



MAIN CHARACTERISTICS OF THE PROPOSAL						
PART - A						
1. ASSESSEE NO - 210921800289						
2. NAME OF THE RECORDED OWNER - SMT NISHA SENGUPTA & SMT DIBA SENGUPTA						
3. NAME OF THE APPLICANT :- SRI SUBRATA BOSE & SRI JAGONNATH HALDER PARTNERS OF 'AMMAR BARI' CONSTITUTED ATTORNEY OF SMT NISHA SENGUPTA & SMT DIBA SENGUPTA						
4. DETAILS OF REGISTERED DEED OF :- BOOK NO - I DEED NO - 6824 FOR THE YEAR - 1990 REG. AT - D. R. A.- ALIPORE, DATE - 07/05/1990						
5. DETAILS OF GENERAL POWER OF ATTORNEY :- BOOK NO - I, VOLUME NO - 1630-2024, PAGE FROM 69462 TO 69475 BEING NO. - 163002491 FOR THE YEAR 2024 REG. AT - D.S.R.- V SOUTH 24-PARGANAS, DATE - 15/07/2024						
6. DETAILS OF BOUNDARY DECLARATION - BOOK NO - I, VOLUME NO - 1630-2024, PAGE FROM - 83897 TO 83907 BEING NO. - 163003051 FOR THE YEAR 2024 REG. AT - D.S.R. V - SOUTH 24- PARGANAS v) DATE - 06/08/2024						
PART - B						
(a) AREA OF PLOT OF LAND:- (01K-13CH-10Sft) = 122.166 Sqm (AS PER DEED, ASSESSMENT BOOK COPY)						
(b) AREA OF PLOT OF LAND = 02K-00CH-18.08 Sft = 135.459 Sqm (AS PER REG. BOUNDARY DECLARATION)						
(3) (a) PERMISSIBLE GROUND COVERAGE - 88.048 Sqm (65%) (AS PER CIRCULAR NO 4)						
(b) PROPOSED GROUND COVERAGE - 82.307Sqm (60.76%)						
4) PROPOSED AREA :-						
FLOOR	TOTAL FLOOR AREA (Sqm)	STAIR WELL AREA (Sqm)	FLOOR AREA EXCLUDING STAIR WELL AREA (Sqm)	TOTAL EXMP. AREA STAIR+ STAIR LOBBY (Sqm)	NET FLOOR AREA (Sqm)	
GROUND	75.573	NIL	75.573	8.500	67.073	
FIRST	82.307	1.125	81.182	8.500	76.682	
SECOND	82.307	1.125	81.182	8.500	76.682	
TOTAL	240.187	2.250	237.937	25.500	212.437	
5) TENEMENT AND PARKING CALCULATION						
TENE. MKD.	TENE. AREA (Sqm)	PROPER SANAT COMMON AREA	ACTUAL TENE. AREA INCLUDING COMMON AREA	TENE. NO.	REQUIRED PARKING	PROPOSED PARKING
A	29.978	5.285	35.272	1	NIL	NIL
B	33.485	5.897	39.355	1		
C	38.032	6.703	44.734	1		
D	71.490	12.599	84.089	1		
TOTAL					NIL	NIL
B) NOS. OF PARKING PROVIDED i) COVERED - NIL & OPEN - NIL						
C) PERMISSIBLE AREA FOR PARKING a) GROUND FLOOR = NIL						
D) ACTUAL AREA OF PARKING PROVIDED = 11.909 (TWO WHEELER)						
6) PERMISSIBLE F.A.R. = 1.75						
7) PROPOSED F.A.R. = (212.437)/122.166 = 1.739 < 1.75						
8) STATEMENT OF OTHER AREAS :-						
	LOFT	CUPBOARD	LEDGE / TEND			
GROUND FLOOR	NIL	NIL	NIL			
FIRST FLOOR	NIL	1.222 Sqm	NIL			
SECOND FLOOR	NIL	0.723 Sqm	NIL			
TOTAL	NIL	1.945 Sqm	NIL			
10) COMMON AREA						
i) AT GROUND FLOOR = 11.099 Sqm						
ii) AT OTHER FLOOR (10.817 - 1.125)X2 = 19.384 Sqm						
11) STAIR HEAD ROOM AREA = 12.838 Sqm						
12) LIFT MACHINE ROOM AREA = NIL						
13) ROOF TOILET AREA (IF ANY) = NIL						
14) AREA OF OVER HEAD WATER TANK = 5.525 Sqm						
15) AREA OF SHOP = 22.1313 Sqm						
16) CARPAT AREA OF SHOP = 18. 962 Sqm						
17) ADDITIONAL AREA FOR FEES = (12.838 + 1.549) = 14.783 Sqm						
18) TOTAL AREA FOR FEES = 14.783 + 237.937 = 252.720 Sqm						
19) TREE COVER AREA = 1.183 Sqm						
20) RELAXATION OF AUTHORITY (IF ANY) = NIL						
PROPOSED THREE STORIED RESIDENTIAL BUILDING						
PLAN OF HEIGHT 9.90 MT. U/S 393 A OF C.M.C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AND AS PER CIRCULAR NO 4 OF 2017-18 DATED ON 01-08-2017						
VIDE ITEM NO MOA 41.8 DATED ON -07-04-2017 AT PREMISES NO - 20/1A, RAM KRISHNA LANE IN WARD NO - 92, BOROUGH - X, P.S. - KASBA KOLKATA - 700031,						
BUILDING PERMIT NO - 2024100204				DATE - 11/12/2024		
VALID UPTO - 10/12/2029						
SIGNATURE OF ASSISTANT ENGINEER (CIVIL) / Bldg. Br - X.						

SPECIFICATION	CERTIFICATE OF L. B. S.	CERTIFICATE OF STRUCTURAL ENGINEER	OWNERS DECLARATION
1. 75mm THICK BRICK FLAT SOLING IN FOUNDATION AND FLOOR WILL BE 1st CLASS JHAMA BRICK. 2. 150mm THICK P. C. C. IN FOUNDATION AND FLOOR WILL BE (1:6:3) CEMENT SAND AND 30mm DOWN JHAMA KOHA. 4.25mm D. P. C. WILL BE WITH (1:1:2) CEMENT SAND AND QUARTER CHIPS WITH PROPER WATER PROOFING COMPOUND. 5. 200 mm THICK LOAD BEARING WALL WILL BE 1st CLASS BRICK WITH (1:6) CEMENT SAND MORTAR. 6. 125mm & 75mm THICK PARTITION WALL WILL BE 1st CLASS BRICK WITH (1:4) CEMENT SAND MORTAR. 7. ALL R. C. C. WORK WILL BE (1:2:4) CEMENT SAND & 20mm DOWN STONE CHIPS. 8.GRADE OF CONCRETE :- M20 9.GRADE OF STEEL :-Fe-415	I CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF C M. C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME INCLUDING THE ABUTTING 6.096 MT WIDE K. M. C. ROAD ON THE NORTHERN SIDE AND 7.950 MT TO 6.50 MT. WIDE ROAD ON THE EASTERN SIDE OF THE PREMISES CONFIRM WITH THE PLAN AND IT IS BUILD-ABLE SITE AND NOT A TANK OR FILLED UP LAND. THE PLOT DEMARCATED BY BOUNDARY WALL THERE IS AN EXISTING TWO STORIED BUILDING WHICH IS TO BE DEMOLISH BEFORE STARTING CONSTRUCTION.	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.	WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE THE L.B.S. & E.S.E DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION 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 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 UNDERTAKEN UNDER GUIDANCE OF L.B.S. AND E.S.E. BEFORE STARTING OF THE BUILDING FOUNDATION DURING SITE INSPECTION, WE WERE PHYSICALLY PRESENT AND DULY IDENTIFIED THE PLOT THE PLOT IS DEMARCATED BY BOUNDARY WALL THERE IS AN EXISTING TWO STORIED BUILDING WHICH WAS FULLY OCCUPIED BY THE OWNER AND THERE IS NO TENANT THE EXISTING BUILDING WILL BE DEMOLISHED BEFORE STARTING CONSTRUCTION. THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES SRI SUBRATA BOSE & SRI JAGONNATH HALDER PARTNERS OF AMMAR BARI AND CONSTITUTE ATTORNEY OF SMT NISHA SENGUPTA & SMT DIBA SENGUPTA NAME OF THE OWNER / APPLICANT
	SRI KINGSUK NANDI L.B.S NO - 1313 CLASS - I (K.M.C.) NAME OF THE L.B.S	SIGNATURE OF STRUCTURAL ENGINEER SAKTI BRATA BHATTACHARYYA E. S. E. NO - 116, CLASS - I (K.M.C)	

REFERENCE POINT MARKED IN SITE PLAN OF THE PROPOSAL PLAN		CO-ORDINATE IN WGS 84	
	LATITUDE	LONGITUDE	
A	22 30 29 N	88 22 23 E	
B	22 30 29 N	88 22 23 E	

PERMISSIBLE HEIGHT IN REFERENCE TO CCAM ISSUED BY AAI = 33 M.
CO-ORDINATER IN WGS 84 AND SITE ELEVATION (AMSL) = 8.00 M.

N

DOORS

D - 1000 x 2100
D1 - 950 X 2100
D2 - 750 X 2100

WINDOW

W1 - 1500 X 1200
W2 - 1500 X 1200
W3 - 600 X 600
W4 - 1000 X 1200
W5 - 900 X 1000

NOTE :-	
1) THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF BUILDING AND SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR	
2) 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	

SRI KINGSUK NANDI L.B.S. NO - 1313, CLASS - I NAME OF THE L.B.S	SRI SUBRATA BOSE & SRI JAGONNATH HALDER PARTNERS OF AMMAR BARI AND CONSTITUTE ATTORNEY OF SMT NISHA SENGUPTA & SMT DIBA SENGUPTA NAME OF THE OWNER / APPLICANT
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SIGNATURE OF ASSISTANT ENGINEER (CIVIL) / Bldg. Br - X.