

PART - A
1. ASSESSEE NO. : 11-083-10-0088-0

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|--|---|--|---|--|
| 1. ASSEESSEE NO. : 11-00821-1 | 5. DETAILS OF BOUNDARY DEED
Book No. 1, VOL. 160-1901-2018 : Pages - 3245
D.R. 1, 1, South 24, Parganamas, West Bengal.
Year - 2018. A.D.R. ALPFORE, West Bengal.
Date - 27/05/2018 | 6. DETAILS OF PRECISE
Book No. 1, VOL. 160-1901-2018 : Pages - 1421/26
D.R. 1, 1, South 24, Parganamas, West Bengal.
Year - 2018. A.D.R. ALPFORE, West Bengal.
Date - 26/09/2018 | 7. DETAILS OF FREE CHIT
Book No. 1, VOL. 160-1901-2018 : Pages - 1427/52 to 1427/53
D.R. 1, 1, South 24, Parganamas, West Bengal.
Year - 2018. A.D.R. ALPFORE, West Bengal.
Date - 26/09/2018 | 8. DETAILS OF TENANTS REGISTERED
U/S R. 1, VOL. 160-1901-2018 : Pages - 1427/56 to 1427/57
D.R. 1, 1, South 24, Parganamas, West Bengal.
Year - 2018. A.D.R. ALPFORE, West Bengal.
Date - 26/09/2018 |
| 2. NAME OF THE OWNERS :
DEBASIS GANGULI, DIPANKAR GANGULI,
SANGHAMANGLIK GANGULI, SANGHAMANGLIK
BANTACHARYA, SHOBHON NUMERIEE | 9. DETAILS OF REGD. TITLE DEEDS
Book No. 1, VOL. 160-1901-2018 : Pages - 46
D.R. 1, 1, South 24, Parganamas, West Bengal.
Alison at Bahadur, Dist. 24 PARGANAS
Year - 2018. A.D.R. ALPFORE, West Bengal.
Date - 26/09/2018 | 10. DETAILS OF REGD. TITLE DEEDS
Book No. 1, VOL. 160-1901-2018 : Pages - 1126,
1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135,
1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144,
1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153,
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1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171,
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1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666,
1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675,
1676, 1677, 1678, 1 | | |

- | PART - B | |
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| 1. AREA OF LAND :
As per Title deed
(9K - 7 CH - 3 S.O.F.T)
As per Boundary deed
(9K - 7 CH - 3 S.O.F.T)
As per U. L. C | : 631.550 Sqm.
: 631.550 Sqm.
: 631.550 Sqm.
: 631.550 Sqm. |
| 2. NET AREA OF LAND : 538.017 Sqm.
(After free gift / applied corner etc)
Ship of
land relinquished, strip of land gifted to R.M.C.
EXTINGUISHED FLOOR STRUCTURE AREA : 478.896 SQM.
EXTINGUISH FIRST FLOOR STRUCTURE AREA : 447.879 SQM. | |

- | | | TOTAL EXISTING STRUCTURE AREA | | : 624,573 SQM. | |
|----|-----------------------------|-------------------------------|----------------|----------------|--|
| 3. | PERMISSIBLE GROUND COVERAGE | = 50.000 % | = 315,775 Sqm. | | |
| 4. | PROPOSED GROUND COVERAGE | = 45.779 % | = 289,116 Sqm. | | |

- | 5. PROPOSED AREA: | | OUTPUT | | EXEMPTED | | Area Area (Existing) |
|-------------------|-------------------------------------|----------------|-----------------|-----------------|------------------|----------------------|
| Ground Floor | Covered Area (Ground Floor & Lobby) | Shop Unit | Unit | Unit | Unit | Unit |
| | | Area (sq. ft.) | Area (sq. ft.) | Area (sq. ft.) | Area (sq. ft.) | Area (sq. ft.) |
| Ground Floor | 242,065.56 | 0.056 | 2,420.26 | 2,268.26 | 2,668.26 | 226,902.93 |
| First Floor | 208,116.58 | 0.056 | 2,080.26 | 1,928.26 | 2,268.26 | 207,785.58 |
| Second Floor | 208,116.58 | 0.056 | 2,080.26 | 1,928.26 | 2,268.26 | 207,785.58 |
| Third Floor | 208,062.92 | 0.056 | 2,080.26 | 1,928.26 | 2,268.26 | 207,785.58 |
| Fourth Floor | 233,917.58 | 0.056 | 2,240.26 | 2,088.26 | 2,668.26 | 230,003.93 |
| Total | 1,093,469.22 | 0.224 | 8,860.26 | 8,164.26 | 12,940.26 | 1,060,528.93 |

- TOTAL EXEMPTED AREA = 80.779 Sqm.

- | 6. PARKING CALCULATION : | | | |
|--------------------------|---------------|------------------------|------------------|
| Prop. Status | Tenement Size | Tenement No | Required Parking |
| Between 75 - 100 Sqm | 5,600 | 57,600 Sqm | 2 Nos |
| 3 - 48.181 Sqm | 5,901 | 62,400 Sqm | 3 Nos |
| 3 - 48.181 Sqm | 5,901 | 62,400 Sqm | 1 No. |
| Between 75 - 100 Sqm | 7,200 | 76,400 Sqm | 2 Nos |
| 3 - 48.181 Sqm | 9,301 | 96,300 Sqm | 1 No. |
| 3 - 48.181 Sqm | 9,400 | 98,542 Sqm | 1 No. |
| 6 - 89.43 Sqm | 9,601 | 100,654 Sqm | 3 Nos |
| 1 - 11,003 Sqm | 9,601 | 100,654 Sqm | 3 Nos |
| 7 - 11,078 Sqm | 9,604 | 107,683 Sqm | 1 No. |
| 8 - 11,575 Sqm | 12,200 | 127,041 Sqm | 5 Nos |
| | | Total Required Parking | 8 Nos |

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|--|---|
| B) NOS. OF PARKING PROVIDED = 8 Nos. (Covered Parking) | |
| C) Permissible area for parking : | (a) GROUND FLOOR = 8 Nos. x 25 |
| D) Actual area of parking provided : | (a) GROUND FLOOR PARKING = 200 038 Sqm. |

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|-------------------------|---------------------------------|---------|
| 7. PERMISSIBLE F. A. R. | = 1.75 | |
| 8. PROPOSED F. A. R. | = 1303.443 - (8 x 25) / 631.550 | = 1.747 |

- | 9. STATEMENT OF OTHER AREAS FOR FEES | | LOFT | CUPBOARD | LEDGE / TEND |
|--------------------------------------|--|------|-----------|--------------|
| FLOOR | | | | |
| Ground Floor | | | | |
| First Floor | | | 4 525 Sam | |

- | | |
|--------------|------------|
| First Floor | 4,525 Sqm. |
| Second Floor | 4,525 Sqm. |
| Third Floor | 4,525 Sqm. |
| Fourth Floor | 4,525 Sqm. |

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|--|--------------------|----------------------|
| Total | 18,100 Sqm. | = 64,342 Sqm. |
| 10. OTHER AREA FOR FEES
(Stair Way + Lift Lobby + Cupboard + Lift) | | |

- | | | | |
|---------------------------------------|---|-------------|--|
| Machine Room + Lift M/C. Room Stair) | | | |
| 11. STAIR HEAD ROOM AREA | = | 17.012 Sqm. | |
| 12. OVER HEAD TANK AREA | = | 8.063 Sqm. | |
| 13. LIFT DUCT AREA | = | 2.240 Sqm. | |

- | | | |
|----------------------------------|---|-------------|
| 13. LIFT DOCK AREA | = | 12,690 Sqm. |
| 14. LIFT MACHINE ROOM AREA | = | 3,600 Sqm. |
| 15. LIFT MACHINE ROOM STAIR AREA | = | 15,400 m. |
| 16. HEIGHT OF THE BUILDING | | |

17. DEPTH OF THE BUILDING
= 20.400 m.
18. i) TREE COVER AREA REQUIRED
= $(1383.406 - 9.184) \times 15\% \times 631.550 / 6000$
= 21.855 Sqm.

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|------------------------------|---|-------------|
| ii) TREE COVER AREA PROVIDED | = | 22,004 Sqm. |
| 19. RELAXATION OF AUTHORITY | = | N. A. |

- DECLARATION OF OWNERS**
- WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT -
1. WE SHALL ENGAGE L.B.S & E.S.E. DURING CONSTRUCTION.
 2. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S & E.S.E. DURING CONSTRUCTION OF THE PROJECT.

3. BUILDING 7 AS PER B.S. PLAN 1.
K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN

5. THE CONSTRUCTION OF SEW UNDER GROUND WATER RESERVOIR WILL BE UNDER THE GUIDANCE OF LB S / E S BEFORE STARTING OF BUILDING FOUNDATION WORK
- For the sign of*
Spandan Jangra
For the sign of
Self and Constituted Attorney of
(1) PRADEEP

- (1) SMT DEBASIS BHATTACHARYA
(2) SMT BHARATI BHATTACHARYA
DIPANKAR GANGULI, RAHUL GANGULI,
PARTHA GANGULI AS SELF & CONSTITUTED ATTORNEY
OF DEBASIS GANGULI, BHARATI BHATTACHARYA

- SIGNATURE OF OWNERS / APPLICANT**
SIKHORINI MUKHERJEE
DECLARATION OF L.B.S.
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER
OF DEBAGIO GARGUOLO, GRADUATE ENGINEER / ARCHITECT.

- CERTIFIED WITH NO EXCEPTIONS TO THE PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE IS IN A SOUND CONDITION INCLUDING THE ABUTTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF S. U. G. WATER TANK WILL BE

- COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

- CERTIFICATE OF STRUCTURAL ENGINEER :-**

- THE STRUCTURAL DESIGNS AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

- SOIL TESTING HAS BEEN DONE BY DR. S. K. CHAKRABORTY (G.T.E. NO. - 161) OF J. B. ASSOCIATES OF (ADDRESS) 28B, AHIRI PUKUR ROAD, KOLKATA - 700019. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

- Madhav C. Paul*
MADHAV CH. PAUL ESE NO.- 229 / 1
SIGNATURE OF ESE

- CERTIFICATE OF GEO-TECHNICAL ENGINEER :-**
UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND

- STABLE IN ALL RESPECT FROM GEO- TECHNICAL POINT OF VIEW.
- Dr. Santosh Kr. Chakraborty
M.C.E. (Soils, Rocker), Ph.D. M.I.G.S.
S.K. Chakraborty

- PROPOSED (G + IV) STORIED (Height of the Building is 15,400 m.**

- RESIDENTIAL BUILDING FOLLOWING SECTION 393A OF K.M.C. Building ACT 1980 & K.M.C. Building Rules, 2009, AT PRE. No. - 90 GURUPADA HALDER ROAD. KOLKATA - 700 026. P. S. - KALIGHA

- WARD NO. - 83, BOROUGH - VIII.
- *** DETAILS OF ARCHITECTURAL DRAWING ***

- *ARCHITECTS & ENGINEERS***
Deep Pal Consultancy (P) Ltd.
48/1A, Dr. Suresh Sarkar Road
Kolkata - 700 014.

- 

1: 50
1: 100

SHEET
1/2

DRAWN BY
Dibakar

Checked BY
M. C. Paul

Date
20..01.2024

E-mail : dpickon@yahoo.com



