



**NOTES:**

- ALL DIMENSIONS ARE IN MM, UNLESS OTHERWISE MENTIONED.
- ALL EXTERNAL WALLS ARE 200 THICK & INTERNAL WALLS ARE 75 & 125 THICK IF NOT STATED IN 1:4 CEMENT SAND MORTAR.
- ALL CHAJJAS ARE 75 THICK & 500 MM PROJECTED.
- GRADE OF CONCRETE & GRADE OF STEEL USED ARE M20 & Fe415 RESPECTIVELY.
- R.C.C. FRAMED STRUCTURE.
- ANY DISCREPANCY IN SCALE, THE WRITTEN DIMENSION SHALL GOVERN.
- FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.B.C. 1984 TO BE FOLLOWED.
- OPEN TERRACE WITH LINE TERRACING OF RATIO 2:2.7.
- DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4).

**MAIN CHARACTERISTIC OF THE PROPOSAL**

**PART - A**

- ASSEESSEE NO. 31-106-16-0031-4
- NAME OF THE OWNERS: (RECORDED AS PER DEED, ASSESSMENT)
- NAME OF THE APPLICANTS: MS SHIVAM CONSTRUCTION PARTNERS SMT SWAPNA TALUKDER, SRI SUSANTA NANDY & SRI NILANJAN SARKAR
- DETAILS OF REGISTERED DEED: B-1, VOL. NO. 1604-2023, PAGES - 421146 TO 421170, BEING NO. 18M13170, D.S.R. - IV, SOUTH 24 PARGANAS, DATED - 10.11.2023
- K.M.C MUTATION CASE NO. O/106/08-APR-24/53901, DT-08/04/2024
- DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND): B-1, VOL. NO. 1630-2024, PAGES - 119873 TO 119884, BEING NO. 1630A001, D.S.R. - V SOUTH 24 PARGANAS, YEAR - 2024, DATED - 03.10.2024
- DETAILS OF REGISTERED BOUNDARY DECLARATION: B-1, VOL. NO. 1630-2024, PAGES - 119882 TO 119872, BEING NO. 1630A001, D.S.R. - V SOUTH 24 PARGANAS, YEAR - 2024, DATED - 03.10.2024
- DEATHS OF BILRO CONVERSION CERTIFICATE: BEING NO. 6/P/780/GOL & LPO, SAKHAR ALPORE, DATED - 20.09.2024 CONVERTED FROM DANGA TO BASTU. (0.1062 ACRES)

**PART - B**

- AREA OF THE PLOT OF LAND AS PER TITLE DEED & ASSESSMENT: 434.132 SQM = 6 K - 07 CH - 38 SFT
- PERMISSIBLE GROUND COVERAGE: 52.893 % = 218.559 SQM
- AREA OF THE PLOT OF LAND AS PER PHYSICAL MEASUREMENT & ASSESSMENT: 413.210 SQM = 6 K - 02 CH - 38 SFT
- LESS - STRIP OF LAND AREA = 53.061 SQM
- NET AREA OF THE LAND = 360.149 SQM
- PROPOSED GROUND COVERAGE: 218.492 SQM = 52.877 %

**4. PROPOSED AREA:**

FLOOR	AREA (SQM)	STAIR	LIFT	LOBBY	FLOOR AREA
GROUND FL.	BUSINESS 46.753 Sqm	---	---	---	46.753 Sqm
RESIDENTIAL	168.854 Sqm	---	---	---	168.854 Sqm
FIRST FL.	RESIDENTIAL 218.492 Sqm	0.500 Sqm	13.385 Sqm	2.987 Sqm	218.492 Sqm
SECOND FL.	RESIDENTIAL 218.492 Sqm	0.500 Sqm	13.385 Sqm	2.987 Sqm	218.492 Sqm
THIRD FL.	RESIDENTIAL 218.492 Sqm	0.500 Sqm	13.385 Sqm	2.987 Sqm	218.492 Sqm
TOTAL	RESIDENTIAL 871.088 Sqm	1.500 Sqm	53.527 Sqm	11.948 Sqm	796.413 Sqm

**DECLARATION OF THE OWNERS / APPLICANTS**

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT:

- WE ENGAGE, L.B.S & E.S.E DURING CONSTRUCTION.
- WE FOLLOW THE INSTRUCTION OF L.B.S & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER B.S.P.L.N).
- K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR 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 THE GUIDANCE OF E.S.E / L.B.S BEFORE STARTING OF BUILDING FOUNDATION WORK.
- DURING DEPARTMENTAL INSPECTION THE PLOT IS IDENTIFIED BY US.
- THERE IS NO COURT CASE PENDING AGAINST THE SAID PREMISES.

**DECLARATION OF OTHER AREAS FOR FEES:**

FLOOR	LOFT	CULDESSARD	LEDGE / YEND
FIRST FL.	NIL	3.49 SQM	NIL
SECOND FL.	NIL	3.49 SQM	NIL
THIRD FL.	NIL	3.49 SQM	NIL
TOTAL FL.	NIL	10.47 SQM	NIL

**CERTIFICATE**

PREMISES NO: 31, PURBACHAL MAIN ROAD  
 ASSEESSEE NO: 31-106-16-0031-4  
 NAME OF THE OWNERS: SMT SWAPNA TALUKDER, SRI SUSANTA NANDY & SRI NILANJAN SARKAR ALL PARTNERS OF MS SHIVAM CONSTRUCTION  
 AREA OF LAND: 413.210 SQM = 6 K - 02 CH - 38 SFT  
 NAME OF THE L.B.S: SRI AVIJIT MAJUMDAR, L.B.S NO. 1505/1  
 PERMISSIBLE HEIGHT IN REFERENCE TO CGZM ISSUED BY AM: 33 M  
 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)
1	22.505 88.388	5 M
1	22.505 88.387	5 M

**DECLARATION OF STRUCTURAL ENGINEER**

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING WAS 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 RESPECTS.

THE STRUCTURAL DESIGN HAVE BEEN DONE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY TECHNICAL SOIL HAVING OFFICE ADDRESS - F-25, C.I.T MARKET, ADAVAPUR, KOLKATA - 700032, AND SIGNED BY SMT SWATI MAJUMDAR, B.TECH (CIVIL), A.M.I.E., CHARTERED ENGINEER, G.T.E NO. 1/51 OF K.M.C.

**DECLARATION OF GEO - TECHNICAL ENGINEER**

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 OF CIVIL CONSULTANT:**

**M/S RAI & ASSOCIATES**  
 (PLANNER, ENGINEER)  
 215, RAIPUR ROAD, KOLKATA - 700 047  
 PROP. - AVIJIT MAJUMDAR  
 M.TECH (GEO - TECH), M.TECH (STRUCTURE), A.M.I.E.,  
 M.I.G.S & CHARTERED ENGINEER, M.I.R.C. APPROVED  
 VALUER (INDIA), CONTACT NO - 98301 47679

**DIGITAL SIGNATURE OF A.E** SUBRATA NAG  
 Digitally signed by SUBRATA NAG  
 Date: 2024.01.13 17:03:18 +05'30'

**DIGITAL SIGNATURE OF E.E** TUSHAR JATI  
 Digitally signed by TUSHAR JATI  
 Date: 2024.01.14 12:39:06 +05'30'

**NAME OF THE GEO-TECHNICAL ENGINEER** SWATI MAJUMDAR, G.T.E NO. 1/51 (K.M.C.)  
 NAME OF THE CIVIL CONSULTANT M/S RAI & ASSOCIATES

**PLAN OF PROPOSED G + III STORED RESIDENTIAL BUILDING AT PREMISES NO. 31, PURBACHAL MAIN ROAD, U/S 393 A OF K.M.C ACT 1980 AS PER BUILDING RULE 2009, IN WARD NO. 106, BOROUGH NO. XII, UNDER THE KOLKATA MUNICIPAL CORPORATION, KOLKATA - 700078, J.L. NO. 19, TOUZI NO. 155, R.S. NO. 2, R.S DAG NO. 1764, R.S KHATIAN NO. 994, L.R KHATIAN NO. 3113, MOUZA - GARFA, P.S - GARFA**