE. THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS IDENTIFIED BY US THERE IS NO COURT CASE AGAINST THIS PREMISE.

DECLARATION OF E.S.E.
 THE STRUCTURAL DESIGNS AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

DECLARATION OF G.T.E.
 UNDERIGNED HAS INSPECTED THE SITE & CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

DECLARATION OF L.B.S.
 I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME. THE MEASUREMENT OF SITE BOUNDARIES WITH THE BOUNDARY DECLARATION AND WIDTH OF THE ROAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

DECLARATION OF F.A.R.
 THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

DECLARATION OF G.T.E.
 UNDERIGNED HAS INSPECTED THE SITE & CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

PROPOSED G + IV STORED EXISTING STRUCTURE PLAN
 (Scale = 1:200)

GROUND FLOOR PLAN
 (Scale = 1:400)

LOCATION PLAN
 (Scale = 1:4000)