



**NOTES:**

- ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
- ALL EXTERNAL WALLS ARE 200 THICK & INTERNAL WALLS ARE 75 & 125 THICK. IF NOT STATED IN 1:4 CEMENT SAND MORTAR.
- ALL CHAJJAS ARE 75 THICK & 500 MM PROJECTED.
- GRADE OF CONCRETE & GRADE OF STEEL USED ARE M20 & #415 RESPECTIVELY.
- R.C.C. FRAMED STRUCTURE.
- ANY DISCREPANCY IN SCALE, THE WRITTEN DIMENSION SHALL GOVERN.
- FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.B.C. 1984 TO BE FOLLOWED.
- OPEN TERRACE WITH LIME TERRACING OF RATIO 2:2:7.
- DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4).

**MAIN CHARACTERISTIC OF THE PROPOSAL**

**PART - A**

- ASSEESSEE NO. 311043200190
- NAME OF THE OWNERS (RECORDED AS PER ASSESSMENT) : SMT. SUKLA DEY, SRI SOUMEN SARKAR, SRI AMIT KARMAKAR
- NAME OF THE APPLICANTS : MISS REETI SAFUI PARTNERS OF R.S. CONSTRUCTION CONSTITUTED ATTORNEY OF SMT. SUKLA DEY, SRI SOUMEN SARKAR, SRI AMIT KARMAKAR
- DETAILS OF REGISTERED DEED OF GIFT : B - I VOL. NO. 1604 - 2025, PAGES - 122002 TO 122015, BEING NO. 160404457, D.S.R. - IV SOUTH 24 PARGANAS, YEAR - 2025, DATED - 20 / 05 / 2025
- DETAILS OF REGISTERED DEED : B - I VOL. NO. 85, PAGES - 279 TO 283, SOUTH 24 PARGANAS, DATED - 19.07.1993
- DETAILS OF REGISTERED DEED OF GIFT (SPRAYED CORNER) : B - I VOL. NO. 1604 - 2025, PAGES - 132877 TO 132878, BEING NO. 160404857, D.S.R. - IV, SOUTH 24 PARGANAS, DATED - 05.06.2025
- K.M.C MUTATION CASE NO. 01/04/29-05-2025/59294, DATED - 29 / 05 / 2025
- DECLARATION BEFORE 1ST CLASS JUDICIAL MAGISTRATE ALIPORE REGARDING DAG & KHATIAN NO. VIDE NO. 11209, DATED - 14.03.2023
- DETAILS OF REGISTERED DEED OF CONVEYANCE : B - I VOL. NO. 1604 - 2025, PAGES - 120467 TO 120491, BEING NO. 160404453, D.S.R. - IV SOUTH 24 PARGANAS, YEAR - 2025, DATED - 20 / 05 / 2025
- DETAILS OF REGISTERED GENERAL POWER OF ATTORNEY : B - I VOL. NO. 1604 - 2025, PAGES - 122002 TO 122015, BEING NO. 160404457, D.S.R. - IV SOUTH 24 PARGANAS, YEAR - 2025, DATED - 22 / 05 / 2025
- DETAILS OF REGISTERED DEED OF GIFT : B - I VOL. NO. 1603 - 2025, PAGES - 152949 TO 152968, BEING NO. 160304950, D.S.R. - III SOUTH 24 PARGANAS, YEAR - 2025, DATED - 03 / 04 / 2025
- DETAILS OF REGISTERED BOUNDARY DECLARATION : B - I VOL. NO. 1604 - 2025, PAGES - 132812 TO 132823, BEING NO. 160404558, D.S.R. - IV, SOUTH 24 PARGANAS, DATED - 05 / 06 / 2025

**DOOR AND WINDOW SCHEDULE**

WINDOWS		
MARKED	WIDTH	HEIGHT
W1	1800	1200
W1	1500	1200
W2	1200	1200
W3	600	600

  

DOORS		
MARKED	WIDTH	HEIGHT
D1	1200	2100
D1	1100	2100
D2	900	2100
D3	750	2100
D4	1550	2100

**DECLARATION OF THE OWNER / APPLICANT**

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT :

- I WILL ENGAGED L.B.S & E.S.E DURING CONSTRUCTION.
- I WILL FOLLOW THE INSTRUCTION OF L.B.S & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER B.S.PLAN).
- K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR 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 THE GUIDANCE OF E.S.E.L.B.S BEFORE STARTING OF BUILDING FOUNDATION WORK.
- DURING DEPARTMENTAL INSPECTION THE PLOT IS IDENTIFIED BY ME. THE EXISTING STRUCTURE IS FULLY DEMOLISHED BEFORE COMMENCEMENT OF WORK. THE EXISTING STRUCTURE IS FULLY OCCUPIED BY THE OWNERS AND THERE IS NO TENANT.
- DURING INSPECTION THE PLOT IS IDENTIFIED BY ME.

**DECLARATION OF THE OWNER / APPLICANT**

**5. PARKING CALCULATION :**

COMMON AREA	ACTUAL TENEMENT NO	OF REQUIRED CAR	CAR PARKING PROVIDED
TEENEMENT SIZE (TO BE ADDED)	AREA (SQM)	TENR.	PARKING
A = 54.329 Sqm	12.550 Sqm	66.879 Sqm	01
B = 53.471 Sqm	12.352 Sqm	65.823 Sqm	01
C&E = 65.98 Sqm	15.241 Sqm	81.221 Sqm	02
D&F = 41.62 Sqm	9.660 Sqm	51.480 Sqm	02

**6. PERMISSIBLE F.A.R = 1.75**

SHOP AREA (COVERED)	SHOP AREA (CARPET)	REQUIRED PARKING
20.304 Sqm	15.666 Sqm	NIL

**7. PROPOSED F.A.R = (437.968 - 50) / 231.646 = 1.675 < 1.75**

**8. STAIR COVER AREA = 11.083 Sqm**

**9. LIFT MACHINE ROOM AREA = 9.610 Sqm**

**10. OVER HEAD WATER TANK AREA = 3.100 Sqm**

**11. LIFT MACHINE ROOM STAIR AREA = 3.175 Sqm**

**12. OPEN TERRACE AREA = 125.299 Sqm, 13. TREE COVER AREA = 2.979 SQM**

**14. ADDITIONAL AREA FOR FEES = (11.083 + 9.610 + 3.175 + 4.389) Sqm = 28.257 Sqm**

**15. TOTAL COMMON AREA = 74.850 Sqm, 16. HEIGHT OF THE BUILDING = 12.475 m**

**17. STATEMENT OF OTHER AREAS FOR FEES :**

FLOOR	LOFT	CUPBOARD	LEDGE / TEND
FIRST FL	NIL	1.463 SQM	NIL
SECOND FL	NIL	1.463 SQM	NIL
THIRD FL	NIL	1.463 SQM	NIL
TOTAL FL	NIL	4.389 SQM	NIL

**DECLARATION OF THE OWNER / APPLICANT**

(MISS REETI SAFUI PARTNERS OF R.S. CONSTRUCTION CONSTITUTED ATTORNEY OF SMT. SUKLA DEY, SRI SOUMEN SARKAR, SRI AMIT KARMAKAR)

**NAME OF THE OWNER / APPLICANT**

**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 INCLUDING THE ABUTTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS WITH EXISTING STRUCTURE & DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF SEMI U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

- HEIGHT OF THE BUILDING IS 12.475 M.
- SITE PLAN AND KEY PLAN AS PER SITE.
- THE WIDTH OF THE ABUTTING ROAD HAS BEEN MEASURED AND VERIFIED BY ME AND FOUND ON SOUTHERN SIDE IS 5.80 M (MIN.) & ON EASTERN SIDE IS 3.60 M (MIN.) WIDE K.M.C BLACK TOP ROAD AS PER S.O.R ID NO. 1506/2025-2026, DATED - 16.09.2025.
- THE PLOT IS BEYOND 500 M FROM THE C.G.L OF THE E.M.B.YE PASS.

**AVIJIT MAJUMDAR, L.B.S NO - 1505 / I**  
**NAME OF THE L.B.S**

**DECLARATION OF STRUCTURAL ENGINEER**

THE STRUCTURAL DESIGN SHALL BE DONE AFTER GETTING THE SOIL INVESTIGATION REPORT, WHICH WILL BE EXECUTED AFTER DEDUSHING THE EXISTING STRUCTURE SIGNED BY MR. AVIJIT MAJUMDAR, M.TECH (GEO-TECH), M.TECH (STRUCTURE), A.M.I.E. (M.I.G.S. CHARTERED ENGINEER, G.T.E NO. 81 / II OF K.M.C.

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION AND SUPER-STRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND WILL CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECTS.

**AVIJIT MAJUMDAR, E.S.E NO - II / 707**  
**NAME OF THE STRUCTURAL ENGINEER**

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 K.M.C AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

(MISS REETI SAFUI PARTNERS OF R.S. CONSTRUCTION CONSTITUTED ATTORNEY OF SMT. SUKLA DEY, SRI SOUMEN SARKAR, SRI AMIT KARMAKAR)

**NAME OF THE OWNER / APPLICANT**

**DECLARATION OF GEO - TECHNICAL ENGINEER**

UNDERSIGNED INSPECTED THE SITE, WHICH IS MOSTLY COVERED WITH THE EXISTING SINGLE STORED STRUCTURE. HENCE SOIL INVESTIGATION WORK WILL BE CARRIED OUT BY ME AFTER DEMOLISHING THE EXISTING STRUCTURE.

**AVIJIT MAJUMDAR, G.T.E NO - 81 / II (K.M.C)**  
**NAME OF THE GEO-TECHNICAL ENGINEER**

**PLAN OF PROPOSED G + III STORED RESIDENTIAL BUILDING AT PREMISES NO. 19, PATOARY PARA, U/S 393 A OF K.M.C ACT 1980 AS PER BUILDING RULE 2009 IN WARD NO. 104, BOROUGH NO. XI, UNDER THE KOLKATA MUNICIPAL CORPORATION, KOLKATA - 700075, MOUZA - SANTOSH PUR, J.L. NO. 22, TOUZI NO. 230 & 233, R.S. KHATIAN NO. 282, R.S. DAG NO. 766, P.S - SURVEY PARK**

**CIVIL CONSULTANT :**  
**M/S RAI & ASSOCIATES**  
(PLANNER, ENGINEER)  
215, RAIPUR ROAD, KOLKATA - 700 047  
PROP - AVIJIT MAJUMDAR  
M.TECH (GEO-TECH), M.TECH (STRUCTURE), A.M.I.E., M.I.G.S & CHARTERED ENGINEER, M.I.R.C, APPROVED VALUER (INDIA), CONTACT NO - 98301 47679