



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 14 CEMENT SAND MORTAR.
- ALL CHAJJAS ARE 75 THICK & 500 MM STEEL.
- GRADE OF CONCRETE & GRADE OF STEEL USED ARE M20 & Fe415 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 LINE 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 31-105-01-0311-0
- NAME OF THE OWNERS: (RECORDED AS PER PARTITION DEED & ASSESSMENT) SRI GOUR CHANDRA NASKAR
- NAME OF THE APPLICANTS: MISS REETI SAFU PARTNERS OF R.S. CONSTRUCTION CONSTITUTED ATTORNEY OF SRI GOUR CHANDRA NASKAR
- DETAILS OF REGISTERED DEED OF GIFT: B-I VOL. NO. 184, PAGES - 123 TO 132, BEING NO. 8198, D.S.R. - III, ALIPORE SOUTH 24 PARGANAS, DATED - 12.11.2002
- DETAILS OF REGISTERED DEED OF PARTITION: B-I DEED NO. 6226 / 02, D.S.R. - III, ALIPORE SOUTH 24 PARGANAS, DATED - 20.11.2002
- DETAILS OF REGISTERED BOUNDARY DECLARATION: B-I VOL. NO. 1604 - 2024, PAGES - 33740 TO 337412, BEING NO. 160411513, D.S.R. - IV SOUTH 24 PARGANAS, YEAR - 2024, DATED - 14.11.2024
- DETAILS OF BULO MUTATION CERTIFICATE: MEMO NO. 18 / MUT / 7313 / BLRO / ATMI / KASBA / 17 DATED - 06.12.2017, CLASSIFICATION = BASTU (6.97 DEC)

PART - B

- AREA OF THE PLOT OF LAND AS PER TITLE DEED & ASSESSMENT: 282.423 SQM = 4 K - 03 CH - 25 SFT
- PERMISSIBLE GROUND COVERAGE: 57.252 % = 161.693 SQM
- AREA OF THE PLOT OF LAND AS PER PHYSICAL MEASUREMENT & ASSESSMENT: 282.300 SQM = 4 K - 3 CH - 24 SFT
- PROPOSED GROUND COVERAGE: 158.762 SQM = 56.239 %

DOOR AND WINDOW SCHEDULE

MARKED	WIDTH	HEIGHT
W1	1500	1200
W2	1200	1200
W3	1000	1200
W4	600	600

DOORS

MARKED	WIDTH	HEIGHT
D	1200	2100
D1	1100	2100
D2	900	2100
D3	750	2100
SLIDING DOOR	1500	2100

4 PROPOSED AREA:

FLOOR	FLOOR AREA	LIFT	STAIR	WELL	EFFECTIVE FLOOR AREA	EXEMPTED AREA	STAIR	LIFT	LOBBY	FLOOR AREA
GROUND FL	RESIDENTIAL	158.762 Sqm	1.860 Sqm	---	156.902 Sqm	13.365 Sqm	2.647 Sqm	---	---	134.237 Sqm
FIRST FL	RESIDENTIAL	158.762 Sqm	1.860 Sqm	---	156.902 Sqm	13.365 Sqm	2.303 Sqm	---	---	141.234 Sqm
SECOND FL	RESIDENTIAL	158.762 Sqm	1.860 Sqm	---	156.902 Sqm	13.365 Sqm	2.303 Sqm	---	---	141.234 Sqm
THIRD FL	RESIDENTIAL	158.762 Sqm	1.860 Sqm	---	156.902 Sqm	13.365 Sqm	2.303 Sqm	---	---	141.234 Sqm
TOTAL	RESIDENTIAL	625.656 Sqm	5.580 Sqm	---	620.075 Sqm	53.460 Sqm	9.556 Sqm	---	---	567.069 Sqm

DECLARATION OF THE OWNER / APPLICANT

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT,

- I ENGAGE L.B.S & E.S.E DURING CONSTRUCTION.
- I 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 REMOVE 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.
- THERE IS NO COURT CASE PENDING AGAINST THE SAID PREMISES.
- THE PLOT IS MOSTLY COVERED BY THE EXISTING STRUCTURE AND FULLY OCCUPIED BY THE OWNER, THERE IS NO TENANT. THE EXISTING STRUCTURE WILL BE FULLY DEMOLISHED BEFORE COMMENCEMENT OF WORK.

PERMISSIBLE AREA FOR PARKING = 75 Sqm

ACTUAL AREA FOR PARKING PROVIDED = 118.404 Sqm

PERMISSIBLE F.A.R = 1.75

PROPOSED F.A.R = 557.059 - 75 / 282.300 = 1.706 < 1.75

STAIR COVER AREA = 17.01 Sqm

LIFT MACHINE ROOM AREA = 11.447 Sqm

OVER HEAD WATER TANK AREA = 6.615 Sqm

LIFT MACHINE ROOM STAR AREA = 3.325 Sqm

OPEN TERRACE AREA = 150.762 Sqm

THREE COVER AREA = 0.868 Sqm

ADDITIONAL AREA FOR FEES = (17.01 + 3.325 + 11.447 + 12.375) Sqm = 44.158 Sqm

HEIGHT OF THE BUILDING = 12.200 M. 16. TOTAL COMMON AREA = 80.52 Sqm

STATEMENT OF OTHER AREAS FOR FEES:

FLOOR	LIFT	CORRIDOR	LEDGE / TEND
FIRST FL	NIL	3.600 SQM	NIL
SECOND FL	NIL	4.388 SQM	NIL
THIRD FL	NIL	4.388 SQM	NIL
TOTAL FL	NIL	12.376 SQM	NIL

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 12.200 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 4.877 M WIDE CEMENT CONCRETE ROAD AS PER S.O.R NO. 1894 / 2024 - 2025, DATED - 11.02.2025 AND ALSO ON NORTHERN & EASTERN SIDE IS 1.280 M & 2.40 M WIDE CEMENT CONCRETE ROAD.

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL

NO.	CO-ORDINATE IN WGS 84	SITE ELEVATION (AMSL)
1	22.503 88.384	5 M
1	22.503 88.385	5 M

DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN SHALL BE DONE AFTER GETTING THE SOIL INVESTIGATION REPORT WHICH WILL BE EXECUTED AFTER DEMOLISHING THE EXISTING SINGLE STORED STRUCTURE SIGNED BY SMT SWATI MAJUMDAR, B.TECH (CIVIL), A.M.I.E., M.I.G.S. CHARTERED ENGINEER, G.T.E NO. 51 / I (K.M.C.) AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

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.

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

PLAN OF PROPOSED G + III STORED RESIDENTIAL BUILDING AT PREMISES NO. 37 / 2, ARYA VIDYALAYA ROAD, U/S 393 A OF K.M.C ACT 1980 AS PER BUILDING RULE 2009, IN WARD NO. 105, BOROUGH NO. XII, UNDER THE KOLKATA MUNICIPAL CORPORATION, KOLKATA - 700078, J.L. NO. 19, TOUZI NO. 10 / 12 / 13, DAG NO. 911, KHATIAN NO. 531, MOUZA - GARFA, P.S - GARFA