

FEELING TREE - 04 NOS.
PLANTATION TREE - 20 NOS.
LAND AREA : 267.59 SQM [MORE / LESS]
PROPOSED TOTAL BUILT UP AREA : 665.342 SQM
PROPOSED GROUND COVERAGE : 133.179 SQM
OPEN SPACE AREA : 134.380 SQM.
PLANTATION OF TREES IS ON : 53.512 SQM.
i.e. 29 % OF LAND AREA.

1. REMOVAL OF TREES - 04 NOS.	
MARK OF REMOVAL TREE (TO BE CUT)	DIA. OF TREE
T1	300 MM
T2	200 MM
T3	375 MM
T4	350 MM

PROPOSED TREES (1 : 5) GREEN		
NAME OF TREE	NOS.	HEIGHT
1. MANGO	10	4 FT.
2. BAKUL	10	4 FT.

04 NOS. OF TREE TO BE CUT (SHOWN IN RED MARK)

20 NOS. OF TREE TO BE PLANTED (SHOWN IN GREEN MARK)

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI = 33 M CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)			
REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS84	SITE ELEVATION (AMSL)	
1	22° 29' 21" 88° 22' 30"	5.0 M	
2	22° 29' 21" 88° 22' 30"	5.0 M	
3	22° 29' 20" 88° 22' 29"	5.0 M	
4	22° 29' 20" 88° 22' 29"	5.0 M	

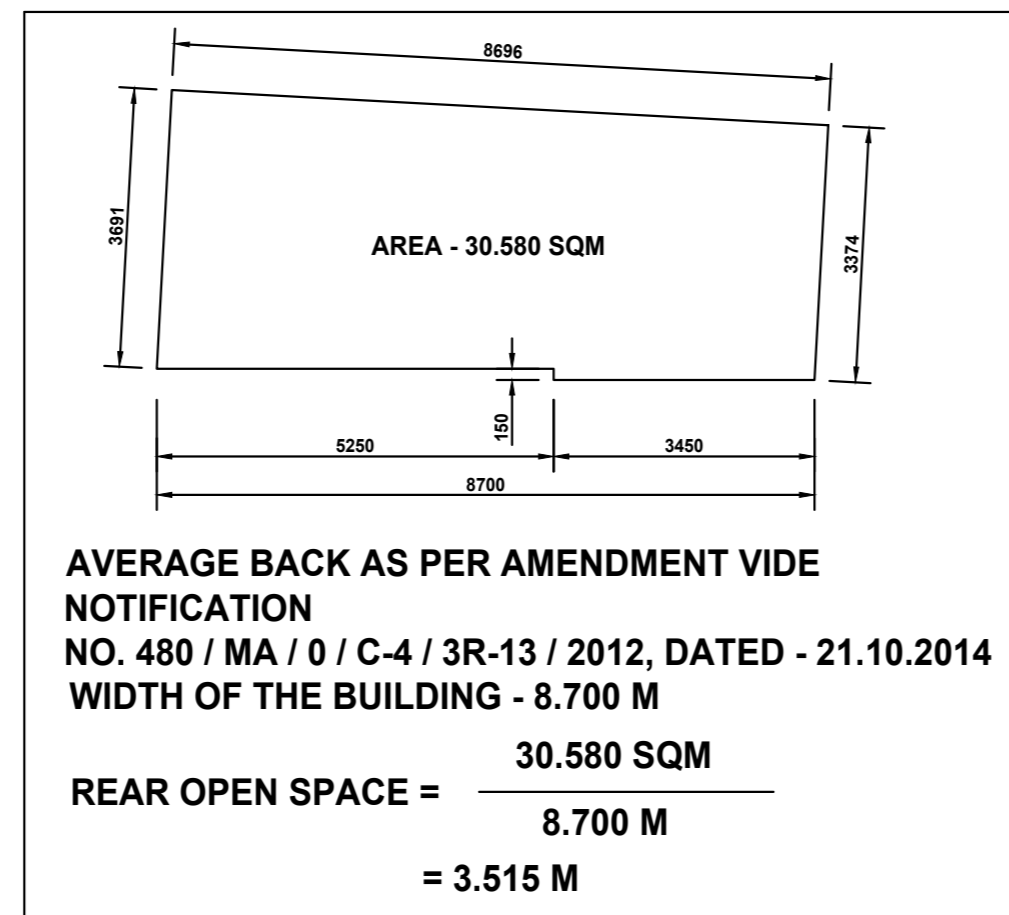
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IF IS FOUND OTHERWISE, THEN I SHALL BE LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

NOTE :-

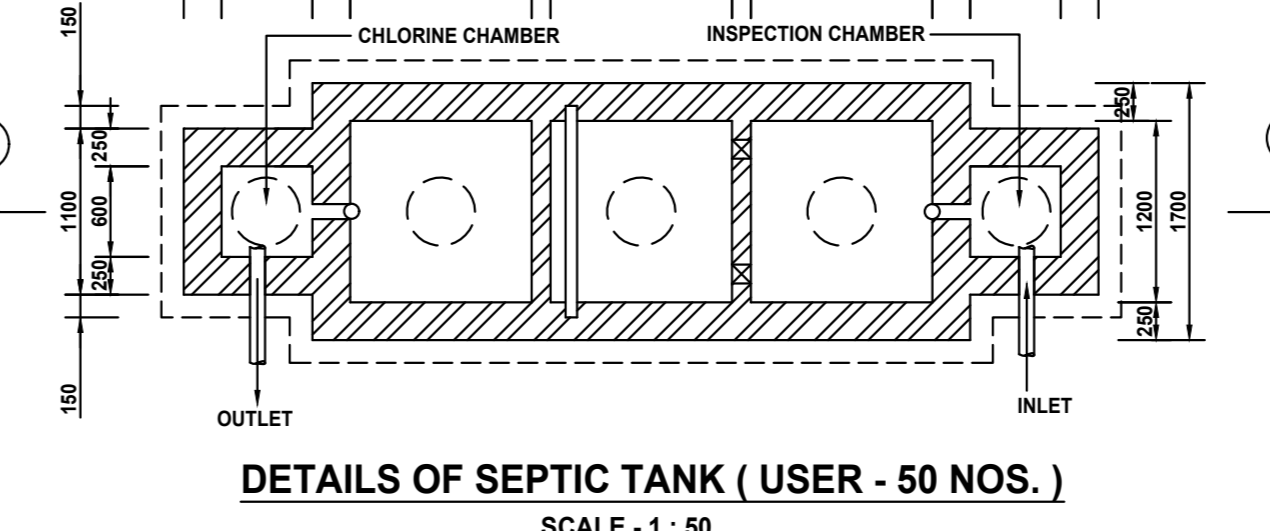
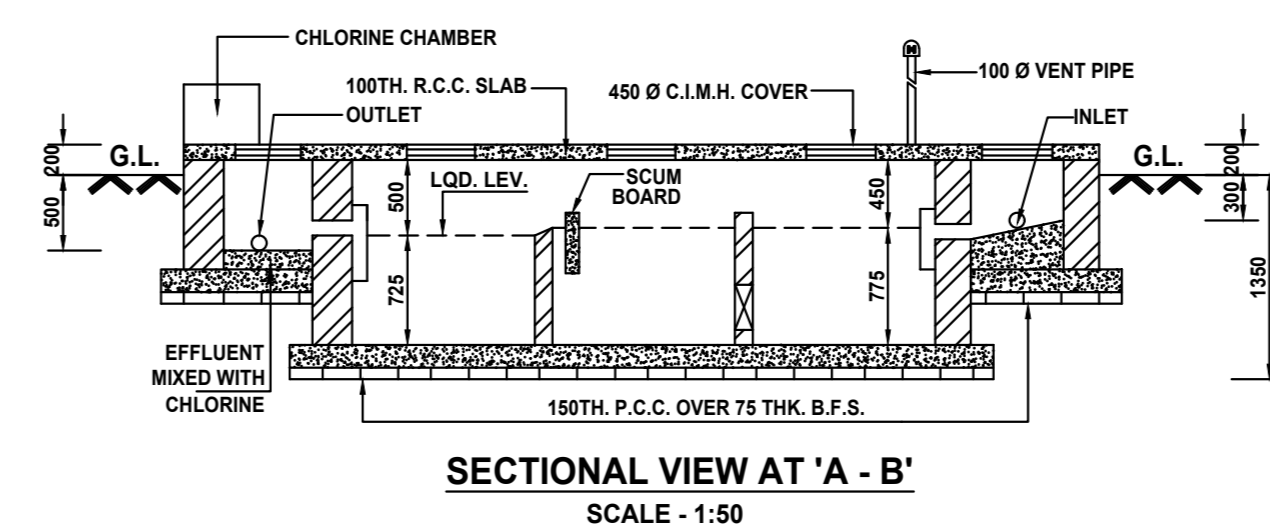
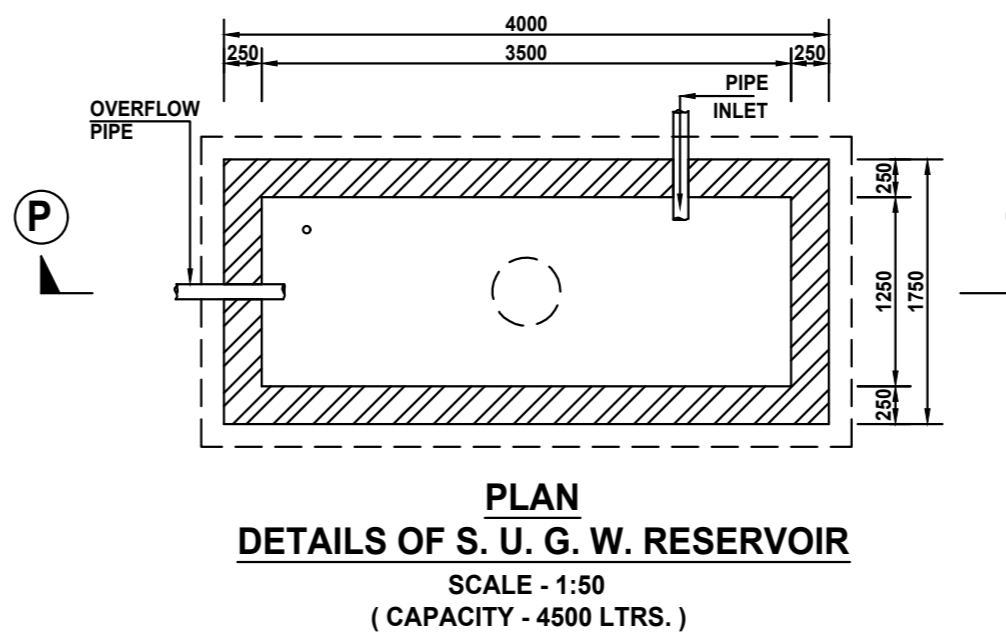
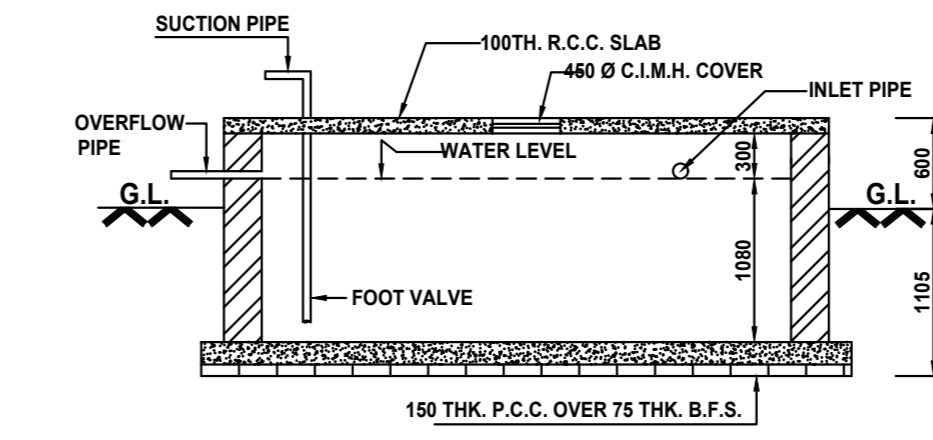
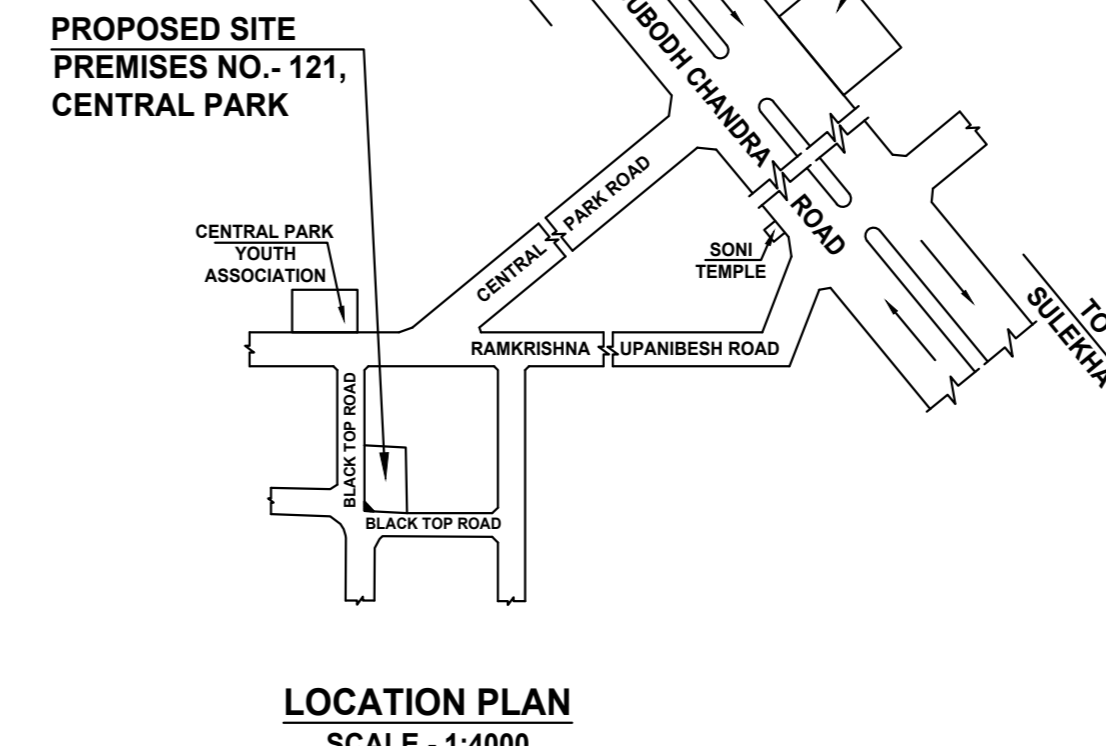
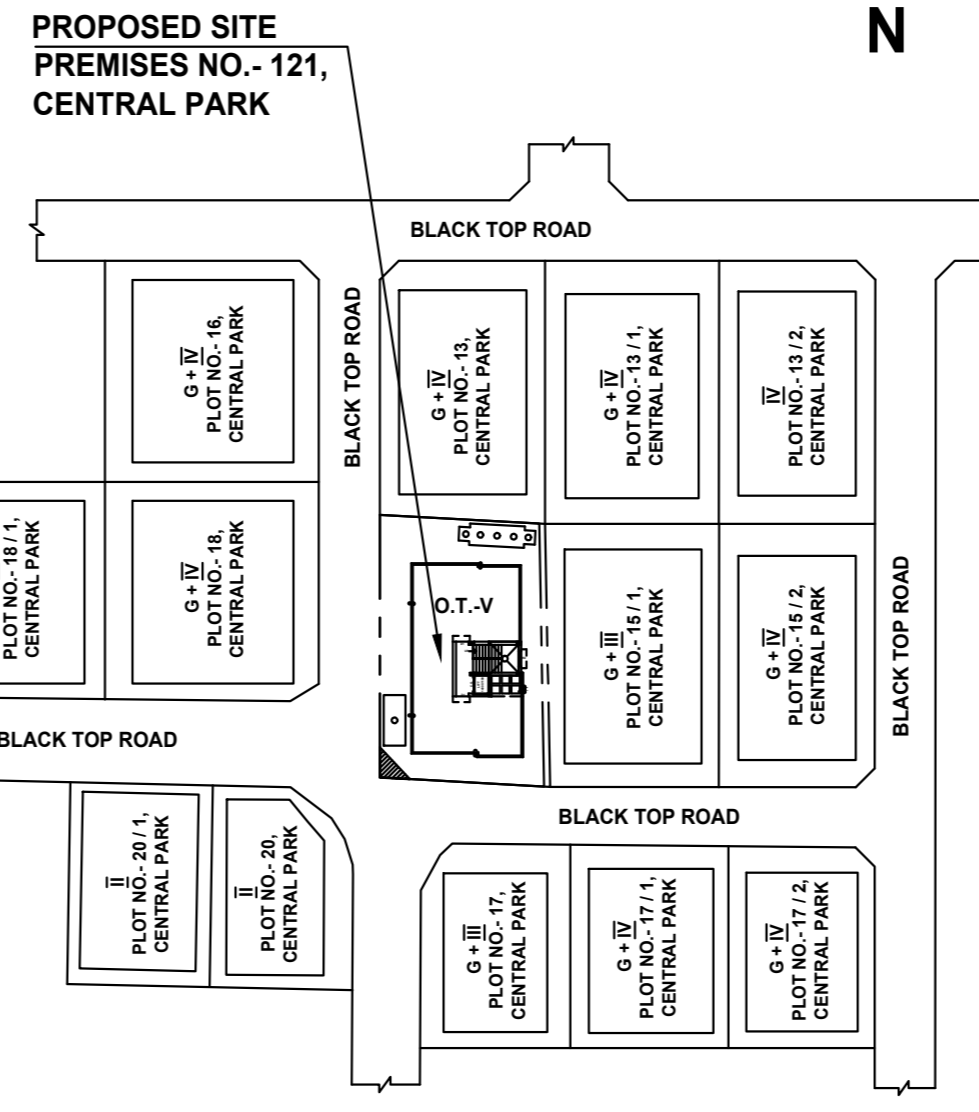
1. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN DURING DEMOLITION OF EXISTING STRUCTURE AND CONSTRUCTION OF BUILDING, SEPTIC TANK, SEMI UNDER GROUND WATER RESERVOIR.

2. DEPTH OF SEPTIC TANK & SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF COLUMN.

CALCULATION OF AVERAGE BACK :-



- SPECIFICATIONS :-**
- ALL EXTERNAL WALLS 200 MM THK. AND ALL INTERNAL AND PARTITION WALLS 125 & 75 MM THK.
 - ALL 200 MM THK. WALLS WITH 1ST. CLASS BRICK WITH (8:1) SAND, CEMENT MORTAR.
 - ALL 125 & 75 MM THK. WALLS WITH 1ST. CLASS BRICK WITH (4:1 & 3:1) SAND, CEMENT MORTAR.
 - ALL R.C.C. WORK WITH STONE CHIPS, SAND & CEMENT (3 : 1.5 : 1) (UNLESS OTHERWISE MENTIONED).
 - GRADE OF CONCRETE - M20
 - GRADE OF STEEL - F450.
 - ALL MATERIALS SHALL BE CONFORMED TO THE PROPORTION OF NATIONAL BUILDING CODE OF INDIA.



MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1. ASSESSEE NO. :- 31 - 102 - 05 - 0121 - 8

2. NAME OF THE OWNERS - TANUSHREE SENGUPTA & DWAIPAYAN SENGUPTA

3. NAME OF THE APPLICANTS / C.A. - GAURAV KUMAR DUTTA AS CONSTITUTED POWER OF ATTORNEY FOR TANUSHREE SENGUPTA & DWAIPAYAN SENGUPTA

4. DETAILS OF REGD. DEEDS

BOOK NO.	TITLE (DEED WILL)	POWER OF ATTORNEY	BOUNDARY DECLARATION	SPLAYED CORNER
III	I	I	I	I
VOLUME NO.	05	1630 - 2025	1601 - 2025	1601 - 2025
PAGE NO.	78 to 81	94465 to 94475	47385 to 47405	47374 to 47387
REGD. NO.	119	1630/2004	1601/0130	1601/0130
DATE	06/06/1990	22/05/2025	19/06/2025	19/06/2025
REGD. AT	A.D.S.R. - ALIPORE, SOUTH 24 PGS. WEST BENGAL.	D.S.R. - V. SOUTH 24 PGS. WEST BENGAL.	D.S.R. - I, SOUTH 24 PGS. WEST BENGAL.	D.S.R. - I, SOUTH 24 PGS. WEST BENGAL.

5. DETAILS OF K. M. C. MUTATION :- CASE NO.- O / 102 / 09 - AUG - 24 / 41256, DATED: 09 / 08 / 2024, APPROVED BY DY. ASSESSOR COLLECTOR, DATED: 09 / 09 / 2024.

PART - B

1. AREA OF LAND :-

a) AS PER TITLE DEED = 04 K. - 00 CH. - 00 SFT = 267.59 SQM [MORE / LESS]

b) AS PER BOUNDARY DECLARATION = 04 K. - 02 CH. - 16.03 SFT = 277.409 SQM [MORE / LESS]

3. PERMISSIBLE GROUND COVERAGE :- 57.74% OF L.A. = 154.510 SQM

4. PROPOSED GROUND COVERAGE :- 49.77% OF L.A. = 133.179 SQM

5. AREA OF SPLAYED CORNER HAS GIFTED TO K.M.C. = 2.875 SQM

6. AREA STATEMENT :-

FLOOR AREA (SQM)	LIFT WELL (SQM)	GROSS FLOOR AREA (SQM)	STAIR + STAIR LOBBY (SQM)	LIFT LOBBY (SQM)	NET COVERED AREA (SQM)	CUP BOARD (SQM)	LOFT (SQM)
GR. FL.	RESI. - 98.118 BUSI. - 35.060	133.178	10.890	2.059	120.229	-----	-----
1ST. FL.	133.041	1.540	131.501	10.890	2.228	118.383	2.766
2ND. FL.	133.041	1.540	131.501	10.890	2.228	118.383	2.766
3RD. FL.	133.041	1.540	131.501	10.890	2.228	118.383	2.766
4TH. FL.	133.041	1.540	131.501	10.890	2.228	118.383	2.300
TOTAL	665.342	6.160	659.182	54.450	10.971	593.761	10.998

7. TENEMENTS CALCULATION

TENEMENT	TENEMENT NO.	TENEMENT AREA (SQM)	COMMON AREA (SQM)	TOTAL AREA (SQM)	NO. OF TENEMENT	CUP BOARD AREA (SQM)	LOFT AREA (SQM)	STAIR HEAD ROOM AREA (SQM)	COVER AREA LIFT ROOM (SQM)	AREA OF PERGOLA (SQM)	ADDITIONAL AREA FOR FEES (SQM)	CAR PARKING CALCULATION
A	02	208	11	219	02	-----	-----	-----	-----	-----	-----	-----
B	02	254	10	264	02	-----	-----	-----	-----	-----	-----	-----
C	02	463	22	485	02	-----	-----	-----	-----	-----	-----	-----

8. TOTAL COMMON AREA = 59.649 SQM

9. COVERED AREA OF A.C. OFFICE = 35.060 SQM

10. CARPET AREA OF A.C. OFFICE = 30.614 SQM

13. PERMISSIBLE F. A. R. = 2.00

14. PERMISSIBLE TOTAL FLOOR AREA = 535.118 SQM + EXEMPTED AREA + MANDATORY CAR PARKING AREA

15. PROPOSED F. A. R. = (593.761 - 64.625) / 267.589 = 1.978 < 2.0

16. AREA OF O. H. W. TANK = 6.885 SQM

17. TOTAL AREA FOR FEES = 703.102 SQM (GROSS FLOOR AREA + ADDITIONAL AREA FOR FEES)

18. TOTAL TERRACE AREA = 133.179 SQM

19. TREE COVER AREA -

a. REQUIRED (1.757 %) = 4.702 SQM

b. PROVIDED (20.00 %) = 53.512 SQM

DECLARATION OF C.A. / APPLICANT :-

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT

- I SHALL ENHANCE L.B.S. & E.S.E. DURING CONSTRUCTION.
- I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & 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 AND ADJOINING STRUCTURES.
- IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- IN THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
- DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY ME.
- BOUNDARY OF THE PLOT IS DEMARCATED BY BOUNDARY WALL.
- THERE IS NO LEGAL CASE PENDING AGAINST THIS PREMISES.
- THE CONSTRUCTION OF SEMI UNDER GROUND WATER RESERVOIR WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE EXISTING STRUCTURE SHOULD BE DEMOLISHED BEFORE COMMENCEMENT OF THE CONSTRUCTION, WHICH IS OCCUPIED BY THE OWNERS.
- I SHALL OBTAIN / SUBMIT THE NOC FROM THE DIVISIONAL FOREST OFFICER, FOREST UTILISATION DIVISION BEFORE COMMENCEMENT OF CONSTRUCTION WORK.

GAURAV KUMAR DUTTA AS CONSTITUTED POWER OF ATTORNEY FOR TANUSHREE SENGUPTA & DWAIPAYAN SENGUPTA

NAME OF C.A. / APPLICANT

CERTIFICATE OF L.B.S. :-

I CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING WIDTH OF THE ABUTTING 7.260 M (MINIMUM) WIDE BLACK TOP ROAD ON NORTHERN SIDE & 1.163 M (MINIMUM) WIDE BLACK TOP ROAD ON EASTERN SIDE CONFORMS WITH THE PLAN WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE PLOT IS BEYOND 500 M. FROM THE CENTER LINE OF E. M. TEE PASS.

MANASH M.G. MAJUMDAR, LBS / I / 1078

NAME OF L.B.S.

CERTIFICATE OF STRUCTURAL ENGINEER :-

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

SOIL TESTING REPORT HAS BEEN DONE BY ALOK ROY OF GEOTECH ENGINEERS PVT. LTD. SOIL INVESTIGATOR & FOUNDATION CONSULTANTS OF RA. MANJARI PARK, KOLKATA-700047. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

MANASH M.G. MAJUMDAR, E.S.E. / I / 586

NAME OF E.S.E.

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 RESPECTS FROM GEO-TECHNICAL POINT OF VIEW.

ALOK ROY, G.T.E. / I / 11

NAME OF GEO-TECHNICAL ENGINEER

PROJECT

PROPOSED PLAN FOR G + IV STORIED RESIDENTIAL BUILDING OF HEIGHT - 15.475 M (U / S 393A OF K.M.C. ACT 1980 & K.M.C. BLDG. RULE - 2009) AT PREMISES NO.- 121, CENTRAL PARK, (PLOT NO.- 15, CENTRAL PARK), WARD NO.- 102, BOROUGH - XII, P.S.- JADAVPUR, KOLKATA - 700 032, MOUZA - RAJAPUR, J.L. NO.- 23, UNDER THE KOLKATA MUNICIPAL CORPORATION

B.P. NO. - 2025120344 DATE - 06-JAN-26

VALID UPTO - 05-JAN-31

Drawn by	Checked by	Approved by - date	Filename	Date	Scales
Bilash Halder	M.M.G.M.	M.M.G.M. - 30/06/25	5 - S / 85 / 393A / 01 / 25_26	28/06/2025	1:100, 50:600, 4:000

Space S

Ground Floor, Site & Location Plan, Septic Tank & Water Reservoir Details

Premises No. - 121, Central Park

Revision 0 Sheet 1/2

ALL DIMENSIONS ARE IN MM OTHERWISE MENTIONED.

