

**MAIN CHARACTERISTICS OF THE PROPOSAL**

- PART - A**
- ASSEESSE NO - 210950701456
  - NAME OF THE RECORDED OWNER / APPLICANT - M/S GLOBAL DEVELOPER, REPRESENTED BY ITAS PARTNERS MRS MITA DEY, SRI BARUN SAHA, SRI RAJIB MAJUMDER 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.
  - DETAILED OF REGISTERED BOUNDARY DECLARATION - N.A.
  - 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 Sf) (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) | LIFT 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                 | 1.639                | 114.340                 | 10.040 Sqm         | 1.403 Sqm        | 102.897 Sqm |
| SECOND | 116.604                | 0.625                 | 1.639                | 114.340                 | 10.040 Sqm         | 1.403 Sqm        | 102.897 Sqm |
| THIRD  | 116.604                | 0.625                 | 1.639                | 114.340                 | 10.040 Sqm         | 1.403 Sqm        | 102.897 Sqm |
| TOTAL  | 466.416                | 1.875                 | 4.917                | 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    | 11.909 Sqm  | 71.022 Sqm                              | 1         | TWO              | TWO              |
| B          | 41.531 Sqm    | 8.367 Sqm   | 49.898 Sqm                              | 1         |                  |                  |
| C          | 100.644 Sqm   | 20.276 Sqm  | 120.920 Sqm                             | 2         |                  |                  |

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

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

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

- 10) COMMON AREA  
i) AT GROUND FLOOR = 19.738 Sqm  
ii) AT OTHER FLOOR = (15.960 - 1.639 - 0.625) X 3 = 41.090 Sqm  
11) STAIR HEAD ROOM AREA = 13.253 Sqm  
12) LIFT MACHINE ROOM AREA = 4.728 Sqm  
13) LIFT MACHINE ROOM STAIR AREA = 3.599 Sqm  
14) ROOF TOILET AREA (IF ANY) = NIL  
15) AREA OF OVER HEAD WATER TANK = 8.060 Sqm  
16) ADDITIONAL AREA FOR FEES = (13.253 + 4.728 + 3.599 + 5.288 + 7.913) = 34.781 Sqm  
17) TOTAL AREA FOR FEES = (459.624 + 34.781) Sqm = 494.405 Sqm  
18) AREA OF OPEN TERRACE = 116.604 Sqm  
19) HEIGHT OF THE BUILDING = 12.50 mt  
20) TREE COVERED AREA  
PERMISSIBLE = 2.594 Sqm (1.236%)  
PROPOSED = 4.50 Sqm (2.151%)

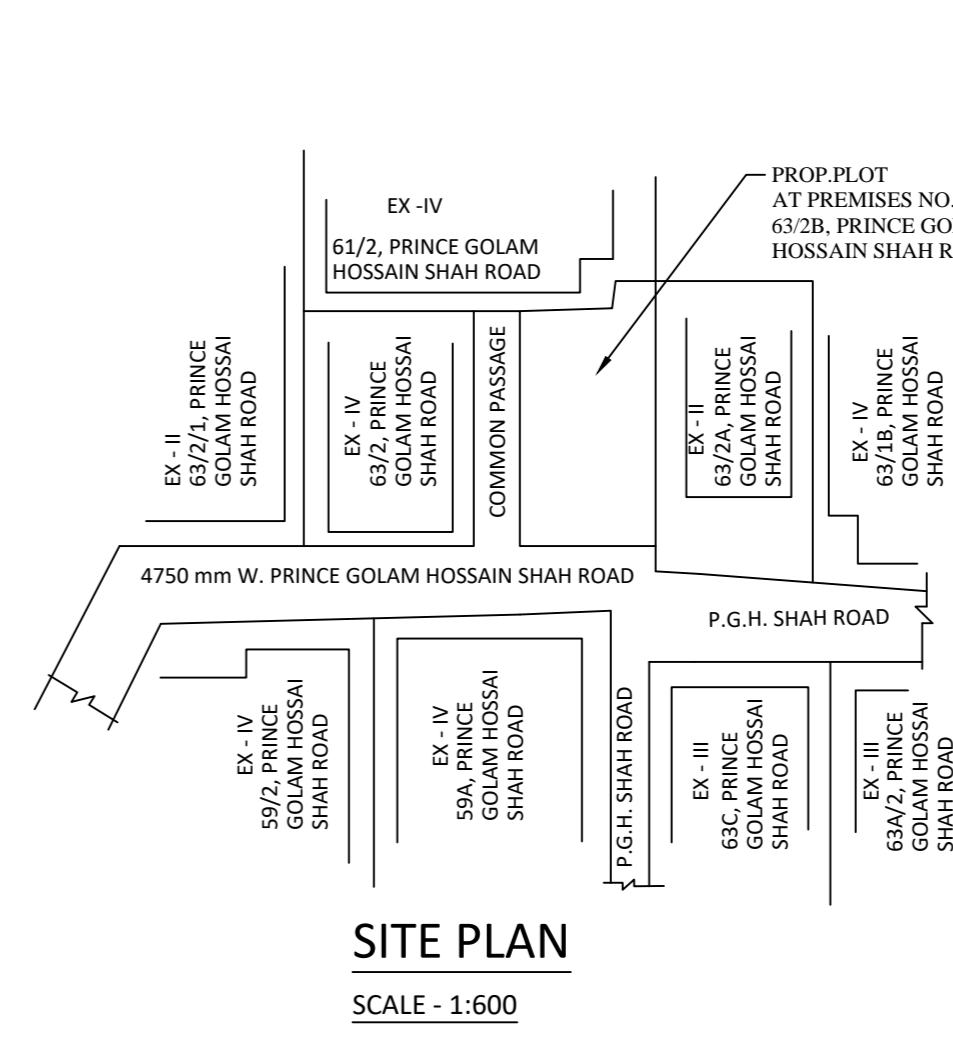
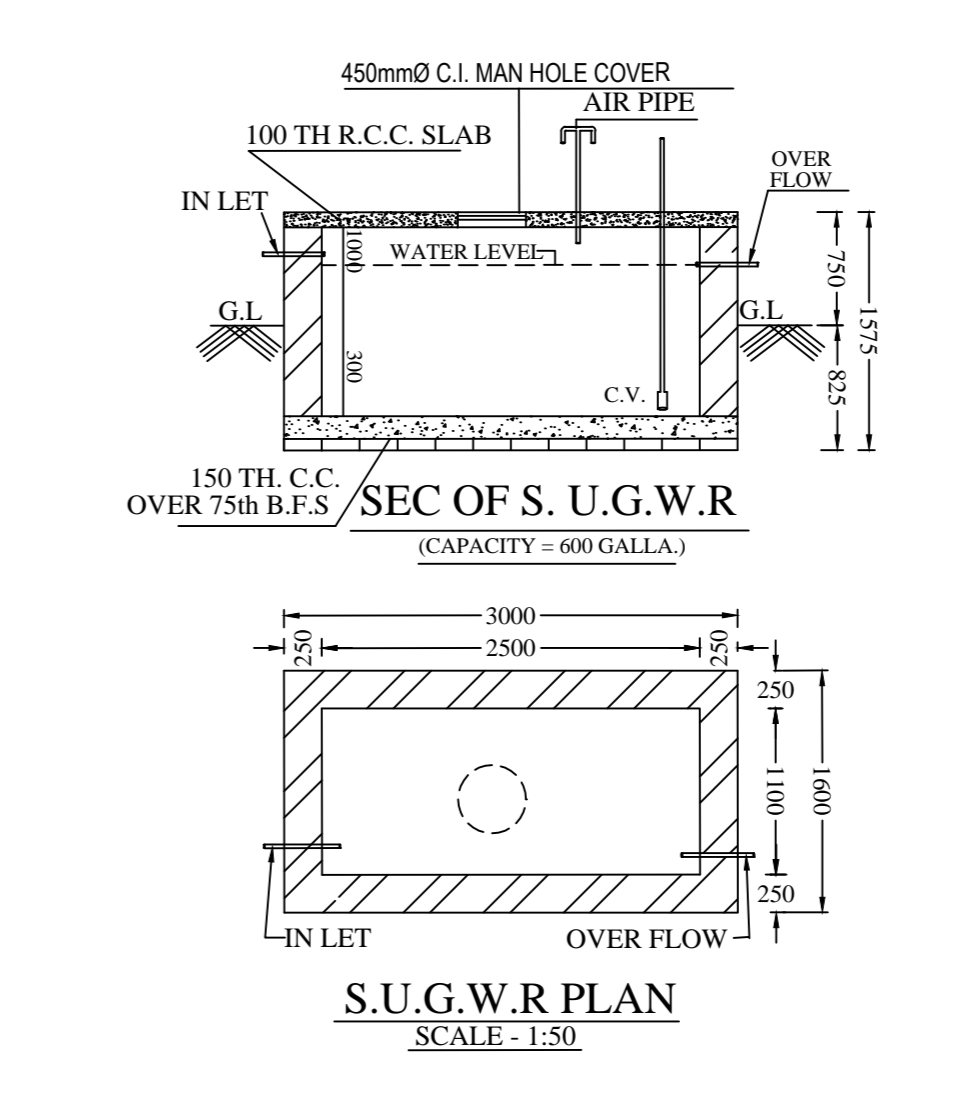
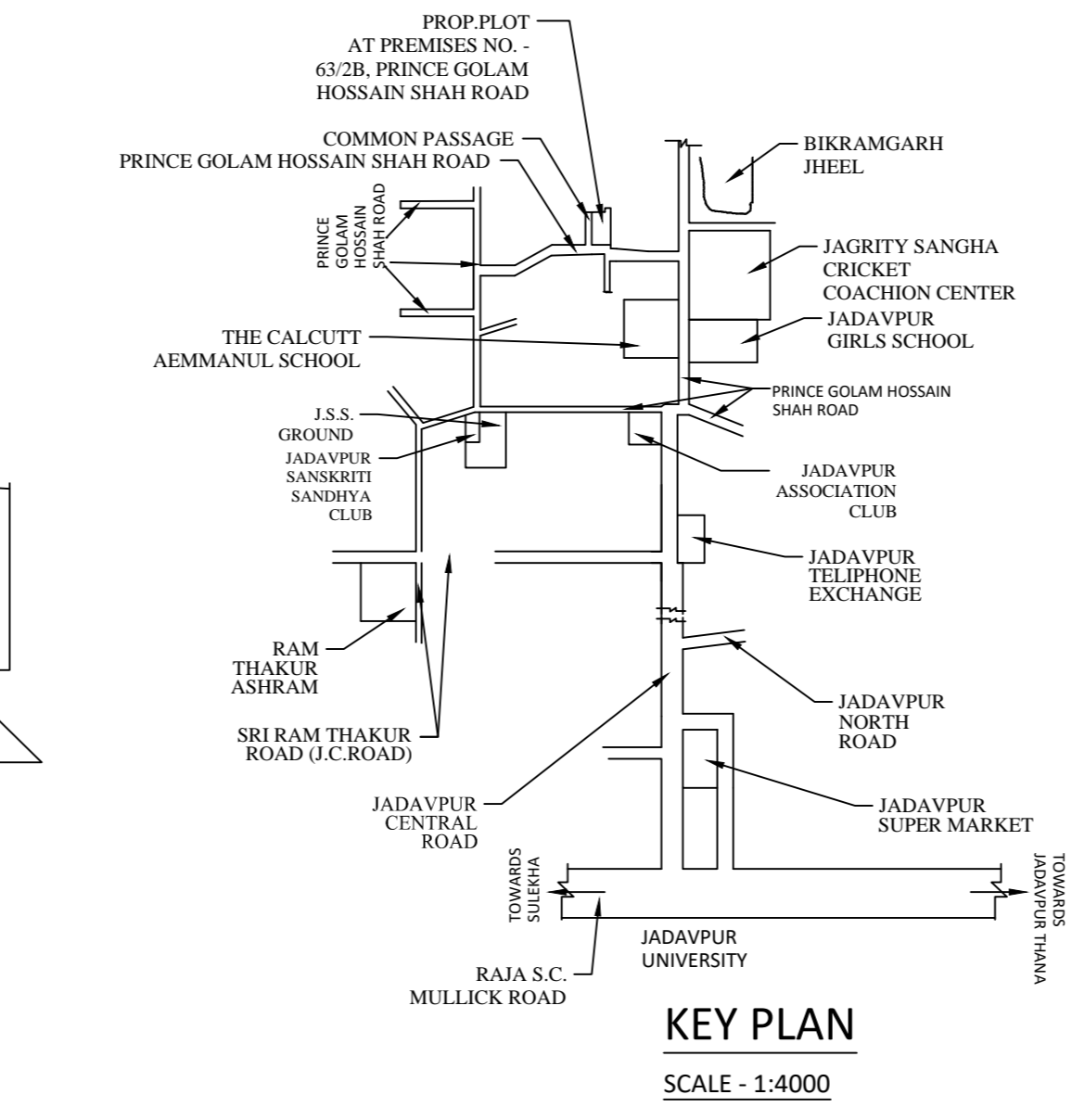
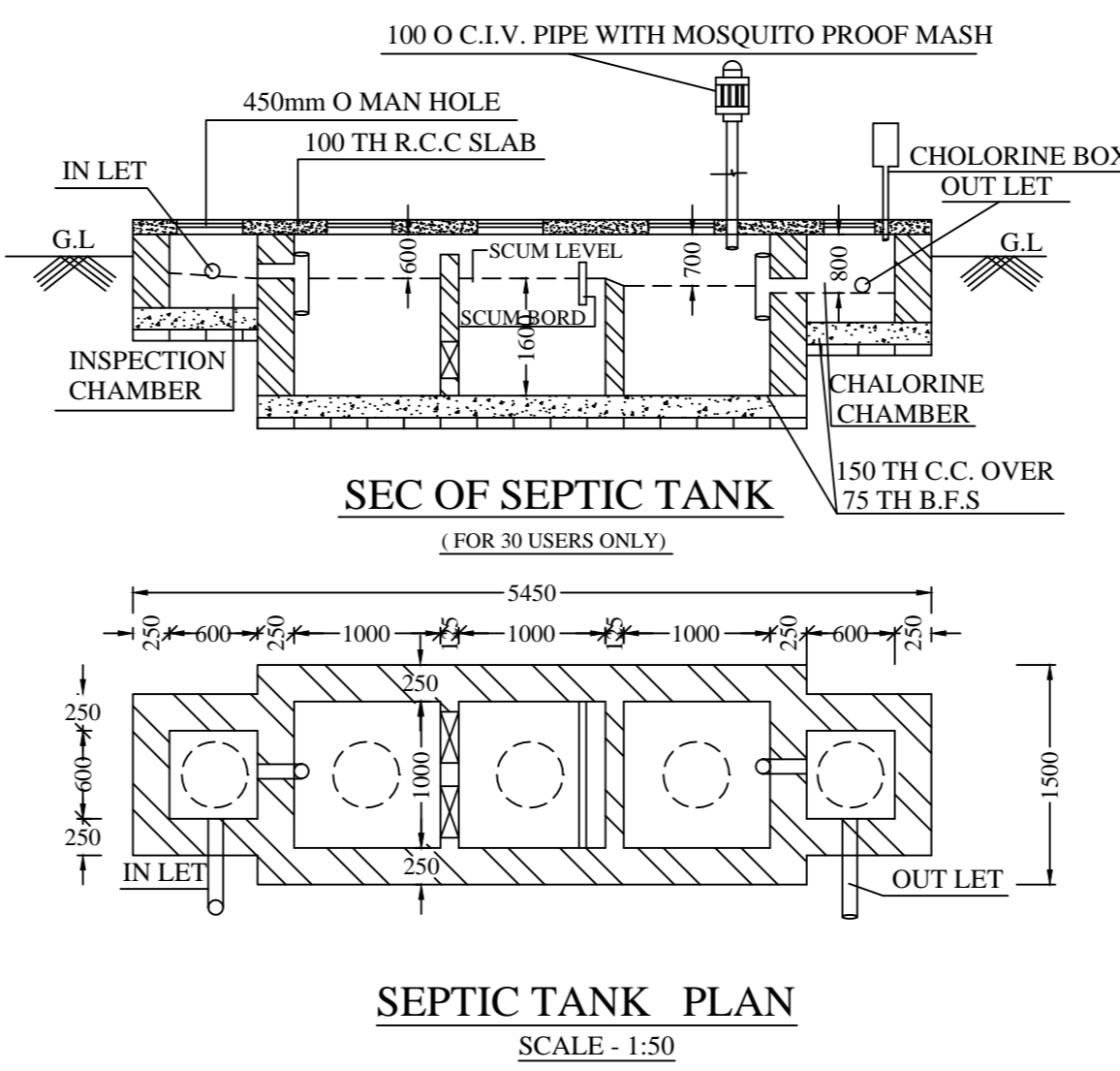
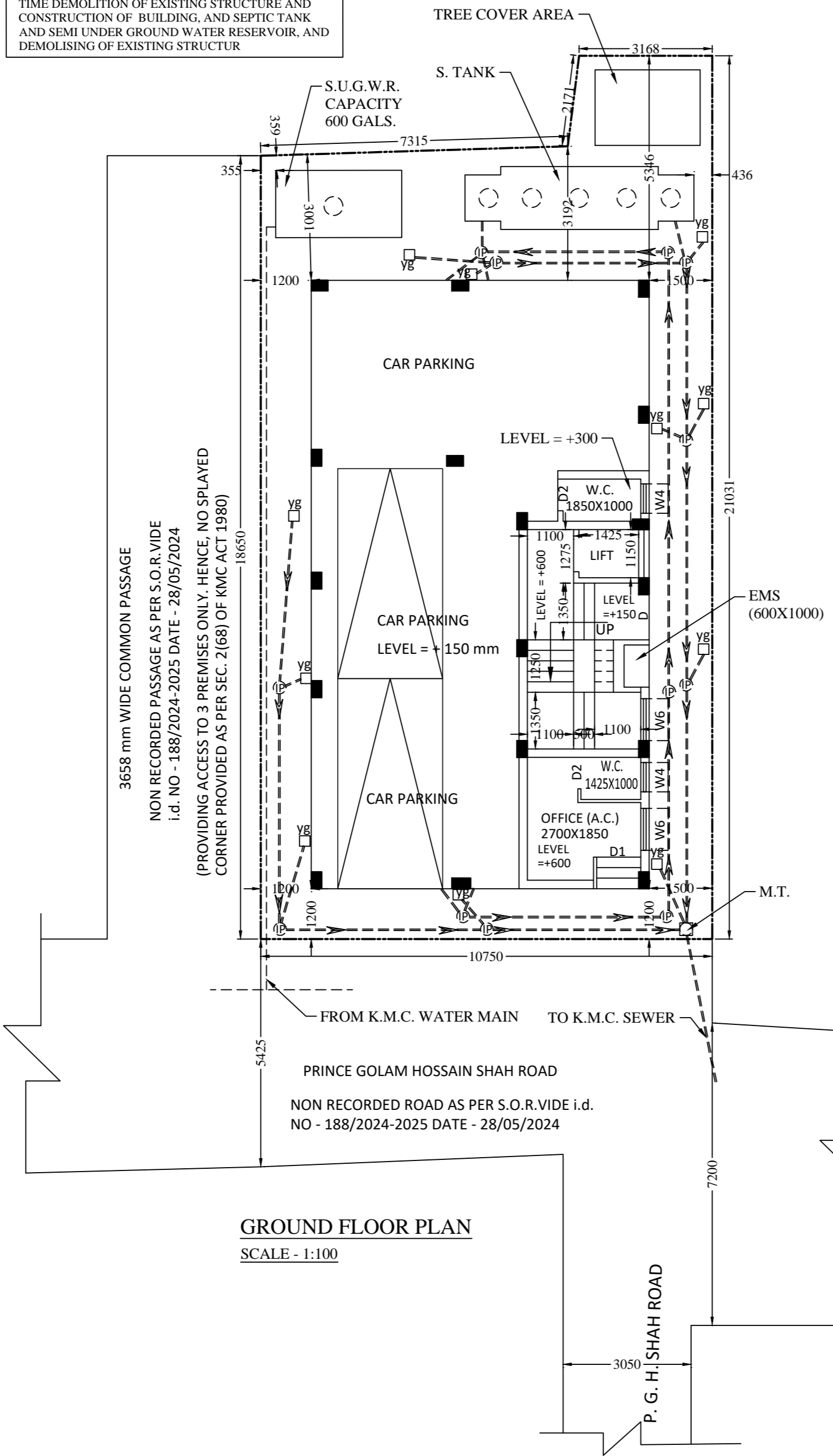
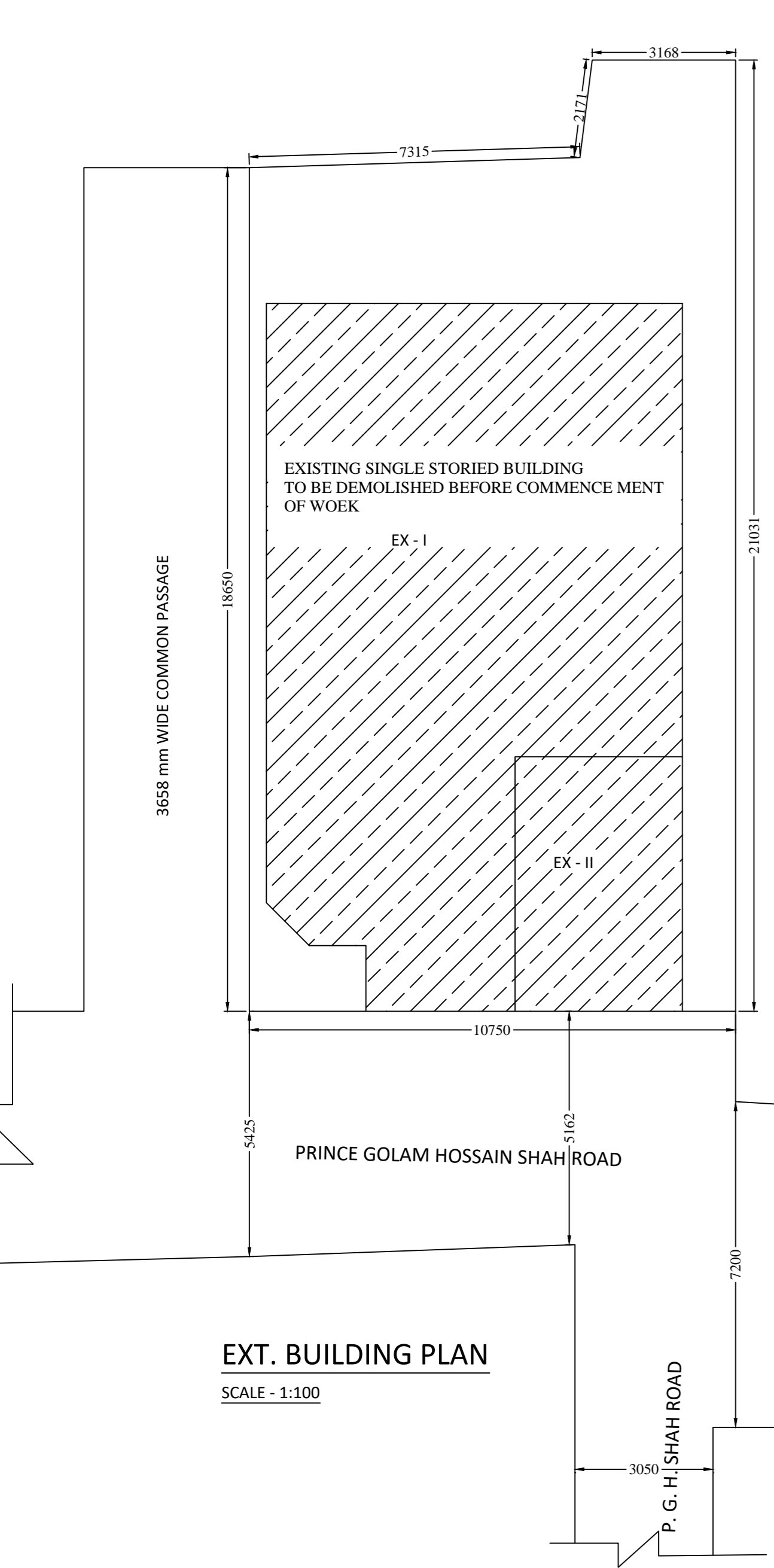
**PROPOSED G+THREE STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AT PREMISES NO - 63/2B, PRINCE GOLAM HOSSAIN SHAH ROAD IN WARD NO - 095, BOROUGH - X, KOLKATA - 700032, P.S. - JADAVPUR NOW GOLF GREEN**

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.

**NOTE**  
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 STRUCTURE



| SPECIFICATION  | CERTIFICATE OF L. B. S.   | CERTIFICATE OF STRUCTURAL ENGINEER   | DECLARATION GEO-TECHNICAL ENGINEER   | OWNERS DECLARATION   | SCHEDULE OF DOORS & WINDOWS   | PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AA1 - 33M. CO-ORDINATE IN WGS 84 AND SITE ELEVATION (MASL)   |
|--|---|--|--|--|---|--|
| 1. 75mm THICK BRICK FLAT SOLING IN FOUNDATION AND FLOOR WILL BE 1st CLASS JHAMA BRICK.<br>2. 150mm THICK P. C. C. IN FOUNDATION AND FLOOR WILL BE (1:6.3) CEMENT SAND AND 30mm DOWN JHAMA KOHA.<br>3. 4.25mm D. P. C. WILL BE WITH (1:1:2) CEMENT SAND AND QUARTER CHIPS WITH PROPER WATER PROOFING COMPOUND.<br>4. 200mm THICK LOAD BEARING WALL WILL BE 1st CLASS BRICK WITH (1:6) CEMENT SAND MORTAR.<br>5. 125mm & 75mm THICK PARTITION WALL WILL BE 1st CLASS BRICK WITH (1:4) CEMENT SAND MORTAR.<br>6. ALL R. C. C. WORK WILL BE (1:2:4) CEMENT SAND & 20mm DOWN STONE CHIPS.<br>7. GRADE OF CONCRETE :- M20<br>8. GRADE OF STEEL :- Fe-415 | 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 BUILD-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.<br><br>SRI KINGSUK NANDI<br>L.B.S NO - 1313 CLASS - I (K.M.C.)<br>NAME OF THE L.B.S. | 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.<br>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 - 491) OF K.M.C.<br><br>SAKTI BRATA BHATTACHARYYA<br>E. S. E. NO - 116, CLASS - I (K.M.C.)<br>NAME OF THE STRUCTURAL 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.<br><br>KALLOL KUMAR GHOSHAL<br>G.T.E. NO - 49, CLASS - I (K.M.C.)<br>NAME OF THE GEO-TECHNICAL ENGINEER | WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE THE 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 THE STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.<br>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.<br>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.<br>DURING SITE INSPECTION, WE WERE PHYSICALLY PRESENT AND DULY IDENTIFIED THE PLOT.<br>THE PLOT IS DEMARCATED BY BOUNDARY WALL.<br>THERE IS NO LEGAL CASE PENDING AGAINST THIS PREMISES.<br><br>M/S GLOBAL DEVELOPER,<br>REPRESENTED BY ITS PARTNERS<br>MRS MITA DEY, SRI BARUN SAHA,<br>SRI RAJIB MAJUMDER,<br>SRI PROSANTO SAHA<br>NAME OF THE OWNERS / APPLICANTS | DOORS<br>D1 - 1000 X 2100<br>D2 - 950 X 2100<br>D3 - 750 X 2100<br><br>WINDOW<br>W1 - 1500 X 1450<br>W2 - 1200 X 1450<br>W3 - 900 X 1450<br>W4 - 600 X 600<br>W5 - 700 X 1450<br>W6 - 1000X1200 | REFERENCE POINT MARKED IN SITE PLAN OF THE PROPOSAL PLAN<br><br>A<br>B<br><br>LATITUDE<br>22 29 46 N<br>22 29 46 N<br><br>LONGITUDE<br>88 21 49 E<br>88 21 49 E<br><br>SITE ELEVATION (AMSL)<br>8.0 M<br>8.0 M<br><br>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<br><br>SRI KINGSUK NANDI<br>L.B.S NO - 1313 CLASS - I (K.M.C.)<br>NAME OF THE L.B.S.<br><br>M/S GLOBAL DEVELOPER,<br>REPRESENTED BY ITS PARTNERS<br>MRS MITA DEY, SRI BARUN SAHA,<br>SRI RAJIB MAJUMDER,<br>SRI PROSANTO SAHA<br>NAME OF THE OWNERS |