

**PROPOSED G+III STORED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 UNDER KMC BUILDING RULE 2009, AT PREMISES NO. 61 BOSE PARA ROAD, R.S. DAG NO.- 487, KHATIAN NO.- 118, MOUZA - KAMDAHARI, J.L. NO. 49, R.S. NO.- 200, PARGANA - MAGURA, UNDER THE JURISDICTION OF K.M.C., WARD - 111, BOROUGH - XI, P.S.- BANDRONI, KOLKATA - 700084.**

**CHARACTERISTICS OF PLAN PROPOSAL**

**PART-A**

- ASSEESSE NO : 31-111-04-0061-9
- a) NAME OF THE OWNER - SMT. SAMITA DAS, SRI SOUMYA DAS.  
b) NAME OF THE APPLICANT - SRI DEBASISH BHATTACHARJEE PROPRIETOR OF M/S BHATTACHARJEE CONSTRUCTION AS C.A. OF SMT. SAMITA DAS, SRI SOUMYA DAS.
- DETAILS OF REGD. TITLE DEED :-  
BOOK - I, VOLUME NO - 20, PAGE FROM - 235 TO 239, BEING NO - 693, FOR THE YEAR 1956, DATED - 29.01.1955, S.R. - ALIPORE SADAR, SOUTH 24 PARGANAS, WEST BENGAL.
- DETAILS OF REGD. GIFT DEED :-  
BOOK - I, CD VOLUME NO - 18, PAGE FROM - 3807 TO 3826, BEING NO - 0336, FOR THE YEAR 2011, DATED - 07.12.2011, D.S.R. - I, SOUTH 24 PARGANAS, WEST BENGAL.
- DETAILS OF BOUNDARY DECLARATION :-  
BOOK - I, VOLUME NO - 1603-2023, PAGE FROM -299717 TO 299728, BEING NO - 160310623, FOR THE YEAR 2023, DATED - 24.07.2023, D.S.R. - III SOUTH 24 PARGANAS, WEST BENGAL.
- DETAILS OF STRIP OF LAND :-  
BOOK - I, VOLUME NO - 1603-2023, PAGE FROM -299682 TO 299693, BEING NO - 160310620, FOR THE YEAR 2023, DATED - 24.07.2023, D.S.R. - III SOUTH 24 PARGANAS, WEST BENGAL.
- DETAILS OF GENERAL POWER OF ATTORNEY :-  
BOOK - I, VOLUME NO - 1603-2023, PAGE FROM -300900 TO 300919, BEING NO - 160310624, FOR THE YEAR 2023, DATED - 25.07.2023, D.S.R. - III SOUTH 24 PARGANAS, WEST BENGAL.
- DETAILS OF KMC MUTATION :-  
CASE NO-0111/16/JUN-23/36313, DATED- 16.06.2023.
- DETAILS OF B.L. & L.R.O. MUTATION :-  
L.R. KHATIAN NO.- 2514, ( 1630049 ), DAG NO. -487, CHARACTER OF LAND - (BAGAN) IN THE NAME OF SAMITA DAS, DATED-13.07.2023  
L.R. KHATIAN NO.- 2515, ( 1630049 ), DAG NO. -487, CHARACTER OF LAND - (BAGAN) IN THE NAME OF SOUMYA DAS, DATED-13.07.2023
- DETAILS OF B.L. & L.R.O. CONVERSION :-  
MEMO NO - 17/2716/BL&RO/KOL/ DATED-06.10.2023  
MEMO NO - 17/2717/BL&RO/KOL/ DATED-06.10.2023

**PART-B**

- AREA OF THE LAND :- a) AS PER TITLE DEED = 334.448 M<sup>2</sup> IS EQUIVALENT TO 5 K + 00 CH + 00 SFT.  
b) AS PER BOUNDARY DECLARATION = 313.763 M<sup>2</sup> IS EQUIVALENT TO 4 K + 11 CH + 2.34 SFT.  
c) AREA OF STRIP OF LAND = 25.239 SQ. M
- PROPOSED GROUND COVERAGE :- 176.360 M<sup>2</sup> ( 56.206 % )
- PROPOSED GROUND COVERAGE :- 168.228 M<sup>2</sup> ( 53.616% )

**4. PROPOSED AREA:**

FLOOR	TOTAL FLOOR AREA	TOTAL EXEMPTED AREA	STAIR + STAIR LOBBY	LIFT WELL	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	158.392 M <sup>2</sup>	NIL	12.150 M <sup>2</sup>	NIL	2.531 M <sup>2</sup>	143.711 M <sup>2</sup>
1ST FLOOR	168.228 M <sup>2</sup>	NIL	12.150 M <sup>2</sup>	2.144 M <sup>2</sup>	2.531 M <sup>2</sup>	151.403 M <sup>2</sup>
2ND FLOOR	168.228 M <sup>2</sup>	NIL	12.150 M <sup>2</sup>	2.144 M <sup>2</sup>	2.531 M <sup>2</sup>	151.403 M <sup>2</sup>
3RD FLOOR	168.228 M <sup>2</sup>	NIL	12.150 M <sup>2</sup>	2.144 M <sup>2</sup>	2.531 M <sup>2</sup>	151.403 M <sup>2</sup>
TOTAL	663.076 M <sup>2</sup>	48.600 M <sup>2</sup>	48.600 M <sup>2</sup>	6.432 M <sup>2</sup>	10.124 M <sup>2</sup>	597.920 M <sup>2</sup>

**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	47.841 M <sup>2</sup>	76.232 M <sup>2</sup> 451.427 M <sup>2</sup> (+16.998%)	8.132 M <sup>2</sup>	55.973 M <sup>2</sup>	2 NOS.	2 NOS.
	48.273 M <sup>2</sup>		8.205 M <sup>2</sup>	56.478 M <sup>2</sup>	2 NOS.	
	54.362 M <sup>2</sup>		9.240 M <sup>2</sup>	63.602 M <sup>2</sup>	2 NOS.	
75 - 100 SQ.M	72.550 M <sup>2</sup>		12.322 M <sup>2</sup>	84.882 M <sup>2</sup>	1 NO.	
	77.925 M <sup>2</sup>		13.246 M <sup>2</sup>	91.171 M <sup>2</sup>	1 NO.	

- 5.B) NOS. OF PARKING PROVIDED :- COVERED = 3 NOS. 6. PERMISSIBLE F.A.R = 1.750
7. PROPOSED F.A.R = 1.746
8. STATEMENT OF ADDITIONAL AREAS FOR FEES :- (14.957 + 12.150) = 27.107 M<sup>2</sup>

FLOOR	CURBWARD	LOFT	LEDGE/TEND
GROUND FLOOR	NIL	NIL	NIL
1ST FLOOR	4.050 M <sup>2</sup>	NIL	NIL
2ND FLOOR	4.050 M <sup>2</sup>	NIL	NIL
3RD FLOOR	4.050 M <sup>2</sup>	NIL	NIL
TOTAL	12.150 M <sup>2</sup>	NIL	NIL

9. STAIR HEAD ROOM AREA = 14.957 M<sup>2</sup>
10. ROOF TANK AREA = 6.820 M<sup>2</sup>
11. GROSS OFFICE AREA = 41.983 M<sup>2</sup>
12. M.R.L. LIFT SHAFT AREA = 6.045 M<sup>2</sup>
13. TREE COVER AREA = 11.875 M<sup>2</sup>
14. GROSS OFFICE AREA = 41.983 M<sup>2</sup>
15. CARPET AREA OF OFFICE = 34.444 M<sup>2</sup>
16. EXISTING STRUCTURE AREA = 181.655 M<sup>2</sup>
17. RELAXATION OF AUTHORITY :- NIL

**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 FULLY OCCUPIED BY THE OWNERS & THERE IS NO TENANT.

SRI DEBASISH BHATTACHARJEE PROPRIETOR OF M/S BHATTACHARJEE CONSTRUCTION AS C.A. OF SMT. SAMITA DAS, SRI SOUMYA DAS.  
**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 SONAPUR, 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**

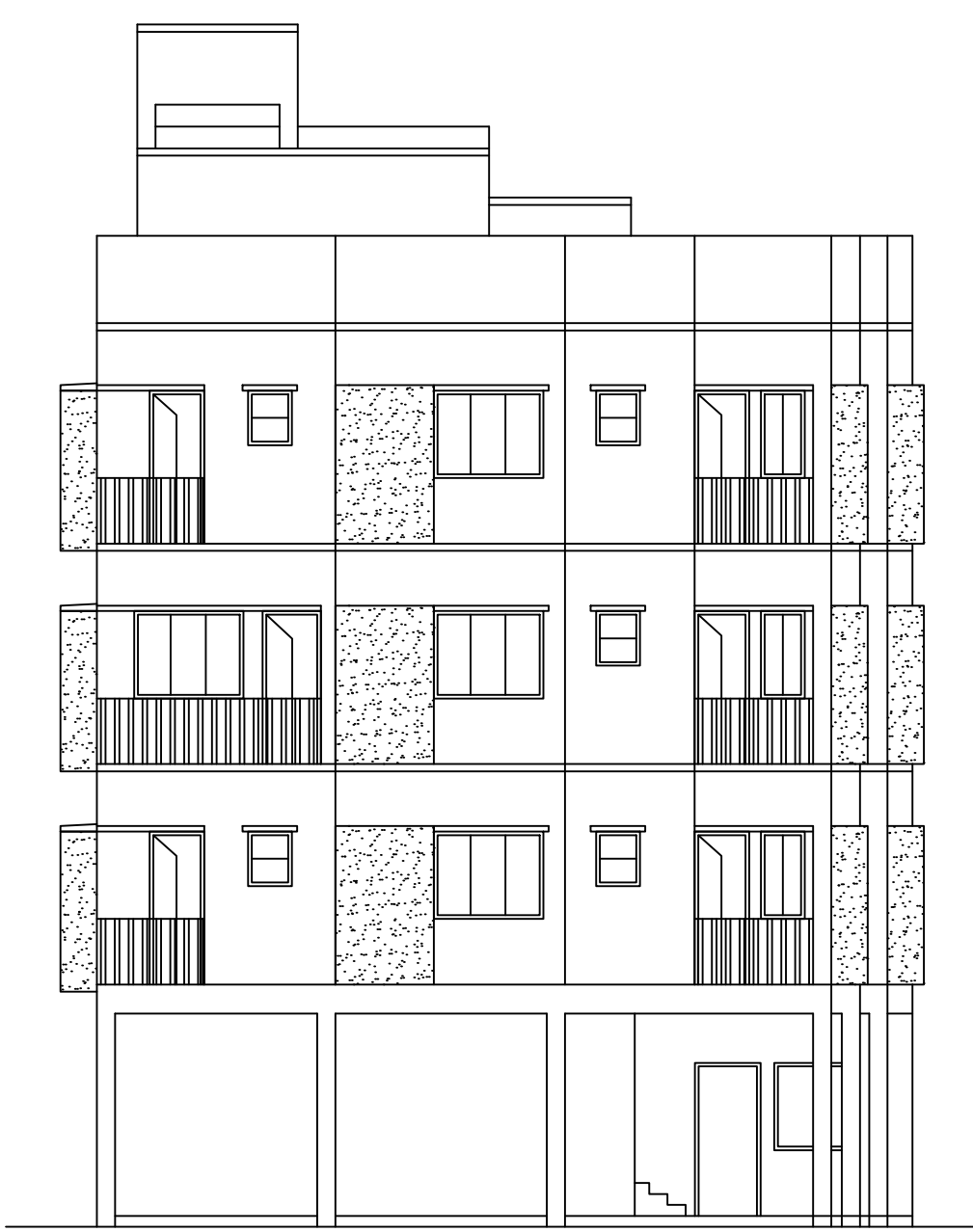
**DECLARATION OF L.B.S.**

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 WESTERN SIDE ROAD IS MIN 3610 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 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. -2023110359**  
**SANCTION DATE : 25.01.2024**  
**VALID UPTO: 24.01.2029**

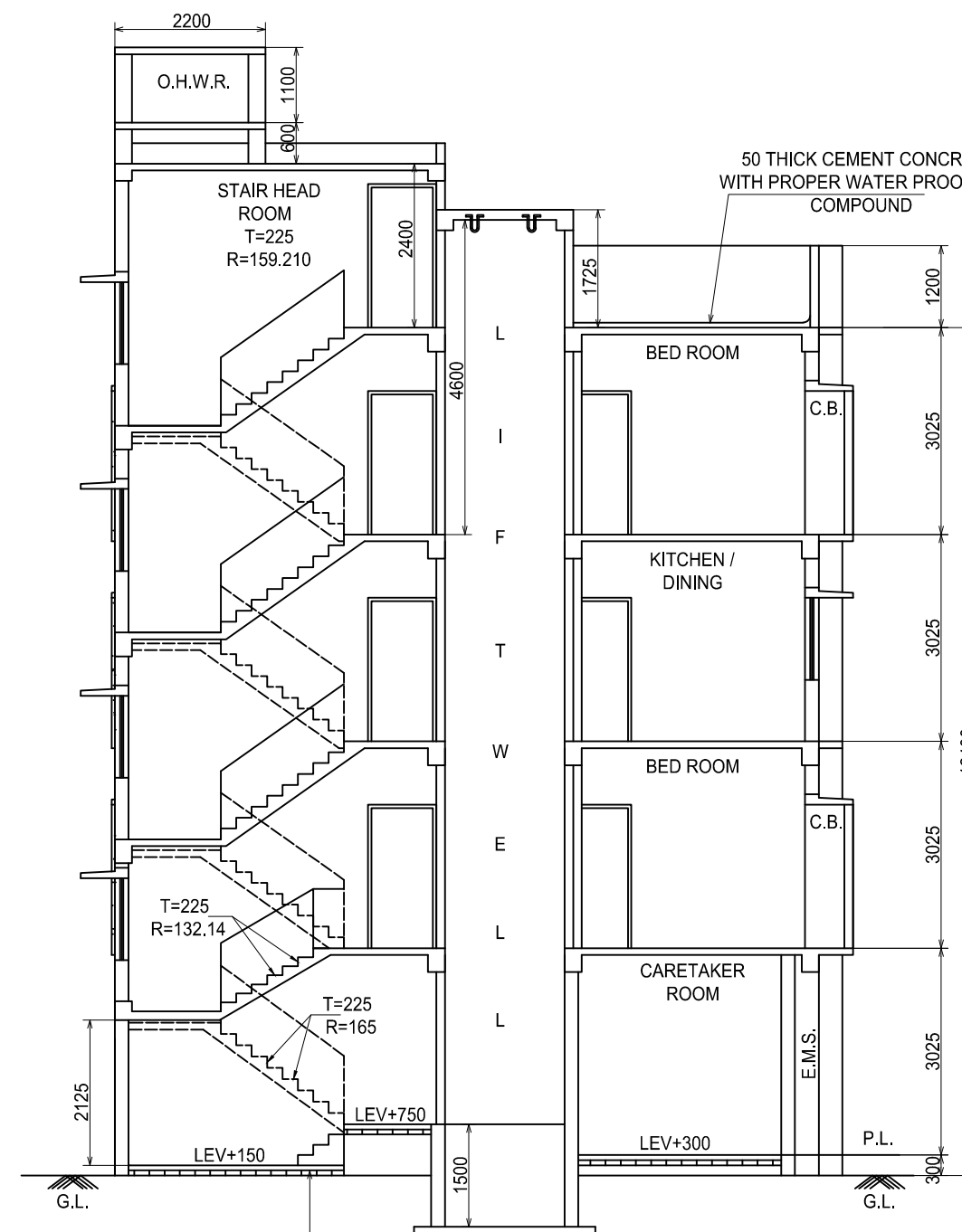
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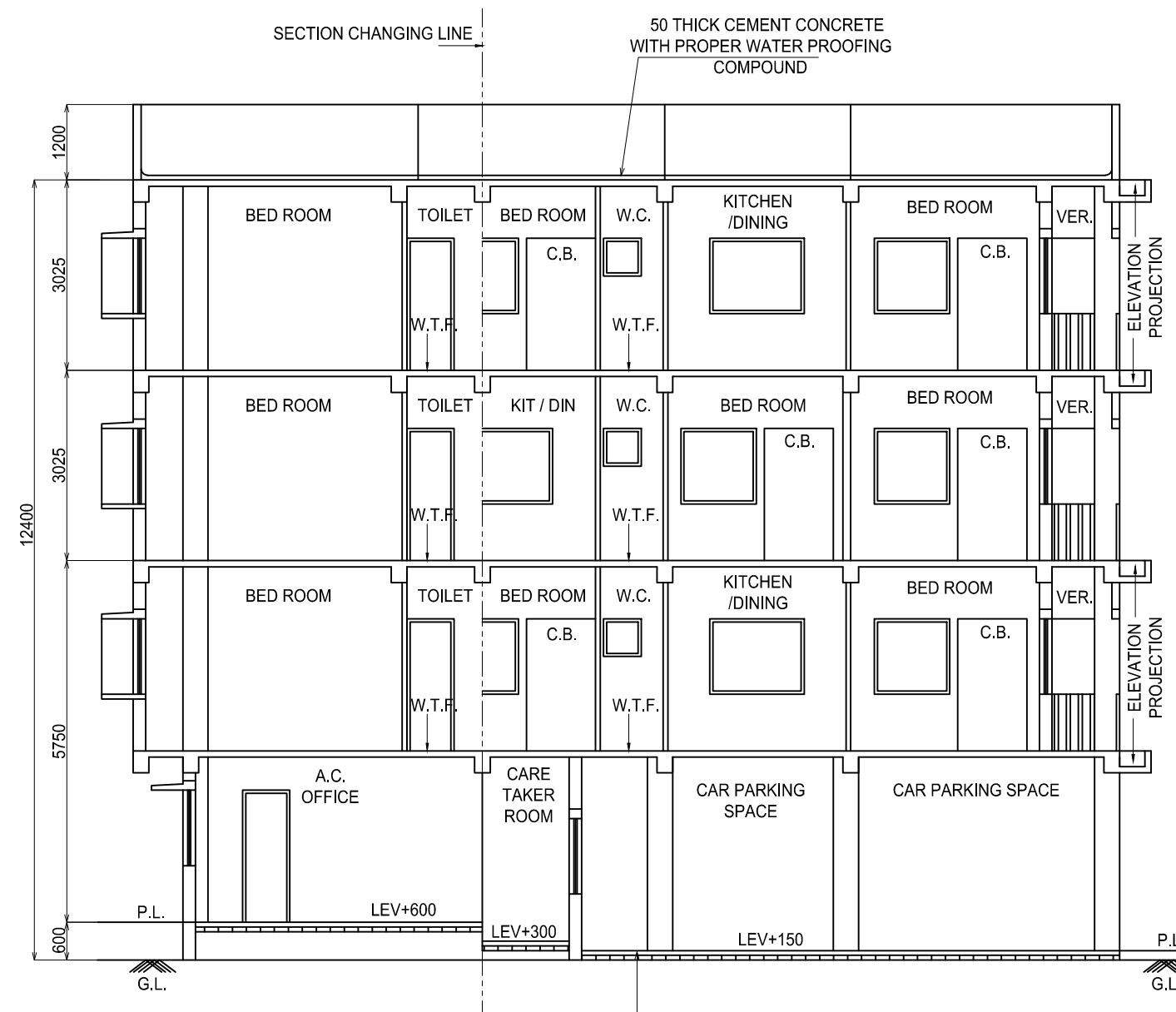
**FRONT ELEVATION**



**NORTHERN SIDE ELEVATION**



**SECTION-AA**



**SECTION-BB**

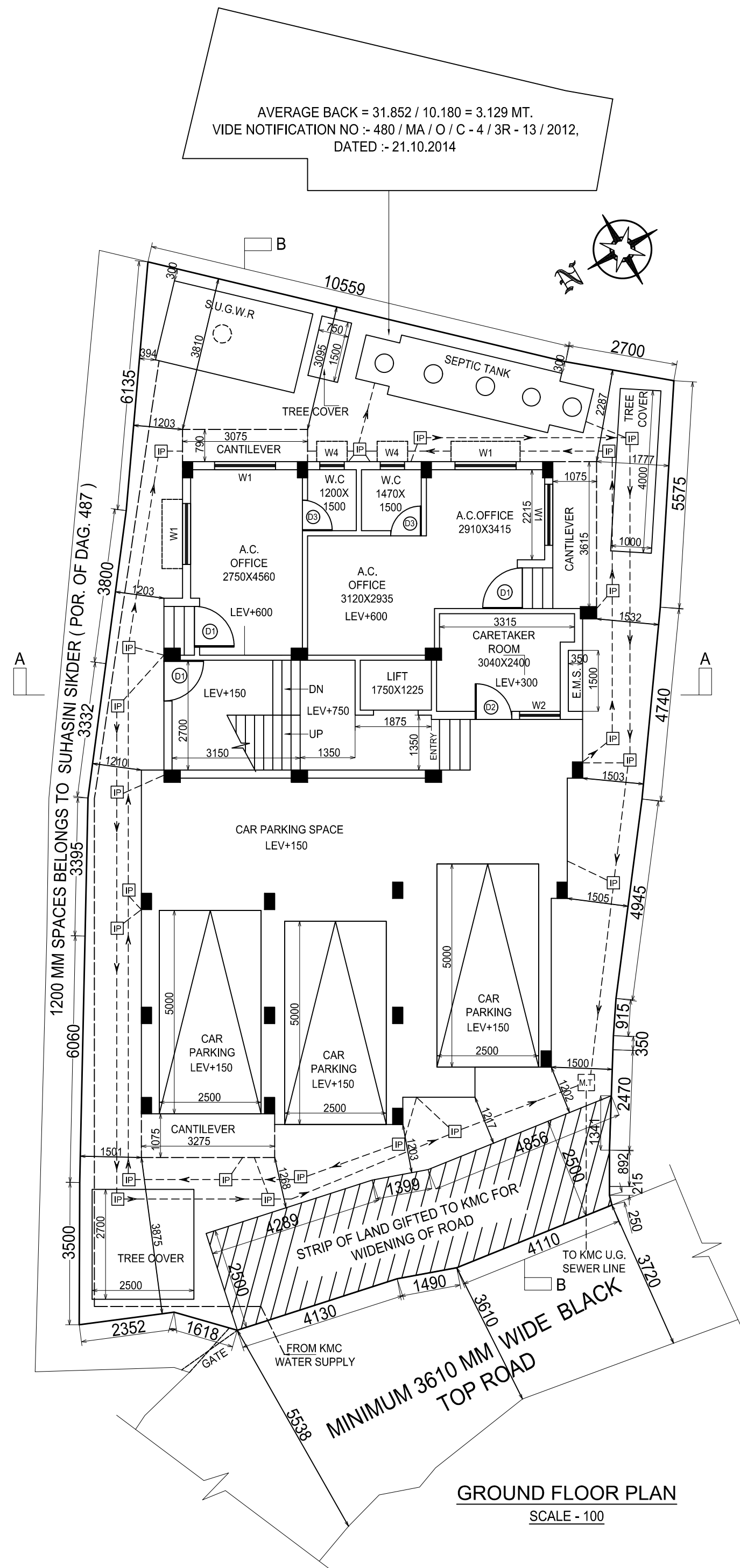
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AA : 33 METER  
CO-ORDINATE IN WGS 84 AND SITE ELEVATION ( AMSL ).

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84	SITE ELEVATION ( AMSL )
POINT - 1	22° 46' 32.85" * 88° 37' 39.28"	6.00 METER
POINT - 2	22° 46' 32.85" * 88° 37' 39.28"	6.00 METER

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

SRI DEBASISH BHATTACHARJEE PROPRIETOR OF M/S BHATTACHARJEE CONSTRUCTION AS C.A. OF SMT. SAMITA DAS, SRI SOUMYA DAS.  
**NAME OF OWNER/S**

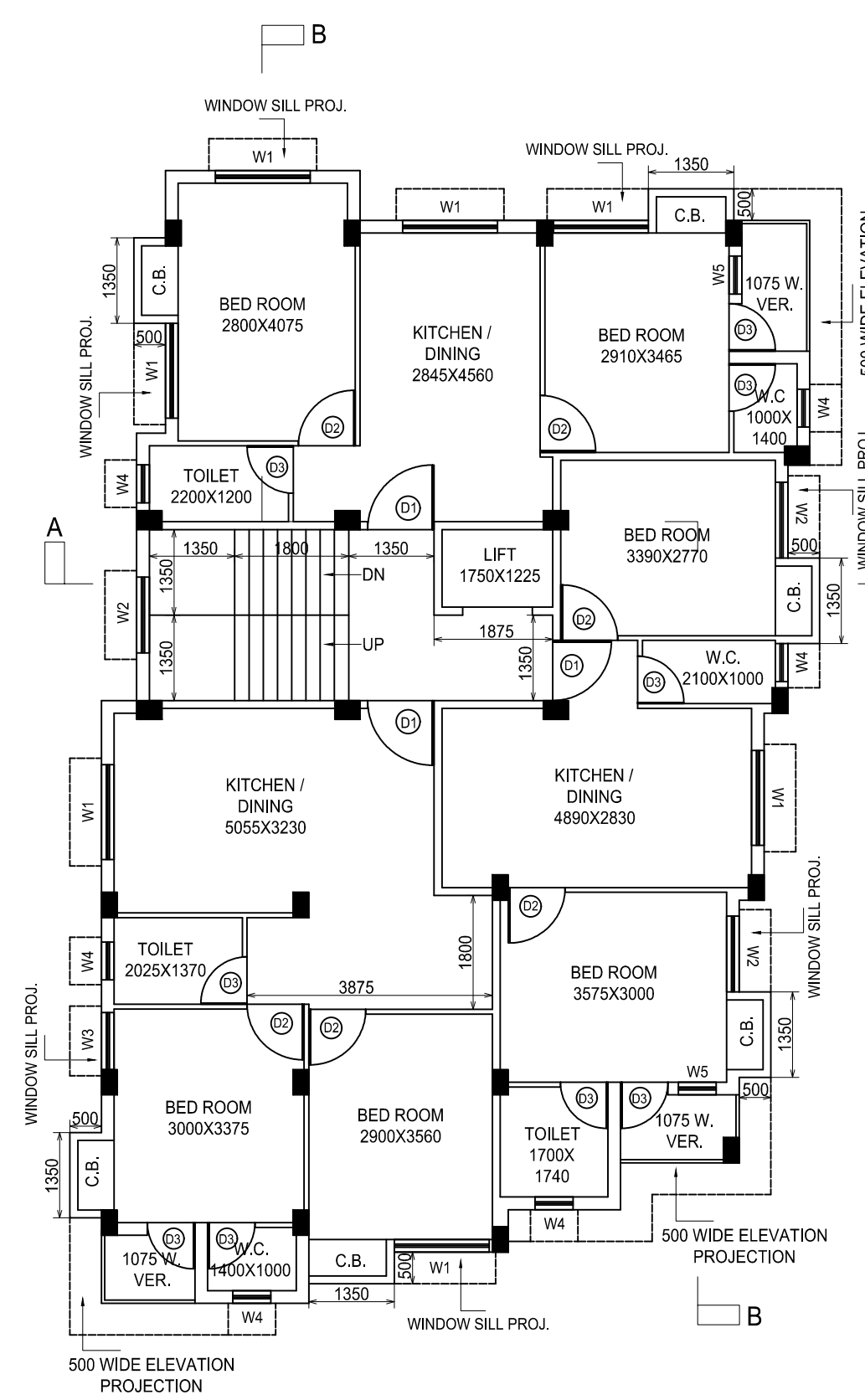
BIVAS BISWAS  
LBS NO - 766, CLASS I  
**NAME OF L.B.S.**



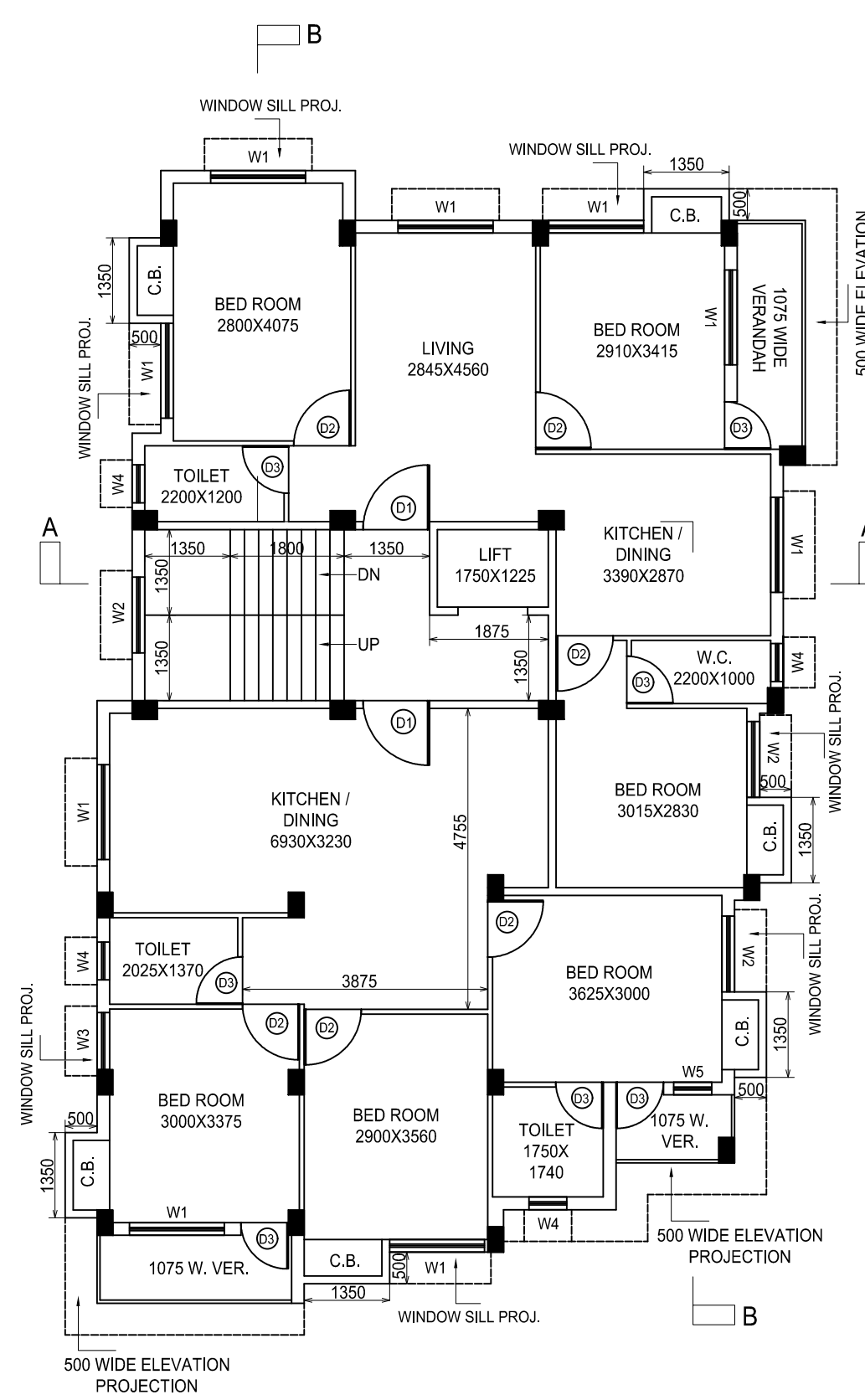
**GROUND FLOOR PLAN**  
SCALE - 100

SCHEDULE OF DOOR			DOORS
MKD	WIDTH	HEIGHT	
D1	1350	2100	1
D2	900	2100	
D3	750	2100	

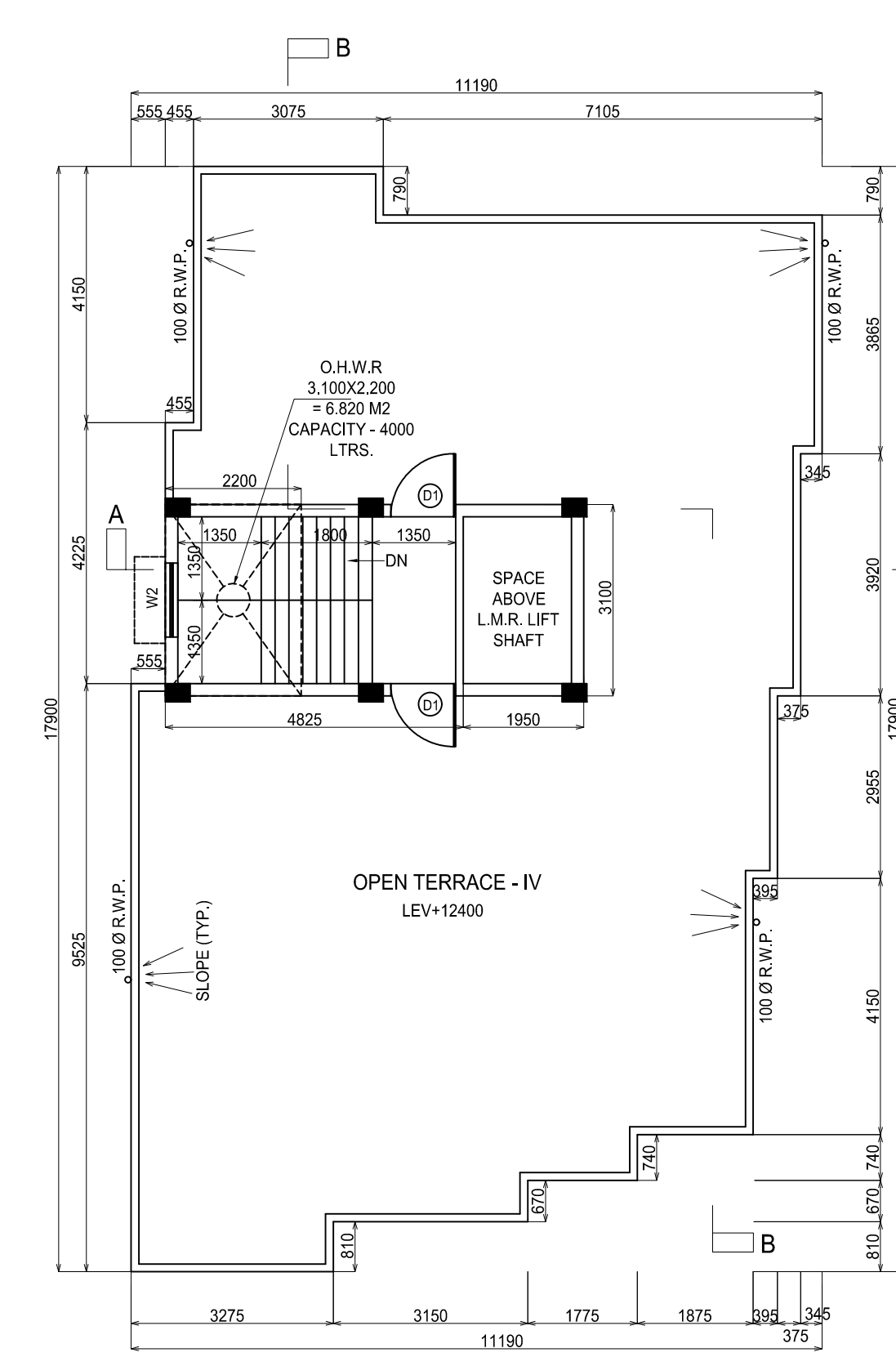
SCHEDULE OF WINDOW			WINDOW
MKD	WIDTH	HEIGHT	
W0	2100	1200	1
W1	1500	1200	
W2	900	1200	
W3	450	700	



**1ST & 3RD FLOOR PLAN**  
SCALE - 100



**2ND FLOOR PLAN**  
SCALE - 100



**ROOF PLAN**  
SCALE - 100