

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART A

- ASSEESSE NO. 211000712958
- NAME OF THE OWNER: UTTAM KUMAR BASAK, ASIT KUMAR BASAK, AMIT BASAK & SUMITA BASAK
- NAME OF THE APPLICANT: TARUN KUMAR MITRA PROPRIETOR OF MITRA CONSTRUCTION
- DETAILS OF REGD. DEED: BOOK - I, VOLUME - 69, PAGES - 116 TO 123, BEING NO. - 3273, DATED - 11/07/1973, REGD. AT - S.R., ALIPORE, SOUTH 24 PARGANAS.
- DETAILS OF REGD. POWER OF ATTORNEY: BOOK - I, VOLUME - 1603-2024, PAGES - 499595 TO 499609, BEING NO. - 160318504, DATED - 25/11/2024, REGD. AT - D.S.R. - III, SOUTH 24 PARGANAS.
- DETAILS OF REGD. BOUNDARY DECLARATION: BOOK - I, VOLUME - 1630-2025, PAGES - 32201 TO 32211, BEING NO. - 163001325, DATED - 21/02/2025, REGD. AT - D.S.R. - V, SOUTH 24 PARGANAS

PART B

- AREA OF LAND : AS PER DEED - 212.003 SQM. AS PER BOUNDARY DECL. - 209.239 SQ.M.
- PERMISSIBLE GROUND COVERAGE: = (59.692%) 124.899 SQ.M.
- PROPOSED GROUND COVERAGE = 122.152 SQ.M. (58.379 %)
- PROPOSED AREA:

	TOTAL COVERED AREA(SQM.)	EXEMPTED AREA STAIRWAY AREA (SQM.)	NET COVERED AREA (SQM.)
GR. FLOOR	122.152	8.750	113.402
1ST FLOOR	122.152	9.300	112.852
2ND FLOOR	122.152	9.300	112.852
TOTAL	366.456	27.350	339.106

5. PARKING CALCULATION :

TENEMENT MARK	NET (Sqm.)	TENEMENT SIZE SHARE OF SERVICE (sqm)	ACTUAL (sqm)	NO. OF TENEMENT	REQUIRED CAR PARKING	CAR PARKING PROVIDED
A	48.074	4.331	52.405	1	1 NO.	1 NO. (14.335 SQM.)
B	50.044	4.508	54.552	1		
C	56.213	5.064	61.278	2		
D	56.239	5.066	61.305	2		

- PERMISSIBLE F.A.R. = 1.75
- PROPOSED F.A.R. = 1.552
- STAIR HEAD ROOM AREA = 12.625 SQ.M.
- OVER HEAD TANK AREA = 4.000 SQ.M.
- C.B. AREA - 6.000 SQ.M.
- LOFT AREA - 4.913 SQ.M.
- TOTAL ADDITIONAL AREA FOR FEES = 23.538 SQ.M.
- ROOF AREA = 122.152 SQ.M.
- TREE COVER AREA - 2.000 SQ.M.

SCHEDULE OF DOOR & WINDOW

NO	LINTEL	SIZE	NO	LINTEL	SIZE
W1	2100	1500X1800	D	2100	1000X2100
W2	2100	900X1050	D1	2100	900X2100
W3	2100	600X600	D2	2100	750X2100

NOTES:- ALL DIMENSIONS ARE IN MM. ALL EXTERNAL WALLS 200 TH. & INTERNAL WALLS 75 & 125 TH. GRADE OF STEEL : Fe415. CONCRETE : M20. OTHER SPECIFICATIONS WILL BE FOLLOWED AS PER N.B.C. SCALE - 1:100 UNLESS OTHERWISE MENTIONED.

CERTIFICATE

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI - 33.0 M.
CO-ORDINATE IN WGS84 AND SITE ELEVATION (AMSL) -

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATES IN WGS 84 LATITUDE	LONGITUDE	SITE ELEVATION (AMSL)
A	22°28'23.5"N	88°22'19.5"E	7.0 M.
B	22°28'23.3"N	88°22'19.2"E	7.0 M.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF 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.

TARUN KUMAR MITRA PROPRIETOR OF M/S. MITRA CONSTRUCTION & CONSTITUTED ATTORNEY OF UTTAM KUMAR BASAK, ASIT KUMAR BASAK, AMIT BASAK & SUMITA BASAK
NAME OF OWNERS
SANJIB SENGUPTA L.B.S. NO. 1047(I)
NAME OF L.B.S.

OWNERS DECLARATION

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN). THE PLOT IS IDENTIFIED BY US, IF ANY DISPUTE ARISE IN FUTURE REGARDING THE PLOT, K.M.C. WILL NOT BE LIABLE FOR THAT. KMC AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE KMC AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. NO COURT CASE IS PENDING FOR THE PREMISES. EXISTING STRUCTURES FULLY OCCUPIED BY US & THERE IS NO TENANT.

TARUN KUMAR MITRA PROPRIETOR OF M/S. MITRA CONSTRUCTION & CONSTITUTED ATTORNEY OF UTTAM KUMAR BASAK, ASIT KUMAR BASAK, AMIT BASAK & SUMITA BASAK
NAME OF OWNERS

CERTIFICATE OF L.B.S.

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISIONS OF K.M.C. BUILDING RULE - 2009 AS AMENDED FROM TIME TO TIME, THAT THE NATURE & WIDTH OF THE ABUTTING ROADS CONFORM WITH THE PLAN AND IT IS A BUILDABLE SITE. NOT A TANK OR A FILLED UP TANK. THE PLOT IS DEMARCATED BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE REGD. BOUNDARY DECLARATION PLAN. SIGNATURE OF THE OWNERS AUTHENTICATED BY ME. THE SITE WILL BE SUPERVISED BY ME.

SANJIB SENGUPTA L.B.S. NO. 1047(I)
NAME OF L.B.S.

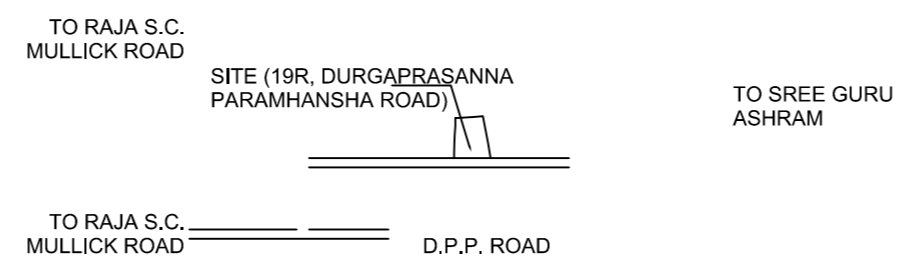
CERTIFICATE OF STRUCTURAL ENGINEER / L.B.S.

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND 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.

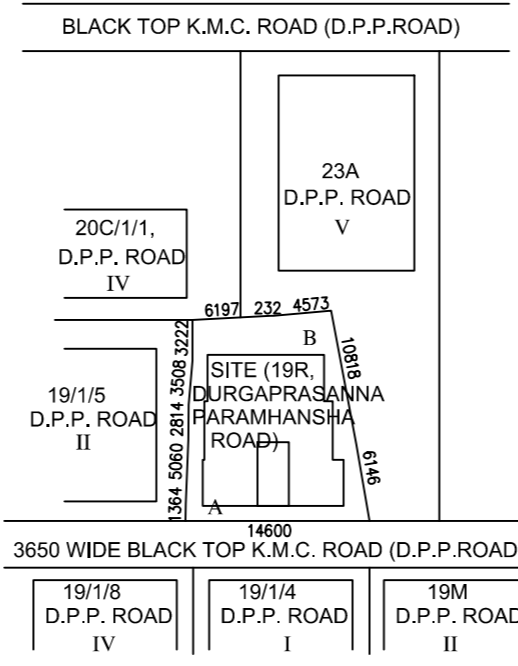
SANJIB SENGUPTA L.B.S. NO. 1047(I)
NAME OF STRUCTURAL ENGINEER / L.B.S.

PROPOSED III STORIED (HEIGHT - 9.90 M.) RESIDENTIAL BUILDING PLAN AT PREMISES NO. - 19R, DURGAPRASANNA PARAMHANSHA ROAD, WARD NO. - 100, BOROUGH - X, P.S. - NETAJI NAGAR, KOLKATA - 700 047, U/S 393A OF KOLKATA MUNICIPAL CORPORATION ACT 1980 & K.M.C. BUILDING RULES 2009.

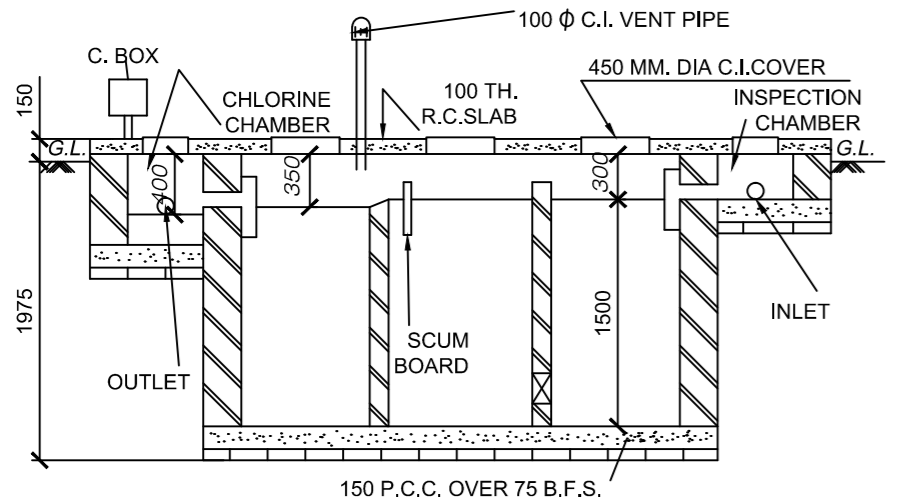
BUILDING PERMIT NO. - 2025100019 DATE - 14/05/2025
VALID UPTO : 13/05/2030



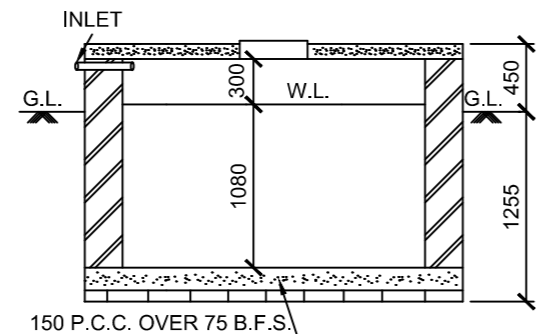
KEY PLAN
SCALE - 1:4000



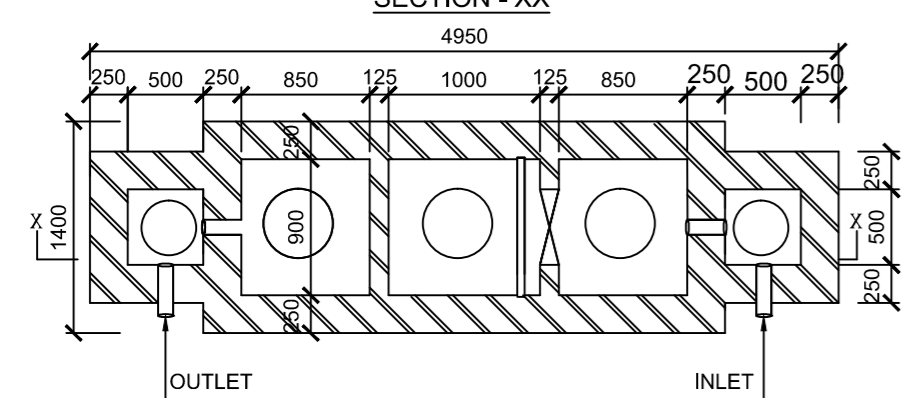
SITE PLAN
SCALE - 1:600



SECTION - XX
SCALE - 1 : 50 FOR 30 USERS

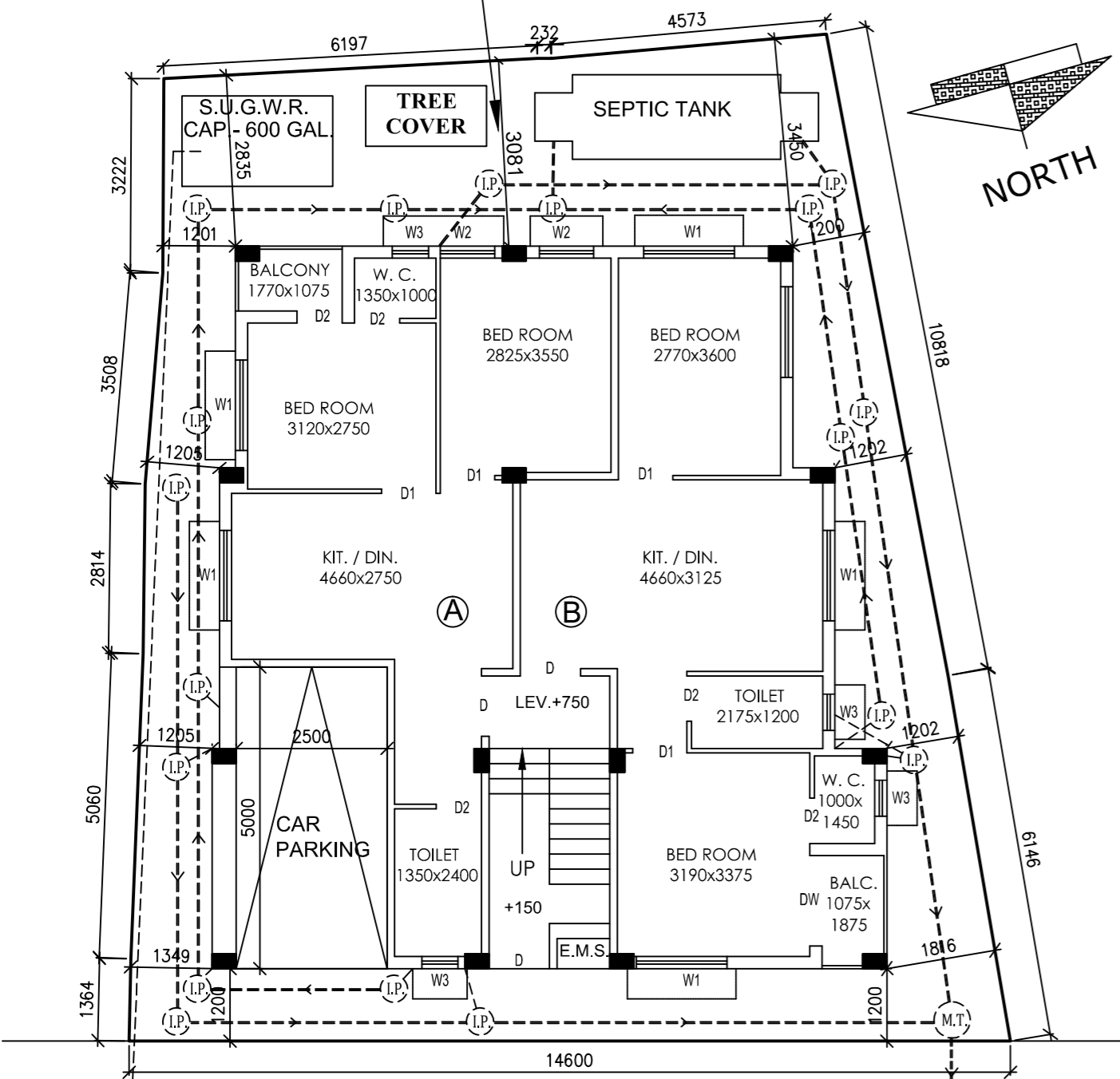


DET. OF S.U.G.W.RESV.
CAP. - 600 GAL. SCALE - 1 : 50

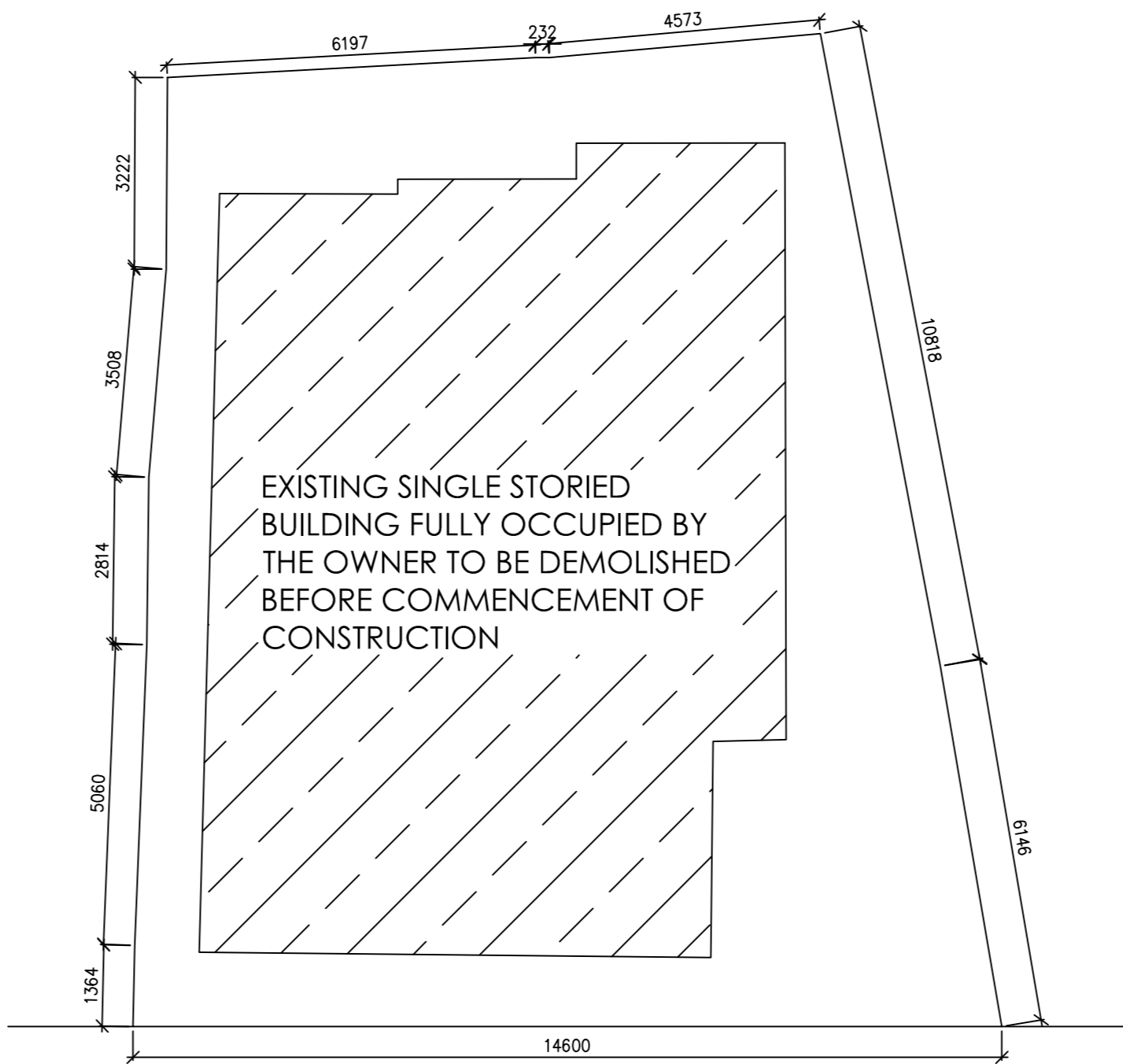


DETAILS OF SEPTIC TANK
SCALE - 1 : 50 FOR 30 USERS

CALCULATION OF AVG. BACK - AREA OF PROJECTED AREA - 28.450 SQM.
WIDTH (REAR) OF THE BUILDING - 9.235 M.
AVG. BACK - 28.450 / 9.235 = 3.081 M.



GROUND FLOOR PLAN
SCALE : 1 : 100



EXISTING STRUCTURE PLAN
SCALE : 1 : 100