



STATEMENT OF THE PLAN PROPOSAL

PART-A:

01. ASSESSEE No. : 31-111-01-0058-2
 02. NAME OF OWNER: SRI SUBAS BOSE, SRI GOUTAM BOSE, SMT. SANTANA BOSE & SRI CHHANDAM BOSE
 03. (a) DETAILS OF REGISTERED DEED (LOP No.-1770/1):
 BOOK No. : 1 VOL. No. : 1V PAGE No. : 29 - 32
 BEING No. : 233 DATE : 12.07.2011 PLACE:A.D.S.R., 24 PGS.(S)
 (b) DETAILS OF REGISTERED DEED (LOP No.-1770/1):
 BOOK No. : 1 VOL. No. : 1V PAGE No. : 25 - 28
 BEING No. : 232 DATE : 12.07.2011 PLACE:A.D.S.R., 24 PGS.(S)
 (c) DETAILS OF REGISTERED DEED (LOP No.-1770/2):
 BOOK No. : 1 VOL. No. : 1V PAGE No. : 21 - 24
 BEING No. : 231 DATE : 12.07.2011 PLACE:A.D.S.R., 24 PGS.(S)
 04. DETAILS OF REGISTERED AMALGAMATION DEED :
 BOOK No. : 1 VOL. No.:1603-2022 PAGE No.:298850-298874
 BEING No.:160308520 DATE:03.06.2022 PLACE:D.S.R. III, 24 PGS.(S)
 05. DETAILS OF REGISTERED DEED OF DECLARATION (RECTIFICATION DEED) :
 BOOK No. : 1 VOL. No.:1603-2022 PAGE No.:587856-587866
 BEING No.:160318226 DATE:29.11.2022 PLACE:D.S.R. III, 24 PGS.(S)
 06. DETAILS OF REGISTERED BOUNDARY DECLARATION :
 BOOK No. : 1 VOL. No.:1603-2022 PAGE No.:587845-587855
 BEING No.:160318227 DATE:29.11.2022 PLACE:D.S.R. III, 24 PGS.(S)
 07. No. OF STOREY = G+1V
 08. No. OF TENEMENTS = 9 Nos.
 09. SIZE OF TENEMENTS : BELOW 50 SQM=6 Nos., 75-100 SQM = 3 Nos.

PART-B:

01. AREA OF LAND : AS PER TITLE DEED (04 K - 00 CH - 00 SFT) = 267.559 SQM
 02. AS PER BOUNDARY DECLARATION (PHYSICAL MEASUREMENT) = (05 K - 04 CH - 22.64 SFT) = 353.274 SQM
 03. AREA OF SPAY CORNER = NA
 04. AREA OF STRIP = NA
 05. NET LAND AREA = 353.274 SQM
 06. (i) PERMISSIBLE GROUND COVERAGE (57.75%) = 154.510 SQM
 (ii) PROPOSED GROUND COVERAGE (48.65%) = 130.175 SQM
 07. PROPOSED HEIGHT = 15.500 M
 08. DEPTH OF BUILDING = 10.025 M
 09. FRONTAGE OF PLOT=(5.475+3.153+4.488+0.137+6.141) = 19.394 M
 10. No. OF TREE = 6 Nos. & TREE COVER AREA = 4.500 SQM (1.68%)

11. PROPOSED AREA :

FLOORS	GROSS COVERED AREA (SQM)	CUTOFF STAIR WELL (SQM)	LIFT WELL (SQM)	NET COVERED AREA (SQM)	STAIR LOBBY (SQM)	LIFT LOBBY (SQM)	EXEMPTED AREA (SQM)	NET FLOOR AREA (SQM)
GROUND FLOOR	130.175	-	0.000	130.175	13.365	2.128	114.684	
1ST FLOOR	130.175	-	1.868	128.507	13.365	2.227	112.915	
2ND FLOOR	130.175	-	1.868	128.507	13.365	2.227	112.915	
3RD FLOOR	130.175	-	1.868	128.507	13.365	2.227	112.915	
4TH FLOOR	130.175	-	1.868	128.507	13.365	2.227	112.915	
TOTAL	650.875	-	6.672	644.203	66.825	11.034	566.344	

12. TENEMENTS & CAR PARKING CALCULATION :

(A) RESIDENTIAL :

MARKED	TENEMENT SIZE (SQM)	PROPORTIONAL AREA TO BE ADDED (SQM)	ACTUAL TENEMENT AREA (SQM)	No. OF TENEMENTS	REQUIRED CAR PARKING (SQM)
SD1	1500	2100	600	2	2
SD2	2400	2100	600	1	1

13. TOTAL REQUIRED CAR PARKING = 2 Nos.
 14. TOTAL PROVIDED CAR PARKING = 4 Nos.
 15. PERMISSIBLE AREA FOR PARKING = 50.000 SQM
 16. PROVIDED AREA OF PARKING = 100.442 SQM
 17. PERMISSIBLE F.A.R. = 2.00 F.A.R. = 2.00
 18. PROPOSED F.A.R. = (566.344 - 50.000) / 267.559 = 1.930 < 2.00
 19. OVER HEAD TANK AREA = 5.780 SQM
 20. STAIR HEAD ROOM AREA = 16.364 SQM
 21. LIFT MACHINE ROOM AREA = 5.369 SQM
 22. LIFT MACHINE ROOM STAIR AREA = 2.657 SQM
 23. TERRACE AREA = 130.175 SQM
 24. AREA OF LOFT = (1.667 SQM x 1 No.) = 1.667 SQM
 25. AREA OF CUPBOARD = [(0.683 SQM x 7 Nos.) + (0.625 SQM x 8 Nos.) + (0.750 SQM x 1 No.)] = 10.391 SQM
 26. ADDITIONAL AREA FOR FEES = (16.364+5.369+2.657+1.667+10.391) = 36.448 SQM

SPECIFICATIONS

- ALL GRADE OF CONCRETE - M20.
- ALL GRADE OF STEEL - Fe 500.
- ALL OUTER WALL - 200 MM THICK 1:6 MORTAR.
- ALL INTERNAL WALL-75 MM THICK WITH 1:4 MORTAR EXCEPT OTHERWISE MENTIONED.
- ALL PLASTER - 12 MM THICK WITH 1:4 MORTAR.
- BEARING CAPACITY OF SOIL AS PER SOIL REPORT.
- ALL OTHER MATERIALS USED AS PER IS CODE :
- 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.
- ALL DIMENSIONS ARE IN MM.
- DEPTH OF S.U.G.W.R. AND SEPTIC TANK WILL NOT EXCEED THE DEPTH OF FOUNDATION.

CERTIFICATE OF STRUCTURAL ENGINEER
 THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING PLAN HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. STRUCTURAL DESIGN CALCULATION HAS BEEN MADE AS PER SOIL TEST REPORT DONE BY "TECHNO SOIL", GORAKHPUR, ARUNACHAL PRADESH, KOLKATA-700150, RECOMMENDED & SIGNED BY GEO-TECH. ENGINEER MR. KALLOL KUMAR GHOSHAL (G.T./11/14).

GOPAL CHANDRA BAG
 E.S.E. - CLASS - I / 206
 NAME OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECH. ENGINEER
 UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

KALLOL KUMAR GHOSHAL
 G.T. - CLASS - II / 14
 NAME OF GEO-TECH. ENGINEER

DECLARATION OF ARCHITECT
 CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER THE PROVISIONS OF THE K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME, THAT THE SITE CONDITIONS, INCLUDING THE ADJOINING ROADS CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS COVERED BY EXISTING STRUCTURE OCCUPIED BY OWNER THERE IS NO TENANT. IT IS ALSO A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE SITE IS LYING WITH EXISTING STRUCTURE WHICH IS TO BE DEMOLISHED BEFORE STARTING OF NEW CONSTRUCTION AND IT IS OCCUPIED BY THE OWNER. THE LAND IS BOUNDARIED BY BOUNDARY WALL 5.488 M WIDE K.M.C. ROAD IN FRONT OF THE PLOT. THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE SIGNATURE OF OWNER IS CONFORM BY ME.

SARBANI MAJUMDAR
 A.C. Reg. No. - C.A / 92 / 15458
 NAME OF ARCHITECT

DECLARATION OF OWNERS
 WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE 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 THE BUILDING AND 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 COMPLETED UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK. PLOT IS IDENTIFIED BY US DURING DEPARTMENTAL INSPECTION.

SRI SUBAS BOSE, SRI GOUTAM BOSE, SMT. SANTANA BOSE & SRI CHHANDAM BOSE
 NAME OF OWNERS

GROUND, 1ST, 2ND & 3RD FLOOR PLANS, ROOF PLAN, SECTION-AA & BB, FRONT SIDE ELEVATION.

PROJECT :
 PROPOSED G+1V STORED RESIDENTIAL BUILDING PLAN OF HEIGHT 15.45 M (US - 393 A OF K.M.C. ACT 1980 BY COMPLYING THE AMENDMENT RULE VIDE NOTIFICATION No. - 480/MA/O/C-4/3R-13/2012, DATED - 21.10.2014, OF BUILDING RULE 2009) AND OFC. CIR. 02 OF 2020-21 DATED 13/06/2020 AT PREMISES No. - 58, ATABAGAN, WARD No. - 111, BOROUGH - XI, KOLKATA - 700153, P. S. - BANSBDRONI (NOW), UNDER THE KOLKATA MUNICIPAL CORPORATION. CORPORAION. MOUZA - LASKARPUR, I. L. No.-57, (L.O.P. No.-1770, 1770/1 & 1770/2 OF GARIA LASKARPUR GS COLONY, BLOCK - A, PLOT No. - 53 P).

PLAN CASE No. - 2022110386
 B.P.No. - 2022110367 SANCTION DATE - 08/12/2022
 VALID UPTO - 07/12/2027

MANISH SARKAR Digitally signed by MANISH SARKAR Date: 2022.12.08 17:36:58 +05'30'
ARUN KANTI GHOSH Digitally signed by ARUN KANTI GHOSH Date: 2022.12.08 17:36:03 +05'30'

DIGITAL SIGNATURE OF A.E. DIGITAL SIGNATURE OF E.E.