

MARKED	TENEMENT AREA	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	83.230 SQ.M	11.924 SQ.M	95.154 SQ.M	3 NOS.	03 NOS.
B	83.230 SQ.M	11.924 SQ.M	95.154 SQ.M	3 NOS.	
C	37.365 SQ.M	5.382 SQ.M	42.747 SQ.M	1 NOS.	

STATEMENT OF THE PLAN

PART-A

- ASSESSEE NO. 41-124-06-2226-2
- DETAILS OF REGISTERED DEED :- A.D.S.R ALPORE, BOOK NO. I, VOLUME NO. 38, PAGE NO. 339 TO 349, BEING NO. 1968, YEAR 2006, DATED 17/07/2006
DETAILS OF BOUNDARY DECL. :- A.D.S.R BEHALA BOOK NO. I, VOLUME NO. 1607-2024, PAGE NO. 82197-82210, BEING NO. 160702797, YEAR 2024, DATED 26.03.2024
DETAILS OF POWER OF ATTORNEY :- A.D.S.R BEHALA BOOK NO. I, VOLUME NO. 1607-2024, PAGE NO. 5270-5289, BEING NO. 160714434, YEAR 2023, DATED 09.01.2024
DETAILS OF NON EVICTION OF TENENT DECL. :- A.D.S.R BEHALA BOOK NO. I, VOLUME NO. 1607-2024, PAGE NO. 127687-127698, BEING NO. 160704694, YEAR 2024, DATED 22.05.2024
- BL&LRO CONVERSION-- MEMO NO. 17/1454/BLR0/KOL, DATE-10/05/2024, VIDE CASE NO. CN/2024/1630/312 CLASSIFICATION--SALU TO BASTU
(a) AREA OF THE LAND (AS PER DEED) = 341.694 SQ.M. (5k-01ch-33ft.)
(b) AREA OF THE LAND (BOUNDARY DEC.) = 341.605 SQ.M. (05k-01ch-32.036ft)
(c) AREA OF THE LAND (BL&LRO CONVERSION) = 0.0846 ACRES = 342.364 SQ.M.
(d) NO. OF STOREY G+III
(e) BASEMENT IF ANY NIL
- NO. OF TENEMENT 7 NOS.
- SIZE OF TENEMENT a) BELOW 50 SQ.M. = 1 NO.
b) > 75 SQ.M. < 100 SQ.M. = 6 NOS.

CERTIFICATE :-
PREMISES NO. 1177, MAHATMA GANDHI ROAD, ASSESSEE NO. 41-124-06-2226-2
NAME OF OWNER(S)/APPLICANT(S): SUMITA DAS GHOSH (PROPRIETOR) M/S SELLER MARK SRI ASHOKE KUMAR SAHA AS CONSTITUTE ATTORNEY OF SRI ASHOKE KUMAR SAHA
AREA OF LAND : 341.605 SQ.M.(05k-01ch-32.036ft)
NAME OF LBS/NO : SMRITISH MONDAL (LBS/I/1188)
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AA: 123.72 M.
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84	SITE ELEVATION (AMSL)	
LATITUDE	LONGITUDE		
"A"	22°27'35.81"N	88°19'22.04"E	4.0 M.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND 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. THE PLOT IS NOT FALL IN CCZM RED ZONE.

SUMITA DAS GHOSH (PROPRIETOR)
M/S SELLER MARK
SRI ASHOKE KUMAR SAHA
NAME OF OWNER/APPLICANT

Smritish Mondal
(LBS/I/1188)
NAME OF L.B.S.

B.P. NO. -2024160150 DATE :- 27.08.2024
VALID UP TO :- 26.08.2029

BHASKAR ROY
(ESE/I/143)
NAME OF E.S.E.

BHASKAR ROY
GTE NO.-G.T/II/2
NAME OF GEOTECHNICAL ENGINEER

SUMITA DAS GHOSH (PROPRIETOR)
M/S SELLER MARK
SRI ASHOKE KUMAR SAHA
NAME OF OWNER/APPLICANT

DECLARATION OF GEOTECHNICAL :-
THE 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 AND STABLE IF ALL RESPECT FROM THE GEOTECHNICAL POINT OF VIEW.

BHASKAR ROY
GTE NO.-G.T/II/2
NAME OF GEOTECHNICAL ENGINEER

APPLICANT'S DECLARATION:-
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 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 & SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT HAS BEEN IDENTIFIED BY ME. IF ANY DISPUTE ARISES IN FUTURE, REGARDING OWNERSHIP K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE AND WILL REVOKE SANCTION.

SUMITA DAS GHOSH (PROPRIETOR)
M/S SELLER MARK
SRI ASHOKE KUMAR SAHA
NAME OF OWNER/APPLICANT

SPECIFICATIONS

- ALL DIMENSIONS ARE IN MILLIMETRE.
- CONCRETE GRADE M-20
- STEEL GRADE Fe-500.
- OUTSIDE WALL 200 THK. CEMENT MORTER 1:6.
- INSIDE WALL 125 THK & 75 THK. CEMENT MORTER 1:4.
- OUTSIDE PLASTER 20 THK. CEMENT MORTER 1:6.
- INSIDE PLASTER 12 THK. CEMENT MORTER 1:5.
- CEILING PLASTER 6 THK. WITH CEMENT MORTER 1:4.
- 40 THK. D.P.C. WITH WATER PROFING COMPOUND.

SCHEDULE OF DOORS & WINDOWS			
MKD	OPENING SIZE	MKD	OPENING SIZE
SFD	1800 x 2100	W1	1800 x 1200
D	1250 x 2100	W2	1500 x 1200
D1	1000 x 2100	W3	1200 x 1200
D2	950 x 2100	W4	900 x 1200
D3	750 x 2100	W5	900 x 1000
		W6	600 x 750

PROPOSED G+THREE STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980, ALONG WITH K.M.C. BUILDING RULES 2009, AT PREMISES NO. 1177, MAHATMA GANDHI ROAD, WARD NO:-124, BOROUGH NO:-XVI, UNDER THE KOLKATA MUNICIPAL CORPORATION.

NAME OF OWNER - SRI ASHOKE KUMAR SAHA

SMRITICON
ENGINEERS, INTERIOR DESIGNER & CONTRACTOR
821, DIAMOND HARBOUR ROAD,
BEHALA CHOWRASTA, KOLKATA-8
E-mail : smriticonin@yahoo.co.in

SCALE:1:100; OTHER WISE MENTION
JOB. NO: KMC-124/ASHOKE SAHA
DRAWING NO:A1
DATE: 16.04.2024

PART-B

- GROUND COVERAGE (a) PERMISSIBLE = 188.839 SOM. (55.280 %) (b) PROPOSED = 186.741 SOM. (54.666 %)
- F.A.R. (a) PERMISSIBLE = 1.750 (b) PROPOSED = (671.917-75/341.605) = 1.747
- TOTAL COVERED AREA INCLUDING THE SPACE EXEMPTED IN THIS RULE = 736.184 SQ.M.
- TOTAL AREA EXEMPTED IN THIS RULE = 64.267 SQ.M.
- TOTAL COVERED AREA EXCLUDING THE SPACE EXEMPTED IN THIS RULE = 671.917 SQ.M.
- STAIR HEAD ROOM AREA = 16.094 SQ.M.
- OVER HEAD TANK AREA = 5.000 SQ.M.
- LIFT MACHINE & STAIR AREA = 9.625 SQ.M.
- TOTAL CAR PARKING AREA = 122.315 SQ.M.
- PROVIDED NO. OF CAR PARKING SPACE = 6 NOS.
- REQD. NO. OF CAR PARKING SPACE = 3 NOS.
- ROOF TERRACE AREA = 186.741 SQ.M.
- HEIGHT OF THE BUILDING = 12.500 M.
- DEPTH OF THE BUILDING = 10.350 M.
- FRONTAGE OF THE PLOT = 21.946 M.
- AREA OF THE C.B. = 13.800 SQ.M.
- TREE COVER AREA :
a) REQUIRED :- 6.287 SQ.M. (1.840 %)
b) PROVIDED :- 9.000 SQ.M. (2.635 %)

L.B.S.'S CERTIFICATE :-
I DO CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF ABUTTING ROAD CONFORM WITH THE PLAN & WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IF IS A BUILDABLE SITE & NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF S.U.G. WATER TANK & SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

Smritish Mondal
(LBS/I/1188)
NAME OF L.B.S.

STRUCTURAL CERTIFICATE :-
THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPER-STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY SOIL-TECH AT 51/1H, PRINCE GOLAM HOSSAIN SHAH ROAD, SIGN BY BHASKAR ROY THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

BHASKAR ROY
(ESE/I/143)
NAME OF E.S.E.

BHASKAR ROY
GTE NO.-G.T/II/2
NAME OF GEOTECHNICAL ENGINEER

APPLICANT'S DECLARATION:-
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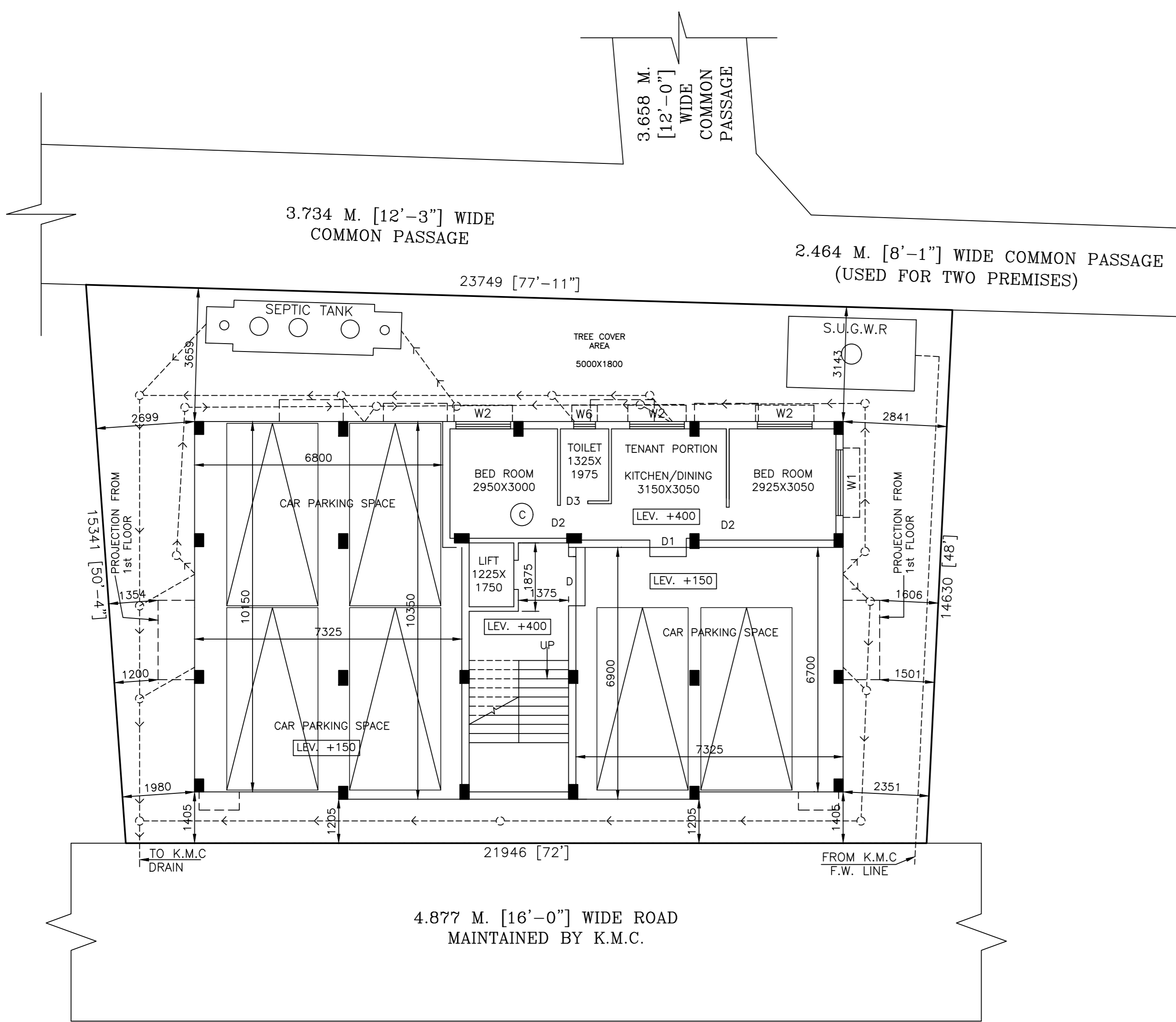
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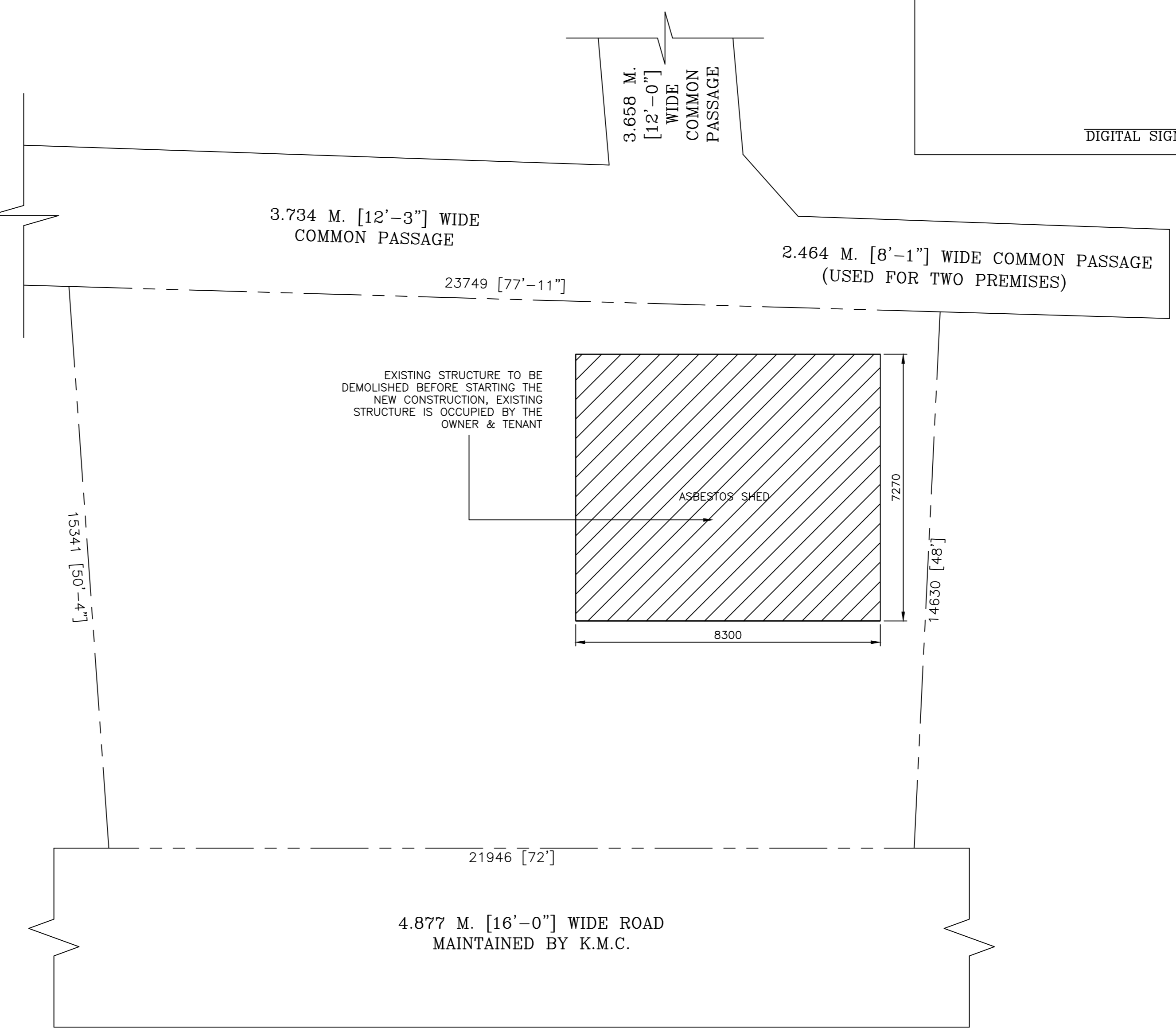
NAME OF OWNER - SRI ASHOKE KUMAR SAHA

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SCALE:1:100; OTHER WISE MENTION
JOB. NO: KMC-124/ASHOKE SAHA
DRAWING NO:A1
DATE: 16.04.2024



GROUND FLOOR PLAN



EXISTING GROUND FLOOR PLAN