

STATEMENT OF PLAN PROPOSAL.

PART- A

1. ASSESSEE NO : 31-102-07-0075-4
 2. a) NAME OF OWNERS :-
 SRI RABINDRA HALDER, SRI ASHOK HALDER,
 SRI RAMESH CHANDRA HALDER, SMT RIMA
 PAILAN, SMT MAYA SARKAR, SMT PURNIMA
 DAS, SMT. JHARNA HALDER, SRI BISWAJIT
 HALDER, SRI SURAJIT HALDER, SMT SWAPNA
 DAS
 2. b) NAME OF APPLICANT :-
SRI SHANKAR DAS PROP. OF M/S SHINE
 ENTERPRISE C.A. OF SRI RABINDRA HALDER
 & 9 OTHERS.
 i. DETAILS OF REG. BOUNDARY DECL.:-
 BOOK NO: I, VOLUME NO. 1630-2023, PAGES
 FROM 2599 TO 2611, BEING NO.-163000078,
 EGD. AT D.S.R.-V, SOUTH 24 PARGANAS,
 DATED- 11/01/2023.
 j. DETAILS OF REG. STRIP OF LAND :-
 BOOK NO: I, VOLUME NO. 1630-2023, PAGES
 FROM 2572 TO 2585, BEING NO.-163000079,
 EGD. AT D.S.R.-V, SOUTH 24 PARGANAS,
 DATED- 11/01/2023.
 k. DETAILS OF BLLRO MUTATION:-

4. DETAILS OF REG. NON AVICTION
 OF TENANT :-
 BOOK NO. I, VOLUME NO. 1630-2023,
 PAGES FROM 5477 TO 5487, BEING
 NO.-163000172, REGD. AT D.S.R.-V,
 SOUTH 24 PARGANAS, DATED-
 24/01/2023.
 5. DETAILS OF REG. POWER OF
 ATTORNEY :-
 BOOK NO: I, VOLUME NO. 1630-2023,
 PAGES FROM 2509 TO 2529, BEING NO.-
 163000077, REGD. AT D.S.R.-V, SOUTH
 24 PARGANAS, DATED- 11/01/2023.
 6. K.M.C MUTATION:-
 O/102/22-SEP-22/33430, DATED -
 22/09/2022 DULY APPROVED BY DY.
 ASSESSOR COLLECTOR, DATED -
 13/10/2022.

NAME	L.R. DAG NO.	L.R. KHATIAN NO.	MOUZA	J.L. NO.	CLASSIFICATION OF LAND
MT. JHARNA HALDER	303	2084	RAJAPUR	23	BASTU (RAYAT)
SRI SURAJIT HALDER	303	2083	RAJAPUR	23	BASTU (RAYAT)
SRI BISWAJIT HALDER	303	2082	RAJAPUR	23	BASTU (RAYAT)
MT RIMA PAILAN	303	2081	RAJAPUR	23	BASTU (RAYAT)
SRI ASHOK HALDER	303	2080	RAJAPUR	23	BASTU (RAYAT)
SRI RABINDRA HALDER	303	2079	RAJAPUR	23	BASTU (RAYAT)
SRI RAMESH CH. HALDER	303	2078	RAJAPUR	23	BASTU (RAYAT)
SMT MAYA SARKAR	303	2077	RAJAPUR	23	BASTU (RAYAT)
SMT PURNIMA DAS	303	2076	RAJAPUR	23	BASTU (RAYAT)
SMT SWAPNA DAS	303	2075	RAJAPUR	23	BASTU (RAYAT)

PART- B.

1. AREA OF LAND :-
 AS PER TITLE DEED :- 499.257 SQ.M
 (07 K - 07 CH - 19 SFT.)
 AS PER U.L.C. :- N.A.
 2. AREA OF LAND :- 499.257 SQM.
 (AS PER BOUNDARY DECL.)
 AREA OF STRIP OF LAND :-
 = 0.289 + 55.831 = 56.120 SQM.
 NET AREA OF LAND :- 443.137 SQM.
 3. PERMISSIBLE GROUND COVERAGE :-
 = 249.752 SQM. = 50.025 %
 4. PROPOSED GROUND COVERAGE :-
 = 214.834 SQM. = 43.031 %

FLOOR WISE	TOTAL FLOOR AREA	TOTAL EXEMPTED AREA				NET FLOOR AREA
		STAIR + STAIR LOBBY	STAIR VOID AREA	LIFT - WELL AREA	LIFT - LOBBY AREA	
ROUND FLOOR	204.822 SQM.	13.365 SQM.	—	—	2.734 SQM.	188.723 SQM.
FIRST FLOOR	214.834 SQM.	13.365 SQM.	—	2.565 SQM.	2.734 SQM.	196.170 SQM.
SECOND FLOOR	214.834 SQM.	13.365 SQM.	—	2.565 SQM.	2.734 SQM.	196.170 SQM.
THIRD FLOOR	214.834 SQM.	13.365 SQM.	—	2.565 SQM.	2.734 SQM.	196.170 SQM.
FOURTH FLOOR	214.834 SQM.	13.365 SQM.	—	2.565 SQM.	2.734 SQM.	196.170 SQM.
TOTAL	1064.158 SQM.	66.825 SQM.	—	10.26 SQM.	13.670 SQM.	973.403 SQM.

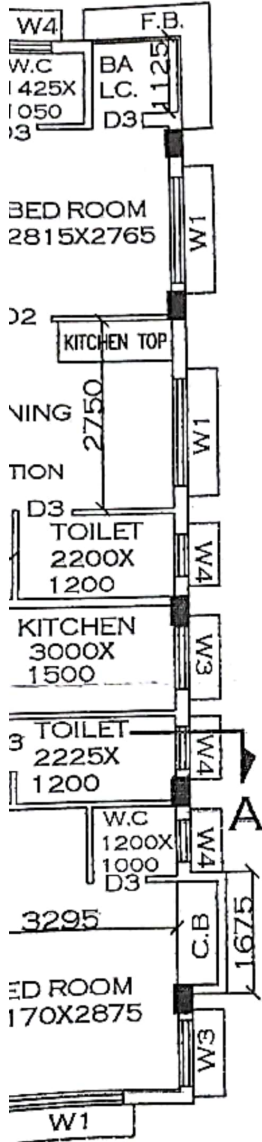
6. PARKING CALCULATION :- A)
 AREA | TOTAL AREA | TENAMENT NO. | REQUIRED PARKING

PER PROVISION OF
TIME AND THAT THE
CONFORM WITH THE
A BUILDABLE SITE

M. BYE-PASS.

WILL BE COMPLETED

ANMOY SARKAR
(S. NO. - 1016/I)
MEMBER OF L.B.S.



TENAMENT AREA	AREA TO BE ADDED	TOTAL AREA	TENAMENT NO.	REQUIRED PARKING
49.091 SQM.	5.878 SQM.	54.970 SQM.	1 NO.	4 NOS.
45.161 SQM.	5.408 SQM.	50.569 SQM.	4 NOS.	
48.665 SQM.	5.827 SQM.	54.492 SQM.	4 NOS.	
45.486 SQM.	5.447 SQM.	50.933 SQM.	4 NOS.	
55.727 SQM.	6.673 SQM.	62.400 SQM.	4 NOS.	
CARPET AREA OF SHOP :- 22.514 SQM.				
TOTAL REQUIRED PARKING				4 NOS.

- 6. B) NOS. OF PARKING PROVIDED - COVERED = 4 NOS.
- 6. C) PERMISSIBLE AREA FOR PARKING AT GROUND FLOOR- = 4 X 25 = 100 SQM.
- 6. D) ACTUAL AREA OF PARKING PROVIDED AT GROUND FLOOR - 100.060 SQM.
- 7. PERMISSIBLE F.A.R. = 1.75
- 8. PROPOSED F.A.R. = (973.403 - 100) / 499.257 = 1.749

FLOOR WISE	LOFT AREA	CUP BOARD
GROUND FLOOR	NIL	NIL
1ST FLOOR	NIL	2.938 SQM.
2ND FLOOR	NIL	2.938 SQM.
3RD FLOOR	NIL	2.938 SQM.
4TH FLOOR	NIL	2.938 SQM.
TOTAL	NIL	11.752 SQM.

- 9. LOFT & CUP BOARD AREA :-
- 10. STAIRCOVER AREA IN ROOF :- 15.965 SQM.
- 11. LIFT MACHINE ROOM AREA :- 7.053 SQM.
- 12. L.M.R. STAIR AREA :- 3.200 SQM.
- 13. ROOF TANK AREA :- 5.580 SQM.
- 14. TREE COVER AREA :- 5.600 SQM.
- 15. ADD. AREA FOR FEES :- 37.970 SQM.
- 16. COV. AREA OF SHOP :- 25.292 SQM.
- 17. CARPET AREA OF SHOP :- 22.514 SQM.

PLAN OF PROPOSED G+IV STORIED
RESIDENTIAL BUILDING UNDER SEC.
393A OF K.M.C. ACT. 1980 COMPLYING
B/R 2009 AT PREMISES NO. - 75,
CHITTARANJAN COLONY - A, WARD
NO.- 102, BOROUGH NO.- XII, UNDER
R.S. & L.R. DAG NO. - 303, L.R. KHATIAN
NO.- 2084, 2083, 2082, 2081, 2080,
2079, 2078, 2077, 2076 & 2075, MOUZA-
RAJAPUR, J.L. NO.- 23, P.S.- JADAVPUR,
KOLKATA - 700032.

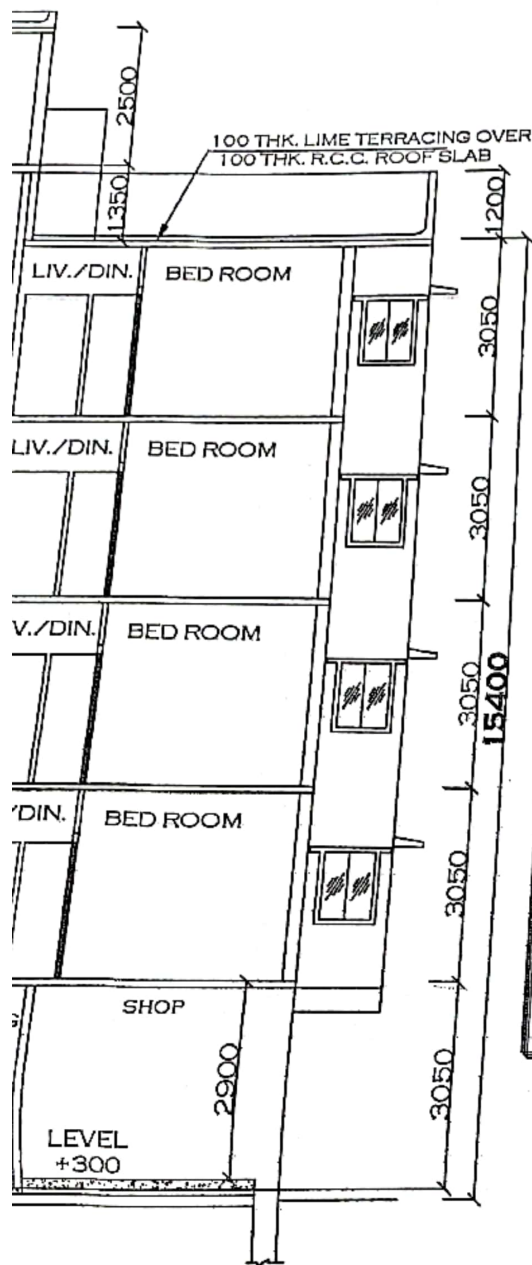
B.P. NO. - 2023120305
SANCTION DATE- 10.10.2023
VALID UPTO- 09.10.2028

L ROY
2

SHIBA PRASAD
JANA

Digitally signed by SHIBA
PRASAD JANA
Date: 2023.10.10 17:50:33 +05'30'

DIGITAL SIGN. OF E.E. SHEET NO. - 1 OF 2



100 THK. P.C.C. OVER
75 THK. B.F.S.

B

SCHEDULE OF DOORS & WINDOWS					
DOOR			WINDOW		
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D1	1000	2100	W1	1500	1200
D2	900	2100	W2	1200	1200
D3	750	2100	W3	900	1200
			W4	600	750

PERMISSIBLE HEIGHT IN REFERENCE TO C.Z.M ISSUED BY AAI = 33.00 M.			
SITE CO-ORDINATES IN WGS 84 AND SITE ELEVATION (AMSL) -		SITE ELEVATION (AMSL)	
REFERENCE POINTS MARKED IN SITE PLAN OF THE PROPOSAL.	CO-ORDINATES IN WGS 84		9.00 M.
	LATITUDE	LONGITUDE	
(A)	22°29'19.1"N	88°22'45.9"E	
(B)	22°29'18.9"N	88°22'46.0"E	
THE ABOVE INFORMATION IS TRUE & CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IF IS FOUND OTHERWISE, THEN WE SHALL BE LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST US AS PER LAW.			
HIRANMOY SARKAR (L.B.S. NO. - 1016/I) NAME OF L.B.S.		SRI SHANKAR DAS PROP. OF M/S SHINE ENTERPRISE C.A. OF SRI RABINDRA HALDER & 9 OTHERS. NAME OF OWNER / APPLICANT	

DECLARATION OF STRUCTURAL ENGINEER.
THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY SRI SUBHANKAR ROY OF M/S, BS PROJECTS & ENGINEERS PVT LTD. OF 237, KABI NABIN SEN ROAD KOLKATA - 700 028. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.
SAKTI BRATA BHATTACHARYYA
(E.S.E. NO. - 116/I)
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.
SRI SUBHANKAR ROY
(G.T.E. NO. - 5/I)
NAME OF GEO - TECHNICAL ENGINEER.

DECLARATION OF OWNER / APPLICANT -
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT :

- I SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION OF PROPOSED BUILDING.
- I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. AND 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 FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- THE PLOT IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION AND PREMISES IS TENANTED.

SRI SHANKAR DAS PROP. OF M/S SHINE ENTERPRISE C.A. OF SRI RABINDRA HALDER & 9 OTHERS.
NAME OF OWNER / APPLICANT

DECLARATION OF L.B.S.
CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF ABUTTING ROAD CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

- THE PLOT IS BEYOND 500 M. FROM THE CENTRE LINE OF E.M. BYE-PASS.
- THE PLOT IS DEMARCATED BY BOUNDARY WALL.
- CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

HIRANMOY SARKAR
(L.B.S. NO. - 1016/I)

D3	750	W4	600	750
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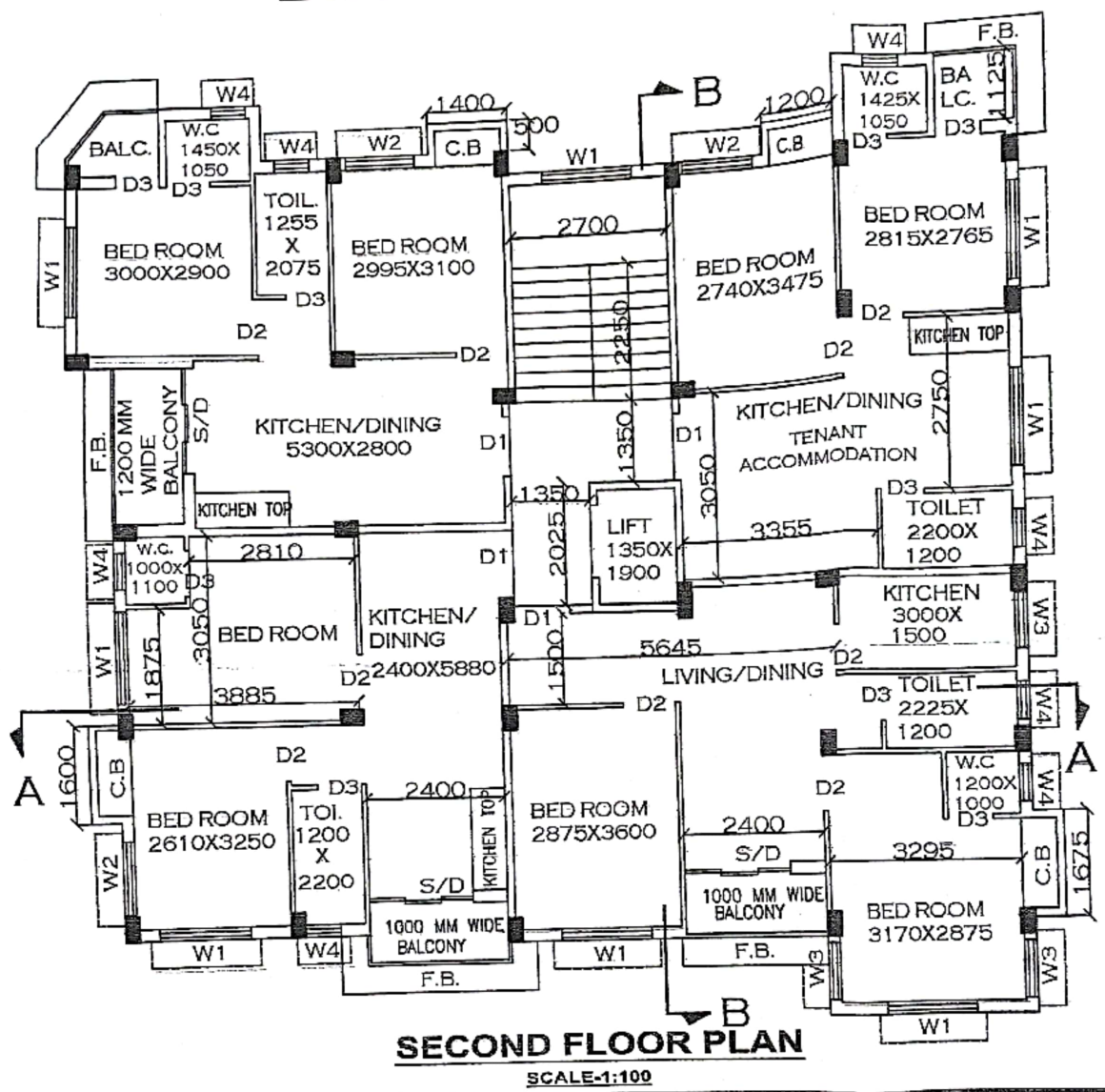
NAME OF OWNER

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NAME OF L.B.S.

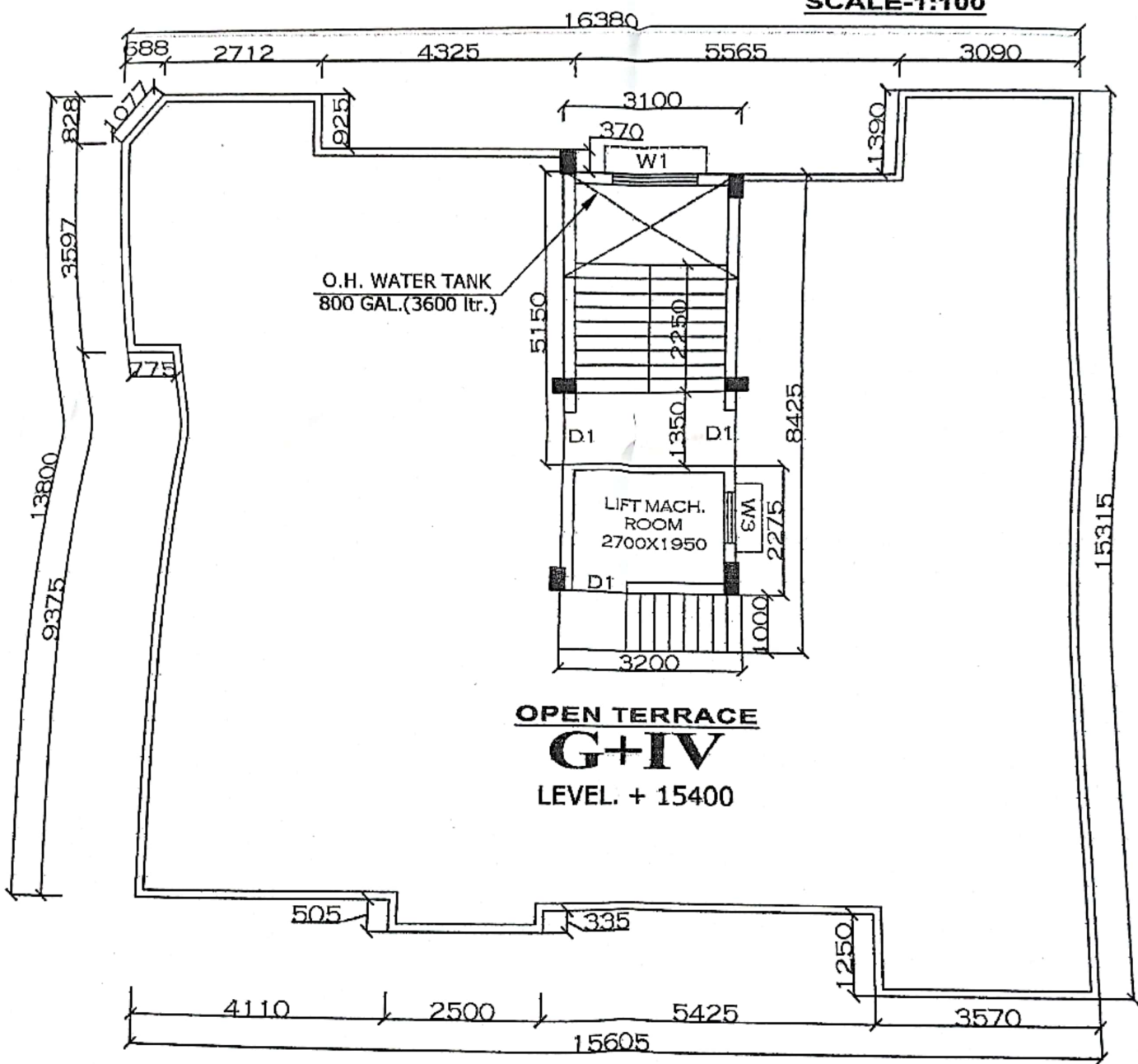
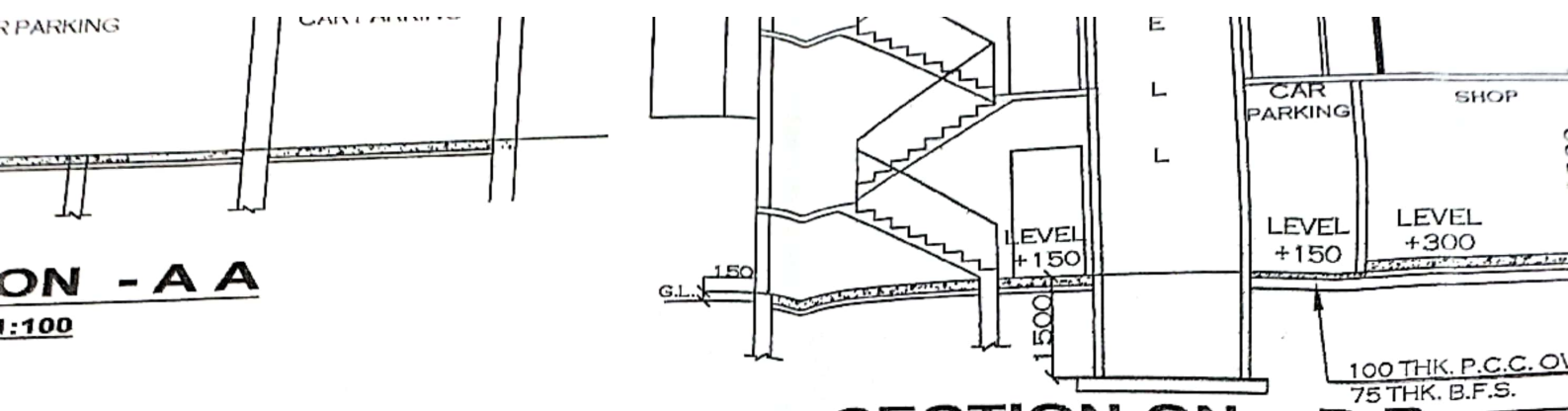


KAJAL ROY

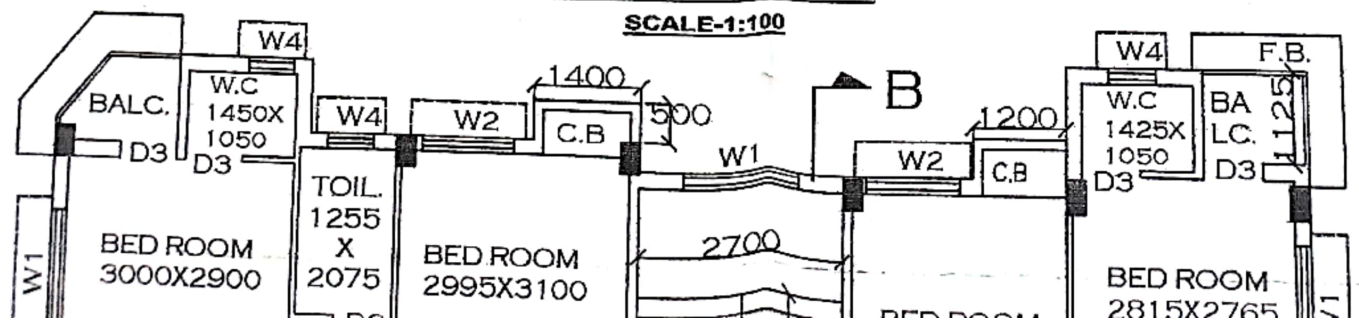
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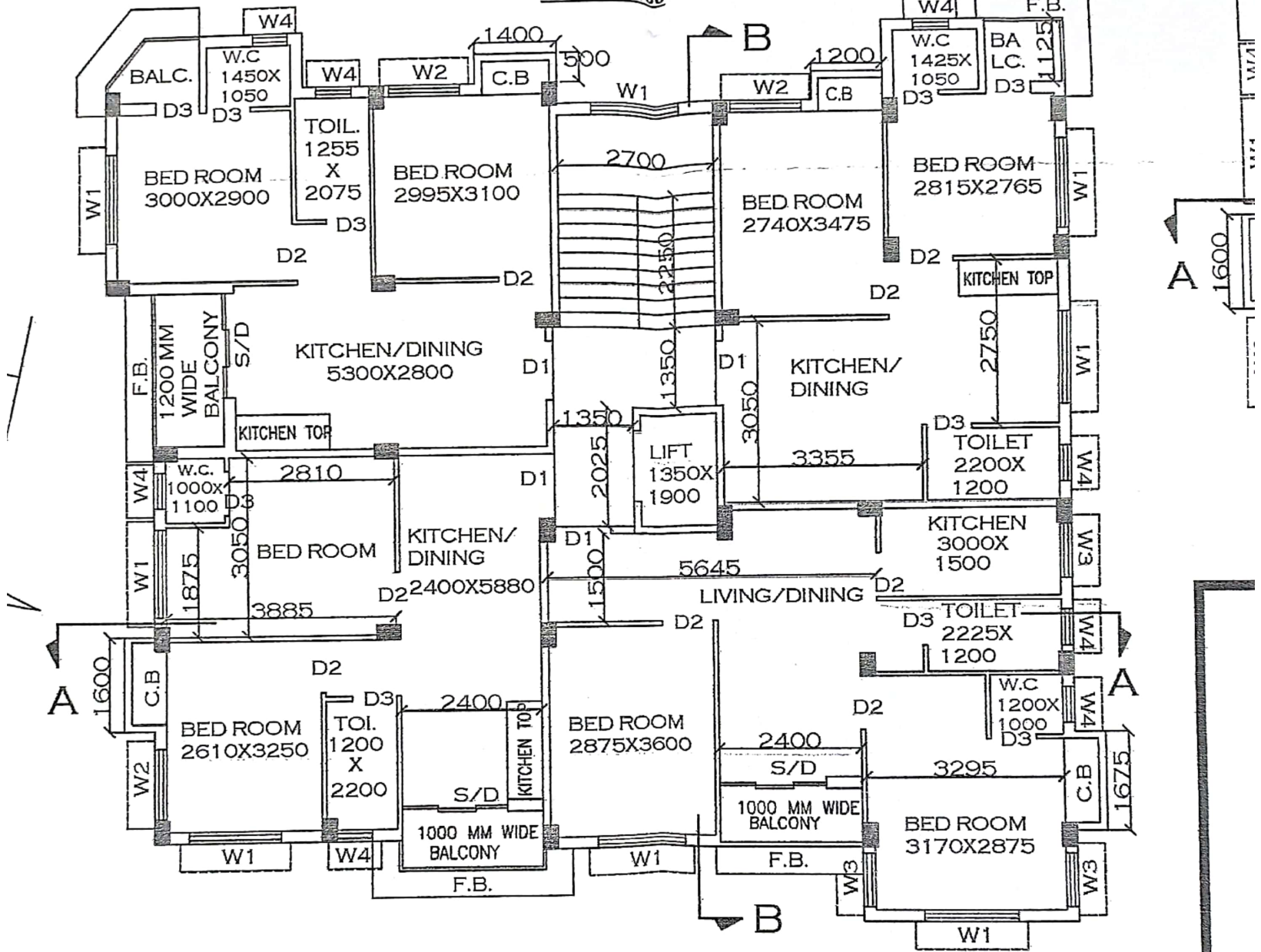
DIGITAL SIGN. OF A.E.



TYPE
D1
D2
D3



SCALE-1:100



FIRST, THIRD & FOURTH FLOOR PLAN

SCALE-1:100

