

PROPOSED G+III STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980  
COMPLYING KMC BUILDING RULE 2009, AT PREMISES NO. 30, BAGHAJATIN  
BLOCK-D, E.P NO.- 485, S.P NO.- 300, MOUZA - BADEMASUR, J.L. NO. 31, UNDER  
THE JURISDICTION OF K.M.C., WARD - 102, BOROUGH - XII, P.S.- JADAVPUR,  
KOLKATA - 700032.

CHARACTERISTICS OF PLAN PROPOSAL

PART-A

1. ASSESSEE NO : 31-102-02-0030-7

2.a) NAME OF THE OWNER - SRI SAMIR SENGUPTA

2.b) NAME OF THE APPLICANT - SRI SALIL SAHA AS CONSTITUTED ATTORNEY OF SRI SAMIR SENGUPTA.

3. DETAILS OF REGD TITLE DEED :-

BOOK - I, VOLUME NO - 47, PAGE NO. -257 TO 260, BEING NO.-3515, FOR THE YEAR 1988, DATED :- 17.11.1988, A.D.R, ALIPORE, SOUTH 24 PARGANS.

5. DETAILS OF BOUNDARY DECLARATION :-

BOOK - I, VOLUME NO - 1603-2024, PAGE FROM - 334966 TO 334977, BEING NO:- 160312879, FOR THE YEAR 2024, DATED :- 01.08.2024, D.S.R.-III SOUTH 24 PARGANAS ,WEST BENGAL.

4. DETAILS OF REGD STRIP OF LAND :-

BOOK - I, VOLUME NO - 1603-2024, PAGE NO. -334545 TO 334557, BEING NO:- 160312880, FOR THE YEAR 2024, DATED :- 01.08.2024, D.S.R.-III SOUTH 24 PARGANAS ,WEST BENGAL.

6. DETAILS OF POWER OF ATTORNEY :-

BOOK - I, VOLUME NO - 1603-2024, PAGE FROM - 205265 TO 205280, BEING NO:- 160308194, FOR THE YEAR 2024, DATED :-17.05.2024, D.S.R.-III SOUTH 24 PARGANAS ,WEST BENGAL.

7. DETAILS OF K.M.C. MUTATION:-

0/102/21-AUG-24/41375 DATED - 21.08.2024

PART-B

1. AREA OF THE LAND :- a) AS PER TITLE DEED = 242.475 M2 IS EQUIVALENT TO 3 K - 10 CH - 00 SFT.

b) AS PER BOUNDARY DECLARATION = 230.318 M2 = EQUIVALENT TO = 3 KATA - 07 CHATTACK - 4.14 SFT

2. PERMISSIBLE GROUND COVERAGE :- 135.862 M2 ( 58.989% )

3. PROPOSED GROUND COVERAGE :- 103.884 M2 ( 45.105% )

4. PROPOSED AREA:

FLOOR	TOTAL EXEMPTED AREA				NET FLOOR AREA
	TOTAL FLOOR AREA	STAIR + STAIR LOBBY	LIFT WELL	LIFT LOBBY	
GROUND FLOOR	103.404 M2	9.900 M2	NIL	1.823 M2	91.681 M2
1ST FLOOR	103.884 M2	9.900 M2	1.650 M2	1.823 M2	90.511 M2
2ND FLOOR	103.884 M2	9.900 M2	1.650 M2	1.823 M2	90.511 M2
3RD FLOOR	103.884 M2	9.900 M2	1.650 M2	1.823 M2	90.511 M2
TOTAL	415.056 M2	39.600 M2	4.950 M2	7.292 M2	363.214 M2

5.A) PARKING CALCULATION:

TENANT SIZE BETWEEN	NET TENAMNT SIZE	TOTAL COMMON AREA	AREA TO BE ADDED	GROSS TENMT SIZE	NOS OF TENMT.	REQUIRED PARKING
50 - 75 SQ.M	43.719 M2	58,448 M2 268,583 M2 =(21.762%)	9.514 M2	53.232 M2	3 NOS.	1 NO.
	45.809 M2		9.969 M2	55.778 M2	3 NOS.	
SHOP	GROSS SHOP AREA = 25.232 M2 CARPET AREA OF SHOP = 20.538 M2					NIL

5.B) NOS. OF PARKING PROVIDED :- COVERED = 2 NOS.

6. PERMISSIBLE F.A.R = 1.75

C) ACTUAL AREA OF PARKING PROVIDED = 57.843 M2

7. PROPOSED F.A.R = 1.468

8. STATEMENT OF ADDITIONAL AREAS FOR FEES : (12.985 + 7.740 + 3.100 + 9.285) = 33.110 M2

FLOOR	CUPBOARD	LOFT	LEDGE/TEND
GROUND FLOOR	NIL	NIL	NIL
1ST FLOOR	3.095 M2	NIL	NIL
2ND FLOOR	3.095 M2	NIL	NIL
3RD FLOOR	3.095 M2	NIL	NIL
TOTAL	9.285 M2	NIL	NIL

9. STAIR HEAD ROOM AREA = 12.985 M2

13. TREE COVER AREA = 4.500 M2

10. ROOF TANK AREA = 5.830 M2

14. EXISTING STRUCTURE AREA = 44.498 M2

11. LIFT MACHINE ROOM AREA = 7.740 M2

15. BUILDING HEIGHT = 12.400 Mtr.

12. LIFT MACHINE ROOM STAIR AREA = 3.100 M2

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT -

- I/WE SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION.
- I/WE SHALL FOLLOW THE INSTRUCTION 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 & 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.
- THE PLOT IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION. THE PLOT IS BUTTED AND BOUNDED BY BOUNDARY WALL. THE PLOT IS OCCUPIED BY THE OWNERS & THERE IS NO TENANT.

SRI SALIL SAHA AS CONSTITUTED ATTORNEY OF  
SRI SAMIR SENGUPTA,  
NAME OF OWNER/S

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.

KALLOL KUMAR GHOSHAL  
GTE NO. - I / 49  
NAME OF GEO-TECHNICAL ENGINEER

DECLARATION OF STRUCTURAL ENGINEER

CERTIFIED THAT THE STRUCTURAL DRAWING AND DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE SOIL TEST HAS BEEN DONE BY KALLOL KUMAR GHOSHAL OF M/S TECHNO SOIL, GORKHARA, ARUNACHAL, SONARPUR, KOLKATA - 700 150. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

BIVAS BISWAS  
ESE NO - 458 , CLASS II  
NAME OF STRUCTURAL ENGINEER

DECLARATION OF L.B.S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITIONS INCLUDING WIDTH OF THE ABUTING WESTERN SIDE ROAD IS MINIMUM 3550 MM WHICH CONFORMS WITH THE PLAN WHICH HAS BEEN MEASURED AND VARIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE PLOT IS BEYOND 500M FROM CENTER LINE OF E.M. BY PASS.

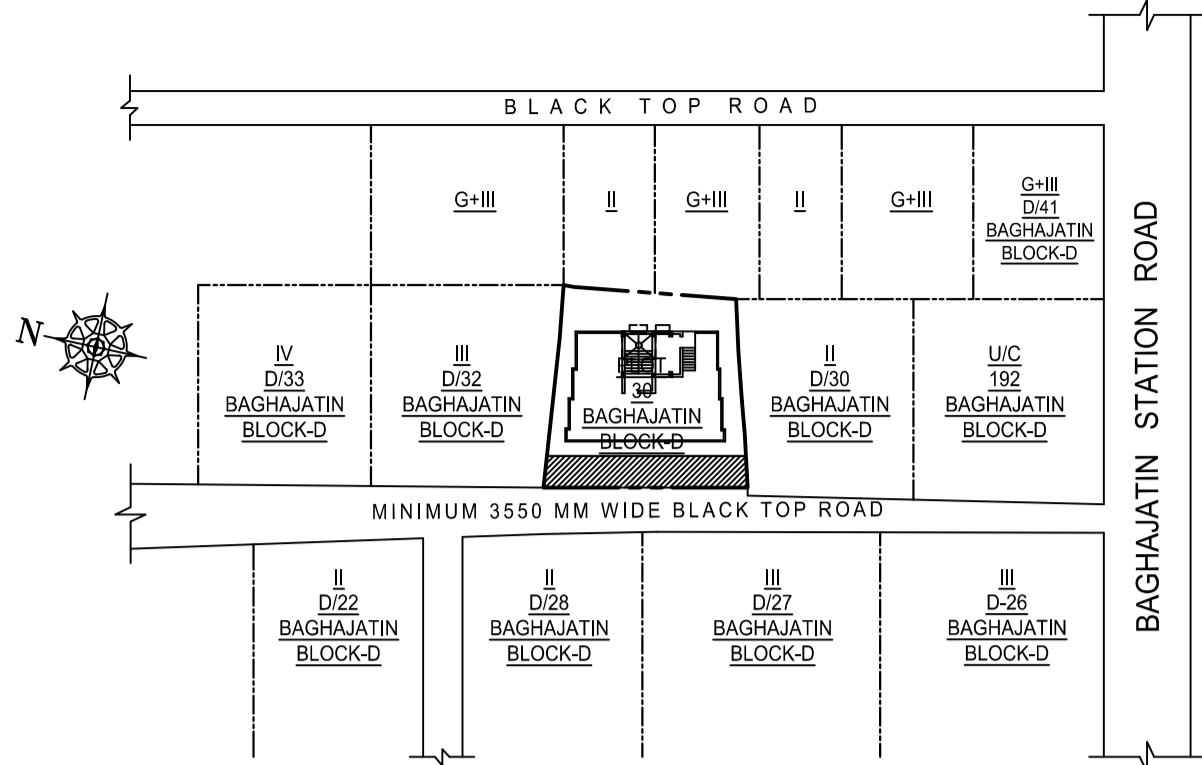
BIVAS BISWAS  
LBS NO - 766 , CLASS I  
NAME OF L.B.S.

BUILDING PERMIT NO. - 2024120310

DATED.- 29-OCT-24

VALID UP TO - 28-OCT-29

ASSISTANT ENGINEER (C) / BLDG. / BR -XII



SITE PLAN

SCALE - 1:600

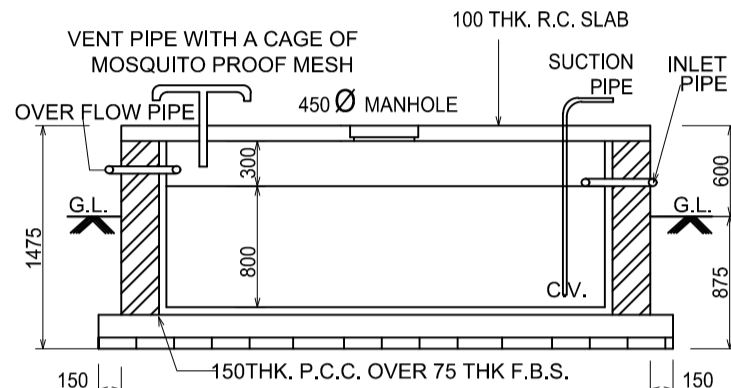
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 33 METER  
CO-ORDINATE IN WGS 84 AND SITE ELEVATION ( AMSL ) :

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO - ORDINATE IN WGS 84		SITE ELEVATION ( AMSL )
	LATITUDE	LONGITUDE	
POINT - 1	22° 48' 37.95"	88° 37' 84.62"	6.00 METER
POINT - 2	22° 48' 36.63"	88° 37' 84.31"	6.00 METER

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANT STAGE, IT IS FOUND OTHERWISE , THEN I/WE SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

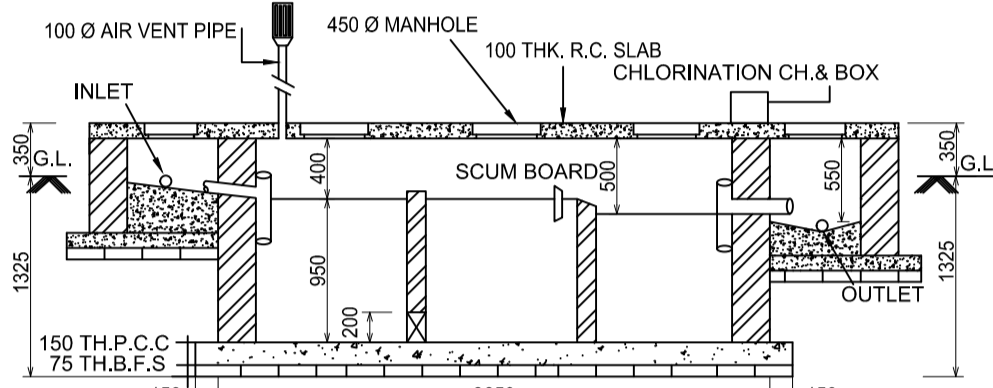
SRI SALIL SAHA AS CONSTITUTED ATTORNEY OF  
SRI SAMIR SENGUPTA,  
NAME OF OWNER/S

BIVAS BISWAS  
LBS NO - 766 , CLASS I  
NAME OF L.B.S.



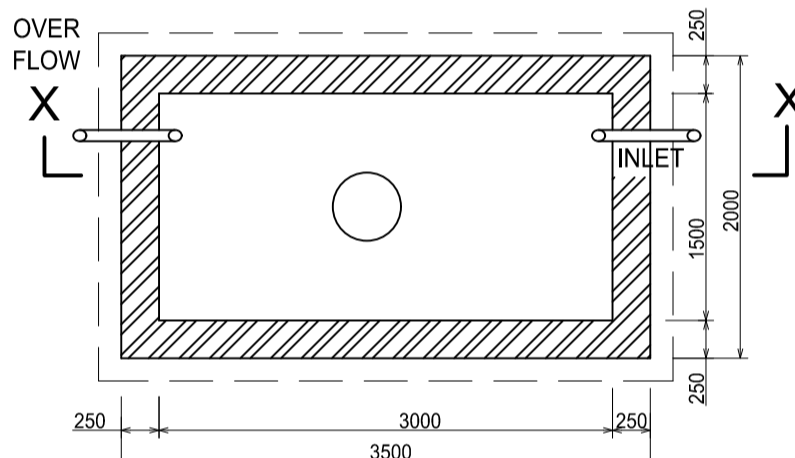
SEC - X-X

SCALE: 1:50



SEC-YY

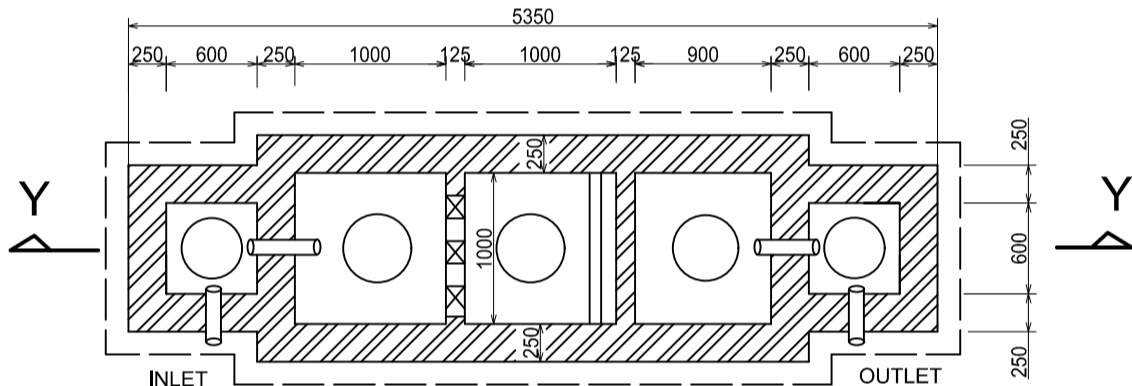
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PLAN OF SEMI U.G.WATER RESERVOIR

SCALE: 1:50

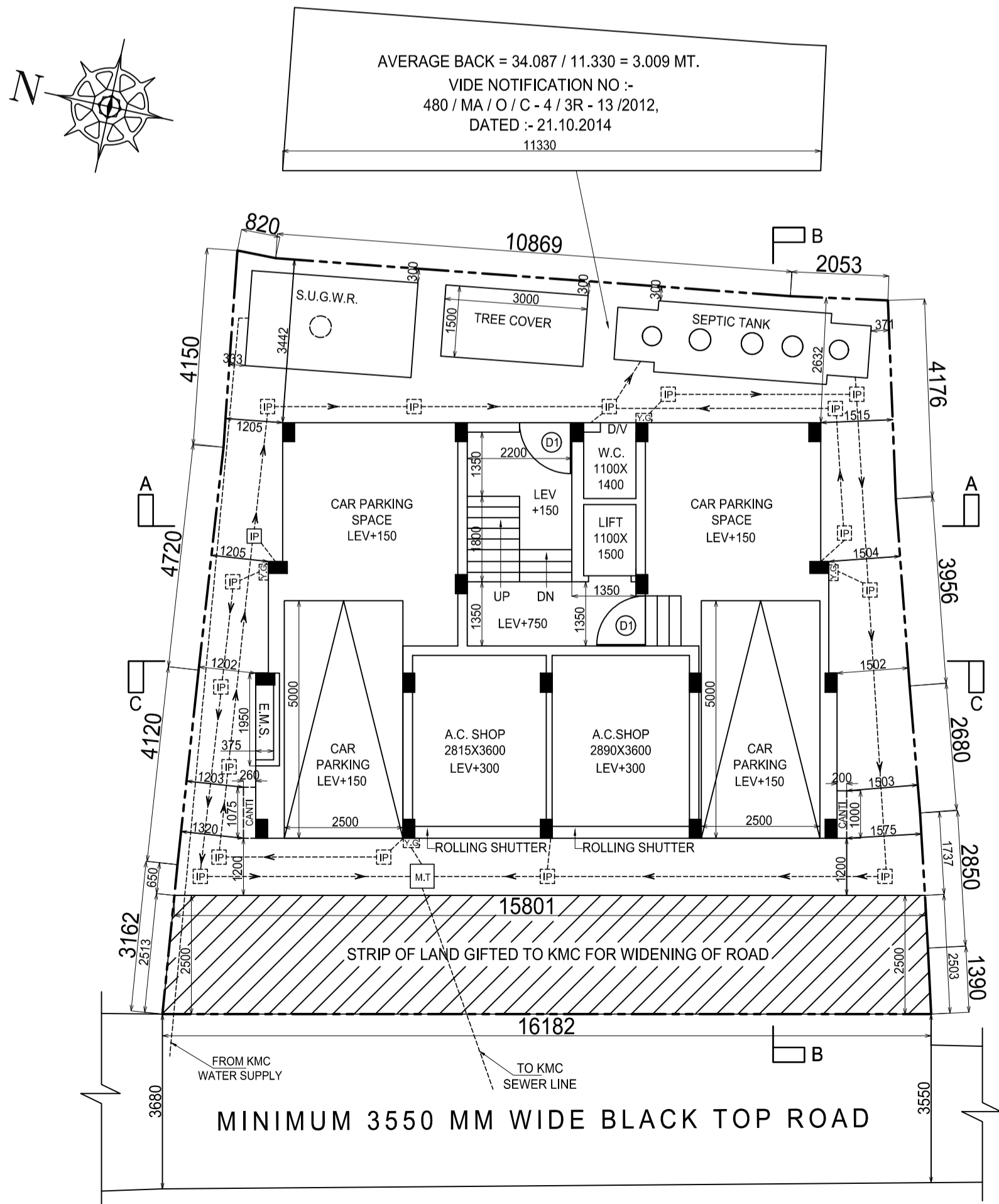
( CAP - 3600 LTS. )



PLAN OF THE SEPTIC TANK

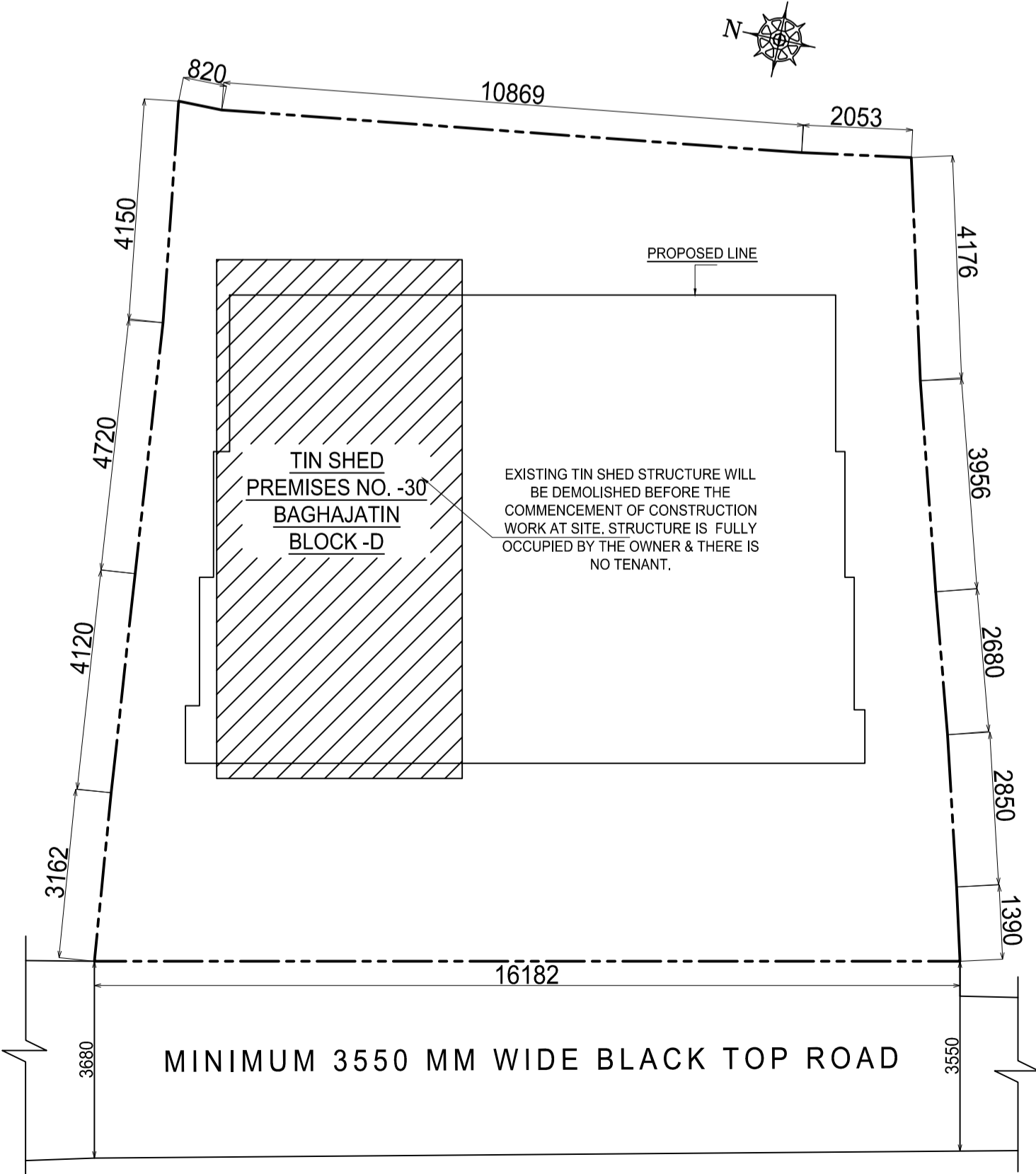
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( 40 USERS )



GROUND FLOOR PLAN

SCALE - 1:100



EXISTING GROUND FLOOR PLAN

SCALE: 1:100