



SCHEDULE OF DOOR

MKD	WIDTH	HEIGHT	DOORS
D1	1050	2100	
D2	900	2100	
D3	750	2100	

SCHEDULE OF WINDOW

MKD	WIDTH	HEIGHT	WINDOWS
W1	2400	1500	
W2	1200	1200	
W3	450	700	

PROPOSED G+III STORED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 COMPLYING KMC BUILDING RULE 2009. AT PREMISES NO. 55, BRIJI EAST, R.S. DAG NO.- 738 (P), R.S. KHATIAN NO.- 10, L.R. DAG NO.- 738, L.R. KHATIAN NO.- 874, MOUZA - BRIJI, J.L. NO. 27, TOUZI NO.- 39, R.S. NO.-1, PARGANA - KHASPUR, UNDER THE JURISDICTION OF K.M.C., WARD - 110, BOROUGH - XI, P.S.- PATULLI, KOLKATA - 700084.

CHARACTERISTICS OF PLAN PROPOSAL
PART-A

- ASSEESSE NO : 31-110-03-0055-6
- NAME OF THE OWNER - SRI CHITTA BANJAN NASKAR
NAME OF THE APPLICANT - SRI RAJESH KUMAR SAHA PROPRIETOR OF M/S GANAPATI BUILDERS AS C.A. OF SRI CHITTA BANJAN NASKAR.
- DETAILS OF TITLE DEED :-
TITLE SUT NO.- 157 OF 2001 BEFORE THE LD, 5th COURT OF CIVIL JUDGE (SENIOR DIVISION AT ALPORE SOUTH 24 PGS, DATED:- 26.03.2022, A.D.S.R. ALPORE.
- DETAILS OF BOUNDARY DECLARATION :-
BOOK - I, VOLUME NO - 1605-2022, PAGE FROM - 32713 TO 32722, BEING NO- 160500786, FOR THE YEAR 2022, DATED - 29.03.2022, A.D.S.R. -ALPORE WEST BENGAL, ORDER & DECREE DATED - 28.02.2022
- DETAILS OF POWER OF ATTORNEY :-
BOOK - I, VOLUME NO - 1605-2022, PAGE FROM - 73006 TO 73025, BEING NO- 160501706, FOR THE YEAR 2021, DATED - 05.08.2021, A.D.S.R.-ALPORE, WEST BENGAL.
- DETAILS OF COMMON PASSAGE :-
BOOK - IV, VOLUME NO - 1605-2022, PAGE FROM - 1481 TO 1488, BEING NO- 160500081, FOR THE YEAR 2022, DATED - 28.03.2022, A.D.S.R. -ALPORE WEST BENGAL.
- DETAILS OF NON EVICTION OF TENANT -
BOOK NO - IV, VOLUME NO - 1605-2022, PAGES NO.- 1472 TO 1480, BEING NO - 160500082, FOR THE YEAR-2022, DATED:- 28.03.2022, A.D.S.R. ALPORE.
- DETAILS OF B.L. & L.R.O. MUTATION :-
L.R. KHATIAN NO.- 874, (1830227), DAG NO.- 738, CHARACTER OF LAND - (BASTU) IN THE NAME OF CHITTA BANJAN NASKAR, DATED- 10.03.2022
- DETAILS OF KMC MUTATION :-
CASE NO.- O / 110 / 11-JAN-21 / 28648, DATED - 11.01.2021

PART-B

- AREA OF THE LAND :- a) AS PER TITLE DEED = 302.676 M² IS EQUIVALENT TO 4 K - 08 CH - 18 SFT.
b) AS PER BOUNDARY DECLARATION = 300.645 M² IS EQUIVALENT TO 4 K - 07 CH - 34.68 SFT.
- PERMISSIBLE GROUND COVERAGE - 170.620 M² (56.66%)
- PROPOSED GROUND COVERAGE - 169.302 M² (56.426%)

4. PROPOSED AREA:

FLOOR	TOTAL FLOOR AREA	STAIR + STAIR LOBBY	LIFT WELL	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	158.789 M ²	11.500 M ²	-	-	144.758 M ²
1ST FLOOR	169.302 M ²	12.150 M ²	-	-	155.477 M ²
2ND FLOOR	169.302 M ²	12.150 M ²	-	-	155.477 M ²
3RD FLOOR	165.827 M ²	12.150 M ²	-	-	149.002 M ²
TOTAL	663.220 M ²	47.950 M ²	-	-	596.714 M ²

5.A) PARKING CALCULATION:

TENANT SIZE BETWEEN	NET TENANT SIZE	TOTAL COMMON AREA	AREA TO BE COVERED	GROSS TENMT	NOS OF TENMT.	REQUIRED PARKING
50 - 75 SQ.M	63.868 M ²	66.474 M ²	8.243 M ²	72.111 M ²	1 NO.	
75 - 100 SQ.M	70.524 M ²	315.042 M ²	9.102 M ²	79.626 M ²	1 NO.	3 NOS.
	73.999 M ²	=(12.907%)	9.551 M ²	83.550 M ²	2 NOS.	
	77.551 M ²		10.009 M ²	87.560 M ²	3 NOS.	

- NOS. OF PARKING PROVIDED :- COVERED = 4 NOS.
- PERMISSIBLE F.A.R = 1.750
- ACTUAL AREA OF PARKING PROVIDED = 75.273 M²
- PROPOSED F.A.R = 1.745

STATEMENT OF ADDITIONAL AREAS FOR FEES : (14.958 + 9.610 + 2.940 + 2.900 + 3.475 + 12.150) = 46.033 M²

FLOOR	COURTYARD	LIFT	EDGE/END
GROUND FLOOR	NIL	NIL	NIL
1ST FLOOR	4.050 M ²	NIL	NIL
2ND FLOOR	4.050 M ²	NIL	NIL
3RD FLOOR	4.050 M ²	NIL	NIL
TOTAL	12.150 M ²	NIL	NIL

- STAIR HEAD ROOM AREA = 14.958 M²
- ROOF TOILET AREA = 2.940 M²
- ROOF TANK AREA = 6.898 M²
- LIFT MACHINE ROOM AREA = 9.610 M²
- LIFT MACHINE ROOM STAIR AREA = 2.900 M²
- TREE COVER AREA = 12.450 M²
- PARGOLA AREA = 3.475 M²
- RELAXATION OF AUTHORITY - COMMON PASSAGE RELAXATION RELAYED BY E.(C)/BLDG/BR-XI

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 PARTLY OCCUPIED BY THE OWNERS & PARTLY OCCUPIED BY THE TENANT.

SRI RAJESH KUMAR SAHA PROPRIETOR OF M/S GANAPATI BUILDERS AS C.A. OF SRI CHITTA BANJAN NASKAR.
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
SITE 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, GORHARA, 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 4600 MM WHICH CONFORMS WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED 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 WITHIN 500 MT. FROM CENTER LINE OF E.M. BY PASS.

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

BUILDING PERMIT NO. - 2022110196

SANCTION DATED - 26/07/2022

VALID UPTO - 25/07/2027

DIGITAL SIGNATURE OF A.E. DIGITAL SIGNATURE OF E.E.