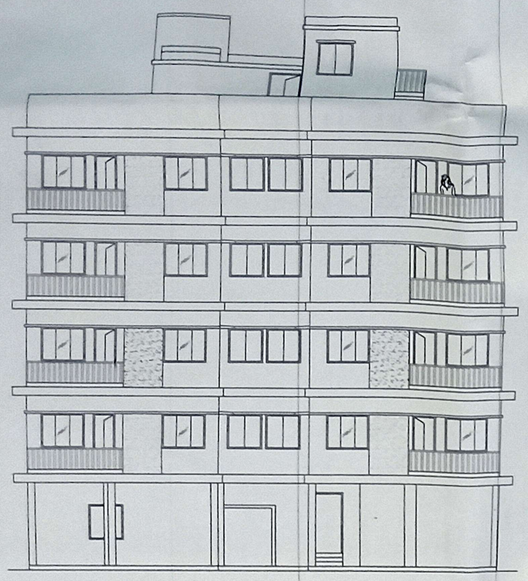
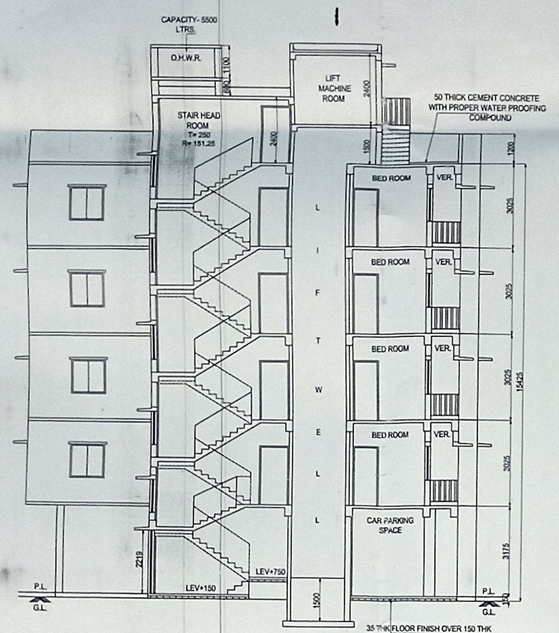
PROPOSED G+IV STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 COMPLYING KMC BUILDING RULE 2009, AT PREMISES NO. 42/1, BAGHAJATIN PLACE, AT C.S. DAG NO.- 33 & 34, C.S. KHATIAN NO.- 13, PART OF R.S. DAG NO.- 42 & 43, R.S. KHATIAN NOS. - 49, 50, 61, 62, 63, 65, 66, 67, 68, 69, 70, 71, 72, 74, 75, 76, 77 & 78, L.R. PLOT NO.- 42, L.R. KHATIAN NO.- 225, 226, 227, 228, 229, MOUZA - CHAKMASAR, J.L. NO. 30, TOUZI NO.- 151, R.S. NO.- 21 1/2, PARGANA - KHASPUR, UNDER THE JURISDICTION OF K.M.C., WARD - 101, BOROUGH - XII, P.S.- FORMERLY JADAVPUR NOW PATULI, KOLKATA - 700086.

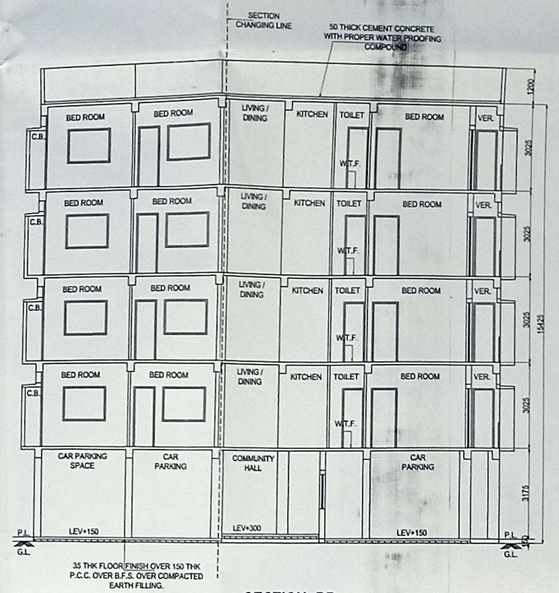


FRONT ELEVATION



SECTION -AA

SCALE - 1:100



SECTION -BB

SCALE - 1:100

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 65 METER

CO- ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) :

REFERANCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO- ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
POINT - 1	22° 28' 54.1"	88° 23' 13.5"	6.00 METER
POINT - 2	22° 28' 54.4"	88° 23' 13.0"	6.00 METER
POINT - 3	22° 28' 53.4"	88° 23' 13.1"	6.00 METER
POINT - 4	22° 28' 53.6"	88° 23' 12.5"	6.00 METER

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANT STAGE, IT IS FOUND OTHERWISE , THEN I/WE SHALL BE FULLY LIABLE FOE WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

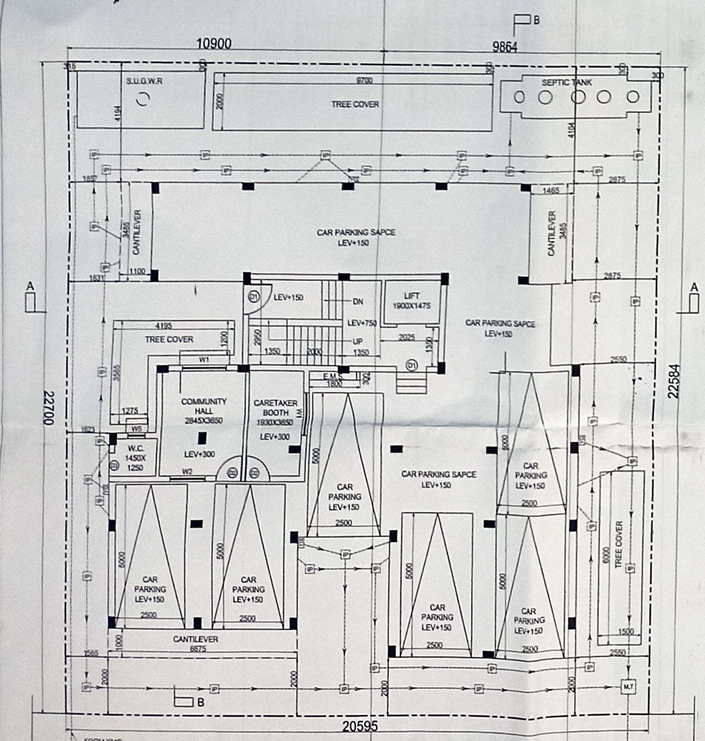
SMT SNIGDHA SAHA AND SMT. MADHUMITA GHOSH PARTNERS OF M/s D.S ENTERPRISE AS C.A. OF SRI NILADRI GHOSH, SMT. MADHUMITA GHOSH, MISS NEHA GHOSH , SMT.BHARATI GHOSH , MISS NEELANJANA GHOSH.

NAME OF OWNER/S

BIVAS BISWAS
LBS NO - 766 , CLASS I
NAME OF L.B.S.

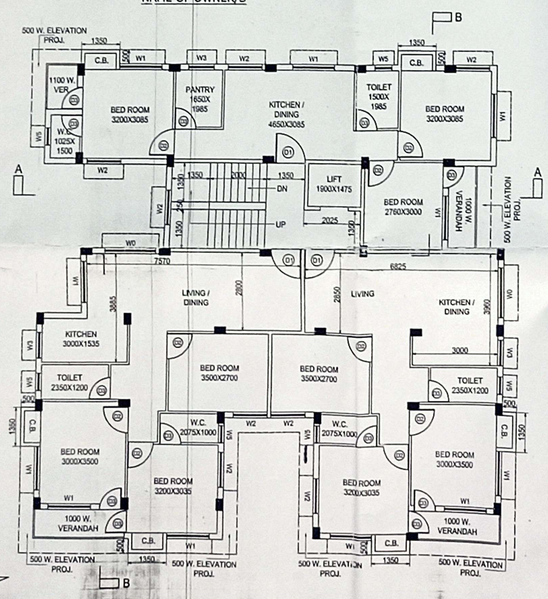
SCHEDULE OF DOOR			
MKD	WIDTH	HEIGHT	
D1	1050	2100	DOORS
D2	900	2100	
D3	750	2100	
SLD	1150	2100	

SCHEDULE OF WINDOW			
MKD	WIDTH	HEIGHT	
W1	1500	1200	WINDOW
W2	1200	1200	
W3	900	1200	
W4	450	750	



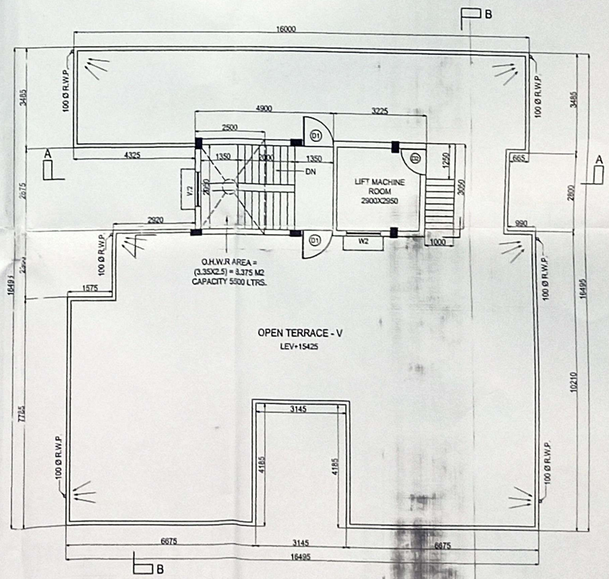
GROUND FLOOR PLAN

SCALE - 1:100



TYPICAL (1ST, 2ND, 3RD & 4TH) FLOOR PLAN

SCALE - 1:100



ROOF PLAN

SCALE - 1:100

CHARACTERISTICS OF PLAN PROPOSAL

PART-A

1. ASSESSEE NO : 31-101-10-0926-1

2.a) NAME OF THE OWNER - SRI NILADRI GHOSH, SMT. MADHUMITA GHOSH, MISS NEHA GHOSH , SMT.BHARATI GHOSH , MISS NEELANJANA GHOSH.

2.b) NAME OF THE APPLICANT - SMT SNIGDHA SAHA AND SMT. MADHUMITA GHOSH PARTNERS OF M/s D.S ENTERPRISE AS C.A. OF SRI NILADRI GHOSH, SMT. MADHUMITA GHOSH, MISS NEHA GHOSH , SMT.BHARATI GHOSH , MISS NEELANJANA GHOSH.

3. DETAILS OF REGD. TITLE DEED :-
BOOK - I, VOLUME NO - 18, PAGE NO. -176 TO 183, BEING NO:-532, FOR THE YEAR 1968, DATED :- 29.01.1968, S.R. ALIPORE, SOUTH 24 PARGANAS, WEST BENGAL.

4. DETAILS OF REGD. PARTITION DEED :-
BOOK - I, C.D. VOLUME NO - 32, PAGE NO. -1341 TO 1368, BEING NO:-07810, FOR THE YEAR 2013, DATED :- 30.09.2013, D.S.R. ALIPORE .

5. DETAILS OF BOUNDARY DECLARATION :-
BOOK - I, VOLUME NO - 1604-2024, PAGE FROM - 268383 TO 268406, BEING NO:- 160409209, FOR THE YEAR 2024, DATED :- 14.08.2024, D.S.R.-IV SOUTH 24 PARGANAS, WEST BENGAL.

6. DETAILS OF POWER OF ATTORNEY :-
BOOK - I, VOLUME NO - 1604-2023, PAGE FROM - 89969 TO 89994, BEING NO:- 160402926, FOR THE YEAR 2023, DATED :- 20.03.2023, D.S.R. - IV SOUTH 24 - PARGANAS , WEST BENGAL.

7. DETAILS OF B.L. & L.R.O. MUTATION :-
L.R. KHATIAN NO.- 229 , (1630030) , DAG NO. - 42 CHARACTER OF LAND - (LAYEK JUNGLE) IN THE NAME OF SMT BHARATI GHOSH , DATED- 16.12.2022
L.R. KHATIAN NO.- 225 , (1630030) , DAG NO. - 42 CHARACTER OF LAND - (LAYEK JUNGLE) IN THE NAME OF SMT MADHUMITA GHOSH, DATED- 24.11.2022
L.R. KHATIAN NO.- 226 , (1630030) , DAG NO. - 42 CHARACTER OF LAND - (LAYEK JUNGLE) IN THE NAME OF SRI NILADRI GHOSH, DATED- 24.11.2022
L.R. KHATIAN NO.- 227 , (1630030) , DAG NO. - 42 CHARACTER OF LAND - (LAYEK JUNGLE) IN THE NAME OF MISS NEHA GHOSH, DATED- 24.11.2022
L.R. KHATIAN NO.- 228 , (1630030) , DAG NO. - 42 CHARACTER OF LAND - (LAYEK JUNGLE) IN THE NAME OF MISS NEELANJANA GHOSH, DATED- 16.12.2022

8. DETAILS OF B.L. & L.R.O. CONVERSION :- (LAYEK JUNGLE TO BASTU)
MEMO NO.- 17 / 2021 / BL & LRO / KOL. DATED- 10.07.2024, IN THE NAME OF SMT MADHUMITA GHOSH
MEMO NO.- 17 / 2024 / BL & LRO / KOL. DATED- 10.07.2024, IN THE NAME OF SRI NILADRI GHOSH
MEMO NO.- 17 / 2025 / BL & LRO / KOL. DATED- 10.07.2024, IN THE NAME OF MISS NEHA GHOSH
MEMO NO.- 17 / 2023 / BL & LRO / KOL. DATED- 10.07.2024, IN THE NAME OF MISS NEELANJANA GHOSH
MEMO NO.- 17 / 2022 / BL & LRO / KOL. DATED- 10.07.2024, IN THE NAME OF SMT BHARATI GHOSH

9. DETAILS OF KMC MUTATION :-
CASE NO:- O / 101 / 21-NOV-22 / 33922 , DATED - 13.08.2024

10. DETAILS OF REGD. COMMON PASSAGE :-
BOOK - I, VOLUME NO - 1604-2024, PAGE FROM - 330787 TO 330796, BEING NO:- 160411639, FOR THE YEAR 2024, DATED :- 11.11.2024, D.S.R. - IV SOUTH 24 - PARGANAS , WEST BENGAL.

PART-B

1. AREA OF THE LAND :- a) AS PER TITLE DEED / ASSESSMENT RECORD = 468.227 M2 IS EQUIVALENT TO 7 K - 00 CH - 00 SFT.
b) AS PER BOUNDARY DECLARATION = 468.189 M2 IS EQUIVALENT TO 6 K - 15 CH - 44.59 SFT.

2. PERMISSIBLE GROUND COVERAGE :- 239.057 M2 (51.060 %)

3. PROPOSED GROUND COVERAGE :- 237.802 M2 (50.792%)

4. PROPOSED AREA:

FLOOR	TOTAL FLOOR AREA	TOTAL EXEMPTED AREA				NET FLOOR AREA
		STAIR + STAIR LOBBY	STAIR WELL	LIFT WELL	LIFT LOBBY	
GROUND FLOOR	222.188 M2	13.365 M2	NIL	NIL	2.734 M2	206.089 M2
1ST FLOOR	237.802 M2	13.365 M2	0.500 M2	2.803 M2	2.734 M2	218.400 M2
2ND FLOOR	237.802 M2	13.365 M2	0.500 M2	2.803 M2	2.734 M2	218.400 M2
3RD FLOOR	237.802 M2	13.365 M2	0.500 M2	2.803 M2	2.734 M2	218.400 M2
4TH FLOOR	237.802 M2	13.365 M2	0.500 M2	2.803 M2	2.734 M2	218.400 M2
TOTAL	1173.396 M2	66.825 M2	2.000 M2	11.212 M2	13.670 M2	1079.689 M2

5.A) PARKING CALCULATION:

TENANT SIZE BETWEEN	NET TENANT SIZE	TOTAL COMMON AREA	AREA TO BE ADDED	GROSS TENNT SIZE	NOS OF TENNT.	REQUIRED PARKING
75 - 100 SQ.M	67.240 M2	117.368 M2 869.493 M2 =(13.498 %)	9.876 M2	76.317 M2	4 NOS.	6 NOS.
	73.376 M2		9.905 M2	83.281 M2	4 NOS.	
	76.757 M2		10.361 M2	87.118 M2	4 NOS.	

5.B) NOS. OF PARKING PROVIDED :- COVERED = 6 NOS.

C) ACTUAL AREA OF PARKING PROVIDED = 173.325 M2

6. PERMISSIBLE F.A.R = 2.000

7. PROPOSED F.A.R = 1.986

8. STATEMENT OF ADDITIONAL AREAS FOR FEES : (16.415 + 10.804 + 3.050 + 16.200) = 46.469 M2

FLOOR	CUPBOARD	LOFT	LEDGE/TEND
GROUND FLOOR	NIL	NIL	NIL
1ST FLOOR	4.050 M2	NIL	NIL
2ND FLOOR	4.050 M2	NIL	NIL
3RD FLOOR	4.050 M2	NIL	NIL
4TH FLOOR	4.050 M2	NIL	NIL
TOTAL	16.200 M2	NIL	NIL

9. STAIR HEAD ROOM AREA = 16.415 M2
10. LIFT MACHINE ROOM AREA = 10.804 M2
11. ROOF TANK AREA = 8.375 M2
12. LIFT MACHINE ROOM STAIR AREA = 3.050 M2
13. TREE COVER AREA = 36.475 M2

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT -

1. I/WE SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION.
2. I/WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E., BEFORE STARTING OF BUILDING FOUNDATION WORK.
6. THE PLOT IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION. THE PLOT IS BUTTED AND BOUNDED BY BOUNDARY WALL. THE PLOT IS PARTLY OCCUPIED BY THE OWNERS & PARTLY OCCUPIED BY THE TENANT.

SMT SNIGDHA SAHA AND SMT. MADHUMITA GHOSH PARTNERS OF M/s D.S ENTERPRISE AS C.A. OF SRI NILADRI GHOSH, SMT. MADHUMITA GHOSH, MISS NEHA GHOSH , SMT.BHARATI GHOSH , MISS NEELANJANA GHOSH.

NAME OF OWNER/S

DECLARATION 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 FROM GEO-TECHNICAL POINT OF VIEW.

KALLOL KUMAR GHOSHAL
GTE NO. - I / 49
NAME OF GEO-TECHNICAL ENGINEER

DECLARATION OF STRUCTURAL ENGINEER

CERTIFIED THAT THE STRUCTURAL DRAWING AND DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE SOIL TEST HAS BEEN DONE BY KALLOL KUMAR GHOSHAL OF M/S TECHNO SOIL, GORKHARA , ARUNACHAL, SONARPUR , KOLKATA - 700 150. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

BIVAS BISWAS
ESE NO - 458 , CLASS II
NAME OF STRUCTURAL ENGINEER

DECLARATION OF L.B.S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITIONS INCLUDING WIDTH OF THE ABUTING ROAD IS 7315 MM WHICH CONFORMS WITH THE PLAN WHICH HAS BEEN MEASURED AND VARIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE SIGNATURE OF THE OWNER IS IDENTIFIED BY ME. THE PLOT IS WITH IN 500 MT. FROM CENTER LINE OF E.M. BY PASS.

BIVAS BISWAS
LBS NO - 766 , CLASS I
NAME OF L.B.S.

BUILDING PERMIT NO. - 2024120371 DATED.- 19/12/2024
VALID UP TO - 18/12/2029

KAJAL ROY — Digitally signed by KAJAL ROY Date: 2024.12.19 17:07:20 +05'30'

ASSISTANT ENGINEER
(CIVIL) / BLDG. / BOROUGH - XII

TUSHAR JATI — Digitally signed by TUSHAR JATI Date: 2024.12.19 17:05:35 +05'30'

EXECUTIVE ENGINEER
(CIVIL) / BLDG. / BOROUGH - XII