



DETAIL OF PLAN PROPOSAL :-		STATEMENT OF THE PLAN PROPOSAL																																																																																																																																																																						
<p>1. ASSESSEE NO. :- 11-004-10-0119-7</p> <p>2.(i) DETAILS OF REG. DEED :- BOOK NO. - I, VOL. NO. - 40 PAGE NO. - 137 TO 60; BEING NO. - 2111 ; FOR THE YEAR - 1953</p> <p>2.(ii) DETAILS OF REG. WILL - BOOK NO. - III, VOL. NO. - 3 PAGE NO. - 1 TO 5; BEING NO. - 34 ; FOR THE YEAR - 1972</p> <p>3. DETAILS OF REG. P.O.A. - BOOK NO. - I, VOL. NO. - 1606 - 2018 PAGE NO. - 108145 TO 108165 BEING NO. - 160603315 ; FOR THE YEAR - 2018 A.D.S.R. SEALDAH, WEST BENGAL.</p> <p>4. DETAILS OF REG. BOUNDARY DECLARATION - BOOK NO. - I, VOL. NO. - 1606 - 2018 PAGE NO. - 152601 TO 152620 BEING NO. - 160604493 ; FOR THE YEAR - 2018 A.D.S.R. SEALDAH, WEST BENGAL.</p> <p>5.(a) AREA OF LAND = 6 K. 07 CH. - 19 SQFT. = 432.367 SQ.M.</p> <p>(b) NO. OF STOREY = G + IV</p> <p>6. NO. OF TENEMENT = 12 NOS.</p> <p>7. SIZE OF TENEMENT = > 75 < 100 = 8 NOS. > 50 < 75 = 4 NOS.</p>		<p>PRINCIPLE USE GROUP :- RESIDENTIAL</p> <p>PART-B:</p> <table border="1"> <tr> <td>1. AREA OF LAND - (AS PER DEED PLAN) =</td> <td>432.367</td> <td>SQ.M</td> </tr> <tr> <td>2. AREA OF LAND - (AS PER BOUNDARY DECLARATION) =</td> <td>432.367</td> <td>SQ.M</td> </tr> <tr> <td>3. A) SPRAY 0.03 150 M. B) STRIP OF LAND</td> <td>0.000</td> <td>SQ.M</td> </tr> <tr> <td>3. C) NET AREA OF LAND AFTER SPRAY & STRIP OF LAND =</td> <td>432.367</td> <td>SQ.M</td> </tr> <tr> <td>4. (i) PERMISSIBLE GROUND COVERAGE</td> <td>52.224</td> <td>% = 225.929 SQ.M</td> </tr> <tr> <td>(ii) PROPOSED GROUND COVERAGE</td> <td>52.228</td> <td>% = 225.915 SQ.M</td> </tr> <tr> <td>5. A) HEIGHT = 15.475</td> <td>M</td> <td>5. B) ROAD WIDTH = 12.192</td> <td>M.</td> </tr> </table> <p>6. PROPOSED AREA CALCULATION :-</p> <p>A. FOR RESIDENTIAL :-</p> <table border="1"> <thead> <tr> <th>AT FLOOR</th> <th>COVERED AREA</th> <th>STAIR AREA</th> <th>LIFT VOID AREA</th> <th>GR. 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TENEMENTS & CAR PARKING CALCULATION :-</p> <p>(A) RESIDENTIAL :-</p> <table border="1"> <thead> <tr> <th>MARKED</th> <th>TENEMENT SIZE (SQ.M)</th> <th>PROP. AREA TO BE ADDED (SQ.M)</th> <th>ACTUAL TENEMENT AREA (SQ.M)</th> <th>NO. OF TENEMENT</th> <th>REQUIRED NO. CAR PARKING</th> </tr> </thead> <tbody> <tr> <td>FLAT-A (1ST, 4TH)</td> <td>64.492</td> <td>13.247</td> <td>77.739</td> <td>4</td> <td>2</td> </tr> <tr> <td>FLAT-B (1ST, 4TH)</td> <td>57.724</td> <td>11.857</td> <td>69.581</td> <td>4</td> <td>1</td> </tr> <tr> <td>FLAT-C (1ST, 4TH)</td> <td>73.750</td> <td>15.149</td> <td>88.899</td> <td>4</td> <td>2</td> </tr> </tbody> </table> <p>8A. TOTAL REQUIRED CAR PARKING :- 5 NOS.</p> <p>8B. TOTAL PROVIDED CAR PARKING :- 9 NOS.</p> <p>8C. TOTAL CAR PARKING :- 4 NOS.</p> <p>8D. TOTAL CAR PARKING :- 4 NOS.</p> <p>8E. TOTAL CAR PARKING :- 4 NOS.</p> <p>8F. PERMISSIBLE AREA FOR PARKING - MINIMUM OF NUMBER OF CAR PROVIDED AND REQUIRED & LOCATION (IN SQ.M.)</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>AREA (SQ.M)</th> </tr> </thead> <tbody> <tr> <td>11.</td> <td>PERMISSIBLE F.A.R</td> <td>2.25</td> </tr> <tr> <td>12.</td> <td>PROPOSED F.A.R (989.017/119.969) 432.367-869.048/432.367</td> <td>2.210</td> </tr> <tr> <td>13.</td> <td>STAR HEAD ROOM AREA</td> <td>28.964</td> </tr> <tr> <td>14.</td> <td>OVER HEAD TANK AREA</td> <td>5.198</td> </tr> <tr> <td>15.</td> <td>AREA OF CLIP-BOARD (5.648 X 4 FLOORS)</td> <td>22.592</td> </tr> <tr> <td>16.</td> <td>AREA OF W.C. 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CAR PARKING	FLAT-A (1ST, 4TH)	64.492	13.247	77.739	4	2	FLAT-B (1ST, 4TH)	57.724	11.857	69.581	4	1	FLAT-C (1ST, 4TH)	73.750	15.149	88.899	4	2	NO.	DESCRIPTION	AREA (SQ.M)	11.	PERMISSIBLE F.A.R	2.25	12.	PROPOSED F.A.R (989.017/119.969) 432.367-869.048/432.367	2.210	13.	STAR HEAD ROOM AREA	28.964	14.	OVER HEAD TANK AREA	5.198	15.	AREA OF CLIP-BOARD (5.648 X 4 FLOORS)	22.592	16.	AREA OF W.C. AT ROOF	3.000	17.	TERRACE AREA	225.815	18.	LIFT MACHINE ROOM AREA	12.698	19.	L.M.R STAIR AREA	7.275	20.	ADDITIONAL AREA FOR FEES - (S.H.R. + LIFT MACHINE ROOM ROOF W.C. - L.M.R STAIR) = (28.964 + 12.698 + 3.000 + 7.275 + 22.592)	74.549	21.	ROOF STRUCTURE = (S.H.R. + LIFT MACHINE ROOM)	51.957	22.	ROOF W.C. - L.M.R STAIR = (28.964 + 12.698 + 3.000 + 7.275)	51.957	23.	REQUIRED GREEN AREA (2.711 %)	11.721	24.	TOTAL COMMON AREA (3.923 %)	16.961	25.	TOTAL COMMON AREA	161.013	26.	TOTAL TENEMENT AREA	783.864	27.	TOTAL RESIDENTIAL AREA	1084.342	28.	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<p>OWNER'S DECLARATION</p> <p>I/ WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT I/ WE SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.</p> <p>I/ WE SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT 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 & ADJOINING STRUCTURES.</p> <p>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./ARCHITECT BEFORE STARTING OF BUILDING FOUNDATION WORK.</p>		<p>NAME OF THE APPLICANTS</p> <p>RUPAK KUMAR BANERJEE G.T./I/3 (K.M.C.) NAME OF THE G. T. E.</p>																																																																																																																																																																						
<p>FOR OFFICE USE</p> <p>PLAN CASE NO. :- 202201074</p> <p>B.P. NO. :- 202201080</p> <p>SANCTION DATE :- 22/02/2023</p> <p>VALID UP TO :- 21/02/2028</p>		<p>ARCHITECT DECLARATION</p> <p>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 ABUTTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME.</p> <p>IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.</p>																																																																																																																																																																						
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<p>SIGNATURE OF THE E. E.(C)/BLDG./BR.-I/K.M.C.</p>		<p>ARCHITECTS</p> <p>SDB architects P534, Raja Basanta Roy Road, Gr.Floor, Kolkata-700 029, W.B, India. Tel: 033-4008 9565 66, Email: sdb.arch@gmail.com</p>																																																																																																																																																																						
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