



MAIN CHARACTERISTICS OF THE PROPOSAL (PART 'A') 1. ASSESSEE NO: 311061602153 12. REGD. RECTIFY DEED OF GIFT (SPLAY CORNER) BOOK NO. I, VOL. NO. 1604-2024, 2. NAME OF THE OWNER'S (RECORDED) PAGES - 7784 TO 7799, BEING NO. 160400180, 1. MAYA HALDER, 2. ARATI HALDER, 3. JAYANTI SARDER, FOR THE YEAR 2024, DT.- 05.01.2024, 4. MALATI HALDER, 5. SUSMITA HALDER, 6. MOUMITA HALDER, D.S.R - IV / SOUTH 24 PARGANAS (W.B) 7. MANJU BAIDYA & 8. SARATHI HALDER 13. REGD. RECTIFY BOUNDARY DECLARATION-3. NAME OF THE APPLICANT BOOK NO. I, VOL. NO. 1604-2024, SRI ALOK CHOUDHURI & SRI TAPAS KHAN C.A OF PAGES - 7741 TO 7755, BEING NO. 160400179, 1. MAYA HALDER, 2. ARATI HALDER, 3. JAYANTI SARDER, FOR THE YEAR 2024, DT.- 05.01.2024, 4. MALATI HALDER, 5. SUSMITA HALDER, 6. MOUMITA HALDER, D.S.R - IV / SOUTH 24 PARGANAS (W.B) 7. MANJU BAIDYA & 8. SARATHI HALDER 14. DECLARATION BEFORE 1ST CLASS JUDICIAL 4. DETAILS REGISTERED DEED (MOTHER DEED) ONE :-MAGISTRATE ALIPORE REGARDING B.L.L.R.O. BOOK NO. I, VOL. NO. 24, PAGES - 100 TO 102, **MUTATION & CONVERSION:-**BEING NO. 748, FOR THE YEAR 1959, DT.- 08.01.1959, S.R- ALIPORE . AFFIDAVIT NO.- 1845, DATE :- 08.01.2024 5. DETAILS REGISTERED DEED (TWO):-15. K.M.C MUTATION -BOOK NO. I, VOL. NO. 31, PAGES - 117 TO 122, CASE NO. 0/106/09-SEP-22/45249, DT.- 05.01.20 BEING NO. 1530, FOR THE YEAR 1995, DT.- 02.11.1995, 16. AFFIDAVIT REGARDING HAIRSHIP BEFORE 1ST D.S.R- III, ALIPORE SOUTH 24 PARGANAS. CLASS JUDICIAL MAGISTRATE ALIPORE 6. DETAILS REGISTERED DEED (THREE) :-VIDE NO.- 4819, DATE :- 05.09.2022 BOOK NO. I, DEED NO. 1473, 17. AFFIDAVIT REGARDING RIGHT OVER THE COMMON PASSA FOR THE YEAR 2000, DT.- 01.03.2000, BEFORE 1ST CLASS JUDICIAL MAGISTRATE ALIPORE, VIDE NO D.S.R- III, ALIPORE SOUTH 24 PARGANAS. DATE :- 19/01/2024 7. DETAILS REGISTERED DEED (FOUR) :-BOOK NO. I, DEED NO. 1448, 18. ONLINE B.L.L.R.O MUTATION :-FOR THE YEAR 2000, DT.- 19.03.2000, COPY NO. - 6185,6187,6189,6190,6191,6192,6194 D.S.R- III, ALIPORE SOUTH 24 PARGANAS. DATE :- 25.04.2022 8. DETAILS OF REGD. GENERAL POWER OF ATTORNEY:-19. DETAILS OF B.L.L.R.O. CONVERSION (SHALI TO B BOOK NO. I, VOL. NO. 1604-2023, PAGES - 52231 TO 52252, BEING NO. 160401671, 1.CASE NO. 17/4116/CON CERTIFICATE/BLLRO/KOL/S24-PGS FOR THE YEAR 2023, DT.- 17.02.2023, DT.- 26.09.2022, PC/302/KOL/2022 D.S.R - IV / SOUTH 24 PARGANAS (W.B) 2.CASE NO. 17/4117/CON CERTIFICATE/BLLRO/KOL/S24-PGS 9. DETAILS OF REGD. BOUNDARY DECLARATION :-DT.- 26.09.2022, PC/303/KOL/2022 BOOK NO. I, VOL. NO. 1604-2023, 3.CASE NO. 17/4118/CON CERTIFICATE/BLLRO/KOL/S24-PGS PAGES - 72949 TO 72961, BEING NO. 160402415, DT.- 26.09.2022, PC/304/KOL/2022 FOR THE YEAR 2023, DT.- 03.03.2023, 4.CASE NO. 17/4119/CON CERTIFICATE/BLLRO/KOL/S24-PGS D.S.R - IV / SOUTH 24 PARGANAS (W.B) DT.- 26.09.2022, PC/305/KOL/2022 10. DETAILS OF REGD. DEED OF GIFT (SPLAY CORNER) :-5.CASE NO. 17/4120/CON CERTIFICATE/BLLRO/KOL/S24-PGS BOOK NO. I, VOL. NO. 1604-2023, DT.- 26.09.2022, PC/306/KOL/2022 PAGES - 72977 TO 72991, BEING NO. 160402414, 6.CASE NO. 17/4121/CON CERTIFICATE/BLLRO/KOL/S24-PGS FOR THE YEAR 2023, DT.- 03.03.2023, DT.- 26.09.2022, PC/307/KOL/2022 D.S.R - IV / SOUTH 24 PARGANAS (W.B) 7.CASE NO. 17/4122/CON CERTIFICATE/BLLRO/KOL/S24-PGS DT.- 26.09.2022, PC/308/KOL/2022 11. PARCHA IN THE NAME OF PREVIOUS PARCHA :-8.CASE NO. 17/4123/CON CERTIFICATE/BLLRO/KOL/S24-PGS KINURAM KHAN, DATE - 18.07.1991 DT.- 26.09.2022, PC/309/KOI /2022 WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT. i) WE SHALL ENGAGE L. B. S. & E. S. E. DURING CONSTRUCTION.

D1 20.09.2022, F0/309/R0L/2022						
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL): 33.00 M.						
REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-OF IN W	SITE ELEVATION				
	LATITUDE	LONGITUDE	(AMSL)			
LEFT SIDE POINT 'A'	22.293480	88.231680	6.0 M.			
RIGHT SIDE POINT 'B'	22.293470	88.231678	6.0 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 BESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW						

RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

NAME OF THE APPLICANT (S) SRI ALOK CHOUDHURI & SRI TAPAS KHAN C.A OF 1. MAYA HALDER, 2. ARATI HALDER, 3. JAYANTI SARDER. 4. MALATI HALDER, 5. SUSMITA HALDER, 6. MOUMITA HALDER, 7. MANJU BAIDYA & 8. SARATHI HALDER

NAME OF L.B.S. SAMIR KUMAR DUTTA L.B.S. NO.- 1303/I

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 PRECATUIONARY MEASURE SHOULD BE TAKEN AT THE TIME OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR CONSTRUCTION.

	1. AREA OF THE PLOT OF LAND AS PER TITLE DEED & ASSESSMENT					2. AREA OF THE PLOT OF LAND AS PER BOUNDARY DECLARATION						
3):-	BOOK :- 380.434 Sqm. 1A. AREA OF THE PLOT OF LAND AS PER B.L.L.R.O :- 8.93 DECEMEL (362.011 Sqm.)					:- 360.554 Sqm. (05 K - 06 CH - 11 Sqft.) 2A. AREA OF THE SPLAY PORTION :- 2.796 Sqm.(30.00 Sqft.) 2B. NET AREA OF THE LAND :- (+) 360.554 (-) 2.796 = 357.758 Sqm.						
1												
	3. PERMISSIBLE GROUND COVERAGE :- 54.654 % i.e, 197.036 Sqm.					4. PROPOSED GROUND COVERAGE :- 4A. AREA OF EXISTING BUILDING :- 167.537 Sqm. i.e, 46.467 % 204.072 Sqm.						
	5. AREA STATEMENT :-											
),			GROSS COVER AREA (SQM)	STAIR WELL (SQM)	LIFT WELL (SQM)	NET COVE AREA (SQ		TAIR + STAIR LOBBY (SQM)	LIFT LOBBY (SQM)	NET FLOOR AREA (SQM)	CUP BOARD (SQM)	LOFT (SQM)
_	GROUNE FLOOR		145.837			145.837	,	12.960	2.578	130.299		
	1ST FLOOR		167.537		2.100	165.437	7	12.960	2.578	149.899	2.428	3.595
	2ND FLOOR		167.537		2.100	165.437	7	12.960	2.578	149.899	2.428	3.595
2024 ST	3RD FLOOR		167.537		2.100	165.437	,	12.960	2.578	149.899	2.428	3.595
O I	4TH FLOOR		167.537	2.100		165.437	,	12.960	2.578	149.899	2.428	3.595
SAGE NO 1459,	TOTAL		815.985		8.400	807.585	5	64.800	12.890	729.895	9.712	14.380
VO 1400,	6. TENEMENTS CALCULATION				STAIR HEAD ROOM AREA - 16.560 SQM. CUP BOARD AREA - 9.712 SQM.							
	(A) RESIDENTIAL :							LOFT AREA - 14.384 SQM.				
194,6210	O TENEMENT TENEMENT NO. OF							LIFT MACHINE ROOM - 7.200 SQM. LIFT MACHINE ROOM STAIR - 4.161 SQM.				
	MKD. AREA AC (SQM)		T. TENEMENT		REQUIRED NO. CAR PARKING = 4 NOS		ADDITIONAL AREAS FOR FEES :- 52.017 SQM.					
BASTU):	А	89.85	1 04	PROVIDED CAR PARKING = 4 NOS				CAR PARKING CALCULATION				
GS./2022	В	B 81.987 04					PROVIDED CAR PARKING AREA = 120.237 SQM.					
GS./2022	7. PERMISSIBLE F.A.R. = 1.75											
uo./2022	8. PROPOSED F.A.R. = 729.895 (-) 100.00 (C.P) = 629.895 / 360.554 = 1.747 < 1.75											
GS./2022	9. AREA OF STAIR HEAD ROOM = 16.560 SQM							12. AREA OF O.H.W.TANK = 6.40 SQM				
	10. AREA OF LIFT MACHINE ROOM = 7.200 SQM						13. AREA OF TREE COVER = 7.750 SQM					
GS./2022 11. AREA OF LIFT MACHINE ROO			AACHINE ROOM S	STAIR = 4.161	4.161 SQM 14. TOTAL AREA FOR FEES =					859.629 SQM.		
GS./2022	SCHEDULE OF DOORS & WINDOWS											
uo., 2022	TYPE SIZE				TYPE			SIZE				
GS./2022	D1A		1200 x 2100			W1		1500 x 1200				
	D1			1	1100 x 2100			W2		900 x 1200		
GS./2022	D2		1000 x 2100		W3		1200 x 1200					
GS./2022	D3		850 x 2100		W4		750 x 1200					
							W5			600 x 750		
	DECL A	RATIO	N OF OWNI	ER'S / C.A								
			CLARE WITH FL		RII ITY THAT							

PART 'B'

SRI ALOK CHOUDHURI & SRI TAPAS KHAN C.A OF BUILDING FOUNDATION WORK. 1. MAYA HALDER, 2. ARATI HALDER, 3. JAYANTI SARDER, vi) SITE HAS BEEN IDENTIFY BY US AT THE TIME OF DEPARTMENTAL 4. MALATI HALDER, 5. SUSMITA HALDER, 6. MOUMITA HALDER, INSPECTION AND THERE IS NO TENANT. vii) THERE IS NO COURT CASE PENDING AGAINST THIS MENTIONED PREMISES 7. MANJU BAIDYA & 8. SARATHI HALDER DECLARATION OF L . B . S 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 SOUTHERN SIDE OF THE PREMISES 6.750 M. VARIES 7.612 M. WIDE BLACK TOP ROAD & EASTERN SIDE OF THE PREMISES 4.880 M. WIDE COMMON PASSAGE 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 BUILDING AND BOUNDED BY BOUNDARY WALL. 2. EX. BUILDING OCCUPIED BY OWNER & THERE IS NO TENENT. 3. PLOT IS BEYOND 500 M. FROM THE C/L OF THE E.M.BYE PASS ROAD. 4. HEIGHT OF THE BUILDING IS 15.425 M.

SAMIR KUMAR DUTTA, L.B.S. NO.- 1303/I 6. THE OWNER / APPLICANT IS AUTHENTICATED BY ME. 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 A S 4, GARFA MAIN ROAD ,KOLKATA-75 AND SIGNED BY KALLOL KUMAR. GHOSHAL, B.E.(CIVIL), MIE

K. M. C. EMPANELMENT NO. G.T./ I/ 49

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 POINTOF VIEW.

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

iv) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K. M. C. AUTHORITY WILL REVOKE THE SANCTION PLAN. v) THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL

5. SITE PLAN AND KEY PLAN AS PER SITE.

ADJOINING STRUCTURES.

iii) K. M. C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING &

BE UNDER TAKEN UNDER THE GUIDANCE OF E. S. E. / L. B. S. BEFORE STARTING OF

NAME OF GEO-TECHNICAL ENGINEER (KALLOL KUMAR. GHOSHAL, B.E.(CIVIL), MIE K. M. C. EMPANELMENT NO. G.T./ I/ 49

SHEET NO(1/2)

NAME OF E.S.E.

SURANJAN DUTTA, E. S. E. NO. 220/I

NAME OF OWNER'S / C.A

NAME OF L.B.S.

S C A L E -: 1:100

PLAN OF PROPOSED G+FOUR STORIED RESIDENTIAL BUILDING U/S - 393A OF K.M.C ACT. 1980 & K.M.C. B / R - 2009 AT PREMISES NO.- 215, PURBACHAL MAIN ROAD IN WARD NO.- 106. BOROUGH NO.- XII. KOLKATA - 700 078. P.S. GARFA WITHIN R.S., C.S. & L.R. DAG NO.-1. C.S. KHATIAN NO.- 140. R.S. KHATIAN NO.- 182. L.R. KHATIAN NO.- 798. 799.800.801.802.803.804&808 OF MOUZA - KALIKAPUR. HEIGHT OF THE BUILDING 15.425 M.

B.P. NO- 2023120554	DATED - 07-MAR-24
VALID UPTO- 06-MAR-29	
	DIGITAL SIGNATURE FOR E.E
DIGITAL SIGNATURE FOR A.E	SHFFT NO(1/2)