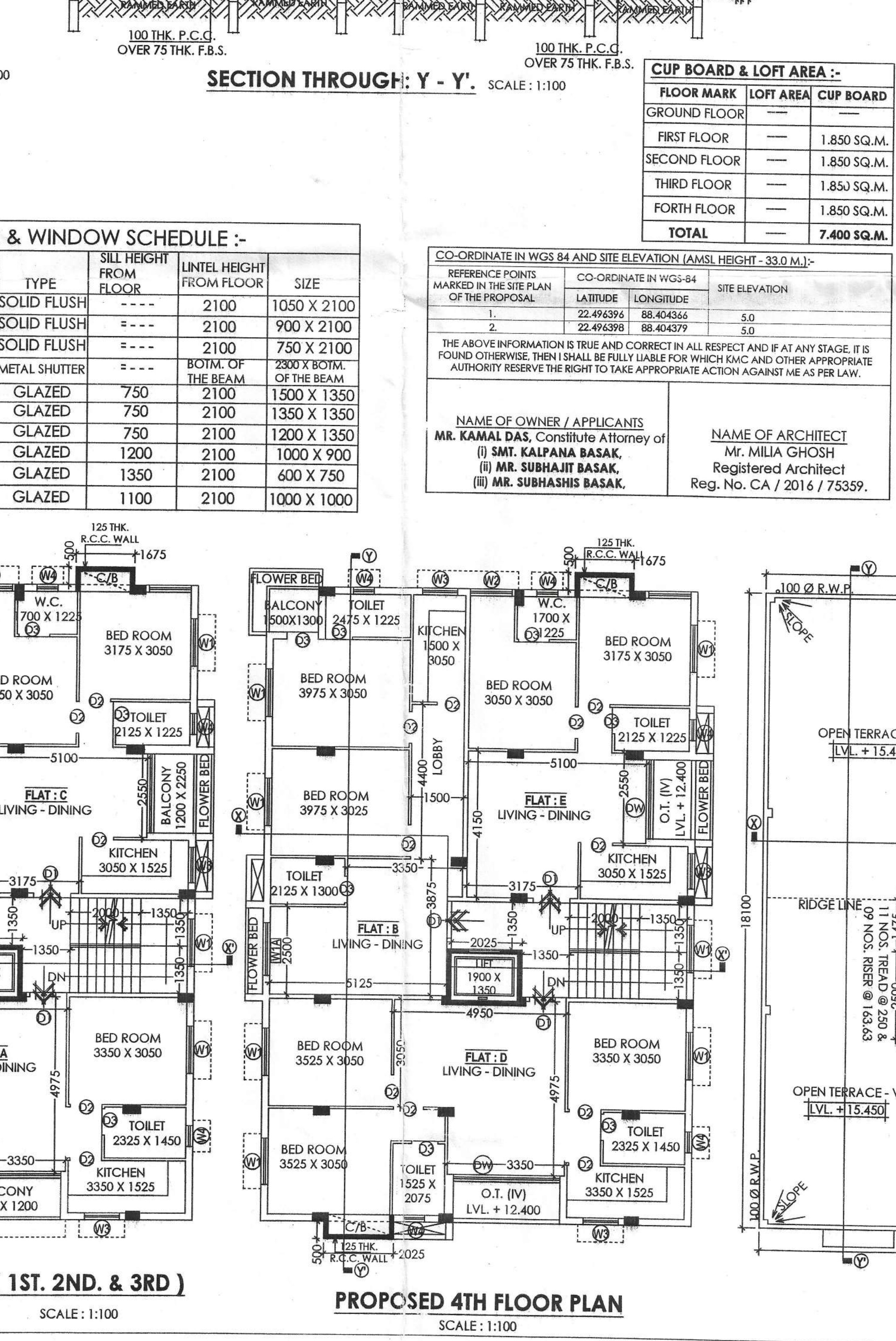
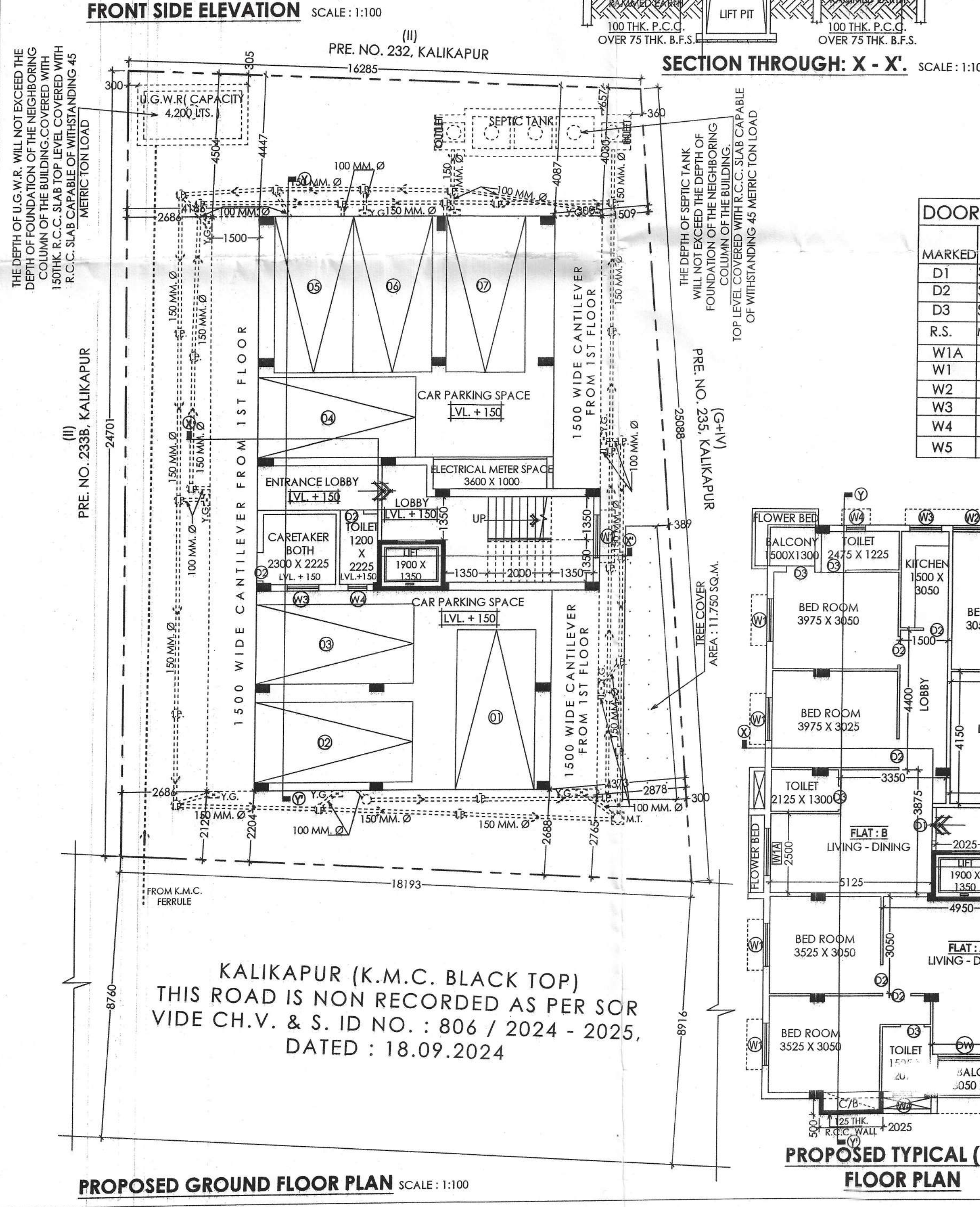
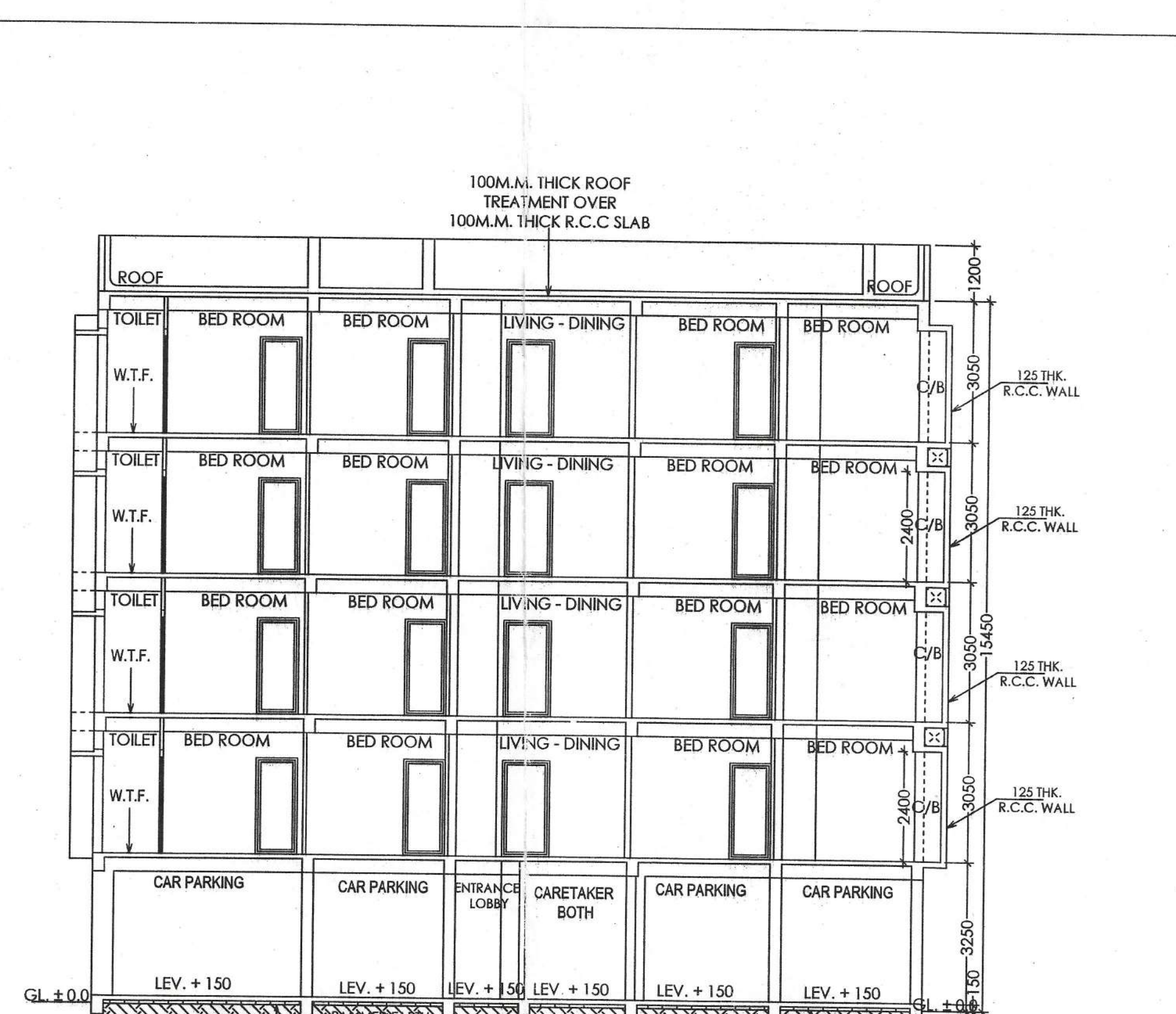
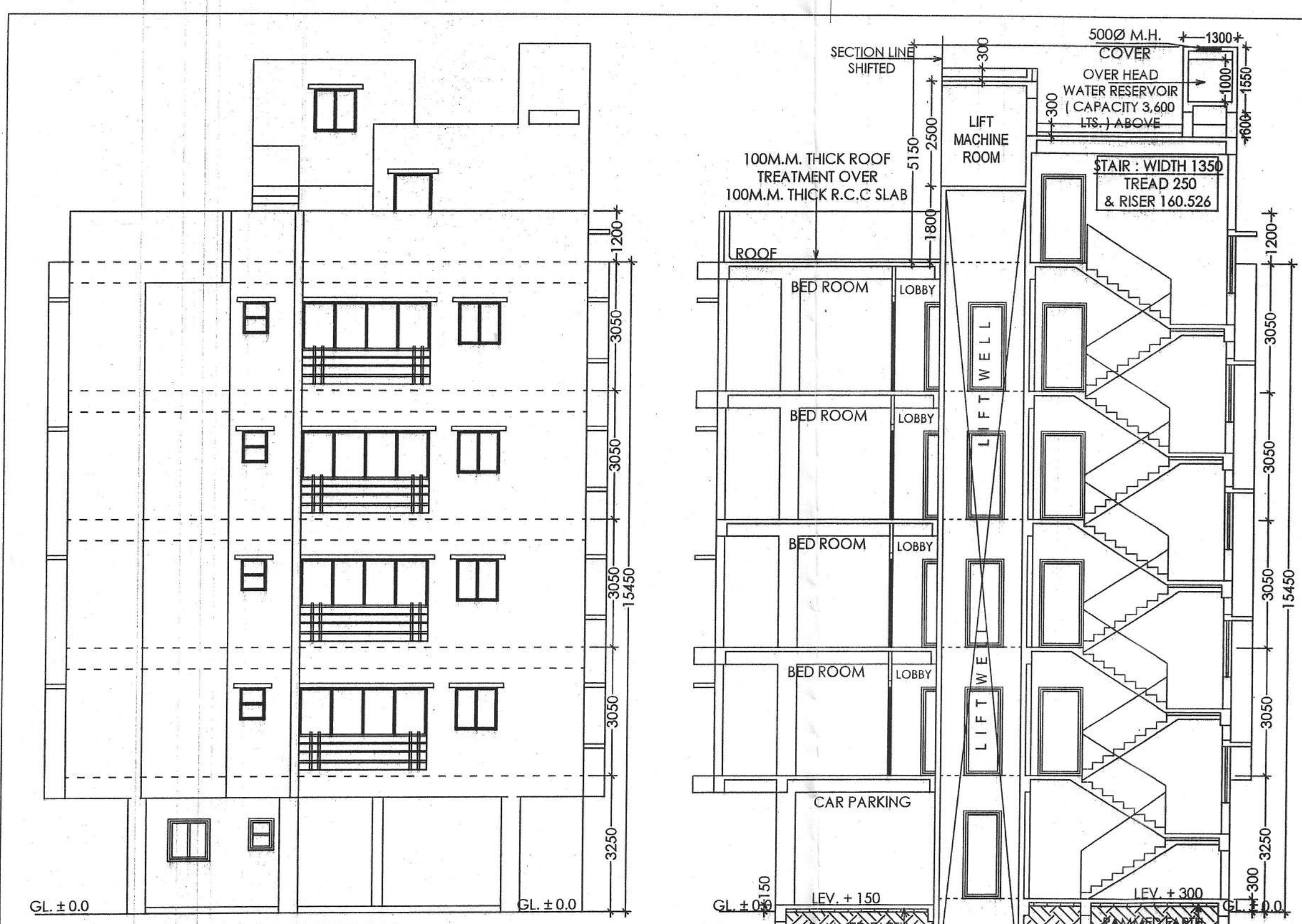




MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A
1. ASSESSEE NO. : 31 - 109 - 06 - 1187 - 6
2. NAME OF OWNER : (i) SMT. KALPANA BASAK, (ii) MR. SUBHAJIT BASAK, (iii) MR. SUBHASHIS BASAK.
3. NAME OF OWNER / APPLICANTS : MR. KAMAL DAS, Constituted Attorney of (i) SMT. KALPANA BASAK, (ii) MR. SUBHAJIT BASAK, (iii) MR. SUBHASHIS BASAK.
4. DETAILS OF REGD. DEED:-
BOOK NO. VOLUME NO. PAGES BEING NO. DATED OFFICE
I 82 129 - 135 3256 20.11.1996 A.D.S.R. SEALDAH

5. DETAILS OF POWER OF ATTORNEY:-
BOOK NO. VOLUME NO. PAGES BEING NO. DATED OFFICE
I 1603-2022 574031 - 574047 160317814 22.11.2022 D.S.R.-III SOUTH 24-PARGANAS

6. DETAILS OF BOUNDARY DECLARATION:-
BOOK NO. VOLUME NO. PAGES BEING NO. DATED OFFICE
I 1603-2024 336716 - 336725 160313023 02.08.2024 D.S.R.-III SOUTH 24-PARGANAS

B.L.L.R.O. CONVERSION CERTIFICATE:
VIDE MEMO NO. 51A (C) / 67 / 2801 / 1 (2) / P / 24, DATED : 12 / 07 / 2024.

B.L.L.R.O. MUTATION COPY NO.: 1630020, DATE : 20 / 01 / 2025.

K.M.C. MUTATION CERTIFICATE:
O / 109 / 13 - DEC - 22 / 46621, DY. ASSESSOR - COLLECTOR (B.R.-XII), DATED : 13 / 12 / 2022.

AFFIDAVIT BEFORE THE FIRST CLASS JUDICIAL MAGISTRATE AT ALIPORE
REGARDING LEGAL HEIRS VIDE NO. 8734, DATED : 05 / 12 / 2022.

ABSTRACT AREA STATEMENT:
AREA OF THE LAND : 06 KH. - 07 CH. - 38 SQ.FT. i.e. 434.132 SQ.M. i.e. 4.673 SQ.FT. (AS PER DEED)
AREA OF THE LAND : 06 KH. - 06 CH. - 10 SQ.FT. i.e. 47.350 SQ.M. i.e. 4.600 SQ.FT. (AS PER PHYSICAL MEASUREMENT)
ROAD WIDTH : 8.760 METER WIDE KALIKAPUR (K.M.C. BLACK TOP)
PERMISSIBLE F.A.R. : 2.00
PERMISSIBLE TOTAL BUILT UP AREA : 854.700 SQ.M.
PROPOSED TOTAL BUILT UP AREA : 1103.795 SQ.M.
PERMISSIBLE BUILDING HEIGHT : 15.500 METER.
PERMISSIBLE GROUND COVERAGE : 52.422 % i.e. 224.025 SQ.M.
PROPOSED GROUND COVERAGE : 52.413 % i.e. 223.938 SQ.M.
PROPOSED BUILDING HEIGHT : 15.450 METER (G+H+STORIED)
REQUIRED CAR PARKING : 05 NOS.
PROVIDED CAR PARKING : 07 NOS.
PROVIDED AREA FOR PARKING AT GROUND FLOOR : 180.313 SQ.M.
PROPOSED F.A.R. : (974.700 / 125.00) / 427.50 = 1.995 < 2.00
STAIR COVERED AREA : 15.680 SQ.M.
O.H.W. TANK AREA : 4.960 SQ.M.
LIFT MACHINE ROOM AREA : 8.245 SQ.M.
LIFT MACHINE ROOM STAIR AREA : 3.975 SQ.M.
CUPBOARD AREA : 7.400 SQ.M.
OTHER AREA FOR FEES : (LIFT MACHINE ROOM + LIFT MACHINE ROOM STAIR + STAIR HEAD ROOM + CUPBOARD) : 16.660 SQ.M.
(8.245 + 3.975 + 15.680 + 7.400) = 35.300 SQ.M.
TOTAL AREA FOR FEES : 1053.820 + 35.300 = 1089.120 < 1103.795 SQ.M.
PROPOSED COMMON AREA : 109.655 SQ.M.
PERMISSIBLE TREE COVER AREA : 11.636 SQ.M. i.e. 2.723 %
PROPOSED TREE COVER AREA : 11.750 SQ.M. i.e. 2.750 %

SPECIFICATION OF CONSTRUCTION:-
1. 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 4
2. 125 & 75 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4
3. LEAN CONCRETE, 1 : 3 : 6 WITH 19 MM DOWN GRADED STONE CHIPS (M - 15)
4. R.C.C. 1 : 2 : 4 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.
5. CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1 : 4
6. D.P.C. SHALL BE 50MM. THICK IN 1 : 1.5 : 3 TONE WITH WATER PROOFING ADMIXTURE
7. 25 MM. THK. L.P.S. FLOORING WITH NEAT CEMENT FINISH AT TOP
8. 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
9. + 200 LV. TO THE FINISHED GROUND FLOOR LVL.
10. TREAD WIDTH 250 EACH & RISER HEIGHT IS 160.526" EACH
11. FLOOR TO SLAB HEIGHT SHALL BE 3050 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM.
12. THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2950 MM.

MATERIALS:-
STEEL MUST CONFORM WITH IS 1786
GRADE OF CONCRETE : M 20 (C : S : ST :: 1 : 1 : 2) & GRADE OF STEEL : Fe50
CEMENT : ORDINARY PORTLAND CEMENT, SAND - MEDIUM COARSE STONE CHIPS - 20 MM. DOWN GRADED
OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

1. PROPOSED AREA:

	Floor Mkd.	Floor area	Lift Well	Gross Area	Stair Area	Lift Lobby	Net Floor Area
Ground floor	174.488	—	—	174.488	12.690	2.734	159.064
1st floor	223.988	2.565	221.423	12.690	2.734	205.999	205.999
2nd floor	223.988	2.565	221.423	12.690	2.734	205.999	205.999
3rd floor	223.988	2.565	221.423	12.690	2.734	205.999	205.999
4th floor	217.628	2.565	215.063	12.690	2.734	199.439	199.439
Total	1064.080	10.260	1053.820	63.450	13.670	976.700	976.700

2. PARKING CALCULATION:

Flat No.	Flat Area (SQ.M.)	Share of Service (SQ.M.)	Tenement Area (SQ.M.)	Tenement No.	Required Parking Size	Parking No.
FLAT-A	79.859	10.781	90.640	03 NOS.	75 > 100 SQ.M.	02 NOS.
FLAT-B	66.787	9.016	75.803	04 NOS.	50 > 75 SQ.M.	04 NOS.
FLAT-C	58.406	7.885	66.291	03 NOS.	75 > 100 SQ.M.	02 NOS.
FLAT-D	76.199	10.287	86.486	01 NO.	50 > 75 SQ.M.	04 NOS.
FLAT-E	55.706	7.520	63.226	01 NO.	50 > 75 SQ.M.	04 NOS.

TOTAL REQUIRED PARKING : 05 NOS.

OWNERS DECLARATION :-
I / WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
I / WE SHALL ENGAGE L.B.A. & E.S.E. DURING CONSTRUCTION
I / WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.A. & 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.
IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN.
THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER TAKEN AFTER THE GUIDANCE OF E.S.E. / L.B.A. BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING DEPARTMENTAL JOINT INSPECTION THE PLOT IS IDENTIFIED BY ME. THE EXISTING BUILDING IS FULLY OCCUPIED BY ME AND THERE IS NO TENANT.

NAME OF OWNER / APPLICANTS
MR. KAMAL DAS, Constituted Attorney of
(i) SMT. KALPANA BASAK,
(ii) MR. SUBHAJIT BASAK,
(iii) MR. SUBHASHIS BASAK.

CERTIFICATE OF ARCHITECT :-
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF THE ABUTTING ROADS CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK. THE LAND IS DEMARCATED WITH BOUNDARY WALL SIGNATURE OF OWNER / APPLICANT IS AUTHENTICATED BY ME. THE PLOT IS BEYOND 500 MT. CENTRAL LINE OF E.M. BYPASS.

NAME OF ARCHITECT
MR. MILA GHOSH
Registered Architect
Reg. No. CA / 2016 / 75359.

CERTIFICATE OF STRUCTURAL ENGINEER :-
THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.
SOIL TESTING HAS BEEN DONE BY MR. RUPAK KUMAR BANERJEE OF EARTH FILE, 148 / 1 / A, PEARY MOHAN ROY ROAD, KOLKATA - 700 027. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

NAME OF STRUCTURAL ENGINEER
KALLOU KUMAR GHOSHAL
E.S.E. - I / 261

CERTIFICATE OF GEO-TECHNICAL ENGINEER :-
UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. 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 PROPOSED THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

NAME OF GEO-TECHNICAL ENGINEER
RUPAK KUMAR BANERJEE
G.T. / 1 / 3 (K.M.C.)

PROJECT :-
PROPOSED GROUND + FOUR STORIED [15.450 HEIGHT]
RESIDENTIAL BUILDING AT PREMISES NO. 1128,
KALIKAPUR, WARD NO. 109, P.S. PURBA JADAVPUR, R.S.
& L.R. DAG NO. 356/406, R.S. KHATIAN NO. 359, L.R.
KHATIAN NO. 908,909,910,276, J.L. NO. 20,
MOUZA - KALIKAPUR, KOLKATA 700 099, UNDER
BOROUGH XII [K.M.C.]
U / S 393A OF K.M.C. ACT. 1980 & COMPLYING K.M.C. BLDG. RULE 2009.
TITLE :-
PLANS, ELEVATION, SECTIONS
DRAWING SHEET NO.
DEALT :
DATE : 31.01.2025
ALL DIMENSIONS ARE IN M.M. (UNLESS OTHERWISE MENTIONED)
Architectural Consultants :
1486, RAJDANJA MAIN ROAD, (OPPOSITE PURBA ABASAN, DF BLOCK), KOLKATA 700 107, INDIA
PHONE NO. (033) 4402 6909; E-MAIL: collage.architects.info@gmail.com
THIS DRAWING IS A PROPERTY OF COLLAGES. ANY MODIFICATION, CHANGES, DEVIATIONS IS NOT PERMISSIBLE WITHOUT PRIOR INTIMATION OF THE ARCHITECT. TO THE CONTRARY THIS WILL BE TREATED AS ILLEGAL ACT.
BUILDING PERMIT NO. : 2024120430
DATED - 11-FEB-25
VALID UPTO - 10-FEB-30
SPACE FOR DIGITAL SIGNATURE

KAJAL ROY Digitally signed by KAJAL ROY
Date: 2025.02.11 17:25:34
DIGITAL SIGNATURE OF ASSISTANT ENGINEER
BOROUGH - XII, K.M.C.

KALYAN GAINE Digitally signed by KALYAN GAINE
Date: 2025.02.11 17:26:02 +05'30'
DIGITAL SIGNATURE OF EXECUTIVE ENGINEER
BOROUGH - XII, K.M.C.