



PROPOSED G + III STORIED RESIDENTIAL BUILDING PLAN (U/S 393A OF K.M.C. ACT. 1980 & AS PER BUILDING RULE 2009 READ WITH CIRCULAR No. 07 OF 2019-20 DATE 01/11/2019 VIDE RESOLUTION OF M.I.C. MEETING ITEM No. M.O.A. 90.11, Dt. 23/10/2019) AT PREMISES No. - 3813, NAYABAD, UNDER K.M.C., WARD No. - 109, BOROUGH No. - XII IN MOUZA - NAYABAD, J.L. No. - 25, R.S. DAG No. - 133, R.S. KHATIAN No. - 69, P.S. - PURBA JADAVPUR.

Permissible height in reference to CCZM issued by AAI : 33.0 M.

Co-ordinate in WGS 84 and site elevation (AMSL) :

Reference points marked in the site plan of the proposal	Co-ordinate in WGS 84		Site elevation (AMSL)
	Latitude	Longitude	
'A'	22° 29' 12" N	88° 24' 37" E	5.00 M.
'B'	22° 29' 12" N	88° 24' 37" E	5.00 M.
'C'	22° 29' 11" N	88° 24' 37" E	5.00 M.

The above information is true and correct in all respect and if at any stage it is found otherwise, than I shall be fully liable for which KMC and other appropriate authority reserve the right to take appropriate action against me as per law.

U.V. CONSTRUCTION, REPRESENTED BY ITS PARTNERS Sri UDAY CHANDRA DUTTA AND Sri SHANKAR GHARAMI, AS CONSTITUTED ATTORNEY OF Smt. SANTOSHI ROY
NAME OF OWNER / C.A.

SABYASACHI BANERJEE
L.B.S., CLASS - I, NO. - 1280
NAME OF L. B. S.

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1. ASSESSEE NO. : 31 - 109 - 08 - 9594 - 5

3. NAME OF THE OWNER : Smt. SANTOSHI ROY

2. NAME OF THE APPLICANT : U.V. CONSTRUCTION, REPRESENTED BY ITS PARTNERS Sri UDAY CHANDRA DUTTA AND Sri SHANKAR GHARAMI, AS CONSTITUTED ATTORNEY OF Smt. SANTOSHI ROY

4. DETAILS OF REGD. DEED - 1 : BOOK No. : 1 VOL. No. : 48 PAGES : 71 to 74 BEING No. : 1062 DATE : 20/02/1980 REGD. AT : D.S.R., ALIPORE 24 PGS.

5. DETAILS OF REGD. BOUNDARY DECLARATION: BOOK No. : I VOL. No. : 1904-2023 PAGES : 317479 to 317492 BEING No. : 190402898 DATE : 11/05/2023 REGD. AT : A.R.A. - IV Kolkata

6. DETAILS OF REGD. POWER OF ATTORNEY : BOOK No. : I VOL. No. : 1602-2023 PAGES : 92078 to 92096 BEING No. : 160202558 DATE : 28/02/2023 REGD. AT : D.S.R.-II 24 PGS. (South)

PART - B

1. AREA OF LAND
a) As per title deed : 200.668 Sq.Mt.
b) As per boundary declaration : 178.866 Sq.Mt.
c) As per U.L.C. : - N. A. -

2. PERMISSIBLE GR. COV. : 60% = 107.320 Sq.Mt.

3. PROPOSED GR. COV. : 54.414% = 97.328 Sq.Mt.

5. PROPOSED AREA :

Floor	Total floor Area	Stair Well	Lift Well	Total Exempted Area		Net Floor Area
				Net Built Up Area	Net Floor Area	
Ground floor	97,328 Sq.Mt.	-	-	97,328 Sq.Mt.	9,033 Sq.Mt.	86,641 Sq.Mt.
1st. floor area	97,328 Sq.Mt.	0.354 Sq.Mt.	1.540 Sq.Mt.	95,434 Sq.Mt.	10,013 Sq.Mt.	83,767 Sq.Mt.
2nd. floor area	97,328 Sq.Mt.	0.354 Sq.Mt.	1.540 Sq.Mt.	95,434 Sq.Mt.	10,013 Sq.Mt.	83,767 Sq.Mt.
3rd. floor area	97,328 Sq.Mt.	0.354 Sq.Mt.	1.540 Sq.Mt.	95,434 Sq.Mt.	10,013 Sq.Mt.	83,767 Sq.Mt.
4th. floor area	97,328 Sq.Mt.	0.354 Sq.Mt.	1.540 Sq.Mt.	95,434 Sq.Mt.	10,013 Sq.Mt.	83,767 Sq.Mt.
Total	389,312 Sq.Mt.	1,062 Sq.Mt.	4,620 Sq.Mt.	383,630 Sq.Mt.	39,072 Sq.Mt.	337,942 Sq.Mt.

6. PARKING CALCULATION :

A) Tenement Size, Prop. Area To Be Added, Actual Area of Tenement, No. Required Parking

Mkd.	Tenement Size	Prop. Area To Be Added	Actual Area of Tenement	No.	Required Parking
A	31,055 Sq.Mt.	7,231 Sq.Mt.	38,286 Sq.Mt.	3 Nos.	-
B	20,719 Sq.Mt.	4,824 Sq.Mt.	25,543 Sq.Mt.	1 No.	-
C	30,764 Sq.Mt.	7,163 Sq.Mt.	37,927 Sq.Mt.	1 No.	-
D	51,482 Sq.Mt.	11,988 Sq.Mt.	63,470 Sq.Mt.	2 Nos.	-
Total Required Parking					1 No.

B) No. of parking provided : Cov. : One Open: NIL
C) Perm. area for parking : Ground floor = 1 No. x 25 Sq.Mt. = 25.0 Sq.Mt.
D) Actual area of parking provided : a) Ground floor = 49.376 Sq.Mt. b) Basement = NIL
D) Actual No. of parking Required : One No. (1)

7) Permissible F.A.R. : 2.25
8) Proposed F.A.R. : 1.75

9. STATEMENT OF OTHER AREAS FOR FEES :

FLOOR	LOFT	CUPBOARD	LEDGE/TEND
Ground floor	-	-	-
1st. floor	-	-	-
2nd. floor	-	3.013 Sq.Mt.	-
3rd. floor	-	3.013 Sq.Mt.	-
4th. floor	-	3.013 Sq.Mt.	-
TOTAL		9.039 Sq.Mt.	

10) Stair cover area : 12,888 Sq.Mt.
11) Area of lift machine room : 6,878 Sq.Mt.
12) Area of O.H. Tank : 5,850 Sq.Mt.
13) Area of L.M.R. stair : 3,000 Sq.Mt.
14) Covered area of shop : 29,348 Sq.Mt.
15) Carpet area of shop : 25,673 Sq.Mt.
16) Area of roof W.C. : 2,039 Sq.Mt.
17) Total covered area : 417,474 Sq.Mt.
18) Tree cover area : 1,000 Sq.Mt.
19) Additional area for fees : 33,844 Sq.Mt.

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT :

- I shall engage L.B.S. & E.S.E. during construction.
- I shall follow the instructions 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 structural stability of the building & adjoining structures.
- If any submitted documents are found to be fake, the K.M.C. authority will revoke the sanction plan.
- The construction of S.U.G. Water reservoir will be undertaken under the guidance of L.B.S./E.S.E. before starting of building foundation work.
- The plot is identified by me/us during Departmental inspection.
- This is a solid land and not a filled up land.
- The land and structure is fully occupied by me/us and there is no tenent.

THIS IS TO BE CERTIFIED WITH FULL RESPONSIBILITY THAT :-

- The building plan has been drawn as per the K.M.C. BUILDING RULES 2009, as amended from time to time, and the site conditions including the width of the abutting road (black top) conform with the plan which has been measured and verified by me.
- Presently the premise appears to be a buildable site and not a tank or a filledup tank.
- The land is butted & bounded by boundary walls.
- The plot is beyond 500 Mts. (as per Google earth app) from the C/L of E. M. Bye Pass.
- The construction of semi under ground water reservoir will be completed before starting of building foundation work.

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NAME OF OWNER / C.A.

SABYASACHI BANERJEE
L.B.S., CLASS - I, NO. - 1280
NAME OF L. B. S.

CERTIFICATE OF GEO-TECHNICAL 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 proposed herein is safe & stable in all respect. The report of soil test has been considered during geo-technical point of view.

RUPAK KUMAR BANERJEE
G.T.E., CLASS - I, NO. - 3
NAME OF GEO-TECHNICAL ENGINEER

STRUCTURAL CERTIFICATE :-
The structural design and drawing of both foundation and super structure of the building has been made by me considering all possible loads including seismic load as per National Building Code of India and certified that it is safe and stable in all respect. The report of soil test has been considered during structural calculation.

SAKTI BRATA BHATTACHARYYA
E.S.E., CLASS - I, NO. - 116
NAME OF E.S.E.

SHEET No. 2 OF 2
SCALE : 1 : 100, 1 : 50, 1 : 600, 1 : 4000, 1 : 200
DRAWN BY : Biplab Banerjee

K. M. C. Mutation Certificate : Case No. : M / 109 / 11 - MAY - 22 / 1129, Dated : 26/09/2022
K. M. C. I.B. COPY : Dated 08 / 08 / 2022 including premises No. - 278, Heder Hat.
Affidavit before 1st. Class Magistrate : No. : 7888, Dated : 15/05/2023.

PLAN CASE No. (CAF I.D.) : 2023120032

B.P. No. : 2023120253 DATE : 04-SEP-23 VALID UP TO : 03-SEP-28

NOT APPLICABLE

DIGITAL SIGNATURE OF A.E.(C)/Bldg./Br.-XII
DIGITAL SIGNATURE OF E.E.(C)/Bldg./Br.-XII