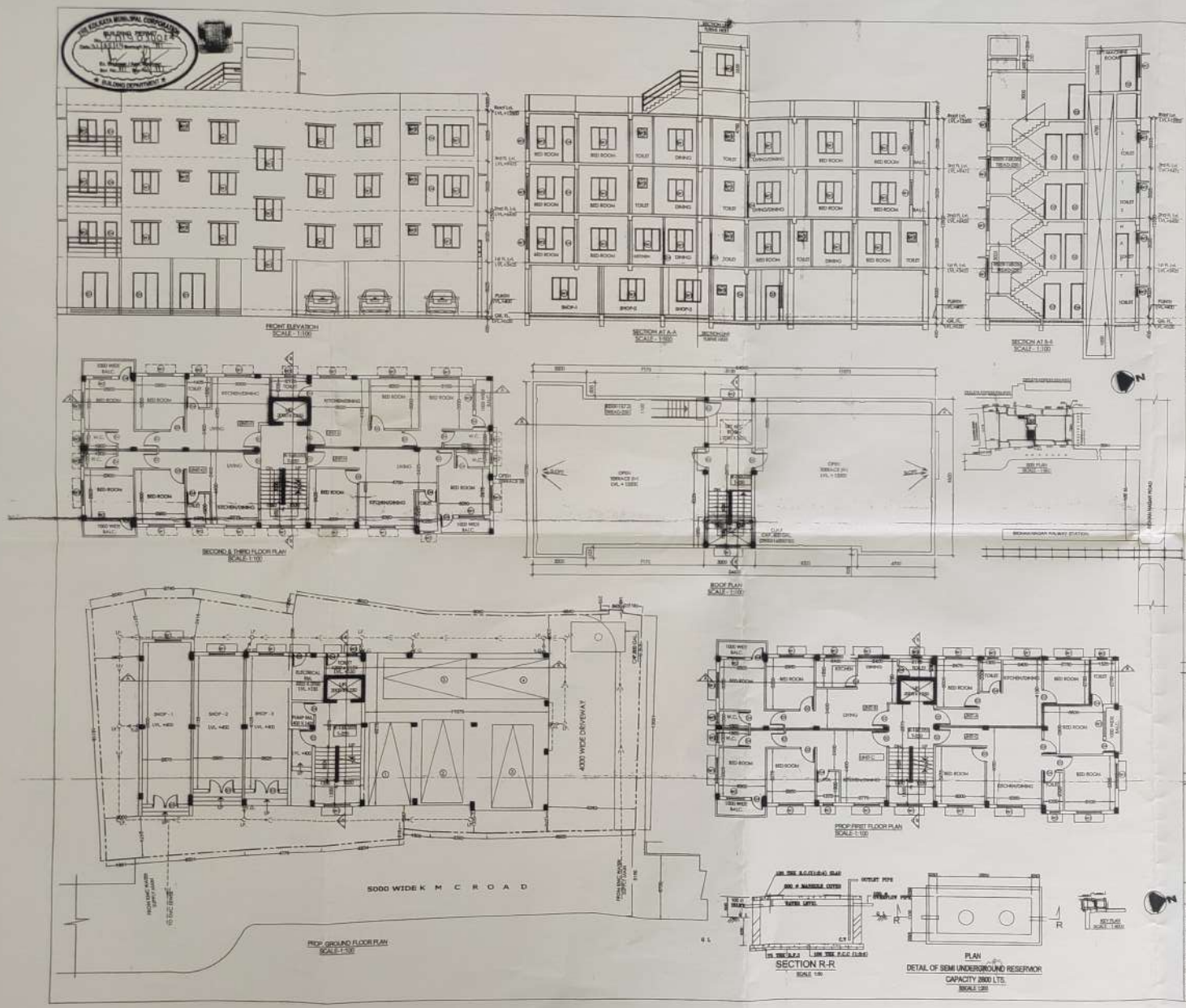

STATEMENT OF THE PLAN CASE NO:-

PART-A

1. ADDRESS NO: 105/3/01/130.
2.a) DETAIL OF REGISTERED DEED:
BOOK NO.1 VOL. NO.-1905-2017 PAGE NO.-110198 TO 110213
REGN NO.-190304410 YEAR 2017, PLACE:S.R-III, 24-PGS.
2.b) DETAIL OF BOUNDARY DECLARATION:
BOOK NO.-1 VOL. NO.-1906-2018 PAGE NO.-133987 TO 133700
REGN NO.-190904060 YEAR:2018,PLACE: A.D.S.R. DEALDAR.
3. a) AREA OF LAND(AS PER DEED) 6K-13CH-15.13SQFT = 457.082 SQ.M
b) NO.OF STOREY - G+THREE(03)
4. a) NO. OF TENEMENTS - 12 NOS.
5. SIZE OF TENEMENTS - BELOW 80 Sqm
: 50 SQ.M TO 79 Sqm 00 cent
: 79 SQ.M TO 100 Sqm 01 cent

PART-B:

1. AREA OF LAND:-
AS PER TITLE OF DEED:- 6K-13CH-15.13SQFT = 457.082 SQ.M
2. AS PER BOUNDARY DECLARATION =457.082 SQ.M.
3. (i) PERMISSIBLE GROUND COVERAGE (54.75%) = 250.317 SQ.M
(ii) PROPOSED GROUND COVERAGE (51.392 %) = 234.91 SQM.
4. PROPOSED HEIGHT:- 13.500 M.

6A. PROPOSED AREA (AREA STATEMENT):-

		OPTION			TOTAL COMPUTED AREA			
	TOTAL COVERED AREA	PLAY AREA/ PARK AREA	NET COVERED AREA	FLOOR AREA RATIO	CARPET AREA	PLIT AREA	NET COVERED AREA
GROUND FLOOR	234.208 SQ.M.	NIL	234.208 SQ.M.	0.000 SQ.M	0.000 SQ.M	0.000 SQ.M	234.208 SQ.M
1ST FLOOR	234.217 SQ.M.	0.00 SQ.M.	233.41 SQ.M.	0.000 SQ.M	0.000 SQ.M	0.000 SQ.M	233.41 SQ.M
2ND FLOOR	234.208 SQ.M.	0.00 SQ.M.	234.208 SQ.M.	0.000 SQ.M	0.000 SQ.M	0.000 SQ.M	234.208 SQ.M
3RD FLOOR	234.208 SQ.M.	0.00 SQ.M.	231.799 SQ.M.	0.000 SQ.M	0.000 SQ.M	0.000 SQ.M	231.799 SQ.M
TOTAL	937.834 SQ.M.	0.00 SQ.M.	933.164 SQ.M.	00.00 SQ.M	00.00 SQ.M	00.00 SQ.M	933.164 SQ.M

6B. TENEMENTS & CAR PARKING CALCULATION :-
(A) RESIDENTIAL

NO.	TENEMENT AREA	PROPORTIONATE TENEMENT AREA	AREA FOR ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	TENEMENT SIZE	REQUIRED CAR PARKING
1	50.00 SQ.M	0.1667	8.335 SQ.M	58.335 SQ.M	1	50-75	1
2	67.00 SQ.M	0.1667	11.169 SQ.M	78.169 SQ.M	1	50-75	
3	75.00 SQ.M	0.1667	12.503 SQ.M	87.503 SQ.M	1	50-75	
4	75.00 SQ.M	0.1667	12.503 SQ.M	87.503 SQ.M	1	50-75	1 NO.
5	75.00 SQ.M	0.1667	12.503 SQ.M	87.503 SQ.M	1	50-75	
6	75.00 SQ.M	0.1667	12.503 SQ.M	87.503 SQ.M	1	50-75	
7	75.00 SQ.M	0.1667	12.503 SQ.M	87.503 SQ.M	1	50-75	
8	75.00 SQ.M	0.1667	12.503 SQ.M	87.503 SQ.M	1	50-75	
9	75.00 SQ.M	0.1667	12.503 SQ.M	87.503 SQ.M	1	50-75	
10	75.00 SQ.M	0.1667	12.503 SQ.M	87.503 SQ.M	1	50-75	
11	75.00 SQ.M	0.1667	12.503 SQ.M	87.503 SQ.M	1	50-75	
12	50.00 SQ.M	0.1667	8.335 SQ.M	58.335 SQ.M	1	50-75	
TOTAL CAR PARKING REQUIRED (RESIDENTIAL)							1 NO.
TOTAL CAR PARKING PROVIDED (NIL)							1 NO.

(B) SHOP BUILT-UP AREA =407.408 SQM.
(C) SHOP CARPET AREA = 75.000 SQM.
TOTAL REQUIRED MERCANTILE CAR PARKING = 1 NOS.
(D). TOTAL REQUIRED CAR PARKING(RESIDENTIAL+MERCHANTILE) = 3 NOS.
(E). TOTAL PROPOSED CAR PARKING= 3 NOS.
(F). PERMISSIBLE AREA FOR PARKING = (1.25 SQ.M)
(G). PROPOSED AREA OF PARKING = (94.291 SQ.M
(H). PROPOSED F.A.R = 1.73
(I). PROPOSED T.A.R= 1.53+(1.25)
(J). STAIR HEAD ROOM AREA = 16.200 SQ.M
(K). LIFT MACHINE ROOM AREA = 9.000 SQ.M
(L). ABOVE WATER OF AUTHORITY (F.W.A)= NIL
(M). OVER HEAD TANK AREA = 10.200 SQ.M
(N). LIFT MACHINE ROOM OTHER AREA = 3.375 SQ.M.
(O). AREA OF LOFT NIL
(P). OTHER AREA ONLY FOR FREE = (5750.sqmtr) - (4375.(Off Site) = 1375 SQ.M

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 STATED THEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

Rupak Kumar Banerjee
SIG. OF GEOTECH ENGINEER
RUPAK KUMAR BANERJEE
M.E., CHARTERED ENGINEER
(RUPAK KUMAR BANERJEE)
B.C.E., M.E., MRC
M.I.E., CHARTERED ENGINEER
(RUPAK KUMAR BANERJEE)
GEOTECH ENGINEERS, PVT. LTD.
K.M.C.
LICENCE NO :-
DESIGN :-

CERTIFICATE OF STRUCTURAL ENGINEER:

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER K.M.C OF INDIA AND BASED OF SOIL INVESTIGATION REPORT BY GEOTEST ENGINEERS, PVT. LTD. (MR. RUPAK KUMAR BANERJEE) CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

ANKIT AGARWALA
B.E. (CIVIL) M.E (STR)
SIG. OF STRUCTURAL ENGINEER
ANKIT AGARWALA
B.E.(CIVIL) M.E.(STR)
LICENCE NO :-
DESIGN :-

DECLARATION OF ARCHITECT

CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009. AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EX STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK IT IS PARTLY OCCUPIED BY THE OWNER.

ARRSAN BAKSHI
Architect
SIGNATURE OF ARCHITECT
ARRSAN BAKSHI
ARCHITECT
LICENCE NO-CA/2002/00787

DECLARATION OF OWNER:

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S & S.E.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S & S.E.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/FAKE THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF B.U.O.W.R TAKEN UNDER THE GUIDANCE OF LISENSE BEFORE STARTING OF BUILDING FOUNDATION.

For T. N. Gupta Pvt. Ltd.
Director/Authorised Signatory
SIGNATURE OF OWNER

GROUND FLOOR PLAN, FIRST TO THIRD FLOOR PLAN, ROOF PLAN, EXISTING PLAN, U.G.WATER RESERVOIR, PLAN & SECTION OF SEPTIC/SANK LOCATION PLAN, SITE PLAN, SECTION-A,A & B,B, FRONT ELEVATION

PROJECT:

PROPOSED G+THREE STORIED RESIDENTIAL BUILDING PLAN AT PREMISES NO: 105/3,BIDHANNAGAR,ROAD, WARD NO-032, BOROUGH NO:-III,KOLKATA-700067, UNDER KOLKATA MUNICIPAL CORPORATION. SANCTION UNDER BUILDING RULE 2009 & UNDER SECTION -393A OF K.M.C -ACT 1980.