



STATEMENT OF PLAN PROPOSAL:-

"A"

(01) ASSESSEE NO. - 110010100756

(02) DETAILS OF REGISTERED DEED OF SRI BIRENDRA NATH GHOSH PROPRIETOR OF APARNA CONSTRUCTION :-

BEING NO.	BOOK NO.	VOLUME NO.	PAGE NO.	DATE	REGISTERED OFFICE
10475	I	296	241 TO 248	27.12.2005	A.D.S.R. COSSIPORE DUMDUM
1234	I	30	229 TO 238	16.02.2009	A.D.S.R. COSSIPORE DUMDUM

(03) DETAILS OF BOUNDARY DECLARATION :-

BEING NO.	BOOK NO.	VOLUME NO.	PAGE NO.	DATE	REGISTERED OFFICE
150605825	I	1506-2023	169420 TO 169430	07.06.2023	A.D.S.R. COSSIPORE DUMDUM

(04) DETAILS OF SPLAYED CORNER:- (AREA = 2.880 SQ.M.)

BEING NO.	BOOK NO.	VOLUME NO.	PAGE NO.	DATE	REGISTERED OFFICE
150605826	I	1506-2023	169431 TO 169441	07.06.2023	A.D.S.R. COSSIPORE DUMDUM

(05) DETAILS OF NON EVICTION OF TENANT :-

BEING NO.	BOOK NO.	VOLUME NO.	PAGE NO.	DATE	REGISTERED OFFICE
150600176	IV	1506-2023	2889 TO 2897	07.06.2023	A.D.S.R. COSSIPORE DUMDUM

"B"

(01) LAND AREA :-

(a) AS PER DEED = 04K-06CH-37.00 SQ.FT (296.080 SQ.M.)

(c) AS PER B/D = 04K-06CH-33.829 SQ.FT. (295.785 SQ.M.)

(02) ROAD WIDTH :-

(a) FRONT = 41861 MM (MIN)

(b) SIDE = 4266 MM (MIN)

(03) GROUND COVERAGE:-

(a) PERMISSIBLE = 56.807% (168.026 SQ.M.)

(b) PROPOSED = 50.946% (150.691 SQ.M.)

(04) F.A.R.:-

(a) PERMISSIBLE = 3.00

(b) PROPOSED = 2.125 (668.976-40.522) 295.785

(05) TOTAL COVERED AREA:-

(a) FOR STAIR = 60.075 SQ.M.

(b) LIFT LOBBY = 14.464 SQ.M.

(06) TOTAL EXEMPTED AREA:-

(a) FOR STAIR = 60.075 SQ.M.

(b) LIFT LOBBY = 14.464 SQ.M.

(07) SIZE OF TENEMENTS:-

(a) >50 SQ.M. & <75 SQ.M. = 3 NOS.

(b) >75 SQ.M. & <100 SQ.M. = 3 NOS.

(c) >100 SQ.M. ABOVE = 1 NOS.

(08) CAR PARKING AREA = 40.522 SQ.M.

(09) NOS. OF CAR PARKING:-

(a) REQUIRED = 3 NOS.

(b) PROPOSED = 3 NOS.

(10) OFFICE AREA :-

(a) COVERED = 20.830 SQ.M.

(b) CARPET = 17.630 SQ.M.

(11) SHOP AREA :-

(a) COVERED = 66.126 SQ.M.

(b) CARPET = 54.165 SQ.M.

(12) CUPBOARD AREA = 10.400 SQ.M.

(13) O.H.W. TANK AREA = 6.660 SQ.M.

(14) STAIR COVERED AREA = 15.382 SQ.M.

(15) L.M.R. AREA = 9.690 SQ.M.

(16) STAIR LEADING TO L.M.R. = 3.10 SQ.M.

(17) DEPTH OF THE BUILDING = 18.050 MTS.

(18) HEIGHT OF THE BUILDING = 15.500 MTS.

(19) TREE COVER :-

(a) REQUIRED = 5.498 SQ.M. (1.859%)

(b) PROPOSED = 5.607 SQ.M. (1.896%)

TENEMENT AREA CALCULATION:-

TENEMENT MKD.	TENEMENT AREA TO BE EXCL. COMMON AREA..(SQ.M.)	ADDED (SQ.M.)	TENEMENT AREA ACTUAL..(SQ.M.)	NO. OF TENEMENT
FLAT-A (1ST./3RD./4TH. FLOOR)	59.313	10.387	69.700	3 NOS.
FLAT-B (1ST./3RD./4TH. FLOOR)	71.605	12.539	84.144	3 NOS.
FLAT-A (2ND. FLOOR)	131.480	23.025	154.505	1 NO.

DETAILS OF COVERED AREA:

FLOOR MKD.	EACH FLOOR AREA (SQ.M.)	ALL TYPE OF VOIDS STAIR WELL LIFT WELL (SQ.M.)	NET AREA (EXCL. ALL VOIDS AREA) (SQ.M.)	EXEMPTED AREA STAIR WAY (SQ.M.)	LIFT LOBBY (SQ.M.)	GROSS FLOOR AREA EXCL. EXEM. AREA (SQ.M.)	
GROUND FLOOR	150.691	—	150.691	12.015	3.00	135.676	
FIRST FLOOR	150.691	0.625	1.860	148.206	3.00	133.191	
SECOND FLOOR	150.691	0.625	1.860	148.206	2.464	133.727	
THIRD FLOOR	150.691	0.625	1.860	148.206	3.00	133.191	
FORTH FLOOR	150.691	0.625	1.860	148.206	3.00	133.191	
TOTAL	753.455	2.500	7.440	743.515	60.075	14.464	668.976

OWNER'S DECLARATION:-

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.

I 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 THE BUILDING & 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.

SRI BIRENDRA NATH GHOSH PROPRIETOR OF APARNA CONSTRUCTION NAME OF OWNER(S)/APPLICANT

DECLARATION OF E.S.E.:-

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER-STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC AND WIND LOAD AS PER N.B.C. OF INDIA (LATEST EDITION) & CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SOIL TEST HAS BEEN DONE BY MR. KALLOL KUMAR GHOSHAL OF "MAS", 4 NO. GARFA MAIN ROAD, KOLKATA-700 075

ASHIS KUNDU (E.S.E. NO.-327/II) NAME OF STRUCTURAL ENGINEER

DECLARATION OF GEO-TECHNICAL 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 & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

DECLARATION OF L.B.S.:-

I CERTIFY ON THE PLAN ITSELF 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 AND SITE CONDITION INCLUDING THE WIDTH OF ABUTTING ROAD IS CONFIRM WITH THE PLAN. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

KALLOL KR. GHOSHAL (G.T./1/49) NAME OF GEO-TECHNICAL ENGINEER

ASHIS KUNDU (L.B.S. NO.-679/1) NAME OF L.B.S.

PLAN CASE NO. (CAF) :- 2023010118

B.P. NO. :- 2023010149

DATE :- 05/02/2024

VALID UP TO :- 04/02/2029

A.K. CONSULTANT 25B, MAHATMA GANDHI ROAD, KOL.-700 082 98303 34675 / 9830334675

DRG. SCALE ~ 1:100 OTHERWISE MENTIONED

PROPOSED G+FOUR STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 COMPLYING KMC BUILDING RULES 2009 AT PREMISES NO.-37B, BARRACKPORE TRUNK ROAD, WARD NO.-001, BOROUGH NO.-I, UNDER THE KOLKATA MUNICIPAL CORPORATION P.S.-COSSIPORE, KOLKATA-700 002

DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR.-I/K.M.C.

DIGITAL SIGNATURE OF E.E.(C)/BLDG./BR.-I/K.M.C.

NAME OF OWNERS :- SRI BIRENDRA NATH GHOSH (PROPRIETOR OF APARNA CONSTRUCTION)

AVERAGE REAR OPEN SPACE CALCULATION

- AREA OF "A" PORTION = (8.40 X 1.407 X 0.5) = 5.909 SQ.M
- AREA OF "B" PORTION = (4.40 X 2.593) = 11.409 SQ.M
- AREA OF "C" PORTION = (4.00 X 3.043) = 12.172 SQ.M
- TOTAL AREA OF "A", "B" & "C" = (5.909+11.409+12.172) = 29.490 SQ.M
- TOTAL LENGTH OF REAR PORTION OF PROPOSED BUILDING = 8.40 M
- SO, THE AVERAGE REAR OPEN SPACE WILL BE = (29.490 / 8.40) = 3.511 M