MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1. ASSESSEE NO - 31106015605

2. K.M.C MUTATION - O/100/16-DEC-22/46679 DATE - 30/01/2023

3. BLLRO MUTATION CERTIFICATE -
   i) MEMO NO - 18 / mut / 777 / BLLRO / ATm / Kasba / 19 DATE - 05/02/2019, (SALI)
   ii) MEMO NO - 18 / mut / 778 / BLLRO / ATm / Kasba / 19 DATE - 05/02/2019, (SALI)
   iii) MEMO NO - 18 / mut / 779 / BLLRO / ATm / Kasba / 19 DATE - 05/02/2019, (SALI)
   iv) MEMO NO - 18 / mut / 780 / BLLRO / ATm / Kasba / 19 DATE - 05/02/2019, (SALI)
   v) MEMO NO - 18 / mut / 781 / BLLRO / ATm / Kasba / 19 DATE - 05/02/2019, (SALI)

4) BLLRO CONVERSION CERTIFICARE -
   i) MEMO NO - 17 / 758 /Con Cretificate / BLLRO / KOL / 2020, date - 17/02/2020 (SALI TO BASTU)
   ii) MEMO NO - 17 / 759 /Con Cretificate / BLLRO / KOL / 2020, date - 17/02/2020 (SALI TO BASTU)
   iii) MEMO NO - 17 / 760 /Con Cretificate / BLLRO / KOL / 2020, date - 17/02/2020 (SALI TO BASTU)
   iv) MEMO NO - 17 / 761 /Con Cretificate / BLLRO / KOL / 2020, date - 17/02/2020 (SALI TO BASTU)
   v) MEMO NO - 17 / 762 /Con Cretificate / BLLRO / KOL / 2020, date - 17/02/2020 (SALI TO BASTU)

5) NAME OF THE RECORDED OWNER - SMT PAPIA DAS, SMT KUMKUM SAFUI, SMT SHYAMALY SAFUI, SMT LEKHA SAFUI, SMT TANDRA SAFUI, SRI ARKAJIT SAFUI, SMT ASEMITA SAFUI.

6) NAME OF THE APPLICANT - SRI SUBHENDU CHAKRABORTY PROPRIETOR OF "M/S ASTHA " AND CONSTITUTED ATTORNEY OF SMT PAPIA DAS, SMT KUMKUM SAFUI, SMT SHYAMALY SAFUI, SMT LEKHA SAFUI, SMT TANDRA SAFUI, SRI ARKAJIT SAFUI, SMT ASEMITA SAFUI

7) DETAILS OF REGISTERED DEED OF CONVEYANCE :-

(a) CERTIFICATE OF SALE OF LAND :- SL NO - 91 OF 1947 DATE 22/09/1950
(b) CORRECTION OF RECORD OF RIGHT - CASE NO - 33 OF 2008 DATE - 12/02/2008

8) DETAILS OF DEVELOPMENT POWER OF ATTORNEY :-
BOOK NO - I,VOLUME NO - 1603-2023, PAGE FROM - 120095 TO 120115, BEING NO. - 160303470 FOR THE YEAR 2023, REG. AT - D.S.R.- III SOUTH 24 PARGANAS, DATE - 23/03/2023.

5. DETAILS OF REGISTERED BOUNDARY DECLARATION -
BOOK NO - I, VOLUME NO - 1603-2024, PAGE FROM - 368920 TO 368933, BEING NO. - 160313609 FOR THE YEAR 2024, REG. AT - D.S.R. III SOUTH 24-PARGANAS, DATE - 22/08/2024

6. DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND) :-
BOOK NO - I, VOLUME NO - 1603-2024, PAGE FROM - 368948 TO 368961, BEING NO. - 160313610 FOR THE YEAR 2024, REG. AT - D.S.R. III SOUTH 24- PARGANAS, DATE - 22/08/2024.

7. AFFIDAVIT FOR LEGAL HEIRES :- AFFIDAVIT NO - 15424 DATE 10/04/2023

8.DECLARATION BEFORE 1ST CLASS 2ND JUDICIAL MAGISTRATE VIDE NO 5090 DATE 22/01/2025 REGARDING R.S. AND C.S. DAG NO AND KHATIAN NO.

PART - B

1) AREA OF PLOT OF LAND:- (07K - 04CH - 07Sft) = 485.600 Sqm
(AS PER DEED , ASSESSMENT BOOK COPY AND REG. BOUNDARY DECLARATION)
2) (a) ARE OF STRIP OF LAND = 71.069 Sqm = 765.590 Sft
(b) NET LAND AREA = (485.600 - 71.069) = 414.531 Sqm
3) (a) PERMISSIBLE GROUND COVERAGE = 245.513 Sqm (50.48%)
(b) PROPOSED GROUND COVERAGE - 244.900 Sqm (50.43 %)

4) PROPOSED AREA :-

FLOOR	TOTAL FLOOR AREA (Sqm)	LIFT WELL (Sqm)	ACTUAL FLOOR AREA (Sqm)	TOTAL EXMP. AREA		NET FLOOR AREA
				STAIR+ STAIR LOBBY	LIFT+ LIFT LOBBY	
GROUND	244.900	----	244.900	12.69 Sqm	2.970 Sqm	229.240 Sqm
FIRST	244.900	2.698	242.202	12.69 Sqm	2.970 Sqm	226.542 Sqm
SECOND	244.900	2.698	242.202	12.69 Sqm	2.970 Sqm	226.542 Sqm
THIRD	244.900	2.698	242.202	12.69 Sqm	2.970 Sqm	226.542 Sqm
TOTAL	979.600	8.094	971.506	50.76 Sqm	11.880 Sqm	908.866 Sqm

5) TENEMENT AND PARKING CALCULATION

TENEMKD	TENEMENT AREA	COMMON AREA	ACTUAL TENEMENT AREA INCLUDING COMMON AREA	TENEMENT NO.	REQ. CAR PARKING	PROPOSED CAR PARKING
A	57.511 Sqm	8.876 Sqm	66.387 Sqm	2 NOS.	2 NOS.	8 NOS.
B	51.875 Sqm	8.001 Sqm	59.876 Sqm	2 NOS.		
C	56.182 Sqm	8.670 Sqm	64.852 Sqm	2 NOS.		
D	52.983 Sqm	8.176 Sqm	61.159 Sqm	2 NOS.		
E	38.310 Sqm	5.913 Sqm	44.223 Sqm	1 NO.	1 NO	
F	71.079 Sqm	10.973 Sqm	82.052 Sqm	1 NO.		
G	40.512 Sqm	6.251 Sqm	46.763 Sqm	1 NO.		
H	68.653 Sqm	10.593 Sqm	79.246 Sqm	1 NO.		
SHOP AREA AT GROUND FLOOR = 7.812 Sqm CARPET AREA OF SHOP = 5.817 Sqm				1 NO.	NIL	
OFFICE AREA AT GROUND FLOOR = 12.059 Sqm CARPET AREA OF OFFICE = 9.906 Sqm				1 NO.		

B) NOS. OF PARKING PROVIDED i) COVERED - 8 NOS. & OPEN - NIL
C) PERMISSIBLE AREA FOR PARKING a) GROUND FLOOR = 75 Sqm (3NOS.)
D) ACTUAL AREA OF PARKING PROVIDED = 194.785 Sqm
6) PERMISSIBLE F.A.R. = 1.75
7) PROPOSED F.A.R. = (908.866 - 75) / 485.600 = 1.717 < 1.75
8) STATEMENT OF OTHER AREAS :-

	LOFT	CUPBOARD	LEDGE / TEND
GROUND FLOOR	NIL	NIL	NIL
FIRST FLOOR	4.925 Sqm	5.063 Sqm	NIL
SECOND FLOOR	4.925 Sqm	4.437 Sqm	NIL
THIRD FLOOR	3.562 Sqm	5.063 Sqm	NIL
TOTAL	13.412 Sqm	14.563 Sqm	NIL

10) COMMON AREA
i) AT GROUND FLOOR = 30.244Sqm
ii) AT OTHER FLOOR (26.346 - 2.699) = 23.647 X 3 = 70.941 Sqm
11) STAIR HEAD ROOM AREA = 16.080 Sqm
13) LIFT MACHINE ROOM AREA = 7.901 Sqm
14) LIFT MACHINE ROOM STAIR AREA = 2.828 Sqm
15) AREA OF OVER HEAD WATER TANK = 11.360 Sqm
16) ADDITIONAL AREA FOR FEES = (14.563 + 13.412 + 16.080 + 7.901 + 2.828) = 54.784 Sqm
17) TOTAL AREA FOR FEES = 971.506 + 54.784 = 1026.890 Sqm
18) TREE COVER AREA
PERMISSIBLE = 2.57% = 12.459 Sqm
PROPOSED = 15.390 Sqm = 3.17%
19) HEIGHT OF THE BUILDING = 12.50 MT.
20) OPEN TERRACE AREA = 244.900 Sqm
20) RELAXATION OF AUTHORITY (IF ANY) = NIL

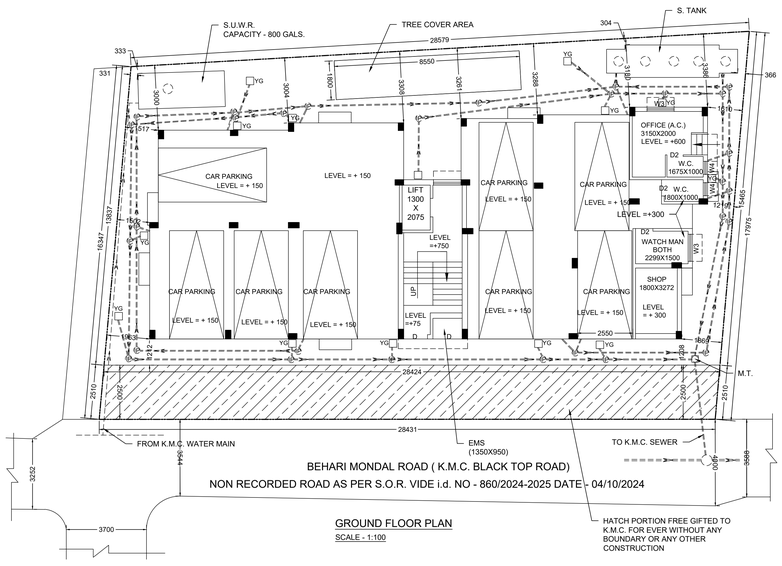
PROPOSED G+THREE STORIED RESIDENTIAL BUILDING PLAN U/S 393 A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AT MOUZA - GARFA, J.L. NO. - 19, R.S. KHATIAN NO. - 1534, R.S. DAG NO. - 1154, C.S. DAG NO - 913, 928 & 985 C.S. KHATIAN NO - 620, UNDER K.M.C. PREMISES NO - 10/1, BEHARI MONDAL ROAD IN WARD NO - 106, BOROUGH - XII, P.S. - GARFA, KOLKATA - 700078

NOTE -
ALL DIMENSIONS ARE IN MILLIMETERS
SCALE = 1:100, 1:200, 1:50, 1:600 & 1:4000
N.B. MATERIALS AND CONSTRUCTION AS PER I.S. CODE

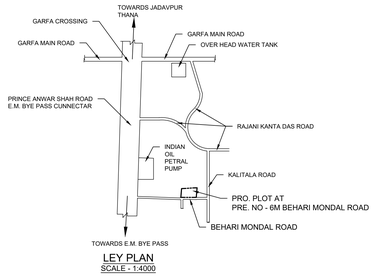
BUILDING PERMIT NO :- 2024120427 DATE :- 11-FEB-25

VALID UPTO :- 10-FEB-30

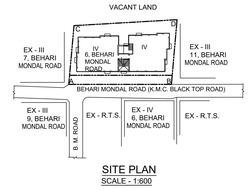
NOTE
THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION .PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION. OF BUILDING AND SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR



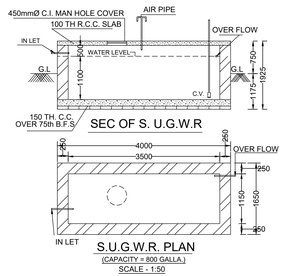
GROUND FLOOR PLAN
SCALE - 1:100



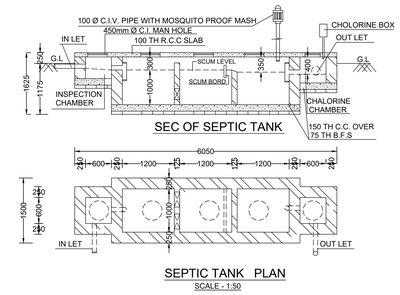
LEY PLAN
SCALE - 1:4000



SITE PLAN
SCALE - 1:600



SCALE - 1:50



SEPTIC TANK PLAN
SCALE - 1:50

SPECIFICATION

1. 75mm THICK BRICK FLAT SOLING IN FOUNDATION AND FLOOR WILL BE 1st CLASS JHAMA BRICK.
2. 150mm THICK P. C. C. IN FOUNDATION AND FLOOR WILL BE (1:6:3) CEMENT SAND AND 30mm DOWN JHAMA KOHA.
4.25mm D. P. C. WILL BE WITH (1:1:2) CEMENT SAND AND QUARTER CHIPS WITH PROPER WATER PROOFING COMPOUND.
5. 200 mm THICK LOAD BEARING WALL WILL BE 1st CLASS BRICK WITH (1:6) CEMENT SAND MORTAR.
6. 125mm & 75mm THICK PARTITION WALL WILL BE 1st CLASS BRICK WITH (1:4) CEMENT SAND MORTAR.
7. ALL R. C. C. WORK WILL BE (1:2:4) CEMENT SAND & 20mm DOWN STONE CHIPS.
8.GRADE OF CONCRETE :- M20
9.GRADE OF STEEL :-Fe-415

CERTIFICATE OF L. B. S.

I CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF C M C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME INCLUDING THE ABUTTING 3.544 MT. TO 4.0 MT WIDE BEHARI MONDAL ROAD (K.M.C. BLACK TOP ROAD) ON EASTERN SIDE (FRONT) OF THE PREMISES CONFIRM WITH THE PLAN AND IT IS BUILD-ABLE SITE AND NOT A TANK OR FILLED UP LAND. THE PLOT DEMARCATED BY BOUNDARY WALL AND THE PLOT IS VACANT. THE PLOT IS BEYOND 500 M. FROM THE CENTERLINE OF E.M. BYE PASS THE SIGNATURE OF OWNERS / APPLICANTS AUTHENTICATED BY ME.

SRI KINGSUK NANDI
L.B.S NO - 1313 CLASS - I (K.M.C.)
NAME OF THE L.B.S

CERTIFICATE OF STRUCTURAL ENGINEER

I CERTIFIED THAT THE STRUCTURAL DESIGN AND DRAWING BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND I CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE BEARING CAPACITY OF SOIL HAS BEEN CONSIDERED DURING DESIGN CALCULATION AS PER SOIL TEST REPORT MADE BY "ASSOCIATED FOUNDATION ENGINEERS OF 20, K.N. SEN ROAD KOLKATA - 700042, WHICH IS DULY SIGNED BY SRI ASIM SARKAR (G.T.E. NO - 02 CLASS - I) OF K.M.C.

SAKTI BRATA BHATTACHARYYA
E . S. E. NO - 116, CLASS - I (K.M.C)
NAME OF THE STRUCTURAL ENGINEER

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 AND STABLE IN ALL RESPECT FROM GEO-TECHINICAL POINT OF VIEW.

SRI ASIM SARKAR
G.T.E. NO - 02, CLASS - I
NAME OF THE GEO-TECHNICAL ENGINEER

OWNERS DECLARATION

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
I SHALL ENGAGE THE L.B.S , E.S.E & G.T.E. DURING CONSTRUCTION
I SHALL FOLLOW THE INSTRUCTION OF L.B.S., E.S.E. & G.T.E. DURING CONSTRUCTION.
OF THE BUILDING (AS PER B.S. PLAN)
K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE
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 GUIDANCE OF L.B.S. AND E.S.E. BEFORE STARTING OF THE BUILDING FOUNDATION
DURING SITE INSPECTION, WE WERE PHYSICALLY PRESENT AND DULY IDENTIFIED THE PLOT
THE PLOT IS DEMARCATED BY BOUNDARY WALL.
THERE IS NO COURT CASE PAINDING AGAINST THIS PREMISES.

SRI SUBHENDU CHAKRABORTY PROPRIETOR OF "M/S ASTHA "
AND CONSTITUTED ATTORNEY OF SMT PAPIA DAS, SMT KUMKUM SAFUI,
SMT SHYAMALY SAFUI, SMT LEKHA SAFUI, SMT TANDRA SAFUI,
SRI ARKAJIT SAFUI, SMT ASEMITA SAFUI
NAME OF THE OWNERS / APPLICANT

REFERENCE POINT MARKED IN SITE PLAN OF THE PROPOSAL PLAN	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	22 30 10 N	88 23 15 E	8.0 M
B	22 30 11 N	88 23 15 E	8.0 M
C	22 30 11 N	88 23 14 E	8.0 M
D	22 30 11 N	88 23 14 E	8.0 M

PERMISSIBLE HEIGHT IN REFERENCETO CCAM ISSUED BY AAI = 33 M.
CO-ORDINATER IN WGS 84 AND SITE ELEVATION (AMSL) = 8.0 M.

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

SRI KINGSUK NANDI
L.B.S. NO - 1313, CLASS -I
NAME OF THE L.B.S

SRI SUBHENDU CHAKRABORTY PROPRIETOR OF "M/S ASTHA "
AND CONSTITUTED ATTORNEY OF SMT PAPIA DAS, SMT KUMKUM SAFUI, SMT SHYAMALY SAFUI, SMT LEKHA SAFUI, SMT TANDRA SAFUI, SRI ARKAJIT SAFUI, SMT ASEMITA SAFUI
NAME OF THE OWNERS / APPLICANT

SCHEDULE OF DOORS &WINDOWS

DOORS	WINDOW
D - 1000 X 21000	W1 - 1500 X 1200
D1 - 950 X 2100	W2 - 1500 X 1200
D2 - 750 X 2100	W3 - 1250 X 1200
	W4 - 600 X 600
	W5 - 700 X 1200

N

SUBRATA NAG
Digitally signed by SUBRATA NAG
Date: 2025.02.11 15:12:47 +05'30'

DIGITAL SIGNATURE OF
ASSISTANT ENGINEER(CIVIL), BR. - XII.

KALYAN GAINE
Digitally signed by KALYAN GAINE
Date: 2025.02.11 15:13:09 +05'30'

DIGITAL SIGNATURE OF
EXECUTIVE ENGINEER(CIVIL), BR. - XII.