



STATEMENT OF THE PLAN PROPOSAL																																																	
PART-A:	PART-B:																																																
01. ASSESSEE No. : 21-067-20-0104-3	01. AREA OF LAND : (04 K = 14 CH = 35.02 SFT) = 321.906 SQM																																																
02. NAME OF OWNERS: DEBSANKAR ADDY, SEULI SEN	AS PER TITLE DEED & ASSESSMENT RECORD (04 K-13 CH-00 SFT)																																																
03. NAME OF APPLICANT: SRI ASHUTOSH DAS PROPRIETOR OF "A. DAS & Co." AS C.A. OF DEBSANKAR ADDY & SEULI SEN	02. AS PER BOUNDARY DECLARATION (PHYSICAL MEASUREMENT) [COMPLIANCE WITH OFFICE CIRCULAR No.-02 OF 2022-2021]																																																
04. DETAILS OF REGISTERED DEEDS : BOOK No. : I VOL. No.:1603-2024 PAGE No.:240662-240689 BEING No.:160309338 DATE : 07.06.2024 PLACE:D.S.R. III, 24 PGS.(S)	03. AREA OF SPLAY CORNER = NA																																																
05. DETAILS OF REGISTERED BOUNDARY DECLARATION : BOOK No. : I VOL. No.:1603-2024 PAGE No.:381730-381742 BEING No.:160314746 DATE : 29.08.2024 PLACE:D.S.R. III, 24 PGS.(S)	04. AREA OF STRIP = NA																																																
06. DETAILS OF REGISTERED POWER OF ATTORNEY : BOOK No. : I VOL. No.:1603-2024 PAGE No.:240581-240595 BEING No.:160309342 DATE : 07.06.2024 PLACE:D.S.R. III, 24 PGS.(S)	05. LAND AREA CONSIDER = 321.906 SQM																																																
07. DETAILS OF UNDERTAKING FOR NON-EVICTION OF TENANT : BOOK No. : I VOL. No.:1603-2024 PAGE No.:433464-433473 BEING No.:160316641 DATE : 27.09.2024 PLACE:D.S.R. III, 24 PGS.(S)	06. (i) PERMISSIBLE GROUND COVERAGE (55.94%) = 180.063 SQM (ii) PROPOSED GROUND COVERAGE (53.94%) = 173.638 SQM																																																
08. No. OF STOREY = G+111	07. PROPOSED HEIGHT = 12.400 M																																																
09. No. OF TENEMENTS = 10 Nos.	08. DEPTH OF BUILDING = 19.125 M																																																
10. SIZE OF TENEMENTS : BELOW 50 SQM=7 Nos. & 75-100 SQM=3 Nos.	09. FRONTAGE OF PLOT=(0.675+9.2+0.164+0.262+0.414+0.379)=13.094 M																																																
	10. No. OF TREE = 10 Nos. & TREE COVER AREA = 5.630 SQM (1.75%)																																																
	11. AREA OF EXISTING STRUCTURES = 349.617 SQM																																																
	12. PROPOSED AREA :																																																
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	13. TENEMENTS & CAR PARKING CALCULATION :																																																
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	(B) MERCANTILE RETAIL :																																																
	(i) SHOP BUILT-UP AREA = 23.462 SQM (ii) SHOP CARPET AREA = 19.713 SQM (REQUIRED CAR PARKING = NA)																																																
	(C) BUSINESS :																																																
	(i) OFFICE BUILT-UP AREA = 11.797 SQM (ii) OFFICE CARPET AREA = 9.454 SQM (REQUIRED CAR PARKING = NA)																																																
	14. TENANT REHABILITATED AREA (GROUND FLOOR, FLAT-A) = 33.296 SQM TENANT REHABILITATED AREA (1ST FLOOR, FLAT-B) = 48.366 SQM TENANT REHABILITATED AREA (GROUND FLOOR, SHOP) = 23.462 SQM																																																
	15. TOTAL REQUIRED CAR PARKING = 2 Nos.																																																
	16. TOTAL PROVIDED CAR PARKING = 2 Nos.																																																
	17. PERMISSIBLE AREA FOR PARKING = 50,000 SQM																																																
	18. PROVIDED AREA OF PARKING = 74,005 SQM																																																
	19. PERMISSIBLE F.A.R. = 1.75																																																
	20. PROPOSED F.A.R. = (612.905 - 50,000) / 321.906 = 1.749 < 1.75																																																
	21. OVER HEAD TANK AREA = 4.960 SQM																																																
	22. STAIR HEAD ROOM AREA = 15.578 SQM																																																
	23. LIFT MACHINE ROOM AREA = 5.509 SQM																																																
	24. LIFT MACHINE ROOM STAIR AREA = 2.865 SQM																																																
	25. TERRACE AREA = 173.638 SQM																																																
	26. AREA OF CUPBOARD = [(0.6+0.675+0.788)x3 Nos.+(0.750)x6 Nos.] = 10.889 SQM																																																
	27. ADDITIONAL AREA FOR FEES = (15.578+5.509+2.865+10.889) = 34.841 SQM																																																
	CERTIFICATE OF GEO-TECH. ENGINEER																																																
	UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT 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.																																																
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	CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND WHICH HAS BEEN MEASURED AND VERIFIED BY ME.																																																
	• THE PLOT IS WITH EXISTING STRUCTURE WHICH IS OCCUPIED BY THE OWNER'S AND TENANTS AND DEMARCATED BY BOUNDARY WALL. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK																																																
	• THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION.																																																
	SWADESH KUMAR MANDAL L.B.S. - CLASS - I/1245 NAME OF L.B.S.																																																
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	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 AND ADJOINING STRUCTURES. 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 COMPLETED UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK. PLOT IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION. THE PLOT IS WITH EXISTING STRUCTURE WHICH IS OCCUPIED BY THE OWNER'S AND TENANTS.																																																
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	AREA OF LAND : 321.906 SQM NAME OF L.B.S. : SWADESH KUMAR MANDAL (L.B.S./1245) PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AA1 : 33.0 M CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) : 17.25 M																																																
	REFERENCE POINTS IN THE SITE PLAN OF THE PROPOSAL																																																
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	PROJECT : PROPOSED G+111 STORIED RESIDENTIAL BUILDING PLAN OF HEIGHT 12.4 M (U/S - 393 A OF K.M.C. ACT, 1980 AND K.M.C. BUILDING RULE 2009) AT PREMISES No. - 15 B, RAJ KRISHNA CHATTERJEE ROAD (R. K. CHATTERJEE ROAD), WARD No. - 67, BOROUGH - V II, KOLKATA - 700042, P. S. - KASBA, UNDER THE KOLKATA MUNICIPAL CORPORATION. DAG No. - 609, KHATIAN No. - 594, J. L. No. - 13, MOUZA - KASBA.																																																
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	SANCTION DATE - 06/01/2025																																																
	VALID UPTO - 05/01/2030																																																
	KOUSHIK SWARNA KAR Digitally signed by KOUSHIK SWARNAKAR Date: 2025.01.06 16:23:15 +05'30'																																																
	BROJO KISHOR E DHAR Digitally signed by BROJO KISHOR DHAR Date: 2025.01.06 16:22:59 +05'30'																																																
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