



MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1. ASSESSEE NO. :- 31-109-13-0193-7

2.a) NAME OF THE OWNERS :- SMT. ARUNDHATI BANERJEE, SRI SUBHRA KANTI MUKHERJEE

b) NAME OF THE APPLICANTS :- SRI SUMON PAUL, SRI SRIKRISHNA SHARMA, SRI PRAN KRISHNA DAS & SRI GOPAL PRAMANICK PARTNERS OF PARLUAT DEVELOPER AND C.A. OF SMT. ARUNDHATI BANERJEE & SRI SUBHRA KANTI MUKHERJEE

3. DETAILS OF REGISTERED DEED OF CONVEYANCE (MOTHER DEED) : BOOK NO. - I, VOLUME NO. - 157, PAGES FROM 129 TO 131, BEING NO. - 5947, DATED - 23/12/1980, REGD. AT - S.R. ALIPUR, 24 PARGANAS

4. DETAILS OF REGISTERED DEED OF AMALGAMATION : BOOK NO. - I, VOLUME NO. - 1603-2023, PAGES FROM 214858 TO 214877, BEING NO. - 160307530, DATED - 31/05/2023, REGD. AT - D.S.R. - III SOUTH 24 PARGANAS

5. DETAILS OF POWER OF ATTORNEY : BOOK NO. - I, VOLUME NO. - 1603-2023, PAGES FROM 412644 TO 412664, BEING NO. - 160314783, DATED - 09/10/2023, REGD. AT - D.S.R. - III SOUTH 24 PARGANAS

6. DETAILS OF REGISTERED BOUNDARY DECLARATION : BOOK NO. - I, VOLUME NO. - 1630-2024, PAGES FROM 11076 TO 11088, BEING NO. - 163000439, DATED - 15/02/2024, REGD. AT - D.S.R. - V, SOUTH 24 PARGANAS

7. DETAILS OF REGISTERED DEED OF GIFT (CORNER SPLAY) : BOOK NO. - I, VOLUME NO. - 1630-2024, PAGES FROM 11089 TO 11101, BEING NO. - 163000440, DATED - 15/02/2024, REGD. AT - D.S.R. - V, SOUTH 24 PARGANAS

8. DETAILS OF K.M.C. MUTATION CERTIFICATE : CASE NO. M / 109 / 03 - AUG. - 23 / 1256 DT. 03/08/2023.

9. DECLARATION BEFORE 1ST. CLASS JUDICIAL MAGISTRATE, ALIPORE REGARDING R.S. DAG NO. - 804 & R.S. KHATIAN NO. - 991 OF MOUZA - SANTOSH PUR VIDE NO. 35211 DATED 19/03/2025.

PREMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AA1 = 33 M. (T19) CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
1	22°29'42"N	88°23'36"E	6.00M.
2	22°29'42"N	88°23'37"E	6.00M.

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

HIRANMOY SARKAR (L.B.S. NO. - 1016/1) NAME OF L.B.S.

SRI SUMON PAUL, SRI SRIKRISHNA SHARMA, SRI PRAN KRISHNA DAS & SRI GOPAL PRAMANICK PARTNERS OF PARLUAT DEVELOPER AND C.A. OF SMT. ARUNDHATI BANERJEE & SRI SUBHRA KANTI MUKHERJEE NAME OF APPLICANTS

SCHEDULE OF DOORS & WINDOWS

D O O R			W I N D O W		
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D	1100	2100	W	1800	1200
D1	1000	2100	W1	1500	1200
D2	900	2100	W2	1200	1200
D3	750	2100	W3	600	750

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - B

1. AREA OF LAND :- a) AS PER TITLE DEED = 03 cott. - 0chi. - 0 sq.ft. = 200.669 sq.m. b) AS PER BOUNDARY DECLARATION : = 200.662 sq.m. = 2cott-15chi- 44.926 sq.ft.

2. AREA OF CORNER SPLAY :- 2.015 SQ.M.

3. PERMISSIBLE GROUND COVERAGE :- 59.978 % OF L.A. = 120.353 SQ.M.

4. PROPOSED GROUND COVERAGE :- 53.938 % OF L.A. = 108.234 SQ.M.

5. AREA STATEMENT :-

	RESIDENTIAL (SQM)	LIFT WELL (SQM)	NET COVER AREA (SQM)	LIFT LOBBY (SQM)	STAIR WAY (SQM)	STAIR WELL (SQM)	NET FLOOR AREA (SQM)	CUP BOARD (SQM)
GROUND FLOOR	108.234	---	108.234	1.458	10.890	---	95.886	---
FIRST FLOOR	108.234	1.680	106.554	1.458	10.890	---	94.206	1.170
SECOND FLOOR	108.234	1.680	106.554	1.458	10.890	---	94.206	1.170
THIRD FLOOR	108.234	1.680	106.554	1.458	10.890	---	94.206	1.170
TOTAL	432.936	5.040	427.896	5.832	43.560	---	378.504	3.510

6. TENEMENT AREA CALCULATION :-

TENEMENT MKD.	TENEMENT AREA ACT. (SQM)	AREA TO BE ADDED (SQM)	TOTAL TENEMENT AREA (SQM)	NO. OF TENEMENT	CAR PARKING CALCULATION		
					REQUIRED	PROVIDED	AREA (SQ.M.)
A	46.470	11.429	57.899	03	1 NO.	1NO	58.196
B	46.457	11.426	57.883	03			

7. PERMISSIBLE F.A.R. = 2.25

8. PROPOSED F.A.R. = 378.504 - 25 / 200.662 = 1.762

9. AREA OF STAIR HEAD ROOM = 13.715 SQ.M.

10. AREA OF O.H.W.T. = 4.680 SQ.M.

11. HEIGHT OF THE BUILDING = 12.350 M

12. LIFT MACHINE ROOM AREA = 6.460 SQ.M.

13. LIFT MACHINE ROOM STAIR AREA = 3.025 SQ.M.

14. TREE COVER AREA = 1.500 SQ.M.

15. AREA OF OPEN TERRACE = 108.234 SQ.M.

16. AREA OF CUP BOARD = 3.510 SQ.M.

17. ADDITIONAL AREA FOR FEES = 26.710 SQ.M.

18. TOTAL COVERED AREA OF SHOP = 22.356 SQ.M.

19. TOTAL CARPET AREA OF SHOP = 19.480 SQ.M.

DECLARATION OF OWNERS / APPLICANTS :-

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT

- I/WE WILL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
- I/WE WILL 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 STRUCTURE.
- IF ANY SUBMITTED DOCUMENTS ARE FOUND FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- 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.
- THE PLOT IS IDENTIFIED BY US DURING DEPARTMENTAL INSPECTION.
- THE PLOT IS VACANT AND THERE IS NO TENANT.

SRI SUMON PAUL, SRI SRIKRISHNA SHARMA, SRI PRAN KRISHNA DAS & SRI GOPAL PRAMANICK PARTNERS OF PARLUAT DEVELOPER AND C.A. OF SMT. ARUNDHATI BANERJEE & SRI SUBHRA KANTI MUKHERJEE
NAME OF OWNERS / APPLICANTS

CERTIFICATE OF L.B.S. :-

I HEREBY CERTIFY 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 THE WIDTH OF ABUTTING ROADS CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

* THE PLOT IS WITHIN 500 M. FROM THE CIL OF E.M. BYE PASS.
* THE PLOT IS DEMARCATED BY BOUNDARY WALL.
* THE PLOT IS VACANT.

HIRANMOY SARKAR (L.B.S. NO. - 1016/1) NAME OF L.B.S.

STRUCTURAL DECLARATION :-

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER I.B.C. OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATIONS OF SOIL TEST EXPLORED AND REPORT PREPARED BY KALLOL KUMAR GHOSHAL OF TECHNO SOIL, GORKHARA, ARUNACHAL SONAROUR, KOLKATA - 700 150, HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

SAKTI BRATA BHATTACHARYYA (E.S.E. NO. - 116/1) NAME OF STRUCTURAL ENGINEER.

GEO-TECHNICAL DECLARATION :-

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION. 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 HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

KALLOL KUMAR GHOSHAL, GTE / 1 / 49 NAME OF G.T.E.

PROPOSED PLAN FOR G+III STORIED RESIDENTIAL BUILDING OF HEIGHT 12.350 M. U/S 393A OF K.M.C. ACT 1980, COMPLYING K.M.C. BLDG. RULE - 2009, READ WITH CIRCULAR NO-7 OF 2019-2020, DATED 01-11-2019, VIDE RESOLUTION OF M.I.C. MEETING ITEM NO. MOA-90.11, DATED: 23-10-2019 AT PREMISES NO.- 193, SURVEY PARK, WARD NO. - 109, BR. NO. - XII, P.S. - SURVEY PARK, KOLKATA - 700075, R.S. DAG NO. : 804, C.S. DAG NO. 706, R.S. KHATIAN NO. - 991, C.S. KHATIAN NO. 10, TOUZI NO.- 351, MOUZA - SANTOSH PUR, J.L. NO.- 22 UNDER THE KOLKATA MUNICIPAL CORPORATION.

Master Sheet

FLOOR PLANS, SECTIONS, ELEVATIONS, DETAILS & SCHEDULES

SCALE :- 1:100, 1:50
1:600, 1:4000

BUILDING PERMIT NO. - 2025120233

DATE - 11-SEP-25

VALID UP TO - 10-SEP-30

DIGITAL SIGNATURE OF A.E. (C)

DIGITAL SIGNATURE OF E.E. (C)

NOT APPLICABLE