

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART A

1. ASSESSEE NO. : 311060727422
2. NAME OF THE OWNER: CHAYA PATRA, JAYA DAS, ANITA DAS, SUNITA MAYRA, SUJIT DAS
3. NAME OF APPLICANT: RANAJIT MONDAL, MINIMOY ROY & RAJIV BHOWMICK PARTNERS OF CREATIVE CONSTRUCTION & CONSTITUTED ATTORNEY OF OWNERS.
4. DETAILS OF REGD. DEED: a) BOOK - I, VOLUME - 38, PAGES - 175 TO 180, BEING NO. - 1738, DATED - 07/03/1975, REGD. AT - D S.R., ALIPORE.
- b) BOOK - I, VOLUME - 1604-2023, PAGES - 20122 TO 20144, BEING NO. - 160400661, DATED - 19/01/2013, REGD. AT - D S.R. - IV, SOUTH 24 PARGANAS.
5. DETAILS OF REGD. POWER OF ATTORNEY: BOOK - I, VOLUME - 1604-2023, PAGES - 76366 TO 76387, BEING NO. - 160402765, DATED - 10/03/2023, REGD. AT - D S.R. - IV, SOUTH 24 PARGANAS.
6. DETAILS OF REGD. BOUNDARY DECLARATION: BOOK - I, VOLUME - 1630-2023, PAGES - 47045 TO 47058, BEING NO. - 163001667, DATED - 31/05/2023, REGD. AT - D S.R. - V, SOUTH 24 PARGANAS.

PART B

1. AREA OF LAND : AS PER DEED - 200.668 SQM. AS PER BOUNDARY DECLARATION - 200.653 SQM.

2. PERMISSIBLE GROUND COVERAGE: = (59.978%) 120.348 SQ.M.

3. PROPOSED GROUND COVERAGE = 111.807 SQ.M. (55.722%)

4. PROPOSED AREA:

	TOTAL COV. AREA (SQ.M.)	STAIR WELL (SQ.M.)	LIFT WELL (SQ.M.)	NET COV. AREA (SQ.M.)	EXEMPTED AREAS		NET FLOOR AREA (SQ.M.)
					STAIRWAY (SQ.M.)	LIFT LOBBY (SQ.M.)	
GR. FL.	97.092	—	—	97.092	11.015	1.906	84.171
1ST FL.	111.807	0.500	1.540	109.767	11.015	1.906	96.846
2ND FL.	111.807	0.500	1.540	109.767	11.015	1.906	96.846
3RD FL.	111.807	0.500	1.540	109.767	11.015	1.906	96.846
TOTAL	432.513	1.500	4.620	426.393	44.060	7.624	374.709

5. TENEMENTS & CAR PARKING CALCULATION (RESIDENTIAL):

TENEMENT MARK	TENEMENT SIZE	PROPORTIONATE AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	47.956 SQM.	11.724 SQ.M.	59.680 SQ.M.	3 NOS.	REQUIRED
B	47.931 SQM.	11.718 SQ.M.	59.649 SQ.M.	3 NOS.	- 1 NO. PROVIDED

BUSINESS (OFFICE) - COVERED AREA - 33.160 SQM. CARPET AREA - 29.808 SQM.

6. PERMISSIBLE AREA FOR PARKING = 25.0 SQ.M.
7. PROPOSED AREA OF PARKING = 35.241 SQ.M.
8. PERMISSIBLE F.A.R. = 1.75
9. PROPOSED F.A.R. = 1.743
10. STAIR HEAD ROOM AREA = 14.321 SQ.M.
11. LIFT MACHINE ROOM AREA = 8.408 SQ.M.
12. LIFT MACHINE ROOM STAIR AREA = 2.250 SQ.M.
13. OVER HEAD TANK AREA = 4.785 SQ.M.
14. ROOF AREA = 111.807 SQ.M.
15. CUP-BOARD AREA = 9.900 SQ.M.
16. ADDITIONAL AREA FOR FEES = 34.879 SQ.M.
17. TREE COVER AREA = 2.150 SQ.M.

OWNERS DECLARATION

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I/WE SHALL ENGAGE L.B.S., E.S.E. & G.T.E. DURING CONSTRUCTION. I/WE SHALL FOLLOW THE INSTRUCTION OF L.B.S., E.S.E. & G.T.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN). THE PLOT IS IDENTIFIED BY ME/US, IF ANY DISPUTE ARISE IN FUTURE REGARDING THE PLOT, K.M.C. WILL NOT BE LIABLE FOR THAT. KMC AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING BUILDINGS. THE CONSTRUCTION OF THE BUILDING SHALL BE DONE BY K.M.C. AUTHORITY. I/WE WILL REVOKE THE SANCTION PLAN, THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING BUILDING FOUNDATION WORK. NO COURT CASE IS PENDING FOR THE PREMISES.

RANAJIT MONDAL, MRINMOY ROY & RAJIV BHOWMICK PARTNERS OF CREATIVE CONSTRUCTION &
 CONSTITUTED ATTORNEY OF CHAYA PATRA, JAYA DAS, ANITA DAS, SUNITA MAYRA, SUJIT DAS
NAME OF OWNERS

CERTIFICATE OF L.B.S.

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISIONS OF K.M.C. BUILDING RULE - 2009 AS AMENDED FROM TIME TO TIME, THAT THE NATURE & WIDTH OF THE ABUTTING ROADS CONFORM WITH THE PLAN AND IT IS A BUILDABLE SITE NOT A TANK OR A FILLED UP TANK. THE PLOT IS VACANT & DEMARCATED BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE REGD. BOUNDARY DECLARATION PLAN. SIGNATURE OF THE OWNERS AUTHENTICATED BY ME. PLOT IS WITHIN 500 M. FROM C.L. OF E.M. BYE PASS.

SANJIB SENGUPTA L.B.S. NO. 1047(I)
NAME OF L.B.S.

CERTIFICATE OF STRUCTURAL ENGINEER.

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 AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY MR. BHASKARJYOTI ROY (G.T.E./I/50) FOR SOIL-TECH OF 51/1H, PRINCE GOLAM HOSSAIN SHAH ROAD, KOLKATA - 700 032. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

DEBJANI SENGUPTA E.S.E. NO. 508(II)
NAME OF STRUCTURAL ENGINEER

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.

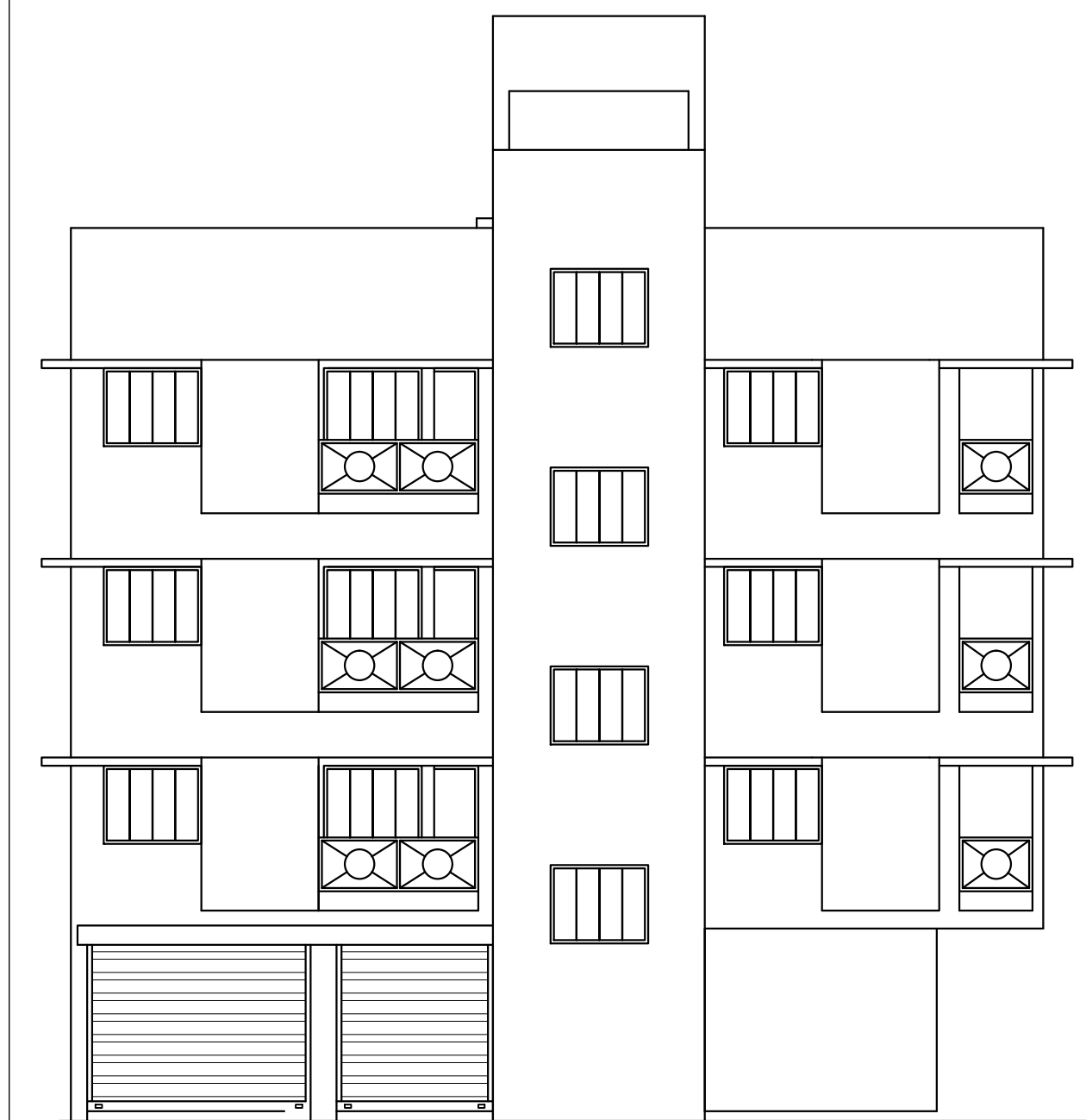
SRI BHASKARJYOTI ROY G.T.E. 50(I)
NAME OF GEO-TECHNICAL ENGINEER

PROPOSED PLAN OF A G+III STORED RESIDENTIAL BUILDING OF HT. 12.50 M. AT PREMISES NO. - 1010, KALIKAPUR ROAD, WARD NO. - 106, BOROUGH - XII, P. S. - GARFA, UNDER MOUZA - KASBA, J.L. NO. - 13, R.S. DAG NO. - 4298, R.S. KHATIAN NO. - 2173, DISTRICT - SOUTH 24 PARGANAS, KOLKATA - 700 099, UNDER SECTION 393A OF KOLKATA MUNICIPAL CORPORATION ACT 1980, READ WITH CIRCULAR NO. 07 OF 2019-20 DATED 01/11/2019.

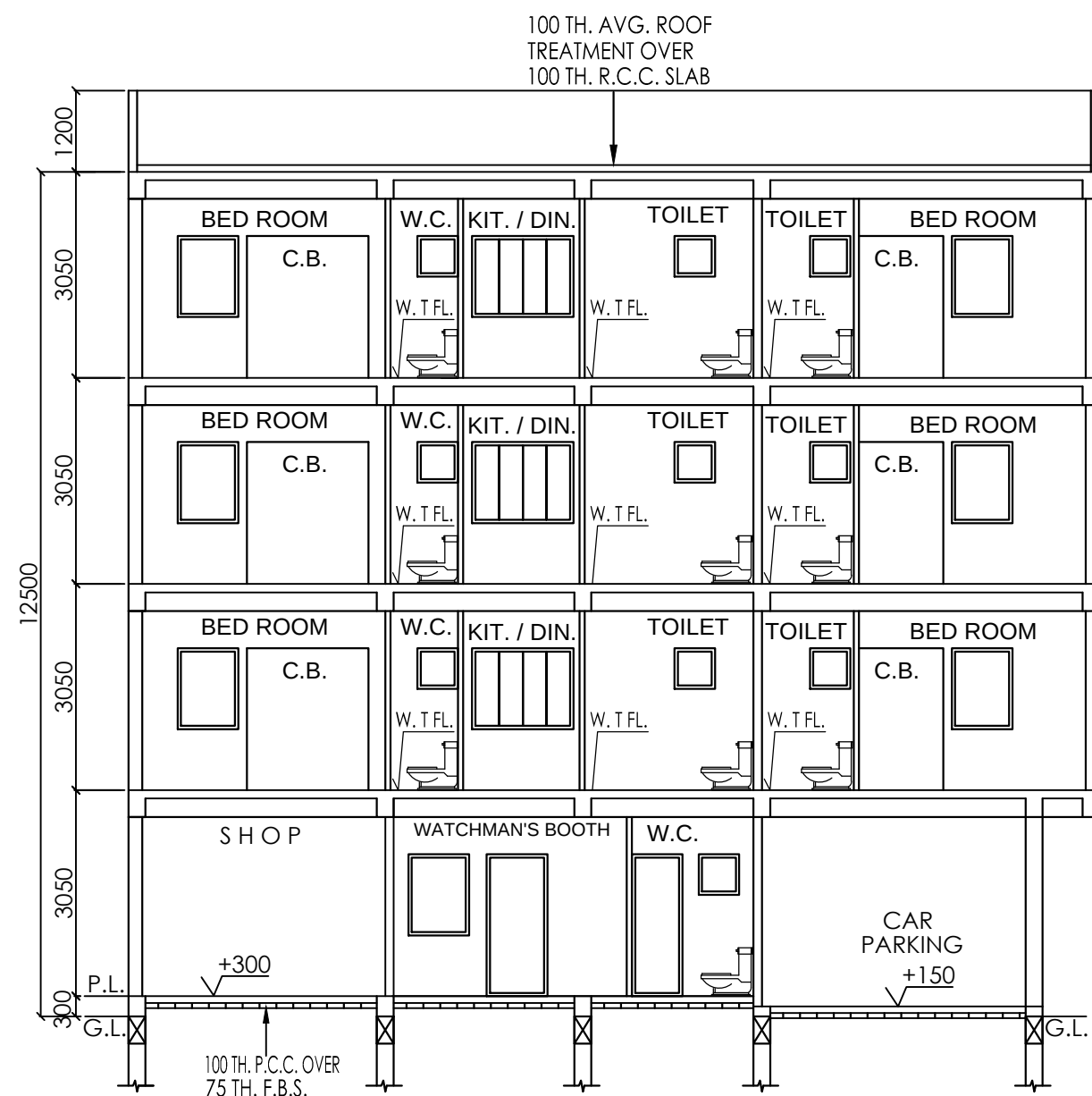
BUILDING PERMIT NO. - 2023120186 DATE - 17-JUL-23
VALID UPTO : 16-JUL-28

SHEET 2 OF 2

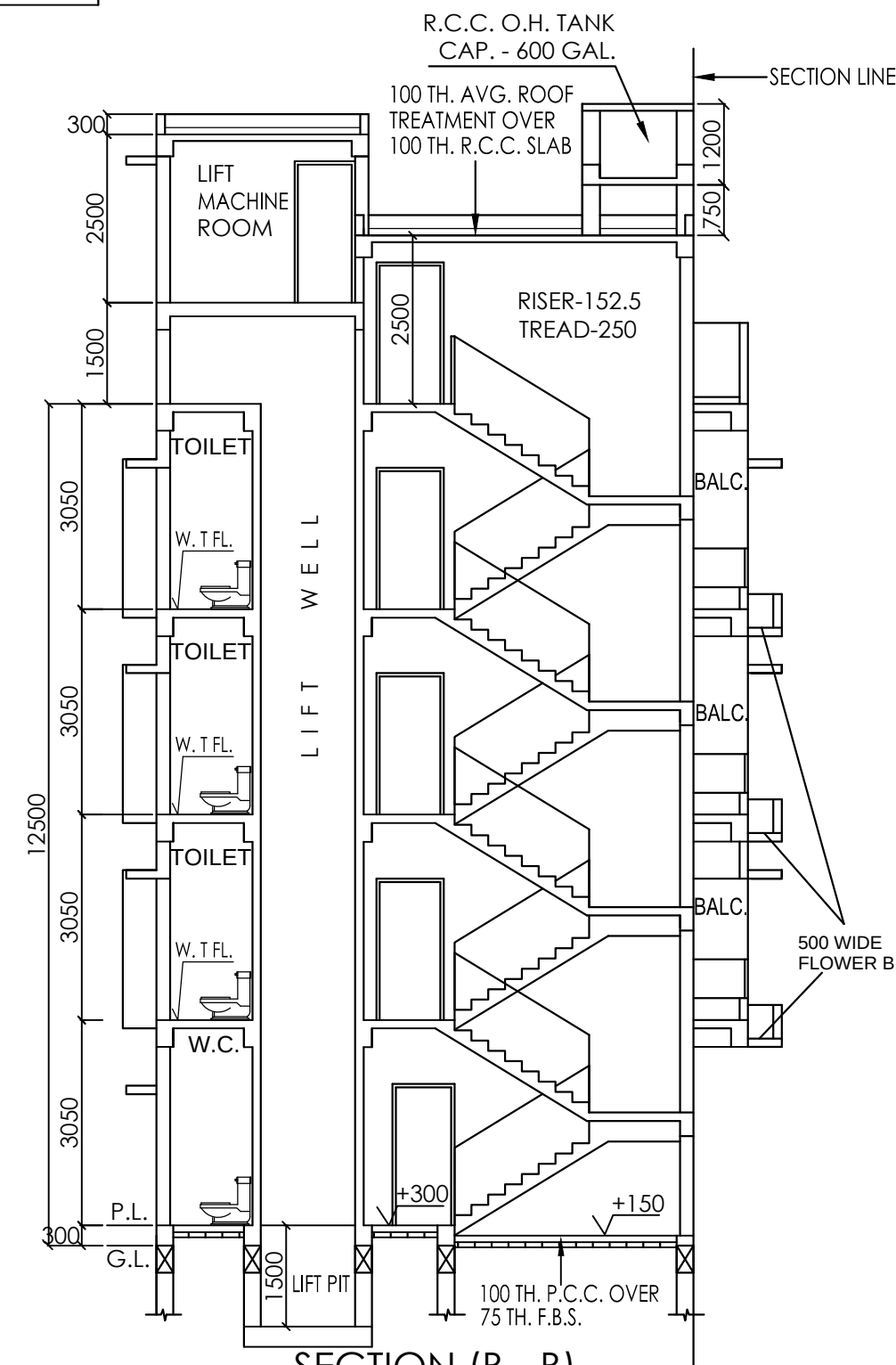
SIGNATURE OF A.E.(C) / BLDG. / BR. - XII



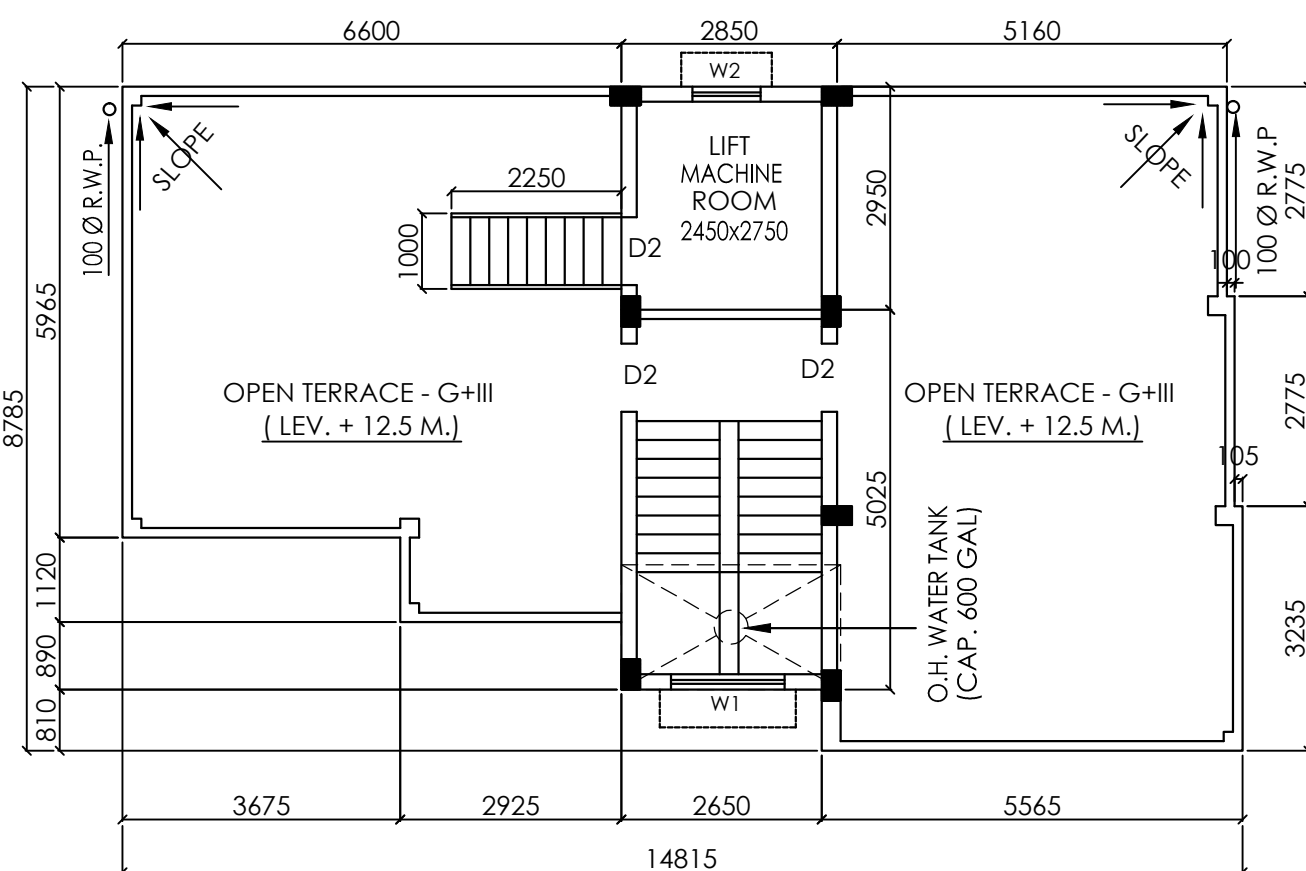
EASTERN SIDE ELEVATION



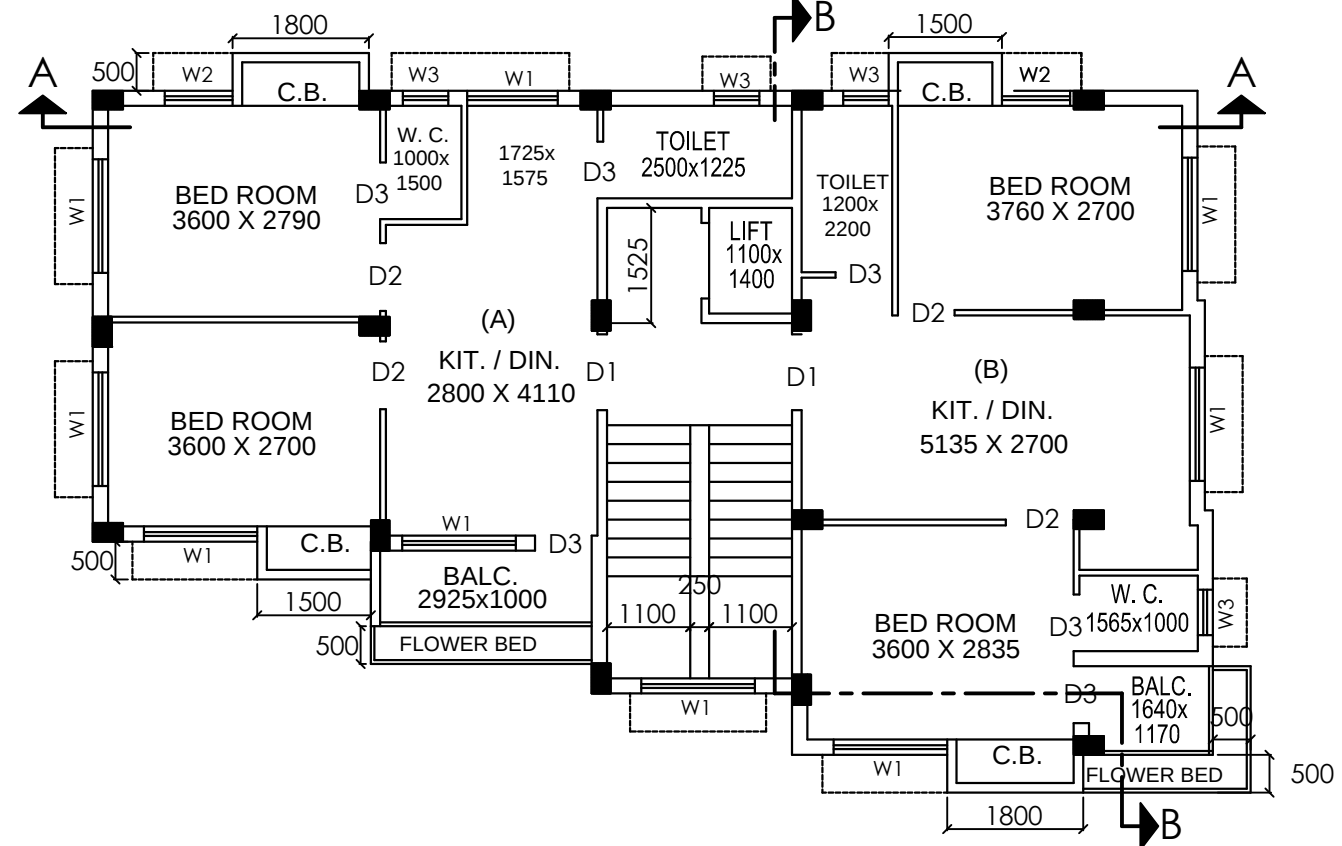
SECTION (A - A)



SECTION (B - B)



ROOF PLAN
(SCALE-1:100)



1st, 2nd & 3rd FLOOR PLAN
(SCALE-1:100)

