



**PART - A**

1). ASSESSEE NO.- 411311700678  
 2). NAME OF THE OWNERS:- SMT. BITHIKA CHOWDHURY, SRI SNEHASISH CHOWDHURY, SRI ASISH CHOWDHURY, SMT. RIYA CHOWDHURY.  
 3). NAME OF THE ATTORNEY:- BIKRAM BANERJEE, KRISHNA BANERJEE & DALIA CHATTERJEE OF B.B.C. ENTERPRISE  
 4). DETAILS OF REGD. DEED -1 :-  
 BOOK NO.- 1, VOL. NO.- 89, PAGES NO.- 25 to 34, BEING NO. - 2499, DATED:- 04-06-1976 AT D.S.R.-ALIPORE, 24-PARGANAS (SOUTH)  
 5). DETAILS OF REGD. DEED -2 :-  
 BOOK NO.- 1, VOL. NO.- 1607-2021, PAGES NO.- 521150 to 521209, BEING NO. - 160714112, DATED:-23-11-2021 AT A.D.S.R.-BEHALA, 24PGS(S)  
 6). DETAILS OF REGD. DEED -3 :-  
 BOOK NO.- 1, VOL. NO.- 1607-2022, PAGES NO.- 66432 to 66473, BEING NO. -160701714, DATED:-10-02-2022 AT A.D.S.R.-BEHALA, 24 PGS(S)  
 7). DETAILS OF REGD. POWER OF ATTORNEY :-  
 BOOK NO.- 1, VOL. NO.- 1607-2022, PAGES NO.- 66850 to 66925, BEING NO. -160701716, DATED:-11-02-2022 AT A.D.S.R.-BEHALA, 24 PGS(S)  
 8). DETAILS OF REGD. BOUNDARY DECL. :-  
 BOOK NO.-1, VOL. NO.-1607-2022, PAGES NO.- 252869 to 252887, BEING NO.-160707887, DATED:-07/06/2022 AT A.D.S.R.-BEHALA, 24 PGS(S)  
 9). DETAILS OF REGD. SPLAY CORNER :-  
 BOOK NO.- 1, VOL. NO.-1607-2022, PAGES NO.- 255854 to 255876, BEING NO.-160707888, DATED:-08/06/2022 AT A.D.S.R.-BEHALA, 24 PGS (S)

**AREA CALCULATION :**  
 1). AREA OF LAND :-  
 3K.-00CH.-43SFT.  
 =204.666 SQM (AS/DEED PLAN).  
 =207.367 SQM (AS/BD PLAN).  
 2). PERMISSIBLE GROUND COV.:59.844%  
 = 122.480SQM.  
 3). PROPOSED GROUND COV. :58.708%  
 = 120.156 SQM.  
 4). PERMISSIBLE F. A. R. = 2  
 5). PROPOSED F. A. R. = 1.943  
 6). PERMISSIBLE HEIGHT = 15.5 m  
 7). PROPOSED HEIGHT = 12.4 m

**8). PARKING CALCULATION**

a) TENEMENT SIZE				
MARKED	NOS	TENEMENT SIZE	PROPORTION OF COMMON AREA	TOTAL TENEMENT AREA
A	1 NO	25.165 SQ.M.	7.751 SQ.M.	32.916 SQ.M.
B	1 NO	27.774 SQ.M.	8.555 SQ.M.	36.329 SQ.M.
C	3 NOS	50.407 SQ.M.	15.527 SQ.M.	65.934 SQ.M.
D	2 NOS	52.939 SQ.M.	16.306 SQ.M.	69.245 SQ.M.

b). NO. OF PARKING REQUIRED = 1 NO.  
 c). NO. OF PARKING PROVIDED = 2 NO.  
 d). CAR PARKING AREA = 29.609 SQ.M.  
 9). STAIR COVER AREA = 14.07 SQ.M.  
 10). ROOF TANK AREA = 5.04 SQ.M.  
 11). COV. AREA(INCL. EXE. AREA)=475.493SQM  
 12). COV. AREA(EXCL. EXE. AREA)=422.693SQM  
 13). EXEMPTED AREA = 57.93 SQ.M.  
 14). NO. OF STOREY- G+III  
 15). TOTAL CB AREA- 10.665 SQM  
 16). CARPET AREA- SHOP-1:-5.133 SQM  
 SHOP-2:-5.133 SQM  
 SHOP-3:-4.680 SQM  
 SHOP COVERED AREA:-18.877 SQM  
 17).TOTAL OFFICE COVERED AREA- 21.471SQM  
 OFFICE CARPET AREA :-19.81 SQM

**PROPOSED FLOOR AREA**

FLOOR	TOTAL FL. AREA	TOTAL EXEMPTED AREA			NET FLOOR AREA
		STAIR	LIFT LOBBY	LIFT DUCT	
GROUND FLOOR	120.156 SQ.M.	11.28 SQ.M	1.92 SQ.M	-----	106.956 SQ.M.
FIRST FLOOR	120.156 SQ.M.	11.28 SQ.M	1.92 SQ.M	1.71 SQ.M	105.246 SQ.M.
SECOND FLOOR	120.156 SQ.M.	11.28 SQ.M	1.92 SQ.M	1.71 SQ.M	105.246 SQ.M.
THIRD FLOOR	120.156 SQ.M.	11.28 SQ.M	1.92 SQ.M	1.71 SQ.M	105.246 SQ.M.
<b>TOTAL AREA</b>	<b>480.624 SQ.M.</b>	<b>45.12 SQ.M</b>	<b>7.68 SQ.M</b>	<b>5.13 SQ.M</b>	<b>422.694 SQ.M.</b>

**DECLARATION BY THE 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 SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEOTECHNICAL POINT OF VIEW.  
**RUPAK KUMAR BANERJEE**  
 G.T. NO-3/1  
**NAME OF GEOTECHNICAL ENGINEER**

**DECLARATION BY THE STRUCTURAL ENGINEER:**  
 THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT.  
 SOIL TESTING HAS BEEN DONE BY RUPAK KUMAR BANERJEE OF TECHNO SOIL F-25, C.I.T MARKET, JADAVPUR, KOLKATA-700032. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.  
**ASOK CHAKRABARTI**  
 ESE - 135 / 1  
**NAME OF STRUCTURAL ENGINEER**

**DECLARATION BY THE ARCHITECT:**  
 CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009. AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ROAD(7.62 M. ON SOUTH & EAST)CONFIRM WITH THE PLAN & SITE WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF S.U.G. WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.  
**MOUMITA MAJUMDER**  
 C.A/2016/75681  
**NAME OF ARCHITECT**

**OWNER'S DECLARATION :-**  
 WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.A. & E.S.E. DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.A. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN). EXISTING STRUCTURE OCCUPIED BY THE OWNERS. THERE IS NO TENENT. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.DURING INSPECTION PLOT WAS IDENTIFIED BY US.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.A. & E.S.E. BEFORE STARTING OF BUILDING.  
**BIKRAM BANERJEE, KRISHNA BANERJEE & DALIA CHATTERJEE PARTS. OF B.B.C.ENT.**  
 C.A OF SMT. BITHIKA CHOWDHURY, SRI SNEHASISH CHOWDHURY, SRI ASISH CHOWDHURY, SMT. RIYA CHOWDHURY.  
**NAME OF OWNERS**

**PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN UNDER SECTION 393A OF KMC ACT 1980 AT PREMISES NO.-67, SARAT CHATTERJEE ROAD, WARD NO.-131, BOROUGH-XIV, J.L. NO.-2, MOUZA-BEHALA, KHATIAN NO.-66, UNDER K.M.C. KOLKATA-700060.**

**ARCHITECTURAL DRAWING SCALE=1:100 OR AS NOTED**

CONSULTANT:  
  
 CONSULTANT IN ARCHITECTURE & INTERIOR.  
 CONTACT NO.-6290048660/9831146262  
 EMAIL: archstudio148@gmail.com

**B.P.NO :..2022140156.... DATE: ..13/07/2022... VALID UPTO :..12/07/2027..**

**DIGITAL SIGNATURE OF A.E.**