

PLAN OF PROPOSED G+III (THREE) STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980, FOLLOWING KMC BUILDING RULE 2009, AT PREMISES NO- 51B/I, SARAT GHOSH GARDEN ROAD, UNDER THE JURISDICTION OF KOLKATA MUNICIPAL CORPORATION, WARD - 91, BOROUGH NO.-X, P.S. - KASBA, DIST.- SOUTH 24 PARGANAS , KOLKATA- 700 031.

CHARACTERISTICS OF PLAN PROPOSAL

PART-A

1. ASSESSEE NO :- 21-091-16-0555-7	
2.a) NAME OF THE OWNER - SMT. SANTA BANERJEE AND SRI SAURABH BANERJEE	
2.b) NAME OF THE APPLICANT (C.A.) - SRI DIBYENDU MUKHERJEE AS CONSTITUTED ATTORNEY OF SMT. SANTA BANERJEE AND SRI SAURABH BANERJEE.	
3. DETAILS OF REGD TITLE DEED OF CONVEYANCE :- BOOK NO. - I, VOLUME NO - 183, PAGE NO. -199 TO 208, BEING NO-7945, FOR THE YEAR 1989, DATED :- 30.05.1989, D.S.R. SOUTH 24 PARGANAS .	4. DETAILS OF REGD. BOUNDARY DECLARATION :- BOOK NO. - I, VOLUME NO - 1630-2024, PAGES NO. -44826 TO 44835, BEING NO:- 163001676, FOR THE YEAR 2024, DATED:-22.05.2024 , D.S.R. - V, SOUTH 24 PARGANAS, WEST BENGAL.
5. DETAILS OF REGD. POWER OF ATTORNEY (GENERAL) :- BOOK NO. - I, VOLUME NO - 1630-2024, PAGES NO. -61497 TO 61514, BEING NO:- 163002313, FOR THE YEAR 2024, DATED:-02.07.2024 , D.S.R.- V SOUTH 24 PARGANAS , WEST BENGAL.	6. DETAILS OF (STRIP OF LAND) REGD. GIFT DEED :- BOOK NO. - I, VOLUME NO - 1630-2024, PAGES NO. - 61533 TO 61543, BEING NO:- 163002316, FOR THE YEAR 2024, DATED:-02.07.2024 , D.S.R.- V SOUTH 24 PARGANAS , WEST BENGAL.
7. DETAILS OF REGD. COMMON PASSAGE :- BOOK NO. - I, VOLUME NO - 1630-2024, PAGES NO. - 44880 TO 44887, BEING NO:- 163001677, FOR THE YEAR 2024, DATED:-22.05.2024 , D.S.R. - V, SOUTH 24 PARGANAS, WEST BENGAL.	8. DETAILS OF MUTATION CERTIFICATE (K.M.C.) :- CASE NO.- O/ 091 /03-MAY-24 /58433, DATED -03.05.2024

PART-B

1. AREA OF THE LAND :- a) AS PER TITLE DEED & ASSESSMENT BOOK = 326.087 M2 = 4K - 14 CH - 00 SFT b) AS PER BOUNDARY DECLARATION = 345.925 M2 = 5K - 02 CH - 33.537 SFT c) AREA OF STRIP OF LAND = 26.366 M2 d) NET AREA OF THE PLOT = (345.925 - 26.366) = 319.557 M2	3. PROPOSED GROUND COVERAGE :- 166.043 M2 (50.920%)
2. PERMISSIBLE GROUND COVERAGE :- 181.847 M2 (55.797%)	
4. PROPOSED AREA:	

FLOOR	TOTAL FLOOR AREA	TOTAL EXEMPTED AREA	STAIR + STAIR LOBBY	LIFT WELL	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	166.043 M2	13.932 M2	NIL	NIL	NIL	149.580 M2
1ST FLOOR	166.043 M2	13.932 M2	2.144 M2	2.531 M2	NIL	147.436 M2
2ND FLOOR	166.043 M2	13.932 M2	2.144 M2	2.531 M2	NIL	147.436 M2
3RD FLOOR	166.043 M2	13.932 M2	2.144 M2	2.531 M2	NIL	147.436 M2
TOTAL	664.172 M2	55.728 M2	6.432 M2	10.124 M2	NIL	591.886 M2

TENANT SIZE BETWEEN	NET TENANT SIZE	TOTAL COMMON AREA	AREA TO BE ADDED	GROSS TENMT	NOS OF TENMT.	REQUIRED PARKING
BELOW 50 SQ.M	28.603 M2	78.731 M2	5.147 M2	33.750 M2	2 NOS.	
50 - 75 SQ.M	47.226 M2	437.499 M2 (17.996 %)	8.499 M2	55.724 M2	3 NOS.	
75 - 100 SQ.M	70.005 M2	12.598 M2	12.598 M2	82.602 M2	2 NOS.	2 NOS.
ABOVE 100 SQ.M	98.607 M2	17.745 M2	17.745 M2	116.352 M2	1 NO.	

5.B) NOS. OF PARKING PROVIDED :- COVERED = 3 NOS.

6. PERMISSIBLE F.A.R = 1.750

C) ACTUAL AREA OF PARKING PROVIDED = 95.780 M2

7. PROPOSED F.A.R = 1.662

FLOOR	CURBOARD	LOFT	LEDGE/TEND
GROUND FLOOR	NIL	NIL	NIL
1ST FLOOR	3.010 M2	NIL	NIL
2ND FLOOR	3.010 M2	NIL	NIL
3RD FLOOR	3.685 M2	NIL	NIL
TOTAL	9.705 M2	NIL	NIL

8. STATEMENT OF ADDITIONAL AREA FOR FEES : (17.004+6.200+2.80+9.705) = 35.709 M2	14. GROSS OFFICE AREA = 45.729 M2
9. STAIR HEAD ROOM AREA = 17.004 M2	15. CARPET AREA OF OFFICE = 40.055 M2
10. ROOF TANK AREA = 7.750 M2	16. TREE COVER AREA (PERMISSIBLE) = 11.025 M2
11. LIFT MACHINE ROOM AREA = 6.200 M2	17. TREE COVER AREA (PROPOSED) = 11.500 M2
12. LIFT MACHINE ROOM STAIR AREA = 2.800 M2	18. EXISTING STRUCTURE AREA = 30.332 M2

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT -

1. I SHALL ENGAGE L.B.S., E.S.E & G.T.E. DURING CONSTRUCTION.
2. I SHALL FOLLOW THE INSTRUCTION OF L.B.S., E.S.E & G.T.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 EXISTING BUILDING IS OCCUPIED BY THE OWNERS & THERE IS NO TENANT. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK.
7. THERE WAS NO COURT CASE PENDING IN RESPECT OF PREMISES.

SRI DIBYENDU MUKHERJEE AS CONSTITUTED ATTORNEY OF
SMT. SANTA BANERJEE AND SRI SAURABH BANERJEE.
NAME OF OWNER/ APPLICANT

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 SIGNED BY KALLOL KUMAR GHOSHAL DONE BY TECHNO SOIL, GORKHARA , ARUNACHAL, SONARPUR, KOLKATA - 700 150. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

SUMAN KUMAR MITRA
ESE NO - 602 , 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 ADJOINING EASTERN SIDE NON RECORDED PASSAGE IS. MINIMUM 3614 MM, & 921 MM, (AS PER S.O.R. VIDE NO - 372/ 2024 - 2025, DATED -29/ 07/ 2024) AND EXISTING STRUCTURE SHOWN IN PLAN ALSO CONFIRM WITH PLAN, WHICH HAS BEEN MEASURED AND VARIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. DEPTH OF S.U.G.W.R. WILL NOT EXCEED DEPTH OF FOUNDATION.

SARBANI MAJUMDAR
CA/92/15458
NAME OF ARCHITECT

BUILDING PERMIT NO :- 2025100001 DATED:- 02/04/2025

VALID TILL : - 01/04/2030

SIGNATURE OF A.E. (C) / BLDG. / BR.-X

SIGNATURE OF E.E. (C) / BLDG. / BR.-X

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AM - 33 METER
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL):

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO - ORDINATE IN WGS 84	SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE
POINT - 1	22°5'10"	88°3'12"
POINT - 2	22°5'10"	88°3'12"

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

SRI DIBYENDU MUKHERJEE AS CONSTITUTED ATTORNEY OF
SMT. SANTA BANERJEE AND SRI SAURABH BANERJEE.
NAME OF OWNER/S

SARBANI MAJUMDAR
CA/92/15458
NAME OF ARCHITECT

1. THE DEPTH OF THE SEPTIC TANK & SEMI U.G. WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF COLUMN FOUNDATION.
2. PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF BUILDING & SEPTIC TANK AND SEMI U.G. WATER RESERVOIR.

SCHEDULE OF DOOR	
MKD	WIDTH
D1	1050
D2	900
D3	750
	HEIGHT
	2100
	2100
	2100

SCHEDULE OF WINDOW	
MKD	WIDTH
W1	1500
W2	1200
W3	900
W4	600
	HEIGHT
	1200
	1200
	1200

DOORS	

WINDOWS	

