

SHEET TITLE
GROUND FLOOR PLAN, EXISTING SITE PLAN, PROPOSED SITE PLAN, CALCULATION OF AVERAGE REAR OPEN SPACE, KEY PLAN, DETAIL OF S.U.G.W.R. AND SEPTIC TANK.

DRAWN BY - M.L. **DATE** - 23-02-2023

DEALT BY - J.D.

SCALE - 1:100
(Unless mentioned otherwise)

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL
PART - A:
ASSESSMENT No. 21070400401

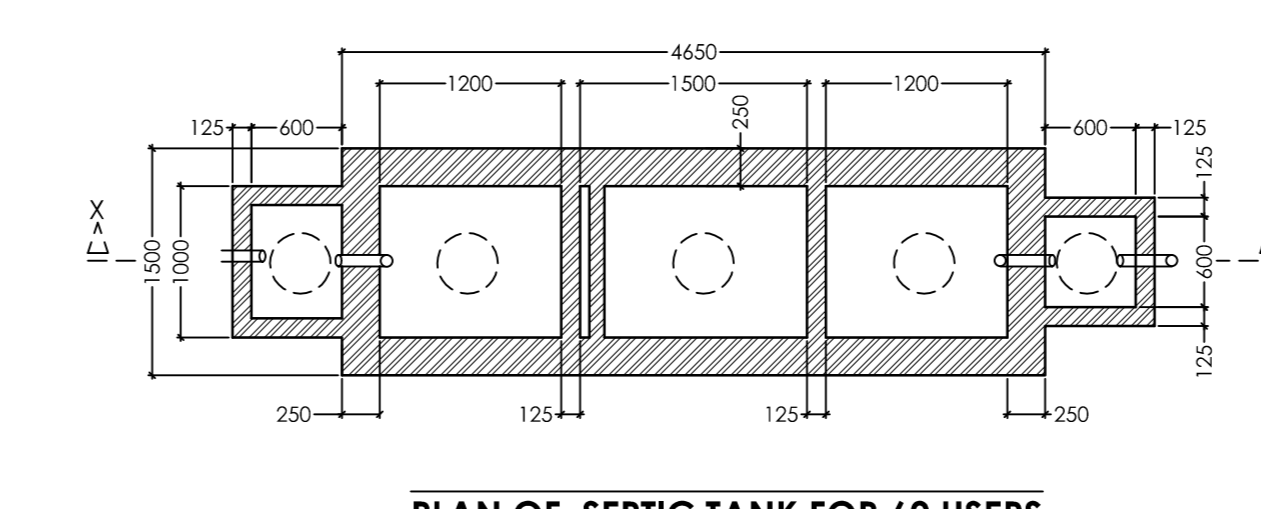
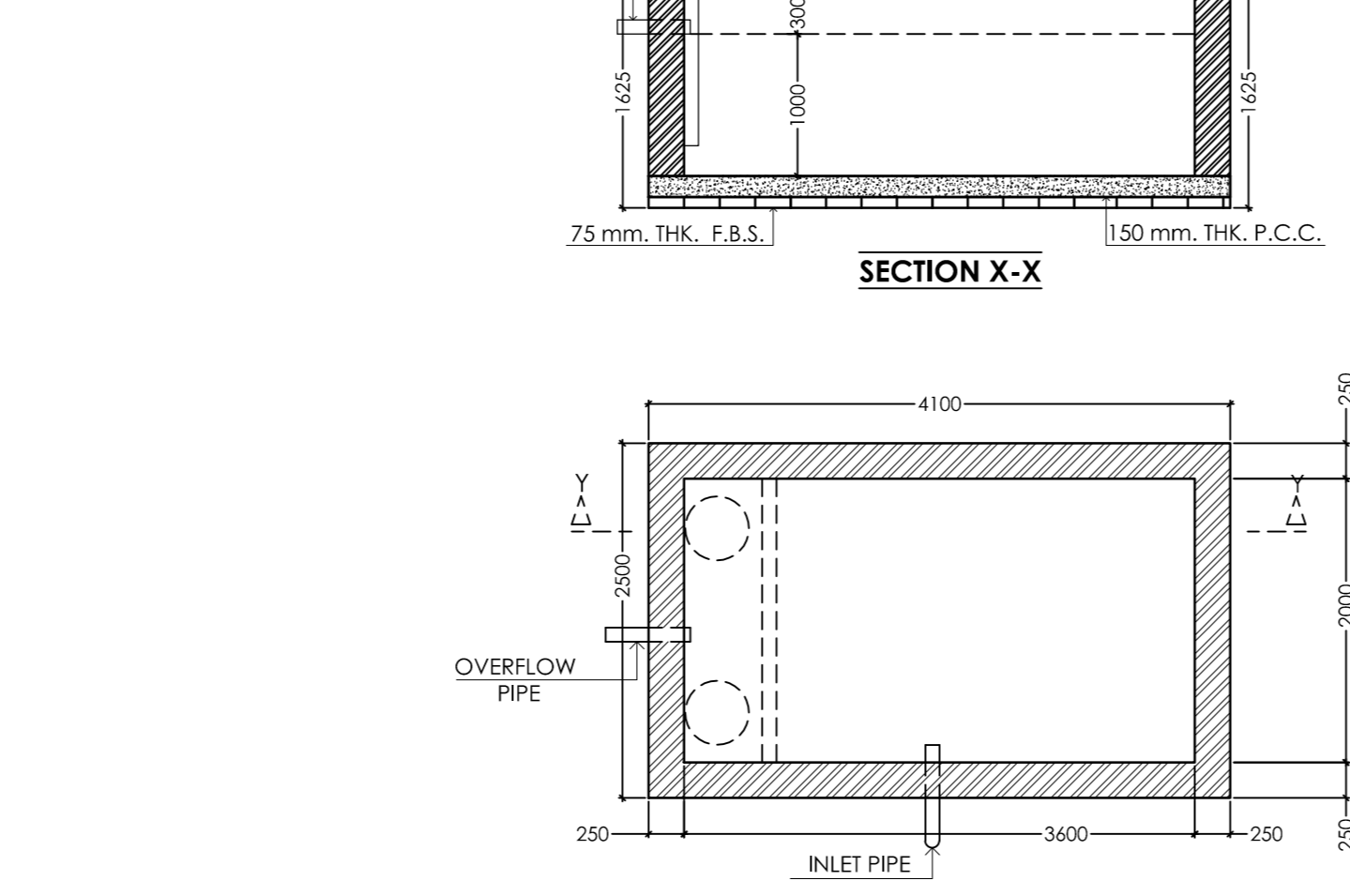
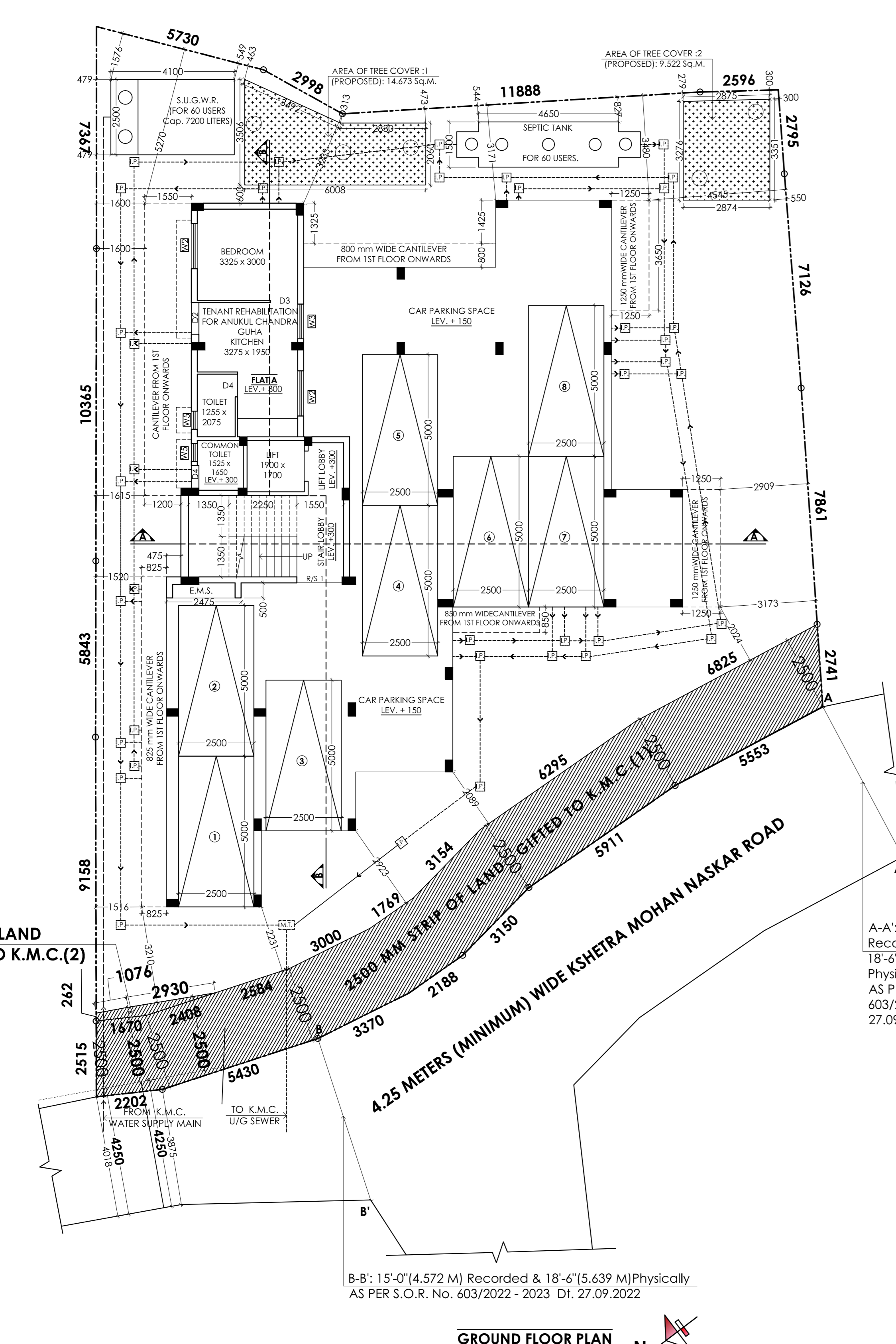
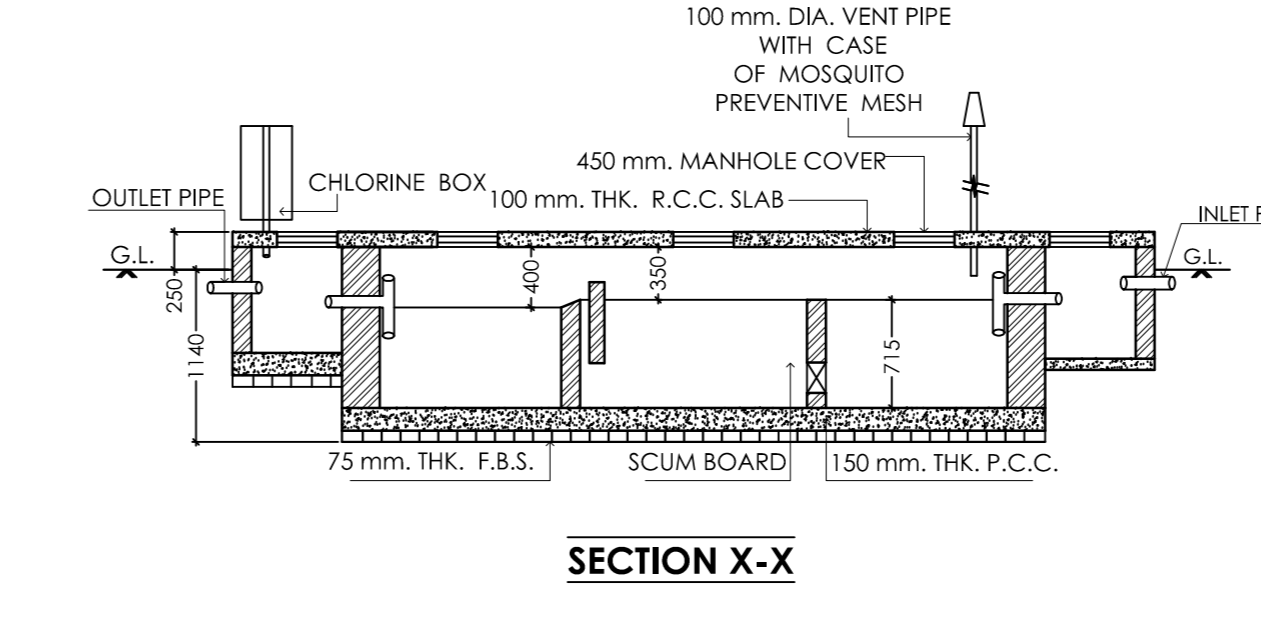
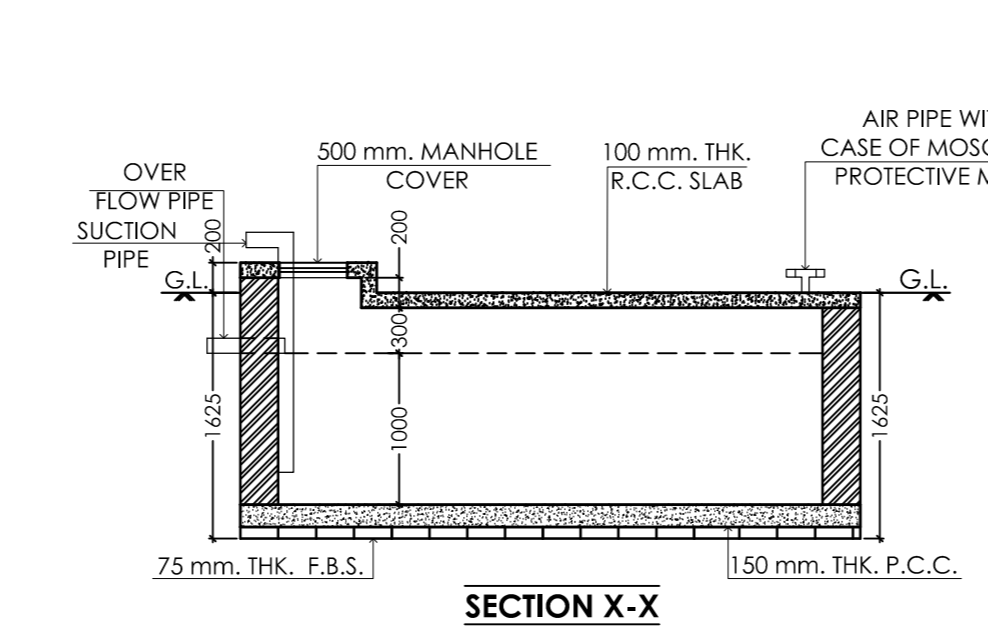
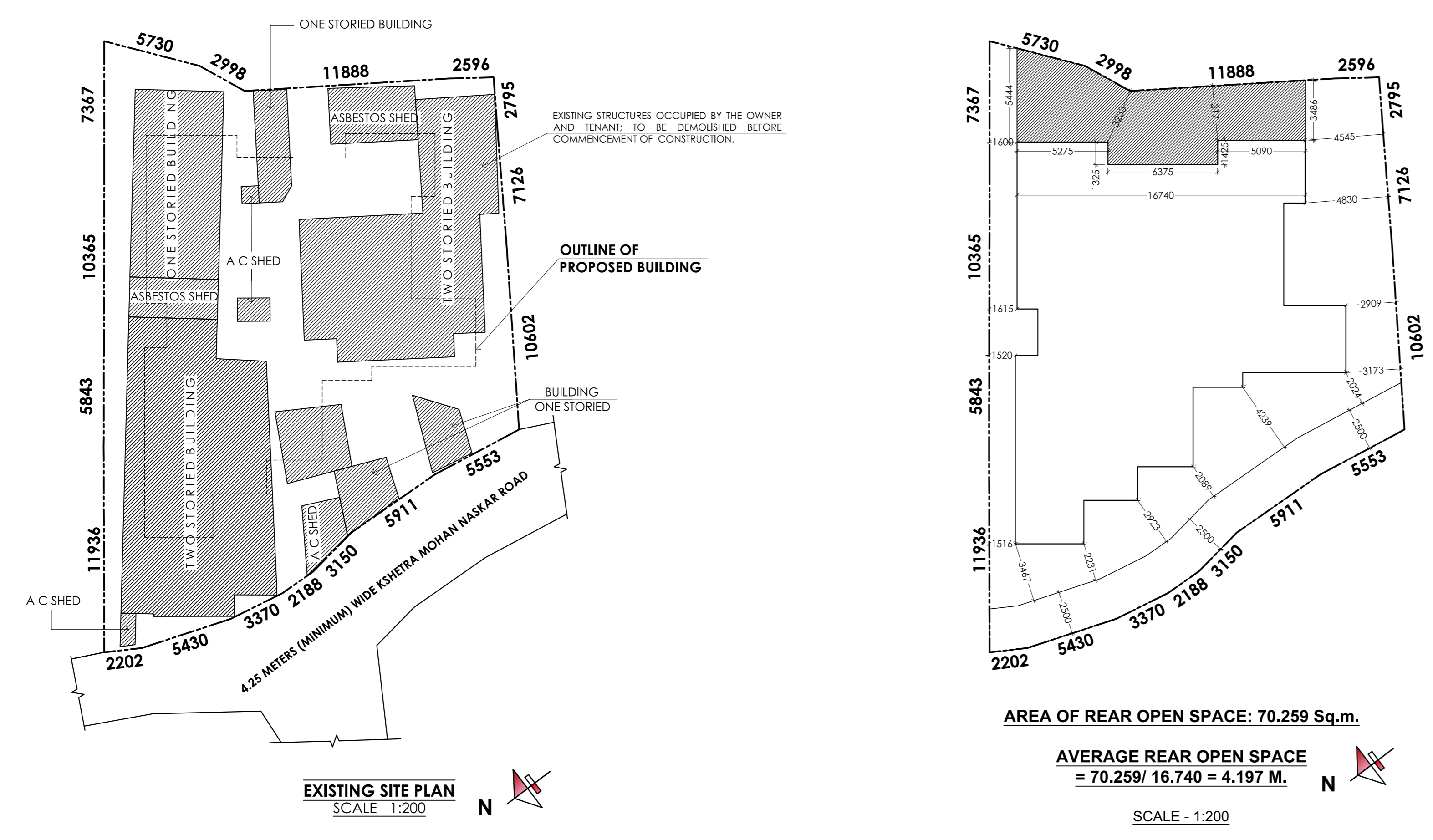
- NAME OF THE OWNERS:** TARUN GUHA BISWAS, BARUN KUMAR GUHA BISWAS, SWAPAN KUMAR GUHA BISWAS, SMT. JHUNTI DEVI, SMT. MADHUMITA PAUL, SMT. NABONITA ROUHI ROY, SMT. SATADIP THAKUR, ASOK KUMAR GUHA BISWAS, ALOK KUMAR GUHA BISWAS, SMT. BANU SARKAR, SMT. SHIBANI KANUNGO, SMT. AJANTA GUHA BISWAS, SMT. AMITA BANERJEE, SMT. DIPTI GUHA BISWAS, MANAS GUHA BISWAS, SMT. SHELA DAS, SMT. MITHI BASU, SMT. SHELA GUHA BISWAS, ATAN GUHA BISWAS, SATYAN GUHA BISWAS.
- NAME OF THE APPLICANT:** SHANTELAL SURANA, PRINCIPAL PARTNER OF SUSHWANI INFRA LLP.
- DETAILS OF REGISTERED DEED**
DEED 1: BOOK No. 1, VOLUME No. 12, PAGE FROM 241 TO 243, BENG No. 1230, DATED 05/05/1919, AT S.S.R. - 24 PARGANAS.
DEED 2: BOOK No. 1, VOLUME No. 84, PAGE FROM 74 TO 75, BENG No. 3881, DATED 06/09/1922, AT D.S.R. - 24 PARGANAS.
- DETAILS OF REGISTERED POWER OF ATTORNEY**
BOOK No. 1, VOLUME No. 1605-2019, PAGE FROM 56203 TO 56272, BENG No. 140001913, DATED 24/03/2019, AT D.S.R. - ALIPURJE.
- DETAILS OF REGISTERED BOUNDARY DECLARATION**
BOOK No. 1, VOLUME No. 1630-2022, PAGE FROM 41521 TO 41540, BENG No. 143001673, DATED: 10/03/2022 AT D.S.R. - V SOUTH 24-PARGANAS.
- DETAILS OF REGISTERED DEED OF GIFT TO K.M.C. (1)**
BOOK No. 1, VOLUME No. 1630-2022, PAGE FROM 41499 TO 41500, BENG No. 143001674, DATED: 10/03/2022 AT D.S.R. - V SOUTH 24-PARGANAS.
- DETAILS OF REGISTERED DEED OF GIFT TO K.M.C. (2)**
BOOK No. 1, VOLUME No. 1621-2022, PAGE FROM 129455 TO 129474, BENG No. 140103058 DATED: 23/12/2022 AT D.S.R. - V SOUTH 24-PARGANAS.
- DETAILS OF REGISTERED NON EVICTION OF TENANT DECLARATION**
BOOK No. 1, VOLUME No. 1621-2022, PAGE FROM 26697 TO 26698, BENG No. 140407023, DATED: 24/09/2021 AT D.S.R. - V SOUTH 24-PARGANAS.

SCHEDULE FOR DOOR AND WINDOW

MKD	WIDTH	HEIGHT	MCD	HEIGHT
D1	1200	2100	W1	1800
D2	1050	2100	W2	1500
D3	900	2100	W3	1150
D4	750	2100	W4	900
SD1	2850	2100	WS	600
SLD2	3025	2100	RYS-1	1500
SLD3	2750	2100		
SLD4	2400	2100		

CERTIFICATE OF THE GEO TECHNICAL ENGINEER
UNDERSIGNED HAS INSPECTED THE SITE AND WILL CARRY OUT SOIL INVESTIGATION THEREON. IT WILL BE CERTIFIED THAT THE EXISTING SOIL OF THE SITE WILL BE ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN WILL BE SAFE AND STABLE IN ALL RESPECT FROM GEO TECHNICAL POINT OF VIEW.

G.T.E.
Rupak Kumar Banerjee
G.T.107(K.M.C.)



PART - B:

1. AREA OF THE LAND:
AS PER DEED : 9 K. - 13 Ch. - 43 Sq.ft. = 660.349 Sq.M.
AS PER REGISTERED BOUNDARY DECLARATION : 9 K. - 13 Ch. - 43 Sq.ft. = 660.349 Sq.M.

2. AREA OF STRIP OF LAND GIFTED TO K.M.C. (1)
: 69.385 Sq.M.
: 0.749 Sq.M.

3. NET AREA OF THE LAND AFTER GIFTING OF STRIP : 590.917 Sq.M.

4. PERMISSIBLE GROUND COVERAGE : 330.175 Sq.M. (30.00 %)

5. PROPOSED GROUND COVERAGE : 297.860 Sq.M. (45.11 %)

6. PROPOSED AREA

FLOOR	TOTAL FLOOR AREA	TOTAL EXEMPTED AREA	EFFECTIVE FLOOR AREA	TOTAL EXEMPTED AREA	NET FLOOR AREA
GROUND	256.897	—	256.897	13.365	241.476
FIRST	297.860	3.230	294.630	13.365	278.307
SECOND	297.860	3.230	294.630	13.365	278.307
THIRD	297.860	3.230	294.630	13.365	278.307
FOURTH	297.860	3.230	294.630	13.365	278.307
TOTAL	1448.337	12.920	1435.417	66.825	1354.704

7. CAR PARKING CALCULATION

TENEMENT SIZE (Sq.M.)	TENEMENT SIZE RANGE	TENEMENT No.	REQUIRED CAR PARKING
FLAT - A : 32.074	BELOW 50 Sq.M.	1	0
FLAT - B : 75.489	—	4	—
FLAT - C : 75.149	75 Sq.M. - 100 Sq.M.	4	8
FLAT - D : 75.113	—	4	—
FLAT - E : 75.053	—	4	—
TOTAL NOS. OF CAR PARKING REQUIRED			8

DECLARATION OF THE ARCHITECT REGARDING CIRCULAR 13 OF 2022-2023, DATED: 07-12-2022
CO-ORDINATE OF THE PREMISES: LATITUDE = 22.484762° N AND LONGITUDE= 88.347424° E. THE PREMISES IS SITUATED 9.14 METERS ABOVE FROM THE M.S.L. THEREFORE THE TOTAL HEIGHT OF THE BUILDING UP TO THE TOP OF ROOF STRUCTURES IS 29.940 METERS FROM THE M.S.L. HENCE, AS PER OFFICE CIRCULAR No. 13 of 2022-2023 of K.M.C. DATED: 07/12/2022, NO.C. FROM A.A.I. IS NOT APPLICABLE FOR THIS PROPOSAL.

ARCHITECT
Joydeep Deb
B. Arch (I.U.), M.Arch (Urban Design)
CoA Regn. No. CA/2003/30584
Associate of I.I.A.

11. TOTAL FLOOR AREA FOR FEES

FLOOR AREA	TOTAL ADDITIONAL FLOOR AREA FOR FEES	TOTAL AREA FOR FEES
1435.417 Sq.M.	65.893 Sq.M.	1501.112 Sq.M.
12. AREA OF LIFT MACHINE ROOM STAIR	3.469 Sq.M.	13.223 Sq.M.
13. AREA OF LIFT MACHINE ROOM	8.708 Sq.M.	16.328 Sq.M.
14. AREA OF COVERHEAD TANK	16.328 Sq.M.	2.922 Sq.M.
15. AREA OF STAIR HEADROOM	2.922 Sq.M.	—
16. AREA OF W.C. AT ROOF	—	—
17. AREA OF TREE COVER (REQUIRED)	23.497 Sq.M. (3.59 % OF LAND)	—
18. AREA OF TREE COVER (PROPOSED)	24.195 Sq.M. (3.66 % OF LAND)	—

APPLICANT
ShanTelal Surana
Principal partner of SUSHWANI INFRA LLP.
Constituted Attorney of TARUN GUHA BISWAS & 19 OTHERS.

PROPOSED G+IV STORED (15.45 Mtr. HEIGHT) RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULES 2009 AT PREMISES No. 22, KSHETRA MOHAN NASKAR ROAD, WARD 07, BOROUGH - X, P. S. - REGENT PARK, KOLKATA - 700 040. (PLAN CASE No. 2022100263)

BUILDING PERMIT No. 2023100003 DATE: 05-APR-23
VALID FOR 5 YEARS FROM DATE OF SANCTION.

A.E.(C) / Bldg / Br-X / K.M.C.

E.E.(C) / Bldg / Br-X / K.M.C.

