

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1. ASSESSEE NO - 311051300390
2. NAME OF THE OWNER :- SRI SAMIR GHOSAL CHOWDHURY, SRI SISIR GHOSAL CHOWDHURY & SMT JHARNA GHOSAL CHOWDHURY
3. NAME OF THE APPLICANT :- SRI KALAYAN SARKAR & SMT SARBONI ROY PARTNERS OF 'CRATIVE' AND CONSTITUTED ATTORNEY OF MISS JHARNA GHOSAL CHAUDHURI SRI SAMIR GHOSAL CHAUDHURY & SRI SISIR GHOSAL CHOWDHURY
4. DETAILED OF REGISTERED DEED :- BOOK NO - I, VOLUME NO - 44, PAGE FROM 138 TO 142, BEING NO - 2336 FOR THE YER 1951, REG. AT - S.J.S.R. ALIPORE, DATED ON - 11/04/1951
5. DETAILED OF REGISTERED DEED OF GIFT :- BOOK NO - I, VOLUME NO - 19, PAGE FROM 97 TO 102, BEING NO - 562 FOR THE YER 1975, REG. AT - S.R. ALIPORE, DATED ON - 03/02/1975
6. DETAILED OF REGISTERED POWER OF ATTORNEY :- BOOK NO - I, VOLUME NO - 1603-2022, PAGE FROM 480835 TO 480853, BEING NO - 160314059 FOR THE YER 2022, REG. AT - D.S.R. - III SOUTH -24PARGANAS, DATED ON - 09/09/2022
7. DETAILS OF REGISTERED BOUNDARY DECLARATION :- BOOK NO - I, VOLUME NO - 1603-2022, PAGE FROM - 537951 TO 537963 BEING NO - 160316707, FOR THE YEAR 2022, REG. AT - D.S.R. - III SOUTH-24PARGANAS DATED ON - 02/11/2022
8. DETAILED OF REGISTERED DEED OF GIFT(STRIPE OF LAND) :- BOOK NO - I, VOLUME NO - 1603-2022, PAGE FROM 537964 TO 537978 BEING NO - 160316708 FOR THE YEAR 2022, REG. AT - D.S.R. - III SOUTH-24 PARGANAS DATE - 02/11/2022
9. DETAILED OF K.M.C MUTATION CERTIFICATE :- (i) COPY NO - 9736 (1630018) DATE - 27 /06/ 2022 (ii) COPY NO - 9738 (1630018)
10. AFFIDAVIT BEFOR 1ST CLASS JUDICIAL MAGISTRATE, ALIPORE REGARDING R.S. & L.R. DAG NO - 52314, DATE - 19/09/2022
11. AFFIDAVIT BEFOR 1ST CLASS JUDICIAL MAGISTRATE, ALIPORE

REMARKS

PART - B

- 1) AREA OF PLOT OF LAND: 412.486 Sqm (06K-02CH-30Sf) (AS PER DEED OF GIFT)
- 2) AREA OF PLOT OF LAND: 354.414 Sqm (05K-04 CH- 34.91Sf) (AS PER DEED BOUNDARY DECLARATION)
- 3) AREA OF STRIP OF LAND (2.50m WIDE) = 41.413 Sqm
- 4) PERMISSIBLE GROUND COVERAGE - 194.406 Sqm (54.853%)
- 5) PROPOSED GROUND COVERAGE - 158.433 Sqm (44.703%)

6) PROPOSED AREA :-

FLOOR	FLOOR AREA (Sq m)	LIFT WELL AREA (Sq m)	FLOOR AREA EXCLUDING LIFT WELL (Sq m)	TOTAL EXMP. AREA STAIR+ STAIR LOBBY (Sq m)	LIFT+ LIFT LOBBY (Sq m)	NET FLOOR AREA (Sq m)
GR.	136.419	-----	136.419	12.690	2.228	121.501
1ST	158.433	1.855	156.578	12.690	2.261	141.627
2ND	158.433	1.855	156.578	12.690	2.261	141.627
3RD.	158.433	1.855	156.578	12.690	2.261	141.627
4TH.	158.433	1.855	156.578	12.690	2.261	141.627
TOTAL	770.151	7.420	762.731	63.450	11.272	688.009

7) PARKING CALCULATION

TENE. MKD.	TENE. AREA (Sq m)	COMMON AREA	ACTUAL TENE. AREA INCLUDING COMMON AREA	TENE. NO.	REQUIRED PARKING	PROPOSED PARKING
A	69.214	12.528 Sqm	81.742 Sqm	4	2	4 NOS, = 103.919 Sqm
B	70.168	12.700 Sqm	82.868 Sqm	4	2	

B) NOS. OF PARKING PROVIDED

- COVERED - 4 NOS & OPEN - NIL
- PERMISSIBLE AREA FOR PARKING a) GROUND FLOOR = 4 NOS. = 100 Sqm
- ACTUAL AREA OF PARKING PROVIDED = 104.308 Sqm
- PERMISSIBLE F.A.R. = 1.75
- PROPOSED F.A.R. = (668.009 - 100) / 354.414 = 1.659 < 1.75

10) STATEMENT OF OTHER AREAS FOR FEES :-

FLOOR	LOFT	CUPBOARD	LEDGE / TEND
GROUND FLOOR	NIL	NIL	NIL
FIRST FLOOR	NIL	4.001 Sqm	NIL
SECOND FLOOR	NIL	4.001 Sqm	NIL
THIRD FLOOR	NIL	4.001 Sqm	
FOURTH FLOOR	NIL	4.001 Sqm	
TOTAL	NIL	16.004 Sqm	NIL

11) COMMON AREA

- STAIR AT GROUND FLOOR = 32.107 Sqm
- AT OTHER FLOOR = (19.051-1.855) = 17.196 X 4 = 68.784 Sqm
- STAIR HEAD ROOM AREA = 16.482 Sqm
- INSPECTION CHAMBER AREA = 8.855 Sqm
- STAIR FOR LIFT MECH. ROOM = 2.657 Sqm
- AREA OF SERVICE W.C. AT ROOF = 2.940 Sqm
- AREA OF OVER HEAD WATER TANK = 6.562 Sqm
- ADDITIONAL AREA FOR FEES (16.482+8.855+2.657+2.940+16.004) = 46.938 Sqm
- PROPOSED TREE COVER AREA = 7.247 Sqm
- TERRACE AREA = 158.433 Sqm
- HEIGHT OF THE BUILDING = 15.40 mt

PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN U/S 393 A OF K.M.C. ACT 1980 AND AS PER K.M.C. BUILDING RULE 2009 AT K.M.C. PREMISES NO - 39, K.P. ROY LANE IN WARD NO - 105, BOROUGH - XII, KOLKATA - 700078, P.S. - GARFA UNDER MOUZA - DHAKURIA, J.L. NO - 18, L.R. DAG NO - 1418/1652, L.R. KHATIAN NO -195, R.S. DAG NO - 1418/1652, R.S. KHATIAN NO - 122

ALL DIMENSIONS ARE IN MILLIMETERS
SCALE = 1:100, 1:200, 1:50, 1:600 & 1:4000
N.B. MATERIALS AND CONSTRUCTION AS PER I.S. CODE

SPECIFICATION

DECLARATION 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 K.M.C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME INCLUDING THE ABUTTING 6.150 mt TO 6.3 mt WIDE K. M. C. BLACK TOP ROAD IN FRONT (WESTERN SIDE) OF THE PREMISES CONFIRM WITH THE PLAN AND IT IS BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND. THE PLOT IS DEMARCATED BY BOUNDARY WALL & THE PLOT IS VACANT, THE PLOT BEYOND 500 MT. FROM THE CENTER LINE OF E.M. BYE PASS.

THERE IS AN EXISTING SINGLE STORIED BUILDING WHICH IS SHOWN IN THE BY HATCH AND THE BUILDING WILL BE DEMOLISH BEFORE STARTING CONSTRUCTION.

THE SIGNATURE OF THE APPLICANT AUTHENTICATED BY ME.

DECLARATION OF STRUCTURAL ENGINEER

I CERTIFIED THAT THE STRUCTURAL DESIGN AND DRAWING BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND I CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE BEARING CAPACITY OF SOIL HAS BEEN CONSIDERED DURING DESIGN CALCULATION AS PER SOIL TEST REPORT MADE BY "MASS" OF 4, GARFA MAIN ROAD KOLKATA - 700075, WHICH IS DULY SIGNED BY SRI KALLOK KUMAR GHOSHAL, G.T. NO - 14, CLASS - II OF K.M.C.

DECLARATION OF GEO-TECHNICAL :-

UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

DECLARATION OWNERS / APPLICANT :-

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE THE L.B.S., E.S.E & G.T.E. DURING CONSTRUCTION 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) 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 DURING SITE INSPECTION, WE WAS PHYSICALLY PRESENT AND DULY IDENTIFIED THE PLOT, THERE IS AN EXISTING SINGLE STORIE BUILDING, THE EXISTING BUILDING FULLY OCCUPIED BY US AND THERE IS NO TENANT.

SCHEDULE OF DOORS & WINDOWS

DOORS	WINDOW
D1 - 1100 X 2100	W1 - 1800 X 1400
D2 - 950 X 2100	W2 - 1500 X 1400
D3 - 750 X 2100	W3 - 1000 X 1400
D4 - 850 X 2100	W4 - 650 X 800

NOTE

THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION. PRECAUTION WILL BE TAKEN AT THE TIME OF CONSTRUCTION. SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR AND CONSTRUCTION OF BUILDING

B.P. NO. 2022120471 **DATE-19-JAN-23** **VALID UP TO - 18-JAN-28**

SRI KALAYAN SARKAR & SMT SARBONI ROY PARTNERS OF 'CRATIVE' AND CONSTITUTED ATTORNEY OF MISS JHARNA GHOSAL CHAUDHURI SRI SAMIR GHOSAL CHAUDHURY & SRI SISIR GHOSAL CHOWDHURY

NAME OF THE OWNER / APPLICANT

DIGITAL SIGNATURE OF ASSISTANT ENGINEER (Bldg Br- XII) **DIGITAL SIGNATURE OF EXECUTIVE ENGINEER (Bldg Br- XII)**