

STATEMENT OF PLAN CASE NO. 2022010154

PART-A:

- ASSESS NO: 11-005-13-0187-0
- DETAIL OF REGISTERED MOTHER DEED - BOOK NO: 1, VOL. NO: 167, PAGE NO: 119 TO 135, BEING NO: 5687 DATE: 08/08/1966, OFFICE: S.R. ALPORE
- DETAILS OF PARTITION DEED - BOOK NO: 1, VOL. NO: 1, PAGE NO: 284 TO 286, BEING NO: 416, YEAR: 1975, OFFICE: S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF CONVEYANCE - BOOK NO: 1, VOL. NO: 1902-2021, PAGE NO: 15578 TO 155313, DATE: 13/08/2021 BEING NO: 190202096, YEAR: 2021, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (I) - BOOK NO: 1, VOL. NO: 1901-2022, PAGE NO: 35048 TO 35082, DATE: 18/01/2022 BEING NO: 190110208, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED DEED OF GIFT (II) - BOOK NO: 1, VOL. NO: 1901-2022, PAGE NO: 14398 TO 14429, DATE: 11/01/2022 BEING NO: 190109847, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED BOUNDARY DECLARATION - BOOK NO: 1, VOL. NO: 1902-2022, PAGE NO: 304367 TO 304384, DATE: 25/07/2022 BEING NO: 190202976, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAILS OF REGISTERED POWER OF ATTORNEY - BOOK NO: 1, VOL. NO: 1902-2022, PAGE NO: 270416 TO 270450, DATE: 04/07/2022 BEING NO: 190206948, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED STRIP OF LAND (I) - BOOK NO: 1, VOL. NO: 1905-2022, PAGE NO: 122948 TO 122960, DATE: 16/08/2022 BEING NO: 190503834, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED STRIP OF LAND (II) - BOOK NO: 1, VOL. NO: 1906-2022, PAGE NO: 122961 TO 122973, DATE: 16/08/2022 BEING NO: 190603935, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH
- DETAIL OF REGISTERED STRIP OF LAND (III) - BOOK NO: 1, VOL. NO: 1905-2022, PAGE NO: 122974 TO 122985, DATE: 16/08/2022 BEING NO: 190503936, YEAR: 2022, OFFICE: A.D.S.R. SEALDAH

PART-B:

AREA OF LAND: AS PER DEED: 4 K-11 CH-11 SFT. / 314.567 SQ.M.
AS PER PHYSICAL MEASUREMENT: 314.340 SQ.M.
AREA OF STRIP PORTION OF LAND: 28.240 SQ.M. / 282 SFT.
AREA OF STRIP PORTION OF LAND: 21.602 SQ.M. / 233 SFT.
AREA OF SPRALED PORTION OF LAND: 2.877 SQ.M. / 31 SFT.
NET LAND AREA: 314.340 - (28.240+21.602+2.877) = 263.621 SQ.M.

- PERMISSIBLE GROUND COVERAGE = (56.189 %) = 176.625 SQ.M.
- PROPOSED GROUND COVERAGE = (39.010 %) = 122.623 SQ.M.
- PROPOSED HEIGHT = 15.500 M.

4. PROPOSED AREA -

FLOOR	GROSS COVERED AREA	STAIR	LIFT VOID	NET FLOOR AREA	NET STAIR AREA	NET LIFT VOID AREA	NET FLOOR AREA WITH LOBBY
GRD FLOOR	122.423 SQ.M.	-	-	122.423 SQ.M.	42.803 SQ.M.	10.08.535 SQ.M.	175.211 SQ.M.
1ST FLOOR	122.423 SQ.M.	1.675 SQ.M.	11.245 SQ.M.	112.603 SQ.M.	42.803 SQ.M.	10.08.535 SQ.M.	165.431 SQ.M.
2ND FLOOR	122.423 SQ.M.	1.675 SQ.M.	11.245 SQ.M.	112.603 SQ.M.	42.803 SQ.M.	10.08.535 SQ.M.	165.431 SQ.M.
3RD FLOOR	122.423 SQ.M.	1.675 SQ.M.	11.245 SQ.M.	112.603 SQ.M.	42.803 SQ.M.	10.08.535 SQ.M.	165.431 SQ.M.
4TH FLOOR	122.423 SQ.M.	1.675 SQ.M.	11.245 SQ.M.	112.603 SQ.M.	42.803 SQ.M.	10.08.535 SQ.M.	165.431 SQ.M.
TOTAL	611.115 SQ.M.	6.710 SQ.M.	44.970 SQ.M.	569.435 SQ.M.	173.018 SQ.M.	40.361 SQ.M.	787.814 SQ.M.

5. TENEMENTS & CAR PARKING CALCULATION

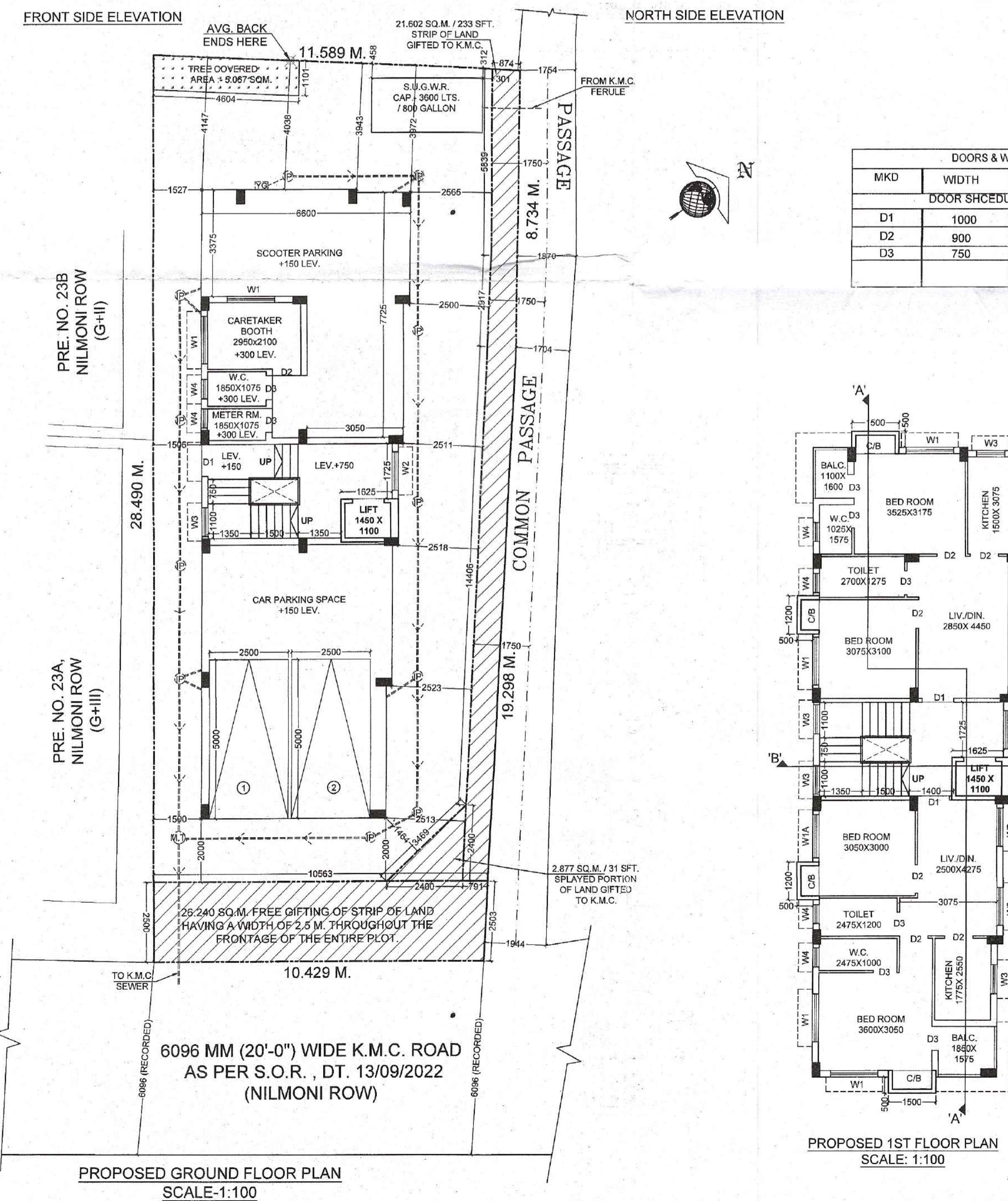
RESIDENTIAL:

MARKET TENEMENT	PROPORTIONAL AREA TO BE TAKEN	NET AREA	PERMISSIBLE CAR PARKING	REQUIRED CAR PARKING
A	52.274 SQ.M.	12.368 SQ.M.	4	4
B	13.975 SQ.M.	12.278 SQ.M.	4	4

6. TOTAL REQUIRED CAR PARKING - 02 NOS.
7. TOTAL PROPOSED CAR PARKING - 02 NOS.
8. PROPOSED AREA OF PARKING - 8.818 SQ.M.
9. REQUIRED AREA OF PARKING - 50.000 SQ.M.
10. PERMISSIBLE F.A.R. = 1.750
11. PROPOSED F.A.R. = (531.895 - 50) / 314.340 = 1.533 - 1.75

12. STAIR HEAD ROOM AREA - 14.740 SQ.M.
13. OVER HEAD TANK AREA - 5.193 SQ.M.
14. LIFT M/C ROOM COVER AREA - 6.386 SQ.M.
15. STAIR AREA FOR L.M.R. ROOM - 3.413 SQ.M.
16. TERRACE AREA - 122.623 SQ.M.
17. TOTAL LOFT AREA - NIL
18. TOTAL C.B. AREA - 10.800 SQ.M.
19. EXEMPTED AREA - 70.340 SQ.M.
20. OTHER AREA ONLY FOR FEES = (70.340+3.413) = 73.753 SQ.M. (EXEMPTED+L.M.R. STAIR AREA)

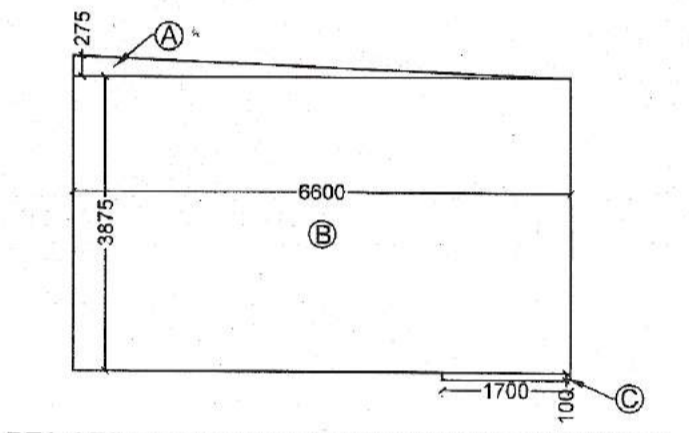
21. HEIGHT OF THE BUILDING = 15.500 M.
22. DEPTH OF THE BUILDING = 19.775 M.
23. FRONTAGE OF THE PLOT = 10.429 M.
24. HEIGHT OF STAIR HEAD ROOM = 3.000 M.
25. WIDTH OF RESIDENTIAL STAIR = 1.100 M.
26. WIDTH OF LIFT = 1.100 M.
27. TREE COVERED AREA -
(A) PERMISSIBLE AREA - 4.901 SQ.M.
(B) PROPOSED AREA - 5.067 SQ.M.



DOORS & WINDOWS SCHEDULE

MKD	WIDTH	HEIGHT	MKD	WIDTH	HEIGHT
DOOR SCHEDULE			WINDOW SCHEDULE		
D1	1000	2100	W1	1500	1200
D2	900	2100	W1A	1350	1200
D3	750	2100	W2	1200	1200
			W3	900	1200
			W4	600	750

SECTION: A-A SCALE: 1:100

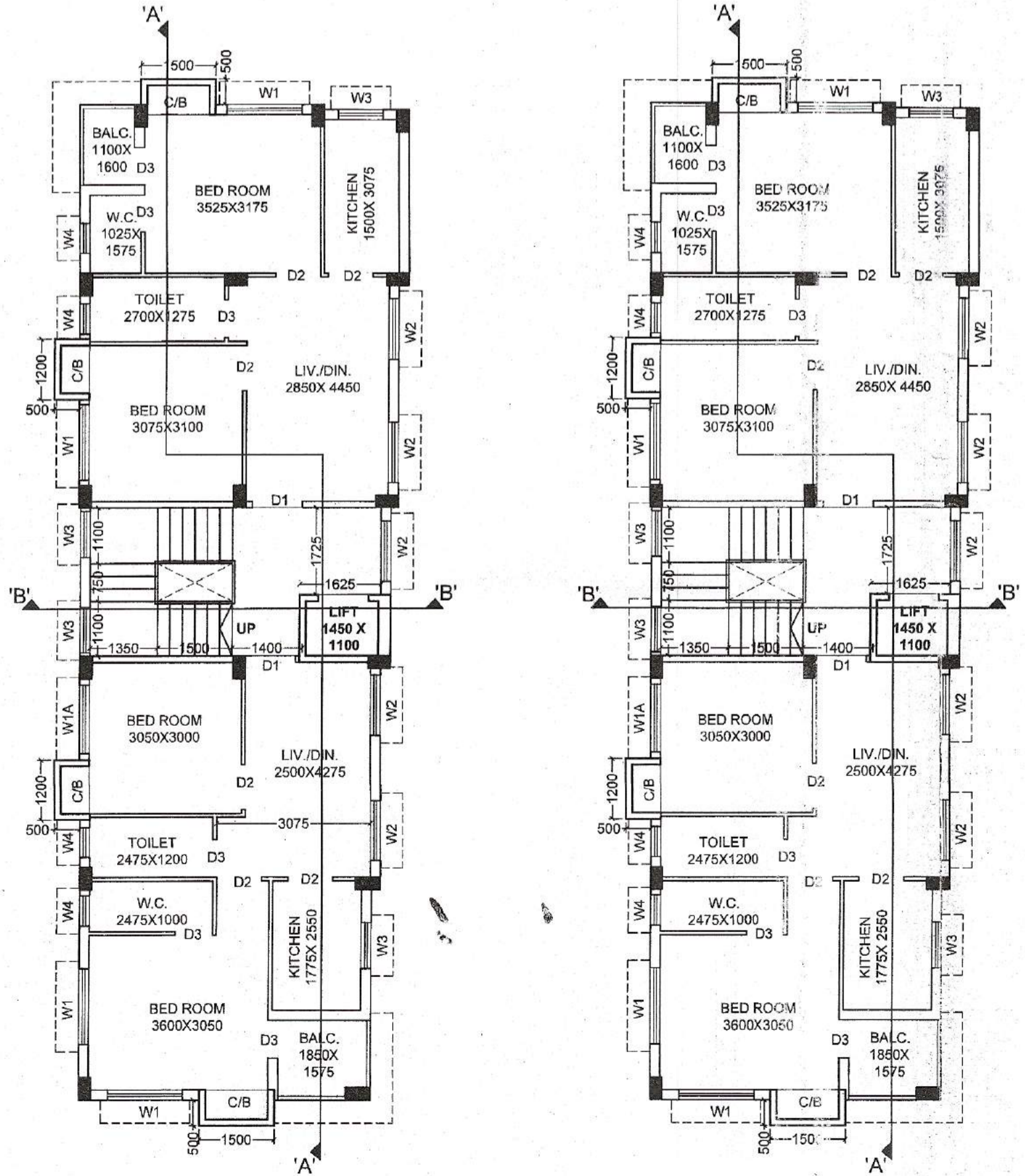


1. AREA OF "A" PORTION = (0.5X0.275X6.8) = 0.908 SQ.M
2. AREA OF "B" PORTION = (6.8X3.875) = 25.575 SQ.M
3. AREA OF "C" PORTION = (1.7X0.1) = 0.170 SQ.M

TOTAL AREA OF A, B & C = (0.908+25.57+0.170) = 26.653 SQ.M

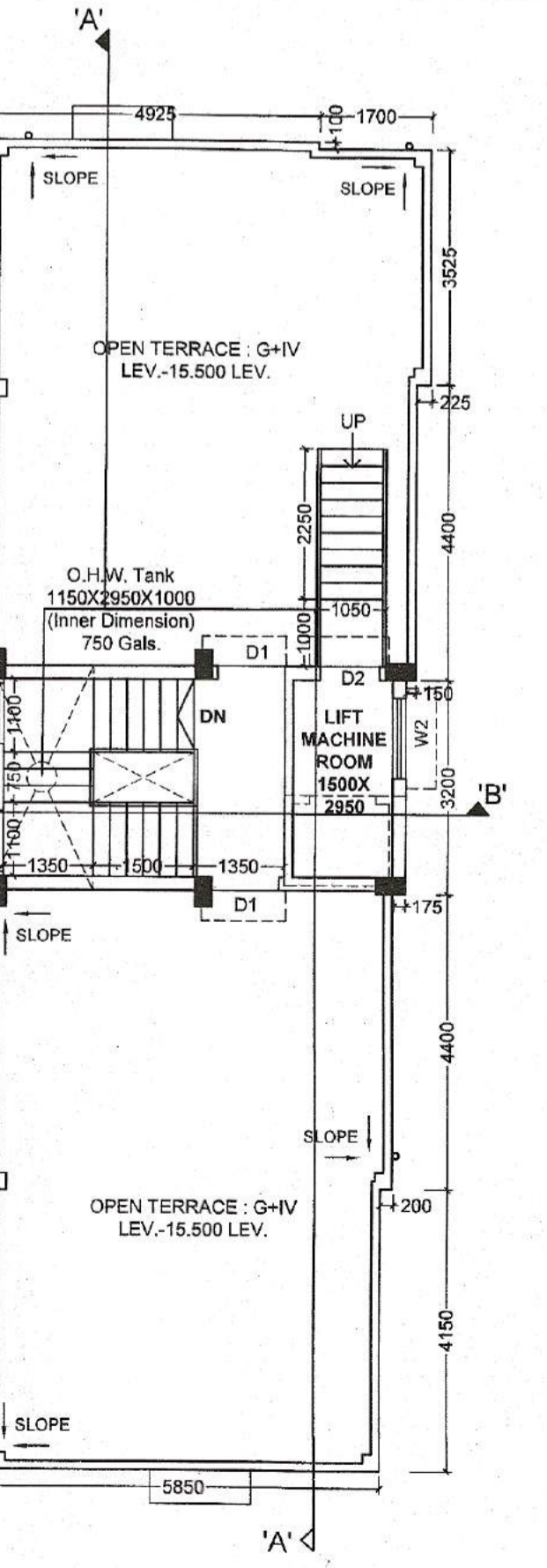
SO, AVERAGE BACK OPEN SPACE WILL BE = (26.653/6.80) = 4.039 m

GROUND FLOOR BACK AVERAGE PLAN SCALE: 1:100

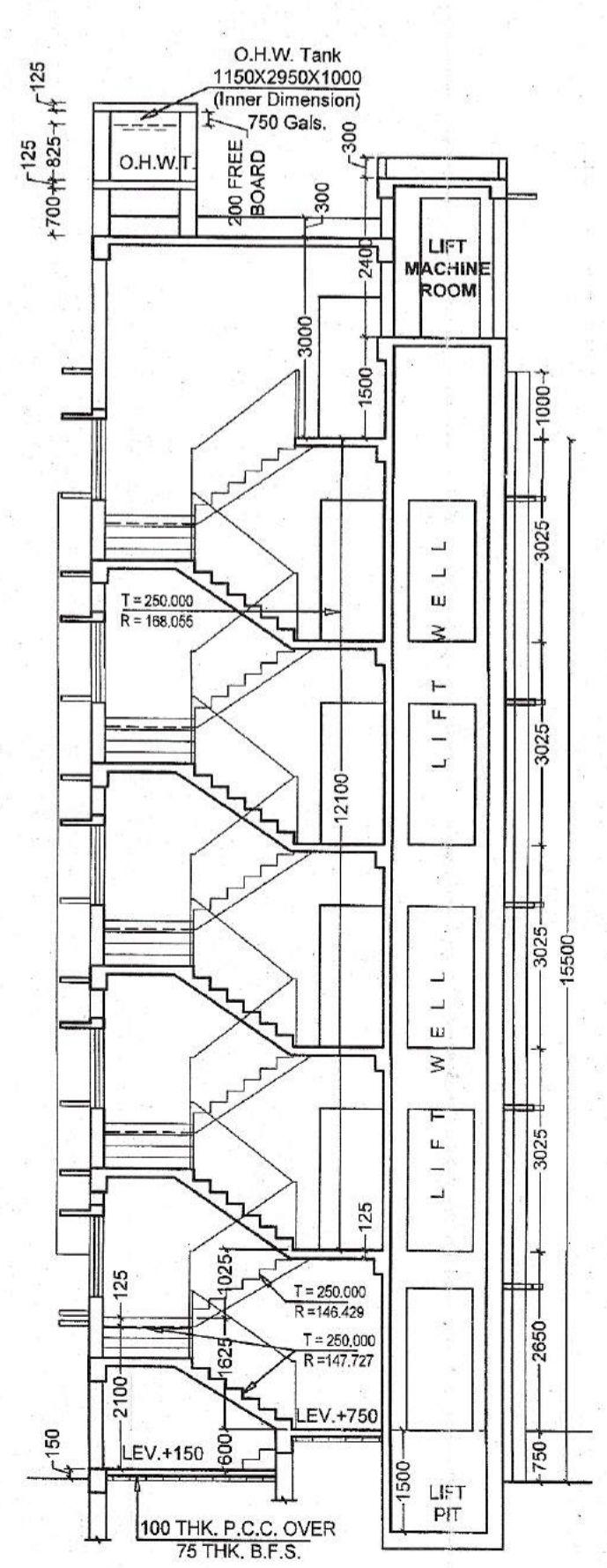


PROPOSED 1ST FLOOR PLAN SCALE: 1:100

PROPOSED TYPICAL (2ND TO 4TH) FLOOR PLAN SCALE: 1:100



PROPOSED ROOF PLAN SCALE: 1:100



SECTION: B-B SCALE: 1:100

SPECIFICATIONS

- R.C.C. FRAME STRUCTURE WITH CONC. GRADE M 20 & F 415.
- 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
- STEEL-2 SECTION WINDOWS.
- ALL FLOORS ARE MARBLE FLOORING & WATER TIGHT.
- 1.6 & 1.4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
- WATER PROOFING TREATMENT ON ROOF, OVERHEAD WATER TANK.
- P.O.P. FINISH ON INTERNAL WALLS & CEILING.

CERTIFICATE OF GEO-TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE & CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

SIGNATURE OF GEO-TECHNICAL ENGINEER
RUPAK KUMAR BANERJEE
E.G.E. NO. - 07-03(1) OF K.M.C.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DRAWING AND DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE WIND LOAD AND SEISMIC LOAD AS PER THE N.B.C. OF INDIA BASED ON SOIL TEST DONE BY M/S GEO STAR, 50, CHIT KALKAPUR, KOL-96, CONDUCTED BY RUPAK KUMAR BANERJEE (G.I.W), CERTIFIED THAT IS SAFE AND STABLE IN ALL RESPECT.

SIGNATURE OF E.S.E. MONOJENDRA DATTA B.C.E. (HONS), MIE., E.S.E.-II/155

CERTIFICATE 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 ADJUTING K.M.C. OF WIDE 6.096 M. 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 SUG/WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

SIGNATURE OF L.B.S. SANJOY SAHA CLASS-I, L.B.S. OF K.M.C. REGD. LICENSE NO. 1048(1)

DECLARATION OF OWNERS

WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE WILL ENGAGE L.B.S & E.S.E. DURING CONSTRUCTION. WE WILL FOLLOW THE INSTRUCTION OF L.B.S & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE. IF ANY SUBMITTED DOCUMENT ARE FOUND FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF SUG/WATER TANK UNDER THE GUIDANCE OF LBS/E BEFORE STARTING OF BUILDING FOUNDATION.

SIGNATURE OF OWNERS
SRI PRASANTA PAUL
SRI SUVANKAR DHAR
SRI KAMAL SAHA

BP NUMBER : 2022010121
DATE : 20/10/2022 VALID TILL : 19/10/2027

Digitally signed by SUBRATA BISWAS Date: 2022.10.20 16:34:59 +05'30'

Digitally signed by SUBHASIS DAS Date: 2022.10.20 16:38:20 +05'30'

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

GROUND FLOOR PLAN, TYPICAL (1ST TO 4TH) FLOOR PLAN, ROOF PLAN, SECTION - AA & BB, FRONT & NORTH SIDE ELEVATION.

PROJECT.

PLAN OF PROPOSED (G+IV) STORIED (HT. - 15.500 M.) RESIDENTIAL BUILDING U/S 393A OF K.M.C. BUILDING RULE 2009 & K.M.C. ACT 1980 AT PRE. NO. - 24/1A/1, NILMONI ROW, KOLKATA - 700 002, UNDER K.M.C. WARD NO - 005, BOROUGH - I, P.S. - TALA (OLD CHITPUR), U/S 393A UNDER K.M.C. B/R-2009.