

PROPOSED G+III STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980  
COMPLYING KMC BUILDING RULE 2009, AT PREMISES NO. 30, BAGHAJATIN  
BLOCK-D, E.P NO.- 485, S.P NO.- 300, MOUZA - BADEMASUR, J.L. NO. 31, UNDER  
THE JURISDICTION OF K.M.C., WARD - 102, BOROUGH - XII, P.S.- JADAVPUR,  
KOLKATA - 700032.

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 SALLI SAHA AS CONSTITUTED ATTORNEY OF SRI SAMIR SENGUPTA.  |  |
| 3. DETAILS OF REGD TITLE DEED :-<br>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 :-<br>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 PARGANAS ,WEST BENGAL. |
| 4. DETAILS OF REGD STRIP OF LAND :-<br>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 PARGANAS ,WEST BENGAL. | 6. DETAILS OF POWER OF ATTORNEY :-<br>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 PARGANAS ,WEST BENGAL.     |
| 7. DETAILS OF K.M.C. MUTATION:-<br>O/102/21-AUG-24/41375 DATED - 21.08.2024   |  |

PART-B

|                        |  |   |
|------------------------|--|---|
| 1. AREA OF THE LAND :- | a) AS PER TITLE DEED = 242.475 M2 IS EQUIVALENT TO 3 K - 10 CH - 00 SFT. | b) AS PER BOUNDARY DECLARATION = 230.318 M2 = EQUIVALENT TO = 3 KATA - 07 CHATTACK - 4.14 SFT |
|------------------------|--|---|

|  |                     |  |           |                |            |
|--|---------------------|--|-----------|----------------|------------|
| 2. PERMISSIBLE GROUND COVERAGE :- 135.862 M2 ( 58.989% ) |                     | 3. PROPOSED GROUND COVERAGE :- 103.884 M2 ( 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 M2          | 9.900 M2   | NIL       | 1.823 M2       | 91.681 M2  |
| 1ST FLOOR  | 103.884 M2          | 9.900 M2   | 1.650 M2  | 1.823 M2       | 90.511 M2  |
| 2ND FLOOR  | 103.884 M2          | 9.900 M2   | 1.650 M2  | 1.823 M2       | 90.511 M2  |
| 3RD FLOOR  | 103.884 M2          | 9.900 M2   | 1.650 M2  | 1.823 M2       | 90.511 M2  |
| TOTAL  | 415.056 M2          | 39.600 M2  | 4.950 M2  | 7.292 M2       | 363.214 M2 |

5.A) PARKING CALCULATION:

| TENAMT SIZE BETWEEN | NET TENAMT SIZE  | TOTAL COMMON AREA       | AREA TO BE ADDED | GROSS TENMT SIZE | NOS OF TENMT. | REQUIRED PARKING |
|---------------------|--|-------------------------|------------------|------------------|---------------|------------------|
| 50 ~ 75 SQ,M        | 43.719 M2  | 58.448 M2<br>268.583 M2 | 9.514 M2         | 53.232 M2        | 3 NOS.        | 1 NO.            |
|                     | 45.809 M2  | =(21.762%)              | 9.969 M2         | 55.778 M2        | 3 NOS.        |                  |
| SHOP                | GROSS SHOP AREA = 25.232 M2<br>CARPET AREA OF SHOP = 20.538 M2 |                         |                  |                  |               | 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 M2

7. PROPOSED F.A.R = 1.468

8. STATEMENT OF ADDITIONAL AREAS FOR FEES : (12.985 + 7.740 + 3.100 + 9.285) = 33.110 M2

| FLOOR        | CUPBOARD | LOFT | LEDGE/TEND |
|--------------|----------|------|------------|
| GROUND FLOOR | NIL      | NIL  | NIL        |
| 1ST FLOOR    | 3.095 M2 | NIL  | NIL        |
| 2ND FLOOR    | 3.095 M2 | NIL  | NIL        |
| 3RD FLOOR    | 3.095 M2 | NIL  | NIL        |
| TOTAL        | 9.285 M2 | NIL  | NIL        |

9. STAIR HEAD ROOM AREA = 12.985 M2

13. TREE COVER AREA = 4.500 M2

10. ROOF TANK AREA = 5.830 M2

14. EXISTING STRUCTURE AREA = 44.498 M2

11. LIFT MACHINE ROOM AREA = 7.740 M2

15. BUILDING HEIGHT = 12.400 Mtr.

12. LIFT MACHINE ROOM STAIR AREA = 3.100 M2

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 SALLI 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. - I / 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, SONARPUR , 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.

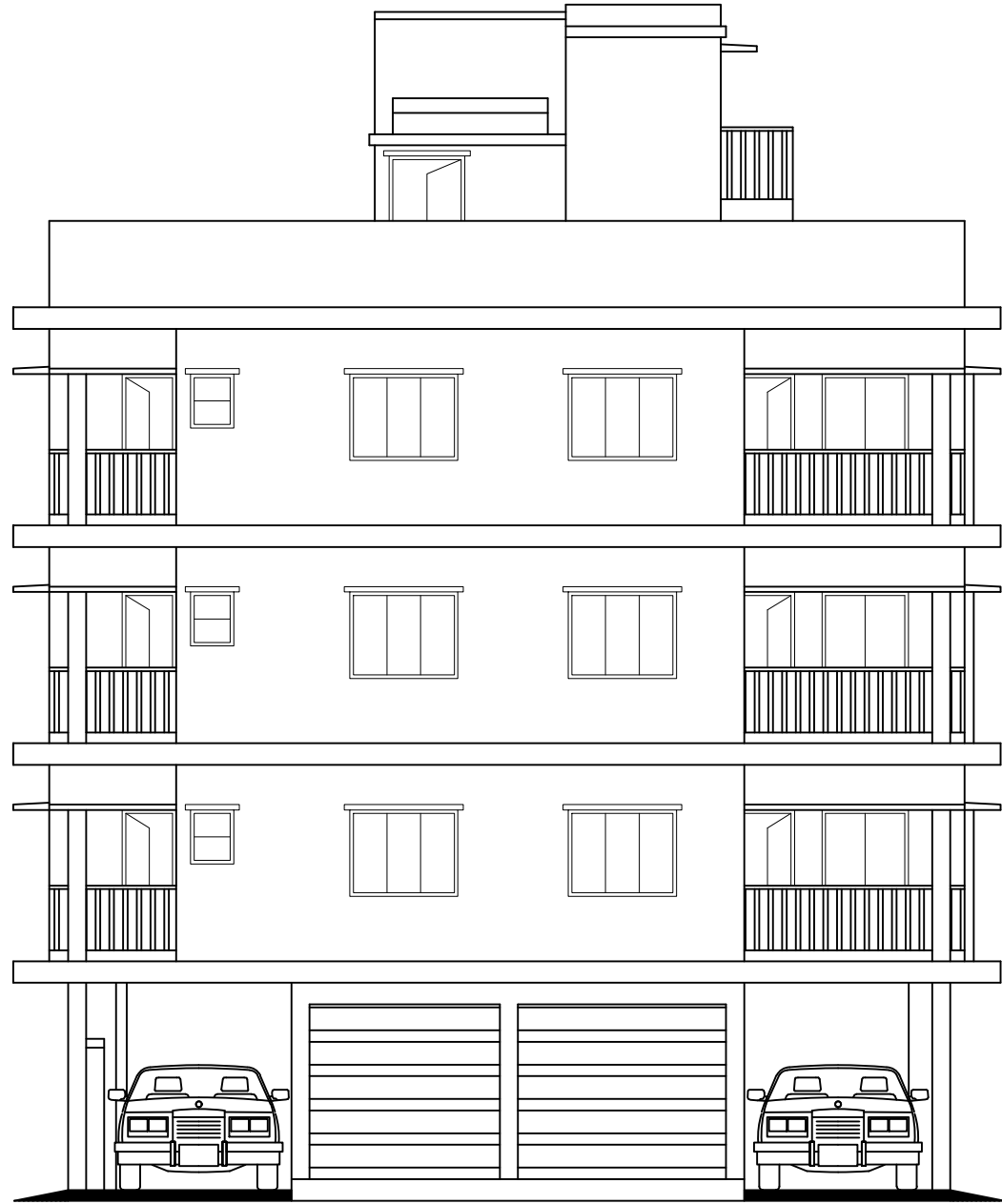
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITIONS INCLUDING WIDTH OF THE ABUTING WESTERN SIDE ROAD IS MINIMUM 3550 MM WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE 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.

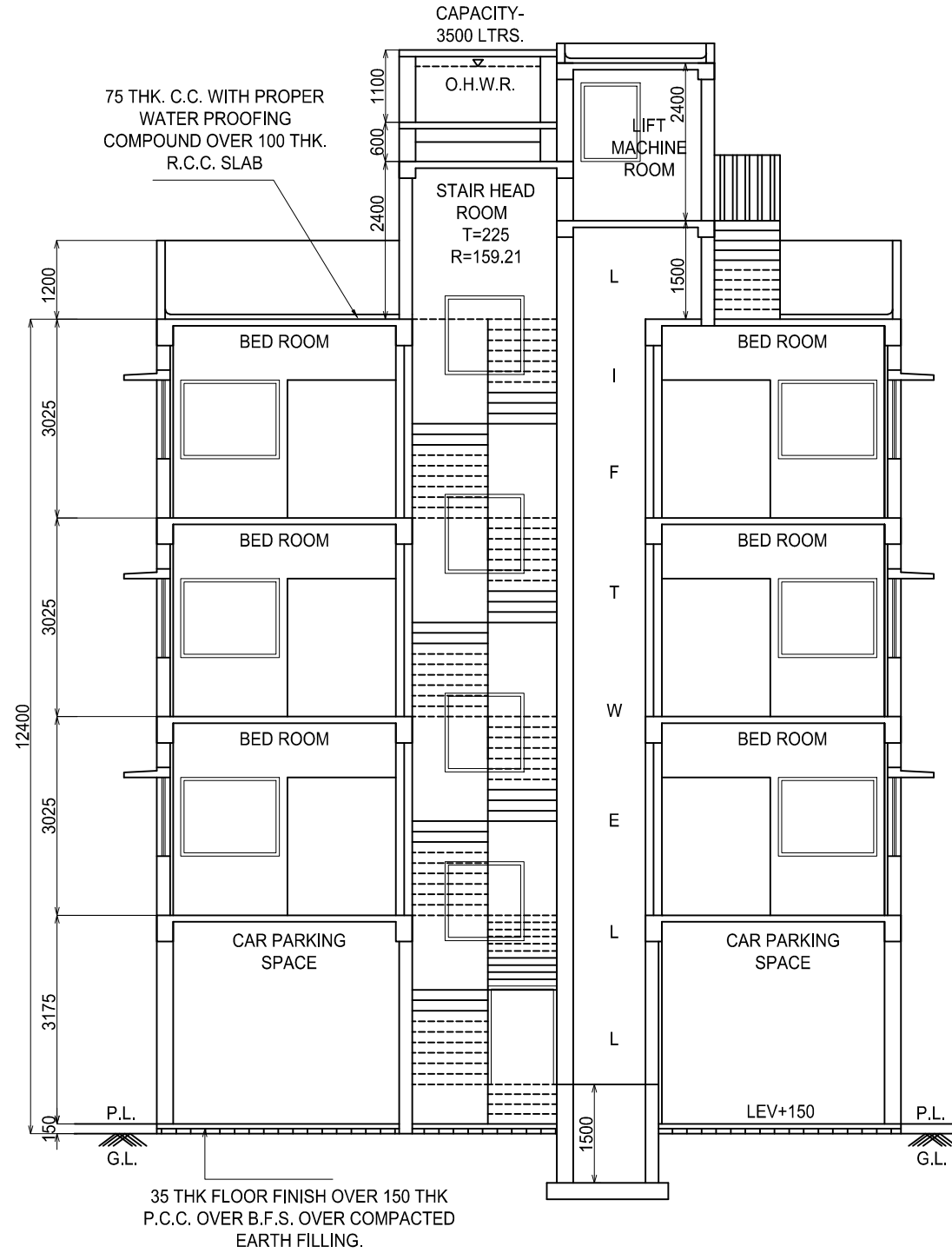
BUILDING PERMIT NO. - 2024120310

DATED.- 29-OCT-24

VALID UP TO - 28-OCT-29

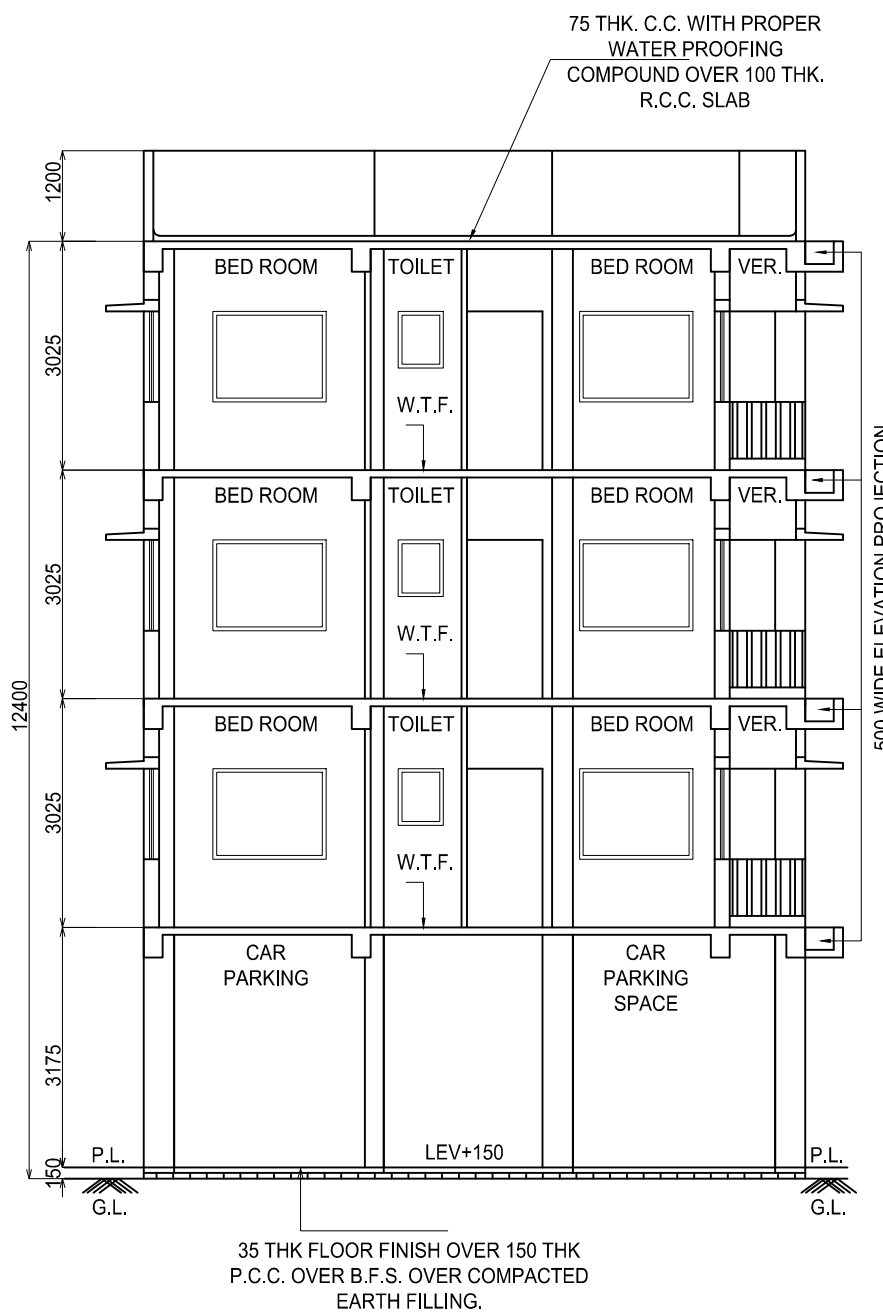


FRONT ELEVATION



SECTION - AA

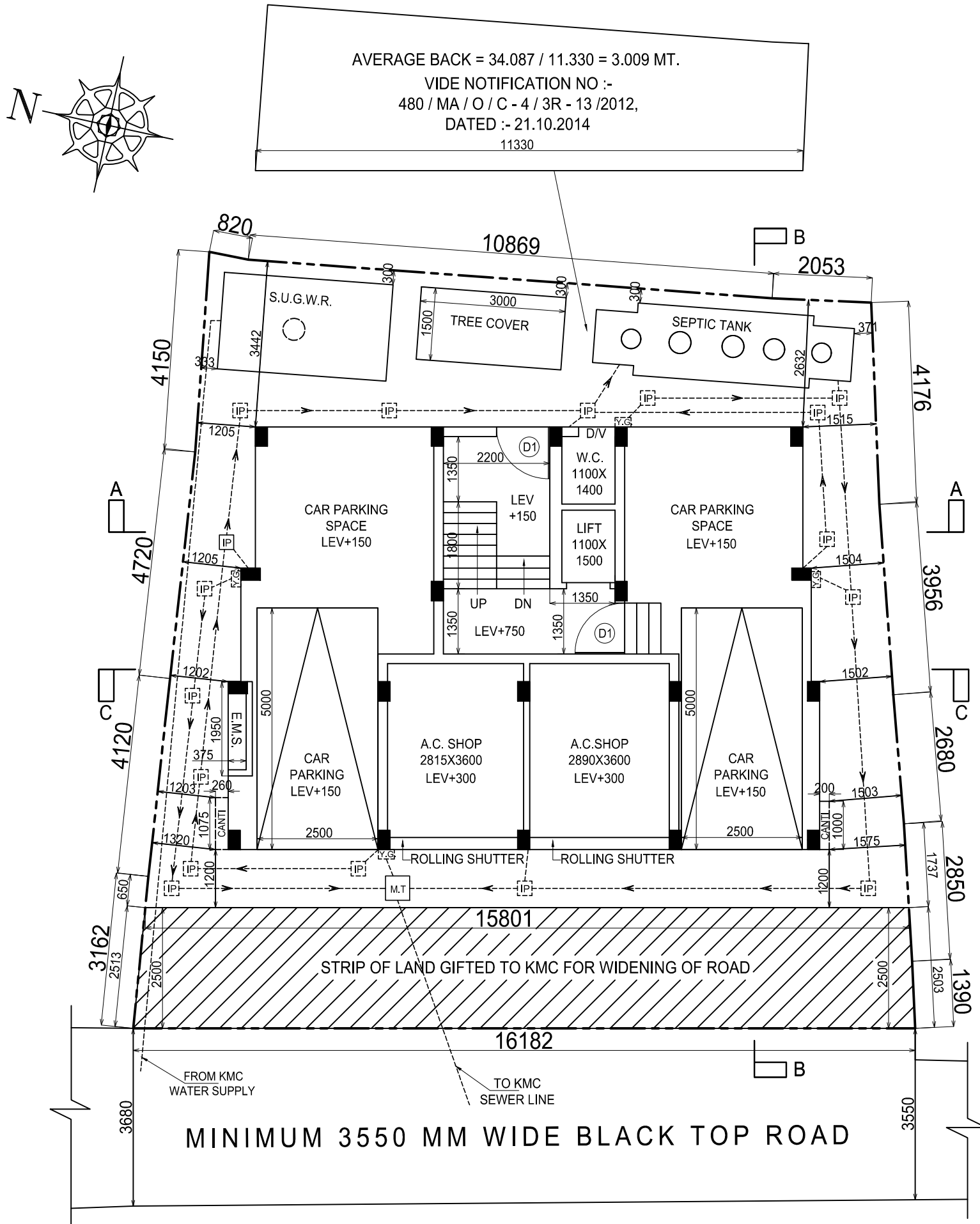
SCALE - 1:100



SECTION - BB

SCALE - 1:100

| SCHEDULE OF DOOR   |       |        |        |
|--------------------|-------|--------|--------|
| MKD                | WIDTH | HEIGHT | DOORS  |
| D1                 | 1050  | 2100   |        |
| D2                 | 900   | 2100   |        |
| D3                 | 750   | 2100   |        |
| SCHEDULE OF WINDOW |       |        |        |
| MKD                | WIDTH | HEIGHT | WINDOW |
| W1                 | 1500  | 1200   |        |
| W2                 | 1200  | 1200   |        |
| W3                 | 600   | 750    |        |



GROUND FLOOR PLAN

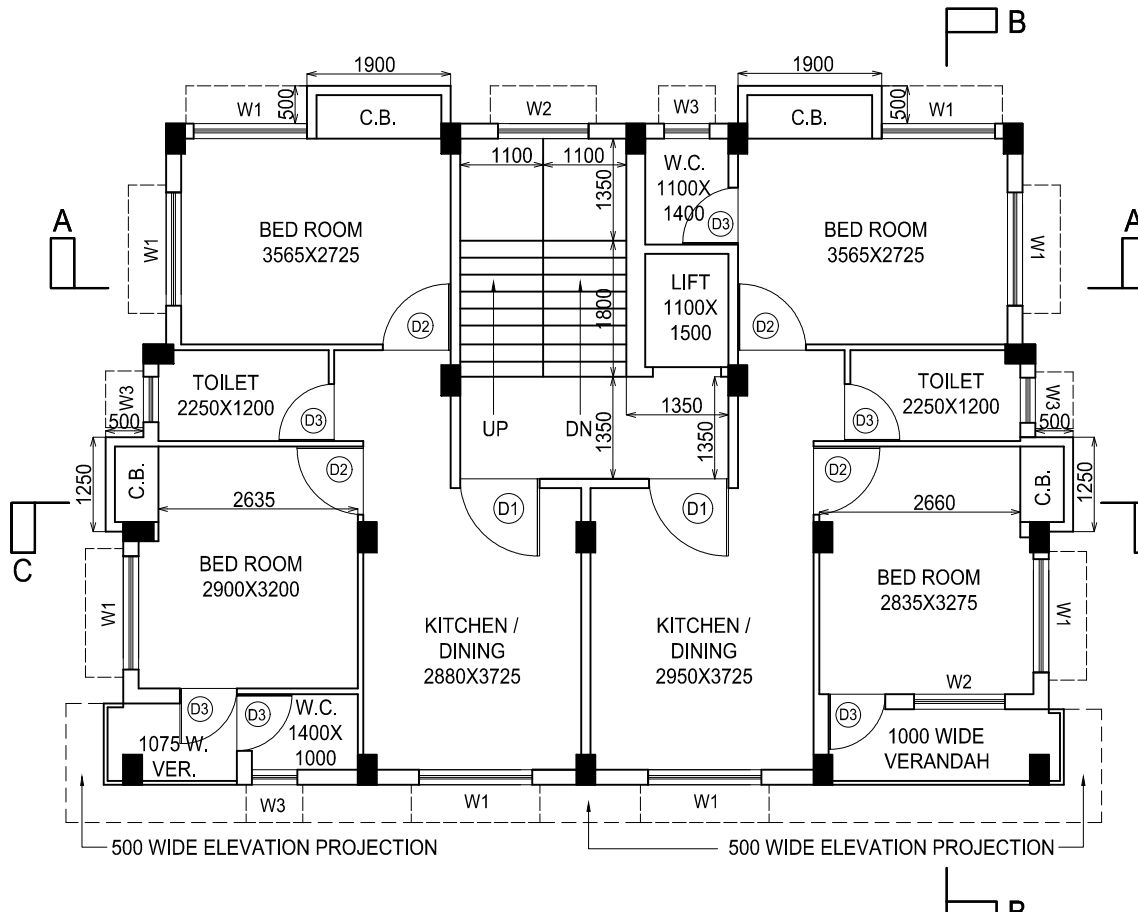
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| REFERENCE POINTS<br>MARKED IN THE SITE<br>PLAN OF THE PROPOSAL | CO - ORDINATE IN WGS 84 |                | SITE ELEVATION ( AMSL ) |
|--|-------------------------|----------------|-------------------------|
|  | LATITUDE                | LONGITUDE      |                         |
| POINT - 1  | 22° 48' 37.95"          | 88° 37' 84.62" | 6.00 METER              |
| POINT - 2  | 22° 48' 36.63"          | 88° 37' 84.31" | 6.00 METER              |

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

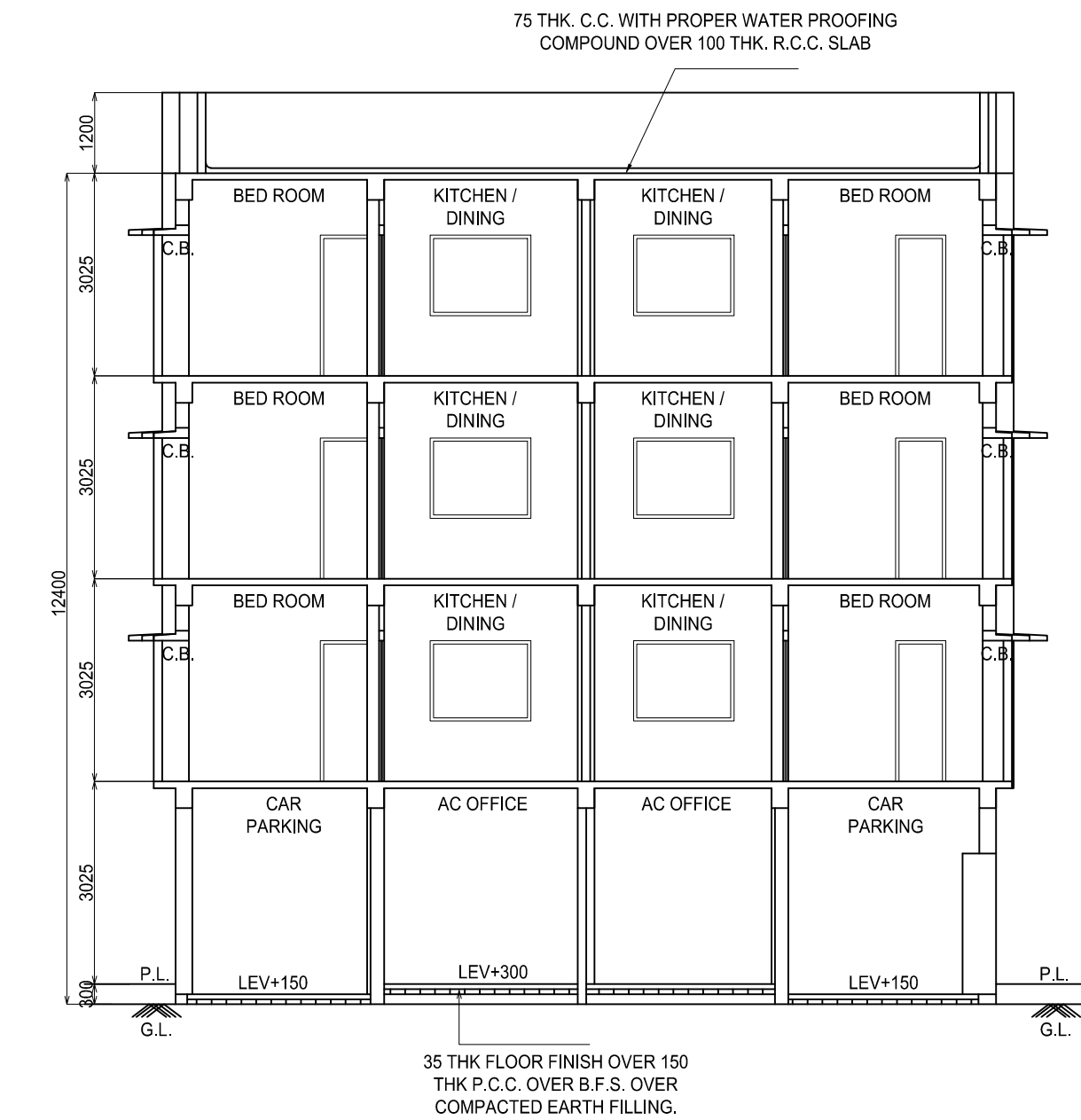
SRI SALLI SAHA AS CONSTITUTED ATTORNEY OF  
SRI SAMIR SENGUPTA.  
NAME OF OWNER/S

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



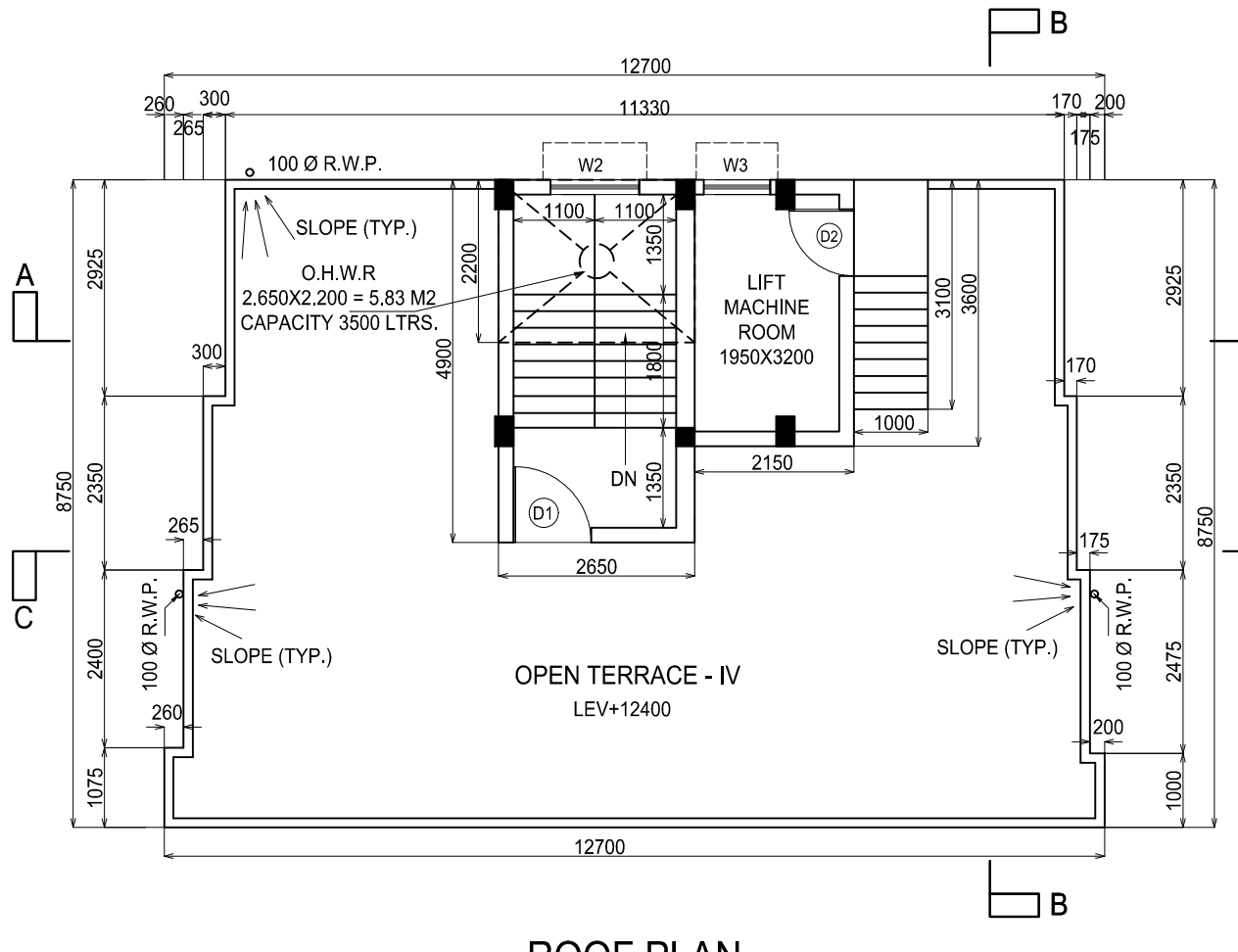
1ST, 2ND & 3RD FLOOR PLAN

SCALE - 1:100



SECTION - CC

SCALE - 1:100



ROOF PLAN

SCALE - 1:100