



MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART - A		PART - B					
<p><b>01. ASSESSEE NO.:</b> 31-109-08-3532-8, <b>02. DETAILS OF POWER OF ATTORNEY:</b> BOOK NO. I, VOL. NO.1601-2022, PAGES - 95989 TO 96013, BEING NO. 160102085, YEAR - 2022, DATED :- 26 / 08 /2022, REG. AT OFFICE OF THE D.S.R. - I, SOUTH 24-PARGANAS, W.B. <b>03. NAME OF THE OWNER'S :</b> DR. SUBHENDU BAG <b>04. NAME OF THE CONSTITUTED ATTORNEY AND APPLICANT:-</b> BEPARI DEVELOPERS PVT. LTD. REPRESENTED BY ITS DIRECTOR SANKAR PRASAD BEPARI <b>05. DETAILS OF REG. DEED :</b> BOOK NO. I, VOL. NO. 1601-2022, PAGES - 81705 TO 81733, BEING NO. 160101705, YEAR - 2022, DATED :- 08/07/2022, REG. AT OFFICE OF THE D.S.R. - I, SOUTH 24-PARGANAS, W.B. <b>06. DETAILS OF REG. BOUNDARY DECLARATION :</b> BOOK NO. I, VOL. NO.1603-2023, PAGES - 254932 TO 254943, BEING NO. 160309122, YEAR - 2023, DATED :- 27.06.2023, REG. AT OFFICE OF THE D.S.R. - III, SOUTH 24-PARGANAS, WEST BENGAL. <b>07. DETAILS OF REG. DECLARATION (COMMON PASSAGE) :</b> BOOK NO. I, VOL. NO.1603-2023, PAGES - 254944 TO 254952, BEING NO. 160309121, YEAR - 2023, DATED :- 27.06.2023, REG. AT OFFICE OF THE D.S.R. - III, SOUTH 24-PARGANAS, W.B. <b>08. BLRRO ONLINE MUTATION:-</b> IDN:1630025,KHATIAN NO.2807, COPY NO:9469, DATE: 13/06/2023. <b>09. BLRRO CONVERSION:-</b> MEMO NO: 17 / 4474 / BL&amp;LRO/KOL/ DT. 18 /11/2022. <b>AS BASTU</b> (SHALI TO BASTU). <b>10. NO. OF STORES INDICATING BASEMENT IF ANY:</b> G+THREE STORIED RESIDENTIAL BUILDING (HT. = 12.35 M). <b>11. KMC MUTATION:</b> O/109/20-JUL-22/44370, DATED- 20/ 07/2022. <b>12. ASSESSMENT I.B. COPY :</b> DATED:- 15/06/2022 <b>13. DECLARATION BEFORE 1ST CLASS JUDICIAL MEGISTRATE (2ND),</b> ALIPORE VIDE NO. 29316, DT. 26 /06/ 2023. (REGARDING L.R. AND R.S. KHATIAN NO.)</p>		5. (A) PARKING CALCULATION :-					
		<b>TENEMENT SIZE</b>		<b>PROPORTIONATE AREA TO BE ADDED</b>	<b>ACTUAL TENEMENT AREA</b>	<b>TEN. NO.</b>	<b>REQUIRED PARKING</b>
		FLAT 1A , 2A, 3A, = 44.592 SQM.		11.934 SQM.	56.526 SQM.	3 NOS.	1 NO.
		FLAT 1B , 2B, 3B, = 43.961 SQM.		11.765 SQM.	55.726 SQM.	3 NOS.	
		OFFICE AREA GROSS = 43.522 SQM.					NIL
		OFFICE AREA CARPET = 39.322 SQM.					
		TOTAL					1 NO.
		5. B) NOS. OF PARKING PROVIDED : 1 NO. = COVERED = 1 NO. & OPEN = NIL.					
		5. C) PERMISSIBLE AREA FOR PARKING : (i) GROUND FLOOR = 1 NO.x 25 = <b>25 SQM.</b>					
		5. D) ACTUAL AREA OF PARKING PROVIDED : (i) GROUND FLOOR = <b>35.519 SQ.M.</b>					
		6. PERMISSIBLE F.A.R. = <b>2.25</b>					
		7. PROPOSED F.A.R. = [ 367.732 SQ.M. - 25.0 SQ.M. / 187.388 SQ.M. ] = <b>1.829.</b>					
		8. ADDITIONAL AREA FOR FEES = <b>28.504 SQM.</b> (STAIR HEAD RM. + LIFT MACHINE ROOM + C.B. + LOFT + LIFT MACHINE ROOM STAIR)					
		<b>FLOOR</b>		<b>LOFT</b>	<b>CUPBOARD</b>		
		1ST. FLOOR		1.316 SQM.	1.124 SQM.		
		2ND. FLOOR		1.316 SQM.	1.124 SQM.		
		3ND. FLOOR		1.316 SQM.	1.124 SQM.		
		<b>TOTAL</b>		<b>3.948 SQM.</b>	<b>3.372 SQM.</b>		
		9. OFFICE AREA GROSS = <b>43.522 SQM.</b>					
		10. OFFICE AREA CARPET = <b>39.322 SQM.</b>					
		11. STAIR HEAD ROOM AREA = <b>13.455 SQM.</b>					
		12. ROOF TANK AREA = <b>4.68 SQM.</b>					
		13. LIFT MACHINE ROOM AREA = <b>5.041 SQM.</b>					
		14. LIFT MACHINE ROOM STAIR AREA = <b>2.688 SQM.</b>					
		15. TREE COVER AREA = <b>0.5 SQM.</b>					
		16. TOTAL AREA FOR FEES = <b>444.303 SQM.</b>					

PART - B							
1. AREA OF LAND: AS PER DEED = 188.777 SQM. = ( 2K - 13 CH. - 07 SFT.) AS PER ASSESSMENT BOOK = 188.777 SQM. = (2K - 13 CH. - 07 SFT.) AS PER BOUNDARY DECLARATION = 187.388 SQM. = (2K - 12 CH. - 37.044 SFT.) 2. PERMISSIBLE GROUND COVERAGE : 187.388 SQM. @ 60 % = 112.433 SQ.M. 3. PROPOSED GROUND COVERAGE : 56.09 % = 105.105 SQM.							
4. PROPOSED FLOOR AREA :							
FLOOR	COMMON AREA	FLOOR AREA	TOTAL EXEMPTED AREA				NET FLOOR AREA
			STAIR WAY	STAIR WELL	LIFT LOBBY	LIFT WELL	
GROUND FLOOR	26.063 SQ.M.	105.105 SQ.M.	10.340 SQ.M.	NIL	1.677 SQ.M.	NIL	93.088 SQ.M.
1ST. FLOOR	15.012 SQ.M.	105.105 SQ.M.	10.340 SQ.M.	NIL	1.677 SQ.M.	1.54 SQ.M.	91.548 SQ.M.
2ND. FLOOR	15.012 SQ.M.	105.105 SQ.M.	10.340 SQ.M.	NIL	1.677 SQ.M.	1.54 SQ.M.	91.548 SQ.M.
3RD. FLOOR	15.012 SQ.M.	105.105 SQ.M.	10.340 SQ.M.	NIL	1.677 SQ.M.	1.54 SQ.M.	91.548 SQ.M.
TOTAL	71.099 SQ.M.	420.420 SQ.M.	41.360 SQ.M.	NIL	6.708 SQ.M.	4.62 SQ.M.	367.732 SQ.M.

**NOTES:-**

1. ALL DIMENSIONS ARE IN MM.
2. ALL PROJECTED CHAJJA ARE 450 WIDE.
3. ALL TOILETS FLOOR ARE WATER TIGHT.
4. ALL EXTERNAL WALLS ARE 200 THICK & ALL INTERNAL PARTITION WALLS ARE 75 TH. EXCEPT OTHER WISE MENTIONED.
5. THE DEPTH OF FOUNDATION OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR WILL NOT EXCEED THY DEPTH OF FOUNDATION OF BUILDING.

Permissible height in reference to CCZM issued by AAI: 33.00 M (W20)  
**Co- ordinate in WGS84 and site elevation (AMSL):**

Reference points marked in the site plan of the proposal	Co-ordinate in WGS 84		Site elevation (AMSL)
	Latitude	Longitude	
①	22°28'54.0"	88°24'55.6"	5.0 M.
②	22°28'54.0"	88°24'55.6"	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.

BEPARI DEVELOPERS PVT. LTD.  
REPRESENTED BY ITS DIRECTOR  
SANKAR PRASAD BEPARI  
AS CONSTITUTED ATTORNEY OF  
DR. SUBHENDU BAG  
**NAME OF OWNER / APPLICANT**

UPAL SARKER (L.B.S. - 1075 / I)  
**NAME OF L.B.S.**

**SPECIFICATION:-**

1. SPECIFICATION OF MATERIAL & WORKMAN SHIP FOLLOWS N.B.C. 1984
2. GRADE OF STEEL Fe415 & GRADE OF CONCRETE M20.
3. 250TH. 200 TH. & 125 TH. 75 TH. BRICK WORK WILL BE 1st. CLASS BRICK IN CEMENT SAND MORTER 1:6 & 1:4 RESPECTIVELY.
4. 25TH. D.P.C. WITH C.C. (1:2:4) WITH WATER PROOFING COMPOUND.
5. PLAIN CEMENT CONCRETE WITH BRICK KHOA (1:3:6).
6. PLASTERING WITH CEMENT SAND MORTER (1:6) FOR BRICK WORKS.
7. PLASTERING WITH CEMENT SAND MORTER (1:4) FOR R.C.C. WORKS.
8. LIME TERRACING WITH BRICK KHOA SURKI AND LIME (7:2:2).
9. LIFT WALL ARE 125 TH. R.C.C. WALL.

SCHEDULE OF DOORS			SCHEDULE OF WINDOWS		
DOOR MKD.	WIDTH	HEIGHT	WIND. MKD.	WIDTH	HEIGHT
D	1200	2100	W1	1500	1200
D1	1000	2100	W2	1200	1200
D2	925	2100	W3	900	1000
D3	750	2100	W4	600	600

**OWNER / APPLICANT DECLARATION:-**

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT:  
I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.  
I SHALL 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 & ADJOINING STRUCTURES.  
IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE 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 E.S.E. / L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. ALL FLOORS ARE IN MARBEL FINISHED. THE PLOT IS BOUNDED BY BOUNDARY WALL AND IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION.

BEPARI DEVELOPERS PVT. LTD.  
REPRESENTED BY ITS DIRECTOR SANKAR PRASAD BEPARI  
AS CONSTITUTED ATTORNEY OF DR. SUBHENDU BAG  
**NAME OF OWNER / APPLICANT**

UPAL SARKER (L.B.S. - 1075 / I) <b>NAME OF L.B.S.</b>	
<b>G.T.E. DECLARATION:-</b> UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THEEXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.	<b>E.S.E. DECLARATION:-</b> THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF "INDIA" AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY JAYANTA MAJUMDAR OF DIGISTRUC AT J150, BAISHNABGHATA PATULI TOWNSHIP, KOLKATA-700 094. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.
JAYANTA MAJUMDER, (G.T./ I / 13) <b>NAME OF G.T.E.</b>	PATIT PABAN PARICHHA (E.S.E. - 30 / II) <b>NAME OF E.S.E.</b>
<b>SCALE:-</b> 1:100, 1:50 1:600, 1:4000	<b>PROPOSED G+THREE STORIED RESIDENTIAL BUILDING PLAN</b> <b>U/S - 393A OF K.M.C. ACT. 1980 AND AS PER BUILDING RULE -2009</b> <b>AT PREMISES NO. 3933, NAYABAD, WARD NO.109, BOROUGH NO. XII,</b> <b>MOUZA - NAYABAD, J.L. NO. 25, L.R &amp; R.S. DAG NO.195, R.S. KHATIAN</b> <b>NO.117 &amp; 118, L.R. KHATIAN NO.2807,P.S.- PANCHASAYAR,</b> <b>KOLKATA- 700 099.</b>

BUILDING PERMIT NO. : 2023120234

DATE : 17-AUG-23

VALID UPTO : 16-AUG-28

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

NOT APPLICABLE  
DIGITAL SIGNATURE OF  
E.E.(C)/BLDG./BR. - XII