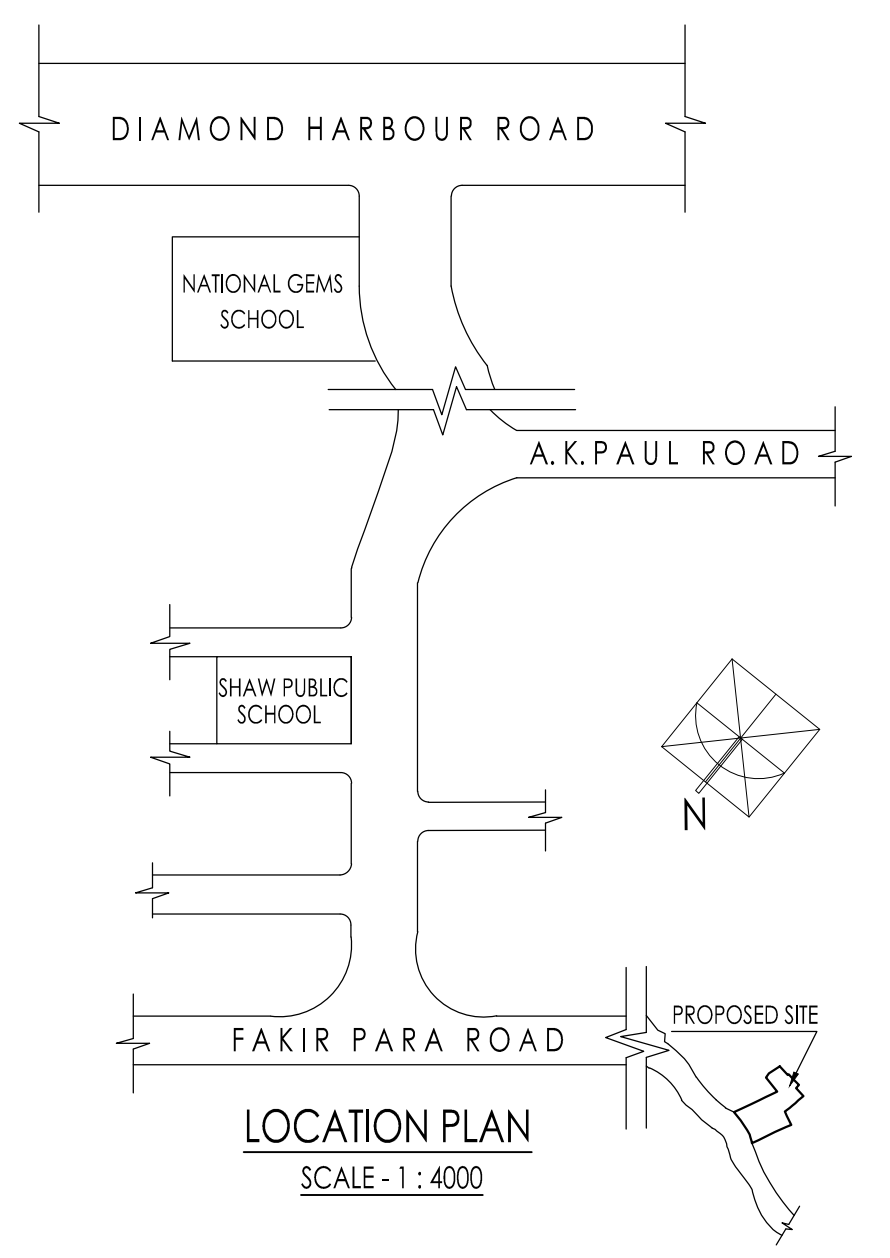
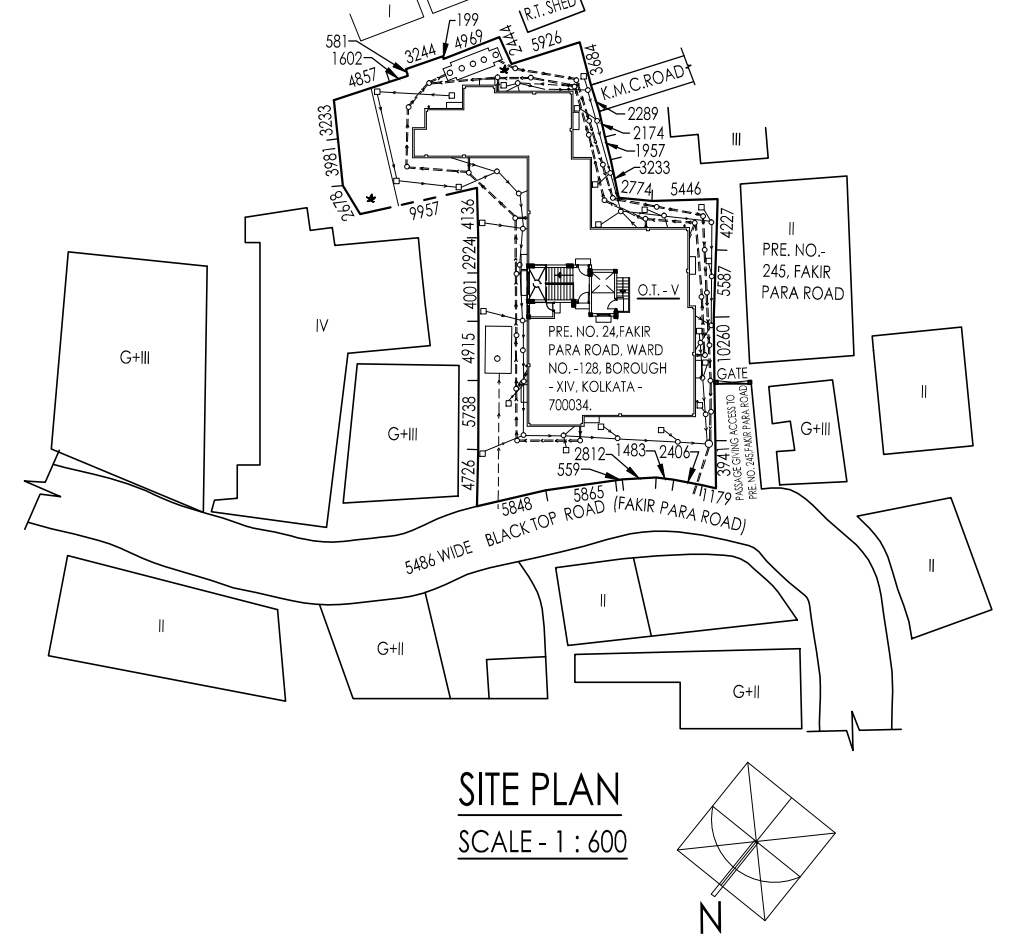
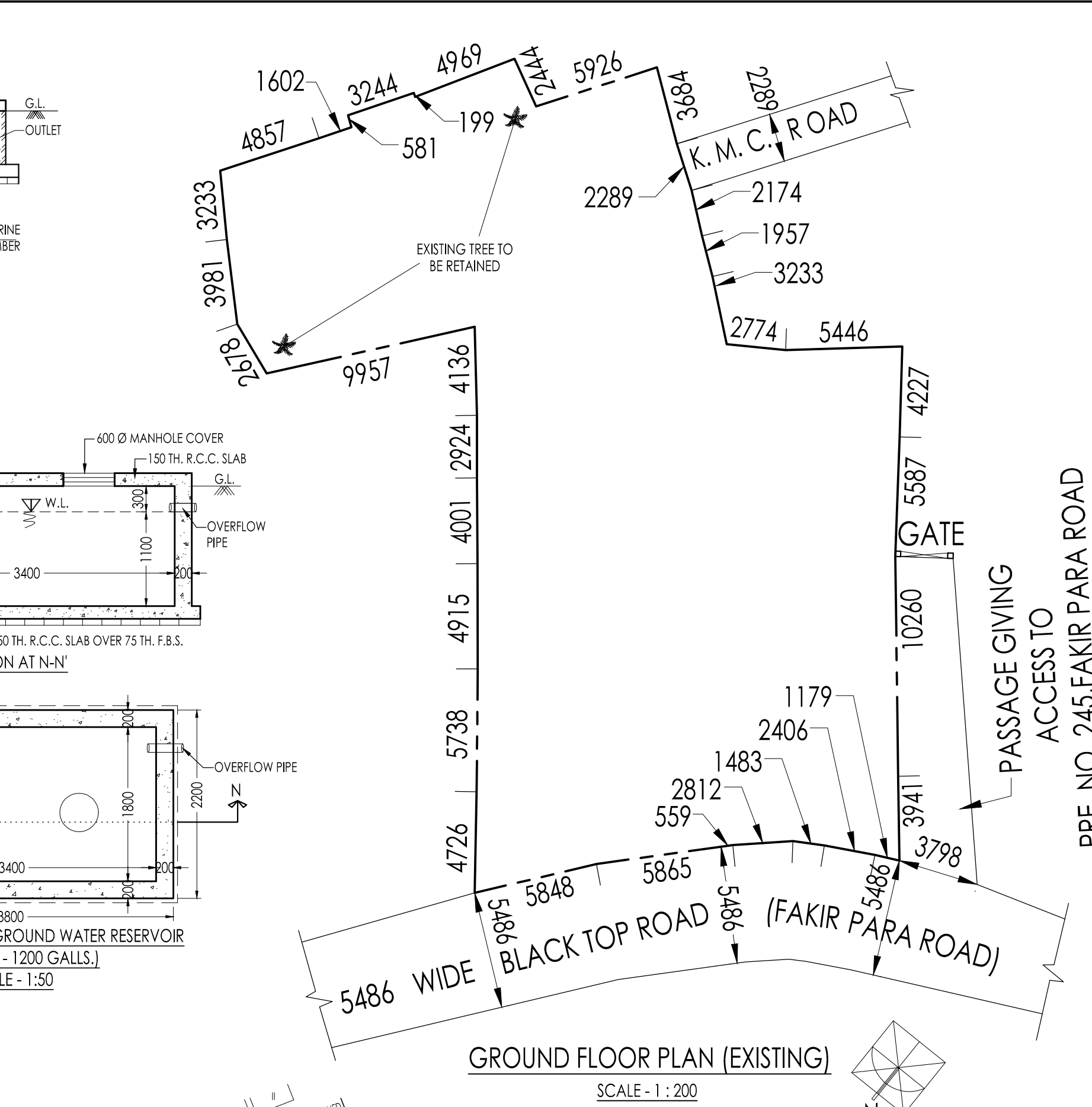
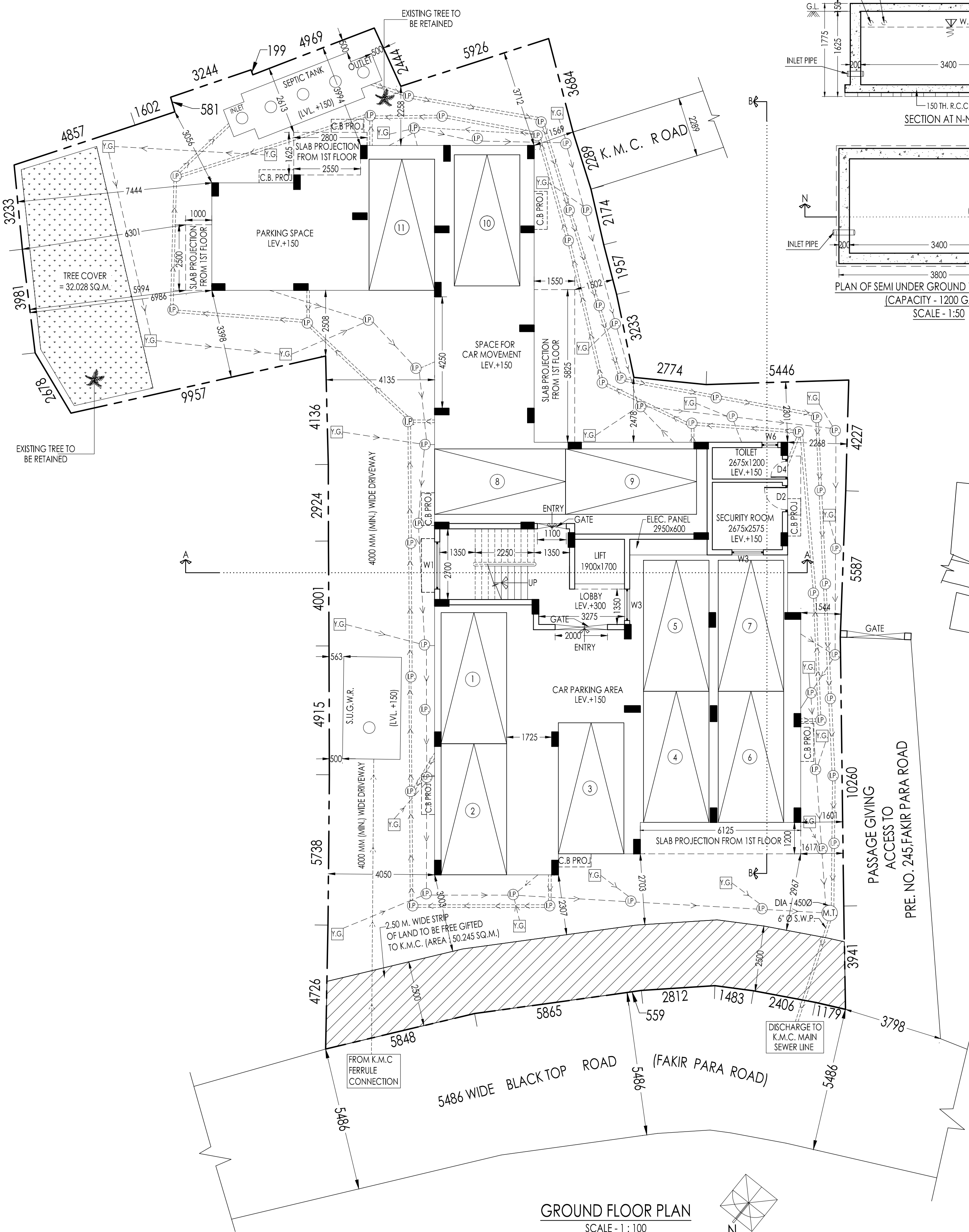
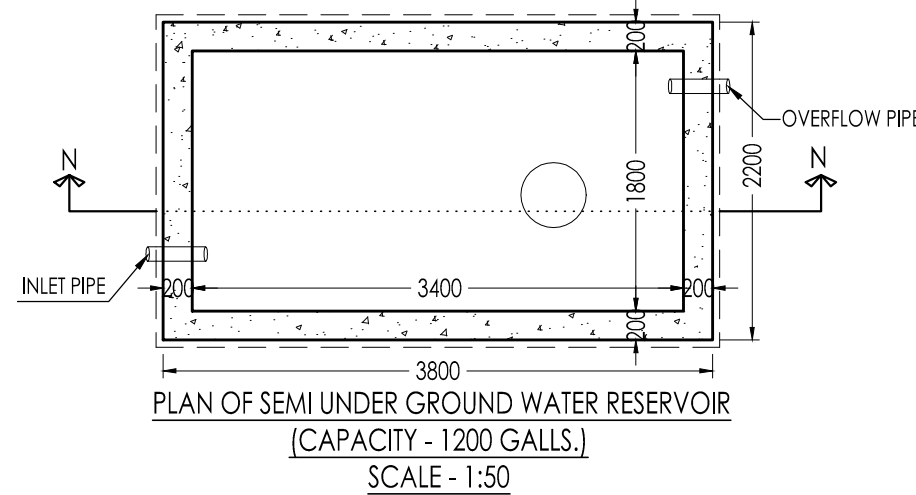
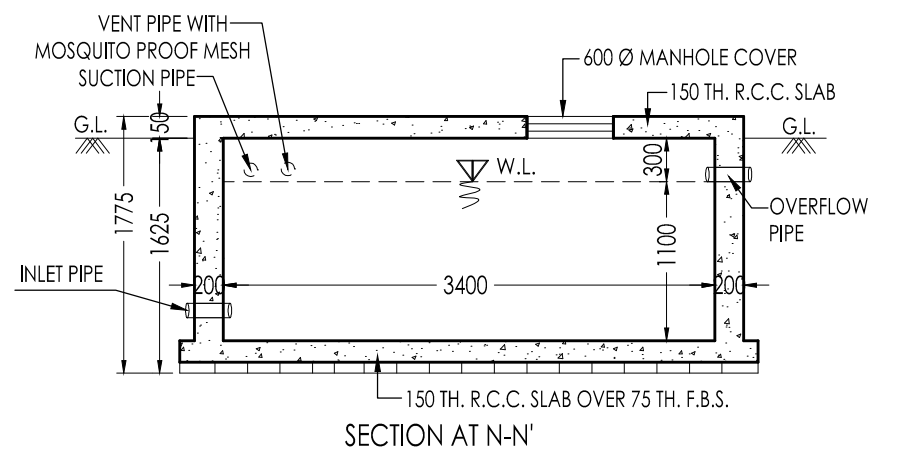
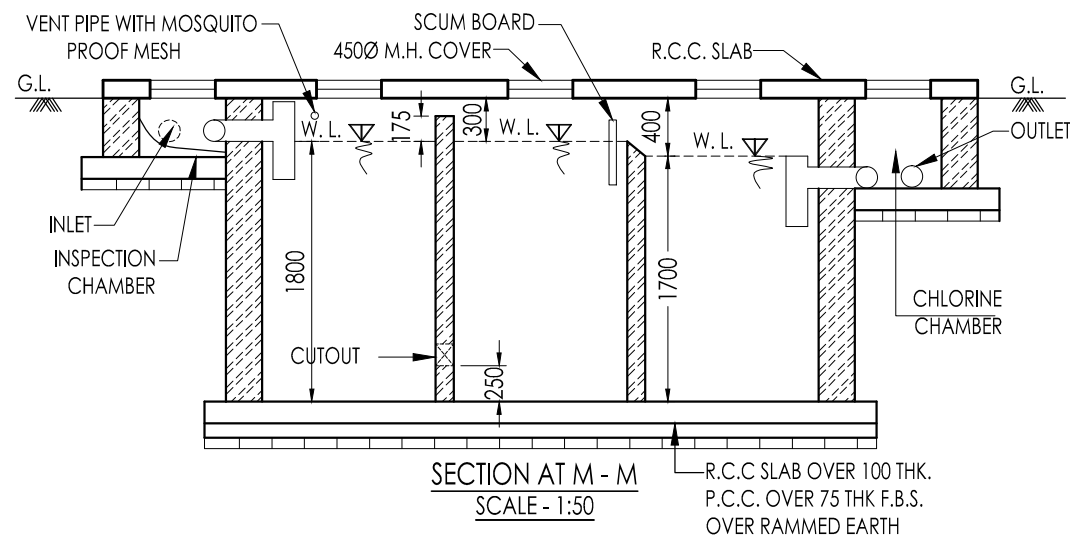
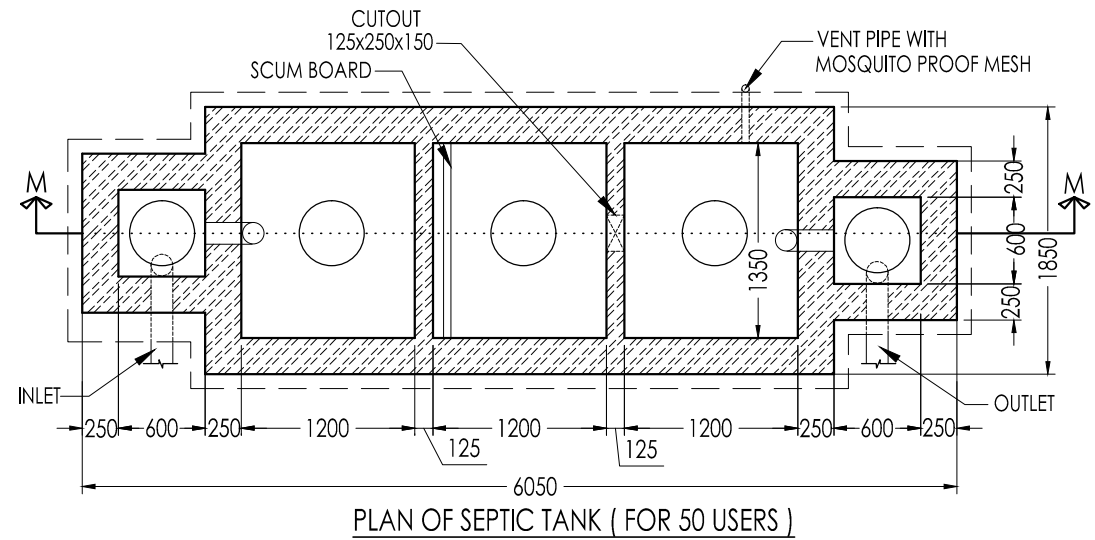




- PART-B**
- GROUND FLOOR AREA = 295.263 SQ.M.
 - 1ST TO 4TH FLOOR AREA = 314.975 SQ.M. (PER FLOOR AREA)
 - NET FLOOR AREA (EXCLUDING THE SPACE EXEMPTED IN THIS RULE) = 1474.163 SQ.M.
 - TOTAL EXEMPTED AREA = 81 SQ.M.
 - GROSS FLOOR AREA (INCLUDING THE SPACE EXEMPTED IN THIS RULE) = 1555.163 SQ.M.
 - PERMISSIBLE AREA FOR PARKING = 250 SQ.M.
 - PROVIDED AREA OF PARKING = 253.714 SQ.M.
 - STAIR HEADROOM AREA = 16.116 SQ.M.
 - OVER HEAD WATER TANK AREA = 4.96 SQ.M.
 - LIFT MACHINE ROOM AREA = 8.855 SQ.M.
 - LIFT MACHINE ROOM STAIR AREA = 2.993 SQ.M.
 - ROOF W.C. AREA = 2.881 SQ.M.
 - TOTAL ROOF STRUCTURE AREA = 35.905 SQ.M.
 - OPEN TERRACE AREA = 318.411 SQ.M.
 - TOTAL AREA OF C.B. = 21.656 SQ.M.
 - TOTAL AREA OF LOFT = 24.964 SQ.M.

- 5. F.A.R.**
- PERMISSIBLE = 1.75
 - PROPOSED F.A.R. = 1.732
- 6. PARKING**
- REQUIRED = 10 NOS.
 - PROVIDED = 11 NOS.

REQUIRED TREE COVER AREA= 27.473 SQ.M.(3.888%)
PROPOSED TREE COVER AREA= 32.028 SQ.M.(4.533%)

FLOOR MKD.	COVERED AREA	CUTOUT AREA	GROSS COV. AREA	LIFT LOBBY	STAIR AREA	NET FLOOR AREA
GR. FLOOR	295.263	---	295.263	2.835	13.365	279.063
1ST FLOOR	318.411	3.436	314.975	2.835	13.365	298.775
2ND FLOOR	318.411	3.436	314.975	2.835	13.365	298.775
3RD FLOOR	318.411	3.436	314.975	2.835	13.365	298.775
4TH FLOOR	318.411	3.436	314.975	2.835	13.365	298.775
TOTAL	1568.907	13.744	1555.163	14.175	66.825	1474.163 SQ.M.

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKINGS
A	74.947 SQ.M.	10.696 SQ.M.	85.643 SQ.M.	04 NOS.	2
B	28.683 SQ.M.	4.084 SQ.M.	32.777 SQ.M.	04 NOS.	---
C	90.306 SQ.M.	12.888 SQ.M.	103.194 SQ.M.	04 NOS.	4
D	90.790 SQ.M.	12.968 SQ.M.	103.748 SQ.M.	04 NOS.	4

NO. OF CAR PARKING REQUIRED = 10 NOS.
NO. OF CAR PARKING PROVIDED AT GROUND FLOOR = 11 NOS.

PART-A
ASSEESSEE NO.- 41 - 128 - 09 - 0022 - 2
DET. OF DEED SALE :
BOOK NO.- I
VOLUME NO.- 10
PAGE FROM.- 215 TO 222
BENG NO.- 588
YEAR - 2000
DATE - 01.03.2000
A.D.S.R. SOUTH 24-PARAGANAS
DET. OF DEED SALE :
BOOK NO.- I
VOLUME NO.- 10
PAGE FROM.- 207 TO 214
BENG NO.- 587
YEAR - 2000
DATE - 01.03.2000
A.D.S.R. SOUTH 24-PARAGANAS
DET. OF DEED SALE :
BOOK NO.- I
VOLUME NO.- 25
PAGE FROM.- 196 TO 200
BENG NO.- 1206
YEAR - 2000
DATE - 17.04.2000
A.D.S.R. SOUTH 24-PARAGANAS
DET. OF DEED EXCHANGE :
BOOK NO.- I
VOLUME NO.- 1
PAGE FROM.- 1 TO 14
BENG NO.- 190105237
YEAR - 2005
DATE - 08.02.2019
A.R.A. - I KOLKATA
DET. OF DEED CONVEYANCE :
BOOK NO.- I
CD VOLUME NO.- 11
PAGE FROM.- 203 TO 220
BENG NO.- 07789
YEAR - 2014
DATE - 16.07.2014
D.S.R. - II SOUTH 24-PARAGANAS
DET. OF DEED GIFT :
BOOK NO.- I
VOLUME NO.- 1602-2021
PAGE FROM.- 311347 TO 311370
BENG NO.- 160207234
YEAR - 2021
DATE - 10.09.2021
D.S.R. - II SOUTH 24-PARAGANAS
DET. OF DEED GIFT :
BOOK NO.- I
VOLUME NO.- 1607-2022
PAGE FROM.- 206544 TO 206566
BENG NO.- 160706148
YEAR - 2022
DATE - 02.05.2022
A.D.S.R. BEHALA
DET. OF DEED GIFT :
BOOK NO.- I
VOLUME NO.- 1602-2022
PAGE FROM.- 529127 TO 529149
BENG NO.- 160213121
YEAR - 2022
DATE - 21.11.2022
D.S.R. - II SOUTH 24-PARAGANAS
DET. OF DEED GIFT :
BOOK NO.- I
VOLUME NO.- 1602-2022
PAGE FROM.- 480926 TO 480946
BENG NO.- 160213122
YEAR - 2022
DATE - 17.10.2022
D.S.R. - II SOUTH 24-PARAGANAS
DET. OF DEED GIFT :
BOOK NO.- I
VOLUME NO.- 1602-2024
PAGE FROM.- 467618 TO 467637
BENG NO.- 160213696
YEAR - 2024
DATE - 24.10.2024
D.S.R. - II SOUTH 24-PARAGANAS
DET. OF DECLARATION DEED :
BOOK NO.- I
VOLUME NO.- 1602-2023
PAGE FROM.- 137099 TO 137109
BENG NO.- 160204397
YEAR - 2023
DATE - 30.03.2023
D.S.R. - II SOUTH 24-PARAGANAS
DET. OF BOUNDARY DECLARATION :
BOOK NO.- I
VOLUME NO.- 1602-2025
PAGE FROM.- 114080 TO 114093
BENG NO.- 160203280
YEAR - 2025
DATE - 08.03.2025
D.S.R. - II SOUTH 24-PARAGANAS
DET. OF SIDE STRIP GIFT :
BOOK NO.- I
VOLUME NO.- 1602-2024
PAGE FROM.- 243119 TO 243132
BENG NO.- 160207081
YEAR - 2024
DATE - 24.05.2024
D.S.R. - II SOUTH 24-PARAGANAS
DET. OF DEVELOPMENT POWER OF ATTORNEY :
BOOK NO.- I
VOLUME NO.- 1602-2023
PAGE FROM.- 629043 TO 629068
BENG NO.- 160217410
YEAR - 2023
DATE - 12.12.2023
D.S.R. - II SOUTH 24-PARAGANAS
DET. OF A.A.I. NOC. :-
NOC. ID. - BEHA/EAST/B022924/929895
DATE - 05/03/2024
SITE ELEVATION - (AMSL) - 4.79M.
PERMISSIBLE TOP ELEVATION - (AMSL) - 26.79M.
U.L.C. NO. - 3478 - U.L. DATED - 16.01.2024.
U.L.C. No. - 3478 - U.L. DATED - 16.01.2024.
NO. OF STORED - G+V
i) NO OF TENEMENTS - 16 NOS.
ii) SIZE OF TENEMENTS : a) LESS THEN 50 SQ.M. - 04 NOS.
b) 75 TO 100 SQ.M. - 04 NOS.
c) ABOVE 100 SQ.M. - 08 NOS.
AREA OF PLOT :-
AS PER DEED - 707.308 SQ.M. (10 K. - 09 CH. - 09 SQ.FT.)
AS PER BOUNDARY DECLARATION - 719.808 SQ.M. (10 K. - 12 CH. - 8.013 SQ.FT.)
AS PER A.R. COPY AND U.L.C. - 706.615 SQ.M. (10 K. - 09 CH. - 01 SQ.FT.)
AS PER B.L.R. - 708.287 SQ.M. (10 K. - 09 CH. - 19.004 SQ.FT.)
1. GROUND COVERAGE
a. PERMISSIBLE - 353.308 SQ.M. (50 %)
b. PROPOSED GROUND COVERAGE - 318.411 SQ.M. (45.601 %)
2. PROPOSED HEIGHT - 15.475 M.
3. ROAD WIDTH - 5.486 M.

SPACE FOR K.M.C. USES

B.P. NO.- 2024140321 | DATE - 21.03.2025 | VALID UP TO - 20.03.2030

MBC MEETING NO.- 648 | MEETING DATE:- 06.02.2025
MBC ITEM NO.- 263/24-25

DIGITAL SIGNATURE OF A.E.

DIGITAL SIGNATURE OF E.E.

DOOR & WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT		TYPE	WIDTH	HEIGHT
D1	1100	2100		W1	1800	1200
D2	1000	2100		W1A	1800	1950
D3	900	2100		W2	1500	1200
D4	750	2100		W3	1200	1200
				W4	1000	1200
				W4A	1000	1100
				W5	900	1100
				W5A	900	1950
				W6	600	1000

SPECIFICATIONS & NOTES:-
GRADE OF CONCRETE-M 20 & STEEL Fe 500 PROPORTION OF MORTAR FOR 200 OR 250 TH. B/W=1:6 PROPORTION OF MORTAR FOR 125 & 75 TH. B/W=1:4 MIX. PROPORTION OF MORTAR D.P.C.=1:2:4 MIX. PROPORTION OF MORTAR FOR L.T.=2:2:7 ALL DIMENSIONS ARE IN M.M SCALE:1:100. OTHERWISE MENTIONED ALL. 125 TH. CUP BOARD WALL IS R.C.C. WALL. DEPTH OF THE S.U.G.W.R. & SEPTIC TANK WILL NOT EXCEED THE DEPTH OF THE BLDG. FOUNDATION

DECLARATION OF ARCHITECT
I, DO HEREBY CERTIFY ON THIS PLAN IS SELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF ABUTTING ROAD MAINTAINED BY K.M.C. CONFORM WITH THE PLAN AND THAT THE PREMISES IS A BUILDABLE SITE. THE ABUTTING K.M.C. ROAD WIDTH IS 5.486 M. ON THE NORTH SIDE. DURING DEPT. INSPECTION SITE WAS IDENTIFIED BY ME IT IS NOT A TANK OR FILLED UP TANK AND BOUNDED BY BOUNDARY WALL.

NAME OF THE ARCHITECT
SOMALI GUHA, REGN. NO. - CA/9214663.

DECLARATION 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. THE STRUCTURAL DESIGN HAS BEEN PREPARED BY ME CONSIDERING SOIL INVESTIGATION REPORT BY 'CALCUTTA TEST CENTRE' AT 4K, SISIR BAGAN ROAD, KOLKATA - 700034.

NAME OF STRUCTURAL ENGINEER
BHASKAR ROY, REGN. NO. - U/163.

CERTIFICATE OF GEO-TECHNICAL ENGINEER
UNDERSIGNED, 'CALCUTTA TEST CENTRE' - GOPAL CHANDRA DAS, 4K, SISIR BAGAN ROAD, KOLKATA - 700034, HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THERE ON. 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 HERE IN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

NAME OF GEOTECHNICAL ENGINEER
GOPAL CHANDRA DAS, REGN. NO. - G.T./171

DECLARATION OF OWNERS
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION WE SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT & 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 THE GUIDANCE OF E.S.E. ARCHITECT BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS IDENTIFIED BY THE UNDERSIGNED, IF ANY DISPUTE ARISE REGARDING THE OWNERSHIP OF THE PLOT, K.M.C. AUTHORITY WILL NOT RESPONSIBLE AND WILL REVOKE SANCTION.

NAME OF THE OWNERS/APPLICANT
MR. NISHANT KHEMKA & MR. SAKET SUTODIYA
PARTNERS OF M.S. NS ENTERPRISES,
C.A. OF SMT. GAGAN ARORA AND OTHERS.

GROUND FLOOR PLAN, SEPTIC TANK PLAN & SECTION, S.U.G. WATER RESERVOIR PLAN & SECTION, SITE PLAN, LOCATION PLAN.

PROJECT
PROPOSED G+V STORIED RESIDENTIAL BUILDING AT PRE. NO.- 24, FAKIR PARA ROAD, WARD NO. -128, BOROUGH - XIV, KOLKATA - 700034. UNDER K.M.C.

NAME OF THE OWNERS- SMT. GAGAN ARORA AND OTHERS.

DATE	DEALT	SCALE - 1:100.	
11.03.2025	P.S.N.	SHEET NO. - 2	

SGA CONSULTANCY SERVICES
architects * engineers * planners

GUNJAN, 1ST. FLOOR, P-17 MITRA COLONY, JAMES LONG SARANI, KOLKATA-700034.
PHONE NO - 33355-36249.
E-MAIL ID:- contact@sgaconsindia.com