



MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

- ASSESS NO: 14-057-02-00318
- NAME OF THE OWNERS: 1. PRITY CHATTERJEE 2. ROOPAK CHATTERJEE
- DETAIL OF REGISTERED DEED:
BOOK NO: 1 VOLUME NO: 48 BEING NO: 2886
PAGE NO: 390 TO 407 YEAR: 1985
PLACE: SUB- REGISTRAR, ALIPORE, DIST.: 24 PARGANAS
- DETAIL OF BOUNDARY DECLARATION-
BOOK NO: 1 VOLUME NO: 1606-2024 BEING NO: 160600482
PAGE FROM: 15231 TO 15240 YEAR: 2024(12.02.2024)
PLACE - A.D.S.R., SEALDAH
- DETAIL OF REGISTERED COMMON PASSAGE-
BOOK NO: 1 VOLUME NO: 1606-2024 BEING NO: 160600481
PAGE FROM: 15241 TO 15248 YEAR: 2024(12.02.2024)
PLACE - A.D.S.R., SEALDAH

6. AREA STATEMENT :-
- AREA OF LAND AS PER TITLE DEED (4K-0CH-0SFT)=267.553 m²
 - AS PER BOUNDARY DECLARATION = 267.553 m²
 - (i) PERMISSIBLE GROUND COVERAGE (57.748%) = 154.507 m²
 - (ii) PROPOSED GROUND COVERAGE (50.34%) = 134.685 m²
 - PROPOSED HEIGHT= 15.425 M.

7. PROPOSED AREA :-

	COVERED AREA	CUT OUT	EXEMPTED AREA	NET FLOOR AREA
		STAIR* STAIR LOBBY	STAIR* STAIR LOBBY	
GROUND FLOOR	134.685 m ²	---	2.297 m ²	122.048 m ²
1ST FLOOR	134.685 m ²	2.400 m ²	10.340 m ²	119.945 m ²
2ND FLOOR	134.685 m ²	2.400 m ²	10.340 m ²	119.945 m ²
3RD FLOOR	134.685 m ²	2.400 m ²	10.340 m ²	119.945 m ²
4TH FLOOR	134.685 m ²	2.400 m ²	10.340 m ²	119.945 m ²
TOTAL	673.425 m ²	9.600 m ²	51.700 m ²	600.945 m ²

8. TENEMENTS & CAR PARKING CALCULATION :-
- (A) RESIDENTIAL
- | MARKED | TENEMENT SIZE | PROPORTIONAL AREA TO BE ADDED | ACTUAL TENEMENT AREA | NO OF TENEMENT | REQUIRED CAR PARKING | (C) Tenement with more than 75 sq. m. but less than 100 sq. m. for every two such tenement additional one car parking space. |
|--------|------------------------|-------------------------------|------------------------|----------------|----------------------|--|
| A | 43.630 m ² | 6.517 m ² | 50.147 m ² | 3 NOS. | 3 NOS. | |
| B | 74.972 m ² | 11.199 m ² | 86.171 m ² | 2 NOS. | 2 NOS. | |
| C | 116.022 m ² | 17.717 m ² | 133.739 m ² | 2 NOS. | 2 NOS. | |
- 9.(a) Business Floor Area = 04.048 m²
9.(b) Business Carpet Area = 35.145 m²
9.(c) REQUIRED CAR PARKING for Business area = nil
13. PERMISSIBLE F.A.R = 2.25
14. PROPOSED F.A.R =
= [(600.64 - 71.984) / 267.553]
= 1.976 < 2.25
15. OVER HEAD TANK AREA = 6.845 m²
16. TERRACE AREA = 134.685 m²
17. LIFT MACHINE ROOM AREA = NIL
18. STAIR HEAD ROOM AREA = 13.568 m²
19. C.B AREA = 5.696 m²
20. OTHER AREA FOR FEES = 68.881 m² (EXCLUDING EXEMPTED AREA)
21. TREE COVER AREA = 4.45 m²

DOORS WINDOWS SCHEDULE

MARKED	SIZE (L X H)	MARKED	SIZE (L X H)
W	1800 X 1800	D	1000 X 2100
W1	1500 X 1200	D1	900 X 2100
W2	750 X 900	D2	750 X 2100
W3	500 X 800		
W4	1500 X 900		

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 IN ALL RESPECT FROM THE GEO-TECHNICAL POINT OF VIEW.

Dr.S.K.CHAKRABORTY G.T.E-16/I.
NAME OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY ACUMEN GEO CONSULTANTS OF 7/ NABA ROY LANE, ALIPORE, KOLKATA-700027. CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

PRANAB KUMAR DAS-I/131.
NAME OF STRUCTURAL ENGINEER

DECLARATION OF L.B.S.

CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EX STRUC. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK IT IS FULLY OCCUPIED BY THE OWNER. THERE IS NO TENENT.

TUSHAR KANTI GHOSH,
L.B.S. NO. 1362, CLASS-I
NAME OF L.B.S.

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.A & ESE DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF LBS/EBE BEFORE STARTING OF BUILDING FOUNDATION.

PRITY CHATTERJEE
ROOPAK CHATTERJEE
NAME OF THE OWNERS

PROPOSED PLAN OF (G+IV) STORIED
RESIDENTIAL BUILDING AT PREMISES NO.
A/P-34/A, CANAL SOUTH ROAD, KOLKATA-700105,
IN WARD NO.- 57, BOROUGH NO.- VII, P.S. -
PRAGATI MAIDAN, U/S. 393A, OF CMC ACT 1980.

BUILDING PERMIT NO : 2024070113
DATE: 22.11.2024
VALID UPTO: 21.11.2029

Digitally signed by MODHU SUDAN HALDER
Date: 2024.11.22 17:13:38 +05'30'

BROJO KISHORE DHAR
Digitally signed by BROJO KISHORE DHAR
Date: 2024.11.22 17:15:57 +05'30'

DIGITAL SIGNATURE OF A.E.

DIGITAL SIGNATURE OF E.E.