



STATEMENT OF PROPOSAL

PART - A

1. ASSESSEE NO. : 11-0530-20-060-7

NAME OF THE OWNER'S :
1) SUMANTA BHOWMICK,
2) MS DEEPAJ CONSTRUCTION PVT LTD

DETAILS OF DEED OF CONVEYANCE
A) Book NO - LVOL. NO. - 1904-2021, Pages- 390992 to 391026, Being NO. - 1904/07905, Year: 2021, Date : 09.09.2021, PLACE : A.R.A.-IV KOLKATA, WEST BENGAL.
B) Book NO - LVOL. NO. - 1902-2020, Pages- 2166 to 2205, Being NO. - 1902/07402, Year: 2019, Date : 02.01.2020, PLACE : A.R.A. -II KOLKATA, WEST BENGAL.
C) Book NO - LVOL. NO. - 1902-2020, Pages- 2206 to 2238, Being NO. - 1902/07403, Year: 2019, Date : 02.01.2020, PLACE : A.R.A. -II KOLKATA, WEST BENGAL.
D) Book NO - LVOL. NO. - 1902-2020, Pages- 2239 to 2270, Being NO. - 1902/07404, Year: 2019, Date : 02.01.2020, PLACE : A.R.A. -II KOLKATA, WEST BENGAL.

DETAILS OF REGD. UNDERTAKING FOR TENANTS
Book NO - I, Vol. No. - 1902 - 2022,
Pages : 334541 To 334557, Being No. - 1902/09335
Year : 2022, DATE : - 12 / 09 / 2022
A.R.A. - I KOLKATA, WEST BENGAL.

DETAILS OF REGD. COMMON PASSAGE
Book NO - I, Vol. No. - 1902 - 2022,
Pages : 334525 To 334540, Being No. - 1902/09336
Year : 2022, DATE : - 12 / 09 / 2022
A.R.A. - II KOLKATA, WEST BENGAL.

PART - B

1. AREA OF LAND :
As per Title deed : 5K- 4CH - 39 sqft = 354.794 Sqm
As per assessment book record : 194.569 Sqm

2. PERMISSIBLE GROUND COVERAGE = 54.840 % = 194.569 Sqm.

3. PROPOSED GROUND COVERAGE = 52.658 % = 186.827 Sqm.

4. PROPOSED AREA:

	Covered Area (Including Stair, Lift Duct & Lobby)	Stair Void Area	Lift Duct Area	Covered Area (Excluding Stair, Lift Duct & Lobby)	Exempted Area (Including Stair, Lift Duct & Lobby)	Net Floor Area (Excluding Stair, Lift Duct & Lobby)
Ground Floor	163.604 Sqm.	0.438 Sqm.	2.363 Sqm.	166.405 Sqm.	2.561 Sqm.	148.333 Sqm.
First Floor	186.827 Sqm.	0.438 Sqm.	2.363 Sqm.	190.028 Sqm.	12.690 Sqm.	168.755 Sqm.
Second Floor	186.827 Sqm.	0.438 Sqm.	2.363 Sqm.	190.028 Sqm.	12.690 Sqm.	168.755 Sqm.
Third Floor	186.827 Sqm.	0.438 Sqm.	2.363 Sqm.	190.028 Sqm.	12.690 Sqm.	168.755 Sqm.
Fourth Floor	186.827 Sqm.	0.438 Sqm.	2.363 Sqm.	190.028 Sqm.	12.690 Sqm.	168.755 Sqm.
Total	910.912 Sqm.	1.782 Sqm.	9.482 Sqm.	899.708 Sqm.	63.450 Sqm.	823.353 Sqm.

TOTAL EXEMPTED AREA = (63.450+12.905) = 76.355 Sqm.

5. PARKING CALCULATION:

Individual Tenement	Prop. Area To be Added	ACTUAL TENEMENT	Tenement Size	Required Parking
A - 76.412 Sqm.	12.094 Sqm.	88.506 Sqm.	Between 75-100 Sqm = 4 no.	2 Nos
B - 90.174 Sqm.	14.273 Sqm.	104.447 Sqm.	Above 100 Sqm = 4 no.	4 Nos

Mercantile (Retail) Carpet Area = 14.886 Sqm. Required Parking = 0 Nos.
For carpet area above 25 sqm, one car parking space for every 35 sqm.

Total Required Parking = 6 Nos

B) NOS. OF PARKING PROVIDED = 6 Nos. (Covered Parking)
C) Permissible area for parking : (a) GROUND FLOOR = 6 Nos. x 25 Sqm.
D) Actual area of parking provided : (a) GROUND FLOOR = 108.691 Sqm.

6. PERMISSIBLE F. A. R. = 2.25
7. PROPOSED F. A. R. = (823.353 - 108.691) / 354.794 = 2.014

8. STATEMENT OF OTHER AREAS FOR FEES

FLOOR	LOFT	CUPBOARD	LEDGE / TEND
First Floor	4.948 Sqm.	4.948 Sqm.	4.948 Sqm.
Second Floor	4.948 Sqm.	4.948 Sqm.	4.948 Sqm.
Third Floor	4.948 Sqm.	4.948 Sqm.	4.948 Sqm.
Fourth Floor	4.948 Sqm.	4.948 Sqm.	4.948 Sqm.
Total	19.792 Sqm.		

9. TOTAL OTHER AREA FOR FEES (Cup board + Stair Head Room + M. R. L. TOP COVER AREA) = 40.339 Sqm.

10. COVERED AREA
a) Mercantile (Retail) = 19.206 Sqm.
11. STAIR HEAD ROOM AREA = 16.878 Sqm.
12. OVER HEAD TANK AREA = 7.076 Sqm.
13. M.R.L. TOP COVER AREA = 3.669 Sqm.
14. HEIGHT OF THE BUILDING = 15.425 m.
15. RELAXATION OF AUTHORITY = UR 76(i) of KMC Building Rule 2009
16. PERMISSIBLE TREE COVER AREA = 899.708 X 15 % X 354.794 = 479.854 Sqm.
17. PROPOSED TREE COVER AREA = 8.153 Sqm.

DECLARATION OF OWNERS
WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT -
1. WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
2. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF UNDER GROUND WATER RESERVOIR WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.

1) SUMANTA BHOWMICK,
2) MS DEEPAJ CONSTRUCTION PVT LTD
SMT. JAYATI PAUL
DIRECTOR
NAME OF OWNERS:

MADHAB CH. PAUL
L.B.S. No. - 526 (Class- I)
NAME OF L.B.S.

DECLARATION OF L.B.S.
CERTIFIED 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 & THAT THE SITE CONDITION INCLUDING THE SURROUNDING ROAD CONFORMS 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 LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U. G. WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

MADHAB CH. PAUL
E.S.E. No. - 229 / II.
NAME OF E.S.E.

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.
SOIL TESTING HAS BEEN DONE BY DR. SANTOSH KUMAR CHAKRABORTY (G.T.E. NO. - 161) OF J. B. ASSOCIATES OF (ADDRESS) 1418 NAYABAD, PANCHASAYER, KOLKATA - 700094. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

DR. S. K. CHAKRABORTY
K.M.C. G.T.E. NO. - 161 (Class - I)
NAME OF GEO-TECHNICAL ENGINEER.

PROPOSED G + IV STORIED (Height of the Building is 15.425 m.)
RESIDENTIAL BUILDING U / S 393A OF KMC ACT 1980 & K.M.C. Building Rules 2009,
AT PRE. No. - 7927, ACHARYA JAGADISH BOSE ROAD, KOLKATA - 700 014,
P. S. - TALTALA WARD NO. - 53, BOROUGH - VI.

*** DETAILS OF ARCHITECTURAL DRAWING ***

SCALE	W - 53 B - (VI)	ARCHITECTS & ENGINEERS	DATE
1:100		Dr. S. K. Chakraborty & Engineers, 49/A, Dr. Bhanu Sarkar Road, Kolkata - 700 014. E-mail: drsck@yahoocom	03.01.2022

B.P. NO. - 2022060031
DATED - 09.09.2022 **VALID UPTO - 08.09.2027**

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