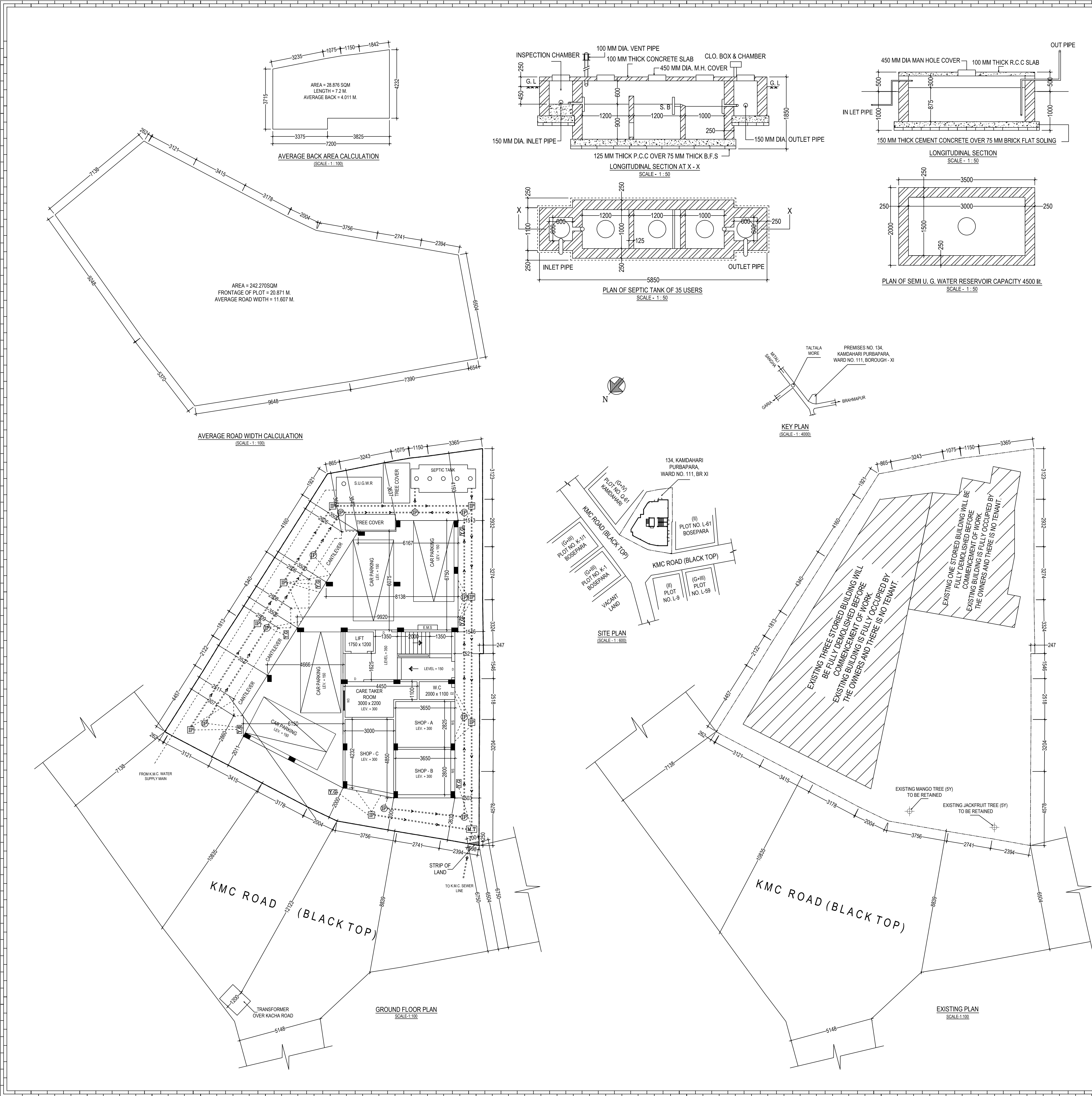




DETAILS OF PLAN PROPOSAL

A

1. ASSESSEE NO. 31-111-12-0134-5

2. NAME OF THE OWNER'S : SMT. MAYA DAS, SRI. ATANU KISHORE DAS, SMT. ANINDITA DAS.

3. NAME OF THE APPLICANT : SRI. MRINAL KANTI DEY PROPRIETOR OF B D UDYOG AND CONSTITUTED ATTORNEY OF SMT. MAYA DAS, SRI. ATANU KISHORE DAS, SMT. ANINDITA DAS.

4. DETAILS OF REGISTERED DEED :
(i) BOOK NO. I, VOLUME NO. 15
PAGES - 227 TO 238, BEING NO. 538
YEAR - 2001, DATED - 30.03.2001, D.S.R. ALIPUR, SOUTH 24 PARGANAS
(ii) BOOK NO. I, VOLUME NO. 28
PAGES - 117 TO 127, BEING NO. 1019
YEAR - 2002, DATED - 18.07.2002, D.S.R. ALIPUR, SOUTH 24 PARGANAS

5. DETAILS OF REGISTERED POWER OF ATTORNEY:
BOOK NO. I, VOLUME NO. 1604 - 2023
PAGES - 388531 TO 388545, BEING NO. 160412766
YEAR - 2023, DATED - 13.10.2023, D.S.R. IV, SOUTH 24 PARGANAS

6. DETAILS OF REGISTERED BOUNDARY DECLARATION :
BOOK NO. I, VOLUME NO. 1630 - 2024
PAGES - 89361 TO 89371, BEING NO. 163003287
YEAR - 2024, DATED - 14.08.2024, D.S.R. V, SOUTH 24 PARGANAS

7. DETAILS OF REGISTERED STRIP OF LAND :
BOOK NO. I, VOLUME NO. 1630 - 2024
PAGES - 89349 TO 89360, BEING NO. 163003289
YEAR - 2024, DATED - 14.08.2024, D.S.R. V, SOUTH 24 PARGANAS

8. DETAILS OF B.L. & L.R.O. :
(i) MEMO NO. 17/445/CON CERTIFICATE/BLRJO/S24 PGS/KOL/2023, DATE-03.03.2023
(ii) MEMO NO. 17/496/CON CERTIFICATE/BLRJO/S24 PGS/KOL/2023, DATE-09.03.2023
(iii) MEMO NO. 17/475/CON CERTIFICATE/BLRJO/S24 PGS/KOL/2023, DATE-03.03.2023

B

1. LAND AS PER AS PER DEED = 334.451 SQM (05K - 00CH. - 00SPT.)

2. LAND AS PER B.L. & L.R.O. = 332.649 SQM

3. LAND AS PER PHYSICAL MEASUREMENT = 324.499 SQM

4. STRIP OF LAND AREA = 0.086 SQM

5. NET LAND AREA = 324.413 SQM

6. PERMISSIBLE GROUND COVERAGE : (55.850%) = 181.233 SQM

7. PROPOSED GROUND COVERAGE : (54.117%) = 175.608 SQM

8. OVER HEAD WATER TANK AREA = 5.025 SQM

9. STAIR COVER AREA = 16.834 SQM

10. LIFT MACHINE ROOM AREA = 6.951 SQM

11. LIFT MACHINE ROOM STAIR AREA = 2.750 SQM

12. ROOF AREA = 175.608 SQM

13. C.B. AREA = 11.790 SQM

14. SHOP A CARPET AREA = 9.605 SQM

15. SHOP A COVERED AREA = 11.253 SQM

16. SHOP B CARPET AREA = 9.520 SQM

17. SHOP B COVERED AREA = 11.370 SQM

18. SHOP C CARPET AREA = 12.996 SQM

19. SHOP C COVERED AREA = 14.893 SQM

20. ADDITIONAL AREA FOR FEES = 38.325 SQM

21. TOTAL COMMON AREA = 102.651 SQM

22. NO. OF TENEMENTS : 9 NOS.

23. SIZE OF TENEMENTS :

MKD	TENAMENT AREA	COMMON AREA	ACTUAL TENAMENT AREA	NOS
A	51.061 SQ.MT.	8.420 SQ.MT.	59.481 SQ.MT.	1
B	58.083 SQ.MT.	9.578 SQ.MT.	67.661 SQ.MT.	1
C	48.477 SQ.MT.	7.684 SQ.MT.	56.161 SQ.MT.	1
D	81.233 SQ.MT.	13.396 SQ.MT.	94.629 SQ.MT.	2
E	74.389 SQ.MT.	12.267 SQ.MT.	86.656 SQ.MT.	2
F	97.575 SQ.MT.	16.091 SQ.MT.	113.666 SQ.MT.	1
G	58.046 SQ.MT.	9.572 SQ.MT.	67.618 SQ.MT.	1
TOTAL	622.486 SQ.MT.	102.651 SQ.MT.	725.137 SQ.MT.	9

24. TOTAL REQUIRED PARKING = 4 NOS. (SHOP = 0; TENEMENT = 4)

25. TOTAL PROVIDED PARKING = 4 NOS.

26. CAR PARKING AREA PROVIDED = 93.563 SQM

27. TOTAL GROSS FLOOR AREA FOR FEES = 894.543 SQ.MT.

28. TREE COVER AREA PROVIDED = 7.050 SQ.MT.

*** PROPOSED AREA ***

FLOOR	TOTAL GROSS FLOOR AREA	STAIR WELL	LIFT WELL	EFFECTIVE FLOOR AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA
GROUND	164.186sqm	---	---	164.186sqm	13.365sqm	3.000sqm	147.821sqm
FIRST	175.608sqm	0.500sqm	2.100sqm	173.008sqm	13.365sqm	3.000sqm	156.643sqm
SECOND	175.608sqm	0.500sqm	2.100sqm	173.008sqm	13.365sqm	3.000sqm	156.643sqm
THIRD	175.608sqm	0.500sqm	2.100sqm	173.008sqm	13.365sqm	3.000sqm	156.643sqm
FOURTH	175.608sqm	0.500sqm	2.100sqm	173.008sqm	13.365sqm	3.000sqm	156.643sqm
TOTAL	666.618sqm	2.000sqm	8.400sqm	656.218sqm	66.825sqm	15.000sqm	774.393sqm

29. PERMISSIBLE F.A.R. = 2.25

30. PROPOSED F.A.R. = [774.393 - 93.563 (C.P.)] / 324.499 = 680.830 / 324.499 = 2.098 < 2.25

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)
A.B	22°27'43"N 88°22'37"E	6M.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECTS 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.

MRINAL KANTI DEY
PROPRIETOR OF B D UDYOG
AND CONSTITUTED ATTORNEY OF
MAYA DAS, ATANU KISHORE DAS, ANINDITA DAS.
NAME OF APPLICANT

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

OFFICE USE

BUILDING PERMIT NO. - 2024110225

SANCTION DATE - 10.12.2024

VALID UPTO - 09.12.2029

DIGITAL SIGNATURE OF A.E.(C)/BLDG/BR-XI

DIGITAL SIGNATURE OF E.E.(C)/BLDG/BR-XI

NOTES/SPECIFICATIONS

1. 75 TH. BRICK FLAT SOLING IN FOUNDATION & FLOOR

2. 100 TH. (1:3:6) CEMENT, SAND, KHOA, CONCRETE IN FOUNDATION & FLOOR

3. FOUNDATION BRICK WORK WILL BE 1ST. CLASS BRICK WITH (1:6) CEMENT MORTAR.

4. 200 TH. OUT SIDE BRICK WORK WITH (1:5) CEMENT MORTAR.

5. 125 TH. AND 75 TH PARTITION BRICK WORK WITH (1:4) AND (1:3) CEMENT MORTAR.

6. 40 TH. D.P.C. (1:2:4) WITH PROPER WATER PROOFING COMPOUND.

7. 100TH/125TH. R.C.C. CONCRETE SLAB WITH (1:2:4) CEMENT SAND AND STONE CHIPS.

8. 10 TH. WALL PLASTER WITH (1:5) CEMENT MORTER.

9. ALL BUILDING MATERIALS WILL BE AS PER I.S CODE AND N.B.C. 1984.

10. 40 TH. MARBLE FLOORING.

11. GRADE OF CONC. M-20.

12. GRADE OF STEEL Fe-500.

13. ALL DIMENSIONS ARE IN M.M.

14. DEPTH OF FOUNDATION OF SEPTIC TANK AND S.U.G.R. WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION.

15. 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 TECHNICAL SOIL, REGD. OFFICE: GORKHARA, ARUNACHAL, SONARPUR, KOLKATA-700150, AND SIGNED BY RUPAK KUMAR BANERJEE, 10, KUNDU LANE, BHOWANIPORE, KOLKATA-700025.

SAKTI BRATA BHATTACHARYA
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 11.607 M. (AVERAGE) 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 :
1. WE WILL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION.
2. WE WILL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E DURING CONSTRUCTION OF BUILDING (AS PER B.S. PLAN)
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING SUPER STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5. PLOT WAS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION.
6. ALL FLOORS WILL BE MARBLE FINISHED.

SCHEDULE OF DOORS & WINDOWS

DOORS				WINDOWS				REMARKS
MKD.	FRAME	OPENING	MKD.	FRAME	OPENING	MKD.	FRAME	OPENING
D1	75X100	1000X2100	W1	75X100	1800X1350			
D2	75X100	1800X2100	W2	75X100	1500X1350			
			W3	75X100	1200X1200			
			W4	75X100	1800X1200			
			W5	75X100	800X900			

*** PROJECT TITLE ***

PLAN PROPOSAL OF A G + IV STORIED RESIDENTIAL BUILDING AT KMC PREMISES NO. 134, KAMDHARI PURBAPARA, U/S 393 A OF KMC ACT 1980 & AS PER BUILDING RULE 2009, WARD NO. 111, BOROUGH - XI, R.S. DAG NO. 501/1482, R.S. KHATIAN NO. 45, J.L. NO. 49, MOUZA - KAMDHARI.P.S.- REGENT PARK, KOLKATA - 700084.

SCALE:-
1:100, 1:50, 1:200
1:500, 1:400

DEALT BY:-
SUKHA RANJAN ROY
D13, BAGHATIN STATION ROAD, FIRST FLOOR, KOLKATA-700 022
MOBILE NO:- 9866666666
E-Mail Id: sukh_ks@yahoo.co.in