



**MAIN CHARACTERISTICS OF THE PROPOSAL**

**PART "A"**

1. ASSESSEE NO: 11073130077

2. NAME OF THE OWNER: CHITRA BASU, NEELANJANA BASU, SWAPAN KUMAR BASU, KABERI BASU NEE MUKHOPADHYAY

3. NAME OF THE APPLICANT: MR. DHIRENDRA SINGH PARTNERS OF AASHI DEVELOPERS C.A. OF CHITRA BASU, NEELANJANA BASU, SWAPAN KUMAR BASU, KABERI BASU NEE MUKHOPADHYAY

4. DETAIL OF PARTITION DEED. BOOK NO: 1 VOL. NO: 1604-2024 BEING NO: 10874 YEAR: 1990 PLACE: D.R. - ALIPORE DATE: 23.07.1990

5. DETAIL OF GENERAL POWER OF ATTORNEY. BOOK NO: 1 VOL. NO: 1604-2024 PAGES NO: 120494 TO 120520 BEING NO: 160403993 YEAR: 2024 PLACE: D.S.R. - IV, SOUTH 24 PARGANAS. DATE: 15.04.2024

6. DETAIL OF BOUNDARY DECLARATION. BOOK NO: 1 VOL. NO: 1604-2024 PAGES NO: 150370 TO 150382 BEING NO: 160405046 YEAR: 2024 PLACE: D.S.R. - IV, SOUTH 24 PARGANAS. DATE: 09.08.2024

8. DETAIL OF NON EVICTION OF TENANT. BOOK NO: 1 VOL. NO: 1604-2024 PAGES NO: 150416 TO 150429 BEING NO: 160405047 YEAR: 2024 PLACE: D.S.R. - IV, SOUTH 24 PARGANAS. DATE: 09.08.2024

**SPECIFICATION :-**

ALL EXTERNAL BRICK WORK 200mm THICK WITH 1:6 CEMENT MORTAR

ALL INTERNAL WALLS 125mm & 75mm THICK WITH 1:4 CEMENT MORTAR AND WIRE NET BONDING

ALL R.C.C. WORK WITH M20 CONCRETE AS PER STRUCTURAL DESIGN.

INTERNAL PLASTER WITH 1:6 CEMENT MORTAR (20mm)

INTERNAL PLASTER WITH 1:5 CEMENT MORTAR (10mm)

CEILING PLASTER WITH 1:4 CEMENT MORTAR (6mm)



PREMISES NO: 61C, KALIGHAT ROAD

ASSESSEE NO: 11073130077

NAME OF THE OWNER: SMT. CHITRA BASU, SMT. NEELANJANA BASU NEE SAHA, SRI. SWAPAN KUMAR BASU, SMT. KABERI BASU NEE MUKHOPADHYAY

NAME OF THE APPLICANT: MR. DHIRENDRA SINGH PARTNERS OF AASHI DEVELOPERS C.A. OF SMT. CHITRA BASU, SMT. NEELANJANA BASU NEE SAHA, SRI. SWAPAN KUMAR BASU, SMT. KABERI BASU NEE MUKHOPADHYAY

AREA OF LAND: 178.627 SQ.M

NAME OF L.B.S: DEBDYUT GHOSH NO. - LBS 11508

PERMISSIBLE HEIGHT WITH REFERENCE TO ICCM ISSUED BY AAJ: 27 MT.

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
	22° 31' 33.9" N	88° 20' 36.0" E
		61.9 MT.

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 K.M.C and other appropriate authority reserve the right to take appropriate action against me as per law.

MR. DHIRENDRA SINGH PARTNERS OF AASHI DEVELOPERS C.A. OF CHITRA BASU, NEELANJANA BASU, SWAPAN KUMAR BASU, KABERI BASU NEE MUKHOPADHYAY

NAME OF OWNER/APPLICANT

DEBDYUT GHOSH  
LBS-11508  
NAME OF L.B.S

TYPE	WIDTH	HT	TYPE	WIDTH	HT
D1	1500	2100	W1	1500	1200
D2	900	2100	W2	1000	1200
D3	750	2100	W3	600	750

**PART "B"**

ALL DIMENSIONS IN THIS DRAWING ARE STRUCTURAL DIMENSIONS AND DOES NOT INCLUDE PLASTERING OR ANY OTHER FINISHING.

**F.A.R. CALCULATION**

1. (a) LAND AREA: 02 KH - 13 CH - 42 SQ FT = 192.029 SQ.M. (AS PER DEED)

1. (b) LAND AREA: 02 KH - 10 CH - 33 SQ FT = 178.627 SQ.M. (AS PER BOUNDARY DECLARATION)

2. ROAD WIDTH = 9.144 M. KALIGHAT ROAD [K.M.C BLACK TOP ROAD]

3. HEIGHT OF THE BUILDING = 12.475 MT.

4. (a) PERMISSIBLE GROUND COVERAGE = 107.176 SQ.M. (60%)

4. (b) PROPOSED GROUND COVERAGE = 93.703 SQ.M. (52.457%)

5. PERMISSIBLE F.A.R = 2.25

6. (a) PERMISSIBLE TOTAL COVERED AREA: 401.911 SQ.M.

6. (b) PROPOSED COVERED AREA: 294.903 SQ.M. (EXCLUDING ALL EXEMPTION AREA)

FLOOR	COVERED AREA SQ.M.	STAIR VOID SQ.M.	LIFT AREA SQ.M.	GROSS FLOOR AREA SQ.M.	STAIR AREA SQ.M.	LOBBY AREA SQ.M.	NET FLOOR AREA SQ.M.
GR.FLR	93.703	NIL	NIL	93.703	(10.903 - 0.438) = 10.465	1.631	91.607
1ST FLR	93.703	0.438	1.680	91.585	(10.903 - 0.438) = 10.465	1.688	79.432
2ND FLR	93.703	0.438	1.680	91.585	(10.903 - 0.438) = 10.465	1.688	79.432
3RD FLR	93.703	0.438	1.680	91.585	(10.903 - 0.438) = 10.465	1.688	79.432
TOTAL =	374.812	1.314	5.040	368.458	41.860	6.695	319.903

7. CAR PARKING AREA: 38.240 SQ.M. (25 SQ.M. AREA FOR ONE CAR PARKING)

8. NO. OF TENEMENT: 07 NOS.

FLAT MKD.	SIZE OF TENEMENT(SQ.M.)	PROPORTIONED COMMON AREA	ACTUAL TENEMENT AREA	NOS.	REQ. CAR	FLOOR	LOFT	C.B
FLAT A	34.599 SQ.M.	8.241 SQ.M.	42.750 SQ.M.	4	1 NO.	1ST FLR	NIL	3.000 SQ.M.
FLAT B	42.843 SQ.M.	10.230 SQ.M.	53.073 SQ.M.	3		2ND FLR	NIL	3.000 SQ.M.
						3RD FLR	NIL	3.000 SQ.M.
						TOTAL =	NIL	9.000 SQ.M.

9. (a) PROPOSED COVER CAR PARKING = 1 NO.

9. (b) REQUIRED CAR PARKING = 2 NOS.

10. PROPOSED F.A.R = 1.651

11. (a) ROOF AREA = 93.703 SQ.M.

11. (b) STAIR COVER AREA = 13.252 SQ.M.

11. (c) ROOF TANK AREA = 5.130 SQ.M.

11. (d) LIFT MACHINE ROOM AREA = 4.888 SQ.M.

11. (e) LIFT MACHINE ROOM STAIR AREA = 3.509 SQ.M.

12. PROPOSED COMMON AREA = 63.665 SQ.M.

13. ADDITIONAL AREA FOR FEES = 30.649 SQ.M.

14. AREA FOR FEES = 399.107 SQ.M.

15. (a) REQUIRED TREE COVER AREA = 1.645 SQ.M.

15. (b) PROPOSED TREE COVER AREA = 1.800 SQ.M.

**CERTIFICATE OF STRUCTURAL ENGINEER**

I DO HEREBY UNDERTAKE THAT I SHALL CARRY OUT SOIL INVESTIGATION AFTER DEMOLISHING THE EXISTING STRUCTURE AND DESIGN THE FOUNDATION AND ALL STRUCTURAL ELEMENTS AS PER RELEVANT I.S. CODE OF PRACTICE & NATIONAL BUILDING CODE BEFORE COMMENCEMENT OF THE WORK. THE WORK WILL BE EXECUTED STRICTLY AS PER STRUCTURAL DESIGN AND DRAWING AND THE SAME WILL BE SUPERVISED BY ME DURING CONSTRUCTION WORK. I WILL SUBMIT THE STRUCTURAL DESIGN CALCULATIONS, STRUCTURAL DRAWING, SOIL TEST REPORT ETC. AFTER DEMOLISHING THE EXISTING STRUCTURE.

I DO, HEREBY, ALSO UNDERTAKE THAT DURING EXECUTION OF THE WORK ALL PRECAUTIONARY MEASURES WILL BE TAKEN BY ME IN RESPECT OF SAFETY AND STABILITY OF THE ADJOINING STRUCTURE AND PROPERTIES.

MANI SANKAR CHATTERJEE  
E.S.E. NO. I/205  
NAME OF STRUCTURAL ENGINEER

**CERTIFICATE OF GEO-TECHNICAL ENGINEER**

I DO HEREBY UNDERTAKE THAT I SHALL CARRY OUT SOIL INVESTIGATION AFTER DEMOLISHING THE EXISTING STRUCTURE AND DESIGN THE FOUNDATION AND ALL STRUCTURAL ELEMENTS AS PER RELEVANT I.S. CODE OF PRACTICE & NATIONAL BUILDING CODE BEFORE COMMENCEMENT OF THE WORK. THE WORK WILL BE EXECUTED STRICTLY AS PER STRUCTURAL DESIGN AND DRAWING AND THE SAME WILL BE SUPERVISED BY ME DURING CONSTRUCTION WORK. I WILL SUBMIT THE STRUCTURAL DESIGN CALCULATIONS, STRUCTURAL DRAWING, SOIL TEST REPORT ETC. AFTER DEMOLISHING THE EXISTING STRUCTURE.

I DO, HEREBY, ALSO UNDERTAKE THAT DURING EXECUTION OF THE WORK ALL PRECAUTIONARY MEASURES WILL BE TAKEN BY ME IN RESPECT OF SAFETY AND STABILITY OF THE ADJOINING STRUCTURE AND PROPERTIES.

SUBHANKAR ROY  
G.T.E. NO. I/5  
NAME OF G.T.E

**DECLARATION OF L.B.S**

CERTIFY 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 AND THAT THE SITE CONDITION INCLUDING WIDTH OF ADJUTING K.M.C. ROAD CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT AT TANK OR FILLED UP A 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 THERE IS AN EXST. STRUCTURE, WHICH IS FULLY OCCUPIED BY THE OWNER WILL BE DEMOLISHED BEFORE THE TIME OF NEW CONSTRUCTION.

**DECLARATION OF OWNER**

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S AND E.S.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 AND ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C AUTHORITY MAY 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.

MR. DHIRENDRA SINGH PARTNERS OF AASHI DEVELOPERS C.A. OF CHITRA BASU, NEELANJANA BASU, SWAPAN KUMAR BASU, KABERI BASU NEE MUKHOPADHYAY

NAME OF OWNER/APPLICANT

**TITLE :- PLANS, SECTION, ELEVATION**

**PROPOSED PLAN OF G+ III STORIED (12.475 MT HEIGHT) RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 AND B/R 2009 AT PREMISES NO.- 61C, KALIGHAT ROAD, P.S. - KALIGHAT, WARD NO.- 73, BOROUGH - IX, KOLKATA- 700 026, UNDER K.M.C.**

B.P NO:-2024090026 DATE :-22/07/2024

VALID UPTO :-21/07/2029

DIGITAL SIGNATURE OF A.E(C)/Bldg. Br. IX