

PROPOSED G+III (THREE) STORIED RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980, FOLLOWING KMC BUILDING RULE 2009, AT PREMISES NO. 145 VIVEKANANDA PARK, COMPRISED IN DAG NO. - 216, R.S. KHATIAN NO.- 406 & L.R. KHATIAN NO - 2228 / 2229, MOUZA - KAMDAHARI, J.L. NO. 49, UNDER THE JURISDICTION OF K.M.C., WARD - 111, BOROUGH - XI, P.S.- REGENT PARK, KOLKATA - 700084.

CHARACTERISTICS OF PLAN PROPOSAL

PART-A

1. ASSESSEE NO. 31-111-28-0145-9

2. NAME OF THE OWNERS - SRI SWAPAN KUMAR BANDYOPADHYAY & TRIPTI BANDYOPADHYAY.
2a. NAME OF THE APPLICANT - SRI KALLOL ROSE, PROPRIETOR OF SKY CONSTRUCTION, AS C.A. OF SRI SWAPAN KUMAR BANDYOPADHYAY & TRIPTI BANDYOPADHYAY.

3.DETAILS OF REGD TITLE DEED :-
BOOK NO.- I, VOLUME NO.-1, PAGE NO.129 TO 138, BEING NO.- 21, FOR THE YEAR-1975, DATED - 04.01.1982, D.S.R.- ALIPORE, SOUTH 24 PARGANAS.

4.DETAILS OF REGD TITLE DEED :-
BOOK NO.- I, VOLUME NO.-149, PAGE NO. 139 TO 148, BEING NO.- 5687, FOR THE YEAR-1975, DATED - 13.12.1975, S.R.- ALIPORE, SOUTH 24 PARGANAS.

5.DETAILS OF DEED OF AMALGAMATION :-
BOOK NO.- I, VOLUME NO.-1603 TO 2022, PAGE NO. - 13312 TO 13331, BEING NO.- 16031039, FOR THE YEAR-2021, DATED - 13.03.2022, D.S.R.-III, SOUTH 24 PARGANAS.

6.DETAILS OF REGD POWER OF ATTORNEY :-
BOOK NO.- I, VOLUME NO.-1630-2022, PAGE NO. - 73079 TO 73105, BEING NO.- 163001603, FOR THE YEAR-2022, DATED - 22.03.2022, D.S.R.-IV, SOUTH 24 PARGANAS.

7.DETAILS OF REGD BOUNDARY DECLARATION :-
BOOK NO.- I, VOLUME NO.-1603-2022, PAGE NO. -151575 TO 151590, BEING NO.- 160304497, FOR THE YEAR-2022, DATED - 23.03.2022, D.S.R.-III, SOUTH 24 PARGANAS, WEST BENGAL.

8.DETAILS OF NON EVICTION OF TENANT :-
BOOK NO.- I, VOLUME NO.-1603-2022, PAGE NO. -151560 TO 151574, BEING NO.- 160304498, FOR THE YEAR-2022, DATED - 23.03.2022, D.S.R.-III, SOUTH 24 PARGANAS, WEST BENGAL.

9.DETAILS OF B.L. & L.R.O. MUTATION :-
L.R. KHATIAN NO.- 2228 / (163049), DAG NO. - 216, CHARACTER OF LAND - (DANGA) IN THE NAME OF SRI SWAPAN KUMAR BANDYOPADHYAY DATED -13.08.2022
L.R. KHATIAN NO.- 2229 / (163049), DAG NO. - 216, CHARACTER OF LAND - (DANGA) IN THE NAME OF TRIPTI BANDYOPADHYAY, DATED -13.08.2022

10.DETAILS OF B.L. & L.R.O. CONVERSION :- (DANGA TO BASTU)
MEMO NO.- 17 / 1827 /B, & LRO / KOL / DATED-30.11.2021, IN THE NAME OF SRI SWAPAN KUMAR BANDYOPADHYAY
MEMO NO.- 17 / 1828 /B, & LRO / KOL / DATED-30.11.2021, IN THE NAME OF TRIPTI BANDYOPADHYAY.

11.DETAILS OF KMC MUTATION :-
CASE NO. - W/111/29-JAN-22/840

PART-B

1. AREA OF THE LAND :- a) AS PER TITLE DEED = 467.484 M2 = 6 KATHA - 15 CHATTACK - 37 SFT
b) AS PER BOUNDARY DECLARATION = 463.905 M2 = 06 KATHA - 14 CHATTACK - 43 SFT

2. PERMISSIBLE GROUND COVERAGE 237.533 M2 = (51.203 %) 3. PROPOSED GROUND COVERAGE : 237.209 M2 (51.133 %)

4. PROPOSED AREA:

BETWEEN	SIZE		AREA	STAIRS	NET FLOOR AREA	PARKING
50-75 SQ.M.	50.223 M2	72.914 M2 705.023 M2 =10.342 %	5.194 M2	55.417 M2	1 NO.	2 NOS.
	49.011 M2		5.068 M2	54.079 M2	2 NOS.	
	51.156 M2		5.291 M2	56.447 M2	2 NOS.	
	49.374 M2		5.106 M2	54.480 M2	3 NOS.	
	48.510 M2		5.017 M2	53.527 M2	1 NO.	
75-100 SQ.M.	68.669 M2		7.102 M2	75.771 M2	2 NOS.	1 NO.
ABOVE 100 SQ.M.	120.496 M2		12.462 M2	132.957 M2	1 NO.	1 NO.

5.A) PARKING CALCULATION:

TENAMENT SIZE BETWEEN	NET TENAMENT SIZE	AREA TO BE ADDED	GROSS TENMT SIZE	NOS OF TENMT.	REQUIRED PARKING
50-75 SQ.M	50.223 M2	5.194 M2	55.417 M2	1 NO.	
	49.011 M2	5.068 M2	54.079 M2	2 NOS.	
	51.156 M2	5.291 M2	56.447 M2	2 NOS.	2 NOS.
	49.374 M2	5.106 M2	54.480 M2	3 NOS.	
	48.510 M2	5.017 M2	53.527 M2	1 NO.	
75-100 SQ.M	68.669 M2	7.102 M2	75.771 M2	2 NOS.	1 NO.
ABOVE 100 SQ.M	120.496 M2	12.462 M2	132.957 M2	1 NO.	1 NO.

5.B) NOS. OF PARKING PROVIDED :- COVERED = 04 NOS.

6. PERMISSIBLE F.A.R = 1.75
C) ACTUAL AREA OF PARKING PROVIDED = 156.991 M2

7. PROPOSED F.A.R = 1.666

8. ADDITIONAL AREAS FOR FEES : (15.469 + 8.448 + 3.250 +17.136) = 44.303 M2

FLOOR	CUPBOARD	LOFT	LEDGE/TEND
GROUND FLOOR	-	-	-
1ST FLOOR	5.937 M2	-	-
2ND FLOOR	5.262 M2	-	-
3RD FLOOR	5.937 M2	-	-
TOTAL	17.136 M2	-	-

9. STAIR HEAD ROOM AREA = 15.469 M2

10. RELAXATION OF AUTHORITY, IF ANY= NIL

11. LIFT MACHINE ROOM = 8.448 M2

12. LIFT MACHINE ROOM STAIR = 3.250 M2

13. ROOF TANK AREA = 6.200 M2

14. TREE COVER AREA = 8.656 M2

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT -

1. I/WE SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION.

2. I/WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).

3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.

4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.

5. 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.

6. THE PLOT IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION. THE PLOT IS BUTTED AND BOUNDED BY BOUNDARY WALL. THE PLOT IS PARTIALLY OCCUPIED BY THE OWNERS & PARTIALLY OCCUPIED BY TENANT.

SRI KALLOL ROSE, PROPRIETOR OF SKY CONSTRUCTION,
AS C.A. OF SRI SWAPAN KUMAR BANDYOPADHYAY & TRIPTI BANDYOPADHYAY.

NAME OF OWNER/S

DECLARATION OF GEO TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION. THEREON, 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 & STABLE IN ALL RESPECT FROM GEO - TECHNICAL POINT OF VIEW.

KALLOL KUMAR GHOSHAL
GTE NO. - II / 14
NAME OF GEO-TECHNICAL ENGINEER

DECLARATION OF STRUCTURAL ENGINEER

CERTIFIED THAT THE STRUCTURAL DRAWING AND DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE SOIL TEST HAS BEEN DONE BY KALLOL KUMAR GHOSHAL OF M/S TECHNIO SOIL, GORKHARA, ARUNACHAL, SONARPUR, KOLKATA - 700 150. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

BIVAS BISWAS
ESE NO - 458 , CLASS II
NAME OF STRUCTURAL ENGINEER

DECLARATION OF L.B.S.

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 CONDITIONS INCLUDING WIDTH OF THE ABUTTING ROAD IS 4700 MM (MIN.) AT EASTERN SIDE AND 1827 MM COMMON PASSAGE AT SOUTHERN SIDE WHICH CONFORMS WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE PLOT IS BUTTED & BOUNDED BY BOUNDARY WALL. THE SIGNATURE OF THE OWNER/S IDENTIFIED BY ME. THE PLOT IS BEYOND 500 MT. FROM C/L OF E.M. BYPASS.

BIVAS BISWAS
LBS NO - 766 , CLASS I
NAME OF THE L.B.S.

BUILDING PERMIT NO.- 2022110254

SANCTION DATED.- 07/09/2022

VALID UPTO- 06/09/2027

DIGITAL SIGNATURE OF A.E.

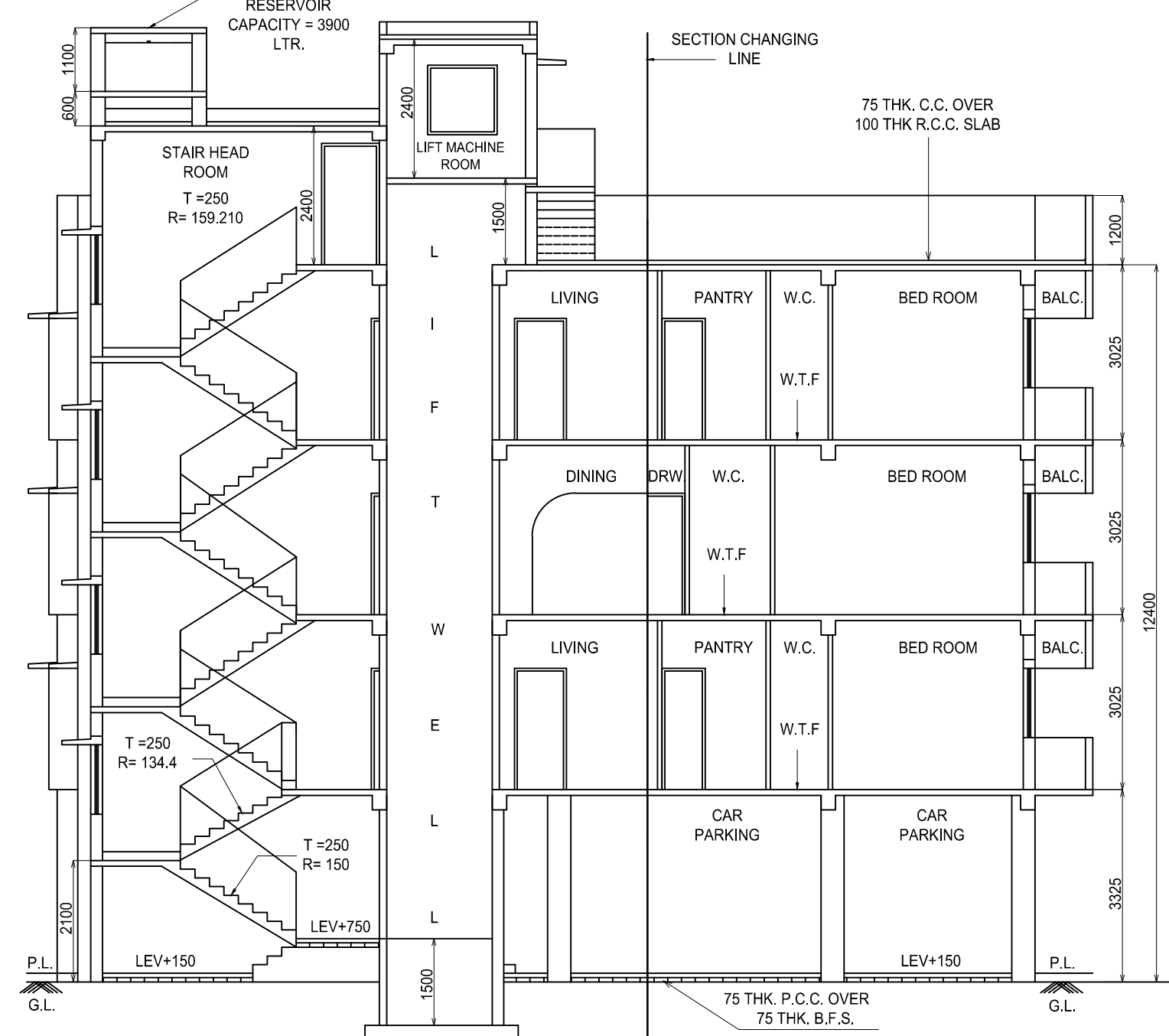
DIGITAL SIGNATURE OF E.E.



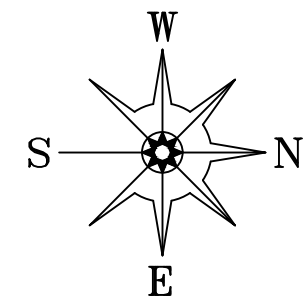
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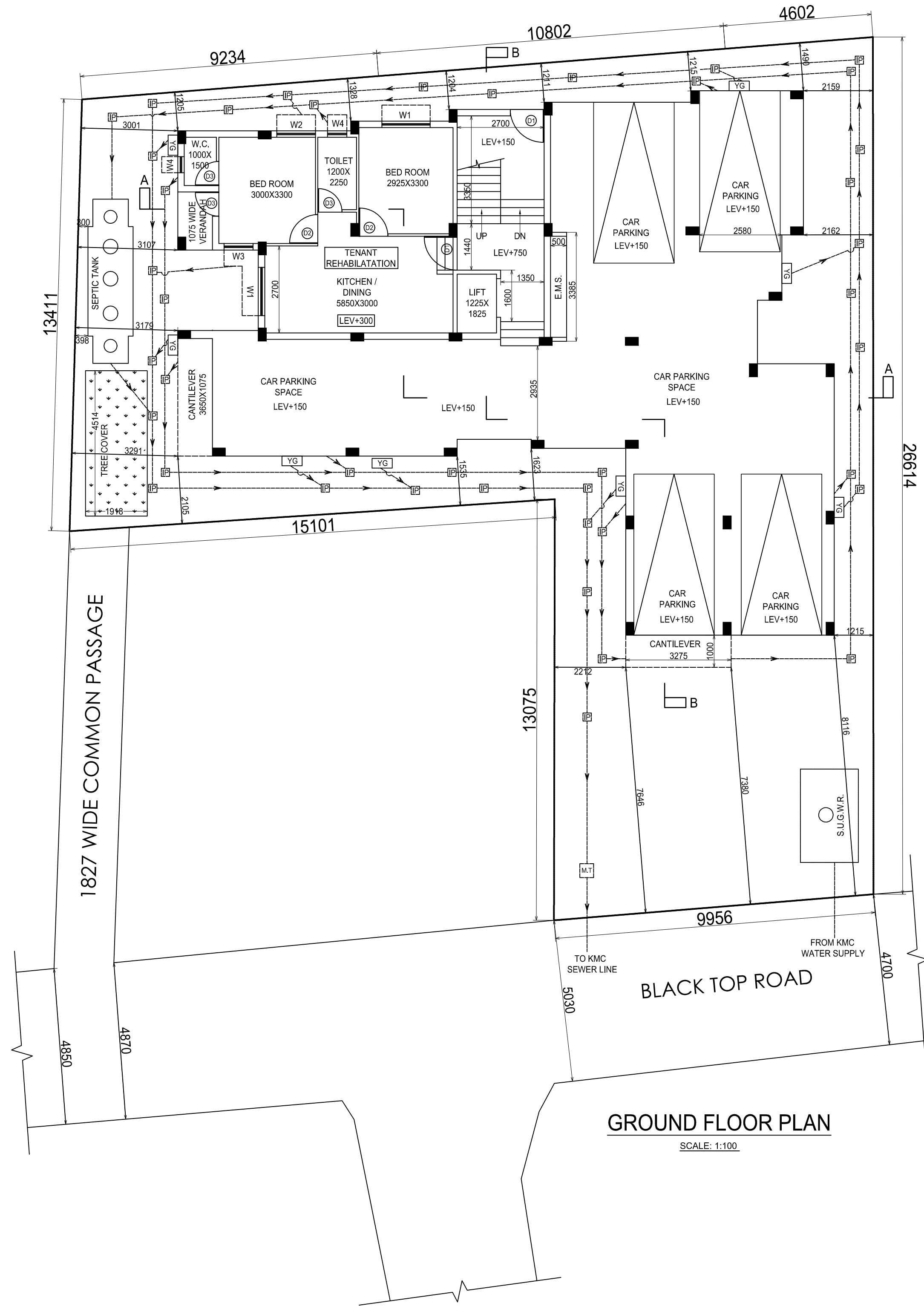
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SECTION - BB
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TENANT REHABILITATION
AREA = 55.895 M2



WINDOW SCHEDULE			WINDOWS
MKD.	WIDTH	HEIGHT	
W1	1500	1200	
W2	1200	1200	
W3	900	1200	
W4	450	600	
DOOR SCHEDULE			DOORS
MKD.	WIDTH	HEIGHT	
D1	1050	2100	
D2	900	2100	
D3	750	2100	



1ST & 3RD FLOOR PLAN
SCALE: 1:100



2ND FLOOR PLAN
SCALE: 1:100