



STATEMENT OF THE PLAN PROPOSAL																																																							
PART-A:	PART-B:																																																						
01. ASSESSEE No. : 31-109-08-2887-7	01. AREA OF LAND : AS PER TITLE DEED (04 K - 13 CH - 35 SFT) = 325.158 SQM																																																						
02. NAME OF OWNERS : SRI SANDIP CHAUDHURI & SMT. JABA CHAUDHURI	02. AS PER BOUNDARY DECLARATION=(04K-13CH-1.47SFT) = 322.043 SQM																																																						
03. NAME OF APPLICANT : SRI SRAVAN KUMAR CHOWDHURY AS C.A. OF SRI SANDIP CHAUDHURI & SMT. JABA CHAUDHURI	03. AREA OF SPLAY CORNER = NA																																																						
04. DETAILS OF REGISTERED DEED (I) : BOOK No. : 1 VOL. No. : 110 PAGE No. : 205 - 218 BEING No. : 4211 DATE : 03.10.2000 PLACE : D.S.R. III, 24 PGS.(S)	04. AREA OF STRIP = NA																																																						
05. DETAILS OF REGISTERED DEED (II) : BOOK No. : 1 VOL. No. : 126 PAGE No. : 93 - 106 BEING No. : 4831 DATE : 14.11.2000 PLACE : D.S.R. III, 24 PGS.(S)	05. LAND AREA CONSIDER = 322.043 SQM																																																						
06. DETAILS OF REGISTERED DEED OF POWER OF ATTORNEY : BOOK No. : 1 VOL. No. : 1603-2021 PAGE No.:25655-25673 BEING No.:160300935 DATE:15.02.2021 PLACE : D.S.R. III, 24 PGS.(S)	06. (I) PERMISSIBLE GROUND COVERAGE (55.932%) = 180.125 SQM (II) EXECUTED GROUND COVERAGE (49.47%) = 159.315 SQM																																																						
07. DETAILS OF REGISTERED DECLARATION OF POWER OF ATTORNEY : BOOK No. : 1 VOL. No. : 1803-2021 PAGE No.:153966-153980 BEING No.:160305182 DATE:04.08.2021 PLACE : D.S.R. III, 24 PGS.(S)	07. HEIGHT OF THE BUILDING = 15.425 M																																																						
08. DETAILS OF REGISTERED BOUNDARY DECLARATION : BOOK No. : 1 VOL. No. : 1630-2022 PAGE No.:20940-20956 BEING No.:163000441 DATE:24.01.2022 PLACE : D.S.R.-V, 24 PGS.(S)	08. DEPTH OF BUILDING = 10.675 M																																																						
09. DETAILS OF K.M.C. MUTATION CERTIFICATE : CASE No. : 0/109/10-AUG-21/38618 DATED : 10/08/2021	09. FRONTAGE OF PLOT = 18.953 M																																																						
10. DETAILS OF BILRO CONVERSION CERTIFICATE : NAME : SANDIP CHAUDHURY DATED : 01.12.2021 NAME : JABA CHAUDHURY DATED : 30.11.2021, 01.12.2021	10. TREE COVER AREA = 6.495 SQM																																																						
11. DETAILS OF BILRO CONVERSION CERTIFICATE (SHALI TO BASTU) : (a) MEMO No. - 17/209/BLLRO/KOL/22 DATED : 25/01/2022 (b) MEMO No. - 17/210/BLLRO/KOL/22 DATED : 25/01/2022 (c) MEMO No. - 17/211/BLLRO/KOL/22 DATED : 25/01/2022 (d) MEMO No. - 17/212/BLLRO/KOL/22 DATED : 25/01/2022	11. CONSTRUCTED AREA :																																																						
12. UNDERTAKING REGARDING L.R. & R.S. KHATIAN No. GIVEN BEFORE 1ST CLASS JUDICIAL MAGISTRATE,ALIPORE VIDE No.-18695 DATED-23.03.2022																																																							
13. NATURE OF LAND = 'Shali Converted To Bastu'																																																							
14. No. OF STOREY = G+IV																																																							
15. No. OF TENEMENTS = 11 Nos.																																																							
16. SIZE OF TENEMENTS : BELOW 50 SQM=3 Nos., 50-75 SQM=6 Nos. & 75-100 SQM=2 Nos.																																																							
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	12. TENEMENTS & CAR PARKING CALCULATION :																																																						
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	(B) BUSINESS :																																																						
	(i) SHOP BUILT-UP AREA = 34.930 SQM																																																						
	(ii) SHOP CARPET AREA = (12.673+8.348+9.387) = 30.408 SQM																																																						
	(iii) TOTAL REQUIRED CAR PARKING = 2 Nos. (REQUIRED CAR PARKING = NIL)																																																						
	13. TOTAL PROVIDED CAR PARKING = 4 Nos.																																																						
	14. PERMISSIBLE AREA FOR CAR PARKING = 50,000 SQM																																																						
	15. PROVIDED AREA OF CAR PARKING = 88.431 SQM																																																						
	16. PERMISSIBLE F.A.R. = 2.25																																																						
	17. CONSUMED F.A.R. = (710.864 - 50,000) / 322.043 = 2.052 < 2.250																																																						
	18. OVER HEAD TANK AREA = 6.720 SQM																																																						
	19. STAIR HEAD ROOM AREA = 15.680 SQM																																																						
	20. LIFT MACHINE ROOM AREA = 6.160 SQM																																																						
	21. LIFT MACHINE ROOM STAIR AREA = 2.613 SQM																																																						
	22. TERRACE AREA = 159.315 SQM																																																						
	23. AREA OF LOFT = 11.610 SQM																																																						
	24. AREA OF CURBOARD = 11.550 SQM																																																						
	25. OTHER AREA ONLY FOR FEES = (63.450+11.305+2.613+11.550) = 88.920 SQM																																																						
	26. ADDITIONAL AREA FOR FEES = (15.680+6.160+2.613+11.610+11.550) = 47.612 SQM																																																						
	27. TOTAL AREA FOR FEES = 833.233 SQM																																																						
	CERTIFICATE OF STRUCTURAL ENGINEER																																																						
	I HEREBY CERTIFY THAT THE ERECTION OF THE BUILDING ON PREMISES No.-2762, NAYABAD, WARD No.-109, BOROUGH-XII, KOLKATA-700099, P.S.-PURBA JADAVPUR (OLD), PANCHASAYER (NEW), HAS BEEN SUPERVISED BY ME AND HAS BEEN COMPLETED WHOLLY ON 29.02.2024, ACCORDING TO THE PLAN SANCTION VIDE B.S. PLAN No.-2022120120, DATED-31.05.2022. THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE SANCTIONED PLAN & TO MY BEST SATISFACTION. THE WORKMANSHIP AND ALL THE MATERIALS (TYPE & GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH GENERAL AND DETAILED SPECIFICATION. NO PROVISION OF K.M.C. ACT 1980 AND K.M.C. BLDG. RULES 2009 HAVE BEEN VIOLATED IN COURSE OF THE WORK. THE BUILDING IS STRUCTURALLY SAFE AND STABLE IN ALL RESPECT AND FIT FOR USE WHICH IT HAS BEEN ERRECTED. DUE TO CONSTRUCTION OF O.H. RESERVOIR, UNDERGROUND RESERVOIR, LIFT MACHINE ROOM AND STAIR HEAD ROOM THE STABILITY OF STRUCTURE WILL NOT BE EFFECTED.																																																						
	DIPANKAR BHOWMICK E.S.E. - CLASS - 11/343 NAME OF STRUCTURAL ENGINEER																																																						
	CERTIFICATE OF GEO-TECH. 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 EXECUTED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.																																																						
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	ASHOKE BARDHAN ARCHITECT - CA / 87 / 11057 NAME OF ARCHITECT																																																						
	DECLARATION OF OWNER/APPLICANT																																																						
	I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I HAVE ENGAGED L.B.A. & E.S.E. DURING CONSTRUCTION.																																																						
	I HAVE FOLLOWED THE INSTRUCTION OF L.B.A. & 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 STRUCTURES.																																																						
	IF ANY SUBMITTED DOCUMENTS ARE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN/COMPLETION PLAN.																																																						
	THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.A./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.																																																						
	DURING DEPARTMENTAL INSPECTION THE PLOT IS IDENTIFIED BY ME.																																																						
	SRI SRAVAN KUMAR CHOWDHURY AS CONSTITUTED ATTORNEY OF SRI SANDIP CHAUDHURI & SMT. JABA CHAUDHURI NAME OF OWNER/APPLICANT																																																						
	PROJECT : FULL COMPLETION PLAN OF G+IV STORIED RESIDENTIAL BUILDING OF HEIGHT 15.425 M (U/S- 393 A OF CMC ACT, 1980 UNDER BUILDING RULE, 2009) AT PREMISES No. - 2762, NAYABAD, WARD No. - 109, BOROUGH - XII, KOLKATA - 700099, P. S. - PURBA JADAVPUR (OLD), PANCHASAYER (NEW) R.S. DAG No. - 195, R. S. KHATIAN No. - 127, L. R. KHATIAN No. - 1291, 1292, 2572 & 2573, MOUZA - NAYABAD, J. L. No. - 25. AS SANCTIONED VIDE B. P. No. - 2022120120 DATED - 31.05.2022.																																																						
	PLAN CASE No. - 2021120348																																																						
	BUILDING PERMIT No. - 2022120120																																																						
	SANCTION DATE - 31.05.2022																																																						
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	CC No. - 2024120149 DATE 27/09/2024																																																						
	DIGITAL SIGNATURE OF A.E. DIGITAL SIGNATURE OF E.E.																																																						