



DETAILS OF PLAN PROPOSAL

A

- ASSESSEE NO. 31-112-19-1268-9
- NAME OF THE OWNER'S : SMT. MONIKA DEY ALIAS MANIKA DEY, SRI. PRITAM DEY, SMT. MOUSHUMI DEY
- NAME OF THE APPLICANT : SRI. MIRAJ MONDAL AND SRI. ROHIT MONDAL AS A CONSTITUTED ATTORNEY OF MONIKA DEY ALIAS MANIKA DEY, PRITAM DEY AND MOUSHUMI DEY
- DETAILS OF REGISTERED DEED OF CONVEYANCE :
BOOK NO. I, VOLUME NO. 174
PAGES - 205 TO 216, BEING NO. 5179
YEAR - 2002, DATED - 18.11.2002, A.D.S.R. ALIPORE, SOUTH 24 PARGANAS
- DETAILS OF REGISTERED POWER OF ATTORNEY:
BOOK NO. I, VOLUME NO. 1603 - 2023
PAGES - 518167 TO 518180, BEING NO. 160318871
YEAR - 2023, DATED - 07.12.2023, D.S.R. III, SOUTH 24 PARGANAS
- DETAILS OF REGISTERED BOUNDARY DECLARATION :
BOOK NO. I, VOLUME NO. 1603 - 2024
PAGES - 237777 TO 237788, BEING NO. 160309292
YEAR - 2024, DATED - 06.06.2024, D.S.R. III, SOUTH 24 PARGANAS
- DETAILS OF BL & LRO :
MEMO NO. 17/631/BL & LRO/KOL/DT. 20.02.2024,
MEMO NO. 17/633/BL & LRO/KOL/DT. 20.02.2024,
MEMO NO. 17/634/BL & LRO/KOL/DT. 20.02.2024, DAG NO. 242,
L.R. KHATIAN NO. 1307, 1502, 1503, J.L. NO. 047, MOUZA - RAYNAGAR

B

- LAND AS PER AS PER DEED = 260.129 SQM (03K. - 14CH. - 10SFT.)
- LAND AS PER PHYSICAL MEASUREMENT = 259.266 SQM
- LAND AS PER B.L. & L.R.O. DOCUMENTS = 267.092 SQM (0.066 ACRE)
- PERMISSIBLE GROUND COVERAGE : (58.025%) = 150.439 SQM
- PROPOSED GROUND COVERAGE : (57.596%) = 149.327 SQM
- OVER HEAD WATER TANK AREA = 4.650 SQM
- STAIR COVER AREA = 14.915 SQM
- LIFT MACHINE ROOM AREA = 5.715 SQM
- LIFT MACHINE ROOM STAIR AREA = 2.849 SQM
- ROOF AREA = 149.327 SQM
- C.B. AREA = 4.050 SQM
- TREE COVER AREA PROVIDED = 4.000 SQM
- SHOP 1 CARPET AREA = 14.344 SQM
- SHOP 1 COVERED AREA = 16.618 SQM
- SHOP 2 CARPET AREA = 9.956 SQM
- SHOP 2 COVERED AREA = 11.623 SQM
- SHOP 3 CARPET AREA = 15.951 SQM
- SHOP 3 COVERED AREA = 18.322 SQM
- SHOP 4 CARPET AREA = 4.918 SQM
- SHOP 4 COVERED AREA = 6.712 SQM
- ADDITIONAL AREA FOR FEES = 27.529 SQM
- TOTAL COMMON AREA = 63.819 SQM
- NO. OF TENEMENTS : 6 NO.s
- SIZE OF TENEMENTS :

MKD	TENEMENT AREA	COMMON AREA	ACTUAL TENEMENT AREA	NOS
A	53.290 SQ.MT.	8.511 SQ.MT.	61.801 SQ.MT.	3
B	79.904 SQ.MT.	12.762 SQ.MT.	92.666 SQ.MT.	3

- TOTAL REQUIRED PARKING = 2 NO. (SHOP = 1; TENEMENT = 1)
- TOTAL PROVIDED PARKING = 4 NO.s
- CAR PARKING AREA = 72.968 SQM.
- TOTAL GROSS FLOOR AREA FOR FEES = 617.172 SQ.MT.

*** PROPOSED AREA ***

FLOOR	TOTAL GROSS FLOOR AREA	STAIR WELL	LIFT WELL	EFFECTIVE FLOOR AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA
GROUND	149.327sqm	---	---	149.327sqm	11.140sqm	1.557sqm	136.630sqm
FIRST	149.327sqm	0.875sqm	1.680sqm	146.772sqm	11.140sqm	1.557sqm	134.075sqm
SECOND	149.327sqm	0.875sqm	1.680sqm	146.772sqm	11.140sqm	1.557sqm	134.075sqm
THIRD	149.327sqm	0.875sqm	1.680sqm	146.772sqm	11.140sqm	1.557sqm	134.075sqm
TOTAL	597.308sqm	2.625sqm	5.040sqm	589.643sqm	44.560sqm	6.228sqm	538.855sqm

- PERMISSIBLE F.A.R. = 2.00
- PROPOSED F.A.R. = $\frac{[538.855 - 50 (C.P.)]}{259.266} = \frac{488.855}{259.266} = 1.886 < 2.00$

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PLAN PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	(AMSL)
A.B	22°13'23"N	88°27'20"E	10M.

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

SRI. MIRAJ MONDAL AND SRI. ROHIT MONDAL
AS A CONSTITUTED ATTORNEY OF
MONIKA DEY ALIAS MANIKA DEY,
PRITAM DEY AND MOUSHUMI DEY
NAME OF APPLICANT

SUKHA RANJAN ROY
L.B.S NO - 324 / I
NAME OF L.B.S.

OFFICE USE

BUILDING PERMIT NO.-2024110118

SANCTION DATE - 12.07.2024

VALID UPTO - 11.07.2029

DIGITAL SIGNATURE OF A.E.

NOTES/SPECIFICATIONS

- 75 TH. BRICK FLAT SOLING IN FOUNDATION & FLOOR
- 100 TH. (1:3:6) CEMENT, SAND, KHOA, CONCRETE IN FOUNDATION & FLOOR.
- FOUNDATION BRICK WORK WILL BE 1ST. CLASS BRICK WITH (1:6) CEMENT MORTAR.
- 200 TH. OUT SIDE BRICK WORK WITH (1:5) CEMENT MORTAR.
- 125 TH. AND 75 TH PARTITION BRICK WORK WITH (1:4) AND (1:3) CEMENT MORTAR.
- 40 TH. D.P.C. (1:2:4) WITH PROPER WATER PROOFING COMPOUND.
- 100TH./125TH. R.C.C. CONCRETE SLAB WITH (1:2:4) CEMENT SAND AND STONE CHIPS.
- 10 TH. WALL PLASTER WITH (1:5) CEMENT MORTER.
- ALL BUILDING MATERIALS WILL BE AS PER I.S CODE AND N.B.C. 1984.
- 40 TH. MARBLE FLOORING.
- GRADE OF CONC. M-20.
- GRADE OF STEEL Fe-500.
- ALL DIMENSIONS ARE IN M.M.
- DEPTH OF FOUNDATION OF SEPTIC TANK AND S.U.G.R. WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION.
- CURRENT DECLARATIONS OF OWNER, E.S.E AND L.B.S.

DECLARATION OF STRUCTURE ENGINEER

CERTIFIED THAT THE STRUCTURAL DESIGN AND THE DRAWING OF FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAVE BEEN CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AND WIND LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.
THE STRUCTURAL DESIGN HAVE BEEN DONE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY TECHNO SOIL.
REGD. OFFICE: GORKHARA, ARUNACHAL, SONARPUR, KOLKATA-700150, AND SIGNED BY RUPAK KUMAR BANERJEE, 10, KUNDU LANE, BHOWANIPORE, KOLKATA-700025.

SAKTI BRATA BHATTACHARYYA
E.S.E NO - 116 / I
NAME OF STR. ENGINEER

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 HAS BEEN MEASURED AND K.M.C. ROAD WIDTH 7.171 M. ON WESTERN SIDE AND 3.679 M. ON NORTHERN SIDE 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. OWNER SIGNATURE IDENTIFIED BY ME. THE PLOT IS BEYOND 500 M. FROM CENTRE LINE OF E.M. BYEPASS.

SUKHA RANJAN ROY
L.B.S NO - 324 / I
NAME OF L.B.S.

DECLARATION OF GEO-TECHNICAL 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 & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

RUPAK KUMAR BANERJEE
G.T.E. NO - 3, CLASS - I
NAME OF GEO-TECHNICAL ENGINEER

DECLARATION OF APPLICANT

- WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT :
- WE WILL ENGAGE L B S & E S E DURING CONSTRUCTION.
 - WE WILL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF BUILDING (AS PER B S PLAN)
 - K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING SUPER STRUCTURE.
 - IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
 - PLOT WAS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION.
 - ALL FLOORS WILL BE MARBLE FINISHED.

SRI. MIRAJ MONDAL AND SRI. ROHIT MONDAL
AS A CONSTITUTED ATTORNEY OF
MONIKA DEY ALIAS MANIKA DEY,
PRITAM DEY AND MOUSHUMI DEY
NAME OF APPLICANT

SCHEDULE OF DOORS & WINDOWS

DOORS			WINDOWS			REMARKS
MKD.	FRAME	OPENING	MKD.	FRAME	OPENING	
D	75X100	1000X2100	W1	75X100	1800X1350	
D1	75X100	900X2100	W2	75X100	1500X1350	
D2	75X100	750X2100	W3	75X100	1200X1200	
R/S	ROLLING SHUTTER		W3	75X100	600X600	

*** PROJECT TITLE ***

PLAN PROPOSAL OF A G + III STORIED RESIDENTIAL BUILDING AT KMC PREMISES NO. 1065, SOUTH RAYNAGAR, U/S 393 A OF KMC ACT 1980 & AS PER BUILDING RULE 2009, WARD NO. 112, BOROUGH - XI, P.S.- BANSDRONI PREVIOUSLY REGENT PARK, KOLKATA - 700070.

SCALE:-
1:100, 1:50,
1:500, 1:4000

DEALT BY:- SUKHA RANJAN ROY
D13, BAGHAJAIN'S STATION ROAD, FIRST FLOOR, KOLKATA-700102
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