

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A		4. DETAILS OF REGD. POWER OF ATTORNEY	
1. ASSESSEE NO. :- 21-067-10-0410-3		BOOK NO.	1
2. NAME OF THE OWNERS KANAN MONDAL, AJAY MONDAL, SANDHYA MONDAL, MADAN MOHAN MONDAL, ARATI MONDAL, DILIP MONDAL, BAIDYA NATH MONDAL, GITA MONDAL, MANAS MONDAL, MANASI BISWAS, MOUSUMI MONDAL, KALI MONDAL, PINKI BAKSHI & RINKI MONDAL		VOLUME NO.	1603 2025
		PAGE NO.	283303 to 283327
3. NAME OF THE APPLICANT / CONSTITUTED POWER OF ATTORNEY :- MAMTA DEVI (PROPRIETRESS OF SHREE BHUMI REAL ESTATE), AS C. A. FOR KANAN MONDAL, AJAY MONDAL, SANDHYA MONDAL, MADAN MOHAN MONDAL, ARATI MONDAL, DILIP MONDAL, BAIDYA NATH MONDAL, GITA MONDAL, MANAS MONDAL, MANASI BISWAS, MOUSUMI MONDAL, KALI MONDAL, PINKI BAKSHI & RINKI MONDAL		BEING NO.	1603 10770
		DATE	11 / 06 / 2025
		REGD. AT	D. S. R. - III, SOUTH 24 PGS.

5. DETAILS OF REGD. DEED & OTHER DECLARATION			
BOOK NO.	TITLE DEED	BOUNDARY DECLARATION	STRIP OF LAND
VOLUME NO.	106	1603 - 2025	1603 - 2025
PAGE NO.	24 to 35	177041 to 177054	177400 to 177415
BEING NO.	4457	1603 07046	1603 07045
DATE	20 / 12 / 1976	21 / 04 / 2025	21 / 04 / 2025
REGD. AT	S. R. - ALIPORE, SOUTH 24 PGS.	D. S. R. - III, SOUTH 24 PGS.	D. S. R. - III, SOUTH 24 PGS.

1. AREA OF LAND :-		3. PERMISSIBLE GROUND COVERAGE :-	
a) AS PER TITLE DEED	= 05 K. - 00 CH. - 03 SFT / 334.727 SQM [MORE / LESS]	55.509 % OF L.A. = 185.804 SQM	
b) AS PER ASSESSMENT BOOK & BOUNDARY DECLARATION	= 05 K. - 10 CH. - 8.39 SFT / 377.034 SQM [MORE / LESS]	4. PROPOSED GROUND COVERAGE :-	
		55.306 % OF L.A. = 185.123 SQM	
2. NET LAND AREA = 308.465 SQM (AFTER GIFT / SPLAYED CORNER ETC.)		5. STRIP OF LAND IS GIFTED TO K.M.C. = 26.262 SQM	

6. AREA STATEMENT :-									
	RESIDENTIAL (SQM)	STAIR WELL (SQM)	LIFT WELL (SQM)	GROSS FLOOR AREA (SQM)	STAIR + STAIR LOBBY (SQM)	LIFT LOBBY (SQM)	NET COVER AREA (SQM)	CUP BOARD (SQM)	LOFT (SQM)
GR. FL.	R - 126.084			185.123	12.150	2.538	170.435		
1ST. FL.	B - 59.039			182.669	12.150	2.538	167.981	5.364	1.598
2ND. FL.				182.669	12.150	2.538	167.981	5.364	1.598
3RD. FL.				182.669	12.150	2.538	167.981	5.364	1.598
TOTAL	740.492	1.062	6.300	733.130	48.600	10.152	674.378	16.092	4.794

7. TENEMENTS CALCULATION				STAIR HEAD ROOM AREA		- 15.755 SQM	
(A) RESIDENTIAL:				CUP BOARD AREA		- 16.092 SQM	
TENEMENT MKD.	TENEMENT AREA ACT. (SQM)	AREA TO BE ADDED (SQM)	TOTAL TENEMENT AREA (SQM)	NO. OF TENEMENT	LOFT AREA	LIFT MACHINE ROOM AREA	LIFT MACHINE ROOM STAIR
A	36.618	5.255	41.873	02			
B	57.279	8.220	65.499	02			
C	47.732	6.850	54.582	02			
D	25.467	3.655	29.122	02	PERMISSIBLE	04	100.000
E	93.897	13.474	107.371	01	ACTUAL	04	100.868
F	36.701	5.267	41.968	01	TOTAL COMMON AREA		71.936
G	36.498	5.238	41.736	01	CARPET AREA OF A. C. OFFICE		51.783

8. PERMISSIBLE F.A.R. = 1.75		9. PERMISSIBLE TOTAL FLOOR AREA = 585.772 SQM + EXEMPTED AREA + MANDATORY CAR PARKING	
10. PROPOSED F.A.R. = 674.378 - 100.000 / 334.727 = 1.716 < 1.75		12. AREA OF O. H. W. TANK = 6.850 SQM	
11. TREE COVER AREA - a. PERMISSIBLE = 5.985 SQM		13. TOTAL AREA FOR FEES = 783.710 SQM (GROSS FLOOR AREA + ADDITIONAL AREA FOR FEES)	
b. ACTUAL = 7.205 SQM			

DECLARATION OF OWNER / APPLICANT :-

i) I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I WILL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.

ii) I WILL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).

iii) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURE.

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

v) 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.

vi) DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY ME.

vii) BOUNDARY OF THE PLOT IS DEMARCAED BY BOUNDARY WALL.

viii) THERE IS NO LEGAL CASE PENDING AGAINST THIS PREMISES.

ix) EXISTING STRUCTURE OCCUPIED BY OWNERS, THERE ARE NO TENANTS.

x) THE EXISTING STRUCTURE SHOULD BE DEMOLISHED BEFORE COMMENCEMENT OF THE CONSTRUCTION, WHICH IS OCCUPIED BY THE OWNERS.

MAMTA DEVI (PROPRIETRESS OF SHREE BHUMI REAL ESTATE), AS C. A. FOR KANAN MONDAL, AJAY MONDAL, SANDHYA MONDAL, MADAN MOHAN MONDAL, ARATI MONDAL, DILIP MONDAL, BAIDYA NATH MONDAL, GITA MONDAL, MANAS MONDAL, MANASI BISWAS, MOUSUMI MONDAL, KALI MONDAL, PINKI BAKSHI & RINKI MONDAL.

NAME OF C. A. / APPLICANT

CERTIFICATE OF L.B.S. :-

I 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 CONDITION INCLUDING WIDTH OF THE ABUTTING ROAD AS PER S.O.R. 12-00" (3.658 M) WIDE BLACK TOP ROAD ON EASTERN SIDE CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCAED BY BOUNDARY WALL. SIGNATURE OF THE APPLICANT IS AUTHENTICATED BY ME.

MD. TOSHIF ALAM, L.B.S. / I / 1670
NAME OF L.B.S.

DECLARATION OF STRUCTURAL ENGINEER :-

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

SOIL TESTING REPORT HAS BEEN DONE BY KALLOL KUMAR GHOSHAL OF TECHNO SOIL OF GORKHARA, ARUNACHAL, SONAPUR, KOLKATA - 7000150, THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

SUJAY KR. SANTRA, ESE / III / 635
NAME OF E.S.E.

CERTIFICATE OF GEO-TECHNICAL ENGINEER :-

UNDERSTANDING HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

KALLOL KUMAR GHOSHAL, G.T. / I / 49
NAME OF GEO-TECHNICAL ENGINEER

PROJECT

PROPOSED PLAN FOR G + III STORED RESIDENTIAL BUILDING OF HEIGHT - 12.500 M, U/S 393A OF K.M.C. ACT 1980 & K.M.C. BLDG. RULE - 2009, AT PREMISES NO. - 12 / 3B / 1J, DHARMATALA ROAD, WARD NO.- 67, BOROUGH - VII, P.S.- KASBA, KOLKATA - 700 039, UNDER THE KOLKATA MUNICIPAL CORPORATION.

B.P. NO. - 2025070057 DATE - 09-07-2025

VALID UPTO - 08.07.2030

DIGITAL SIGNATURE OF E.E. (C) / BLDG.

DIGITAL SIGNATURE OF A.E. (C) / BLDG.

Planning & Checked by
Bikash Halder

Drawn by
Srihari Mondal

REF. NO. -
DP/63/EOB-393A/08/24-25

Date
25/11/2024

Scale
1:100, 50,600,4,000

DREAM PLANNER
ESCAPE THE ORDINARY
PREMISES NO.- 4 / C / 3, DHARMATALA ROAD, KOLKATA-700 039
MOBILE - 8296429626

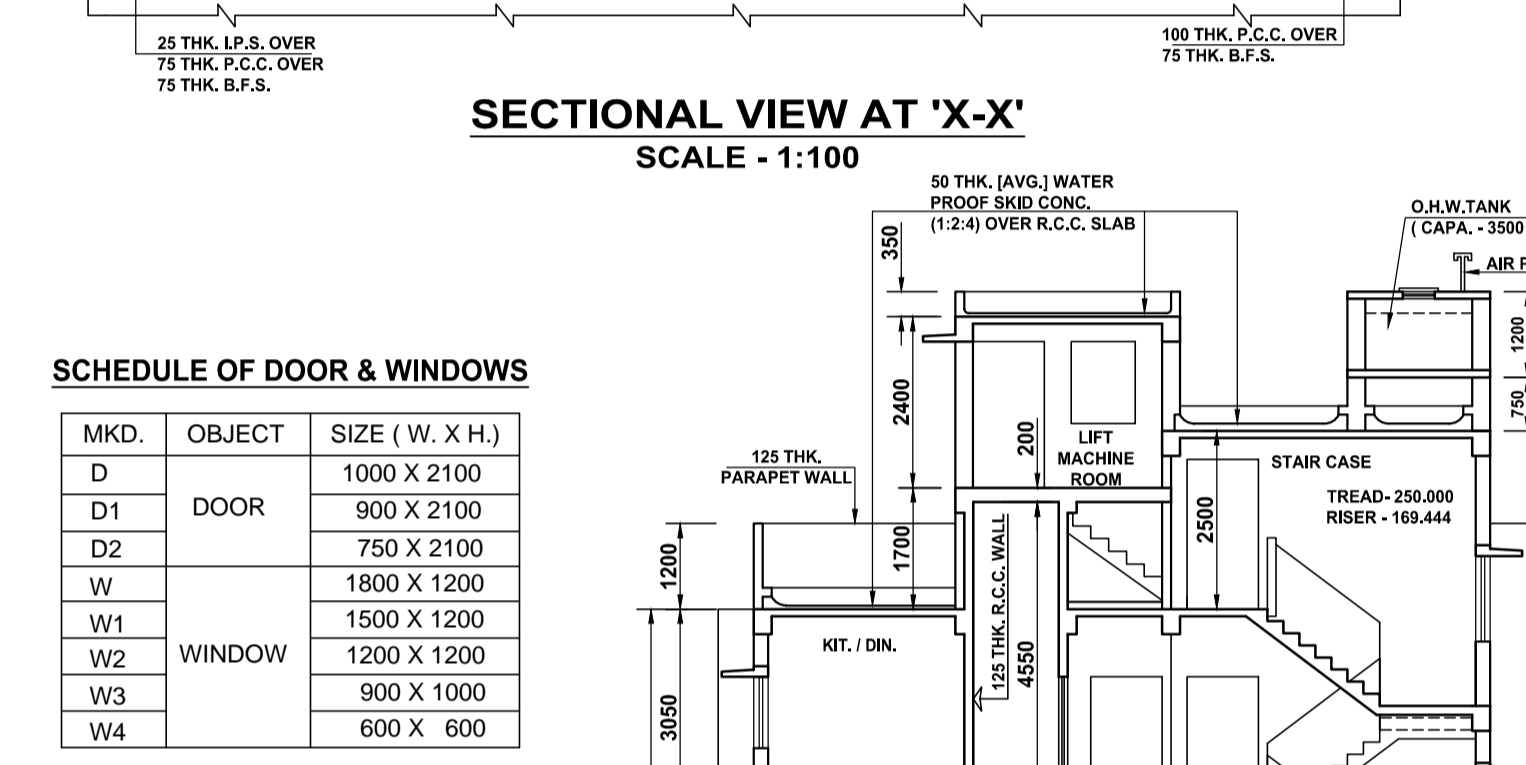
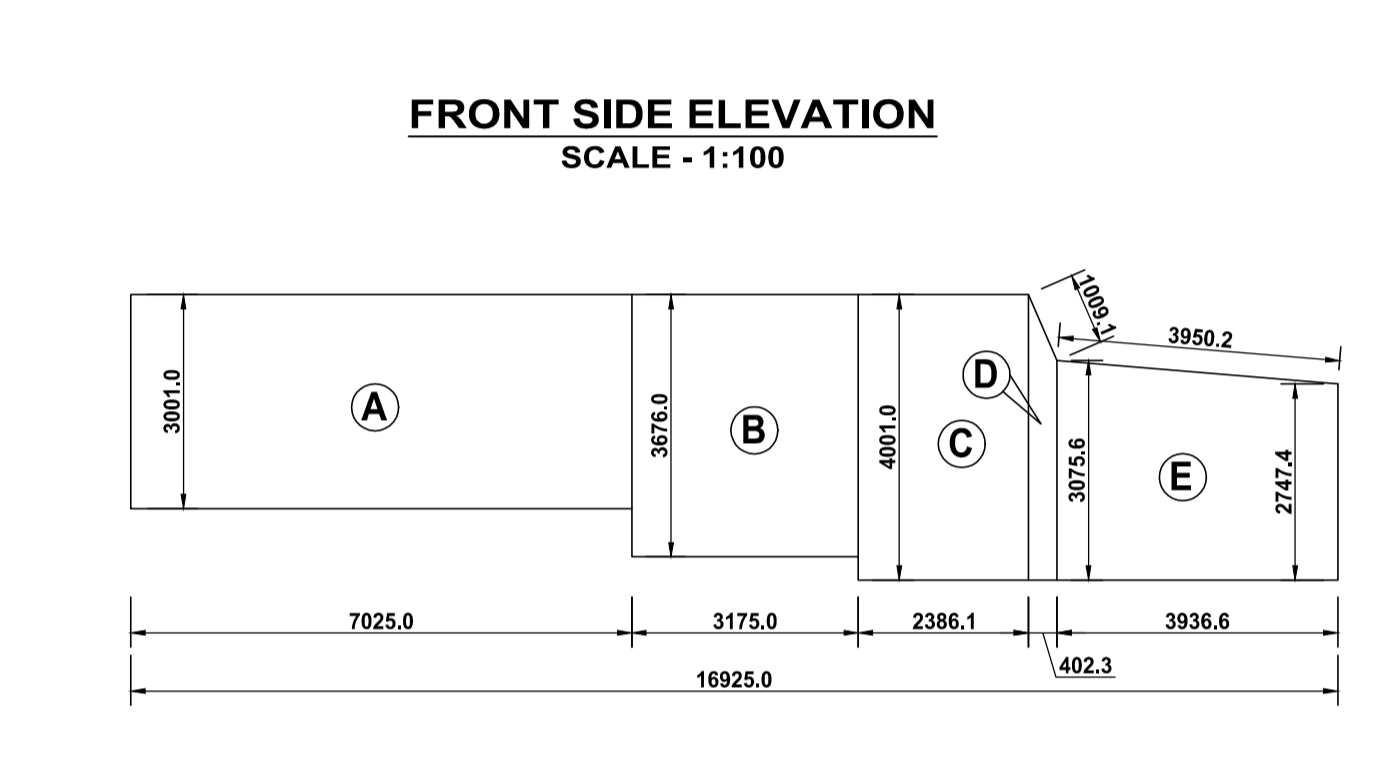
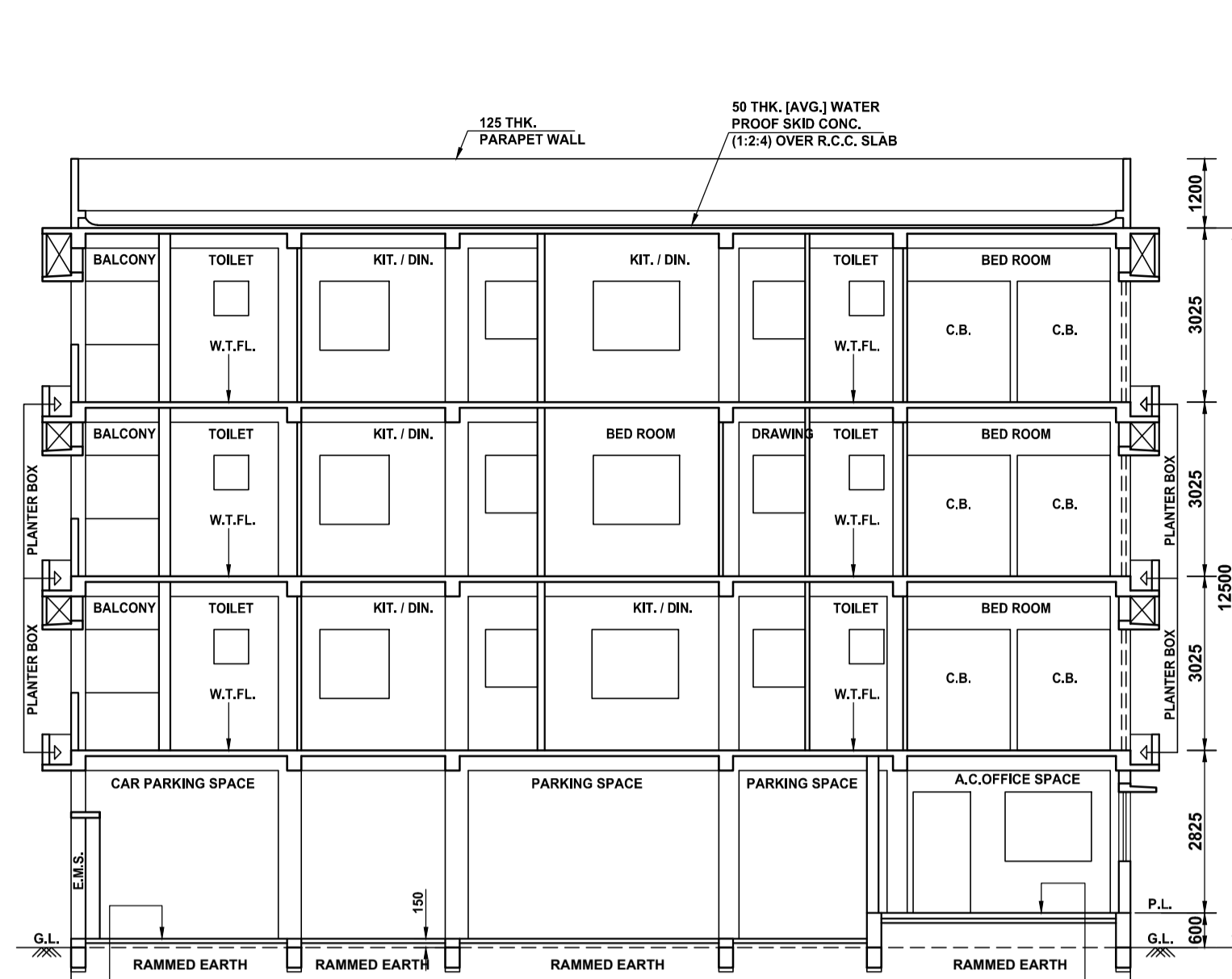
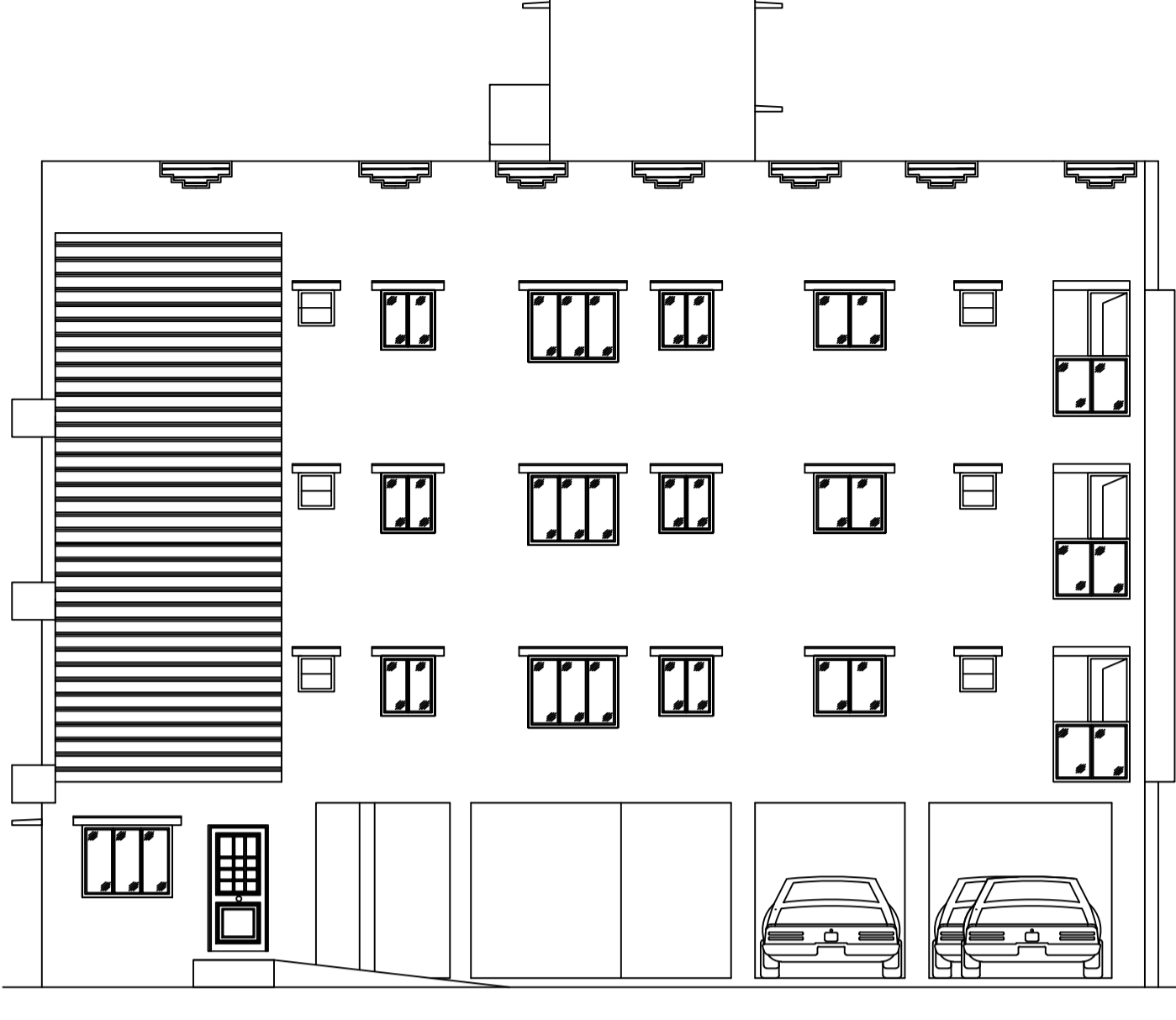
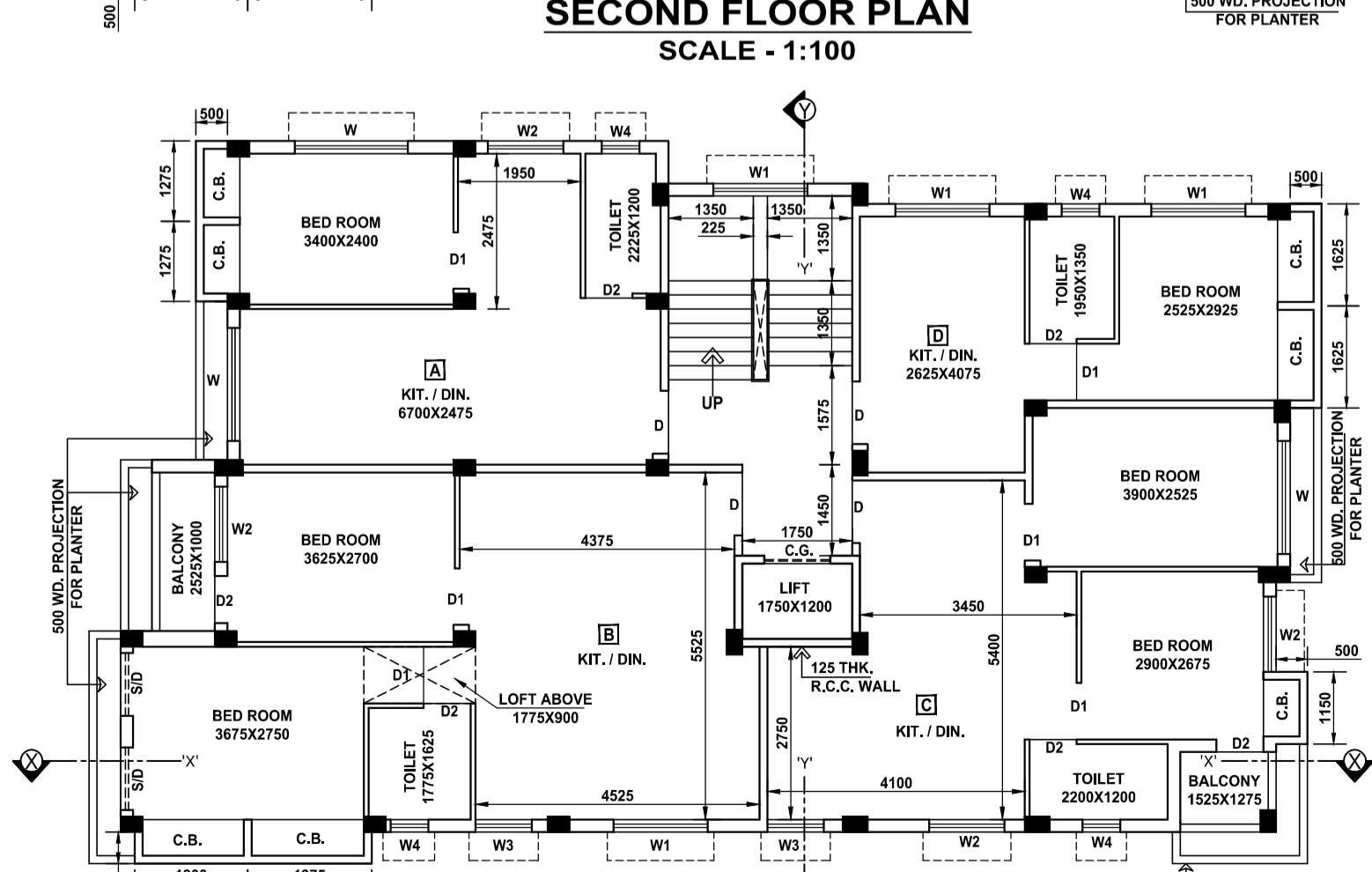
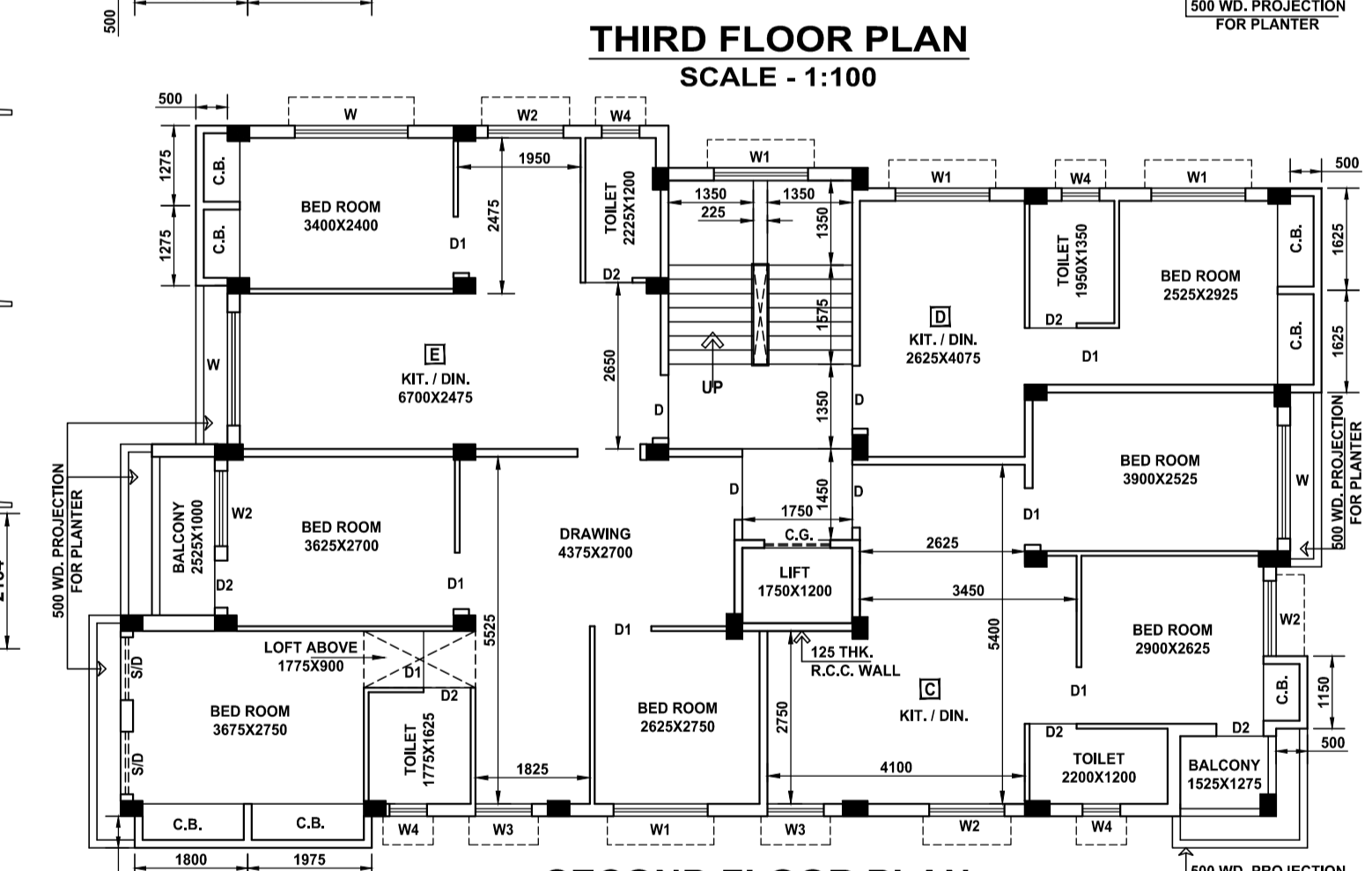
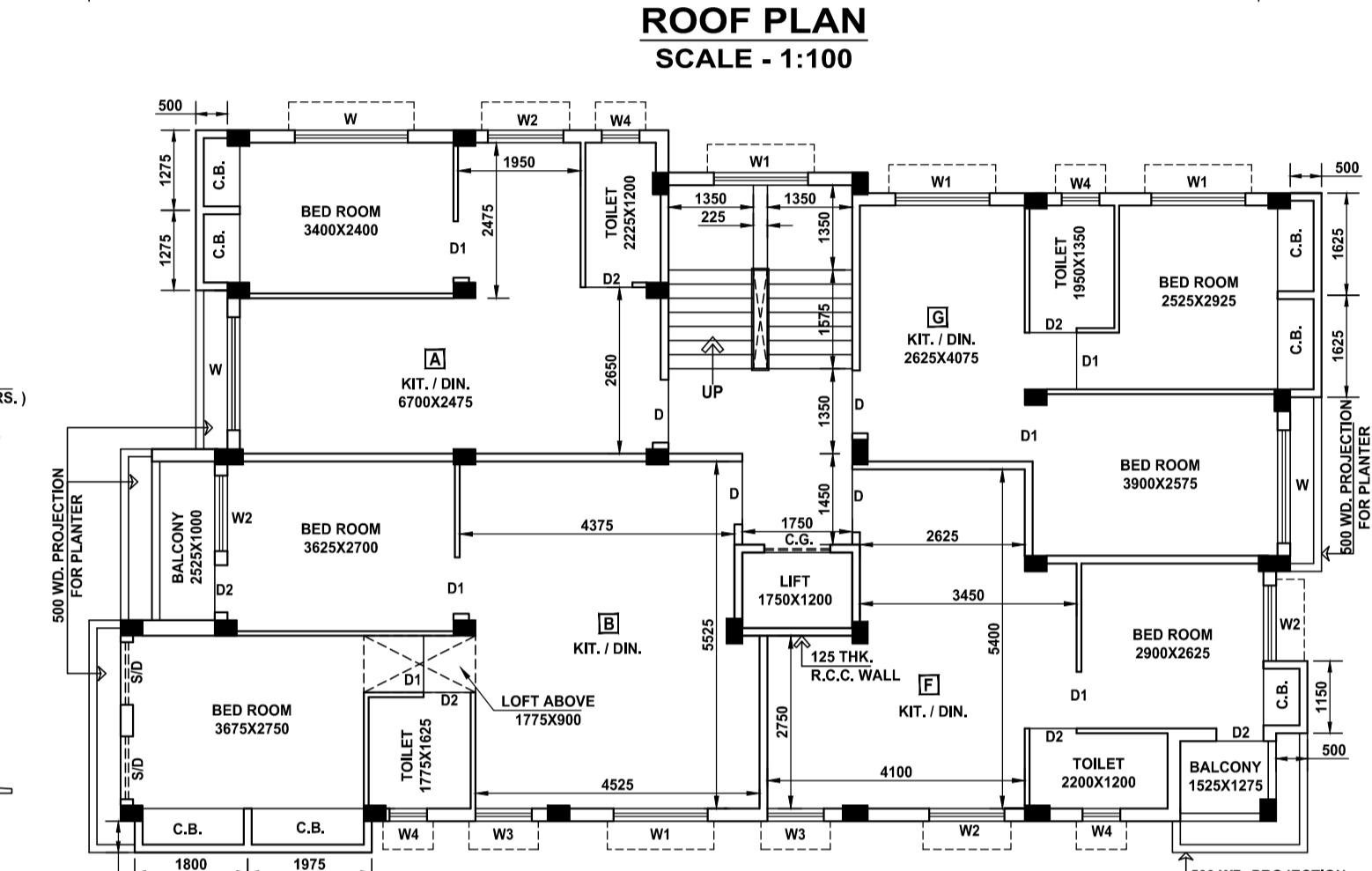
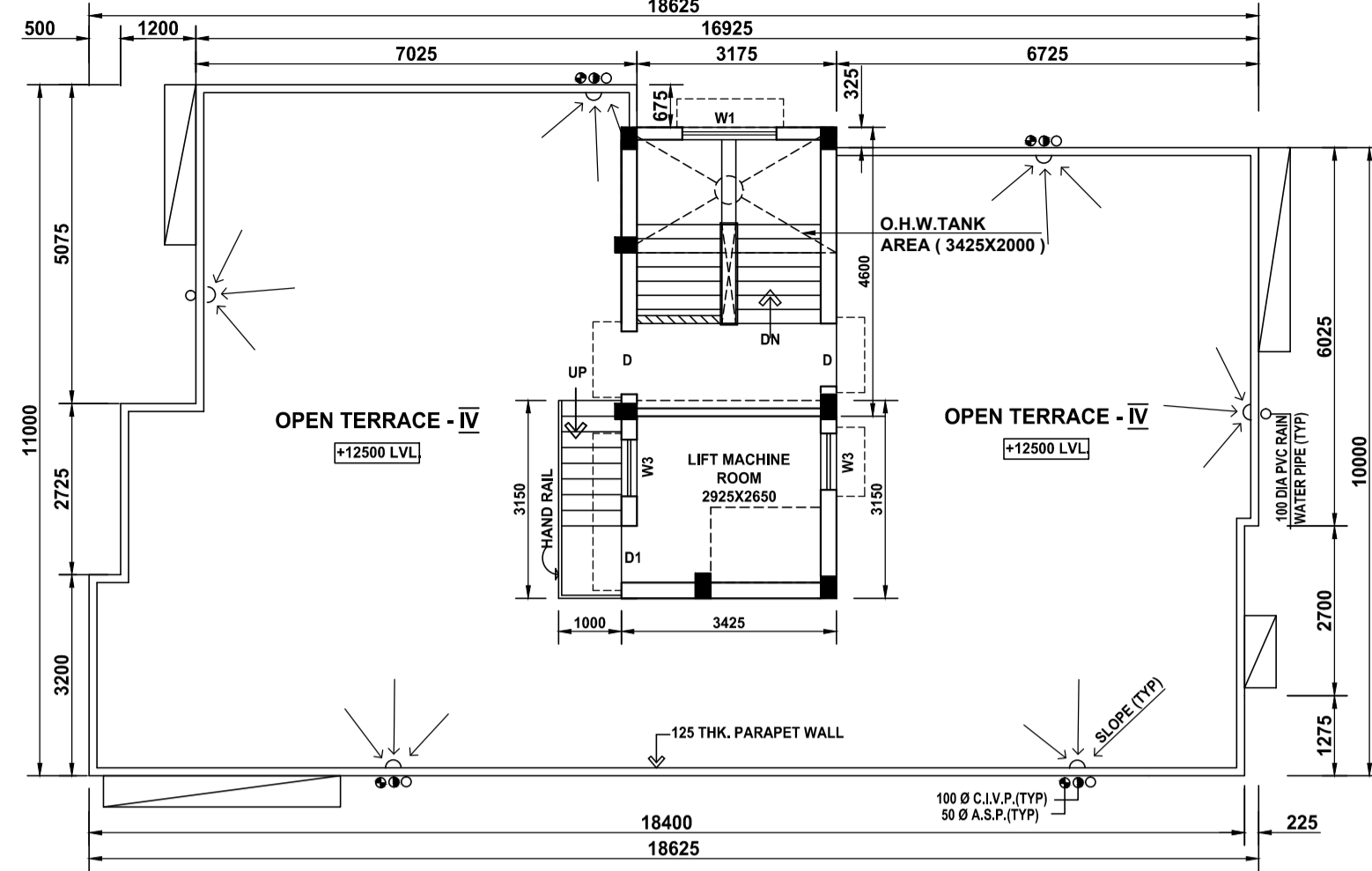
FLOOR PLANS, SECTIONS, ELEVATIONS, DETAILS & SCHEDULES

12 / 3B / 1J, DHARMATALA ROAD

Revision
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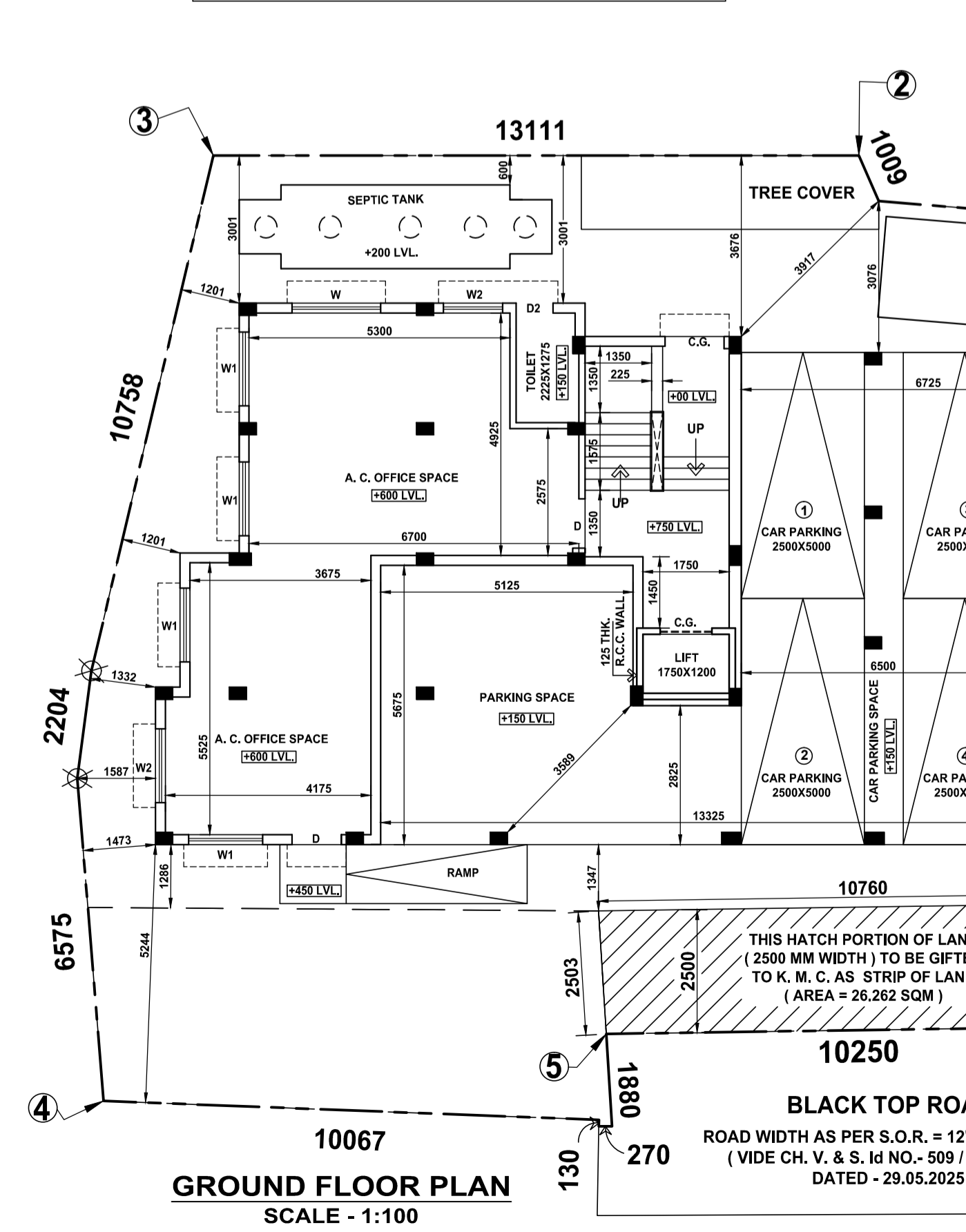
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ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE MENTIONED.



LENGTH-1 (M)	LENGTH-2 (M)	AVG. LENGTH (M)	PERPENDICULAR DIST. (M)	AREA (SQM)
A	3.0010	7.0250	21.0820	
B	3.6760	3.1750	11.6713	
C	4.0010	2.3861	9.5468	
D	4.0010	3.0756	4.0423	1.4234
E	3.0756	2.7474	3.9366	11.4614
TOTAL				55.1849

AVERAGE BACK IS = 55.185 / 16.925 = 3.261 M



NOTE :

- ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN DURING DEMOLITION OF EXISTING STRUCTURE AND CONSTRUCTION OF BUILDING, SEPTIC TANK, SEMI UNDER GROUND WATER RESERVOIR & ADJOINING BUILDING.
- DEPTH OF SEPTIC TANK & SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF COLUMN.

SPECIFICATION :-

- ALL EXTERNAL WALL 200 MM TH. AND ALL INTERNAL AND PARTITION WALL 125 & 75 MM TH.
- ALL 200 MM TH. WALL WITH 1ST. CLASS BRICK WITH (6-1) SAND, CEMENT MORTAR.
- ALL 125 & 75 MM TH. WALL WITH 1ST. CLASS BRICK WITH (4-1) SAND, CEMENT MORTAR.
- ALL R.C.C. WORK WITH STONE CHIPS, SAND & CEMENT (1:1.5:1) (UNLESS OTHERWISE MENTIONED).
- GRADE OF CONCRETE - M20
- GRADE OF STEEL - Fe500.
- ALL MATERIALS SHALL BE CONFORMED TO THE PROPORTION OF NATIONAL BUILDING CODE OF INDIA.

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI = 33 M. 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°31'22"	88°23'14"	5.0 M.
2	22°31'22"	88°23'13"	5.0 M.
3	21°31'21"	88°23'13"	5.0 M.
4	22°31'22"	88°23'14"	5.0 M.
5	22°31'22"	88°23'14"	5.0 M.

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