

PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN U/S 393 A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AT PREMISES NO - 142, SARAT GHOSH GARDEN ROAD IN WARD NO - 92, BOROUGH - X, P.S. - GARFA, KOLKATA - 700031.

ALL DIMENSIONS ARE IN MILLIMETERS  
SCALE = 1:100, 1:200, 1:50, 1:600 & 1:4000  
N.B. MATERIALS AND CONSTRUCTION AS PER I.S. CODE

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

- ASSESSEE NO - 210922100226
- NAME OF THE OWNER - (i) SMT. RENJUKA KARMAKAR
- NAME OF THE APPLICANT - (i) SRI SAMRAT BANERJEE  
(ii) SRI TAPASH CHOWDHURY (ii) SRI SUJAY DAS  
PARTNERS OF " M/S NEW DIMENSION "
- DETAILS OF REGISTERED DEED -  
(i) BOOK NO - I, VOLUME NO- 123  
(ii) PAGE - 106 TO 113  
(iii) BEING NO. - 4143 FOR THE YEAR - 1975  
(iv) REG. AT - S.R. ALIPORE  
(v) DATE - 13/09/1975

- (i) BOOK NO - I, VOLUME NO- 102  
(ii) PAGE - 25 TO 31  
(iii) BEING NO. - 3402 FOR THE YEAR - 1975  
(iv) REG. AT - S.R. ALIPORE  
(v) DATE - 11/08/1975

- DETAILS OF REGISTERED DEVELOPMENT POWER OF ATTORNEY  
(i) BOOK NO - I, VOLUME NO - 1603-2019  
(ii) PAGE FROM - 89949 TO 89978  
(iii) BEING NO. - 160302804 FOR THE YEAR -2019  
(iv) REG. AT - D.S.R.-III SOUTH 24-PARGANAS  
(v) DATE - 20/08/2019

- DETAILS OF REGISTERED BOUNDARY DECLARATION -  
(i) BOOK NO - I, VOLUME NO - 1603-2020  
(ii) PAGE FORM - 63015 TO 63032  
(iii) BEING NO. - 160301878 FOR THE YEAR- 2020  
(iv) REG. AT - D.S.R.-III SOUTH 24-PARGANAS  
(v) DATE - 12/10/2020

- DETAILS OF REGISTERED FREE GIFT DEED ( SPALY CORNER) :-  
(i) BOOK NO - I, VOLUME NO - 1602-2020  
(ii) PAGE FORM - 210023 TO 210040  
(iii) BEING NO. - 160205361 FOR THE YEAR- 2020  
(iv) REG. AT - D.S.R. - II SOUTH 24-PARGANAS  
(v) DATE - 08/10/2020

- DETAILS OF U.L.C. :- 772 /JLC/ KOLKATA / 2021, DATE - 20/09/2021
- DETAILS OF REGISTERED UNDERTAKING (NON EVICTION OF TENANT)  
(i) BOOK NO - I, VOLUME NO - 1630 - 2022  
(ii) PAGE FORM - 76265 TO 76284  
(iii) BEING NO. - 163001404 FOR THE YEAR- 2022  
(iv) REG. AT - D.S.R.- V SOUTH 24-PARGANAS  
(v) DATE - 23/03/2022

PART - B

- (a) AREA OF PLOT OF LAND:- 534.281 Sqm ( 7 K.-15 CH.-36 Sft.)  
(AS PER DEED & U.L.C.)  
(b) AREA OF PLOT OF LAND:- 534.281 Sqm ( 7 K.-15 CH.-36 Sft.)  
(ASSESSMENT BOOK COPY, LAND AREA INCLUSION APPROVED BY AC (TTD) DATED 21/01/2020)  
(c) (b) AREA OF PLOT OF LAND:- 523.783 Sqm ( 7 K.-13 CH.-13 Sft.)  
(BOUNDARY DECLARATION)  
2) AREA OF SPLAYED PORTION = 2.557 Sqm  
3) NET LAND AREA = ( 523.783 - 2.557 ) = 521.226 Sqm  
4) PERMISSIBLE GROUND COVERAGE - 261.891 Sqm (50%)  
5) PROPOSED GROUND COVERAGE - 261.599 Sqm (49.94%)

6) PROPOSED AREA :-

FLOOR	TOTAL FL. AREA (Sq. M)	AREA OF STAIR WELL ( Sq. M)	AREA OF LIFT WELL ( Sq. M)	ACTUAL TOTAL FL. AREA (Sq. M)	TOTAL EXMP. AREA STAIR & LIFT LOBBY (Sq. M)	NET FL. AREA (Sq. M)
GROUND	215.636	-----	-----	215.636	13.365	199.271
FIRST	261.599	-----	2.600	258.999	13.365	242.634
SECOND	261.599	-----	2.600	258.999	13.365	242.634
THIRD	261.599	-----	2.600	258.999	13.365	242.634
FORTH	261.599	-----	2.600	258.999	13.365	242.634
TOTAL	1262.032	-----	10.400	1251.632	66.825	1169.807

7) PARKING CALCULATION

TENEMENT MKO	TENEMENT SIZE	COMMON AREA	ACTUAL TENEMENT AREA INCLUDING PROP. COMMON AREA	NO. TENEMENT	REQ. CAR PARKING	PRO. CAR PARKING
( A )	162.355 Sqm	21.518 Sqm	203.873 Sqm.	1 NO	2 NOS.	6 NOS
( B )	68.016 Sqm	8.026 Sqm	76.042 Sqm.	2 NOS	1 NOS.	
( C )	57.189 Sqm	6.748 Sqm	63.937 Sqm.	4 NOS	2 NOS.	
( D )	57.146 Sqm	6.743 Sqm	63.889 Sqm.	2 NOS	2 NOS.	
( E )	57.193 Sqm	6.749 Sqm	63.942 Sqm.	3 NOS	1 NO	
( F )	62.583 Sqm	7.385 Sqm	69.968 Sqm.	1 NO	1 NO	

- (a) AREA OF MERCANTILE RETAIL (SHOP) AT GROUND FLOOR = 42.961 Sqm  
CARPET AREA OF MERCANTILE RETAIL (SHOP) AT GR. FL. = 36.174 Sqm  
(b) AREA OF BUSINESS (OFFICE) AT GROUND FLOOR = 8.348 Sqm  
CARPET AREA OF BUSINESS (OFFICE ) AT GR. FL. = 6.054 Sqm

- (i) REQUIRE CAR PARKING - 6 NOS  
(ii) CAR PARKING PROVIDED i) COVERED - 6 NOS, & OPEN - NIL

- C) PERMISSIBLE AREA FOR PARKING a) GROUND FLOOR = 150 Sqm  
D) ACTUAL AREA OF PARKING PROVIDED = 128.725 Sqm

- 8) PERMISSIBLE F.A.R. = 2.0

- 9) PROPOSED F.A.R. = (1169.807 - 128.725 ) / 523.783 = 1.988 < 2.00

10) STATEMENT OF OTHER AREAS FOR FEES :-

	CUPBOARD	LOFT	LEDGE / TEND
GROUND FLOOR	NIL	NIL	NIL
FIRST FLOOR	2.340 Sqm	1.840 Sqm	NIL
SECOND FLOOR	2.340 Sqm	7.244 Sqm	NIL
THIRD FLOOR	2.340 Sqm	7.244 Sqm	NIL
THIRD FLOOR	2.340 Sqm	7.244 Sqm	NIL
TOTAL	9.360 Sqm	23.572 Sqm	NIL

- COMMON AREA  
i) AT GROUND FLOOR = 35.603 Sqm  
ii) AT 1ST TO 4 TH FLOOR = (22.055 - 2.600) = 19.455 X 4 = 77.82 Sqm  
12) STAIR HEAD ROOM AREA = 17.280 Sqm  
13) LIFT MACHINE ROOM AREA = 9.920 Sqm  
14) STAIR FOR LIFT MACHINE ROOM = 2.948Sqm  
15) AREA OF OVER HEAD WATER TANK = 11.360 Sqm  
16) ADDITIONAL AREA FOR FEES = ( 17.280 + 9.920 + 2.949 + 9.360 + 23.572 ) = 63.081 Sqm  
17) TOTAL COVERED AREA FOR FEES = 1251.632 + 63.081 = 1314.713 Sqm  
18) AREA OF TREE COVER  
i) PERMISSIBLE = 3.38 % = 18.056 Sqm  
ii) PROPOSED =18.091 Sqm = 3.45%  
19)AREA OF OPEN TERRACE = 261.599 Sqm  
20)HEIGHT OF THE BUILDING = 15.425 MT.  
21) RELAXATION OF AUTHORITY (IF ANY) = NIL

DECLARATION OF STRUCTURAL ENGINEER :

I CERTIFIED THAT THE STRUCTURAL DESIGN AND DRAWING BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME. CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND I CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.  
THE BEARING CAPACITY OF SOIL HAS BEEN CONSIDERED DURING DESIGN CALCULATION AS PER SOIL TEST REPORT MADE BY SOIL- TECH AT 51/1H, PRINCE GOLAM HOSSAIN SILAH ROAD, JADAVPUR, KOLKATA - 700032.  
SIGNED BY BHASKAR YOTI ROY OF G.T. II/ 4 (K.M.C.)

BHASKAR YOTI ROY  
EMPANELMENT NO. - G.T.II/4(K.M.C.)  
NAME OF THE GEO-TECHNICAL ENGINEER

SRI SAKTI BRATA BHATTACHARYYA  
E.S.E. NO - 116, CLASS - I  
NAME OF THE STRUCTURAL ENGINEER

DECLARATION OF L.B.S. :

I CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K. M. C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME INCLUDING THE ABUTTING ROAD IN FRONT (NORTHERN SIDE) (25-07) 7.620 M. AS PER RECORD AS PER S.O.R. VIDE Id. NO 618/2020-21 DATE 12/05/2021 AND PHYSICALLY 7.825 MT. TO 9.175 MT K.M.C BLACK TOP ROAD AND ON EASTERN SIDE AS PER RECORD (7-67) 2.286 M. AS PER RECORD AS PER S.O.R. VIDE id. NO - 618/ 2020-21 AND PHYSICALLY 5.90 MT WIDE BLACK TOP ROAD AND A PORTION ON THE SOUTHERN SIDE 1.620 M. WIDE PASSAGE PHYSICALLY CONFIRM WITH THE PLAN AND IT IS BUILDABLE SITE. AND NOT A TANK OR FILLED UP LAND. THERE IS AN EXISTING TWO STORIED BLDG. WHICH IS SHOWN IN THE PLAN BY HATCH AND IT WILL BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. THE SIGNATURE OF APPLICANT AUTHENTICATED BY ME.

PRALAY K. MAITI  
L.B.S. NO 1351, CLASS - I  
NAME OF THE L.B.S

DECLARATION OF OWNER'S / APPLICANT'S

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE THE L.B.S., E.S.E & G.T.E. DURING CONSTRUCTION WE SHALL FOLLOW THE INSTRUCTION OF L.B.S., E.S.E & G.T.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN)  
K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE  
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 UNDER TAKEN UNDER THE GUIDANCE OF L.B.S., E.S.E & G.T.E. BEFORE STARTING OF THE BUILDING FOUNDATION.  
THERE IS AN EXISTING TWO STORIED BLDG. WHICH WILL BE DEMOLISHED BEFORE COMMENCEMENT OF WORK, THE EXISTING TWO STORIED BLDG. IS OCCUPIED BY THE OWNER AND TENENT.  
DURING DEPARTMENTAL INSPECTION WE IDENTIFY THE PLOT.

- (1) SRI SAMRAT BANERJEE (2) SRI TAPASH CHOWDHURY (3) SRI SUJAY DAS  
PARTNERS OF M/S NEW DIMENSION AND AS CONSTITUTED ATTORNEY OF (1) SMT. RENJUKA KARMAKAR.

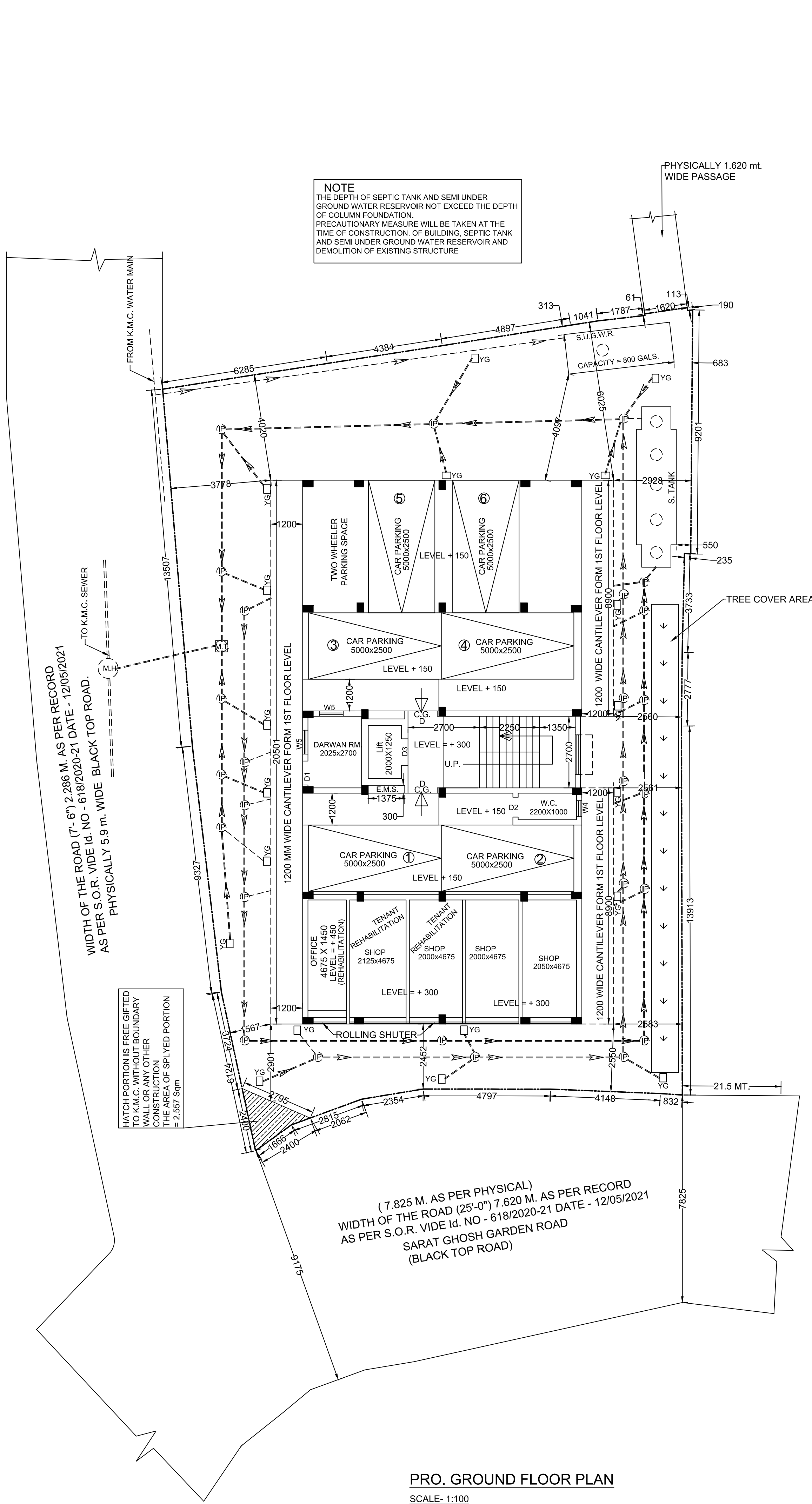
NAME OF THE OWNERS/ APPLICANTS

BUILDING PERMIT NO :- 2022100141  
VALID FOR 5 YEARS FROM DATE OF SANCTION.

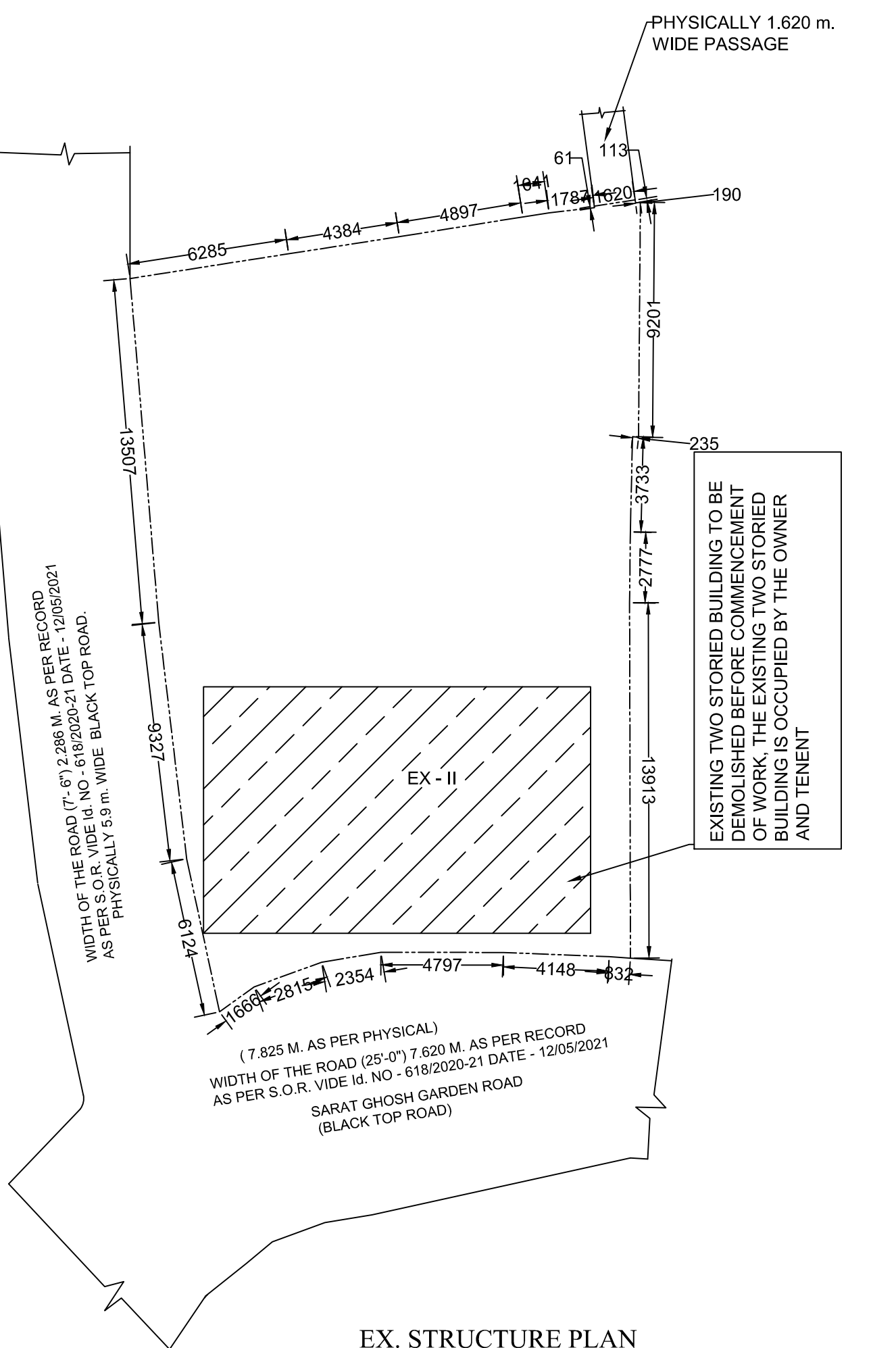
DATE :- 28-SEP-2022

SIGNATURE OF ASSISTANT ENGINEER (CIVIL) Br-X OF K.M.C.

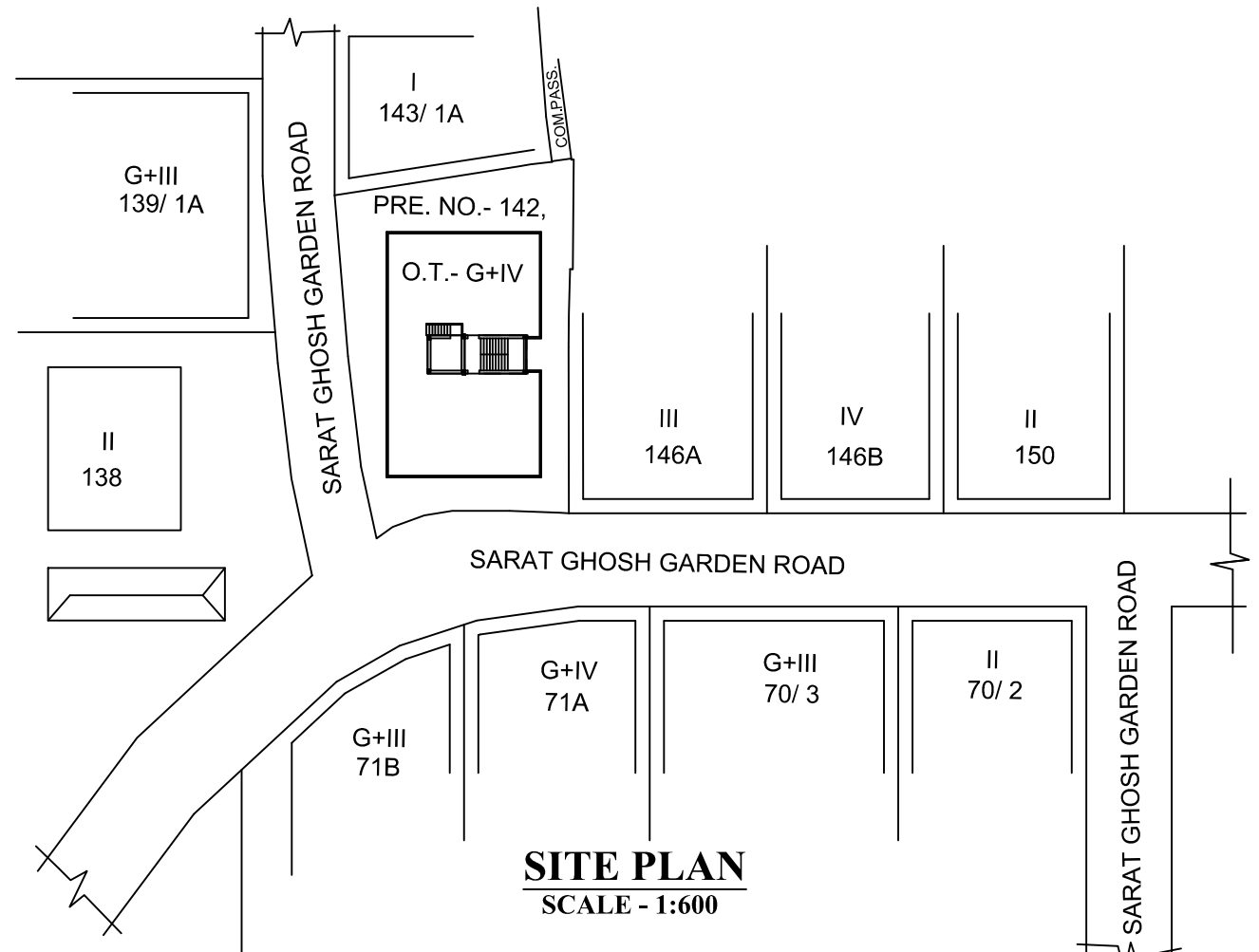
SIGNATURE OF EXECUTIVE ENGINEER (CIVIL) Br-X OF K.M.C.



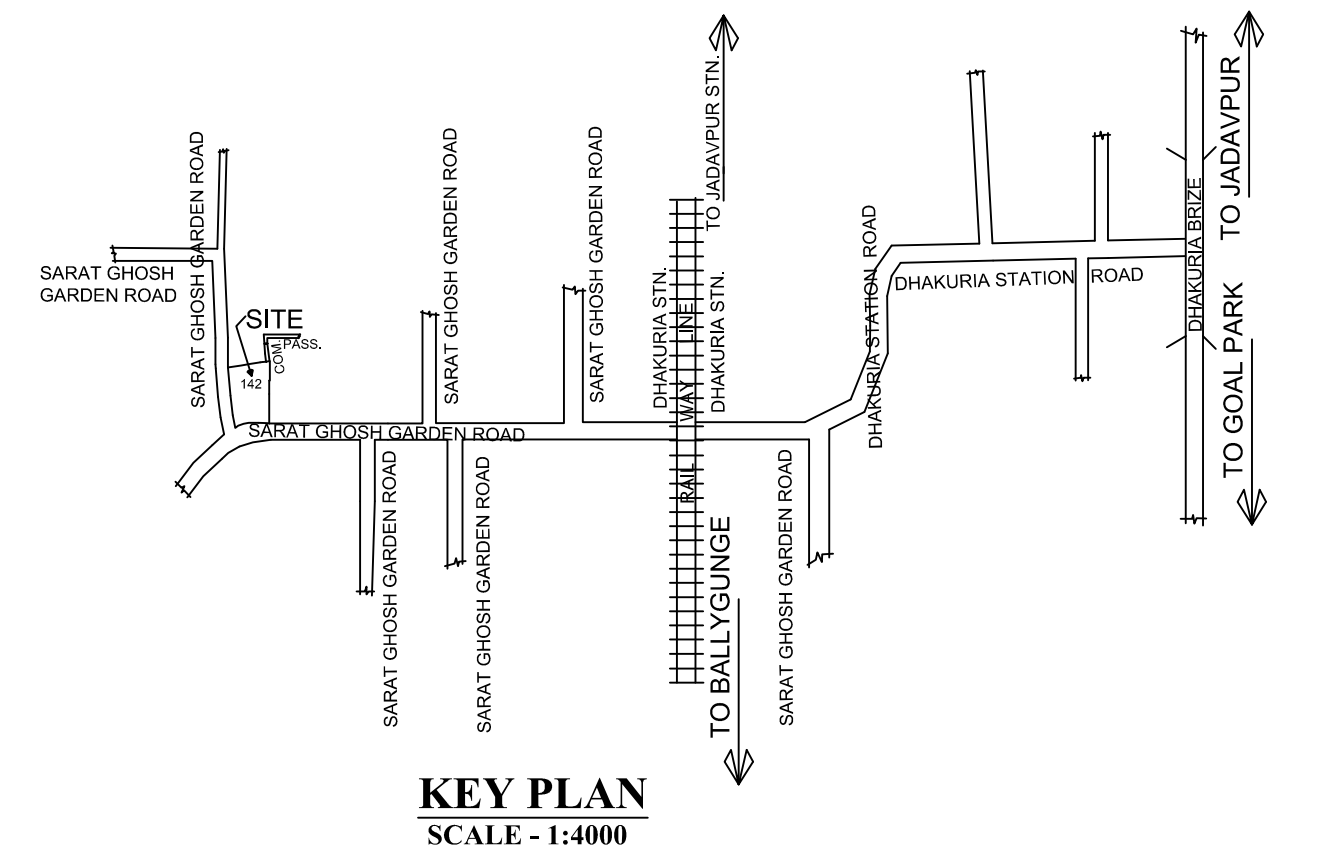
PRO. GROUND FLOOR PLAN  
SCALE- 1:100



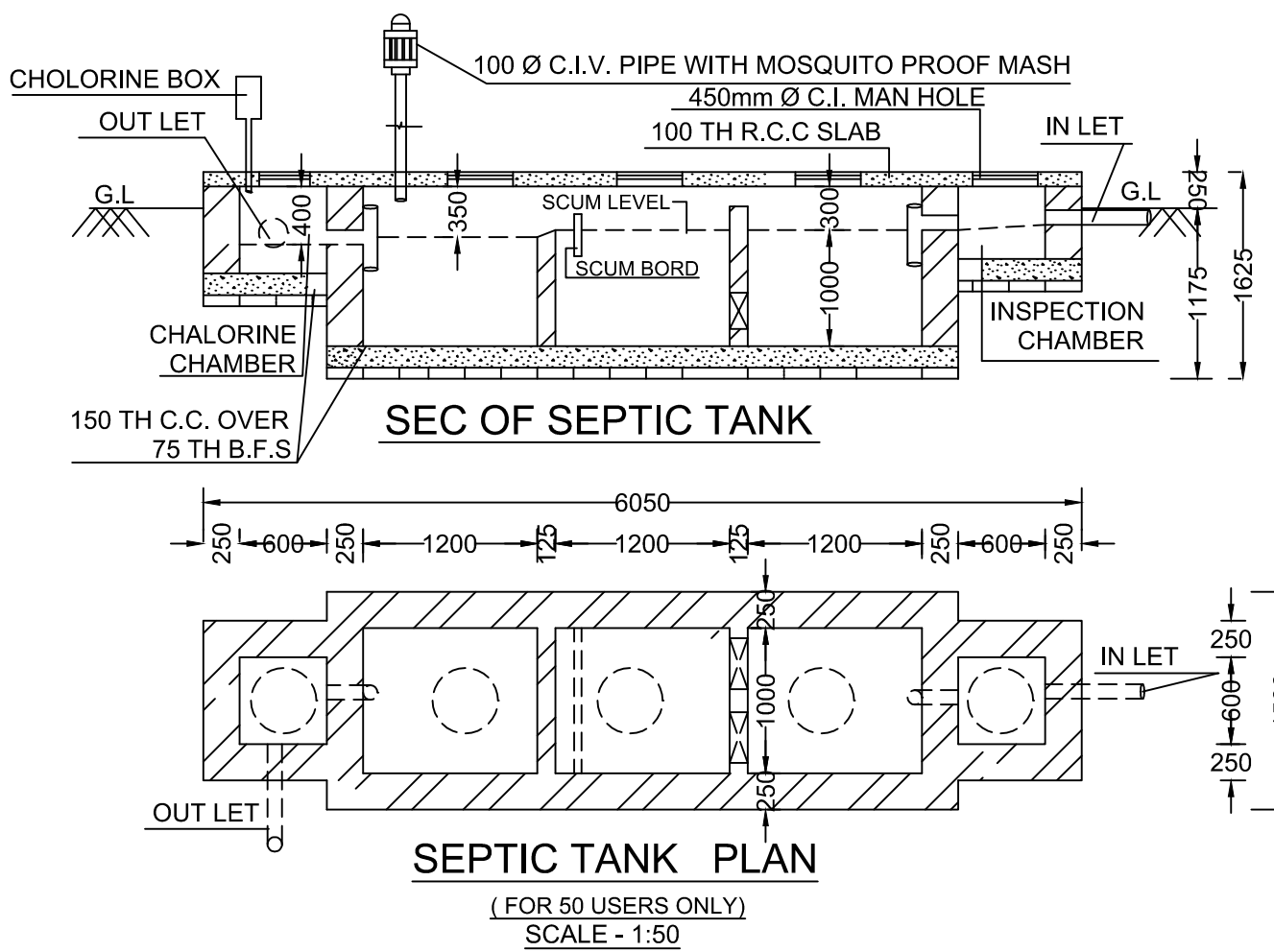
EX. STRUCTURE PLAN  
SCALE - 1:100



SITE PLAN  
SCALE - 1:600

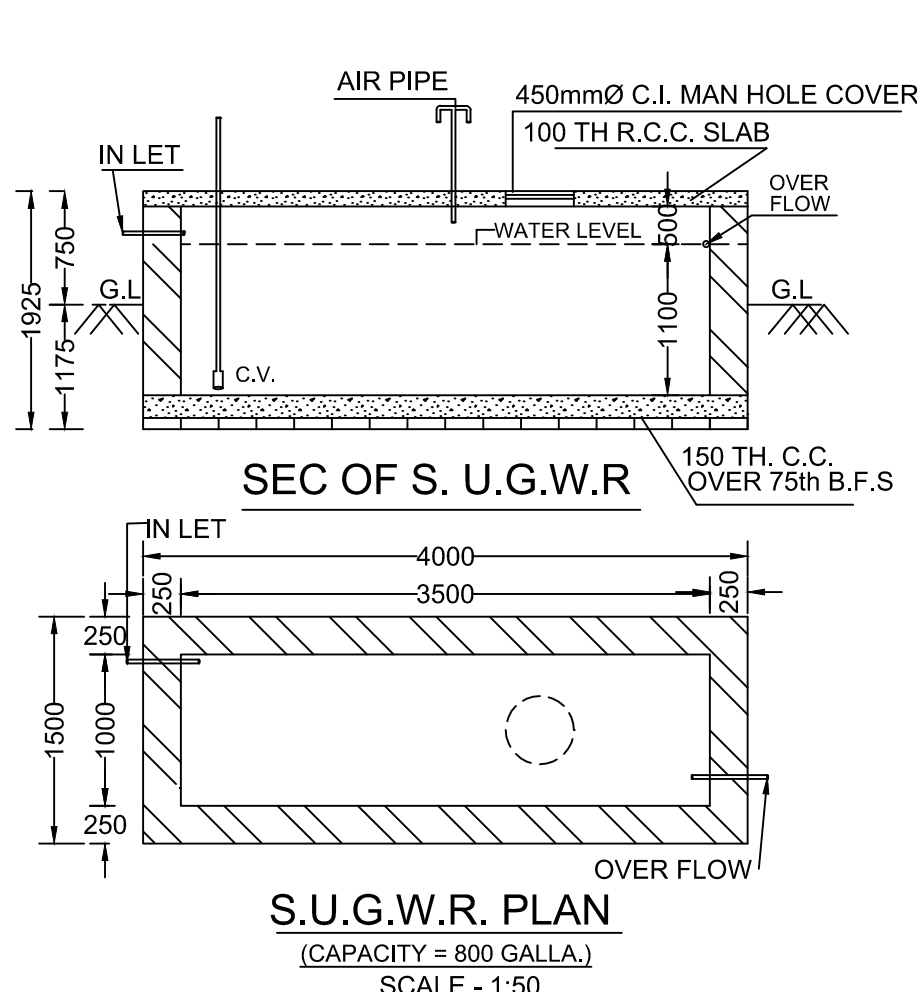


KEY PLAN  
SCALE - 1:4000



SEC OF SEPTIC TANK

SEPTIC TANK PLAN  
(FOR 50 USERS ONLY)  
SCALE - 1:50



SEC OF S. U.G.W.R

S.U.G.W.R. PLAN  
(CAPACITY = 800 GALLA)  
SCALE - 1:50