



**MAIN CHARACTERISTICS OF THE PROPOSAL**

**PART - A**

- ASSEESSEE NO - 210922500447
- NAME OF THE RECORDED OWNER - SRI SANTANU DE AND ANNAY DE
- NAME OF THE APPLICANT - SRI ASHIS DEY AND SRI TAPAN DAS PARTNERS OF CANDID PROJECT AS CONSTITUTE ATTORNEY OF SRI SANTANU DE AND SRI ANNAY DE
- DETAILS OF REGISTERED DEED OF GIFT :- BOOK NO - I, VOLUME NO - 1603-2024, PAGE FROM 106376 TO 106396, BEING NO - 160304572 FOR THE YEAR 2024, REG. AT D.S.R. - III SOUTH 24-PARGANAS, DATE - 14/03/2024
- DETAILED OF REGISTERED DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT BOOK NO - I, VOLUME NO - 1603-2024, PAGE FROM 106482 TO 106502, BEING NO - 160304578 FOR THE YEAR 2024, REG. AT D.S.R. - III SOUTH 24-PARGANAS, DATE - 14/03/2024
- MUTATION CERTIFICATE :- O/092/19-MAR - 24/57903, DATE - 19/03/2024

**PART - B**

- (a) AREA OF PLOT OF LAND:- 192.362 Sqm (02 K-14 CH-0.58 Sft) (AS PER DEED, ASSESSMENT BOOK COPY )
- PERMISSIBLE GROUND COVERAGE - 115.417 Sqm (60%)
- PROPOSED GROUND COVERAGE - 105.916 Sqm (55.06 %)
- PROPOSED AREA :-

FLOOR	TOTAL FLOOR AREA (Sqm)	LIFT WELL AREA (Sqm)	ACTUAL FLOOR AREA (Sqm)	STAIR+ STAIR LOBBY	LIFT+ LIFT LOBBY	NET FLOOR AREA
GROUND	96.134	—	96.134	10.340 Sqm	1.677 Sqm	84.117 Sqm
FIRST	105.916	1.540	104.376	10.340 Sqm	1.677 Sqm	92.359 Sqm
SECOND	105.916	1.540	104.376	10.340 Sqm	1.677 Sqm	92.359 Sqm
THIRD	105.916	1.540	104.376	10.340 Sqm	1.677 Sqm	92.359 Sqm
TOTAL	413.882	4.620	409.262	41.360 Sqm	6.708 Sqm	361.194 Sqm

**5) TENEMENT AND PARKING CALCULATION**

TENE. MKD.	TENEMENT AREA	COMMON AREA	ACTUAL TENE. AREA INCLUDING COMMON AREA	TENE. NOS.	REQUIRED PARKING	PROPOSED PARKING
A	45.498 Sqm	10.810 Sqm	55.680 Sqm	3	ONE	TWO
B	45.144 Sqm	10.102 Sqm	55.246 Sqm	3	ONE	TWO

SHOP AREA AT GROUND FLOOR = 9.720 Sqm  
CARPARK AREA OF SHOP = 7.089 Sqm

B) NOS. OF PARKING PROVIDED i) COVERED - TWO & OPEN - NIL  
C) PERMISSIBLE AREA FOR PARKING a) GROUND FLOOR = 25 Sqm  
D) ACTUAL AREA OF PARKING PROVIDED = 66.767 Sqm  
6) PERMISSIBLE F.A.R. = 1.75  
7) PROPOSED FAR. = (361.194 - 25) / 192.362 = 1.748 < 2.0  
8) STATEMENT OF OTHER AREAS :-

GROUND FLOOR	LOFT	CUPBOARD	LEDGE / TEND
FIRST FLOOR	NIL	2.738 Sqm	NIL
SECOND FLOOR	NIL	2.738 Sqm	NIL
THIRD FLOOR	NIL	2.738 Sqm	NIL
TOTAL	NIL	8.214 Sqm	NIL

9) COMMON AREA

- AT GROUND FLOOR = 19.648 Sqm
- AT OTHER FLOOR = (15.274 - 1.54) Sqm X 3 = 41.202 Sqm
- LIFT MACHINE ROOM AREA = 9.181 Sqm
- LIFT MACHINE ROOM STAIR AREA = 2.657 Sqm
- ROOF TOILET AREA (IF ANY) = NIL
- AREA OF OVER HEAD WATER TANK = 6.345 Sqm
- ADDITIONAL AREA FOR FEES = (13.568 + 9.181 + 2.657 + 8.214) Sqm = 33.620 Sqm
- TOTAL AREA FOR FEES = (409.262 + 33.620) Sqm = 442.882 Sqm
- AREA OF OPEN TERRACE = 105.916 Sqm
- HEIGHT OF THE BUILDING = 12.50 mt
- TREE COVERED AREA = 2.50 Sqm

**PROPOSED G+THREE STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AT PREMISES NO - 31, TANUPUKUR ROAD IN WARD NO - 092, BOROUGH X, KOLKATA - 700031, P.S. - GARFA**

NOTE :- ALL DIMENSION ARE IN MILLIMETRE  
SCALE - 1:100, 1:200, 1:600, 1:4000

BUILDING PERMIT NO :- 2024100101      DATE :- 05/08/2024  
VALUED UPTO :- 04/08/2029

**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 (1:6:3) CEMENT SAND AND 30mm DOWN JHAMA KOHA.
- 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 C. M. C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME INCLUDING THE ABUTTING 8.382 mt WIDE ROAD IN FRONT (WESTERN SIDE) OF THE PREMISES CONFIRM WITH THE PLAN AND IT IS BUILD-ABLE SITE AND NOT A TANK OR FILLED UP LAND. THE PLOT DEMARCATED BY BOUNDARY WALL THERE IS AN EXISTING TWO STORIED BUILDING TO BE DEMOLISHED BEFORE STARTING CONSTRUCTION WHICH IS SHOWN IN THE PLAN BY HATCH 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 SHALL BE MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND I CERTIFIED THAT IT SHALL SAFE AND STABLE IN ALL RESPECT. THE BEARING CAPACITY OF SOIL SHALL BE CONSIDERED DURING DESIGN CALCULATION AS PER SOIL TEST REPORT SHALL BE MADE BY SOIL-TECH OF 51/11 P.G.H.SHAH ROAD, JADAVPUR KOLKATA - 32 WHICH IS DULY SIGNED BY SRI KALLOL KUMAR GHOSHAL (G.T.E. NO - 49 CLASS - I).

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

**DECLARATION OF GEO-TECHNICAL ENGINEER**

UNDERSIGNED SHALL CARRY OUT THE SOIL INVESTIGATION THEREIN. IT SHALL BE CONFIRMED THAT EXISTING SOIL OF THE SITE SHALL BE ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IT SHALL BE SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

SRI KALLOL KUMAR GHOSHAL  
G.T.E. NO - 49, CLASS - I (OF K.M.C.)  
NAME OF THE GEO-TECHNICAL ENGINEER

**OWNERS DECLARATION**

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE THE L.B.S. & E.S.E. DURING CONSTRUCTION WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. 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. AND E.S.E. BEFORE STARTING OF THE BUILDING FOUNDATION THERE IS AN EXISTING TWO STORIED BUILDING TO BE DEMOLISHED BEFORE STARTING CONSTRUCTION WHICH IS SHOWN IN THE PLAN BY HATCH AND THE BUILDING IS FULLY OCCUPIED BY THE OWNER AND THERE IS NO TENANT. DURING SITE INSPECTION, WE WERE PHYSICALLY PRESENT AND DULY IDENTIFIED THE PLOT THE PLOT IS DEMARCATED BY BOUNDARY WALL. THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

SRI ASHIS DEY AND SRI TAPAN DAS  
PARTNERS OF CANDID PROJECT AS  
CONSTITUTE ATTORNEY OF SRI SANTANU  
DE AND SRI ANNAY DE  
NAME OF THE OWNERS / APPLICANTS

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