

| MAIN CHARACTERISTICS OF THE PROPOSAL (PART 'A') | | |
|---|--|--|
| 1. ASSESSEE NO: 210930904983 | 4. DETAILS OF REGISTERED DEED (ONE) :- BOOK NO. I, VOL. NO. 24, PAGES - 166 TO 176, BEING NO. 1214. FOR THE YEAR 1951, DT.- 28.02.1951, JOINT S.R - ALIPORE SADAR, 24 PARGANAS | PART 'B' |
| 2. NAME OF THE OWNER (RECORDED) :- SRI SUJIT KUMAR DUTTA, MRS. SANTA MAJUMDAR & MRS. RITA GHOSH. | | |
| 3. NAME OF THE APPLICANT :- SRI SANDEEP ROY PROPRIETOR OF M/S DREAMZ CONSTRUCTION C/A OF SRI SUJIT KUMAR DUTTA, MRS. SANTA MAJUMDAR & MRS. RITA GHOSH. | 5. DETAILS OF REGISTERED DEED (TWO) :- BOOK NO. I, VOL. NO. 212, PAGES - 143 TO 156, BEING NO. 2867, FOR THE YEAR 2006, DT.- 14.09.2006, D.S.R- ALIPORE, SOUTH 24 PARGANAS | |
| NOTES 1. ALL DIMENSION ARE IN MM UNLESS OTHERWISE MENTIONED. 2. FOLLOW WRITTEN DIMENSION ONLY. 3. FOR SPECIFICATION OF MATERIALS AND WORKMANSHIP FOLLOW N.B.C. 1984. 4. ALL EXTERNAL WALLS ARE IN 250TH/200TH AND ALL INTERNAL WALLS ARE 125TH/75TH. 5. GRADE OF R.C.C. CONCRETE M-20 & GRADE OF STEEL: Fe-415. 6. BEARING CAPACITY OF SOIL AS PER SOIL TEST REPORT. 7. BRICK WORK WITH CEMENT AND SAND MORTAR FOR 250TH/200TH WALL (1:6) & 125TH/75TH WALL (1:4). 8. PLASTER WORK CEILING (1:4) AND INSIDE OUTSIDE WALL (1:6). 9. THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR WOULD NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING. 10. ALL SORTS OF PRECAUTIONARY MEASURE SHOULD BE TAKEN AT THE TIME OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR CONSTRUCTION. | 6. DETAILS OF REGISTERED POWER OF ATTORNEY :- BOOK NO. I, VOL. NO. 1602-2023, PAGES - 551045 TO 551104, BEING NO. 160215881 FOR THE YEAR 2023, DT.- 03.11.2023, D.S.R - II SOUTH 24 PARGANAS W.B | 1. AREA OF THE PLOT OF LAND AS PER TITLE DEED & ASSESSMENT BOOK :- 374.50 Sqm. (05 K - 09 CH - 26 Sqft.) 2. AREA OF THE PLOT OF LAND AS PER BOUNDARY DECLARATION :- 374.403 Sqm. (05 K - 09 CH - 25 Sqft.) 2A. STRIP OF LAND AREA :- 44.136 Sqm. (00 K - 10 CH - 25 Sqft.) 2B. NET AREA OF THE LAND :- (+) 374.403 (-) 44.136 = 330.267 Sqm. 3. PERMISSIBLE GROUND COVERAGE :- 54.192 % i.e, 202.896 Sqm. 4. PROPOSED GROUND COVERAGE :- 170.014 Sqm. i.e, 45.409 % 5. AREA STATEMENT :- |
| | 8. REGISTERED BOUNDARY DECLARATION :- BOOK NO. I, VOL. NO. 1601-2023, PAGES - 81970 TO 81983, BEING NO. 160102390, FOR THE YEAR 2023, DT.- 08.11.2023, D.S.R- I SOUTH 24-PARGANAS (W.B) | |
| | 9. DETAILS OF REGISTERED GIFT DEED (STRIP) :- BOOK NO. I, VOL. NO. 1601-2023, PAGES - 81998 TO 82013, BEING NO. 160102391, FOR THE YEAR 2023, DT.- 08.11.2023, D.S.R- I SOUTH 24-PARGANAS (W.B) | |

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) : 33.00 M.

| REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL | CO-ORDINATE IN WGS 84 | | SITE ELEVATION (AMSL) |
|--|-----------------------|-----------|-----------------------|
| | LATITUDE | LONGITUDE | |
| LEFT SIDES CORNER OF THE PLOT 'A' | 22.476305 | 88.405826 | 5.0 M. |
| RIGHT SIDES OF THE PLOT 'B' | 22.476097 | 88.405763 | 5.0 M. |

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND 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.

NAME OF THE APPLICANT :-
SRI SANDEEP ROY PROPRIETOR OF M/S DREAMZ CONSTRUCTION C/A OF SRI SUJIT KUMAR DUTTA, MRS. SANTA MAJUMDAR & MRS. RITA GHOSH.

NAME OF L. B. A. :-
SANDEEP ROY,
L.B.A. NO.- C.A/99/24026

| PART 'B' | | | | | | | | | |
|--|-------------------------|------------------|--|---|--|------------------|----------------------|-----------------|------------|
| 1. AREA OF THE PLOT OF LAND AS PER TITLE DEED & ASSESSMENT BOOK :- 374.50 Sqm. (05 K - 09 CH - 26 Sqft.) | | | | 2. AREA OF THE PLOT OF LAND AS PER BOUNDARY DECLARATION :- 374.403 Sqm. (05 K - 09 CH - 25 Sqft.) 2A. STRIP OF LAND AREA :- 44.136 Sqm. (00 K - 10 CH - 25 Sqft.) 2B. NET AREA OF THE LAND :- (+) 374.403 (-) 44.136 = 330.267 Sqm. | | | | | |
| 3. PERMISSIBLE GROUND COVERAGE :- 54.192 % i.e, 202.896 Sqm. | | | | 4. PROPOSED GROUND COVERAGE :- 170.014 Sqm. i.e, 45.409 % | | | | | |
| 5. AREA STATEMENT :- | | | | | | | | | |
| FLOOR MKD. | GROSS COVER AREA (SQM) | STAIR WELL (SQM) | LIFT WELL (SQM) | NET COVER AREA (SQM) | STAIR + STAIR LOBBY (SQM) | LIFT LOBBY (SQM) | NET FLOOR AREA (SQM) | CUP BOARD (SQM) | LOFT (SQM) |
| GROUND FLOOR | 132.540 | ----- | ----- | 132.540 | 13.122 | 2.700 | 116.718 | ----- | ----- |
| 1ST FLOOR | 170.014 | ----- | 2.100 | 167.914 | 13.122 | 2.700 | 152.092 | ----- | ----- |
| 2ND FLOOR | 170.014 | ----- | 2.100 | 167.914 | 13.122 | 2.700 | 152.092 | ----- | ----- |
| 3RD FLOOR | 170.014 | ----- | 2.100 | 167.914 | 13.122 | 2.700 | 152.092 | ----- | ----- |
| 4TH FLOOR | 170.014 | ----- | 2.100 | 167.914 | 13.122 | 2.700 | 152.092 | ----- | ----- |
| TOTAL | 812.596 | ----- | 8.400 | 804.196 | 65.610 | 13.500 | 725.086 | ----- | ----- |
| 6. TENEMENTS CALCULATION (A) RESIDENTIAL : | | | | | STAIR HEAD ROOM AREA - 16.992 SQM. LIFT MACHINE ROOM - 7.200 SQM. LIFT MACHINE ROOM STAIR - 3.275 SQM. ADDITIONAL AREAS FOR FEES :- 27.467 SQM. | | | | |
| TENEMENT MKD. | TENEMENT AREA ACT (SQM) | NO. OF TENEMENT | REQUIRED NO. CAR PARKING = 4 NOS PROVIDED CAR PARKING = 5 NOS | | CAR PARKING CALCULATION | | | | |
| A | 88.565 | 04 | | | REQUIRED | 04 NOS | 100.00 | SQM | |
| B | 88.790 | 04 | | | ACTUAL | 05 NOS | 94.377 | SQM | |
| 7. PERMISSIBLE F.A.R. = 1.75 | | | | | 12. AREA OF O.H.W.TANK = 6.400 SQM 13. AREA OF TREE COVER = 7.80 SQM 14. TOTAL AREA FOR FEES = 831.663 SQM. (NET COVER AREA + ADDITIONAL AREA FOR FEES) | | | | |
| 8. PROPOSED F.A.R. = 725.086 (C.P) 94.377 (C.P) = 630.709 / 374.403 = 1.685 < 1.75 | | | | | | | | | |
| 9. AREA OF STAIR HEAD ROOM = 16.992 SQM | | | | | | | | | |
| 10. AREA OF LIFT MACHINE ROOM = 7.200 SQM | | | | | | | | | |
| 11. AREA OF LIFT MACHINE ROOM STAIR = 3.275 SQM | | | | | | | | | |
| SCHEDULE OF DOORS & WINDOWS | | | | | | | | | |
| TYPE | | SIZE | | TYPE | | SIZE | | | |
| D1A | | 1200 x 2100 | | W1A | | 1500 x 1800 | | | |
| D1 | | 1100 x 2100 | | W1 | | 1500 x 1200 | | | |
| D2 | | 1000 x 2100 | | W2 | | 900 x 1200 | | | |
| D3 | | 850 x 2100 | | W3 | | 600 x 750 | | | |
| ----- | | ----- | | W4 | | 750 x 1050 | | | |

DECLARATION OF OWNERS / C.A

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT.
i) I SHALL ENGAGE L. B. S. & E. S. E. DURING CONSTRUCTION.
ii) I SHALL FOLLOW THE INSTRUCTION OF L. B. S. & E. S. E. DURING CONSTRUCTION OF THE BUILDING (AS PER B. S. PLAN).
iii) K. M. C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADDING STRUCTURES.
iv) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE.
v) THE K. M. C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
vi) THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E. S. E. / L. B. S. BEFORE STARTING OF BUILDING FOUNDATION WORK.
vii) SITE HAS BEEN IDENTIFY BY ME AT THE TIME OF DEPARTMENTAL INSPECTION AND THERE IS NO TENANT.
viii) THERE IS NO COURT CASE PENDING AGAINST THIS MENTIONED PREMISES.

NAME OF OWNERS / C.A
SRI SANDEEP ROY PROPRIETOR OF M/S DREAMZ CONSTRUCTION C/A OF SRI SUJIT KUMAR DUTTA, MRS. SANTA MAJUMDAR & MRS. RITA GHOSH.

DECLARATION OF L. B. A

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 INCLUDING THE ABUTTING ROAD WIDTH NORTHERN SIDE OF THE PREMISES 6.025 M. WIDE BLACK TOP ROAD WHICH HAS BEEN MEASURED AND 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.

1. PLOT IS AN EXISTING TWO STORED BUILDING AND BOUNDED BY BOUNDARY WALL.
2. EXISTING BUILDING OCCUPIED BY OWNER & THERE IS NO TENANT.
3. WIDTH OF THE ROAD NORTHERN SIDE OF THE PREMISES 6.096 M. WIDE BLACK TOP ROAD.
4. HEIGHT OF THE BUILDING IS 15.425 M.
5. SITE PLAN AND KEY PLAN AS PER SITE.
6. THE OWNER / APPLICANT IS AUTHENTICATED BY ME.
THE WIDTH OF ROAD HAS BEEN MEASURED AND VERIFIED BY ME AND FOUND 6.025 M. WIDE BLACK TOP ROAD ON THE NORTHERN SIDE OF THE PREMISES.

NAME OF L. B. A. :-
SANDEEP ROY,
L.B.A. NO.- C.A/99/24026

DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPER- STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE N.B.C OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

THE STRUCTURAL DESIGN HAVE BEEN DONE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY M/S. SOIL TECH AND SIGNED BY BHASKAR JOYTI ROY, B. C. E., M.I. E., M.I.G.S. CONSULTING GEOTECHNICAL ENGINEERING, 51/1H, PRINCE GOLAM HOSSAIN SHAH ROAD, KOLKATA- 700 032.

NAME OF E.S.E. :-
SURANJAN DUTTA, E. S. E. NO. 220/1

DECLARATION OF GEO-TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT 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 RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

THE STRUCTURAL DESIGN HAVE BEEN DONE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY M/S. SOIL TECH AND SIGNED BY BHASKAR JOYTI ROY, B. C. E., M.I. E., M.I.G.S. CONSULTING GEOTECHNICAL ENGINEERING, 51/1H, PRINCE GOLAM HOSSAIN SHAH ROAD, KOLKATA- 700 032.

NAME OF GEO-TECHNICAL ENGINEER :-
BHASKARJOYTI ROY, B.C.E. M. I. E., M.I.G.S. CHARTERED ENGINEER, EMPANELMENT NO. - G.T/50(KMC)

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

PLAN OF PROPOSED G+IV STORIED RESIDENTIAL BUILDING U/S - 393A OF K.M.C ACT. 1980 & AS PER K.M.C. B / R - 2009 AT PREMISES NO.- 357/1/7, PRINCE ANWAR SHAH ROAD IN WARD NO.- 93, BOROUGH NO.- X, KOLKATA - 700 068, P.S. JADAVPUR OF HEIGHT OF THE BUILDING 15.425 M.

B.P. NO.- 2024100030

DATED - 03/05/2024

VALID UPTO - 02/05/2029

DEBARATI CHAKRABORTY

Digitally signed by DEBARATI CHAKRABORTY
Date: 2024.05.03 15:41:38 +05'30'

TUSHAR JATI

Digitally signed by TUSHAR JATI
Date: 2024.05.03 15:43:11 +05'30'

DIGITAL SIGNATURE FOR A.E

DIGITAL SIGNATURE FOR E.E

SHEET NO(1/2)

