

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

- ASSEESSE NO - 210950701456
- NAME OF THE RECORDED OWNER / APPLICANT - M/S GLOBAL DEVELOPER, REPRESENTED BY ITS PARTNERS MRS MITA DEY, SRI BARUN SAHA, SRI RAJIB MAJUMDER AND SRI PROSANTO SAHA
- DETAILED OF REGISTERED DEED OF CONVEYANCE :- BOOK NO - 1, VOLUME NO - 1605-2024, PAGE FROM - 18833 TO 18867 BEING NO - 160500440 FOR THE YEAR - 2024 REG. AT - A.D.S.R. - ALIPORE, DATE - 14/03/2024
- DETAILS OF REGISTERED BOUNDARY DECLARATION - N.A.
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- MUTATION CERTIFICATE :- 0/095/05-APR-24/58096, DATE - 14/03/2024

PART - B

- (a) AREA OF PLOT OF LAND:- 209.216 Sqm (03K- 02 CH - 2 Sft) (AS PER DEED, ASSESSMENT BOOK COPY)
- PERMISSIBLE GROUND COVERAGE - 124.887 Sqm (59.69%)
- PROPOSED GROUND COVERAGE - 116.604 Sqm (55.74%)

4) PROPOSED AREA :-

FLOOR	TOTAL FLOOR AREA (Sqm)	STAIR WELL AREA (Sqm)	ACTUAL FLOOR AREA (Sqm)	TOTAL EXMP. AREA		NET FLOOR AREA
				STAIR+ STAIR LOBBY	LIFT+ LIFT LOBBY	
GROUND	116.604	—	116.604	10.040 Sqm	1.403 Sqm	105.161 Sqm
FIRST	116.604	0.625	114.340	10.040 Sqm	1.403 Sqm	102.897 Sqm
SECOND	116.604	0.625	114.340	10.040 Sqm	1.403 Sqm	102.897 Sqm
THIRD	116.604	0.625	114.340	10.040 Sqm	1.403 Sqm	102.897 Sqm
TOTAL	466.416	1.875	459.624	40.160 Sqm	5.612 Sqm	413.852 Sqm

5) TENEMENT AND PARKING CALCULATION

TENE MKD.	TENEMENT AREA	COMMON AREA	ACTUAL TENE AREA INCLUDING COMMON AREA	TENE NO.	REQUIRED PARKING	PROPOSED PARKING
A	59.113 Sqm	11.882 Sqm	70.995 Sqm	1	TWO	TWO
B	41.531 Sqm	8.348 Sqm	49.879 Sqm	1		
C	100.644 Sqm	20.229 Sqm	120.873 Sqm	2		

OFFICE AREA AT GROUND FLOOR = 9.998 Sqm.
CARPET AREA OF OFFICE = 7.898 Sqm.

- NOS. OF PARKING PROVIDED 1) COVERED - TWO & OPEN - NIL
- PERMISSIBLE AREA FOR PARKING a) GROUND FLOOR = 25 Sqm
- ACTUAL AREA OF PARKING PROVIDED = 86.869 Sqm
- PERMISSIBLE F.A.R. = 1.75
- PROPOSED F.A.R. = (413.852 / 50) / 209.216 = 1.739 < 1.75
- STATEMENT OF OTHER AREAS :-

GROUND FLOOR	LOFT	CUPBOARD	LEDGE / TEND
FIRST FLOOR	1.763 Sqm	3.563 Sqm	NIL
SECOND FLOOR	1.763 Sqm	2.175 Sqm	NIL
THIRD FLOOR	1.763 Sqm	2.175 Sqm	NIL
TOTAL	5.288 Sqm	7.913 Sqm	NIL

- COMMON AREA
 - AT GROUND FLOOR = 19.738 Sqm
 - AT OTHER FLOOR = (15.960 - 1.639 - 0.625) X 3 = 41.090 Sqm
- STAIR HEAD ROOM AREA = 13.253 Sqm
- LIFT MACHINE ROOM AREA = 4.728 Sqm
- LIFT MACHINE ROOM STAIR AREA = 3.599 Sqm
- ROOF TOILET AREA (IF ANY) = NIL
- AREA OF OVER HEAD WATER TANK = 8.060 Sqm
- ADDITIONAL AREA FOR FEES = (13.253 + 4.728 + 3.599 + 5.288 + 7.913) = 34.781 Sqm
- TOTAL AREA FOR FEES = (459.624 + 34.781) Sqm = 494.405 Sqm
- AREA OF OPEN TERRACE = 116.604 Sqm
- TOTAL AREA FOR FEES = 12.50 mt
- TREE COVERED AREA
 - PERMISSIBLE = 2.594 Sqm (1.236%)
 - PROPOSED = 4.50 Sqm (2.151%)

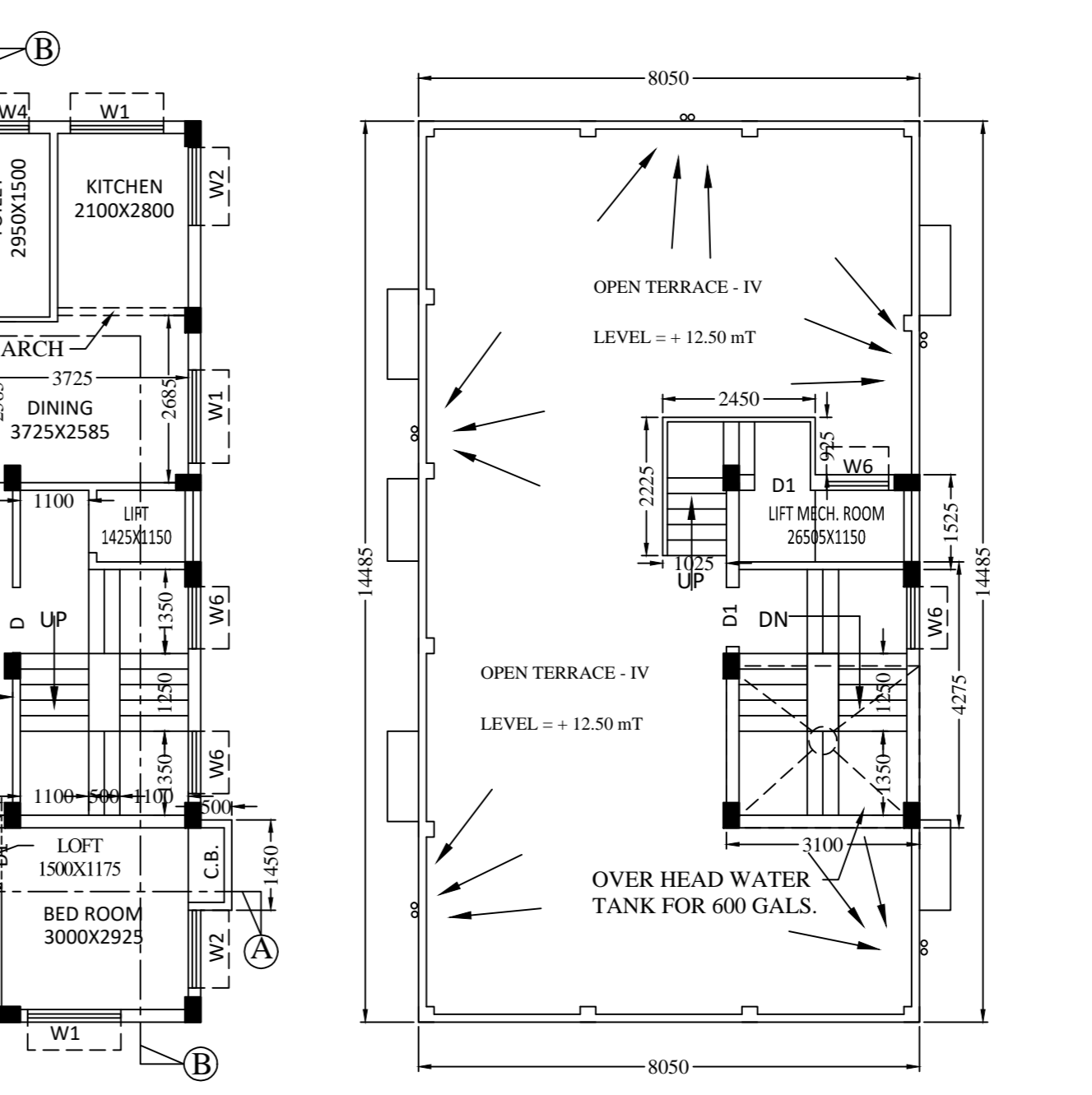
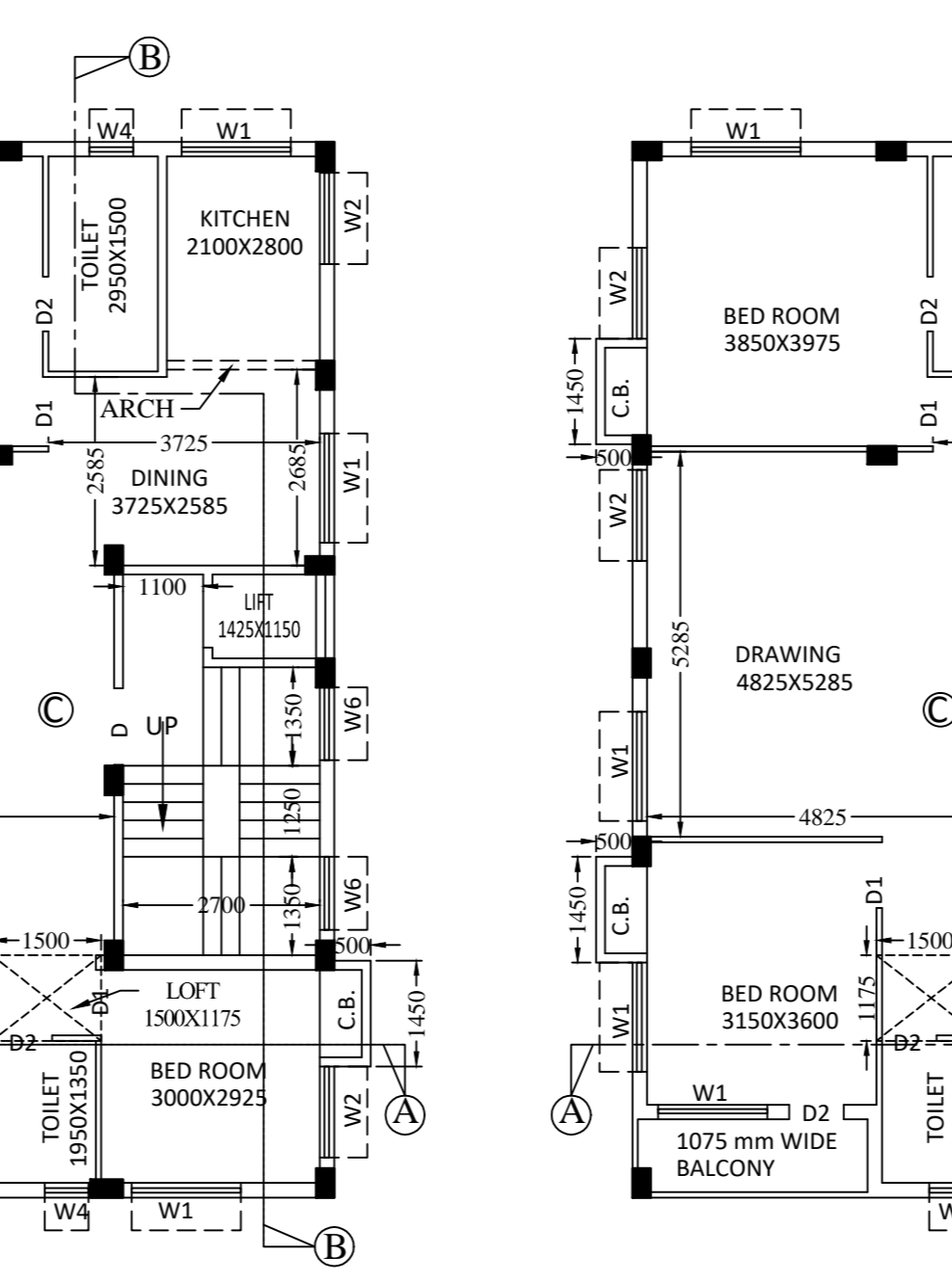
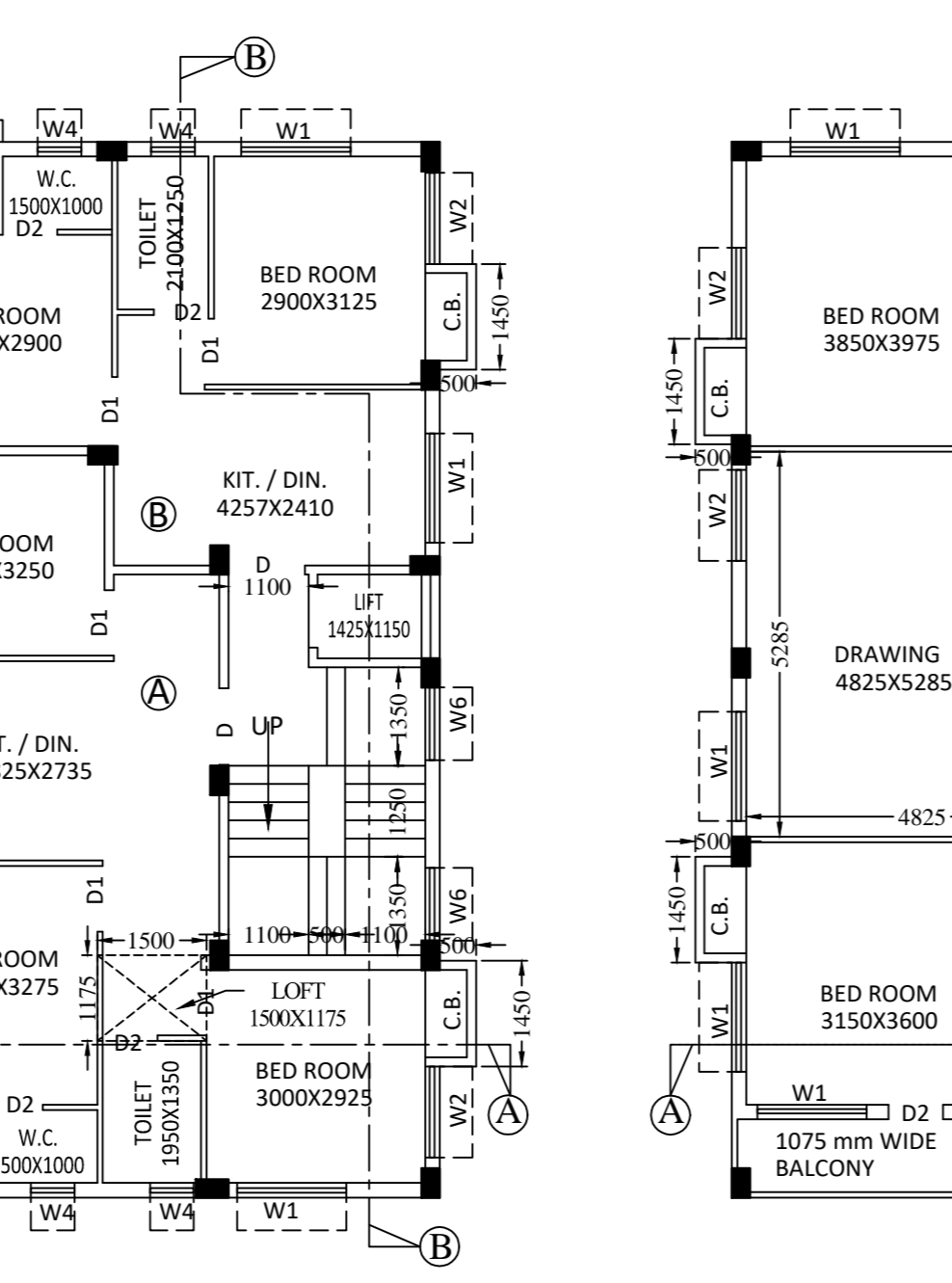
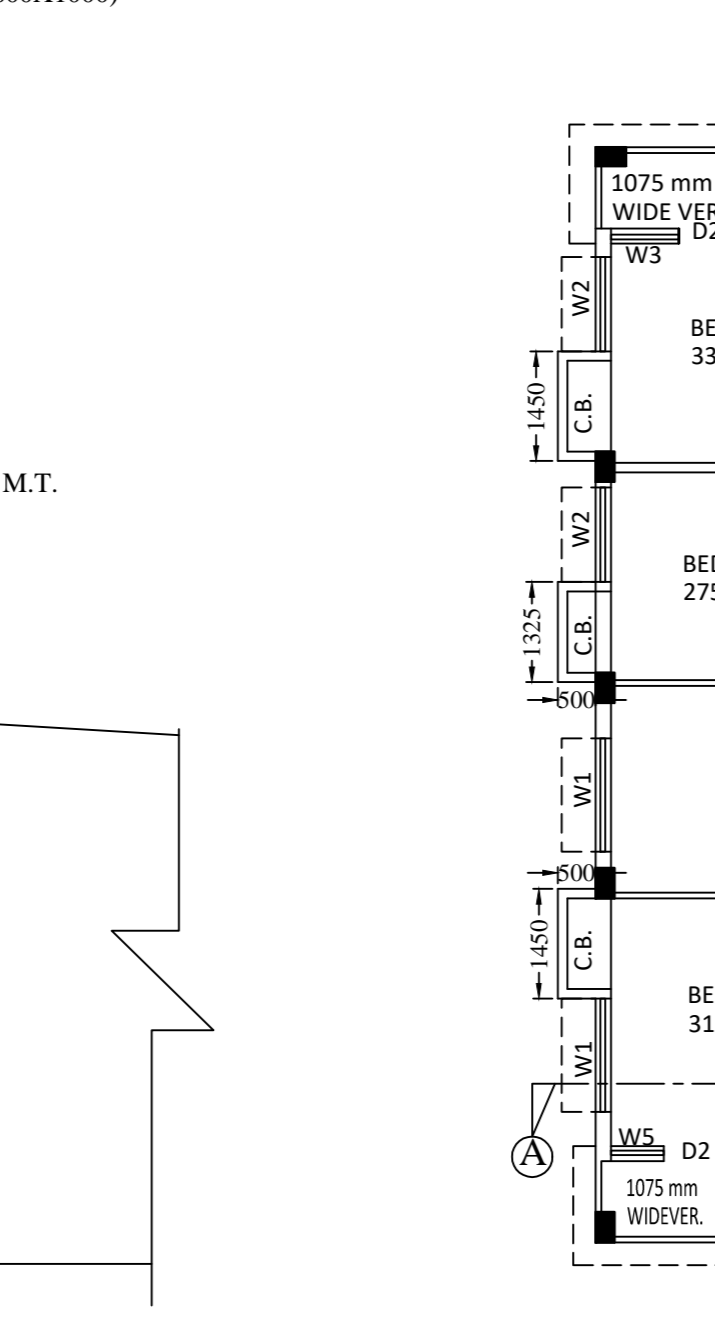
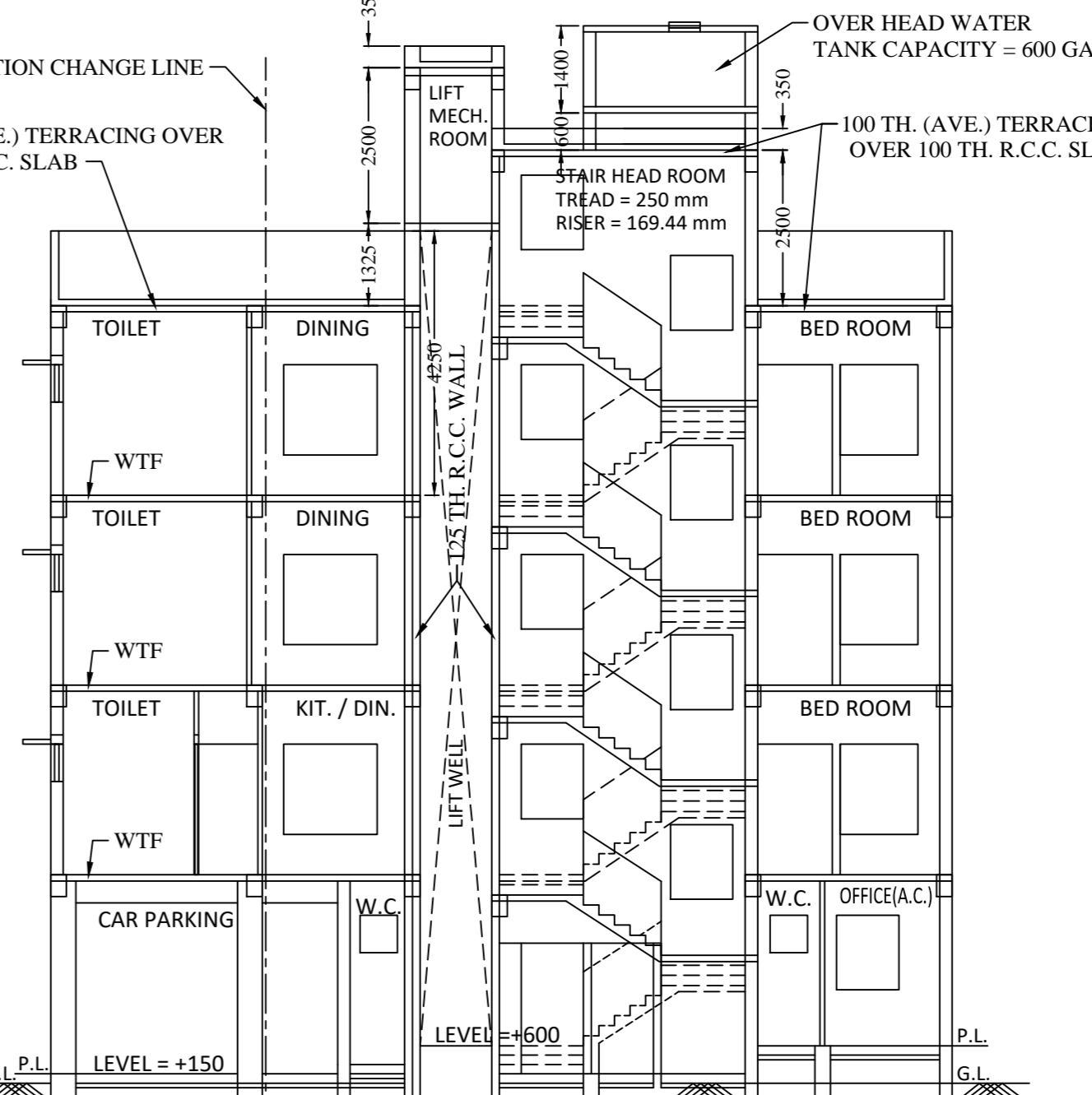
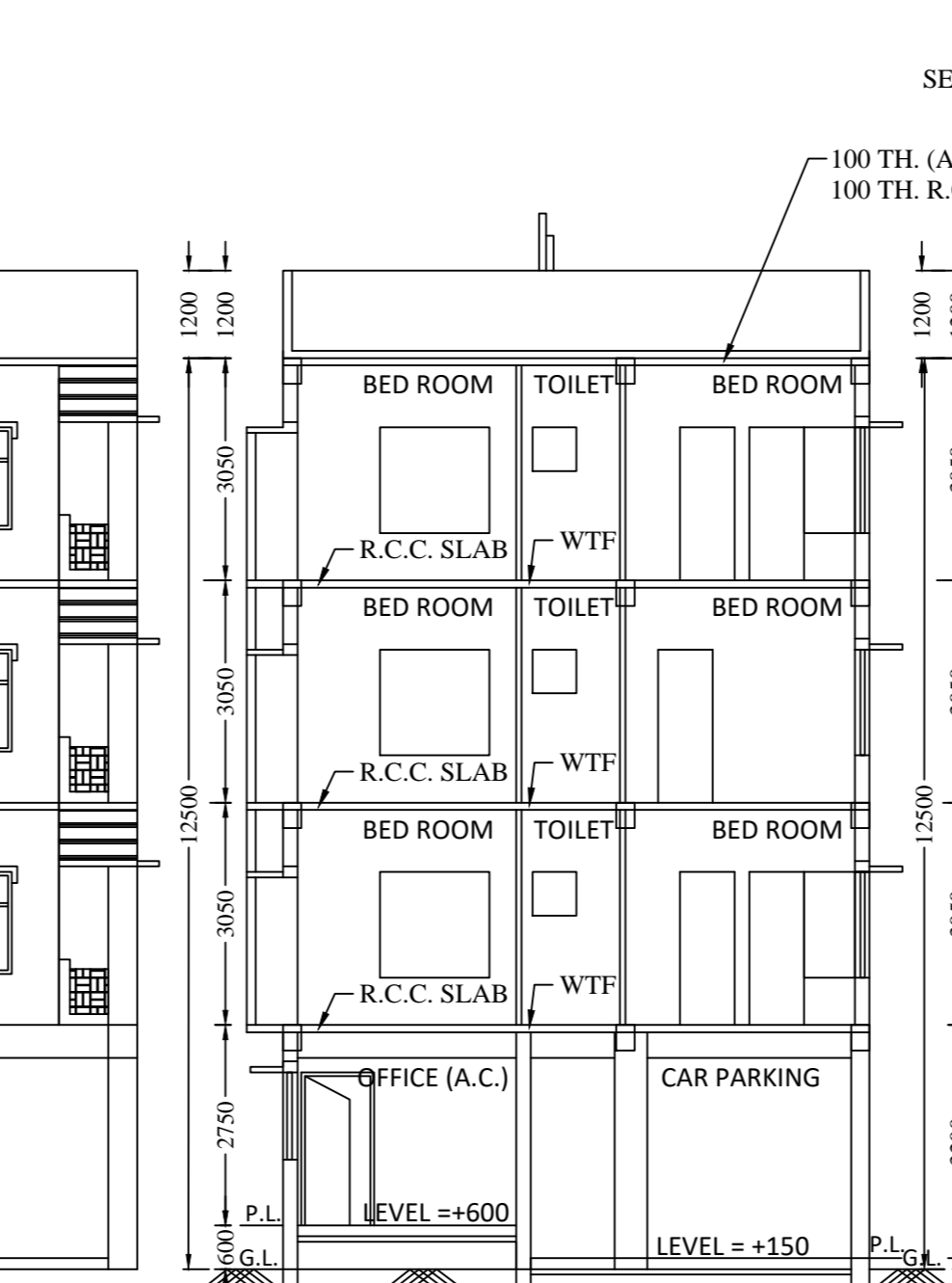
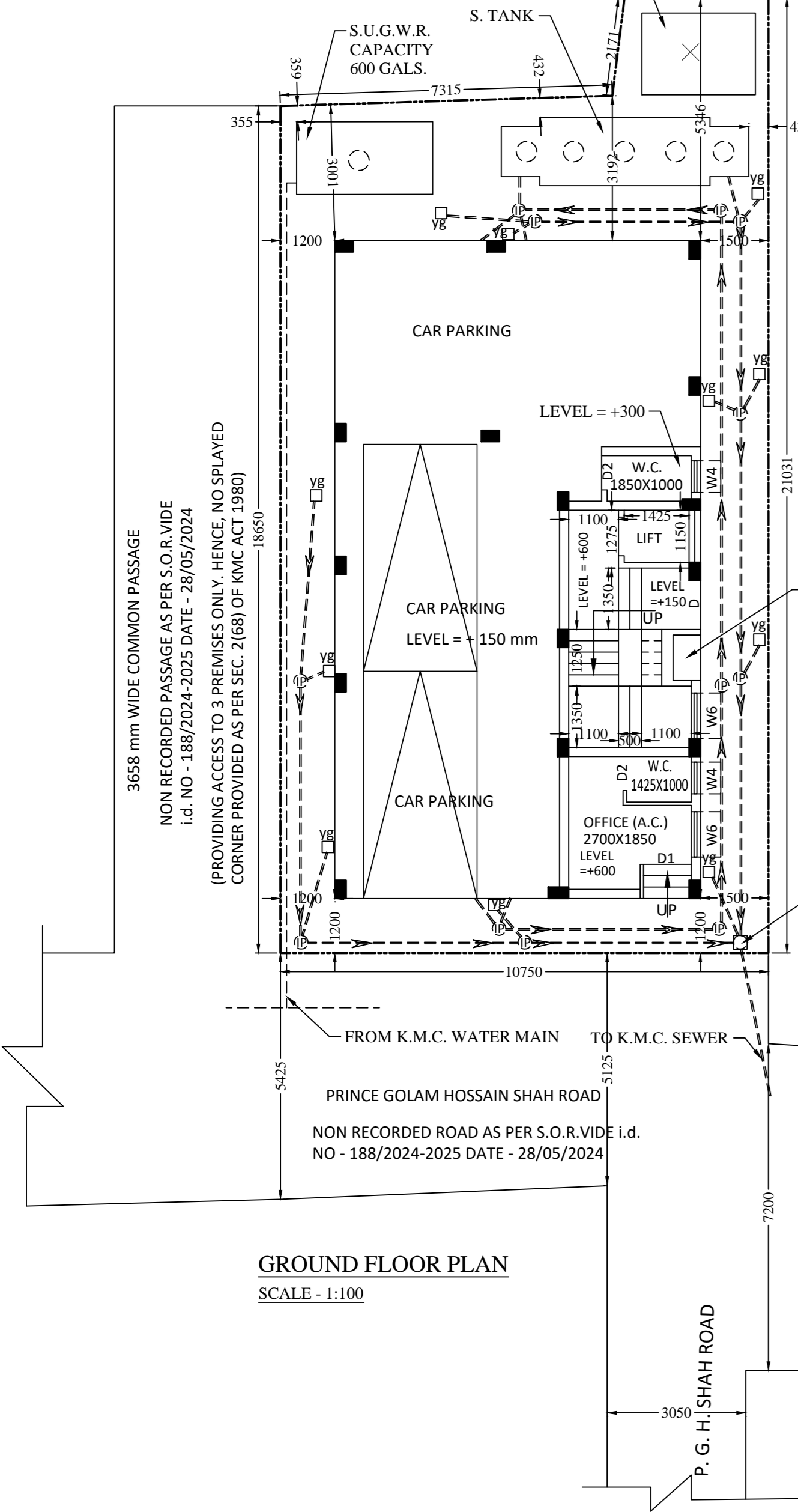
PROPOSED G+THREE STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AT PREMISES NO - 63/2B, PRINCE GOLAM HOSSAIN SHAH ROAD IN WARD NO - 095, BOROUGH - X, KOLKATA - 700032, P.S. - JADAVPUR NOW GOLF GREEN

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

BUILDING PERMIT NO :- 2024100167 DATE :- 05-OCT-2024
VALID UPTO :- 04-OCT-2029

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

THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION. PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME DEMOLITION OF EXISTING STRUCTURE AND CONSTRUCTION OF BUILDING, AND SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR, AND DEMOLISHING OF EXISTING STRUCTUR



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.
- 4.25mm 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

CERTIFICATE 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 5.125 mt. TO 5.425 mt. WIDE NON RECORDED ROAD IN FRONT (EASTERN SIDE) AND 3.658 mt. WIDE NON RECORDED PASSAGE ON SOUTHERN SIDE OF THE PREMISES CONFORM WITH THE PLAN AND IT IS BUILT-ABLE SITE AND NOT A TANK OR FILLED UP LAND. THERE IS AN EXISTING PARTLY SINGLE AND PARTLY 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.

CERTIFICATE OF STRUCTURAL ENGINEER

I CERTIFIED THAT THE STRUCTURAL DESIGN AND DRAWING BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING SHALL BE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND I CERTIFIED THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT. THE BEARING CAPACITY OF SOIL SHALL BE CONSIDERED DURING DESIGN CALCULATION AS PER SOIL TEST REPORT MADE BY SOIL-TECH OF 51/H P.G.H.SHAH ROAD, JADAVPUR KOLKATA - 32, WHICH IS DULY SIGNED BY SRI KALLOL KUMAR GHOSHAL (G.T.E. NO - 49/1) OF K.M.C.

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

DECLARATION GEO-TECHNICAL ENGINEER

UNDERSIGNED SHALL CARRIED 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.

KALLOL KUMAR GHOSHAL
G.T.E. NO - 49, CLASS - I (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. 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 DURING SITE INSPECTION, WE WERE PHYSICALLY PRESENT AND DULY IDENTIFIED THE PLOT THE PLOT IS DEMARCATED BY BOUNDARY WALL. THERE IS NO LEGAL CASE PENDING AGAINST THIS PREMISES.

M/S GLOBAL DEVELOPER
REPRESENTED BY ITS PARTNERS
MRS MITA DEY, SRI BARUN SAHA,
SRI RAJIB MAJUMDER,
SRI PROSANTO SAHA
NAME OF THE OWNERS / APPLICANTS

SCHEDULE OF DOORS & WINDOWS

DOORS	WINDOW
D - 1000 X 2100	W1 - 1500 X 1450
D1 - 950 X 2100	W2 - 1200 X 1450
D2 - 750 X 2100	W3 - 900 X 1450
	W4 - 600 X 600
	W5 - 700 X 1450
	W6 - 1000X1200

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AA1 - 33M.

REFERENCE POINT MARKED IN SITE PLAN OF THE PROPOSAL PLAN	CO-ORDINATE IN WGS 84	SITE ELEVATION (AMSL)
A	22 29 46 N 88 21 49 E	8.0 M
B	22 29 46 N 88 21 49 E	8.0 M

PERMISSIBLE HEIGHT IN REFERENCE TO CCAM ISSUED BY AA1 = 33 M. CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) = 8.0 M. THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF ANY STAGE IT IS FOUND OTHERWISE, THEN I SHALL FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKR APPROPRIATE ACTION AGAINST ME AS PER LOW

SRI KINGSUK NANDI
L.B.S NO - 1313 CLASS - I (K.M.C.)
NAME OF THE L.B.S.

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