



DOOR WINDOW SCHEDULE

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

CERTIFICATE

Premises No : 55, BANSDRONI GOVT. COLONY
 Assessee No :31-113-05-0055-2
 Name of the Owner (s) / Applicant (s) :
 SRI AMIT SENAPATI
 PROPRIETOR OF M/S. GANAPATI CONSTRUCTION
 AS CONSTITUTED ATTORNEY OF
 KAJAL KUMAR GHOSH
 MITA GHOSH.

Area of Land : 271.736 Sq mt.
 Name of LBS : AVIJIT DAS, No. : I/1765, (K.M.C.)
 Permissible height in reference to CCZM issued by AAI : 33.0 M. (AMSL)

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	
1	22.476421	88.352451	2.7 M.
2	22.476563	88.352370	2.7 M.

That 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 reserve the right to take appropriate action against me as per law.

SRI AMIT SENAPATI
 PROPRIETOR OF M/S. GANAPATI CONSTRUCTION
 AS CONSTITUTED ATTORNEY OF
 KAJAL KUMAR GHOSH
 MITA GHOSH.

AVIJIT DAS
 L.B.S. -I/1765 (K.M.C.)
 NAME OF L.B.S.

NAME OF OWNER / APPLICANT

SPECIFICATIONS

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
 STEEL Z- SECTION WINDOWS.
 CAST-IN-SITU MARBLE FLOORING.
 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
 WATER PROOFING TREATMENT.
 P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

STATEMENT OF THE PLAN PROPOSAL

- PART-A:**
- ASSESE NO:31-113-05-0055-2.
 - DETAIL OF REGISTERED DEED 'R.R. & R. DEPARTMENT, GOVT. OF WEST BENGAL.
 BOOK NO : I VOL. NO : IV PAGE NO : 23-26
 BEING NO :230 DATED : 13/06/2016. PLACE : A. D. S. R.-ALIPORE,24 PGS (S).
 - DETAIL OF REGISTERED BOUNDARY DECLARATION .
 BOOK NO : I VOL. NO : 1604-2024. PAGE NO : 230042 TO 230055.
 BEING NO :160407548 DATED :15/07/2024. PLACE : D.S.R.-IV,24 PGS (S).
 - DETAIL OF REGISTERED CORNER SPLAY DECLARATION .
 BOOK NO : I VOL. NO :1604-2024. PAGE NO : 230056 TO 230071.
 BEING NO :160407547 DATED :15/07/2024. PLACE : D.S.R.-IV,24 PGS (S).
 - DETAIL OF REGISTERED GENERAL POWER OF ATTORNEY .
 BOOK NO : I VOL. NO : 1604-2024. PAGE NO : 200006 TO 200026.
 BEING NO : 160406418 DATED :20/06/2024. PLACE : D.S.R.-IV,24 PGS (S).
- 6. a) AREA OF LAND (Physical) : 4K-0CH-44.966SFT = 271.736 SQM**
- 7. a) NO OF STOREY : G+III**
- 7. a) NO. OF TENAMENTS : 6 NOS.**
- 8. SIZE OF TENAMENTS : a) 75.0 - 100.0 Sqm 06 NOS**

- PART-B:**
- AREA OF LAND AS PER TITLE DEED = 4K-1CH-00SFT = 271.739 SQM
 - AS PER BOUNDARY DECLARATION = 4K-0CH-44.966SFT = 271.736 SQM
 - STRIP OF LAND AREA = 2.88 SQM
 - NET LAND AREA = 268.856 SQM
 - (i) PERMISSIBLE GROUND COVERAGE :- 57.608 % = 156.543 SQM
 (ii) PROPOSED GROUND COVERAGE :- 57.563 % = 156.421 SQM
 - PROPOSED HEIGHT = 12.500 MT.

7. PROPOSED AREA

GROSS COVERED AREA	CUT OUT			EXEMPTED AREA		NET FLOOR AREA
	STAIR DUCT	LIFT WELL	STAIR-STAIR LOBBY	LIFT LOBBY		
GROUND FLOOR	148.702 SQM	-	13.365 SQM	2.261 SQM		133.076 SQM
1ST FLOOR	156.421 SQM	-	1.899 SQM	13.365 SQM	2.329 SQM	138.828 SQM
2ND FLOOR	156.421 SQM	-	1.899 SQM	13.365 SQM	2.329 SQM	138.828 SQM
3RD FLOOR	156.421 SQM	-	1.899 SQM	13.365 SQM	2.329 SQM	138.828 SQM
TOTAL	617.965 SQM	-	5.697 SQM	53.460 SQM	9.248 SQM	549.560 SQM

8. TENEMENTS & CAR PARKING CALCULATION :-

(A) RESIDENTIAL:

MARKEED TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	68.096 SQM	12.851 SQM	81.941 SQM	3
B	68.228 SQM	12.89 SQM	80.916 SQM	3

- (B) MERCANTILE (RETAIL):**
- SHOP BUILT-UP AREA = 13.460 SQM.
 - SHOP CARPET AREA = 10.935 SQM. - REQUIRED CAR PARKING = NIL
- (C) BUSINESS (OFFICE):**
- OFFICE BUILT-UP AREA = 22.119 SQM.
 - OFFICE CARPET AREA = 17.365 SQM. - REQUIRED CAR PARKING = NIL
- (D) PARKING:**
- TOTAL REQUIRED CAR PARKING :- 3 NOS
 - TOTAL PROVIDED CAR PARKING :- 5 NOS
 - PERMISSIBLE AREA FOR PARKING = 75.00 SQ.M.
 - PROVIDED AREA OF PARKING = 87.929 SQ.M.

- 9. F.A.R.:**
- PERMISSIBLE F.A.R = 1.75
 - PROPOSED F.A.R = 549.560 - 75.00 / 271.736 = 1.746<1.75

- 10. MISC AREA:**
- STAIR HEAD ROOM AREA :- 15.965 SQ.M.
 - LIFT MACHINE ROOM AREA :- 5.969 SQ.M
 - LIFT MACHINE ROOM STAIR AREA :- 3.206 SQ.M
 - TERRACE AREA :- 156.421 SQ.M.
 - RELAXATION OF AUTHORITY, IF ANY :- CHANGE OF BACK (612) OF KMC BLDG RULE 2009
 - OVER HEAD TANK AREA :- 6.56 SQ.M.
 - AREA OF CUP-BOARD :- 3.378 SQM.
 - AREA OF TREE COVER :- REQUIRED - 4.198 SQM , PROVIDED - 5.040 SQM.
 - TOTAL AREA FOR FEES :- 640.786 SQM

CERTIFICATE OF GEO - TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. 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 HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

BHASKARJYOTI ROY
 G.T.E-I/50, (K.M.C.)
 NAME OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY SOIL-TECH, MR. BHASKARJYOTI ROY,G.T.E-I/50, (K.M.C.) OFFICE-51/1H, P.G.H. SHAH ROAD,JADAVPUR, KOLKATA-700032. CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SAKTRIBRATA BHATTACHARYYA
 E.S.E. -I/116, (K.M.C.)
 NAME OF STRUCTURAL ENGINEER

DECLARATION OF L.B.S.

CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. ACT 1980 & BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ADJUTING K.M.C. MAINTAINED ROADS ARE 5.1 M.(MIN) ON THE EASTERN SIDE & 3.6 M. (MIN.) ON THE NORTHERN SIDE OF THE PREMISES . IT IS A BUILD ABLE SITE NOT A TANK OR FILLED UP TANK. THE SITE WILL BE SUPERVISED BY ME.

AVIJIT DAS
 L.B.S. -I/1765 (K.M.C.)
 NAME OF L.B.S.

DECLARATION OF OWNER

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S & E.S.E DURING CONSTRUCTION. I WILL FOLLOW THE INSTRUCTION OF L.B.S & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE. IF ANY SUBMITTED DOCUMENT ARE FAKE THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.S/E.S.E BEFORE STARTING OF BUILDING FOUNDATION. THE PLOT IS IDENTIFIED BY ME. THE PLOT IS FULLY DEMARCATED BY BOUNDARY WALL. THERE IS NO TENANT. THERE IS NO COURT CASE PENDING AGAINST THIS PLOT.

SRI AMIT SENAPATI
 PROPRIETOR OF M/S. GANAPATI CONSTRUCTION
 AS CONSTITUTED ATTORNEY OF
 KAJAL KUMAR GHOSH
 MITA GHOSH.
 NAME OF OWNER / APPLICANT

B.P. NO. :- 2024110209
 SANCTION DATE :- 26.10.2024
 VALID UPTO :- 25.10.2029

DIGITAL SIGN. OF ASSISTANT ENGINEER (C)/BLDG/BR-XI

PROPOSED G+III STORIED (HT.-12.500MT.) RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 & UNDER K.M.C. BUILDING RULE 2009 AT PREMISES NO - 55, BANSDRONI GOVT COLONY, UNDER K.M.C. WARD NO. - 113, BOROUGH NO. - XI, P.S. - BANSDRONI, KOLKATA - 700 070.

L.O.P. NO-24, C.S. PLOT NO-18 & 19, MOUZA-BANSDRONI, J.L. NO.-45.

JOB NO.	DRG. NO.	DATE	DEALT
2/2	ARCH/CORP - A DWG	01.09.2024	AYAN

SCALE: 1:100