

CHARACTERISTICS OF PLAN PROPOSAL

PART-A

- ASSEESSEE NO : 31-101-02-0171-1
- a.) NAME OF THE OWNER - SMT. SUCHITRA SOM , SMT. SUMITRA DE & SMT. PARAMITA SEN
b.) NAME OF THE APPLICANT - SRI JOYDEV CHAKRABORTY AS CONSTITUTED ATTORNEY OF SMT. SUCHITRA SOM , SMT. SUMITRA DE & SMT. PARAMITA SEN
- DETAILS OF REGD TITLE DEED :-
BOOK - I, VOLUME NO - 19, PAGE NO. -229 TO 233, BEING NO.-402, FOR THE YEAR 1965, DATED :- 21.01.1965, S.R. ALIPORE, SOUTH 24 PARGANAS.
4. DETAILS OF BOUNDARY DECLARATION :-
BOOK - I, VOLUME NO - 1603-2022, PAGE FROM - 458719 TO 458731, BEING NO.- 160313378, FOR THE YEAR 2022, DATED :- 29.08.2022, D.S.R.-III SOUTH 24 PARGANAS, WEST BENGAL.
- DETAILS OF POWER OF ATTORNEY :-
BOOK - I, VOLUME NO - 1603-2022, PAGE FROM - 282085 TO 282115, BEING NO.- 160307296, FOR THE YEAR 2022, DATED :-27.05.2022, D.S.R.-III SOUTH 24 PARGANAS, WEST BENGAL.
6. DETAILS OF K.M.C. MUTATION :-
O/101/12-FEB-15/15556, DATED - 12.02.2015
- 7a. DETAILS OF B.L. & L.R.O. MUTATION :-
L.R. KHATIAN NO.-403, (1630031), DAG NO. - 663, CHARACTER OF LAND - (SHALI) IN THE NAME OF SMT. SUMITRA DE, DATED- 13.06.2022
7b. DETAILS OF B.L. & L.R.O. MUTATION :-
L.R. KHATIAN NO.-404, (1630031), DAG NO. - 663, CHARACTER OF LAND - (SHALI) IN THE NAME OF SMT. PARAMITA SEN, DATED- 27.06.2022
7c. DETAILS OF B.L. & L.R.O. MUTATION :-
L.R. KHATIAN NO.-405, (1630031), DAG NO. - 663, CHARACTER OF LAND - (SHALI) IN THE NAME OF SMT. SUCHITRA SOM, DATED- 27.06.2022
- 9a. DETAILS OF B.L. & L.R.O. CONVERSION :-
MEMO NO :17 / 3809 / CON CERTIFICATE / BLLRO / S 24-PGS. / KOL / 2022, DATED - 26.08.2022 (BASTU).
9b. DETAILS OF B.L. & L.R.O. CONVERSION :-
MEMO NO :17 / 3810 / CON CERTIFICATE / BLLRO / S 24-PGS. / KOL / 2022, DATED - 26.08.2022 (BASTU).
9c. DETAILS OF B.L. & L.R.O. CONVERSION :-
MEMO NO :17 / 3811 / CON CERTIFICATE / BLLRO / S 24-PGS. / KOL / 2022, DATED -26.08.2021 (BASTU).

PART-B

- AREA OF THE LAND :- a) AS PER TITLE DEED = 200.669 M² IS EQUIVALENT TO 3 K - 00 CH - 00 SFT.
b) AS PER BOUNDARY DECLARATION = 200.669 M² = EQUIVALENT TO = 3 KATA - 00 CHATTACK - 00 SFT
- PERMISSIBLE GROUND COVERAGE :- 120.357 M² (59.978%)
- PROPOSED GROUND COVERAGE :- 112.773 M² (56.199%)

4. PROPOSED AREA:

FLOOR	TOTAL EXEMPTED AREA					NET FLOOR AREA
	TOTAL FLOOR AREA	STAIR + STAIR LOBBY	STAIR WELL	LIFT WELL	LIFT LOBBY	
GROUND FLOOR	112.773 M ²	12.712 M ²	-	-	1.458 M ²	98.603 M ²
1ST FLOOR	112.773 M ²	12.712 M ²	1.519 M ²	1.920 M ²	1.458 M ²	95.164 M ²
2ND FLOOR	112.773 M ²	12.712 M ²	1.519 M ²	1.920 M ²	1.458 M ²	95.164 M ²
3RD FLOOR	112.773 M ²	12.712 M ²	1.519 M ²	1.920 M ²	1.458 M ²	95.164 M ²
TOTAL	451.092 M ²	50.848 M ²	4.557 M ²	5.760 M ²	5.832 M ²	384.095 M ²

5.A) PARKING CALCULATION:

TENANT SIZE BETWEEN	NET TENANT SIZE	TOTAL COMMON AREA	AREA TO BE ADDED	GROSS TENMT SIZE	NOS OF TENMT.	REQUIRED PARKING
50 - 75 SQ.M	45.999 M ²	78.973 M ²	12.954 M ²	58.953 M ²	1 NO.	2 NOS.
	47.478 M ²	280.432 M ²	13.370 M ²	60.848 M ²	1 NO.	
75 - 100 SQ.M	93.477 M ²	=(28.161%)	26.324 M ²	119.802 M ²	2 NOS.	

- NOS. OF PARKING PROVIDED :- COVERED = 3 NOS. 6. PERMISSIBLE F.A.R = 1.75
- ACTUAL AREA OF PARKING PROVIDED = 51.633 M² 7. PROPOSED F.A.R = 1.665

8. STATEMENT OF ADDITIONAL AREAS FOR FEES : (17.276 + 8.515 + 2.950 + 8.025+2.800) = 39.566 M²

FLOOR	CUPBOARD	LOFT	LEDGE/TEND
GROUND FLOOR	NIL	NIL	NIL
1ST FLOOR	2.675 M ²	NIL	NIL
2ND FLOOR	2.675 M ²	NIL	NIL
3RD FLOOR	2.675 M ²	NIL	NIL
TOTAL	8.025 M ²	NIL	NIL

- STAIR HEAD ROOM AREA = 17.276 M² 13. GROSS OFFICE AREA = 29.737 M²
- ROOF TANK AREA = 6.550 M² 14. CARPET AREA OF OFFICE = 24.647 M²
- LIFT MACHINE ROOM AREA = 8.515 M² 15. TREE COVER AREA = 5.500 M²
- LIFT MACHINE ROOM STAIR AREA = 2.950 M² 16. ROOF TOILET AREA = 2.800 M²

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT -

- I/WE SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION.
- I/WE SHALL 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 STRUCTURES.
- 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 L.B.S. / E.S.E., BEFORE STARTING OF BUILDING FOUNDATION WORK.
- THE PLOT IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION. THE PLOT IS BUTTED AND BOUNDED BY BOUNDARY WALL. THE PLOT IS OCCUPIED BY THE OWNERS & THERE IS NO TENANT.

SRI JOYDEV CHAKRABORTY AS CONSTITUTED ATTORNEY OF SMT. SUCHITRA SOM , SMT. SUMITRA DE & SMT. PARAMITA SEN
NAME OF OWNER/S

DECLARATION OF GEO-TECHNICAL ENGINEER:-

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. 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 HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

KALLOL KUMAR GHOSHAL
GTE NO. - II / 14
NAME OF GEO-TECHNICAL ENGINEER

DECLARATION OF STRUCTURAL ENGINEER

CERTIFIED THAT THE STRUCTURAL DRAWING AND DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE SOIL TEST HAS BEEN DONE BY KALLOL KUMAR GHOSHAL OF M/S TECHNO SOIL, GORKHARA, ARUNACHAL, SONARPUR, KOLKATA - 700 150. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

BIVAS BISWAS
ESE NO - 458 , CLASS II
NAME OF STRUCTURAL ENGINEER

DECLARATION OF L.B.S.

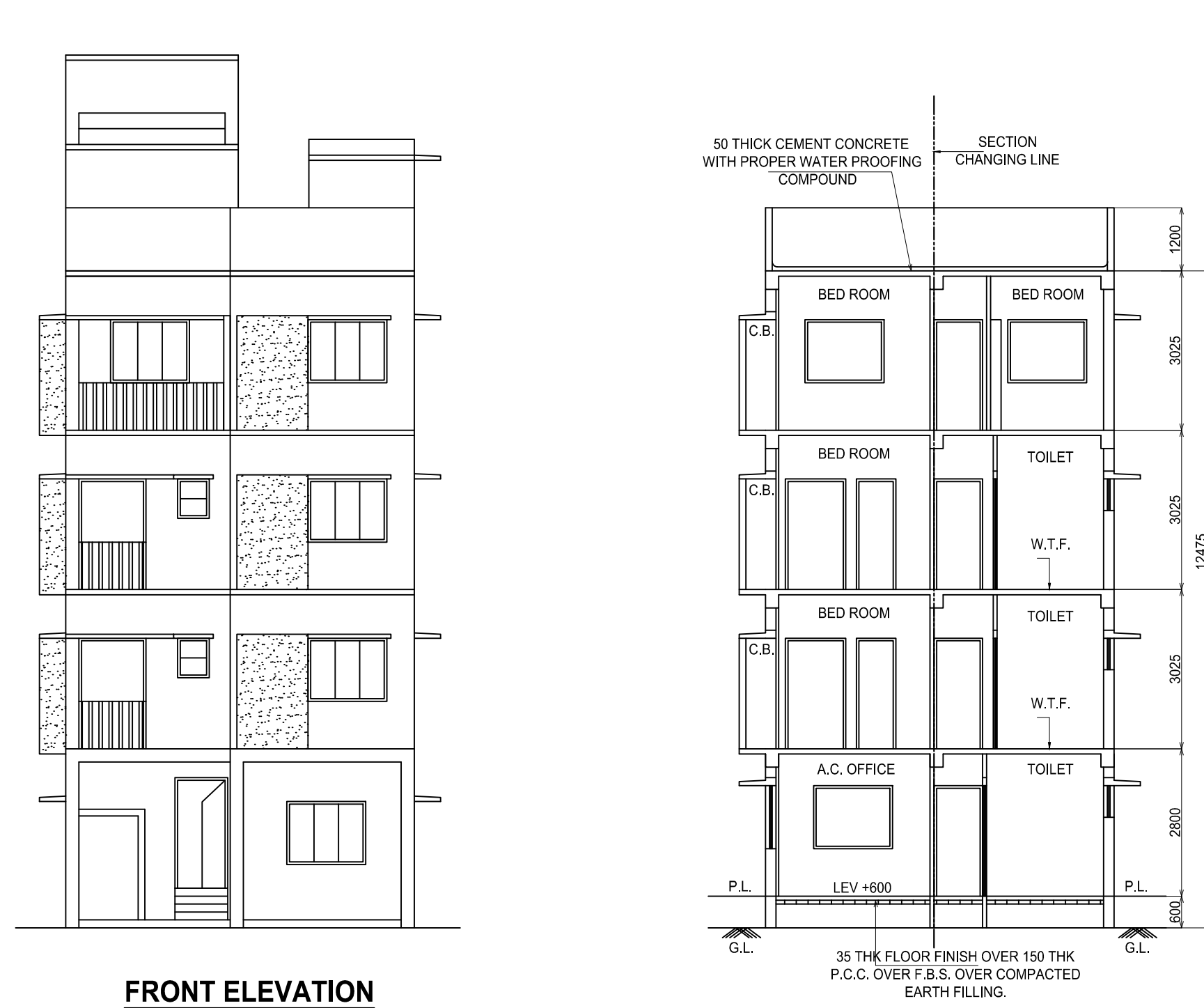
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITIONS INCLUDING WIDTH OF THE ABUTTING ROAD IS MINIMUM 4370 MM WHICH CONFORMS WITH THE PLAN WHICH HAS BEEN MEASURED AND VARIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE SIGNATURE OF THE OWNER IS IDENTIFIED BY ME. THE PLOT IS BEYOND 500M FROM CENTER LINE OF E.M. BY PASS.

BIVAS BISWAS
LBS NO - 766 , CLASS I
NAME OF L.B.S.

BUILDING PERMIT NO. - 2022120421 DATED.- 14-DEC-22

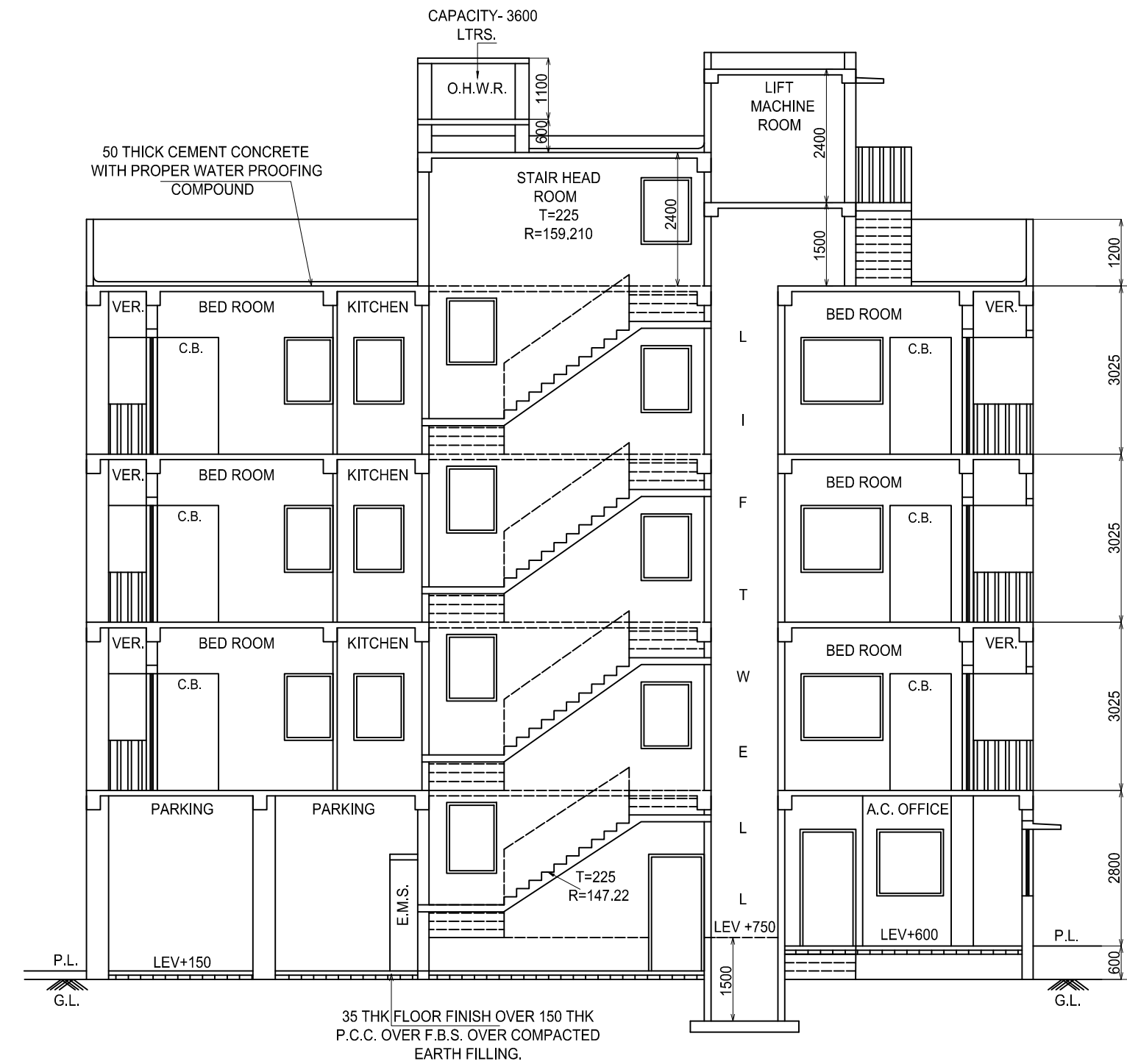
VALID UP TO - 13-DEC-27

DIGITAL SIGNATURE OF A.E. NOT APPLICABLE
DIGITAL SIGNATURE OF E.E.



FRONT ELEVATION

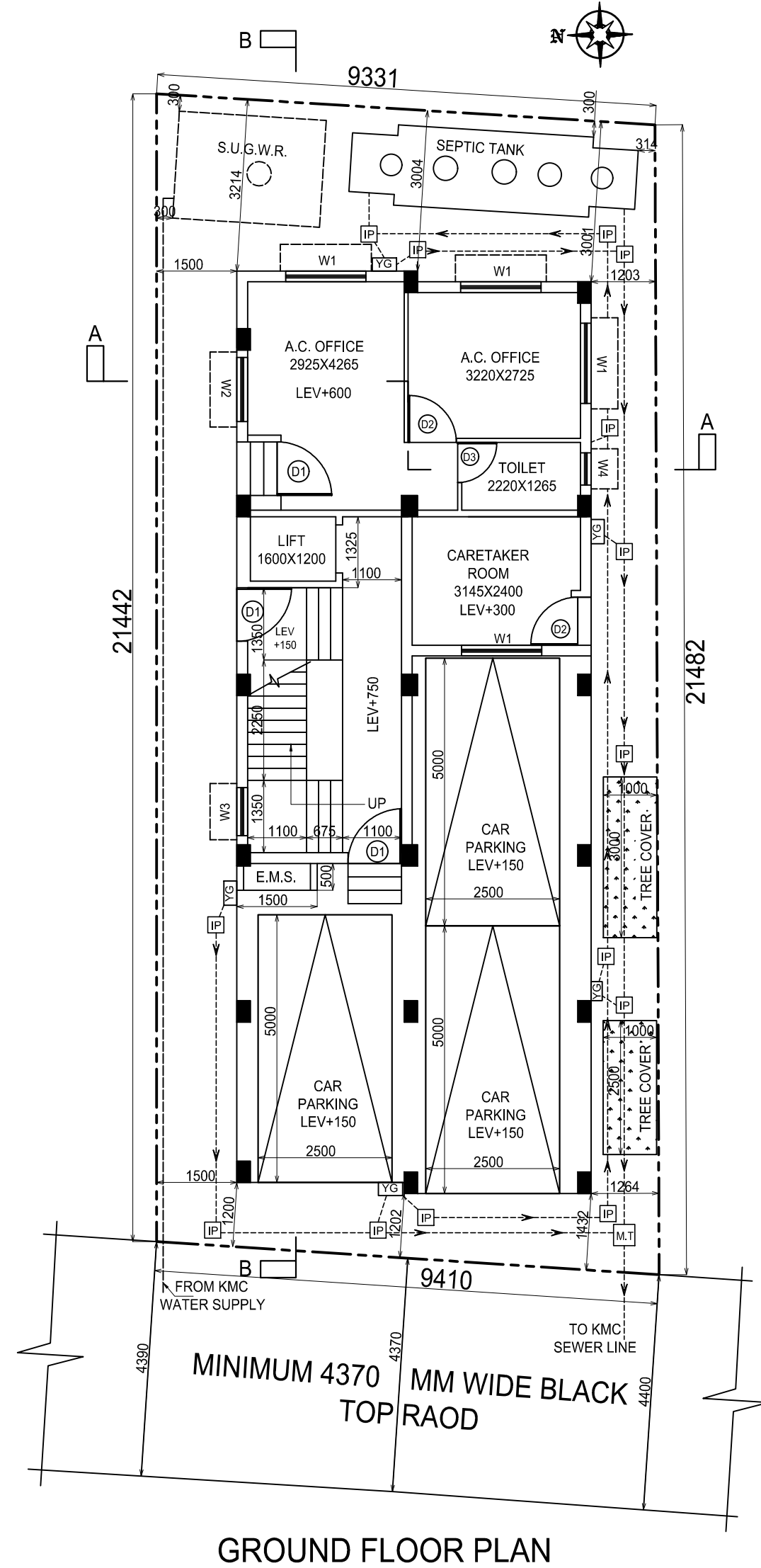
SECTION-AA



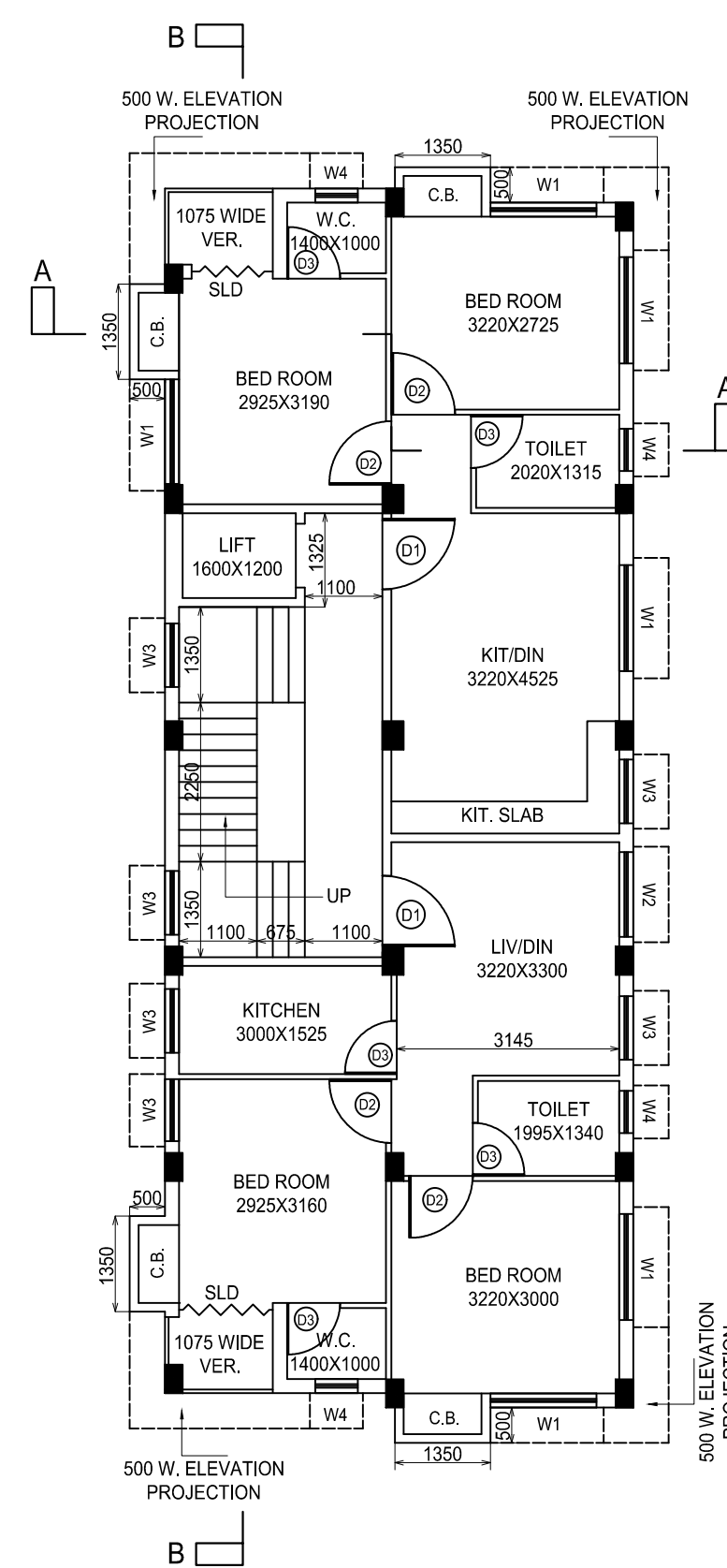
SECTION-BB

SCHEDULE OF DOOR			
MKD	WIDTH	HEIGHT	DOORS
D1	1050	2100	
D2	900	2100	
D3	750	2100	
SLD	1150	2100	

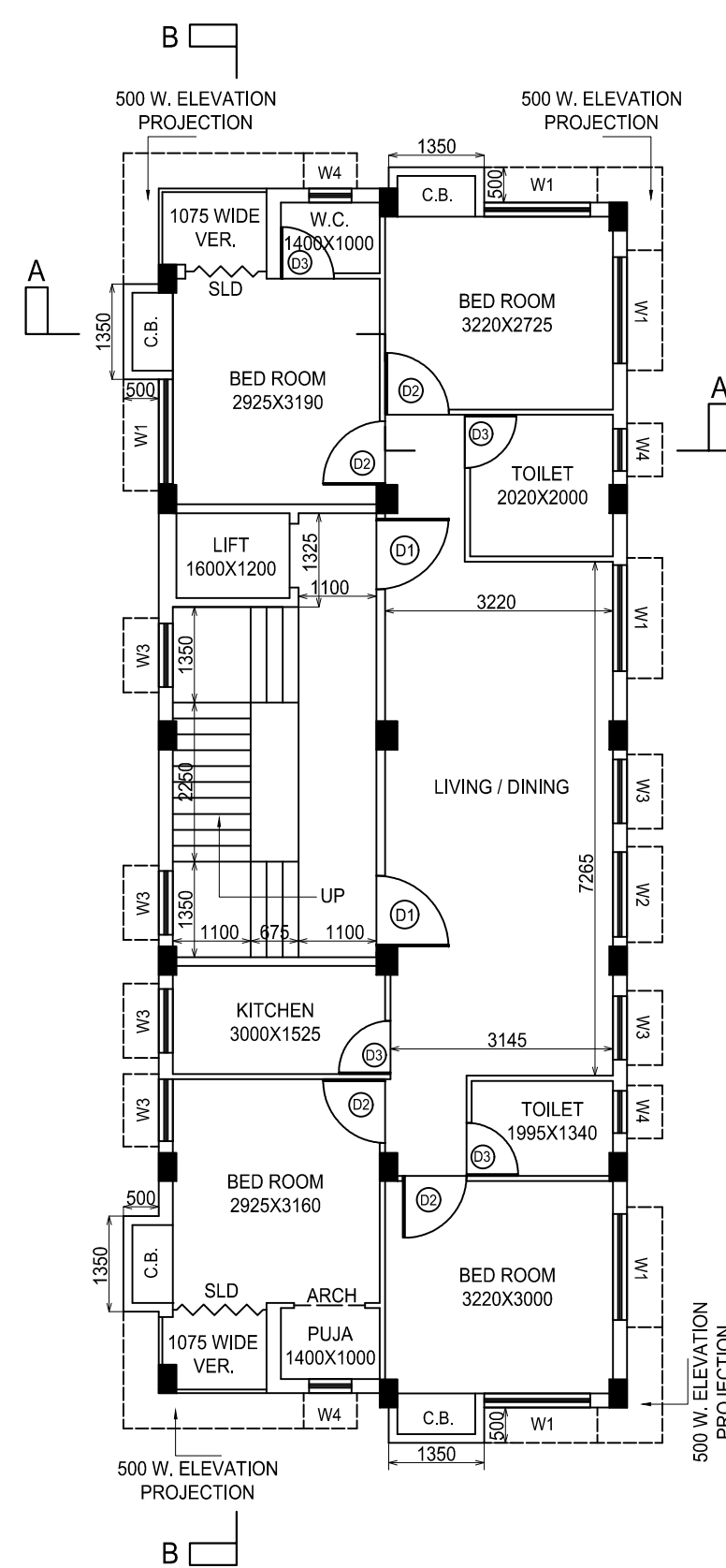
SCHEDULE OF WINDOW			
MKD	WIDTH	HEIGHT	WINDOW
W1	1500	1200	
W2	1200	1200	
W3	900	1200	
W4	450	750	



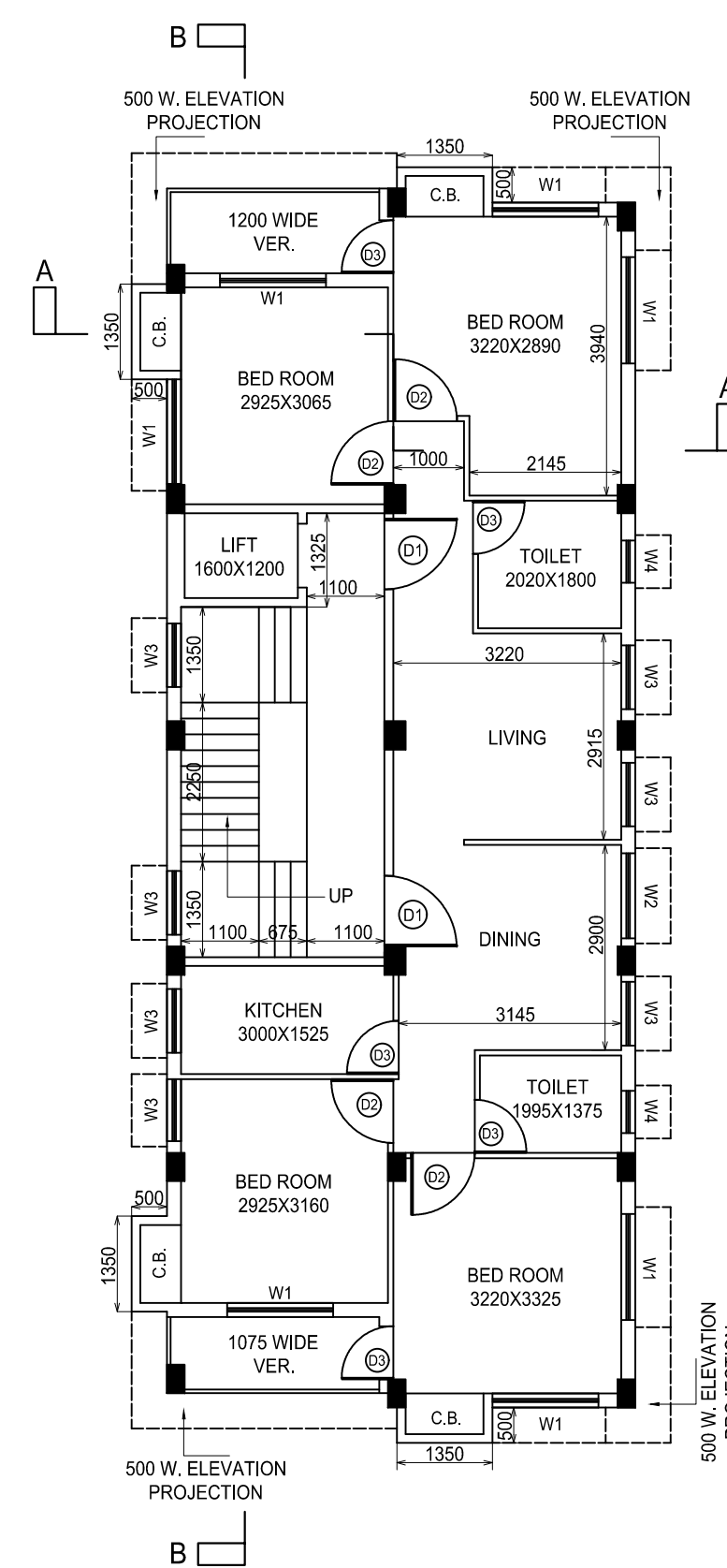
GROUND FLOOR PLAN



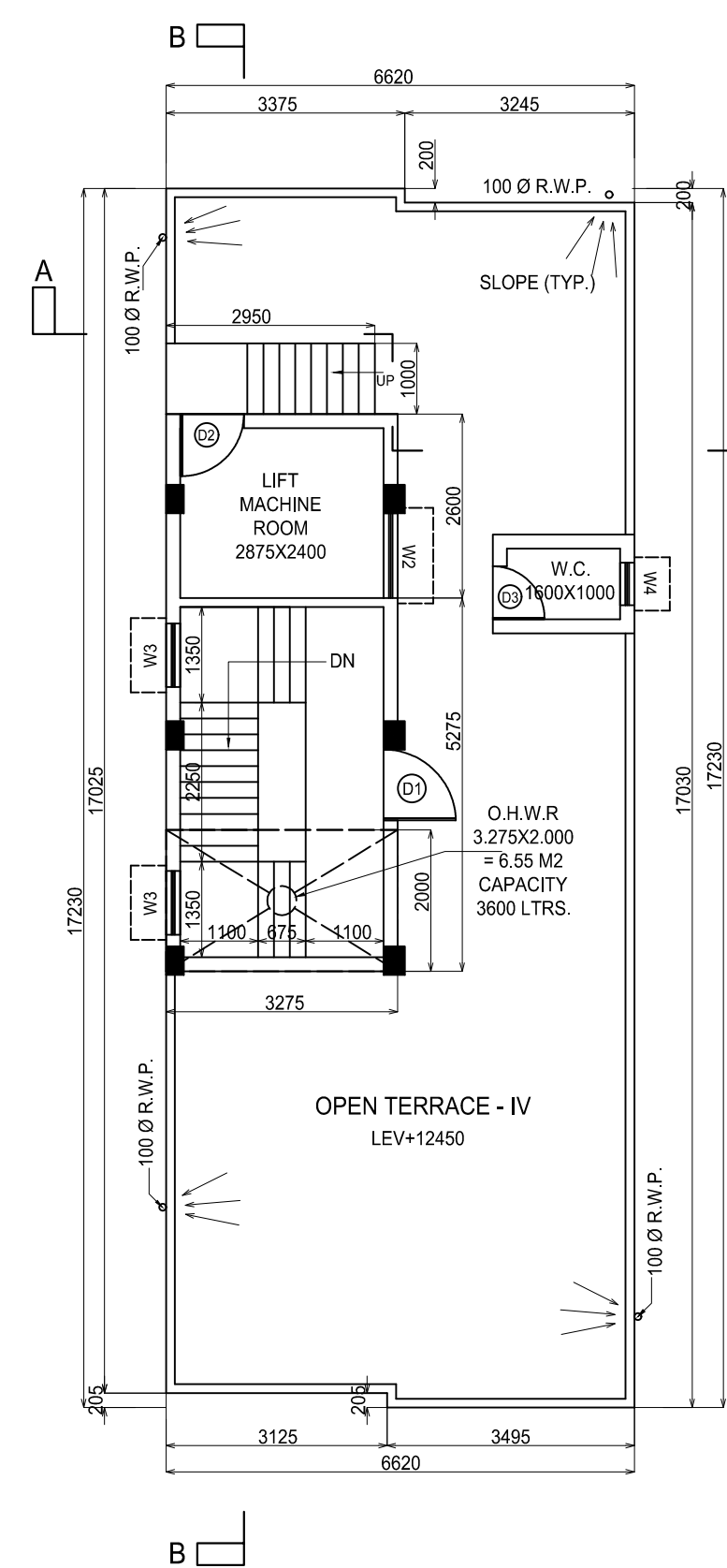
1ST FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN



ROOF PLAN