

DETAILS OF PLAN PROPOSAL

NOTES/SPECIFICATIONS

- A**
- ASSEESSEE NO. 21-096-07-0153-7
 - NAME OF THE LESSEE/PRINCIPAL : SAMAR KUMAR MITRA
 - NAME OF THE APPLICANT : KAUSHIK GOSWAMI, PARTHA PRATIM DEY & SUBHRA ROY PARTNERS OF KRISH REAL ESTATE CONSTITUTED ATTORNEY OF SAMAR KUMAR MITRA
 - DETAILS OF REGISTERED DEED OF GIFT :
BOOK NO. X, VOLUME NO. 30
PAGES - 284 TO 297, BEING NO. 1338
YEAR - 1991, DATED - 11.09.1991
 - DETAILS OF REGISTERED POWER OF ATTORNEY:
BOOK NO. I, VOLUME NO. 1604 - 2024
PAGES - 373741 TO 373761, BEING NO. 160412952
YEAR - 2024, DATED - 17.12.2024
D.S.R. - IV SOUTH 24-PARGANAS
 - DETAILS OF REGISTERED BOUNDARY DECLARATION :
BOOK NO. I, VOLUME NO. 1630 - 2025
PAGES - 38247 TO 38257, BEING NO. 163001743
YEAR - 2025, DATED - 05.03.2025
D.S.R. - V SOUTH 24-PARGANAS
- B**
- LAND AS PER AS PER DEED = 379.973 SQM (05K. - 10CH. - 40SFT.)
 - LAND AS PER PHYSICAL MEASUREMENT = 379.972 SQM
 - PERMISSIBLE GROUND COVERAGE : (54.001%) = 205.189 SQM
 - PROPOSED GROUND COVERAGE : (52.543%) = 199.650 SQM
 - OVER HEAD WATER TANK AREA = 6.480 SQM
 - STAIR HEAD ROOM AREA = 17.190 SQM
 - LIFT MACHINE ROOM AREA = 10.453 SQM
 - LIFT MACHINE ROOM STAIR AREA = 3.350 SQM
 - ROOF AREA = 199.650 SQM
 - C.B. AREA = 15.000 SQM
 - OFFICE CARPET AREA = 18.889 SQM
 - OFFICE COVERED AREA = 21.806 SQM
 - ADDITIONAL AREA FOR FEES = 45.993 SQM
 - TOTAL COMMON AREA = 99.788 SQM
 - NO. OF TENEMENTS : 11 NOS.
 - SIZE OF TENEMENTS :

- 75 TH. BRICK FLAT SOLING IN FOUNDATION & FLOOR
- 100 TH. (1:3:6) CEMENT, SAND, KHOA, CONCRETE IN FOUNDATION & FLOOR.
- FOUNDATION BRICK WORK WILL BE 1ST. CLASS BRICK WITH (1:6) CEMENT MORTAR.
- 200 TH. OUT SIDE BRICK WORK WITH (1:5) CEMENT MORTAR.
- 125 TH. AND 75 TH PARTITION BRICK WORK WITH (1:4) AND (1:3) CEMENT MORTAR.
- 40 TH. D.P.C. (1:2:4) WITH PROPER WATER PROOFING COMPOUND.
- 100TH/125TH. R.C.C. CONCRETE SLAB WITH (1:2:4) CEMENT SAND AND STONE CHIPS.
- 10 TH. WALL PLASTER WITH (1:5) CEMENT MORTER.
- ALL BUILDING MATERIALS WILL BE AS PER I.S CODE AND N.B.C. 1984.
- 40 TH. MARBLE FLOORING.
- GRADE OF CONC. M-20.
- GRADE OF STEEL Fe-500.
- ALL DIMENSIONS ARE IN M.M.
- DEPTH OF FOUNDATION OF SEPTIC TANK AND S.U.G.R. WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION.
- CURRENT DECLARATIONS OF OWNER, E.S.E AND L.B.S.

DECLARATION OF STRUCTURE ENGINEER

CERTIFIED THAT THE STRUCTURAL DESIGN AND THE DRAWING OF FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAVE BEEN CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AND WIND LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE STRUCTURAL DESIGN HAVE BEEN DONE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY TECHNO SOIL, REGD. OFFICE: GORKHARA, ARUNACHAL, SONARPUR, KOLKATA-700150, AND SIGNED BY RUPAK KUMAR BANERJEE, 10, KUNDU LANE, BHOWANIPORE, KOLKATA-700025.

SAKTI BRATA BHATTACHARYYA
E.S.E. NO.- 116 / 1
NAME OF STR. ENGINEER

DECLARATION OF L.B.S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION HAS BEEN MEASURED AND K.M.C. ROAD WIDTH 9.100 M. & 9.550 M. ON WESTERN SIDE VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. OWNER SIGNATURE IDENTIFIED BY ME. THE PLOT IS BEYOND 500 M. FROM CENTRE LINE OF E.M. BYEPASS.

SUKHA RANJAN ROY
L.B.S. NO.- 324 / 1
NAME OF L.B.S.

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 & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

RUPAK KUMAR BANERJEE
G.T.E. NO.- 3, CLASS - I
NAME OF GEO-TECHNICAL ENGINEER

DECLARATION OF APPLICANT

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT :

- WE WILL ENGAGE L B S & E S E DURING CONSTRUCTION.
- WE WILL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF BUILDING (AS PER B S PLAN)
- K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING SUPER STRUCTURE.
- IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- PLOT WAS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION.
- ALL FLOORS WILL BE MARBLE FINISHED.

KAUSHIK GOSWAMI, PARTHA PRATIM DEY & SUBHRA ROY
PARTNERS OF KRISH REAL ESTATE
CONSTITUTED ATTORNEY OF SAMAR KUMAR MITRA
NAME OF APPLICANT

SCHEDULE OF DOORS & WINDOWS						REMARKS
MKD	FRAME	OPENING	MKD	FRAME	OPENING	
D	75X100	1000X2100	W1	75X100	1800X1200	
D1	75X100	900X2100	W2	75X100	1800X1000	
D2	75X100	750X2100	W3	75X100	1500X1200	
	W4	75X100	1200X1200			
	W5	75X100	1200X1000			
	W6	75X100	900X1500			
	W7	75X100	600X600			

PLAN PROPOSAL OF A G+IV STORIED RESIDENTIAL BUILDING
US 393 A OF KMC ACT 1980 & AS PER BUILDING RULE 2009
AT KMC PREMISES NO. 176/14/170, RAIPUR ROAD,
WARD NO. 096, BOROUGH - X, PLOT NO. 170 OF TOLLYGUNGE
LAND DEVELOPMENT SCHEME, P.S.- JADAVPUR
PREVIOUSLY TOLLYGUNGE, KOLKATA - 700092.

SCALE:- 1:500, 1:1000
DEALT BY:- SUKHA RANJAN ROY
D-13, BAGHAJATIN STATION ROAD, FIRST FLOOR, KOLKATA-700102
MOBILE NO. 9903080919
E-MAIL ID: rupa_45@yahoo.com

MKD	TENAMENT AREA	COMMON AREA	ACTUAL TENAMENT AREA	NOS
A	74.908 SQ.MT.	10.487 SQ.MT.	85.395 SQ.MT.	4
B	52.834 SQ.MT.	7.397 SQ.MT.	60.231 SQ.MT.	3
C	51.028 SQ.MT.	7.144 SQ.MT.	58.172 SQ.MT.	3
D	103.862 SQ.MT.	14.541 SQ.MT.	118.403 SQ.MT.	1
TOTAL	715.080 SQ.MT.	100.112 SQ.MT.	815.192 SQ.MT.	11

- TOTAL REQUIRED PARKING = 4 NOS. (OFFICE = 0; TENEMENT = 4)
- TOTAL PROVIDED PARKING = 7 NOS.
- CAR PARKING AREA PROVIDED = 129.603 SQM.
- TOTAL GROSS FLOOR AREA FOR FEES = 1012.269 SQ.MT.
- TREE COVER AREA PROVIDED = 10.000 SQ.MT.

*** PROPOSED AREA ***

FLOOR	TOTAL GROSS FLOOR AREA	STAIR WELL	LIFT WELL	EFFECTIVE FLOOR AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA
GROUND	181.500sqm	---	---	181.500sqm	13.365sqm	3.000sqm	165.135sqm
FIRST	199.650sqm	0.875sqm	2.581sqm	196.194sqm	13.365sqm	3.000sqm	179.829sqm
SECOND	199.650sqm	0.875sqm	2.581sqm	196.194sqm	13.365sqm	3.000sqm	179.829sqm
THIRD	199.650sqm	0.875sqm	2.581sqm	196.194sqm	13.365sqm	3.000sqm	179.829sqm
FOURTH	199.650sqm	0.875sqm	2.581sqm	196.194sqm	13.365sqm	3.000sqm	179.829sqm
TOTAL	980.100sqm	3.500sqm	10.324sqm	966.276sqm	66.825sqm	15.000sqm	884.451sqm

- PERMISSIBLE F.A.R. = 2.25
- PROPOSED F.A.R. = [884.451 - 100 (C.P.)] / 379.972 = 784.451 / 379.972 = 2.064 < 2.25

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PLAN PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	(AMSL)
A,B	22°29'19"N	88°22'09"E	10M.

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

KAUSHIK GOSWAMI, PARTHA PRATIM DEY & SUBHRA ROY
PARTNERS OF KRISH REAL ESTATE
CONSTITUTED ATTORNEY OF SAMAR KUMAR MITRA
NAME OF APPLICANT

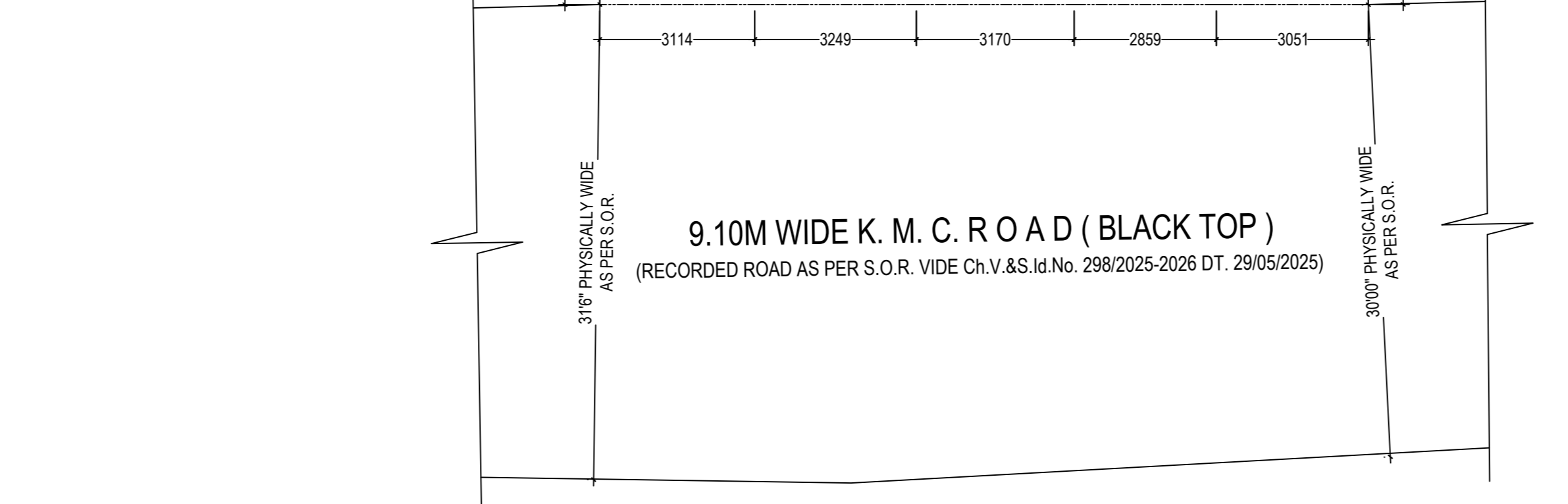
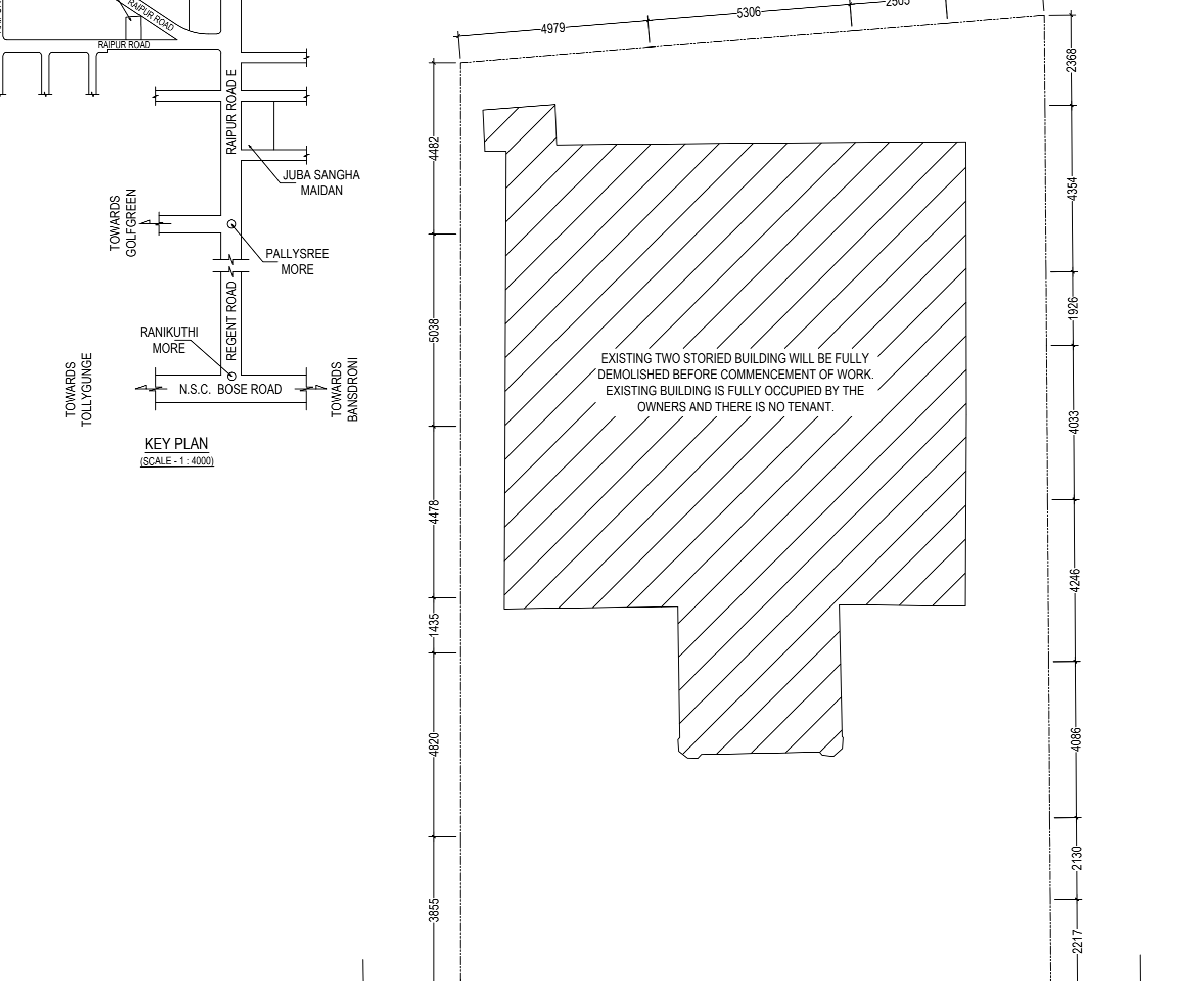
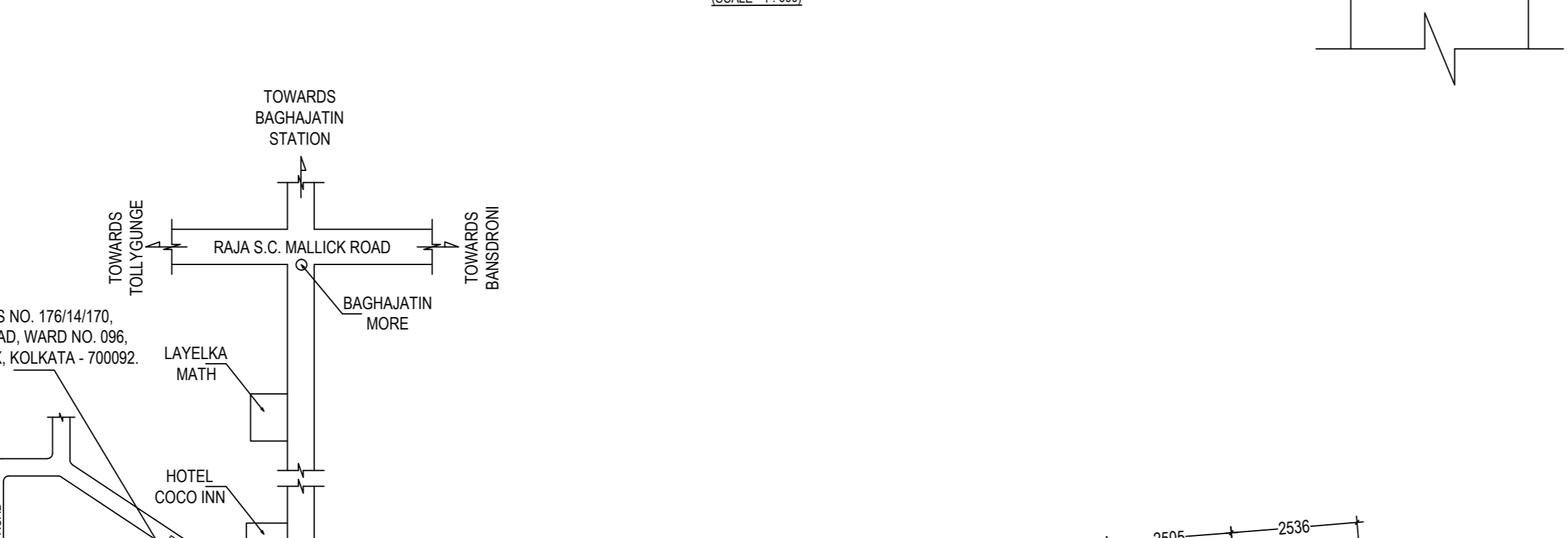
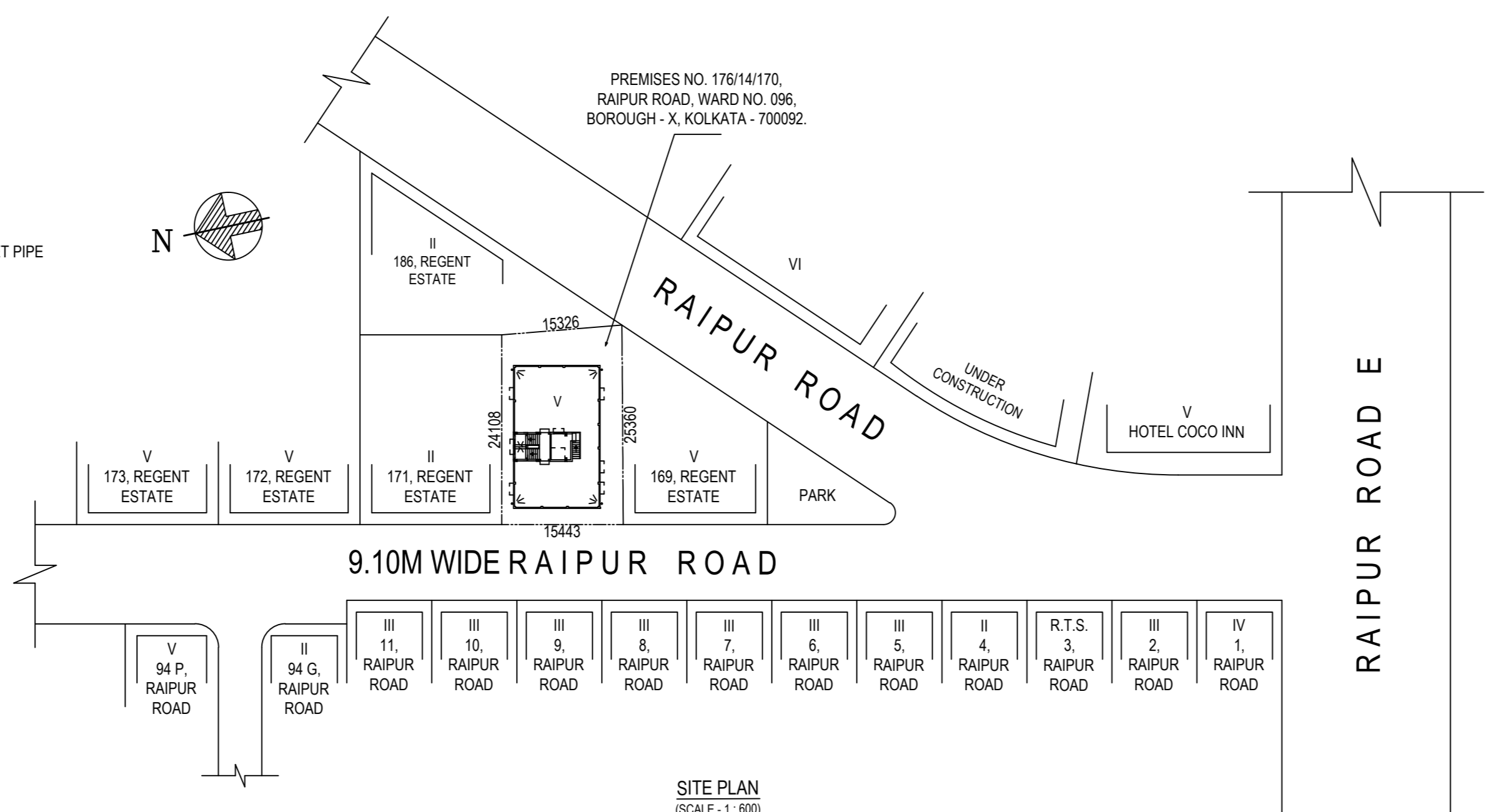
SUKHA RANJAN ROY
L.B.S. NO.- 324 / 1
NAME OF L.B.S.

OFFICE USE

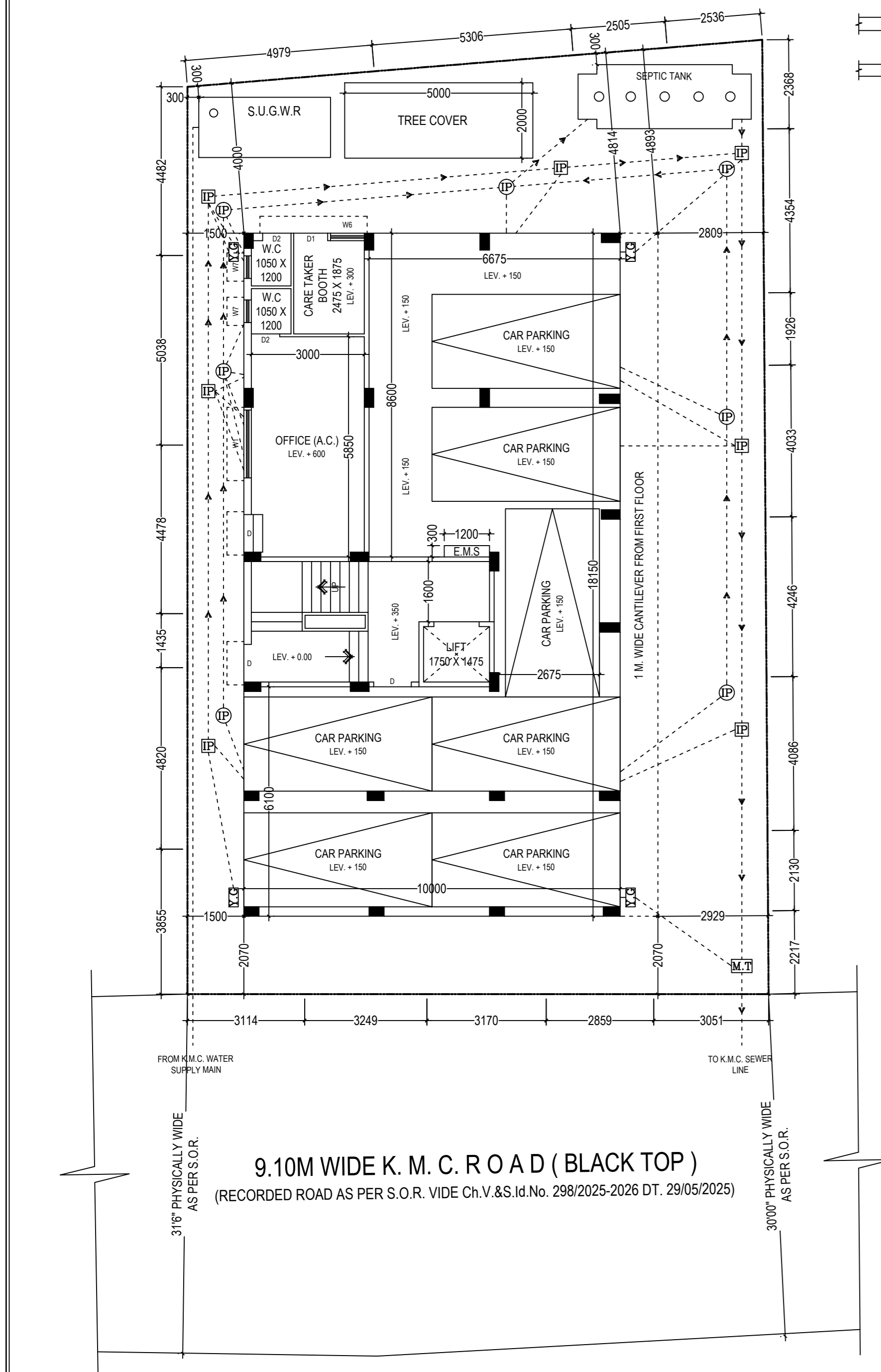
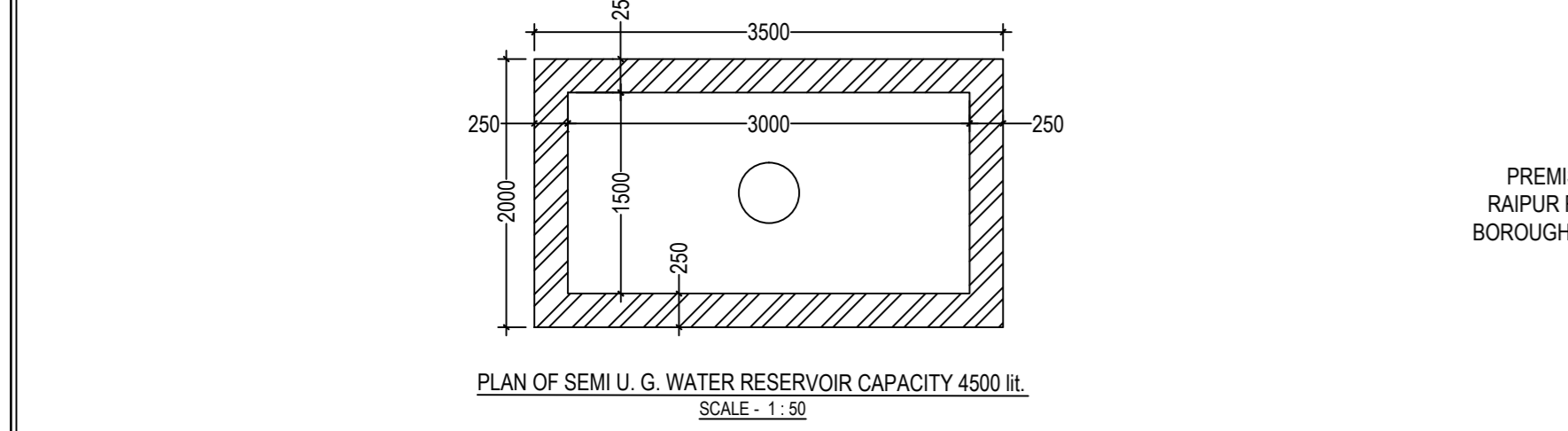
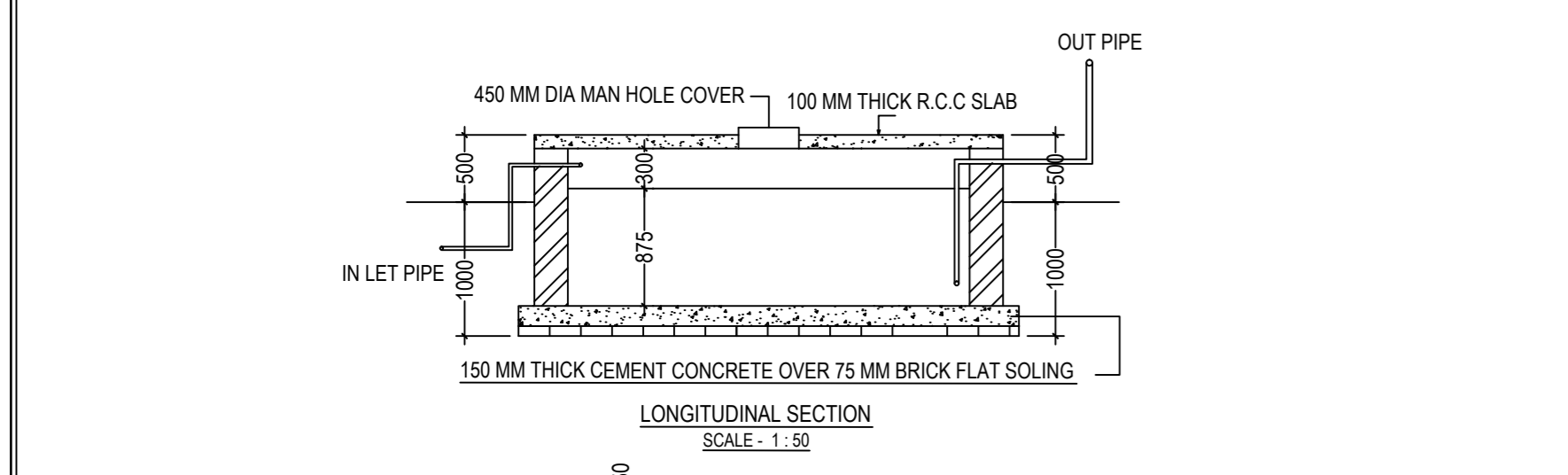
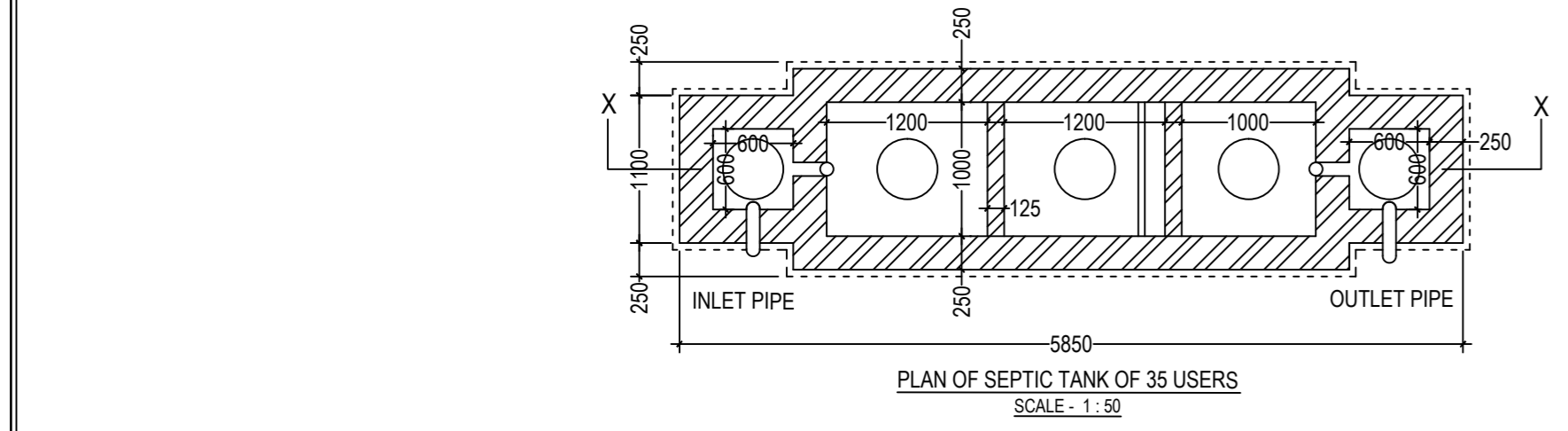
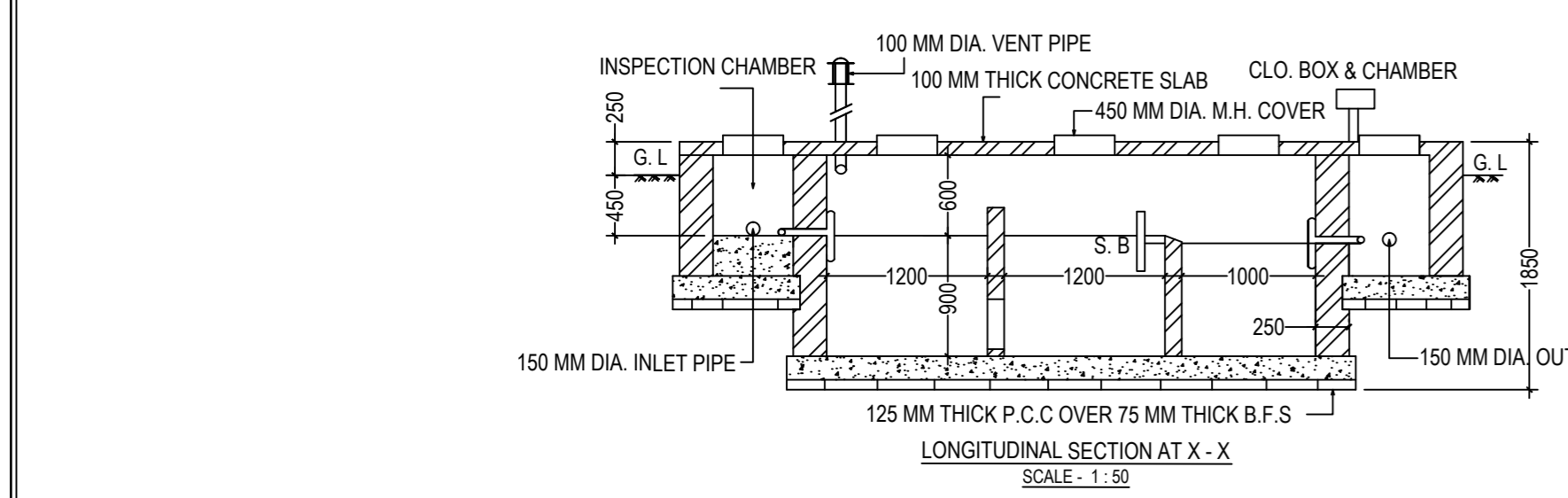
BUILDING PERMIT NO. - 2025100038
SANCTION DATE - 11/06/2025
VALID UPTO - 10/06/2030

DIGITAL SIGNATURE OF A.E.

DIGITAL SIGNATURE OF E.E.



GROUND FLOOR PLAN SCALE: 1:100
EXISTING PLAN SCALE: 1:100



GROUND FLOOR PLAN SCALE: 1:100