



MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

- ASSEESSEE NO - 210940500114
- NAME OF THE OWNERS / APPLICANT :- NEEL BUILDER & DEVELOPER REPRESENTED BY ITS PROPRIETORS SRI PROSENJIT PATH
- DETAILS OF REGISTERED DEED OF CONVEYANCE :- BOOK NO - I, VOLUME NO - 1602-2022, PAGE FROM 458422 TO 458459 BEING NO - 160212596 FOR THE YEAR 2022, REG. AT - D.S.R. - II SOUTH 24-PARGANAS DATE - 26/09/2022
- DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND) :- BOOK NO - I, VOLUME NO - 1630-2023, PAGE FROM 37698 TO 37709 BEING NO - 163001318 FOR THE YEAR 2024, REG. AT - D.S.R. - V SOUTH 24-PARGANAS DATE - 28/04/2023
- DETAILS OF REGISTERED DEED OF GIFT (PLAYED CORNER) :- BOOK NO - I, VOLUME NO - 1604-2024, PAGE FROM 374149 TO 374160 BEING NO - 160413130 FOR THE YEAR 2024, REG. AT - D.S.R. - V SOUTH 24-PARGANAS DATE - 17/12/2024
- DETAILS OF REGISTERED DECLARATION FOR NON EJECTION OF TENANT :- BOOK NO - I, VOLUME NO - 1630-2023, PAGE FROM 91381 TO 91389 BEING NO - 163003198 THE YEAR 2023, REG. AT - D.S.R. - V SOUTH 24-PARGANAS DATE - 10/10/2023

PART - B

- AREA OF PLOT OF LAND:- = 528.520 Sqm (07K-14CH-19R) AS PER DEED AND ASSESSMENT BOOK COPY AS PER SITE MEASUREMENT
- AREA OF STRIP OF LAND = 34.683 Sqm
- AREA OF PLAYED CORNER = 2.976 Sqm
- NET LAND AREA = (528.520 - 34.683 - 2.976) = 490.961 Sqm
- PERMISSIBLE GROUND COVERAGE = 264.260 Sqm (50.00%)
- PROPOSED GROUND COVERAGE = 252.118 Sqm (47.70%)

4) 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 (Sq. M)	NET FL. AREA (Sq. M)
GROUND	244.416	-----	-----	244.416	23.557	3.936
FIRST	252.118	0.929	5.035	246.154	23.557	3.936
SECOND	252.118	0.929	5.035	246.154	23.557	3.936
THIRD	252.118	0.929	5.035	246.154	23.557	3.936
FORTH	202.500	0.929	5.035	196.536	23.557	3.936
TOTAL	1203.271	3.716	20.140	1179.415	117.755	19.680

5) PARKING CALCULATION

TENEMENT MKD	TENEMENT SIZE (Sqm)	COMMON AREA (Sqm)	ACTUAL TENEMENT AREA INCLUDING COMMON AREA	NO. TENEMENT	REQ. CAR PARKING	PRO. CAR PARKING
(A)	45.863	8.683	54.546	1 NO.		
(B)	34.669	6.564	41.233	1 NO.	NIL	NIL
(C)	72.981	13.817	86.798	4 NOS	2 NOS	2 NOS
(D)	42.429	8.033	50.462	4 NOS		
(E)	48.065	9.100	57.165	3 NOS	3 NOS	3 NOS
(F)	50.697	9.598	60.295	3 NOS		
(G)	48.249	9.135	57.384	1 NO		
				TOTAL	5 NOS	5 NOS

B) NOS. OF PARKING PROVIDED i) COVERED - 5 NOS & OPEN - NIL
C) PERMISSIBLE AREA FOR PARKING a) GROUND FLOOR = 125 Sqm
D) ACTUAL AREA OF PARKING PROVIDED = 124.811 Sqm

6) PERMISSIBLE F.A.R. = 1.75
7) PROPOSED F.A.R. = 1041.951 / 528.520 = 1.735 < 1.75

8) STATEMENT OF OTHER AREAS FOR FEES :-

GROUND FLOOR	LOFT	CUPBOARD	LEDGE / TEND
FIRST FLOOR	NIL	4.328 Sqm	NIL
SECOND FLOOR	NIL	4.328 Sqm	
THIRD FLOOR	NIL	4.328 Sqm	
THIRD FLOOR	NIL	3.075 Sqm	
TOTAL	NIL	16.059 Sqm	

9) (i) COMMON AREA AT GROUND FLOOR = 18.736 + 20.313 = 39.049 Sqm
(ii) COMMON AREA AT 1ST TO 3RD (TYPICAL) = (37.948 - 5.964) = 31.984 X 3 = 95.952 Sqm
(iii) COMMON AREA AT 4TH FLOOR = (38.839 - 5.964) = 32.876 Sqm

10) STAIR HEAD ROOM AREA = 15.389 + 14.963 = 30.352 Sqm
11) LIFT MACHINE ROOM AREA = 8.370 + 7.663 = 16.033 Sqm
12) STAIR FOR LIFT MECH. ROOM = 3.583 + 2.779 = 6.362 Sqm
13) ROOF TOILET AREA (IF ANY) = NIL
14) AREA OF OVER HEAD WATER TANK = 6.840 + 6.413 = 13.258 Sqm
15) ADDITIONAL AREA FOR FEES = (30.352 + 16.033 + 6.362 + 16.059) Sqm = 68.804 Sqm
16) TOTAL AREA FOR FEES = 1179.415 + 68.804 = 1248.218 Sqm
17) TREE COVER AREA PERMISSIBLE 3.12% = 16.494 Sqm
PROPOSED = 3.58 % = 18.918 Sqm

18) TRACE AREA = 252.118 Sqm
19) HEIGHT OF THE BUILDING = 15.475 M.
16) RELAXATION OF AUTHORITY (IF ANY) = NIL

PROPOSED G+FOUR STORIED RESIDENTIAL BUILDING PLAN U/S 393 A OF K.M.C. ACT. 1980 AND K.M.C. BUILDING RULE 2009 AT K.M.C. PREMISES NO - 11, HARIPADA DUTTA LANE IN WARD NO - 094, BOROUGH - X, P.S. - GOLF GREEN, KOLKATA - 700033

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

SPECIFICATION

- 75mm THICK BRICK FLAT SOLLING IN FOUNDATION AND FLOOR WILL BE 1st CLASS JHAMA BRICK.
- 150mm THICK P. C. IN FOUNDATION AND FLOOR WILL BE (1:1.5) CEMENT SAND AND 30mm DOWN JHAMA KONIA.
- 4.25mm D. P. C. WILL BE WITH (1:1.2) CEMENT SAND AND QUARTER CHIPS WITH PROPER WATER PROOFING COMPOUND.
- 200 mm THICK LOAD BEARING WALL WILL BE 1st CLASS BRICK WITH (1:6) CEMENT SAND MORTAR.
- 125mm & 75mm THICK PARTITION WALL WILL BE 1st CLASS BRICK WITH (1:4) CEMENT SAND MORTAR.
- ALL R. C. C. WORK WILL BE (1:2:4) CEMENT SAND & 20mm DOWN STONE CHIPS.
- GRADE OF CONCRETE :- M20
- GRADE OF STEEL :- Fe-415

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 AT POINT A-A' (12'-6") 3.81 mt AS PER RECORD BUT (14'-6") 4.420 mt AS PER POINT B-B' (14'-0") 4.267 mt PHYSICAL MEASUREMENT ON SOUTHERN SIDE AND NON RECORDED PASSAGE ON WESTERN AS PER S.O.R. VIDE I.D. NO - 419/2024-2024 DATE - 03/09/2024 FOR TWO PREMISES. CONFIRM WITH THE PLAN AND IT IS BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND, THE PLOT IS DEMARCATED BY BOUNDARY WALL, THERE IS AN EXISTING TWO STORIED BUILDING WHICH IS SHOWN IN THE PLAN BY HATCH AND IT WILL BE DEMOLISH AT THE TIME OF CONSTRUCTION

SRI NABABRATA GHOSH
 L.B.A. NO. - CA/2003/31759
 NAME OF ARCHITECT

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.

AT THE TIME OF DESIGN CALCULATION THE BEARING CAPACITY OF SOIL HAS BEEN CONSIDERED AS PER SOIL TEST REPORT MAID BY TECHNIQO SOIL AT F-25, C.I.T. MARKET, JADAVPUR KOLKATA - 700032, WHICH IS DULY SIGNED BY G.T.E. SIR KALLOU KUMAR GHOSHAL (G.T.E. NO - 49 CLASS - I) OF K.M.C.

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

DECLARATION OF GEO-TECH. ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

SRI KALLOU KUMAR GHOSHAL
 G.T.E. NO - 49, CLASS - I
 NAME OF THE GEO-TECHNICAL ENGINEER

DECLARATION OWNERS / APPLICANT

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE THE C.A., E.S.E. & G.T.E. DURING CONSTRUCTION I SHALL FOLLOW THE INSTRUCTION OF C.A., 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 UNDERTAKEN UNDER GUIDANCE OF C.A., E.S.E. & G.T.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 AND TWO STORIED BUILDING IS FULLY OCCUPIED BY THE OWNER AND TENANT AND EXISTING BUILDING TO BE DEMOLISHED BEFORE STARTING CONSTRUCTION. THERE IS NO LEGAL CASE PENDING AGAINST THIS PREMISES.

NEEL BUILDER & DEVELOPER
 REPRESENTED BY ITS PROPRIETORS
 SRI PROSENJIT PATH
 NAME OF OWNER

SCHEDULE OF DOORS & WINDOWS

DOORS	WINDOW
D - 1050 X 2100	W1 - 1500 X 1200
D1 - 950 X 2100	W2 - 1200 X 1200
D2 - 750 X 2100	W3 - 1025 X 1200
	W4 - 600 X 600
	W5 - 900 X 1000
	W6 - 1000 X 1200
	W7 - 875 X 1200

REFERENCE POINT MARKED IN SITE PLAN OF THE PROPOSAL PLAN

MARKED IN SITE PLAN OF THE PROPOSAL PLAN	CO-ORDINATE IN WGS 84	
	LATITUDE	LONGITUDE
A	22 29 59 N	88 21 09 E
B	22 29 59 N	88 21 09 E
C	22 29 59 N	88 21 09 E
D	22 29 59 N	88 21 09 E

PERMISSIBLE HEIGHT IN REFERENCE TO CCAM ISSUED BY AA1 = 83 M. CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) = 8.00 M

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF ANY STAGE IT IS FOUND OTHERWISE, THEN I SHALL FULLY LIABLE FOR WHICH KMG AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW

SRI NABABRATA GHOSH
 L.B.A. NO. - CA/2003/31759
 NAME OF THE L.B.S

NEEL BUILDER & DEVELOPER
 REPRESENTED BY ITS PROPRIETORS
 SRI PROSENJIT PATH
 NAME OF THE OWNERS / APPLICANT

BUILDING PERMIT NO :- 2024100216 DATE :- 03/01/2025

VALID UP TO :- 02/01/2030

SIGNATURE OF ASSISTANT ENGINEER (Civil / Bldg.)

SIGNATURE OF EXECUTIVE ENGINEER (Civil / Bldg.)