

MAIN CHARACTERISTICS OF THE PROPOSAL

- PART - A**
- ASSEESSEE NO -210980807514
 - NAME OF THE RECORDED OWNER - SMT JHUMA MODAK, SMT ANJANA NATH, SMT RANJANA DAS, SMT ALPANA DAS, SMT CHANDANA SHARMA
 - NAME OF THE APPLICANT - SRI AMARNATH MAHATA PROPRIETOR OF M/S. AMARNATH ENTERPRISE AND CONSTITUTED ATTORNEY OF SMT JHUMA MODAK, SMT ANJANA NATH, SMT RANJANA DAS, SMT ALPANA DAS, SMT CHANDANA SHARMA
 - DETAILS OF REGISTERED DEED OF PARTITION - BOOK NO - I, VOLUME NO - 1601-2016, PAGE FROM 67222 TO 67251, BEING NO - 160102274 FOR THE YEAR - 2016, REG. AT - D.S.R. - I SOUTH 24-PARGANAS DATE - 11/07/2016
 - DETAILS OF REGISTERED DEED OF GIFT - BOOK NO - I, VOLUME NO - 1603-2023, PAGE FROM 411856 TO 411872, BEING NO - 160314295 FOR THE YEAR - 2023, REG. AT - D.S.R.-III SOUTH24-PARGANAS, DATE - 06/10/2023
 - DETAILS OF REGISTERED GENERAL POWER OF ATTORNEY - BOOK NO - I, VOLUME NO - 1603-2023, PAGE FROM 418652 TO 418671, BEING NO - 160316054 FOR THE YEAR 2023, REG. AT D.S.R. - III SOUTH 24-PARGANAS, DATE - 11/10/2023
 - DETAILS OF REGISTERED BOUNDARY DECLARATION - BOOK NO - I, VOLUME NO - 1630-2024, PAGE FROM 2485 TO 2495, BEING NO - 163000104 FOR THE YEAR - 2024, REG. AT - D.S.R. - V SOUTH 24 PARGANAS, DATE - 17/01/2024

- PART - B**
- (a) AREA OF PLOT OF LAND:- 02K-06CH-37 Sft = 162.300 Sqm (AS PER DEED, ASSESSMENT BOOK COPY)
(b) AREA OF PLOT OF LAND :- (02K-06CH-6.93Sft) = 159.507 Sqm (AS PER BOUNDARY DECLARATION)
 - PERMISSIBLE GROUND COVERAGE - 102.986 Sqm (65%) (AS PER CIRCULAR NO 4)
 - PROPOSED GROUND COVERAGE - 102.986 Sqm (59.26 %)
 - PROPOSED AREA :-

FLOOR	TOTAL FLOOR AREA	TOTAL EXMP. AREA	NET FLOOR AREA
GROUND	94.532 Sqm	8.50 Sqm	86.032 Sqm
FIRST	102.987 Sqm	8.50 Sqm	94.487 Sqm
SECOND	102.987 Sqm	8.50 Sqm	94.487 Sqm
TOTAL	300.506 Sqm	25.50 Sqm	275.006 Sqm

5) TENEMENT AND PARKING CALCULATION

TENE. MKD.	TENE. AREA (Sqm)	COMMON AREA (Sqm)	ACTUAL TENE AREA INCLUDING COMMON AREA	TENE. NO.	REQUIRED PARKING	PROPOSED PARKING
A	38.835	4.533	43.368 Sqm	1	ONE	ONE
B	20.889	2.438	23.328 Sqm	1		
C	40.221	4.695	44.916 Sqm	2		
D	53.175	6.206	59.381 Sqm	1		
E	27.848	3.250	31.098 Sqm	1		
F	25.327	2.956	28.283 Sqm	1		

SHOP AREA AT GROUND FLOOR = 11.038 Sqm
CARPET AREA OF SHOP = 7.871 Sqm

- B) NOS. OF PARKING PROVIDED i) COVERED - NIL & OPEN - ONE
- C) PERMISSIBLE AREA FOR PARKING a) GROUND FLOOR = 25 Sqm
D) ACTUAL AREA OF PARKING PROVIDED = 14.178 Sqm
6) PERMISSIBLE F.A.R. = 1.75
7) PROPOSED F.A.R. = (275.006 - 14.178) / 159.507 = 1.635 < 1.75
8) STATEMENT OF OTHER AREAS :-

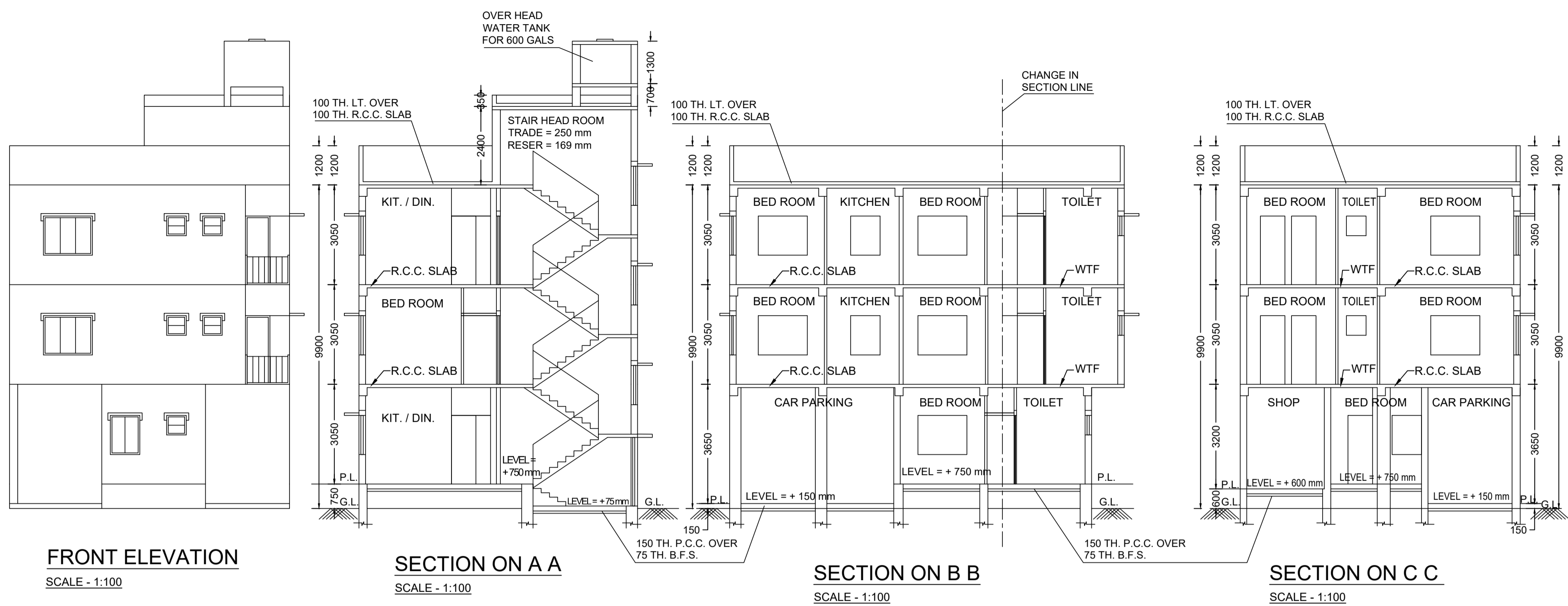
	LOFT	CUPBOARD	LEDGE / TEND
GROUND FLOOR	2.208 Sqm	NIL	NIL
FIRST FLOOR	3.234 Sqm	NIL	NIL
SECOND FLOOR	3.249 Sqm	NIL	NIL
TOTAL	8.691 Sqm	NIL	NIL

10) COMMON AREA
i) AT GROUND FLOOR = 9.591 Sqm
ii) AT OTHER FLOOR (9.591X2) = 19.182 Sqm
11) STAIR HEAD ROOM AREA = 11.681 Sqm
12) LIFT MACHINE ROOM AREA = NIL
13) ROOF TOILET AREA (IF ANY) = NIL
14) AREA OF OVER HEAD WATER TANK = 5.250 Sqm
15) ADDITIONAL AREA FOR FEES = 11.681 + 8.691 = 20.372 Sqm
16) TOTAL AREA FOR FEES = (300.506 + 20.372) = 320.878 Sqm
17) TREE COVER AREA = 1.850 Sqm

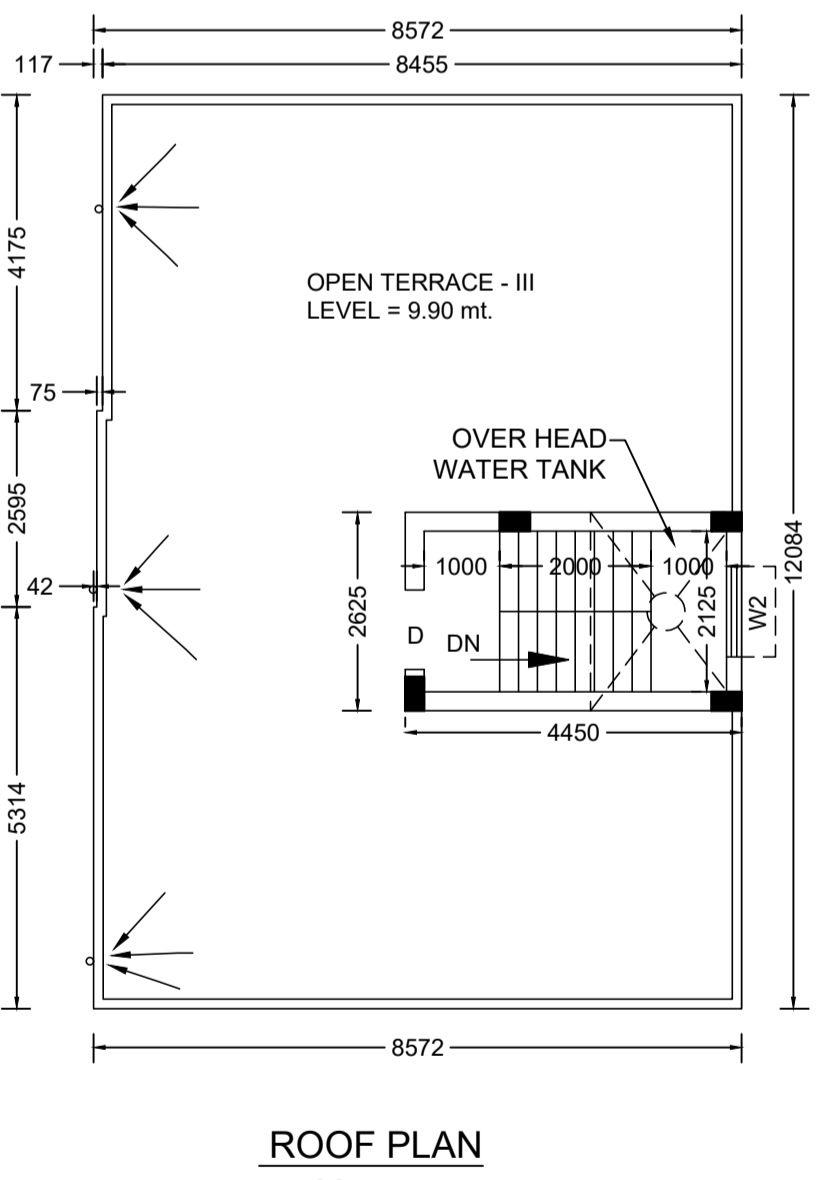
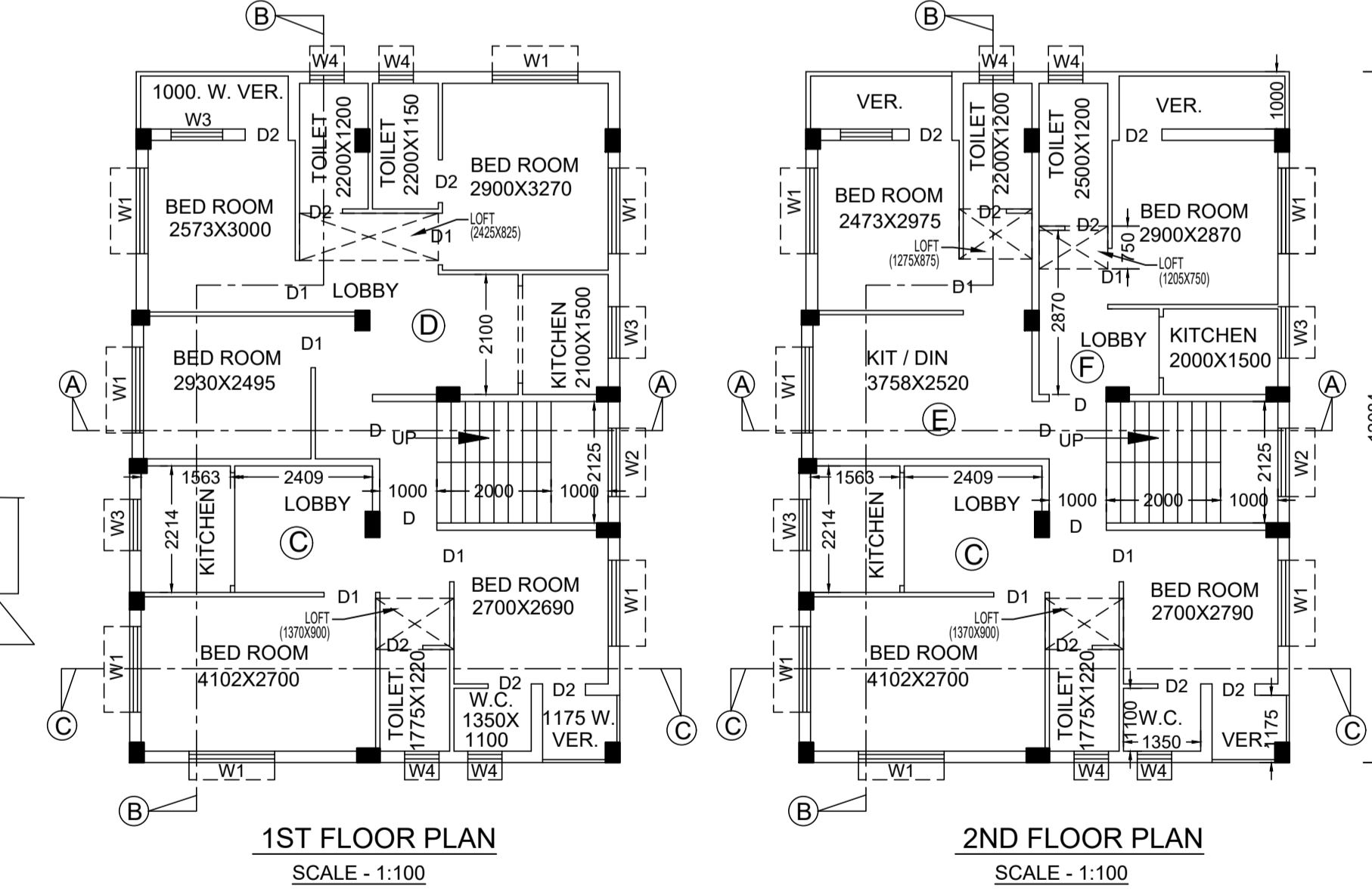
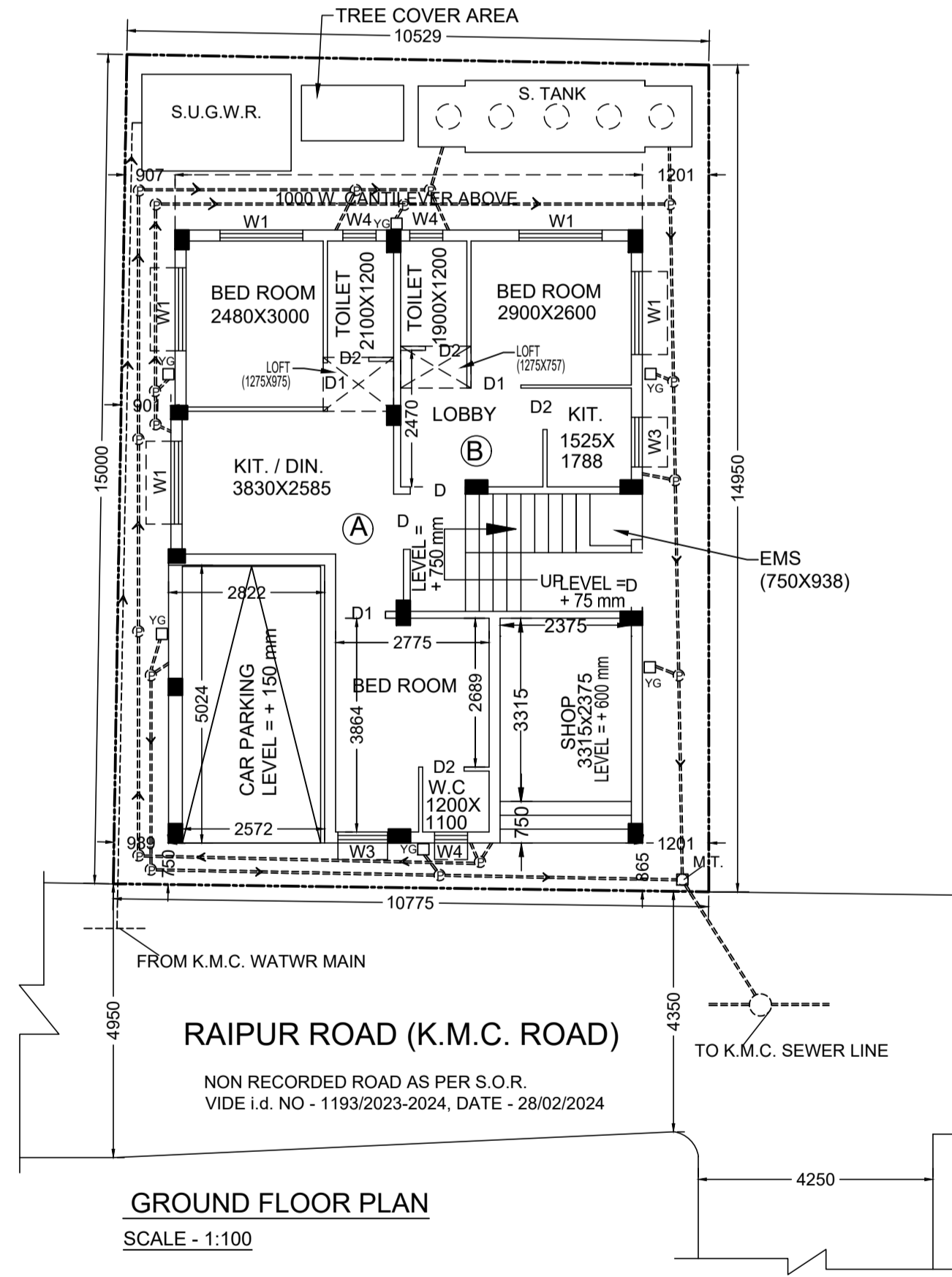
PROPOSED THREE STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AND AS PER CIRCULAR NO 4 OF 2017-18 DATED ON 01-08-2017 VIDE MOA ITEM NO 41.8 DATED ON 07-04-2017 AT PREMISES NO: 64/6/A, RAIPUR ROAD IN WARD NO - 98, BOROUGH - X, P.S. - JADAVPUR, KOLKATA - 700092.

NOTE:-
ALL DIMENSIONS ARE IN MILLIMETERS
SCALE = 1:100, 1:200, 1:50, 1:600 & 1:4000
N.B. MATERIALS AND CONSTRUCTION AS PER I.S. CODE
BUILDING PERMIT NO :- 2024100011 DATE :- 09/04/2024
VALID UPTO :- 08/04/2029

DIGITAL SIGNATURE OF ASSISTANT ENGINEER(CIVIL), BR.- X OF K.M.C.



NOTE
THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION. PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME DEMOLITION OF EXISTING STRUCTURE AND CONSTRUCTION OF BUILDING, AND SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR, AND DEMOLISHING OF EXISTING STRUCTURE



SPECIFICATION

- 75mm THICK BRICK FLAT SOLING IN FOUNDATION AND FLOOR WILL BE 1st CLASS JHAMA BRICK.
- 150mm THICK P. C. C. IN FOUNDATION AND FLOOR WILL BE (1:1.5) CEMENT SAND AND 30mm DOWN JHAMA KOHA.
- 4.25mm D. P. C. WILL BE WITH (1:1:2) CEMENT SAND AND QUARTER CHIPS WITH PROPER WATER PROOFING COMPOUND.
- 200 mm THICK LOAD BEARING WALL WILL BE 1st CLASS BRICK WITH (1:6) CEMENT SAND MORTAR.
- 125mm & 75mm THICK PARTITION WALL WILL BE 1st CLASS BRICK WITH (1:4) CEMENT SAND MORTAR
- ALL R. C. C. WORK WILL BE (1:2:4) CEMENT SAND & 20mm DOWN STONE CHIPS.
- GRADE OF CONCRETE - M20
- GRADE OF STEEL - Fe-415

DECLARATION OF L. B. S.
I CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K. M. C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME INCLUDING THE ABUTTING 4.35 Mt. to 4.95 Mt. WIDE K. M. C. ROAD ON THE NORTHERN SIDE (FRONT) CONFIRM WITH THE PLAN AND IT IS BUILD-ABLE SITE AND NOT A TANK OR FILLED UP LAND.
THE PLOT DEMARCATED BY BOUNDARY WALL THE PLOT IS VACANT
THE SIGNATURE OF OWNERS / APPLICANTS AUTHENTICATED BY ME.

SRI KINGSUK NANDI
L.B.S. NO - 1313 CLASS - I (K.M.C.)
NAME OF THE L.B.S

DECLARATION OF STRUCTURAL ENGINEER
I CERTIFIED THAT THE STRUCTURAL DESIGN AND DRAWING BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA. AND I CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SRI SAKTI BRATA BHATTACHARYYA
E.S.E NO - 116 CLASS - I (K.M.C.)
NAME OF THE STRUCTURAL ENGINEER

DECLARATION OF OWNERS
WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE THE L.B.S. DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN)
K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE
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 GUIDANCE OF L.B.S. BEFORE STARTING OF THE BUILDING FOUNDATION
DURING SITE INSPECTION, WE WERE PHYSICALLY PRESENT AND DULY IDENTIFIED THE PLOT
THE PLOT IS DEMARCATED BY BOUNDARY WALL AND THE PLOT IS VACANT THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

SRI AMARNATH MAHATA PROPRIETOR OF M/S. AMARNATH ENTERPRISE AND CONSTITUTED ATTORNEY OF SMT JHUMA MODAK, SMT ANJANA NATH, SMT RANJANA DAS, SMT ALPANA DAS, SMT CHANDANA SHARMA
NAME OF THE OWNERS / APPLICANT