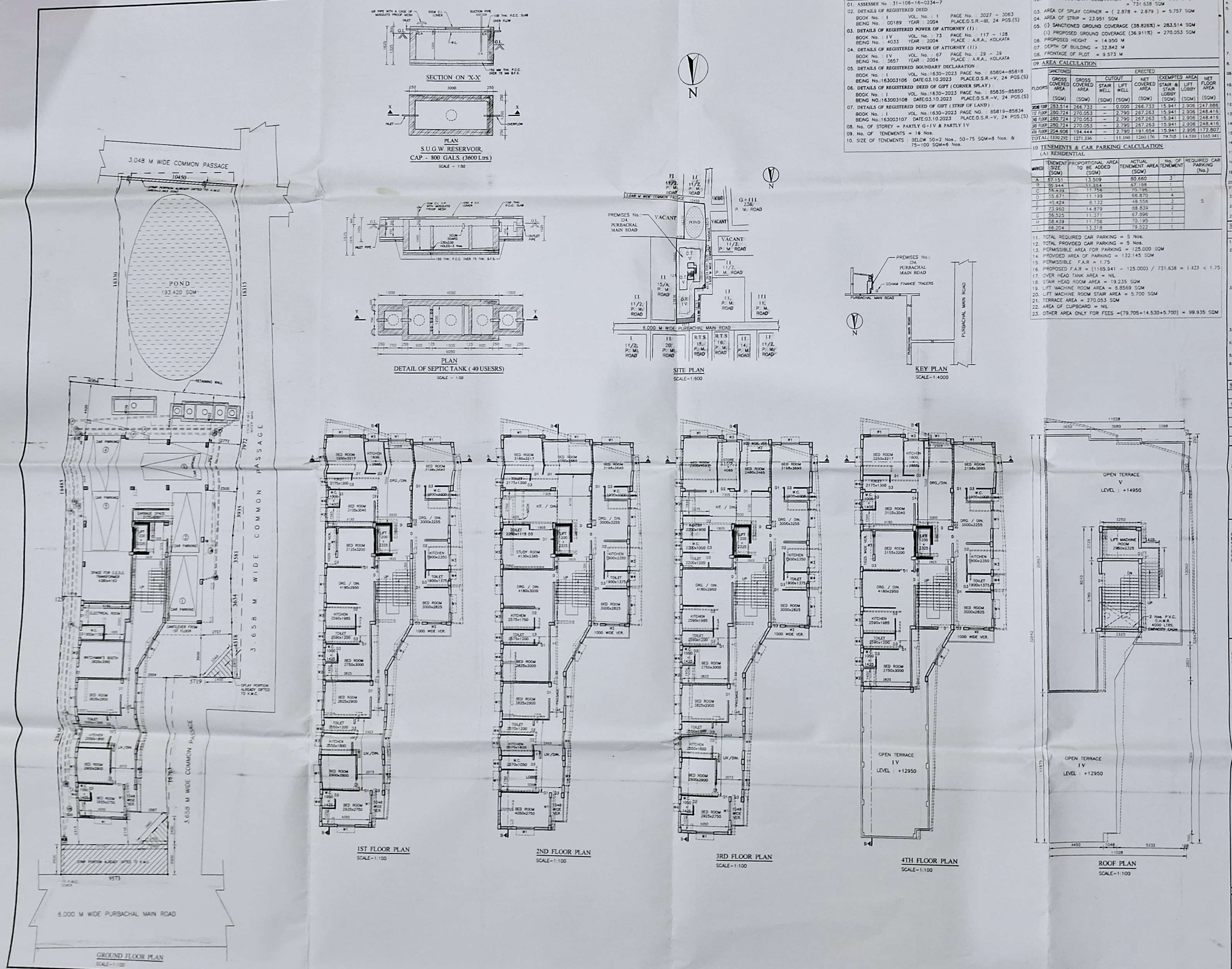

STATEMENT OF THE PLAN PROPOSAL

PART-A

01. ASSESSEE No. : 31-106-16-0234-7
02. DETAILS OF REGISTERED DEED
    BOOK No. : I VOL. No. : 1 PAGE No. : 3027 – 3063
    BEING No. : 00189 YEAR : 2004 PLACE:D.S.R.-III, 24 PGS.(S)
03. DETAILS OF REGISTERED POWER OF ATTORNEY (I) :
    BOOK No. : I V VOL. No. : 73 PAGE No. : 117 – 128
    BEING No. : 4033 YEAR : 2004 PLACE : A.R.A., KOLKATA
04. DETAILS OF REGISTERED POWER OF ATTORNEY (II)
    BOOK No. : I V VOL. No. : 67 PAGE No. : 29 – 39
    BEING No. : 3657 YEAR : 2004 PLACE : A.R.A., KOLKATA
05. DETAILS OF REGISTERED BOUNDARY DECLARATION
    BOOK No. : I VOL. No.:1630-2023 PAGE No. : 85804-85818
    BEING No.:163003106 DATE:03.10.2023 PLACE:D.S.R.-V, 24 PGS.(S)
06. DETAILS OF REGISTERED DEED OF GIFT (CORNER SPLAY) :
    BOOK No. : I VOL. No.:1630-2023 PAGE No. : 85835-85850
    BEING NO.:163003108 DATE:03.10.2023 PLACE:D.S.R.-V, 24 PGS.(S)
07. DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND) :
    BOOK No. : I VOL. No.:1630-2023 PAGE NO. : 85819-85834
    BEING No.:163003107 DATE:03.10.2023 PLACE:D.S.R.-V, 24 PGS.(S)
08. No. OF STOREY = PARTLY G+I V & PARTLY I V
09. No. OF TENEMENTS = 16 Nos.
10. SIZE OF TENEMENTS BELOW 50=2 Nos., 50–75 SQM=8 Nos. & 75–100 SQM=6 Nos.

PART-B

01. AREA OF LAND :
    AS PER TITLE DEED = (11 K – 05 CH – 27 SFT) = 759.197 SQM
02. AS PER BOUNDARY DECLARATION = (10 K–15 CH–0.35 SFT) = 731.638 SQM
03. AREA OF SPLAY CORNER = (2.878 + 2.879) = 5.757 SQM
04. AREA OF STRIP = 23.951 SQM
05. (i) SANCTIONED GROUND COVERAGE (38.826%) = 283.514 SQM
    (ii) PROPOSED GROUND COVERAGE (36.911%) = 270.053 SQM
06. PROPOSED HEIGHT = 14.950 M
07. DEPTH OF BUILDING = 32.842 M
08. FRONTAGE OF PLOT = 9.573 M

09. AREA CALCULATION

FLOORS	SANCTIONED	ERECTED						
	GROSS COVERED AREA (SQM)	GROSS COVERED AREA (SQM)	CUTOUT STAIR WELL (SQM)	CUTOUT LIFT WELL (SQM)	NET COVERED AREA (SQM)	EXEMPTED AREA STAIR & STAIR LOBBY (SQM)	EXEMPTED AREA LIFT LOBBY (SQM)	NET FLOOR AREA (SQM)
GROUND FLOOR	283.514	266.733	–	0.000	266.733	15.941	2.906	247.886
1ST FLOOR	280.724	270.053	–	2.790	267.263	15.941	2.906	248.416
2ND FLOOR	280.724	270.053	–	2.790	267.263	15.941	2.906	248.416
3RD FLOOR	280.724	270.053	–	2.790	267.263	15.941	2.906	248.416
4TH FLOOR	204.906	194.444	–	2.790	191.654	15.941	2.906	172.807
TOTAL :	1330.292	1271.336	-	11.160	1260.176	79.705	14.530	1165.941

10 TENEMENTS & CAR PARKING CALCULATION

(A) RESIDENTIAL

TENEMENT	TENEMENT SIZE (SQM)	PROPORTIONAL AREA TO BE ADDED (SQM)	ACTUAL TENEMENT AREA (SQM)	No. OF TENEMENT	REQUIRED CAR PARKING (No.)
A	67.151	13.509	80.660	3	5
B	55.344	11.854	67.198	1	
C	58.439	11.756	70.195	1	
D	55.671	11.199	66.870	4	
E	40.424	8.132	48.556	2	
F	73.960	14.879	88.839	2	
G	56.525	11.371	67.896	1	
H	58.439	11.756	70.195	1	
I	66.204	13.318	79.522	1	

11. TOTAL REQUIRED CAR PARKING = 5 Nos.
12. TOTAL PROVIDED CAR PARKING = 5 Nos.
13. PERMISSIBLE AREA FOR PARKING = 125.000 SQM
14. PROVIDED AREA OF PARKING = 132.145 SQM
15. PERMISSIBLE F.A.R = 1.75
16. PROPOSED F.A.R = (1165.941 – 125.000) / 731.638 = 1.423 < 1.75
17. OVER HEAD TANK AREA = NIL
18. STAIR HEAD ROOM AREA = 19.235 SQM
19. LIFT MACHINE ROOM AREA = 8.8569 SQM
20. LIFT MACHINE ROOM STAIR AREA = 5.700 SQM
21. TERRACE AREA = 270.053 SQM
22. AREA OF CUPBOARD = NIL
23. OTHER AREA ONLY FOR FEES =(79.705+14.530+5.700) = 99.935 SQM

AREA STATEMENT

1. LAND AREA : 731.638 SQM
2. ALLOWABLE GROUND COVERAGE : 50.00% = 365.108 SQM
3. AVERAGE WIDTH OF ROAD : 6.000 M
4. ALLOWABLE F.A.R. : 1.75
5. SIZE OF FLAT :
   a) No. OF FLATS BELOW 50 SQM : 3 Nos.
   b) No. OF FLATS 50 SQM – 75 SQM : 8 Nos.
   c) No. OF FLATS 75 SQM – 100 SQM : 5 Nos.
   d) No. OF FLATS ABOVE 100 SQM : NA
6. CAR PARKING :
   a) Nos. OF CAR PARKING REQUIRED : 5 Nos.
   b) Nos. OF CAR PARKING PROVIDED : 5 Nos.

SANCTIONED / ERECTED AREA :

7. SANCTIONED GROUND COVERAGE : 283.514 SQM (38.826%)
   ERECTED GROUND COVERAGE : 270.053 SQM (36.911%)
8. SANCTIONED GROUND FLOOR AREA : 280.549 SQM
   ERECTED GROUND FLOOR AREA : 247.886 SQM
09. SANCTIONED 1ST FLOOR AREA : 280.549 SQM
    ERECTED 1ST FLOOR AREA : 248.416 SQM
10. SANCTIONED 2ND & 3RD FLOOR AREA : 280.549 SQM
    ERECTED 2ND & 3RD FLOOR AREA : 248.416 SQM
11. SANCTIONED 4TH FLOOR AREA : 181.641 SQM
    ERECTED 4TH FLOOR AREA : 172.807 SQM
12. SANCTIONED TOTAL FLOOR AREA : 1223.837 SQM
    ERECTED TOTAL FLOOR AREA : 1165.941 SQM
13. SANCTIONED F.A.R. : 1.504
    CONSUMED F.A.R. : 1.423
14. SANCTIONED AREA OF CAR PARKING : 127.233 SQM
    PROVIDED AREA OF CAR PARKING : 132.145 SQM
15. SANCTIONED AREA OF LOFT : NA
    ERECTED AREA OF LOFT : NA
16. SANCTIONED AREA OF CUPBOARD : NA
    ERECTED AREA OF CUPBOARD : NA
17. SANCTIONED STAIR HEAD ROOM AREA : 20.230 SQM
    ERECTED STAIR HEAD ROOM AREA : 19.235 SQM
18. SANCTIONED OVER HEAD TANK AREA : 6.800 SQM
    ERECTED OVER HEAD TANK AREA : 0.000 SQM
19. SANCTIONED LIFT MACHINE ROOM AREA : 9.343 SQM
    ERECTED LIFT MACHINE ROOM AREA : 8.856 SQM
20. ERECTED LIFT MACHINE ROOM STAIR AREA : 5.700 SQM
21. SANCTIONED HEIGHT OF THE BUILDING : 14.950 M
    ERECTED HEIGHT OF THE BUILDING : 14.950 M
22. SANCTIONED DEPTH OF THE BUILDING : 33.528 M
    ERECTED DEPTH OF THE BUILDING : 32.842 M
23. SANCTIONED EXEMPTED AREA : 100.775 M
    ERECTED EXEMPTED AREA : 94.235 M
24. OTHER AREA FOR FEES : 99.935 M

STATEMENT OF THE PLAN PROPOSAL

PART A

1. ASSESSEE No.: 31-106-16-0234-7
2. DETAILS OF REGISTERED DEED :
   BOOK No. : I
   VOL. No. : 1
   PAGES : 3027 – 3063
   BEING No. : 00189
   YEAR : 2004,
   D.S.R. III, SOUTH 24 PGS.
3. DETAILS OF POWER OF ATTORNEY :
   BOOK No. : I V, I V
   VOL. No. : 73, 67
   PAGES : 117 – 128, 29 – 39
   BEING No.: 4033, 3657
   YEAR : 2004, 2004
   A.R.A. CALCUTTA.
3. a) AREA OF PLOT OF THE LAND : = 731.638 SQM
   b) No. OF STORIED = G+IV (INCLUDING BASEMENT IF ANY)
5. No. OF TENEMENTS = 15 Nos.
6. SIZE OF TENEMENTS
   BELOW 50 = 2 Nos.
   50 – 75 SQM = 8 Nos.
   75 – 100 SQM = 5 Nos.

PART B

1. GROUND COVERAGE = 270.053 SQM
2. F.A.R. CONSUMED = 1.423
3. TOTAL COVERED AREA = 1165.837 SQM (INCLUDING CAR PARKING AREA)
4. TOTAL SERVICE AREA = 68.375 SQM AT GROUND FLOOR
5. TOTAL CAR PARKING AREA=132.145 SQM
6. REQUIRED CAR PARKING = 5 Nos.
7. PROVIDED CAR PARKING SPACE= 5 Nos.
8. TOTAL EXEMPTED AREA FROM F.A.R. = 94.235 SQM
9. TOTAL OTHER AREA FOR FEES = 99.935 SQM

SCHEDULE OF DOORS & WINDOWS

DOORS

SL. No.	TYPE	WIDTH	HEIGHT
1.	D	1000	2100
2.	D1	900	2100
3.	D2	800	2100
4.	D3	700	2100

WINDOWS

SL. No.	TYPE	WIDTH	HEIGHT
1.	W1	1500	1350
2.	W2	1200	1350
3.	W3	900	1350
4.	W4	600	600

SPECIFICATIONS :

1. ALL GRADE OF CONCRETE – M20.
2. ALL GRADE OF STEEL – Fe 415
3. ALL OUTER WALL – 200mm THK. 1:6 MORTER.
4. ALL INTERNAL WALL–75mm THK WITH 1:4 MORTER EXCEPT OTHERWISE MENTIONED.
5. ALL PLASTER – 12mm THK WITH 1:4 MORTER.
6. BEARING CAPACITY OF SOIL AS PER SOIL REPORT.
7. ALL OTHER MATERIALS USED AS PER IS CODE :
   a) ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION WHICH WILL NOT EXCEED THE LOAD BEARING WALL. THIS MEASURES INDICATES THE SEPTIC TANK & U.G.W RESERVOIR MAINLY.
   b) ALL DIMENSIONS ARE IN MM.

OWNER'S DECLARATION

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I ENGAGED L.B.S. & E.S.E. DURING CONSTRUCTION. I FOLLOWED THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATIONS.

Signatory of Sri [illegible] Mistry
Constituted Attorney in favour of Smt. [illegible] vide Deed being No.3037, Book No.IV, Volume No.47, Page No. 29 to 39, year 2004 at ADR, Regd. At Additional R Calcutta and Sri Bipul Ranjan Talukder & Others being No. [illegible], Book No.IV, Volume No.1503-2016 Page 6911 to 6949, year 2016, and Smt. Anti Talukder & others being No. [illegible], Book No.IV, Volume No. 1603-2016, Page No. 2277 to 2314 year 2016.

SIGNATURE OF OWNER

DECLARATION OF L.B.S.

I CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS STANDS DEFACTO ON THE PREMISES No.–234, PURBACHAL MAIN ROAD, WARD No.–106, BOROUGH–XI, KOLKATA–700078, IN COMPLIANCE WITH B. P. No.– 2014120012, DATED–10.04.2014 WITH SOME CHANGES.

THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE SANCTIONED PLAN AND TO MY BEST SATISFACTION. THE WORKMANSHIP AND ALL THE MATERIALS (TYPE AND GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH GENERAL AND DETAILED SPECIFICATION. NO PROVISION OF K.M.C. BUILDING ACT AND K.M.C. BUILDING RULE 2009 HAVE BEEN VIOLATED IN COURSE OF THE WORK. THE BUILDING IS FIT FOR HUMAN HABITATION.

Debrup Chanda
DEBRUP CHANDA
L.B.S. CLASS-I/1500
E.S.E. CLASS-II/565
KOLKATA MUNICIPAL CORPORATION

SIGNATURE OF L.B.S.

DECLARATION OF E.S.E.

I DO HEREBY CERTIFY THAT THE PARTLY G+IV & PARTLY IV STORIED RESIDENTIAL BUILDING ON PREMISES No.–234, PURBACHAL MAIN ROAD, WARD No.–106, BOROUGH–XI, KOLKATA–700078, HAVE BEEN SUPERVISED BY ME AND HAS BEEN COMPLETED ACCORDING TO THE B. P. No.–2014120012, DATED–10.04.2014 WITH SOME CHANGES.

THE WORK HAS BEEN COMPLETED TO THE BEST OF MY SATISFACTION. THE WORKMANSHIP AND ALL THE MATERIALS (TYPE AND GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH GENERAL AND DETAILED SPECIFICATION. NO PROVISION OF K.M.C. BUILDING ACT 1980 AND K.M.C. BUILDING RULE 2009 HAVE BEEN VIOLATED IN COURSE OF THE WORK. THE BUILDING IS STRUCTURALLY SAFE FOR HUMAN HABITATION.

Debrup Chanda
DEBRUP CHANDA
L.B.S. CLASS-I/1500
E.S.E. CLASS-II/565
KOLKATA MUNICIPAL CORPORATION

SIGNATURE OF E.S.E.

SCALE – 1:50, 1:100, 1:600, 1:4000

REGULARISATION PLAN OF PARTLY G+IV & PARTLY I V STORIED RESIDENTIAL BUILDING U/R 26 (2a) & (2b) AT PREMISES No. - 234, PURBACHAL MAIN ROAD IN WARD No. - 106, BOROUGH - X11, KOLKATA - 700078, UNDER R. S. DAG No. - 1109, 1110 & 1112, KHATIAN No. - 972, 1228, 1229, 1446 & 1447, J. L. No. - 19, MOUZA - GARFA, P.S.- GARFA AS PER B.P. PLAN No. - 2014120012 DATED ON - 10.04.2014.

PARTY'S COPY

Approved by DG(Bldg) dt. 09.09.2023

KOLKATA MUNICIPAL CORPORATION
BUILDING DEPTT.
PLANS APPROVED U/R 25 (2a) & (2b) of
C.M.C. BUILDING RULES 1999 2009
B.P. No. 012 Br. No. XII Dt. 10.01.14

Assistant Engineer
Br. No.: XII

Ex. Engr. (Civil)
Br. No.: XII

SL- 98/XII /23-24

This Plan Is To Be Treated As Part
And Parcel And Contiguiees To
B. S. Plan No. 2014/B/012
Dated 10.01.2014

Ex. Engineer (C-B)
Bor. No. - XII

Contents Not Verified
RECEIVED
Date 07/10/23
Building Department Borough-XII K.M.C.