



- NOTES :-**
- ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
 - ALL EXTERNAL WALLS ARE 200 THK. & INTERNAL WALLS ARE 75 & 125 THK. IF NOT STATED IN 1:4 CEMENT SAND MORTAR.
 - ALL CHAJJAS ARE 75 THK & 500 MM. PROJECTED.
 - DEPTH OF UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
 - GRADE OF CONCRETE & GRADE OF STEEL USED ARE M20 & Fe415 RESPECTIVELY.
 - ANY DISCREPANCY IN SCALE, THE WRITTEN DIMENSION SHALL GOVERN.
 - FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.B.C. 1984 TO BE FOLLOWED.
 - OPEN TERRACE WITH PROPER ROOF TREATMENT.
 - DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4)

NOTES - I -

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI: 33M

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

| REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL | CO-ORDINATE IN WGS84 | SITE ELEVATION (AMSL) |
|--|----------------------|-----------------------|
| LATITUDE | LONGITUDE | |
| 1 | 22.462361 | 88.376235 |
| 2 | 22.462249 | 88.376235 |

THE ABOVE INFORMATION IS TRUE AND CORRECT IN RESPECT AND IF AT ANY STAGE IT IS FOUND OTHERWISE, THEN THE B.S. (OWNER) SHALL BE FULLY LIABLE FOR WHICH HE AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

DHIMAN KUMAR KALI & PURNENDU SEKHAR DAS PROP. OF MIS D.P. CONSTRUCTION & C.A. OF KAJAL SENGUPTA, NILANJANA SENGUPTA, NIRNIMESH SENGUPTA, BISWAJIT SINHA ROY

| NAME OF L.B.S. | NAME OF OWNER |
|---------------------------------|---------------------------------|
| KUNTAL DUTTA L.B.S. - I/1299 | KUNTAL DUTTA L.B.S. - I/1299 |

SCHEDULE FOR DOOR WINDOWS

| M.K.D. | SIZE | M.K.D. | SIZE |
|--------|-----------|--------|-----------|
| D | 1200X2100 | W1 | 1500X700 |
| D1 | 1000X2100 | W2 | 1200X1200 |
| D2 | 900X2100 | W3 | 1000X1050 |
| D3 | 750X2100 | W4 | 900X900 |
| | | W5 | 600X750 |

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT :-

I/WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.

I/WE SHALL FOLLOW THE INSTRUCTIONS 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 STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.

IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.

THE CONSTRUCTION OF WATER RESERVOIR WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

DURING DEPARTMENTAL INSPECTION, THE PLOT WAS IDENTIFIED BY ME/US.

THE PLOT IS BUTTED AND BOUNDED BY BOUNDARY WALL BY ME/US.

EXISTING STRUCTURE WILL BE DEMOLISHED BEFORE COMMENCEMENT OF WORK OCCUPIED BY ME/US. THERE IS NO TENANT.

DHIMAN KUMAR KALI & PURNENDU SEKHAR DAS
PROP. OF MIS D.P. CONSTRUCTION & C.A. OF
KAJAL SENGUPTA, NILANJANA SENGUPTA,
BISWAJIT SINHA ROY, NIRNIMESH SENGUPTA

NAME OF OWNERS

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 CEMENT CONCRETE ROAD WIDTH AVG. 3.014 M. (SOUTHERN 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 WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS BEYOND 500M. FROM C.I.L. OF E.M. BYE PASS.

KUNTAL DUTTA
L.B.S. - I/1299

NAME OF L.B.S.

THE STRUCTURAL DESIGN & CALCULATION DRAWINGS BOTH THE FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

KUNTAL DUTTA
E.S.E. - I/238

NAME OF STRUCTURAL ENGINEER

MAIN CHARACTERISTICS OF PLAN PROPOSAL

| | |
|---|---|
| 1. ASSESSEE NO. - 31-111-12-0238-2 | DETAILS OF AMALGAMATION DEED - |
| 2. NAME OF THE OWNER - BISWAJIT SINHA ROY, KAJAL SENGUPTA, NILANJANA SENGUPTA, NIRNIMESH SENGUPTA. | BOOK NO. - I, VOL. NO. - 1691-2023 PAGE NO. - 160101912, YEAR- 2023 |
| 3. NAME OF THE C.A. - DHIMAN KUMAR KALI & PURNENDU SEKHAR DAS, MIS. D.P. CONSTRUCTION. | PAGES NO. - 67601 TO 67623, DATED - 28/08/2023 REGD. AT - D.S.R.V. SOUTH 24-PARGANAS |
| DETAILS OF REGISTERED DEED - | DETAILS OF REGISTERED BOUNDARY DECLARATION - |
| BOOK NO. - I, VOL. NO. - 99 PAGE NO. - 5482, YEAR- 1997 | BOOK NO. - I, VOL. NO. - 1630-2024 PAGE NO. - 16305671, YEAR- 2024 |
| PAGES NO. - 91 TO 94, DATED - 20/08/1987 REGD. AT - ALIPORE, SOUTH 24-PARGANAS | PAGES NO. - 148511 TO 148522, DATED - 27/11/2024 REGD. AT - D.S.R.V. SOUTH 24-PARGANAS |
| DETAILS OF REGISTERED DEED - | DETAILS OF REGISTERED STRIP OF LAND - |
| BOOK NO. - I, VOL. NO. - 119 PAGE NO. - 6896, YEAR- 1985 | BOOK NO. - I, VOL. NO. - 1630-2024 PAGE NO. - 16305672, YEAR- 2024 |
| PAGES NO. - 29 TO 34, DATED - 09/08/1985 REGD. AT - ALIPORE, SOUTH 24-PARGANAS | PAGES NO. - 148203 TO 148234, DATED - 27/11/2024 REGD. AT - D.S.R.V. SOUTH 24-PARGANAS |
| DETAILS OF REGISTERED DEED - | DETAILS OF REGISTERED POWER OF ATTORNEY (1) - |
| BOOK NO. - I, VOL. NO. - 98 PAGE NO. - 1338, YEAR- 1993 | BOOK NO. - I, VOL. NO. - 1630-2024 PAGE NO. - 16309412, YEAR- 2024 |
| PAGES NO. - 179 TO 194, DATED - 03/07/1993 REGD. AT - CALCUTTA | PAGES NO. - 142886 TO 142877, DATED - 19/11/2024 REGD. AT - D.S.R.V. SOUTH 24-PARGANAS |
| DETAILS OF REGISTERED DEED - | DETAILS OF REGISTERED POWER OF ATTORNEY (2) - |
| BOOK NO. - I, VOL. NO. - 84 PAGE NO. - 5003, YEAR- 1985 | BOOK NO. - 4 DEED NO. - 510, YEAR- 2024-2025 |
| PAGES NO. - 283 TO 287, DATED - 14/06/1985 REGD. AT - ALIPORE, SOUTH 24-PARGANAS | DATED - 30/09/2024 REGD. AT - U.T. CHANDIGARH |
| DETAILS OF REGISTERED DEED - | DETAILS OF REGISTERED POWER OF ATTORNEY (3) - |
| BOOK NO. - I, VOL. NO. - 118 PAGE NO. - 6856, YEAR- 1985 | DEVELOPMENT POWER OF ATTORNEY OF BISWAJIT SINHA ROY CONSULANTE GENERAL OF INDIA HOUSTON HOUCONS454423 DATED - 19/07/2023 |
| PAGES NO. - 420 TO 538, DATED - 09/08/1985 REGD. AT - S.R.A. - SOUTH 24-PARGANAS | |
| MUTATION CASE NO. - M/11113-JAN-24/980, DT. - 13/01/2024 FULLY SIGNED ENDORSED BY DY ASSESSOR COLLECTOR DATED - 29/01/2024. | BLIARO MUTATION CASE NO. - 1630049 COPY NO. - 14710, (DATED - 08-09-2023) & 2173, 2166, 2164 (DATED - 20-02-2024) (03091 - 12CH - 09-448 SFT.) |

- PART-B**
- AREA OF LAND -
 - PERMISSIBLE GROUND COVERAGE - 145.741 SQ.M. (88.34%)
 - PROPOSED GROUND COVERAGE - 114.243 SQ.M. (45.73%)
 - PERMISSIBLE HEIGHT - 10.0 M.
 - PROPOSED HEIGHT - 9.95 M.

5. PROPOSED AREA :-

| COVERED AREA (SQ.M.) | TOTAL EXEMPTED AREA (SQ.M.) | | LIFT WELL (SQ.M.) | STAIR WELL (SQ.M.) | NET FLOOR AREA (SQ.M.) | GROSS AREA (SQ.M.) |
|----------------------|-----------------------------|-----------------------|-------------------|--------------------|------------------------|--------------------|
| | STAIR & STAIR LOBBY | LIFT LOBBY | | | | |
| GROUND FLOOR | 112.171 | 9.900 - 0.500 = 9.400 | --- | --- | 102.771 | 112.171 |
| 1ST. FLOOR | 114.243 | 9.900 - 0.500 = 9.400 | --- | 0.500 | 104.343 | 113.743 |
| 2ND. FLOOR | 114.243 | 9.900 - 0.500 = 9.400 | --- | 0.500 | 104.343 | 113.743 |
| TOTAL | 340.657 | 28.200 | --- | 1.000 | 311.457 | 339.657 |

6.A) TENEMENTS & CAR PARKING CALCULATION :-

| MARKED | TENEMENT AREA | AREA TO BE ADDED | ACTUAL TENEMENT AREA | NO. OF TENEMENT | REQD. CAR PARKING |
|--------------------------|---------------|------------------|----------------------|---------------------------------|-------------------|
| "A" | 52.834 SQ.M. | 5.128 SQ.M. | 57.962 SQ.M. | --- | --- |
| "B" | 48.987 SQ.M. | 4.755 SQ.M. | 53.742 SQ.M. | 3 | 01 |
| "C" | 54.906 SQ.M. | 5.329 SQ.M. | 60.235 SQ.M. | 2 | --- |
| TOTAL TENEMENT = 06 NOS. | | | | TOTAL REQUIRED CAR PARKING = 01 | |

7.A) TOTAL NOS. OF REQD. CAR PARKING = 01.
B) TOTAL NOS. OF CAR PARKING PROVIDED = NIL (UR 77(5), INGRESS & EGRESS LESS THAN 3.5 M)

8. COVERED CAR PARKING AREA AT GROUND FLOOR = NIL.

9. PERMISSIBLE F.A.R. = 1.25

10. PROPOSED F.A.R. = 311.457 / 249.814 = 1.247 < 1.25

11. STATEMENT OF OTHER AREAS FOR FEES:-

| FLOOR | LOFT (SQ.M.) | CUPBOARD (SQ.M.) | LEDGE/TEND (SQ.M.) |
|-------|--------------|------------------|--------------------|
| TOTAL | NIL | 2.500 | NIL |

12. STAIR HEAD ROOM AREA - 12.720 SQ.M.
13. LIFT MACHINE ROOM AREA - NIL
14. LIFT MACHINE ROOM STAIR AREA - NIL
15. ROOF AREA - 114.243 SQ.M.
16. RELAXATION OF AUTHORITY, IF ANY -
17. ROOF SERVICE AREA - NIL
18. ROOF TANK AREA - 3.710 SQ.M.
19. TOTAL COMMON AREA - 30.050 SQ.M.

20. TOTAL AREA FOR FEES = 354.877 SQ.M.
21. TOTAL TREE COVERED AREA = 2.301 SQ.M.
22. TOTAL EXISTING AREA = 66.995 SQ.M.

GROUND FLOOR, FIRST & SECOND FLOOR PLAN, ROOF PLAN, FRONT ELEVATION, SECTION - A-A, SECTION - B-B.

PROJECT:

PROPOSED PLAN OF STRAIGHT III (THREE) STORIED RESIDENTIAL BUILDING (HT. 9.950 M.) AT K.M.C. PREMISES NO. - 236, KAMDHARI PURBAPARA, WARD NO. - 111, BOROUGH NO. - XI, J.L.NO. - 49, DAG NO. - 858, C.S. KHATIAN NO. - 514, R.S.KHATIAN NO. - 294, MOUZA - KAMDHARI, P.S. - BANSDRONI, KOLKATA - 700 019.

UNDER SECTION 393A OF KMC ACT. 1980 AND BUILDING RULE - 2009.

BUILDING PERMIT NO. : 2024110240
SANCTION DATE : 14.12.2024
VALID UPTO : 13.12.2029

