

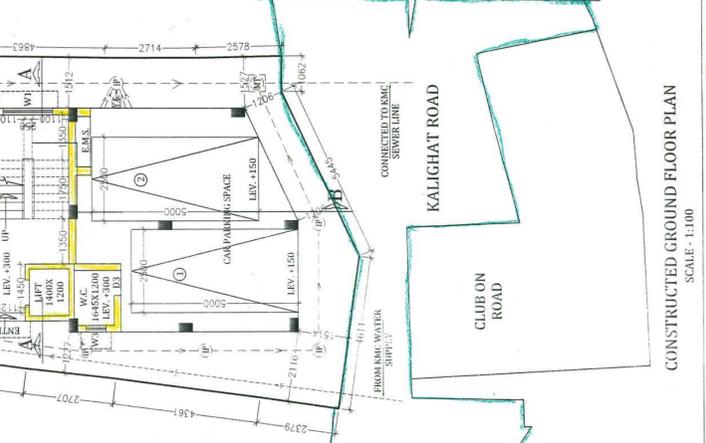
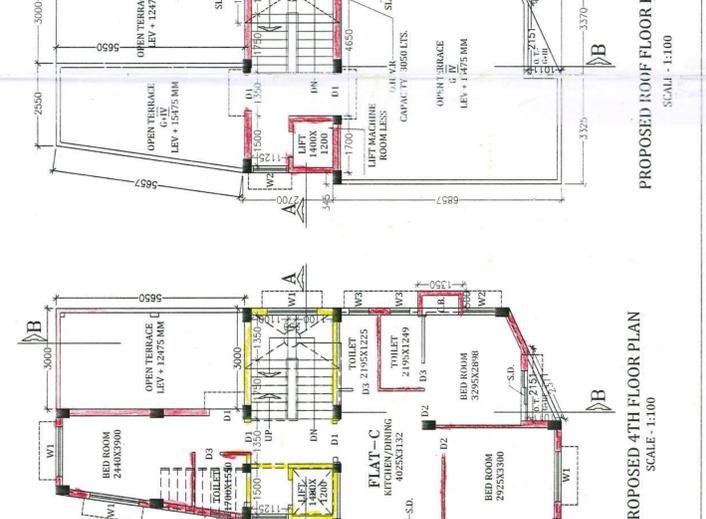
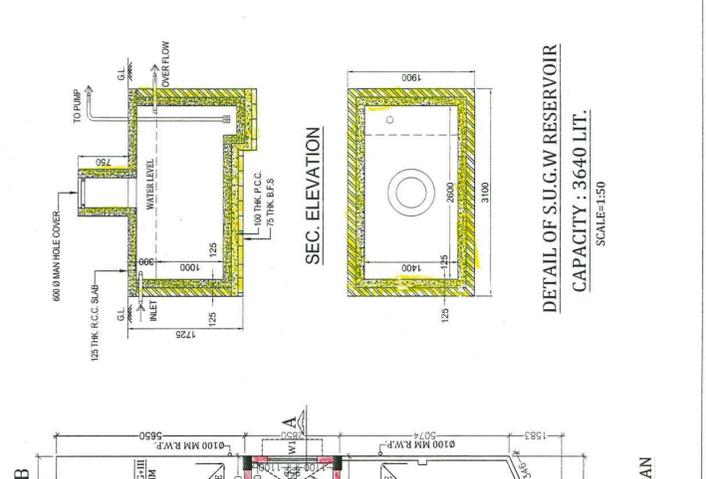
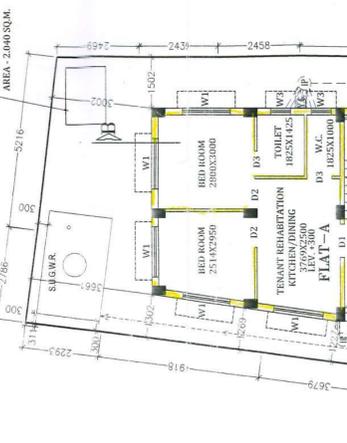
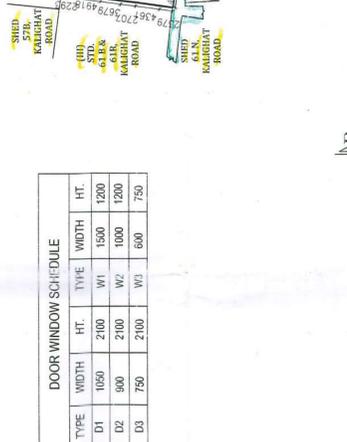
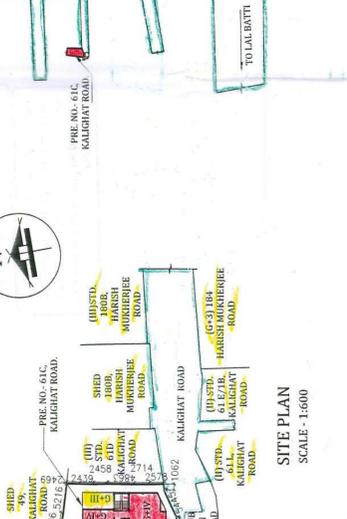
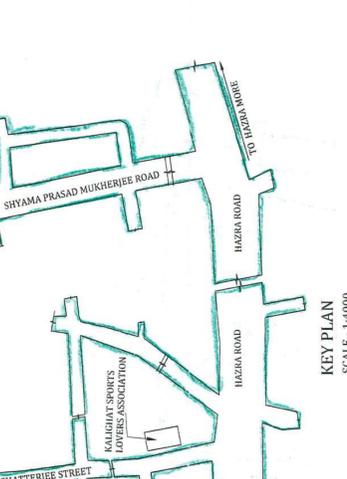
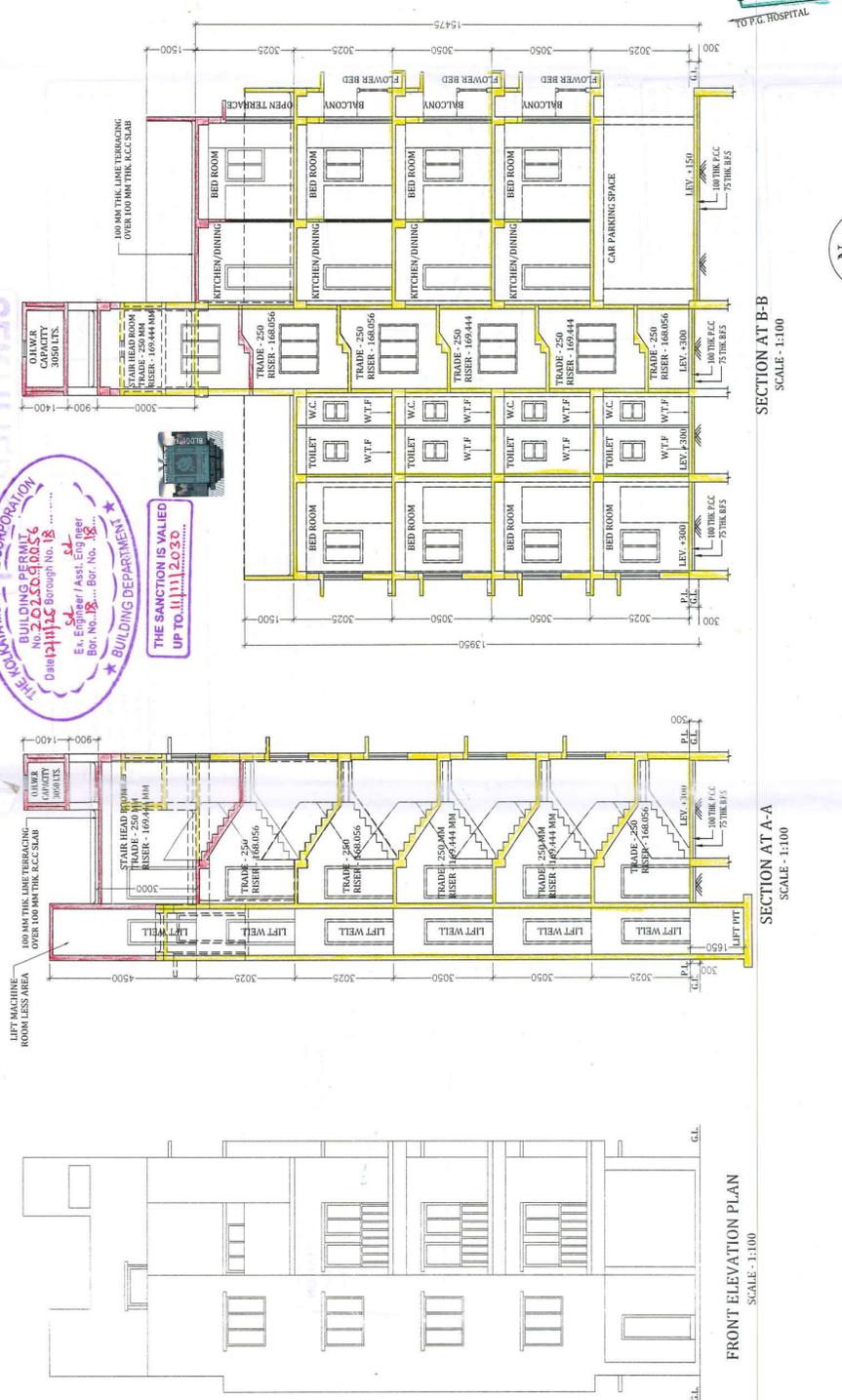
MAIN CHARACTERISTICS OF THE PROPOSAL

- PART 'A'**
- ASSEESSE NO: 110731300877
 - NAME OF THE OWNER: CHITRA BASU, SWAPAN KUMAR BASU, KABERI BASU NEE MUKHOPADHYAY
 - NAME OF THE APPLICANT: MR. DHIRENDRA SINGH PARTNERS OF AASHI DEVELOPERS PVT. LTD. CHITRA BASU, SWAPAN KUMAR BASU, KABERI BASU NEE MUKHOPADHYAY
 - DETAIL OF PARTITION DEED: VOL NO: 1694, 2024, BEING NO: 10494 TO 10520, YEAR: 2024, PLACE: D.S.R. - IV, SOUTH 24 PARGANAS, DATE: 23.07.1990
 - DETAIL OF GENERAL POWER OF ATTORNEY: BOOK NO: 1, VOL NO: 1694, 2024, BEING NO: 10494 TO 10520, YEAR: 2024, PLACE: D.S.R. - IV, SOUTH 24 PARGANAS, DATE: 08.05.2024
 - DETAIL OF BOUNDARY DECLARATION: BOOK NO: 1, VOL NO: 1694, 2024, BEING NO: 10494 TO 10520, YEAR: 2024, PLACE: D.S.R. - IV, SOUTH 24 PARGANAS, DATE: 08.05.2024

SECTION AT A-A
SCALE: 1:100

SECTION AT B-B
SCALE: 1:100

SCALE: 1:100 & AS MENTIONED



F.A.R. CALCULATION

1. (a) LAND AREA: 02 KM. 10 CH. 42 SQ. FT. = 92,028 SQ.M. (AS PER DEED)					
1. (b) LAND AREA: 02 KM. 10 CH. 33 SQ. FT. = 78,627 SQ.M. (AS PER BOUNDARY DECLARATION)					
2. ROAD WIDTH = 9.144 M. (KALIGHAT ROAD) K.M.C. BLACK TOP ROAD					
3. HEIGHT OF THE BUILDING = 15.475 MT.					
4. (a) PERMISSIBLE GROUND COVERAGE = 107.178 SQ.M. (60%)					
4. (b) PROPOSED GROUND COVERAGE = 93,703 SQ.M. (52.457%)					
5. PERMISSIBLE F.A.R. = 2.25					
6. (a) PERMISSIBLE TOTAL COVERED AREA: 401,911 SQ.M.					
6. (b) PROPOSED COVERED AREA: 356,298 SQ.M. (EXCLUDING ALL EXEMPTION AREA & CAR PARKING AREA)					
FLR. NO.	COVERED AREA SQ.M.	STAR VOID SQ.M.	GROSS FLOOR AREA SQ.M.	LOBBY AREA SQ.M.	NET FLOOR AREA SQ.M.
GR FLR	93,703	NIL	93,703	(10,903 - 0.438) = 10,465	81,607
1ST FLR	93,703	0.438	1,680	(10,903 - 0.438) = 10,465	79,432
2ND FLR	93,703	0.438	1,680	(10,903 - 0.438) = 10,465	79,432
3RD FLR	93,703	0.438	1,680	(10,903 - 0.438) = 10,465	79,432
4TH FLR	93,703	0.438	1,680	(10,903 - 0.438) = 10,465	79,432
TOTAL =	450,478	1,752	6,720	42,006	311,298

CERTIFICATE OF STRUCTURAL ENGINEER

1. (a) PROPOSED COVER CAR PARKING = 2 NOS.

1. (b) PROPOSED F.A.R. = 1.956

1. (c) ROOF AREA = 93,703 SQ.M.

1. (d) ROOF TANK AREA = 5,130 SQ.M.

1. (e) ADDITIONAL AREA FOR FEES = 28,715 SQ.M.

1. (f) AREA FOR FEES = 470,721 SQ.M.

1. (g) REQUIRED TREE COVER AREA = 1,974 SQ.M. (1.105%)

1. (h) PROPOSED TREE COVER AREA = 2,040 SQ.M. (1.142%)

1. (i) STAR COVER AREA = 13,292 SQ.M.

1. (j) LIFT MACHINE ROOM LESS AREA = 4,688 SQ.M.

1. (k) PROPOSED COMMON AREA = 76,299 SQ.M.

1. (l) ADDITIONAL AREA FOR FEES = 28,715 SQ.M.

1. (m) AREA FOR FEES = 470,721 SQ.M.

1. (n) REQUIRED TREE COVER AREA = 1,974 SQ.M. (1.105%)

1. (o) PROPOSED TREE COVER AREA = 2,040 SQ.M. (1.142%)

CERTIFICATE OF STRUCTURAL ENGINEER

1. (a) I HEREBY CERTIFY THAT THE G+H (12.475 MT) RESIDENTIAL BUILDINGS WERE B.P. NO. 2024/09024, BOROUGH NO. IX, DATED - 22/07/2024 AT PREMISES NO. 61C, KALIGHAT ROAD, S.S. KALIGHAT, WARD NO. 73, BOROUGH - IX, KOLKATA - 700 026, UNDER B.P. NO. 2024/09024, BOROUGH NO. IX, DATED - 22/07/2024. THE WORK HAS BEEN EXECUTED AND SUPERVISED BY ME IN COMPLIANCE WITH B.P. NO. 2024/09024, BOROUGH NO. IX, DATED - 22/07/2024. THE FOUNDATION AND STRUCTURAL MEMBERS OF THE BUILDING HAVE BEEN CONSTRUCTED STRICTLY IN ACCORDANCE WITH GENERAL AND DETAILING SPECIFICATION, AND PROVISION OF THE KOLKATA MUNICIPALITY CORPORATION ACT, 1980 AND THE KOLKATA MUNICIPALITY CORPORATION BUILDING RULES 2009 HAVE BEEN VIOLATED IN COURSE OF THE WORK.

1. (b) I ALSO HEREBY CERTIFY THAT I HAVE CHECKED THE FOUNDATION AND STRUCTURAL MEMBERS OF THE EXISTING G+H STORED (12.475 MT) UNDER K.M.C. AND FOUND THAT THE FOUNDATION AND THE EXISTING STRUCTURAL MEMBERS ARE IN SAFE AND STABLE IN ALL RESPECT TO CARRY THE LOAD OF ADDITIONAL FLOOR AS PER PROVISION OF N.E.C.O. OF INDIA.

DECLARATION OF L.B.S.

I CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMEND FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING WIDTH OF ABUTTING K.M.C. ROAD CONFORM WITH THE PLAN. THE PLAN HAS BEEN APPROVED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT AT TANK OR FILLED UP A TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL.

DECLARATION OF OWNER

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. AND E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN). K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE BUILDING AND ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE OR THE K.M.C. AUTHORITY MAY NOT BE SATISFIED WITH THE DOCUMENTS, THE K.M.C. AUTHORITY MAY STOP THE WORK AT ANY TIME. THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK DURING SITE INSPECTION WE WERE PHYSICALLY PRESENT AND PROPERLY IDENTIFIED THE SITE.

NAME OF OWNER/APPLICANT

MR. DHIRENDRA SINGH PARTNERS OF AASHI DEVELOPERS PVT. LTD. CHITRA BASU, SWAPAN KUMAR BASU, KABERI BASU NEE MUKHOPADHYAY

CERTIFIED COPY

A suitable pump has to be provided for pumping untreated water for the distribution to the flushing cisterns and urinals in the building. In case of rain water, the main is not available.

The building materials that will be stacked on Road/Passage or Foot-path beyond 3-months or after construction is started, should be covered with a sheet or tarpaulin, whichever is earlier, may be decided by the K.M.C. at the cost and risk of the owner.

All Building Materials to necessary & construction should conform to standards specified in the National Building Code of India.



DEVIATION WOULD BEAN DEMOLITION

Before starting any Construction the site must conform with the plans sanctioned and all preconditions as proposed in the plan should be fulfilled. The validity of the written permission to execute the work is subject to the above conditions.

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED BY 498 (1) & (2) OF CMCACT 1980. IN SUCH MANNER LIFT WELLS, VANS, BASEMENT CURING SITES, OPEN REEF PILES ETC. MUST BE EMPTIED COMPLETELY TWICE A WEEK.

No rain water pipe should be fixed or discharged on Road or Footpath. Drainage pipe should be submitted at the Borough Executive Engineer's Office and the sanction obtained before proceeding with the drainage work.

Design of all Structural Members including that of the foundations should conform to Standards specified in the National Building Code of India

Plan for Water Supply arrangement including S.M.M.I. G. O. H. reservoirs should be submitted at the Office of the Executive Engineer and the sanction of Water Supply proceeding with the work of Water Supply and deviation may lead to disconnection/identification.

Non-Commencement of Erection/ Re-Erection within Five year will require fresh Application for Sanction

CONSTRUCTION SITE SHALL BE MAINTAINED FREE FROM AIR POLLUTION ACCORDING TO UNDERMINDING SCHEDULE IV AS PER AMENDMENT DT. 31.01.2019 VIDE NO. 99/MAC/C-4/38-72017 OF SCHEDULE IV OF KMC BUILDING RULE 2009

THE SANCTION IS VALUED UP TO 11/11/2025

KOLKATA MUNICIPAL CORPORATION
BUILDING DEPARTMENT
CERTIFIED COPY OF B.S. PLAN
No. 202.S.100.S.6, D12/11/2025
Borough No. 18
Assistant Engineer [Signature] Executive Engineer [Signature]



RESIDENTIAL BUILDING