



DETAILS OF PLAN PROPOSAL

- A**
- ASSEESSEE NO. 31-101-1700-48-6
  - NAME OF THE OWNER'S : SMT. IRA RAY, SRI. RAJIB RAY, MRS. PRATIMA DAS, SRI. SANJIB RAY, MRS. PRATIBHA MUKHERJEE, SRI. UTPAL KANTI MUKHOPADHYAYA, MRS. URMILA MUKHERJEE, MRS. SHUKLA DAS, SRI. PULAK DAS, SMT. MUNMUN DAS, SMT. MADHABI DAS, SMT. SUMITA BISWAS, SMT. PIYALI DAS.
  - NAME OF THE APPLICANT : TAPAS HOWLADAR SOLE PROPRIETOR OF M/S. UNNETA AND ALSO CONSTITUTED ATTORNEY OF SMT. IRA RAY, SRI. RAJIB RAY, MRS. PRATIMA DAS, SRI. SANJIB RAY, MRS. PRATIBHA MUKHERJEE, SRI. UTPAL KANTI MUKHOPADHYAYA, MRS. URMILA MUKHERJEE, MRS. SHUKLA DAS, SRI. PULAK DAS, SMT. MUNMUN DAS, SMT. MADHABI DAS, SMT. SUMITA BISWAS, SMT. PIYALI DAS.
  - DETAILS OF REGISTERED COLONY DEED (i) : BOOK NO. I, VOLUME NO. 14, PAGES - 481 TO 484, BEING NO. 1746 YEAR - 1991, DATED - 30.09.1991, A.D.R. SOUTH 24 PARGANAS, ALIPUR LAND AREA = 02K - 10CH - 00SFT.
  - DETAILS OF REGISTERED COLONY DEED (ii) : BOOK NO. I, VOLUME NO. 14, PAGES - 477 TO 480, BEING NO. 1745 YEAR - 1991, DATED - 30.09.1991, A.D.R. SOUTH 24 PARGANAS, ALIPUR LAND AREA = 01K - 10CH - 00SFT.
  - DETAILS OF REGISTERED COLONY DEED (iii) : BOOK NO. I, VOLUME NO. 15, PAGES - 213 TO 216, BEING NO. 1804 YEAR - 1991, DATED - 30.09.1991, A.D.R. SOUTH 24 PARGANAS, ALIPUR LAND AREA = 01K - 10CH - 00SFT.
  - DETAILS OF REGISTERED DEED OF AMALGAMATION : BOOK NO. I, VOLUME NO. 1605 - 2023, PAGES - 46116 TO 46146, BEING NO. 160501313 YEAR - 2023, DATED - 24.08.2023, A.D.S.R. ALIPUR LAND AREA = 06K - 11CH - 00SFT.
  - DETAILS OF REGISTERED POWER OF ATTORNEY: BOOK NO. IV, VOLUME NO. 1604 - 2024, PAGES - 10433 TO 10461, BEING NO. 106400542 YEAR - 2023, DATED - 07.12.2023, D.S.R. IV, SOUTH 24 PARGANAS
  - DETAILS OF REGISTERED BOUNDARY DECLARATION : BOOK NO. I, VOLUME NO. 1630 - 2024, PAGES - 37231 TO 37243, BEING NO. 163001396 YEAR - 2024, DATED - 29.04.2024, D.S.R. V, SOUTH 24 PARGANAS
  - DETAILS OF REGISTERED DEED OF GIFT (SPLAYED) : BOOK NO. I, VOLUME NO. 1630 - 2024, PAGES - 57124 TO 57137, BEING NO. 163002079 YEAR - 2024, DATED - 25.06.2024, D.S.R. V, SOUTH 24 PARGANAS
  - DETAILS OF REGISTERED STRIP OF LAND : BOOK NO. I, VOLUME NO. 1630 - 2024, PAGES - 57110 TO 57123, BEING NO. 163002078 YEAR - 2024, DATED - 25.06.2024, D.S.R. V, SOUTH 24 PARGANAS
  - DETAILS OF MUTATION CERTIFICATE: CASE NO. M/101/20-SEP-23/963, DATED - 21.09.2023 ISSUED BY D.Y. ASSESSOR - COLLECTOR (BOROUGH - XI) KMC

- B**
- LAND AS PER AS PER DEED = 447.328 SQM (06K - 11CH - 00SFT.)
  - LAND AS PER PHYSICAL MEASUREMENT = 447.284 SQM
  - STRIP OF LAND AREA = 32.930 SQM
  - CORNER SPLAY AREA = 2.963 SQM
  - NET LAND AREA AFTER STRIP OF LAND & CORNER SPLAY = 411.491 SQM
  - PERMISSIBLE GROUND COVERAGE : (51.757%) = 231.501 SQM
  - PROPOSED GROUND COVERAGE : (51.723%) = 231.350 SQM
  - EXISTING AREA TO BE DEMOLISHED = 30.441 SQM
  - OVER HEAD WATER TANK AREA = 4.800 SQM
  - STAIR HEAD ROOM AREA = 19.867 SQM
  - LIFT MACHINE ROOM AREA = 3.738 SQM
  - LIFT MACHINE ROOM STAIR AREA = 2.750 SQM
  - ROOF AREA = 231.350 SQM
  - C.B. AREA = 11.125 SQM
  - LOFT AREA = 12.774 SQM
  - TREE COVER AREA PROVIDED = 10.403 SQM
  - OFFICE CARPET AREA = 70.984 SQM
  - OFFICE COVERED AREA = 77.476 SQM
  - ADDITIONAL AREA FOR FEES = 49.254 SQM
  - TOTAL COMMON AREA = 107.384 SQM
  - NO. OF TENEMENTS : 12 NOS.
  - SIZE OF TENEMENTS :
- | MKD | TENEMENT AREA | COMMON AREA   | ACTUAL TENEMENT AREA | NOS |
|-----|---------------|---------------|----------------------|-----|
| A   | 48.616 SQ.MT. | 8.543 SQ.MT.  | 57.159 SQ.MT.        | 2   |
| B   | 63.710 SQ.MT. | 11.195 SQ.MT. | 74.905 SQ.MT.        | 2   |
| C   | 25.250 SQ.MT. | 4.437 SQ.MT.  | 29.687 SQ.MT.        | 3   |
| D   | 66.131 SQ.MT. | 11.620 SQ.MT. | 77.751 SQ.MT.        | 3   |
| E   | 40.424 SQ.MT. | 7.103 SQ.MT.  | 47.527 SQ.MT.        | 1   |
| F   | 71.902 SQ.MT. | 12.634 SQ.MT. | 84.536 SQ.MT.        | 1   |
- TOTAL REQUIRED PARKING = 4 NO. (OFFICE = 1; TENEMENT = 3)
  - TOTAL PROVIDED PARKING = 5 NO.s
  - CAR PARKING AREA = 114.068 SQM.
  - TOTAL GROSS FLOOR AREA FOR FEES = 959.303 SQM.

\*\*\* PROPOSED AREA \*\*\*

FLOOR	TOTAL GROSS FLOOR AREA	STAIR WELL/LIFT WELL	EFFECTIVE STAIR WAY	LIFT LOBBY	NET FLOOR AREA
GROUND	229.034sqm	---	229.034sqm	1.924sqm	212.395sqm
FIRST	231.350sqm	1.876sqm	247.09sqm	1.4715sqm	210.366sqm
SECOND	231.350sqm	1.876sqm	247.09sqm	1.4715sqm	210.366sqm
THIRD	231.350sqm	1.876sqm	247.09sqm	1.4715sqm	210.366sqm
TOTAL	923.084sqm	5.625sqm	741.09sqm	5.866sqm	843.493sqm

- PERMISSIBLE F.A.R. = 1.75
- PROPOSED F.A.R. =  $\frac{[843.493 - 100 (C.P.)]}{447.284} = \frac{743.493}{447.284} = 1.662 < 1.75$

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PLAN PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A,B	22°28'47"N	88°23'19"E	12M.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AN IF AT ANY STAGE IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

OFFICE USE

BUILDING PERMIT NO. - 2024120165

SANCTION DATE - 24-JUL-24

VALID UPTO - 23-JUL-29

TAPAS HOWLADAR SOLE PROPRIETOR OF M/S. UNNETA AND ALSO CONSTITUTED ATTORNEY OF SMT. IRA RAY, SRI. RAJIB RAY, MRS. PRATIMA DAS, SRI. SANJIB RAY, MRS. PRATIBHA MUKHERJEE, SRI. UTPAL KANTI MUKHOPADHYAYA, MRS. URMILA MUKHERJEE, MRS. SHUKLA DAS, SRI. PULAK DAS, SMT. MUNMUN DAS, SMT. MADHABI DAS, SMT. SUMITA BISWAS, SMT. PIYALI DAS.

NETAI ROYCHOWDHURY  
L.B.S. NO. - 552, CLASS - I  
NAME OF L.B.S.

SCHEDULE OF DOORS & WINDOWS

DOORS	WINDOWS	REMARKS
MKD. FRAME	OPENING	MKD. FRAME
W1	75X100	1400X1350
W2	75X100	1500X1350
W3	75X100	1400X1350
W4	75X100	1800X800

\*\*\* PROJECT TITLE \*\*\*

PLAN PROPOSAL OF A G+III STORED RESIDENTIAL BUILDING AT KMC PREMISES NO. 48, RABINDRA PALLY, BLOCK - A, U/S 393 A OF KMC ACT 1980 & AS PER BUILDING RULE 2009, WARD NO. 101, BOROUGH - XII, P.S. - PATULLI, KOLKATA - 700094, E.P. NO. 184, 185, 186, R.S. PLOT NO. 30(P), 31(P), 32(P), 33(P), 34(P), J.L. NO. 29, MOUZA - PATULLI.

NOTES/SPECIFICATIONS

- 75 TH. BRICK FLAT SOLING IN FOUNDATION & FLOOR
- 100 TH. (1:3) CEMENT, SAND, KHDA, CONCRETE IN FOUNDATION & FLOOR
- FOUNDATION BRICK WORK WILL BE 1ST. CLASS BRICK WITH (1:3) CEMENT MORTAR.
- 200 TH. OUT SIDE BRICK WORK WITH (1:5) CEMENT MORTAR.
- 125 TH. AND 75 TH. PARTITION BRICK WORK WITH (1:4) AND (1:3) CEMENT MORTAR.
- 40 TH. D.P.C. (1:2:4) WITH PROPER WATER PROOFING COMPOUND.
- 100TH/125TH R.C.C. CONCRETE SLAB WITH (1:2:4) CEMENT SAND AND STONE CHIPS.
- 10 TH. WALL PLASTER WITH (1:5) CEMENT MORTAR.
- ALL DIMENSIONS ARE IN M.M.
- DEPTH OF FOUNDATION OF SEPTIC TANK AND S.U.G. WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION.
- CURRENT DECLARATIONS OF OWNER, E.S.E AND L.B.S.

DECLARATION OF STRUCTURE ENGINEER

CERTIFIED THAT THE STRUCTURAL DESIGN AND THE DRAWING OF FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAVE BEEN CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AND WIND LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

NETAI ROYCHOWDHURY  
E.S.E. NO. - 722, CLASS - II  
NAME OF STRUCTURE ENGINEER

DECLARATION OF L.B.S.

CERTIFIED 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 & THAT THE SITE CONDITION HAS BEEN MEASURED AND BLACK TOP ROAD WIDTH 3.640 M.(AVG.) ON NORTHERN SIDE AND 2.379 M. ON WESTERN SIDE AND 3.662 M. ON EASTERN SIDE 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 U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. OWNER SIGNATURE IDENTIFIED BY ME. THE PLOT IS WITHIN 500 M. FROM CENTRE LINE OF E.M. BYEPASS.

NETAI ROYCHOWDHURY  
E.S.E. NO. - 552, CLASS - I  
NAME OF L.B.S.

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 & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

RUPAK KUMAR BANERJEE  
C.T.E. NO. - 3, CLASS - I  
NAME OF GEO-TECHNICAL ENGINEER

DECLARATION OF APPLICANT

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT :

- WE WILL ENGAGE I B S & E S E DURING CONSTRUCTION.
- WE WILL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF BUILDING (AS PER B S PLAN)
- K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING SUPER STRUCTURE.
- IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- PLOT WAS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION.
- ALL FLOORS WILL BE MARBLE FINISHED.

DIGITAL SIGNATURE OF A.E.

DIGITAL SIGNATURE OF E.E.