



MAIN CHARACTERISTICS OF PLAN PROPOSAL

PART - A	
1. ASSESSEENO:-311021700270	2. DETLS. OF POWER OF ATTORNEY :-
NAME OF OWNER/APPLICANT:- SRI BASUDEB PAL (APPLICANT) CA OF SRI RAJAT KARMAKAR(OWNER)	BOOK NO - I, VOL. NO.- 1604-2022 PAGE NO.- 64703 TO 64720 BEING NO.-160401750, YEAR-2022 D.S.R.- IV SOUTH 24 PARGANAS WB. Dt.-25/02/2022.
REGD. DEED OF DECLARATION :- BOOK NO - I, VOL. NO.-1604-2022, PAGE NO.- 227024 TO 227043 BEING NO.-160406987, YEAR -2022 D.S.R.- IV SOUTH 24 PARGANAS Dt.-06.07.2022.	DETS.OF REGD.DEED OF GIFT- STRIP OF LAND
DETS.OF REGD.DEED OF GIFT:- BOOK NO - I, VOL. NO.-28 PAGE NO.- 4808 TO 4823 BEING NO.-06801, YEAR-2014 A.D.S.R.-ALIPORE, 24 PARGANAS (S) W.B. Dt.-10.09.2014.	DETS. OF REHABILITATION OF TENENT :- BOOK NO - I, VOL. NO.- 1604-2022 PAGE NO.- 323756 TO 323767 BEING NO.-160410905, YEAR-2022 D.S.R.- IV SOUTH 24 PARGANAS WB. Dt.-19/09/2022.
DETS.OF REGD.DEED :- BOOK NO - I, VOL. NO.- 70 PAGE NO.- 74 TO 82 BEING NO.- 3423, YEAR -1969 S.R.- ALIPORE SOUTH 24 PARGANAS Dt.-11/09/1969.	DETLs. OF BOUND. DECLARATION:- BOOK NO - I, VOL. NO.- 1603-2022 PAGE NO.- 534540 TO 534551 BEING NO.-160316602, YEAR-2022 D.S.R.- III SOUTH 24 PARGANAS WB. Dt.-01/11/2022.
NAME SRI RAJAT KARMAKAR	B.L.L.R.O. CONVERSION MEMO NO. 17 / 1345 / BL & LR/O / KAL FROM SALLI TO BASTU DT.- 29.04.2022
SRI RAJAT KARMAKAR	B.L.L.R.O. MUTATION NO. 1630023 DT.- 12.04.2022
SRI RAJAT KARMAKAR	K.M.C. MUTATION CASE NO. 0 / 102 / 04 - JUNE - 16/19081 DT.- 04.06.2016

NOTES

FND. OF SEPTIC TANK & S. U. G. W. RESV. DO NOT GO BEYOND THE FDN. DEPTH OF THE BUILDING. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN DURING CONSTRUCTION OF SEPTIC TANK. S.U.G.R. ALL MAIN WALLS ARE 200TH. & ALL PARTITION WALLS ARE 75TH. EXCEPT MENTIONED.
R. C. C. - M20 (1:1.5:3)
P. C. C. - 1:4:3
GRADE OF STEEL Fe-415
MORTER-1:4 & 1:6.
ALL DIMENSION ARE IN MM.

DOOR & WINDOW SCHEDULE			
MKD.	SIZE	MKD.	SIZE
D	1000X2100	W1	1650X1350
D1	950X2100	W2	1500X1350
D2	900X2100	W3	1200X1350
D3	750X2100	W4	600X600

SPECIFICATION

D.P. C. BELOW WALL WITH 1:2:4 WALL WITH 1ST CLASS BRICK 1:4/1:6 PLASTER INSIDE / OUTSIDE-1:6/1:4 FLOOR FINISH WITH MARBLE. PLUMBING SANITARY LINES C.I./G.I. PIPES 1ST. CLASS FITTINGS. DOOR-WINDOW -WOODEN/STEEL. INSIDE/ OUTSIDE CEMENT LIME WASH.

DECLARATION OF OWNER

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT
1) I SHALL ENGAGE L. B. S. & E.S.E. DURING CONSTRUCTION.
2) I SHALL FOLLOW THEIR INSTRUCTION DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).
3) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING BUILDING.
4) IF ANY DOCUMENTS ARE FOUND TO BE FAKE. K.M.C. AUTHORITY WILL REVOKE SANCTION PLAN.
5) THE CONSTRUCTION OF S.U.G. WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E / L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.
6) DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY ME.
7) THERE IS AN EXISTING STRUCTURE, WHICH IS PARTLY OCCUPIED BY ME AND PARTLY OCCUPIED BY THE TENENT. IT WILL BE DEMOLISHED BEFORE STARTING OF CONSTRUCTION WORK.

SRI BASUDEB PAL (APPLICANT)
CA OF
SRI RAJAT KARMAKAR(OWNER)
NAME OF OWNER/APPLICANT:-

- AREA OF LAND AS PER DEED = 4k. 13ch. 33sqft. (324.972 sqm.)
AREA OF LAND AS PER PHYSICAL MEASUREMENT = 309.885 SQM (4k.10ch.5.6sqft.)
STRIP OF LAND AREA = 34.465 SQM GIFTED TO KMC.
- PERMISSIBLE GROUND COVERAGE :- 56.337 % = 174.579 SQM.
- PROPOSED GROUND COVERAGE :- 53.056 % = 164.414 SQM.
- PROPOSED AREA

FL. MKD.	TOTAL FLOOR AREA	TOTAL EXEMPTED AREA				NET FLOOR AREA
		STAIR	STAIR WELL	LIFT WELL	LIFT LOBBY	
GR. FLOOR	164.414 SQM.	12.825 SQM.	NIL		1.925 SQM.	149.664 SQM.
1ST. FLOOR	164.414 SQM.	12.825 SQM.	NIL	1.763 SQM.	1.925 SQM.	147.901 SQM.
2ND. FLOOR	164.414 SQM.	12.825 SQM.	NIL	1.763 SQM.	1.925 SQM.	147.901 SQM.
3RD. FLOOR	164.414 SQM.	12.825 SQM.	NIL	1.763 SQM.	1.925 SQM.	147.901 SQM.
TOTAL	657.656 SQM.	51.30 SQM.	NIL	5.289 SQM.	7.70 SQM.	593.367 SQM.

5. PARKING CALCULATION

NET AREA	TENEMENT SIZE		TENEMENT NO.	TOTAL PARKING REQD.	PARKING AREA
	PROPORTION OF COMM. AREA	ACTUAL AREA			
A 88.120 SQM	13.306 SQM	101.426 SQM	3 NOS.	3 NOS.	80.336 SQM.
B 58.160 SQM	8.782 SQM	66.942 SQM	4 NOS.	1 NO.	
TOTAL REQUIRED PARKING-				4 NOS.	

- B) NO. OF PARKING PROVIDED = 4 NOS.
- C) PERMISSIBLE AREA OF PARKING = 100.0 SQM.
- D) ACTUAL AREA OF CAR PARKING = 80.336 SQM.
- PERMISSIBLE F.A.R. = 1.75
- PROPOSED F.A.R. :- (593.367 - 80.336 / 309.885) = 1.656 < 1.75
- TOTAL ADDITIONAL AREA FOR FEES = 43.633 SQM.
- TOTAL AREA FOR FEES = 696.00 SQM.

FLOOR	LOFT	CUPBOARD	LEDGE/TEND
GROUND FL.	NIL	NIL	
1ST FLOOR	NIL	2.251 SQM.	
2ND FLOOR	NIL	2.251 SQM.	
3RD FLOOR	NIL	2.251 SQM.	
TOTAL AREA	NIL	6.753 SQM.	

- STAIR COVER AREA = 20.37 SQM.
- LIFT. MECH. ROOM COV. AREA = 13.86 SQM.
- STAIR OF L. M. ROOM AREA = 2.650 SQM.
- ROOF TANK AREA = 6.30 SQM.
- Tree Cover Area = 0.412 SQM.

DECLARATION OF GEOTECHNICAL ENG.

UNDERNAMED GEO-TECH. ENGINEER HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON AND 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 AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

KALLOL KUMAR GHOSHAL
Consulting Geotechnical Engineer
K.M.C. Geo-tech No:- II / 14
NAME OF GEO. TECH

DECLARATION OF L.B.S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K. M. C. BLDG. RULES 2009 AS AMENDED FROM TIME TO TIME & THAT SITE CONDITION INCLUDING WIDTH OF 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 PLOT IS BEYOND 500 MT. FROM CL. OF E.M. BYE PASS.
THE PLOT IS BOUNDED BY BOUNDARY WALL. 3.670 M. AV. WIDE KMC. ROAD (SOUTH SIDE) & 1.775 M. WIDE KMC. ROAD (north side) ABUT INFRONT & BACK SIDE OF THE PREMISES, WHICH HAVE BEEN MEASURED & VERIFIED BY ME. THE CONSTRUCTION OF S.U.G. WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILD. FOUNDATION WORK.

BASUDEB PAL
L. B. S. / I / 623
NAME OF L. B. S.

DECLARATION OF E.S.E.

THE STRUCTURAL DESIGN & DRAWINGS BOTH THE FOUNDATION & STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER N.B.C. OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY:- KALLOL KUMAR GHOSHAL, GEO-TECH. NO-II/14, CONSULTING GEOTECHNICAL ENGINEER FOR M.S. MAS OF-4, GARFA MAIN ROAD, KOL.- 75. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

BASUDEB PAL
E. S. E. / II / 464
NAME OF STRUCT. ENGG.

B.P. NO.- 2022120371 VALID UP TO- 09-NOV-27	DATE- 10-NOV-22
DIGITAL SIGN. OF A. E.	DIGITAL SIGN. OF E. E.

PROPOSED G + THREE STORIED RESIDENTIAL BUILDING
PLAN U/S-393A OF KMC. ACT.1980&BUILD.RULE-2009. AT KMC. PREMISES. NO.27,WEST RAJAPUR. WARD NO. 102, BOROUGH- XII. P.S.-JADAVPUR, MOUZA-RAJAPUR, R.S./ L.R. DAG NO.- 627. L.R. KHATIAN NO.- 2070 & R.S. KHATIAN NO.- 466, J.L.NO.-23.
BUILDING HEIGHT = 12.4 M.

SCALE = 1:50, 1:100, 1:300, 1:600, 1:4000 (EXCEPT MENTIONED OTHER WISE)

PLANNED & DRAWN BY:- B. PAL