

CHARACTERISTICS OF PLAN PROPOSAL

PART-A

1. ASSESSEE NO : 31-102-02-0030-7

2.a] NAME OF THE OWNER - SRI SAMIR SENGUPTA

2.b] NAME OF THE APPLICANT - SRI SALIL SAHA AS CONSTITUTED ATTORNEY OF SRI SAMIR SENGUPTA.

3. DETAILS OF REGD TITLE DEED :-  
BOOK - I, VOLUME NO - 47, PAGE NO. -257 TO 260, BEING  
NO:3515, FOR THE YEAR 1988, DATED :-17.11.1988, A.D.R.  
ALIPORE, SOUTH 24 PARGANS.

5. DETAILS OF BOUNDARY DECLARATION :-  
BOOK - I, VOLUME NO - 1603-2024, PAGE FROM - 334966 TO 334977,  
BEING NO:- 160312879, FOR THE YEAR 2024, DATED :- 01.08.2024,  
D.S.R.-III SOUTH 24 PARGANS ,WEST BENGAL.

4. DETAILS OF REGD STRIP OF LAND :-  
BOOK - I, VOLUME NO - 1603-2024, PAGE NO. -334545 TO  
334557, BEING NO:-160312880, FOR THE YEAR 2024, DATED :-  
01.08.2024, D.S.R.-III SOUTH 24 PARGANS ,WEST BENGAL.

6. DETAILS OF POWER OF ATTORNEY :-  
BOOK - I, VOLUME NO - 1603-2024, PAGE FROM - 205265 TO 205280,  
BEING NO:- 160308194, FOR THE YEAR 2024, DATED :-17.05.2024,  
D.S.R.-III SOUTH 24 PARGANS ,WEST BENGAL.

7. DETAILS OF K.M.C. MUTATION:-  
O/102/21-AUG-24/41375 DATED - 21.08.2024

PART-B

1. AREA OF THE LAND :- a) AS PER TITLE DEED = 242.475 M<sup>2</sup> IS EQUIVALENT TO 3 K - 10 CH - 00 SFT.  
b) AS PER BOUNDARY DECLARATION = 230.318 M<sup>2</sup> IS EQUIVALENT TO 3 KATA - 07 CHATTACK - 4.14 SFT

2. PERMISSIBLE GROUND COVERAGE :- 135.862 M<sup>2</sup> (58.98%) 3. PROPOSED GROUND COVERAGE :- 103.884 M<sup>2</sup> (45.105%)

4. PROPOSED AREA:

FLOOR	TOTAL EXEMPTED AREA				NET FLOOR AREA
	TOTAL FLOOR AREA	STAIR + STAIR LOBBY	LIFT WELL	LIFT LOBBY	
GROUND FLOOR	103.404 M <sup>2</sup>	9.900 M <sup>2</sup>	NIL	1.823 M <sup>2</sup>	91.681 M <sup>2</sup>
1ST FLOOR	103.884 M <sup>2</sup>	9.900 M <sup>2</sup>	1.650 M <sup>2</sup>	1.823 M <sup>2</sup>	90.511 M <sup>2</sup>
2ND FLOOR	103.884 M <sup>2</sup>	9.900 M <sup>2</sup>	1.650 M <sup>2</sup>	1.823 M <sup>2</sup>	90.511 M <sup>2</sup>
3RD FLOOR	103.884 M <sup>2</sup>	9.900 M <sup>2</sup>	1.650 M <sup>2</sup>	1.823 M <sup>2</sup>	90.511 M <sup>2</sup>
TOTAL	415.056 M <sup>2</sup>	39.600 M <sup>2</sup>	4.950 M <sup>2</sup>	7.292 M <sup>2</sup>	363.214 M <sup>2</sup>

5.A) PARKING CALCULATION:

TENANT SIZE BETWEEN	NET TENANT SIZE	TOTAL COMMON AREA	AREA TO BE ADDED	GROSS TENMT SIZE	NOS OF TENMT.	REQUIRED PARKING
50 - 75 SQ.M	43.719 M <sup>2</sup>	58.448 M <sup>2</sup>	9.514 M <sup>2</sup>	53.232 M <sup>2</sup>	3 NOS.	1 NO.
	45.809 M <sup>2</sup>	268.583 M <sup>2</sup>	= (21.762%)	9.969 M <sup>2</sup>	55.778 M <sup>2</sup>	
SHOP	GROSS SHOP AREA = 25.232 M <sup>2</sup>	CARPET AREA OF SHOP = 20.538 M <sup>2</sup>				NIL

5.B) NOS. OF PARKING PROVIDED :- COVERED = 2 NOS.

6. PERMISSIBLE F.A.R = 1.75

C) ACTUAL AREA OF PARKING PROVIDED = 57.843 M<sup>2</sup>

7. PROPOSED F.A.R = 1.468

8. STATEMENT OF ADDITIONAL AREAS FOR FEES : (12,985 + 7,740 + 3,100 + 9,285) = 33.110 M<sup>2</sup>

FLOOR	CUPBOARD	LOFT	LEDGE/TEND
GROUND FLOOR	NIL	NIL	NIL
1ST FLOOR	3.095 M <sup>2</sup>	NIL	NIL
2ND FLOOR	3.095 M <sup>2</sup>	NIL	NIL
3RD FLOOR	3.095 M <sup>2</sup>	NIL	NIL
TOTAL	9.285 M <sup>2</sup>	NIL	NIL

9. STAIR HEAD ROOM AREA = 12.985 M<sup>2</sup>

13. TREE COVER AREA = 4.500 M<sup>2</sup>

10. ROOF TANK AREA = 5.830 M<sup>2</sup>

14. EXISTING STRUCTURE AREA = 44.498 M<sup>2</sup>

11. LIFT MACHINE ROOM AREA = 7.740 M<sup>2</sup>

15. BUILDING HEIGHT = 12.400 Mtr.

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 INSTRUCTION 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 AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. & E.S.E., BEFORE STARTING OF BUILDING FOUNDATION WORK.
- THE PLOT IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION. THE PLOT IS BUTTED AND BOUNDED BY BOUNDARY WALL. THE PLOT IS OCCUPIED BY THE OWNERS & THERE IS NO TENANT.

SRI SALIL SAHA AS CONSTITUTED ATTORNEY OF  
SRI SAMIR SENGUPTA.  
NAME OF OWNER/S

DECLARATION 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.

KALLOL KUMAR GHOSHAL  
GTE NO. - 1 / 49  
NAME OF GEO-TECHNICAL ENGINEER

DECLARATION OF STRUCTURAL ENGINEER

CERTIFIED THAT THE STRUCTURAL DRAWING AND DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE SOIL TEST HAS BEEN DONE BY KALLOL KUMAR GHOSHAL OF M/S TECHNO SOIL, GORKHARA , ARUNACHAL, SONAPUR , KOLKATA - 700 150. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

BIVAS BISWAS  
ESE NO - 458 , CLASS II  
NAME OF STRUCTURAL ENGINEER

DECLARATION OF L.B.S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITIONS INCLUDING WIDTH OF THE ABUTING WESTERN SIDE ROAD IS MINIMUM 3550 MM WHICH CONFORMS WITH THE PLAN WHICH HAS BEEN MEASURED AND VARIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE PLOT IS BEYOND 500M FROM CENTER LINE OF E.M. BY PASS.

BIVAS BISWAS  
LBS NO - 766 , CLASS I  
NAME OF L.B.S.

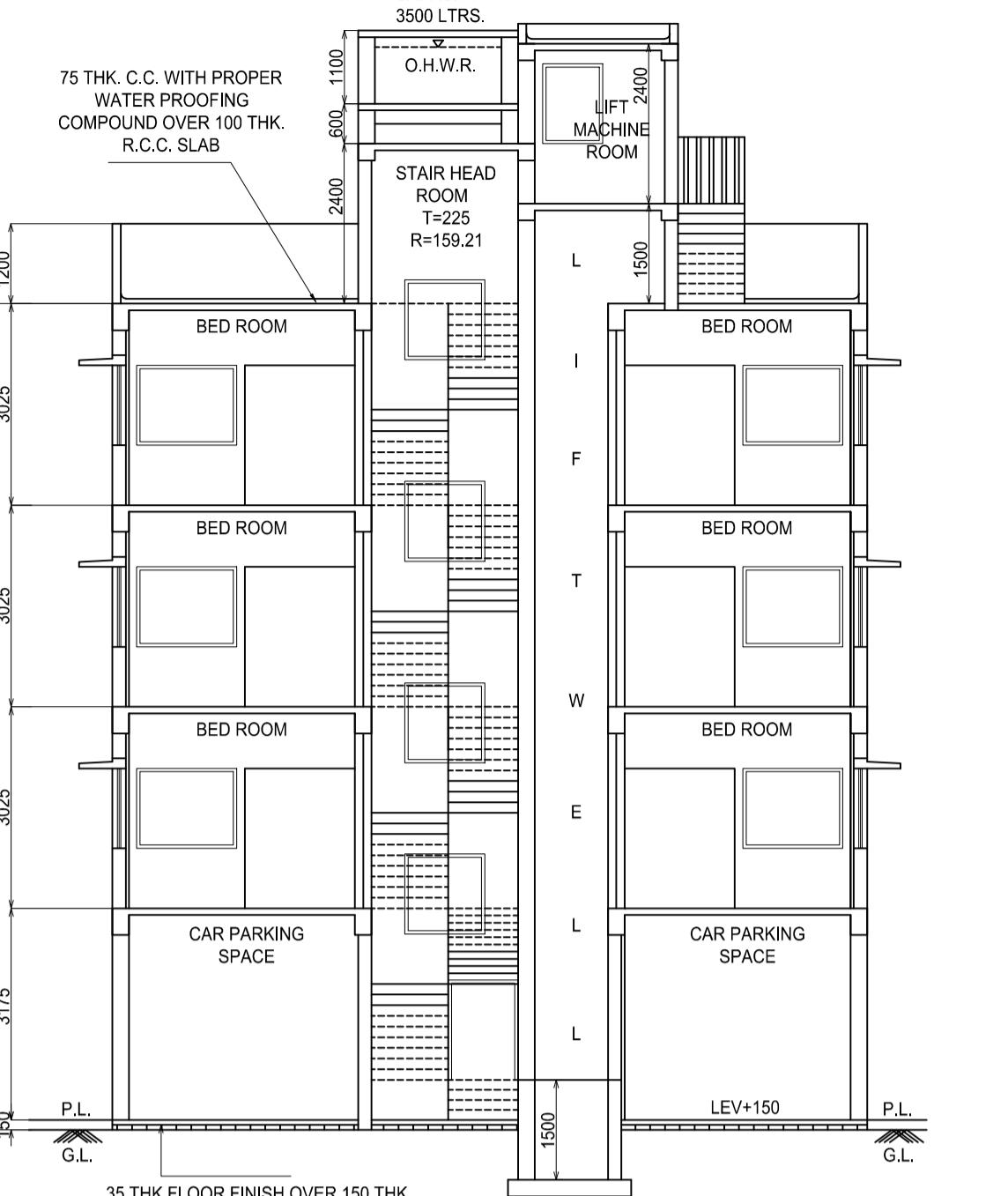
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DATED.- 29-OCT-24

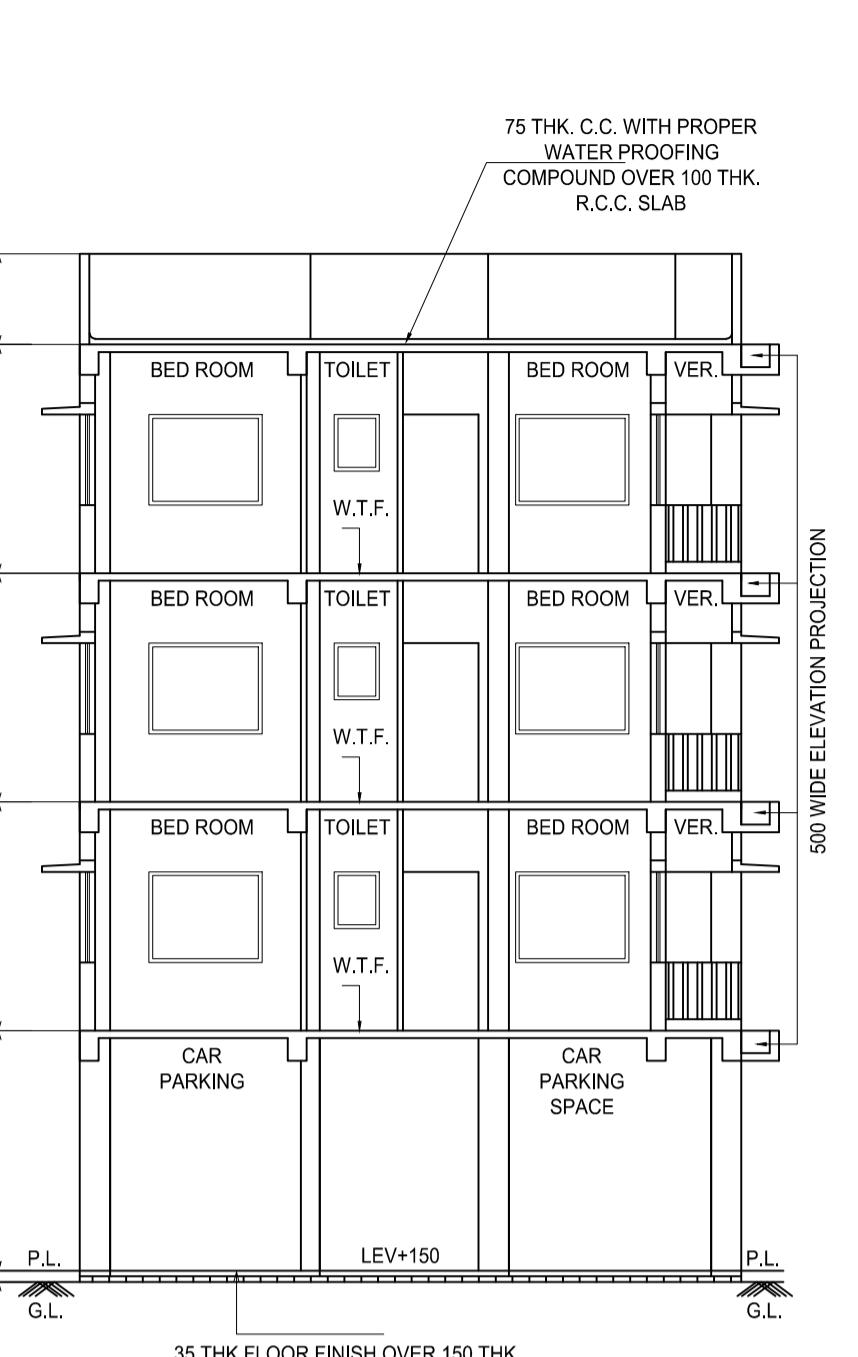
VALID UP TO - 28-OCT-29



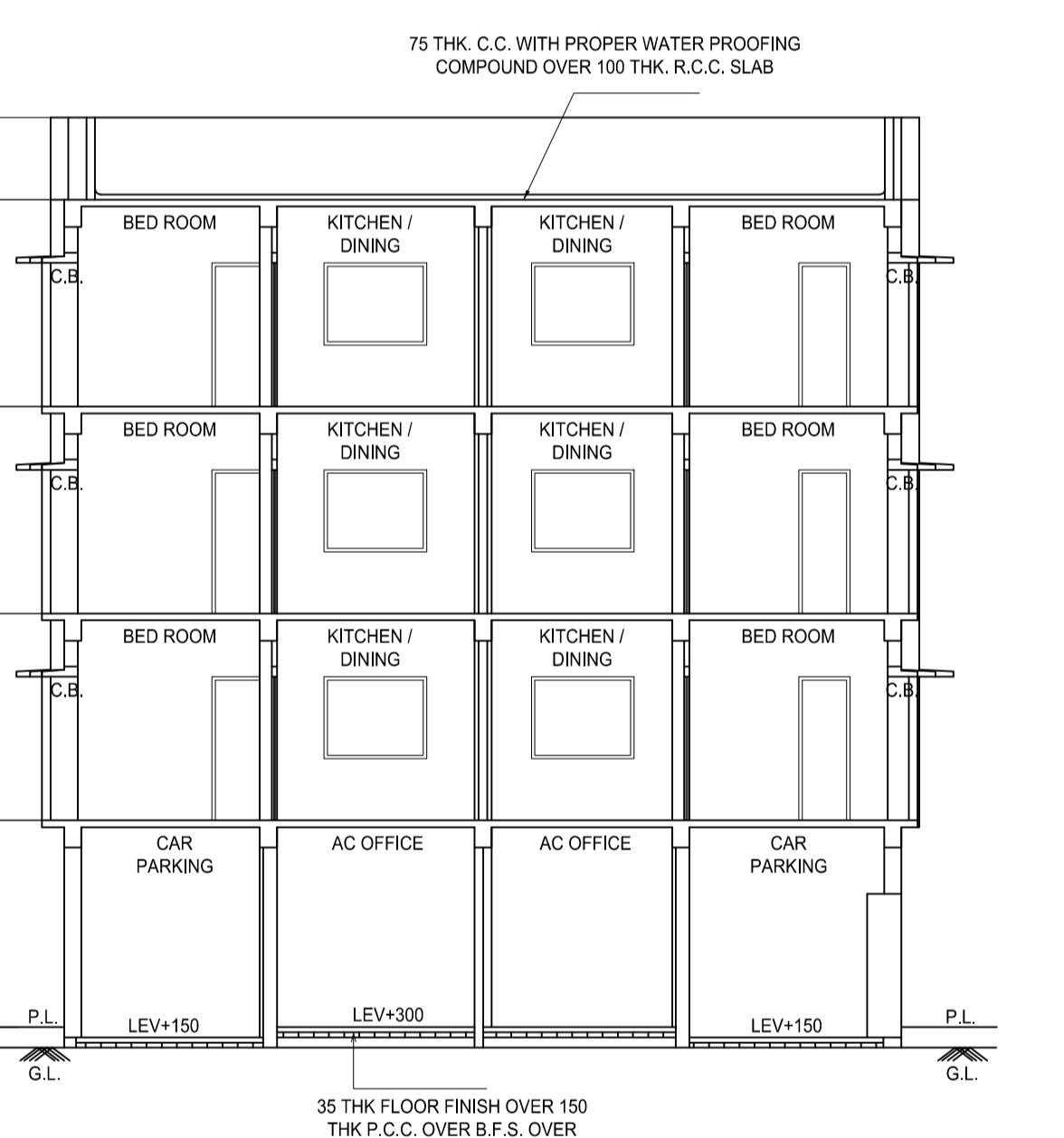
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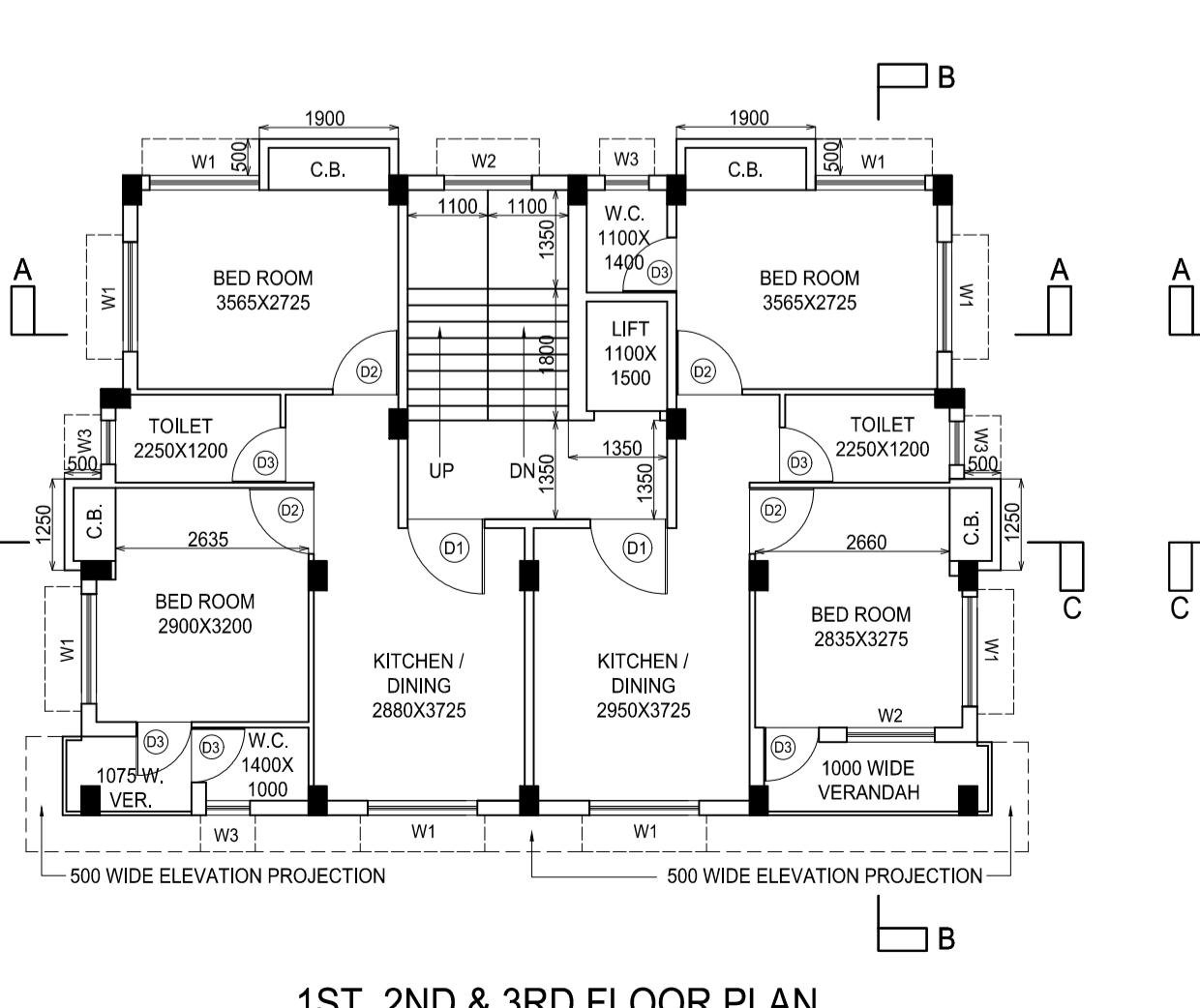
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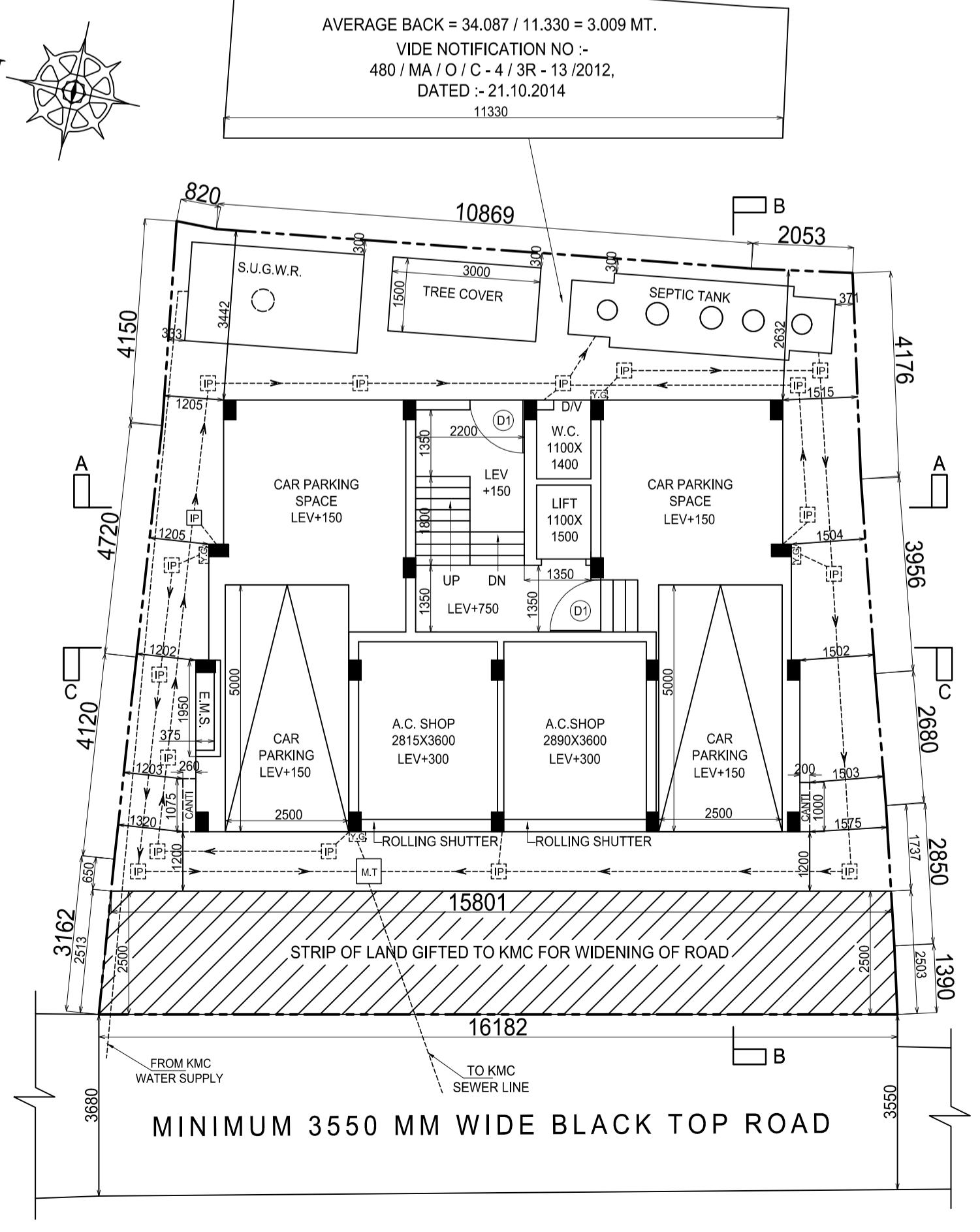
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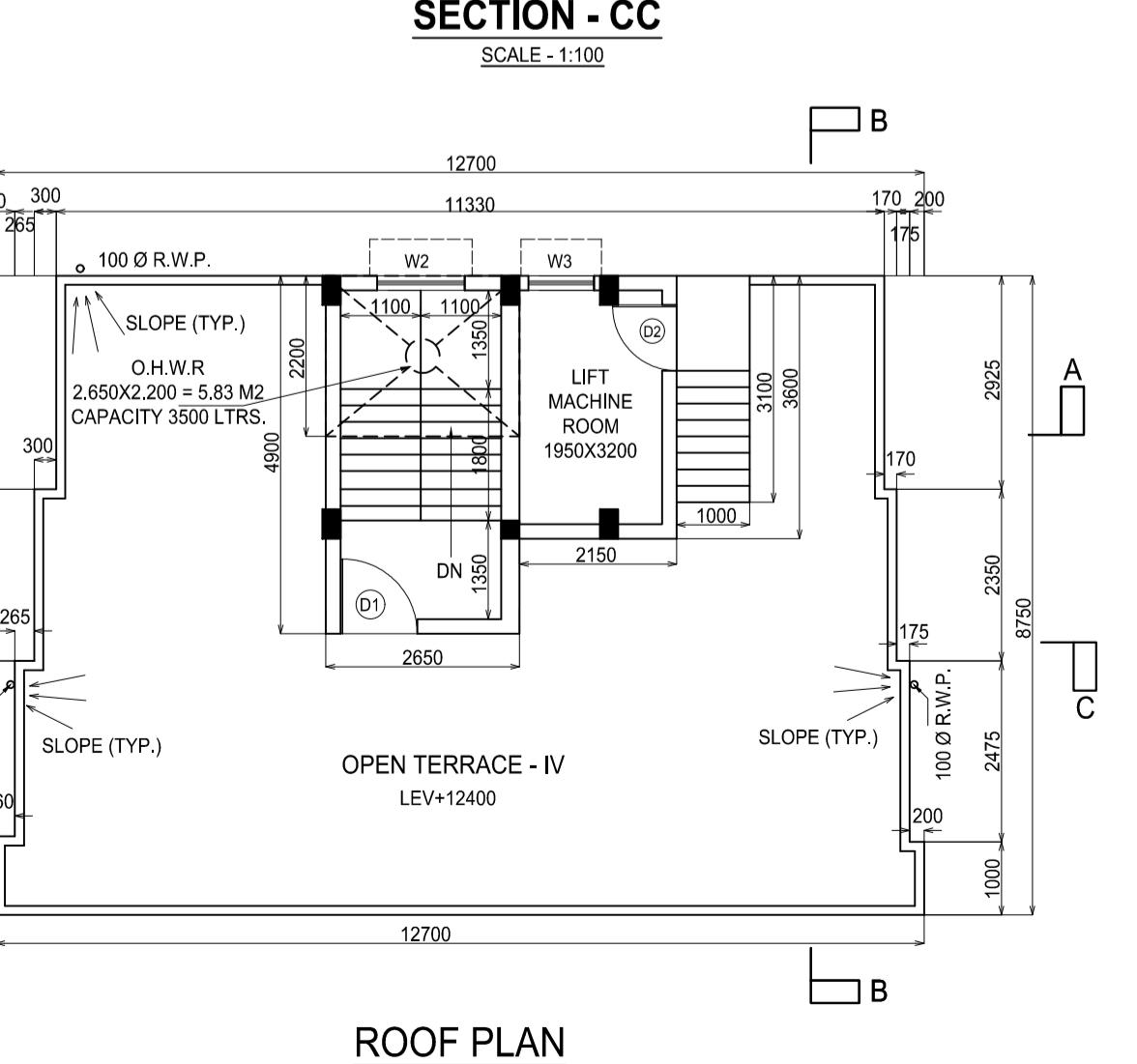
SECTION - CC



GROUND FLOOR PLAN



MINIMUM 3550 MM WIDE BLACK TOP ROAD



ROOF PLAN