

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A					
1. ASSESSEE NO. :- 31-101-16-0243-9					
2. NAME OF THE OWNERS - SRI SAIBAL SAHA ROY & SRI SWAPAN KUMAR BOSE					
3. NAME OF THE APPLICANT / C.A. SANJAY BOSE (PROPRIETOR OF M/S. SANJAY CONSTRUCTION), AS CONSTITUTED POWER OF ATTORNEY FOR SRI SAIBAL SAHA ROY & SRI SWAPAN KUMAR BOSE			4. DETAILS OF REGD. POWER OF ATTORNEY BOOK NO. - I VOLUME NO.-1601-2023 PAGE NO. - 27426 to 27449 BEING NO. -1601 00720 DATE - 04 / 04 / 2023 REGD. AT - D.S.R. - I, SOUTH 24 PARGANAS		
5. DETAILS OF REGD. DEED					
BOOK NO.	DEED - 1	DEED - 2	AMALGAMATION DEED	BOUNDARY DECLARATION	STRIP OF LAND
VOLUME NO.	1	25	1601-2022	1601-2022	1601-2022
PAGE NO.	217 to 228	181 to 184	71085 to 71108	131054 to 131070	131037 to 131053
BEING NO.	23	1846	1601 01481	1601 03106	1601 03107
DATE	11 / 12 / 2000	03 / 04 / 1989	14 / 06 / 2022	30 / 12 / 2022	30 / 12 / 2022
REGD. AT	A.D.S.R. - ALIPORE SOUTH 24 PGS.	A.D.R. - ALIPORE SOUTH 24 PGS.	D.S.R. - I SOUTH 24 PGS.	D.S.R. - I SOUTH 24 PGS.	D.S.R. - I SOUTH 24 PGS.
6. DETAILS OF K.M.C. MUTATION = CASE NO. : M / 101 / 15 - JUL - 22 / 870, DATED - 25.08.2022 CERTIFIED BY - DY. ASSESSOR - COLLECTOR (BOROUGH - XII)					

PART - B	
1. AREA OF LAND :- a) AS PER TITLE DEED & ASSESSMENT BOOK = 04 K. - 07 CH. - 00 SFT / 296.823 SQM [MORE / LESS] b) AS PER BOUNDARY DECLARATION = 04 K. - 06 CH. - 29.98 SFT / 295.427 SQM [MORE / LESS]	3. PERMISSIBLE GROUND COVERAGE :- 56.819 % OF L.A. = 167.859 SQM 4. PROPOSED GROUND COVERAGE :- 56.632 % OF L.A. = 167.306 SQM
2. NET LAND AREA - 278.607 SQM (AFTER FREE GIFT / SPLAYED CORNER ETC.) RELINQUISHED STRIP OF LAND GIFTED TO K.M.C.	5. AREA OF STRIP OF LAND HAS GIFTED TO K.M.C. = (13.037 SQM + 3.783 SQM) = 16.820 SQM

6. AREA STATEMENT :-										
RESIDENTIAL (SQM)	STAIR WELL (SQM)	LIFT WELL (SQM)	GROSS FLOOR AREA (SQM)	STAIR + STAIR LOBBY (SQM)	LIFT LOBBY (SQM)	NET COVER AREA (SQM)	CUP BOARD (SQM)	LOFT (SQM)		
GR. FL.	167.306	-----	167.306	10.808	2.156	154.342	-----	-----	4.410	
1ST. FL.	167.306	2.013	165.293	11.458	2.156	151.679	2.700	4.410		
2ND. FL.	78.421	2.013	76.408	11.458	2.156	62.794	0.675	-----		
TOTAL	413.033	4.026	409.007	33.724	6.468	368.815	3.375	8.820		

7. TENEMENTS CALCULATION									
(A) RESIDENTIAL:									
TENEMENT MKD.	TENEMENT AREA ACT. (SQM)	AREA TO BE ADDED (SQM)	TOTAL TENEMENT AREA (SQM)	NO. OF TENEMENT	STAIR HEAD ROOM AREA - CUP BOARD AREA - LOFT AREA - LIFT MACHINE ROOM AREA -	14.771 SQM 3.375 SQM 8.820 SQM 7.824 SQM 3.375 SQM			
A	52.524	6.843	59.367	2					
B	45.999	5.993	51.992	2					
C	52.293	6.813	59.106	2					
D	34.286	4.467	38.753	1					
E	25.946	3.380	29.326	1					
TOTAL COMMON AREA = 47.144 SQM									

8. PERMISSIBLE F. A. R. = 1.25									
9. PERMISSIBLE TOTAL FLOOR AREA = 369.284 SQM + EXEMPTED AREA									
10. PROPOSED F.A.R. = 368.815 / 295.427 = 1.248 < 1.25					15. AREA OF LIFT MACHINE ROOM STAIR = 3.375 SQM				
11. AREA OF STAIR HEAD ROOM = 14.771 SQM					16. AREA OF TREE COVER = 3.000 SQM				
12. AREA OF O. H. W. TANK = 5.558 SQM					17. TOTAL AREA FOR FEES = 447.172 SQM (GROSS FLOOR AREA + ADDITIONAL AREA FOR FEES)				
13. LIFT MACHINE ROOM AREA = 7.824 SQM									
14. AREA OF EXISTING STRUCTURE TO BE DEMOLISHED = 339.988 SQM									

DECLARATION OF APPLICANT / C.A. :-
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
i) I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
ii) I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).
iii) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURE.
iv) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
v) 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.
vi) DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY ME.
vii) BOUNDARY OF THE PLOT IS DEMARCATED BY BOUNDARY WALL.
viii) EXISTING STRUCTURE OCCUPIED BY OWNERS, THERE ARE NO TENANTS.
ix) THERE IS NO LEGAL CASE PENDING AGAINST THIS PREMISES.

NAME OF APPLICANT / C. A.
SANJAY BOSE (PROPRIETOR OF M/S. SANJAY CONSTRUCTION), AS CONSTITUTED POWER OF ATTORNEY FOR SRI SAIBAL SAHA ROY & SRI SWAPAN KUMAR BOSE

CERTIFICATE OF L.B.S. :-
I 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 CONDITION INCLUDING WIDTH OF THE ABUTTING 3.050 M WIDE BLACK TOP ROAD ON NORTHERN SIDE & 1.900 M [MINIMUM] WIDE CEMENT CONCRETE ROAD ON SOUTHERN SIDE CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE PLOT IS BEYOND 500 M. FROM THE CENTER LINE OF E. M. BYE PASS.

NAME OF L.B.S.
MANASH M.G. MAJUMDAR, LBS / I / 1078

CERTIFICATE OF STRUCTURAL ENGINEER :-
THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

NAME OF E.S.E.
MANASH M.G. MAJUMDAR, E.S.E. / II / 586

PROJECT
PROPOSED PLAN FOR THREE STORIED RESIDENTIAL BUILDING U / S 393A OF K.M.C. ACT 1980 & K.M.C. BLDG. RULE - 2009 AT PREMISES NO. - 243, PURBA FULBAGAN & FULBAGAN ROAD, WARD NO. - 101, BOROUGH - XII, P.S. - PATULI, KOLKATA - 700 086, (BUILDING HEIGHT - 9.900M), MOUZA - BADEMASUR, J.L. NO.- 31, E.P. NO.- 165 & 165A, S.P. NO.- 998 & 998/1, C.S. PLOT NO.- 272(P), UNDER THE KOLKATA MUNICIPAL CORPORATION

B.P. NO. - 2023120068 DATED - 10-MAY-23

VALID UPTO - 9-MAY-28

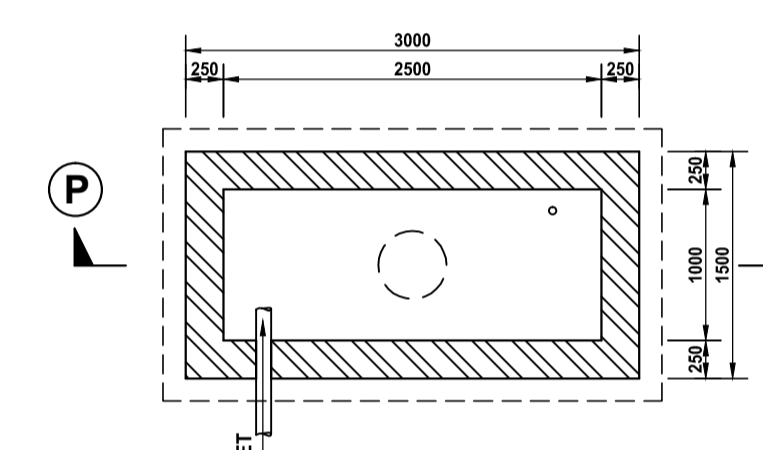
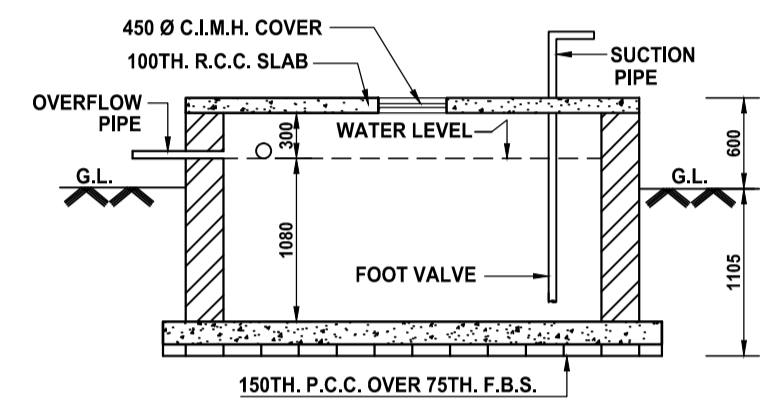
SPACE FOR DIGITAL SIGNATURE

DIGITAL SIGNATURE OF A.E. (B)

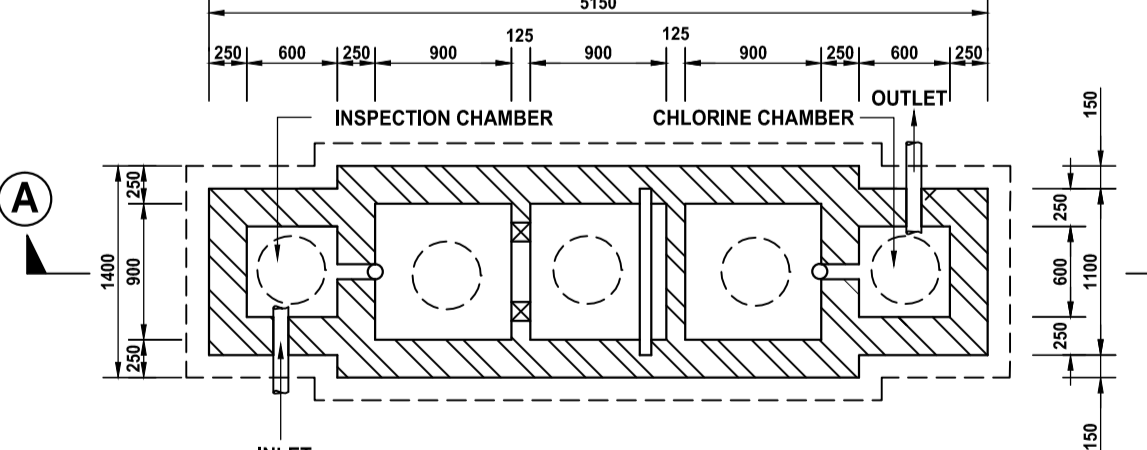
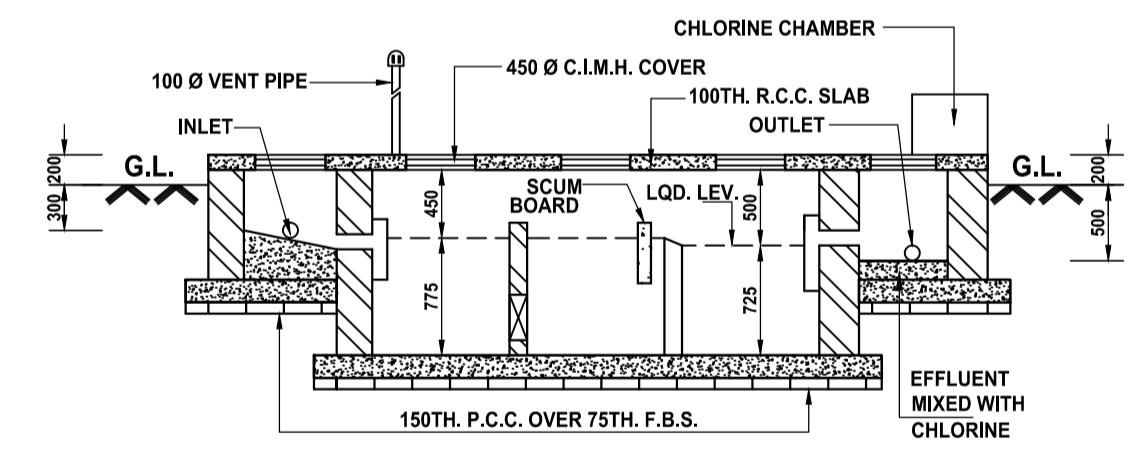
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI = 33 M.
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
1	22°28'45"	88°22'53"	5.0 M.
2	22°28'44"	88°22'52"	5.0 M.
3	22°28'44"	88°22'51"	5.0 M.
4	22°28'43"	88°22'52"	5.0 M.

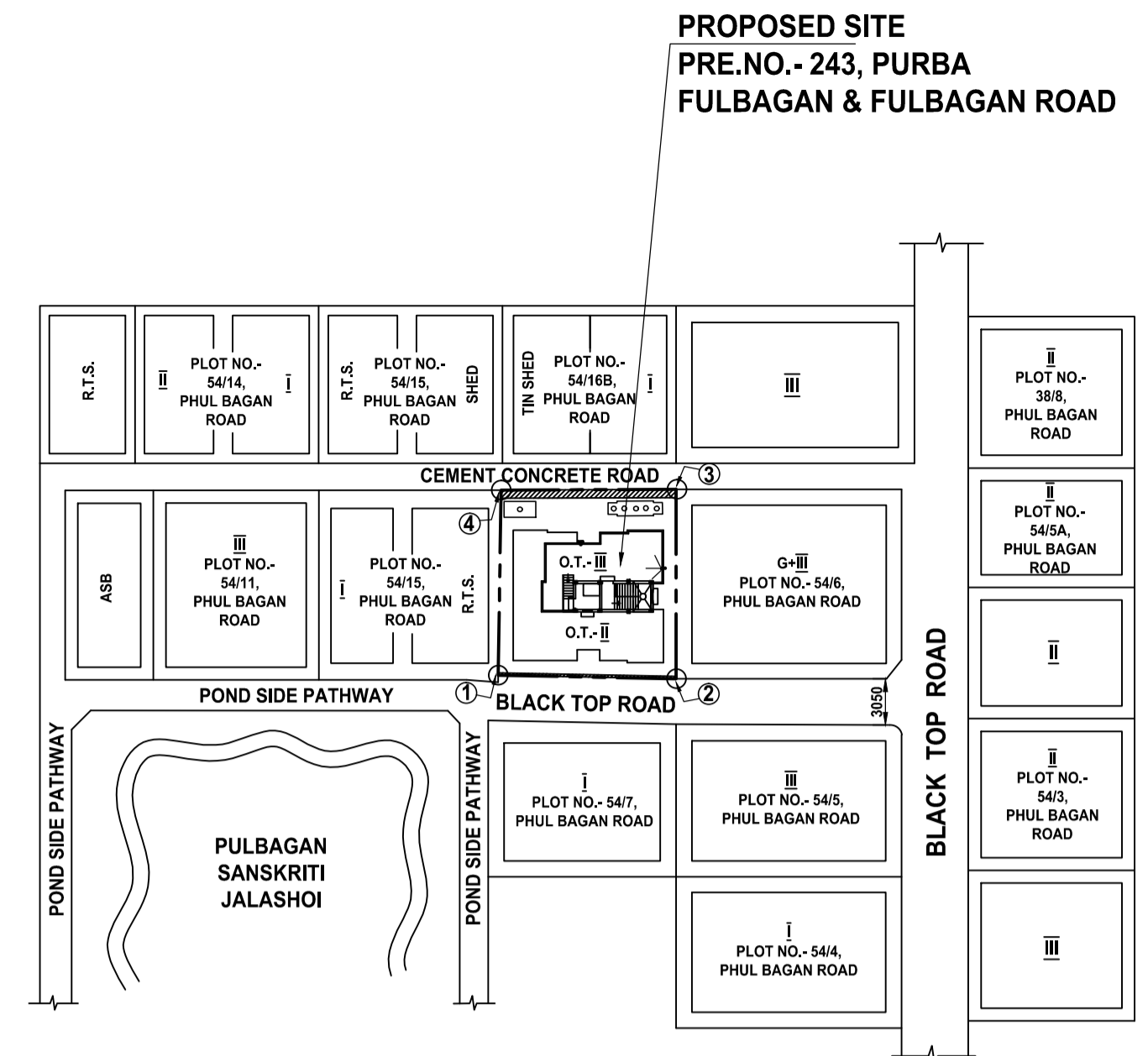
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IF IS FOUND OTHERWISE, THEN I SHALL BE LIABLE FOR WHICH K.M.C AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW



DETAILS OF S. U. G. W. RESERVOIR
CAPACITY - 600 GALL / 2700 LTS.
SCALE - 1:50



DETAILS OF SEPTIC TANK (USERS - 30)
SCALE - 1:50



SITE PLAN
SCALE = 1:600

SCHEDULE OF DOOR & WINDOWS

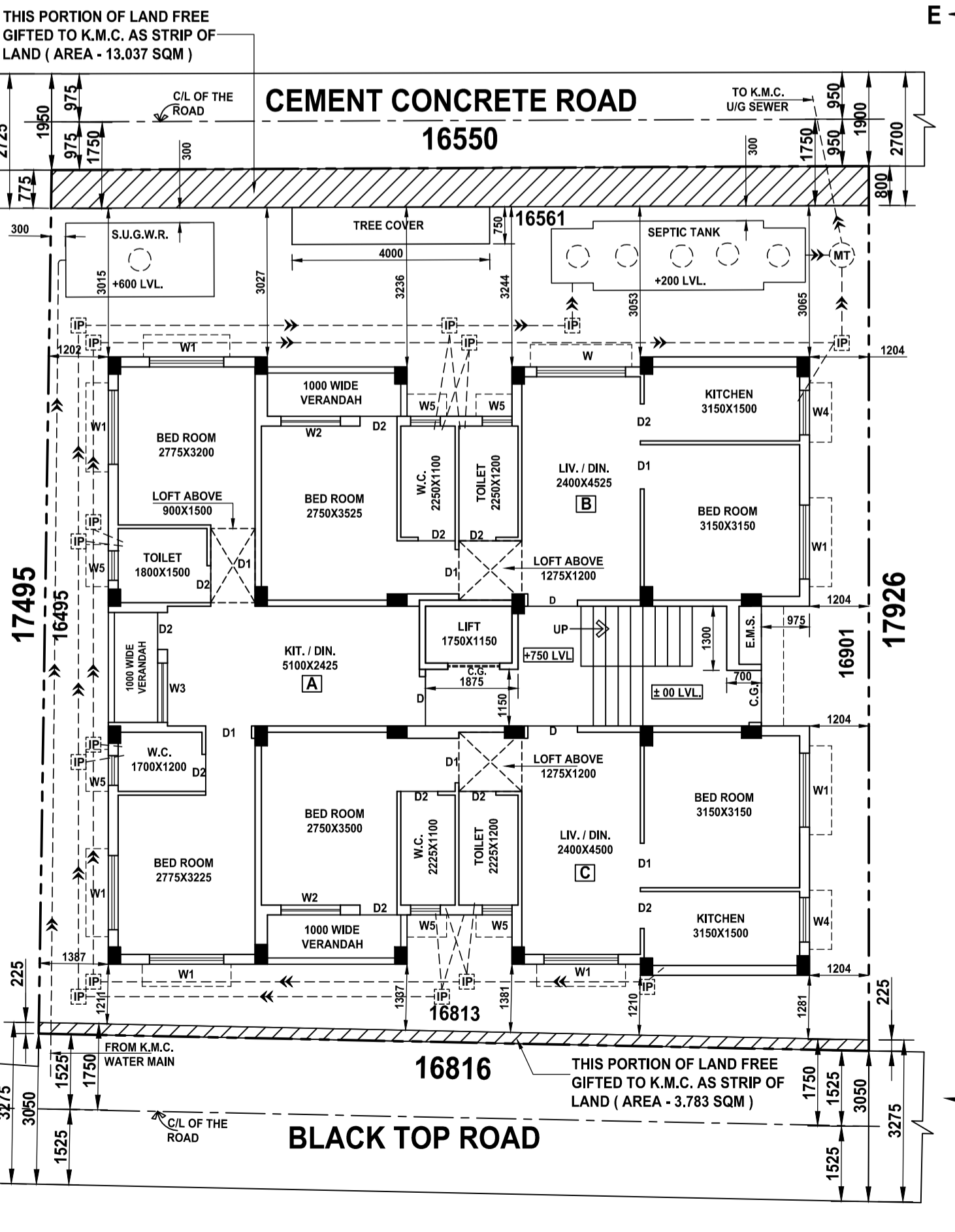
MKD.	OBJECT	SIZE (W. X H.)
C.G.	COLLAPSIBLE	1000 X 2100
D	DOOR	1000 X 2100
D1		900 X 2100
D2		750 X 2100
W		1500 X 1750
W1		1500 X 1200
W2	WINDOW	1200 X 1000
W3		900 X 1200
W4		900 X 1000
W5		600 X 600

SPECIFICATION :-

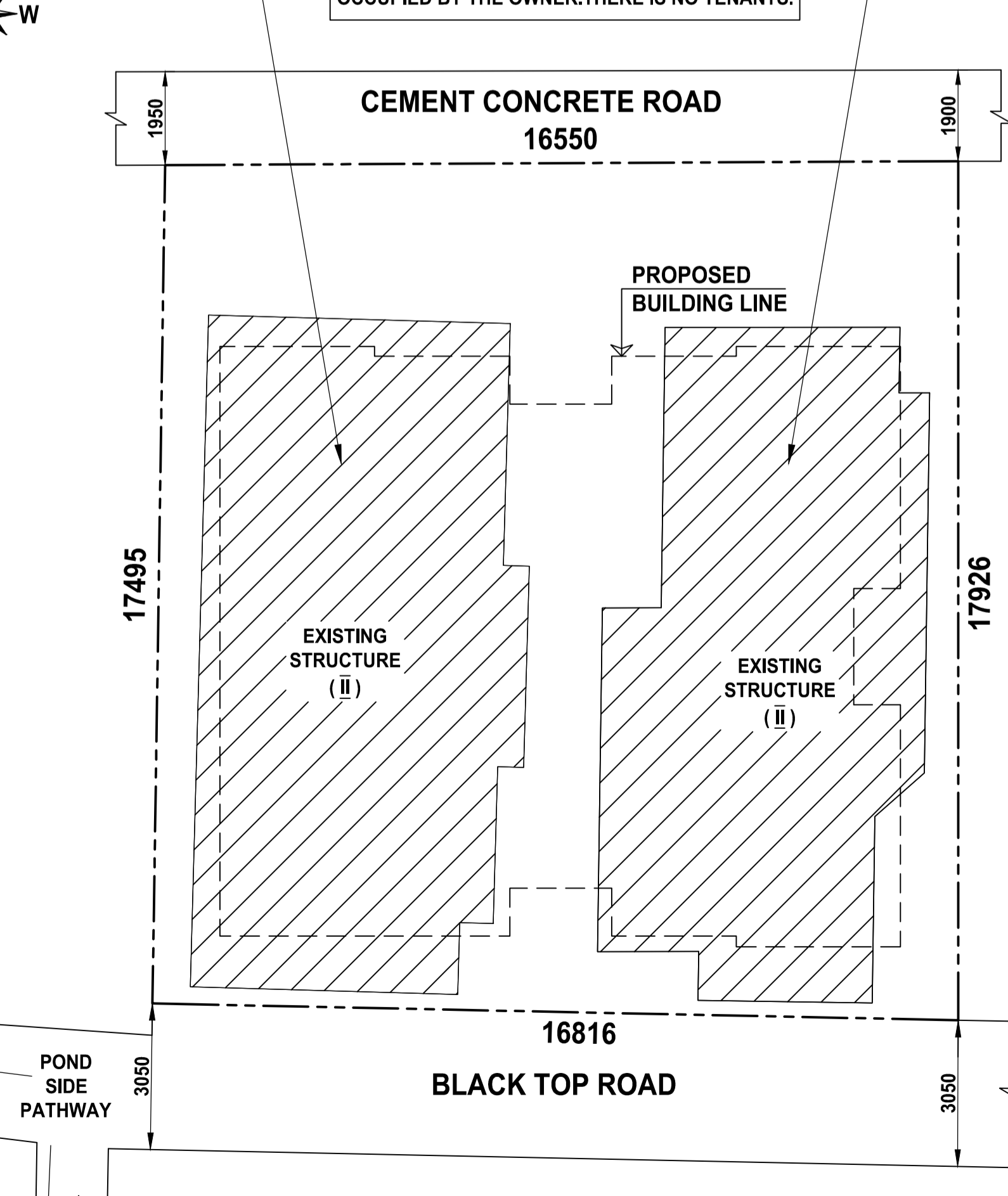
- ALL EXTERNAL WALL 200 MM. TH. AND ALL INTERNAL AND PARTITION WALL 125 & 75 MM. TH.
- ALL 200 MM. TH. WALL WITH 1ST. CLASS BRICK WITH (6:1) SAND, CEMENT MORTAR.
- ALL 125 & 75 MM. TH. WALL WITH 1ST. CLASS BRICK WITH (4:1) SAND, CEMENT MORTAR.
- ALL R.C.C. WORK WITH STONE CHIPS, SAND & CEMENT (3:1.5:1) (UNLESS OTHERWISE MENTIONED).
- GRADE OF CONCRETE - M20
- GRADE OF STEEL - Fe500.
- ALL MATERIALS SHALL BE CONFORMED TO THE PROPORTION OF NATIONAL BUILDING CODE OF INDIA.

NOTE :

- ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN DURING DEMOLITION OF EXISTING STRUCTURE AND CONSTRUCTION OF BUILDING, SEPTIC TANK, SEMI UNDER GROUND WATER RESERVOIR & ADJOINING BUILDING.
- DEPTH OF SEPTIC TANK & SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF COLUMN.



GROUND FLOOR PLAN
SCALE = 1:100



EXISTING SITE PLAN
SCALE = 1:100

Drawn by Bikash Hatder	Checked by M.M.G.M.	Approved by - date M.M.G.M. - 23/12/22	Filename S/P / 393A / 11 / 36 / 22-23	Date 22/12/2022	Scales 1:100, 50, 600, 4000
<p>Space-S A House of Civil & Architectural 330A/RAMNAGARH, KOLKATA-700 0047. (M) - 9830429400, 9088015153</p>			<p>GROUND FLOOR, SITE & LOCATION PLAN, SEPTIC TANK & WATER RESERVOIR DETAILS PREMISES NO. 243, PURBA FULBAGAN & FULBAGAN ROAD</p>		
ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE MENTIONED.			Revision 0	Sheet 1/2	