

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1. ASSESSEE NO. :- 21-092-19-0081-8

2. DETAILS OF POWER OF ATTORNEY, IF ANY
BOOK NO. - I VOLUME NO. - 1603-2023
PAGE NO. - 136819-136833 BEING NO. - 160304557
DATE - 06-04-2023
REGD. AT - D.S.R.-III SOUTH 24-PARGANAS, W.B.

3a) NAME OF THE OWNER :-
SMT. ARCHANA DAS

3b) NAME OF THE APPLICANT :-
SRI NABARUN MANDAL &
SRI TARAK ROY (C.A.)

4. DETAILS OF REGD. TITLE DEED
BOOK NO. - I VOLUME NO. - 1603-2023
PAGE NO. - 103842-103859 BEING NO. - 160303612
DATE - 09-03-2023
REGD. AT - D.S.R.-III SOUTH 24-PARGANAS, W.B.

5. DETAILS OF REGD. DECLARATION / FREE GIFT, IF ANY
BOUNDARY DECLARATION / DEED OF DECLARATION / COMM. PASS. DECLARATION
BOOK NO. - I VOLUME NO. - 1603-2023
PAGE NO. - 205608-205618 302981-302993
BEING NO. - 160307325 160311007
DATE - 25-05-2023 26-07-2023
REGD. AT - D.S.R.-III SOUTH 24-PGS, W.B. D.S.R.-III SOUTH 24-PGS, W.B.

PART - B

1. AREA OF LAND :-
AS PER TITLE DEED :-
= 03K.-00 CH.-00 SFT. / 200.668 SQM
AS PER ASSESSMENT BOOK :-
= 03K.-00 CH.-00 SFT. / 200.668 SQM
AS PER BOUNDARY DECLARATION :-
= 02K.-15 CH.-44.937 SFT. / 200.663 SQM.

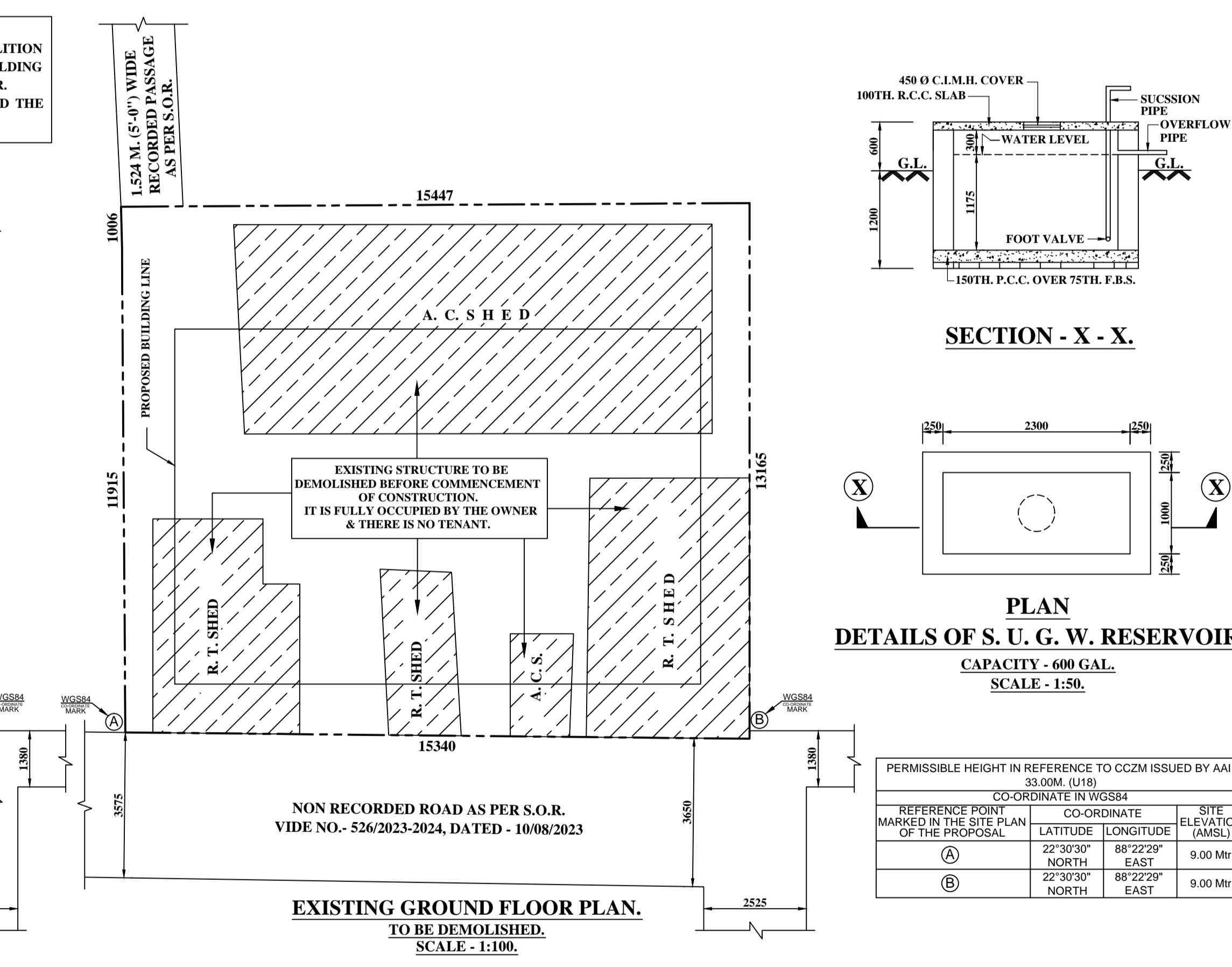
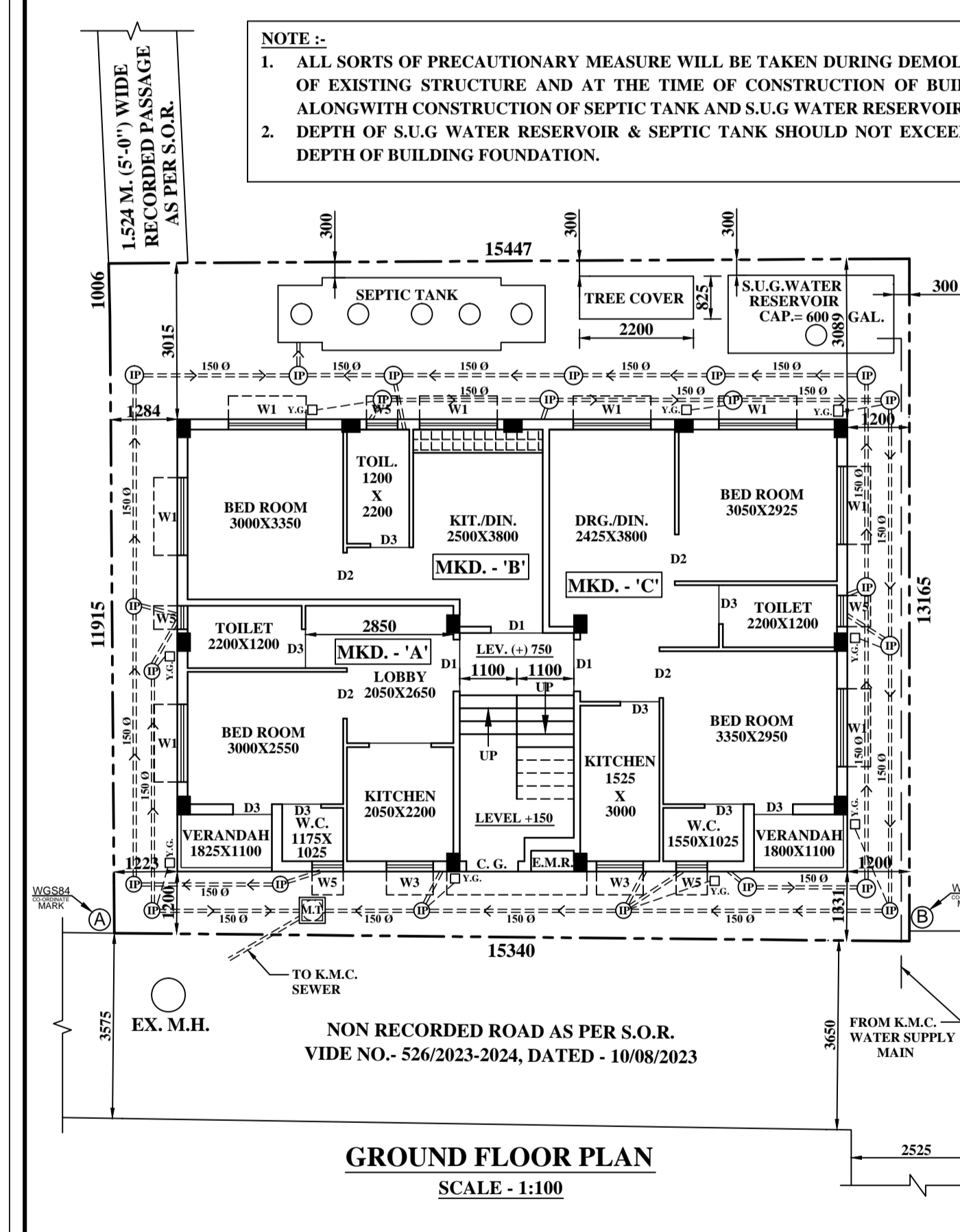
2. NET AREA OF LAND :-
(AFTER FREE GIFT / STRIP OF LAND GIFTED TO K.M.C.)
N.A.

3. PERMISSIBLE GROUND COVERAGE :-
59.978 % = 120.354 SQM.

4. PROPOSED GROUND COVERAGE :-
56.199 % = 112.771 SQM.

5. PROPOSED AREA :-

FLOOR	GROSS FLOOR AREA (SQM)	EXEMPTED AREA STAIR WAY (SQM)	LIFT LOBBY (SQM)	LIFT WELL (SQM)	STAIR WELL (SQM)	NET FLOOR AREA (SQM)	LOFT (SQM)	C.B. (SQM)	LEDGE / TAND (SQM)
GR. FL.	112.771	9.253				103.518			
1ST. FL.	112.771	9.680				103.091		2.400	
2ND. FL.	112.771	9.680				103.091		2.400	
TOTAL	338.313	28.613				309.700		4.800	



6. A) PARKING CALCULATION:-

NET TENEMENT AREA (SQM)	PROPORTIONATE COMMON AREA (SQM)	GROSS TENEMENT AREA (SQM)	NO. OF TENEMENT	REQUIRED NO. OF PARKING
A = 28.239	2.784	31.023	01	01
B = 26.170	2.580	28.750	01	
C = 48.242	4.756	52.998	01	
D = 51.315	5.059	56.374	02	
E = 51.335	5.061	56.396	02	

NO. OF PARKING PROVIDED (AS MEANS OF INGRESS IS LESS THAN 3.5 M.) : NIL

7. PERMISSIBLE F.A.R. = 1.75

8. PROPOSED F.A.R. = 309.700 / 200.663 = 1.543

9. AREA OF STAIR HEAD ROOM = 12.480 SQM.

10. AREA OF ROOF TANK = 4.050 SQM.

11. AREA OF TREE COVER :- REQUIRED = 1.784 SQM., PROVIDED = 1.815 SQM.

12. TOTAL ADDITIONAL AREA FOR FEES = 17.280 SQM.

13. TOTAL FLOOR AREA FOR FEES = 355.592 SQM.

14. TOTAL AREA OF EXISTING STRUCTURE = 113.661 SQM.

SPECIFICATION :-

- ALL EXTERNAL WALL 200 MM. TH. AND ALL INTERNAL AND PARTITION WALL 125 & 75 MM. TH.
- ALL 200 MM. TH. WALL WITH 1ST. CLASS BRICK WITH (6:1) SAND, CEMENT MORTER.
- ALL 125 & 75 MM. TH. WALL WITH 1ST. CLASS BRICK WITH (4:1) SAND, CEMENT MORTER.
- ALL R.C.C. WORK WITH STONE CHIPS, SAND & CEMENT (3:1.5:1).
- GRADE OF CONCRETE - M20.
- GRADE OF STEEL - Fe500.
- ALL MATERIALS SHALL BE CONFORMED TO THE PROPORTION OF NATIONAL BUILDING CODE OF INDIA.

DECLARATION OF OWNER(S) / APPLICANT(S) :-

- WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
- WE 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 UNDERTAKEN UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
- DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY MYSELF.
- THERE IS NO COURT CASE PENDING AT THE CAPTIONED PREMISES.

NABARUN MANDAL
TARAK ROY
PARTNERS OF SRISHITI ENTERPRISE
As Constituted Attorney of
SMT. ARCHANA DAS
SIGN. OF OWNER(S) / APPLICANT(S)

DECLARATION OF L.B.S. :-

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE ABUTTING 3.575M. (MINIMUM) WIDE NON RECORDED ROAD AS PER S.O.R. ON SOUTHERN SIDE & 1.524M. (5'-0") WIDE RECORDED PASSAGE AS PER S.O.R. ON NORTHERN SIDE OF THE PREMISES CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS 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 WORK. THE LAND WITH EXISTING STRUCTURE ARE DEMARCATED BY BOUNDARY WALL. SIGNATURE OF THE OWNER(S) / APPLICANT(S) IS AUTHENTICATED BY ME.

AHEMMAD ALI MOLLA
L.B.S.-1385/1 (K.M.C.)
NAME OF L.B.S.

CERTIFICATE OF STRUCTURAL ENGINEER :-

I DO HEREBY CERTIFIED THAT 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 CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

SAKTI BRATA BHATTACHARYYA
E.S.E.-116/1 (K.M.C.)
NAME OF E.S.E.

B. P. NO : 2023100126 DATE : 26-SEP-2023
VALID FOR 5 YEARS FROM DATE OF SANCTION.

DIGITAL SIGNATURE OF ASSISTANT ENGINEER (C) K.M.C. BOROUG - X

PROPOSED PLAN FOR THREE STORIED RESIDENTIAL BUILDING OF HEIGHT - 9.825M. U/S - 393A OF C.M.C. ACT. 1980 COMPLYING BUILDING RULE 2009 AT PREMISES NO.- 47, RAMANATH DAS ROAD, WARD NO.- 92, BOROUG - X, P.S.- GARFA, KOLKATA - 700 031,

PLAN CASE NO. :- 2023100144
SCALE - 1:100, 1:50, 1:600, 1:4000.
NOTE:- ALL DIMENTION ARE IN MM. (UNLESS OTHERWISE MENTION)

SHEET NO:- 1 OF 2