



MAIN CHARACTERISTICS OF THE PROPOSAL

RT - A

1. ASSESSEE NO - 311021703969

2.NAME OF THE OWNER :- SAYAK DAS (MINOR),
FATHER SWAPAN KUMAR DAR (NATURAL GURDIAN)

3. DETAILED OF REGISTERED DEED OF GIFT :-
BOOK NO - I, VOLUME NO - 1605-2018, PAGE FROM 41399 TO 41416,
BEING NO - 160501180 FOR THE YER 2018, REG. AT - A.D.S.R. ALIPORE ,
DATED ON - 12/03/2018

4.DETAILED OF REGISTERED DEED OF DECLARATION :-
BOOK NO - I, VOLUME NO - 1605-2019, PAGE FROM 10161 TO 10170,
BEING NO - 160500199, FOR THE YEAR 2019, REG. AT - A.D.S.R. ALIPORE
DATE - 16 / 01/ 2019

5. DETAILS OF REGISTERED BOUNDARY DECLARATION :-
BOOK NO. - I, VOLUME NO - 1630-2022, PAGE FROM - 161192 TO 161202
BEING NO. - 163004310 FOR THE YEAR 2022, REG. AT - D.S.R. -V SOUTH 24 PARGANAS
DATED ON - 01/09/2022

6. DETAILED BLRRO MUTATION CERTIFICATE :- 1630023 DT. - 08/02/2023

7. DETAILED BLRRO CONVERSION CERTIFICATE :-
Memo No - 17 / 738 / BL&LRO / KOL, DATE - 29/03/2023

8. DETAILED K.M.C. MUTATION CERTIFIED :- CASE NO - O/102/11-SEP-19/26503 DTAE - 26/09/2019

ART - B

1) AREA OF PLOT OF LAND:- 284.208 Sqm (04K-04CH- 00Sft)
(AS PER DEED . & ASSESSMENT BOOK COPY)

2) AREA OF PLOT OF LAND:- 279.193 Sqm (04K- 02 CH- 35.23ft)
(AS PER DEED BOUNDARY DECLARATION)

2) PERMISSIBLE GROUND COVERAGE - 160.146 Sqm (57.36%)

3) PROPOSED GROUND COVERAGE - 155.781 Sqm (55.80%)

LOOR	FLOOR AREA (Sqm)	STAIR WELL AREA (Sqm)	LIFT WELL AREA (Sqm)	FLOOR AREA EXCLUDING LIFT WELL (Sqm)	TOTAL EXMP. AREA STAIR+ STAIR LOBBY (Sqm)	LIFT+ STAIR LOBBY AREA (Sqm)	NET FLOOR AREA (Sqm)
GR.	129.073	-----	-----	129.073	12.150	1.654	115.269
1ST	155.781	-----	1.540	154.241	12.150	1.654	140.437
2ND	155.781	-----	1.540	154.241	12.150	1.654	140.437
3RD.	155.781	-----	1.540	154.241	12.150	1.654	140.437
TOTAL	595.416	-----	4.620	591.796	48.600	6.616	536.580

5) PARKING CALCULATION

	TENE AREA (Sqm)	COMMON ARAE	ACTUAL TENE AREA INCLUDING COMMON AREA	TENE NO.	REQUIRED PARKING	PROPOSED PARKING
A	42.640	8.478 Sqm	51.119 Sqm	3	1 NO	3 NOS.
B	42.001	8.351 Sqm	50.354 Sqm	3		
C	26.010	5.172 Sqm	31.182 Sqm	3	1 NO	
D	26.149	5.199 Sqm	31.349 Sqm	3		

B) NOS. OF PARKING PROVIDED i) COVERED - 3 NOS & OPEN - NIL

C) PERMISSIBLE AREA FOR PARKING a) GROUND FLOOR = 2 NOS.

D) ACTUAL AREA OF PARKING PROVIDED = 99.79 Sqm

6) PERMISSIBLE F.A.R. = 1.75

7) PROPOSED F.A.R. = (536.580 - 50) / 279.193 = 1.743 < 1.75

8) STATEMENT OF OTHER AREAS FOR FEES :-

	LOFT	CUPBOARD	LEDGE / TEND
GROUND FLOOR	NIL	NIL	NIL
FIRST FLOOR	2.754 Sqm	1.450 Sqm	NIL
SECOND FLOOR	2.754 Sqm	1.450 Sqm	NIL
THIRD FLOOR	2.754 Sqm	1.450 Sqm	NIL
TOTAL	8.262 Sqm	4.350 Sqm	NIL

10) COMMON AREA

i) STAIR AT GROUND FLOOR = 29.284 Sqm

ii) AT OTHER FLOOR = (18.98 - 1.54) = 17.441 Sqm X 3 = 52.323 Sqm

11) STAIR HEAD ROOM AREA = 14.958 Sqm

12) LIFT MACHINE ROOM AREA = 6.367 Sqm

13) STAIR FOR LIFT MECH. ROOM = 2.881 SQM

14) AREA OF OVER HEAD WATER TANK = 6.200 Sqm

15) SERVICE TOILET AT ROOF = NIL.

16) ADDITIONAL AREA FOR FEES = 14.958+6.367+2.881+8.262+4.350 = 36.821 Sqm

17) TOTAL AREA FOR FEES = 591.796 + 36.821 = 628.617 Sqm

18) TREE COVER AREA = PERMISSIBLE = 1.555 sq = 4.341 Sqm

PROPOSED = 4.62 Sqm = 1.655 %

19) AREA OF OPEN TERRACE = 155.781 Sqm

20) HEIGHT OF THE BUILDING = 12.250 mt.

21) RELAXATION IF ANY =

PROPOSED G+THREE STORIED RESIDENTIAL BUILDING PLAN U/S 393 A OF K.M.C. ACT 1980 AND COMPLYING K.M.C. BUILDING RULE 2009 AT MOUZA - RAJAPUR, J.L. NO - 23, R. S. DAG NO - 511 R.S KHATIAN NO - 57, L.R. KHATIAN NO - 1144, L.R. PLOT NO - 511/2869 UNDER K.M.C. PREMISES NO - 396, WEST RAJAPUR IN WARD NO - 102, BOROUGH - XII, KOLKATA - 700032, P.S. - JADAVPUR (HEIGHT OF THE BUILDING = 12.20MT.)

NOTE:-
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

IN WGS 84		BUILDING PERMIT NUMBER: 2023120445 DATED: 10/01/2024 VALID TILL: 09/01/2029
LONGITUDE	SITE ELEVATION (AMSL)	
22 29 11 N	5.20 M	
88 22 54 E	5.20 M	
ISSUED BY AA1 = 33 M. (AMSL) = 5.20 M.		
NOTED IN ALL RESPECT AND IF ANY STAGE IT IS FOUND OTHERWISE, THEN I SHALL FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKR APPROPRIATE ACTION AGAINST ME AS PER LOW		
SRI KINGSUK NANDI L.B.S. NO - 1313, CLASS -I NAME OF THE L.B.S		
SAYAK DAS (MINOR), FATHER SWAPAN KUMAR DAS (NATURAL GURDIAN) NAME OF THE OWNER / APPLICANT		
DIGITAL SIGNATURE OF ASSISTANT ENGINEER (Bldg Br- XII)		