

MAIN CHARACTERISTICS OF THE PROPOSAL

- PART - A**
- ASSEESSEE NO - 210920400887
 - NAME OF THE RECORDED OWNER - 1) SRI ANIL KUMAR BANERJEE
(2) SRI SWAPAN KUMAR BANERJEE (3) SRI AMITAVA BANERJEE
(4) SMT BAISHAKHI BHOWMICK
 - NAME OF THE APPLICANT (SUBSTITUTED ATTORNEY) :-
(1) SRI SUBRATA BOSE (2) SRI JAGONNATH HALDER
PARTNERS OF 'AAMAR BARI'
 - DETAILS OF REGISTERED DEED :-
i) BOOK NO - I, (ii) VOLUME NO - 20, (iii) PAGE - 270 TO 277,
(iv) BEING NO - 1571 FOR THE YEAR - 1932,
(v) REG. AT D.S.R. - ALIPORE AT BAHALA, (vi) DATE - 25/08/1932
 - DETAILS OF REGISTERED DEED OF GIFT :-
a) (i) BOOK NO - I (ii) VOLUME NO - 7 (iii) PAGE NO - 4889 TO 4900
(iv) BEING NO - 03013 YEAR - 2014 (v) REG. AT - D.S.R.-III, SOUTH 24 PARGANAS
(vi) DATE - 10/04/2014
b) (i) BOOK NO - I (ii) VOLUME NO - 16 (iii) PAGE NO - 6520 TO 6537
(iv) BEING NO - 06917 YEAR - 2014 (v) REG. AT - D.S.R.-III, SOUTH 24 PARGANAS
(vi) DATE - 02/09/2014
 - DETAILS OF REGISTERED DEED OF CONVEYANCE :-
(i) BOOK NO - I (ii) VOLUME NO - 1630-2021 (iii) PAGE NO - 207285 TO 207320
(iv) BEING NO - 163006076 FOR THE YEAR - 2021
(v) REG. AT - D.S.R. - V, SOUTH 24 PARGANAS (vi) DATE - 30/12/2021
 - DETAILS OF REGISTERED POWER OF ATTORNEY :-
(i) BOOK NO - I (ii) VOLUME NO - 1630-2022 (iii) PAGE FROM - 30548 TO 30613
(iv) BEING NO - 163001097 FOR THE YEAR - 2022
(v) REG. AT - D.S.R. - V, SOUTH 24 PARGANAS (vi) DATE - 08/02/2022
 - DETAILS OF REGISTERED BOUNDARY DECLARATION -
(i) BOOK NO - I (ii) VOLUME NO - 1630-2022 (iii) PAGE FROM - 70123 TO 70143
(iv) BEING NO - 163001736 FOR THE YEAR - 2022
(v) REG. AT - D.S.R. - V SOUTH 24 PARGANAS (vi) DATE - 21/03/2022

- PART - B**
- AREA OF PLOT OF LAND:- = 03K - 10CH - 17 Sft = 244.054 Sqm
(AS PER DEED)
AREA OF PLOT OF LAND:- = 03K - 09 CH - 32 Sft = 241.269 Sqm
(AS PER DEED, ASSESSMENT BOOK COPY)
(b) AREA OF PLOT OF LAND:- (03K-09 CH - 32.02 Sft) = 241.269 Sqm
(AS PER REG. BOUNDARY DECLARATION)
d) AREA OF STRIP OF LAND = NIL
e) AREA OF SPAYED CORNER = NIL
 - PERMISSIBLE GROUND COVERAGE - 58.62% = 141.432
 - PROPOSED GROUND COVERAGE - 57.68% = 139.178
 - PROPOSED AREA :-

FLOOR	TOTAL FLOOR AREA (Sqm)	LIFT WELL AREA (Sqm)	STAIR WELL AREA (Sqm)	ACTUAL FLOOR AREA (Sqm)	TOTAL EXMP. AREA STAIR+ STAIR LOBBY (Sqm)	NET FLOOR AREA (Sqm)
GROUND	111.689	—	—	111.689	10.868 Sqm	98.991 Sqm
FIRST	139.197	1.820	0.354	137.023	10.868 Sqm	124.325 Sqm
SECOND	139.197	1.820	0.354	137.023	10.868 Sqm	124.325 Sqm
THIRD	139.197	1.820	0.354	137.023	10.868 Sqm	124.325 Sqm
TOTAL	529.280	5.460	1.062	522.758	43.472 Sqm	471.966 Sqm

5) TENEMENT AND PARKING CALCULATION

TENE MKD.	TENE AREA (Sqm)	COMMON AREA (Sqm)	ACTUAL TENE AREA INCLUDING COMMON AREA	TENEMENT NO.	REQUIRED PARKING	PROPOSED PARKING
A	48.943	8.363	57.306 Sqm	2 NOS.	2 NOS.	(COVERED)
B	46.507	7.947	54.454 Sqm	1 NO.		
C	27.154	4.640	31.794 Sqm	1 NO.		
D	73.661	12.586	86.247 Sqm	1 NO.		
E	74.058	12.654	86.712 Sqm	1 NO.		
F	48.547	8.295	56.842 Sqm	1 NO.		

OFFICE AREA AT GROUND FLOOR = 20.698 Sqm
CARPET AREA OF OFFICE AT GROUND FLOOR = 15.781 Sqm
SHOP AREA AT GROUND FLOOR = 15.986 Sqm
CARPET AREA OF SHOP AT GROUND FLOOR = 11.328 Sqm

- B) NOS. OF PARKING PROVIDED i) COVERED - 2 NOS. & OPEN - NIL
C) PERMISSIBLE AREA FOR PARKING a) GROUND FLOOR = 50 Sqm
D) ACTUAL AREA OF PARKING PROVIDED = 55.413 Sqm
6) PERMISSIBLE F.A.R. = 1.75
7) PROPOSED F.A.R. = (471.966 - 50)Sqm. / 241.269 Sqm. = 1.749 < 1.75

8) STATEMENT OF OTHER AREAS :-

	LOFT	CUPBOARD	LEDGE / TEND
GROUND FLOOR	NIL	NIL	NIL
FIRST FLOOR	2.575 Sqm	2.90 Sqm	NIL
SECOND FLOOR	2.575 Sqm	2.75 Sqm	NIL
THIRD FLOOR	1.20 Sqm	2.75 Sqm	NIL
TOTAL	6.350 Sqm	8.40 Sqm	NIL

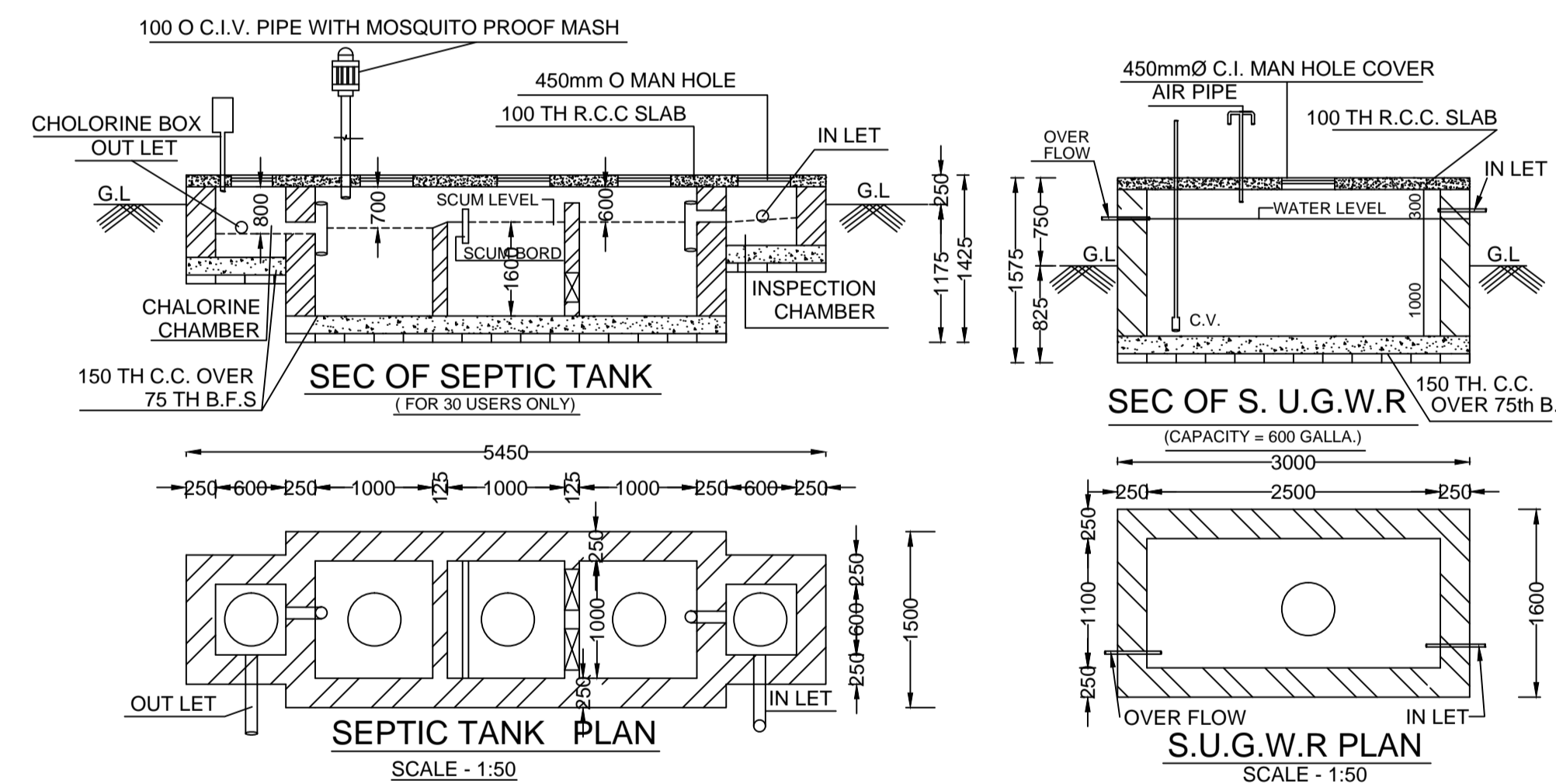
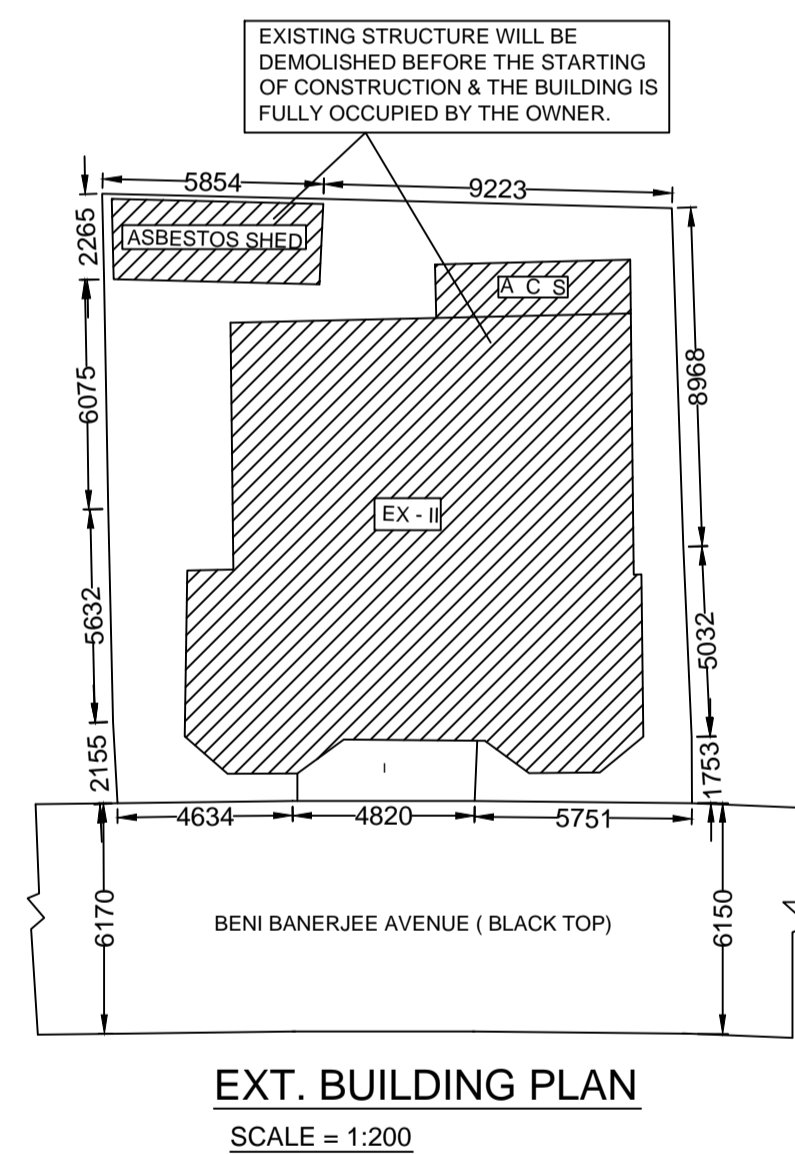
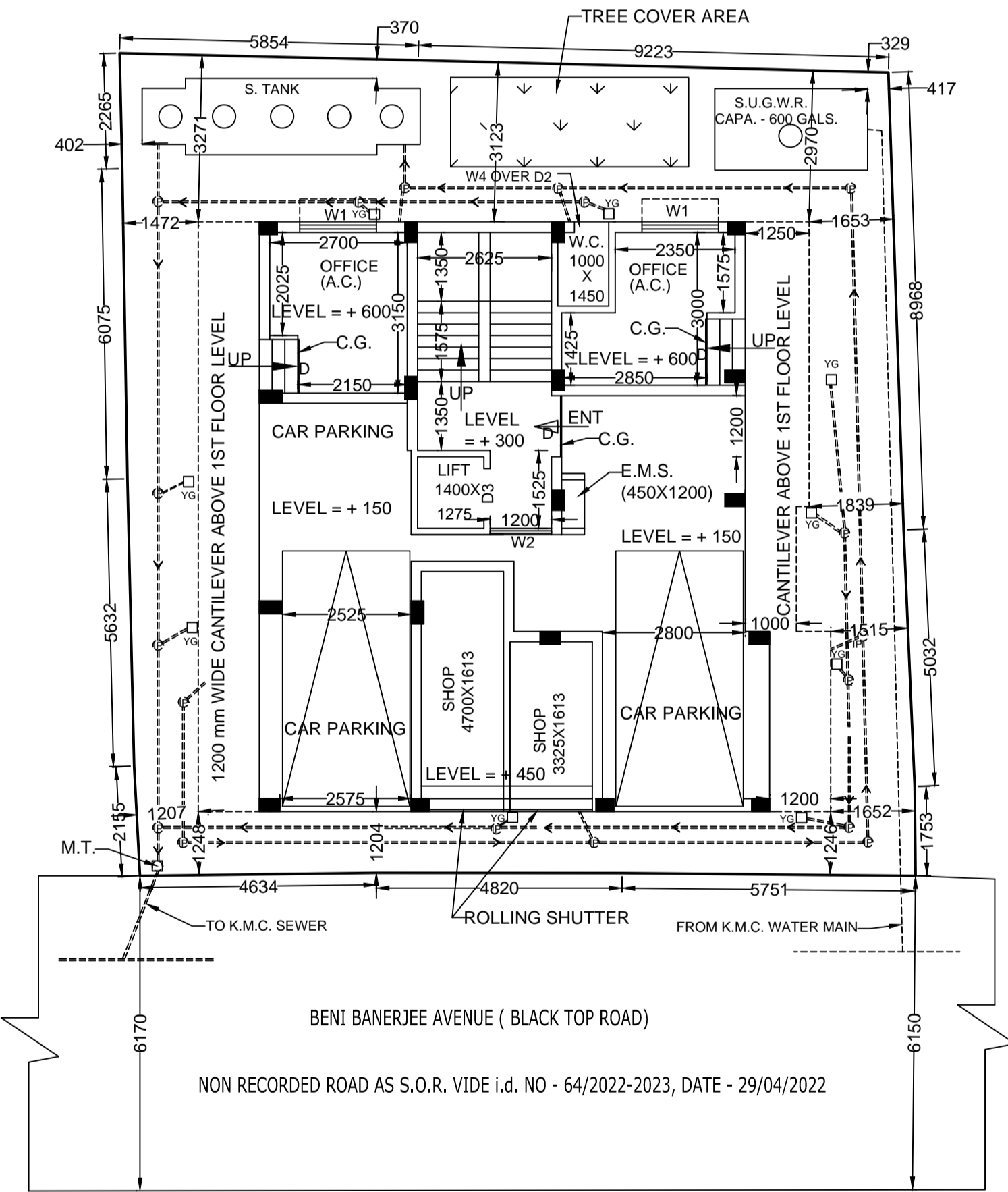
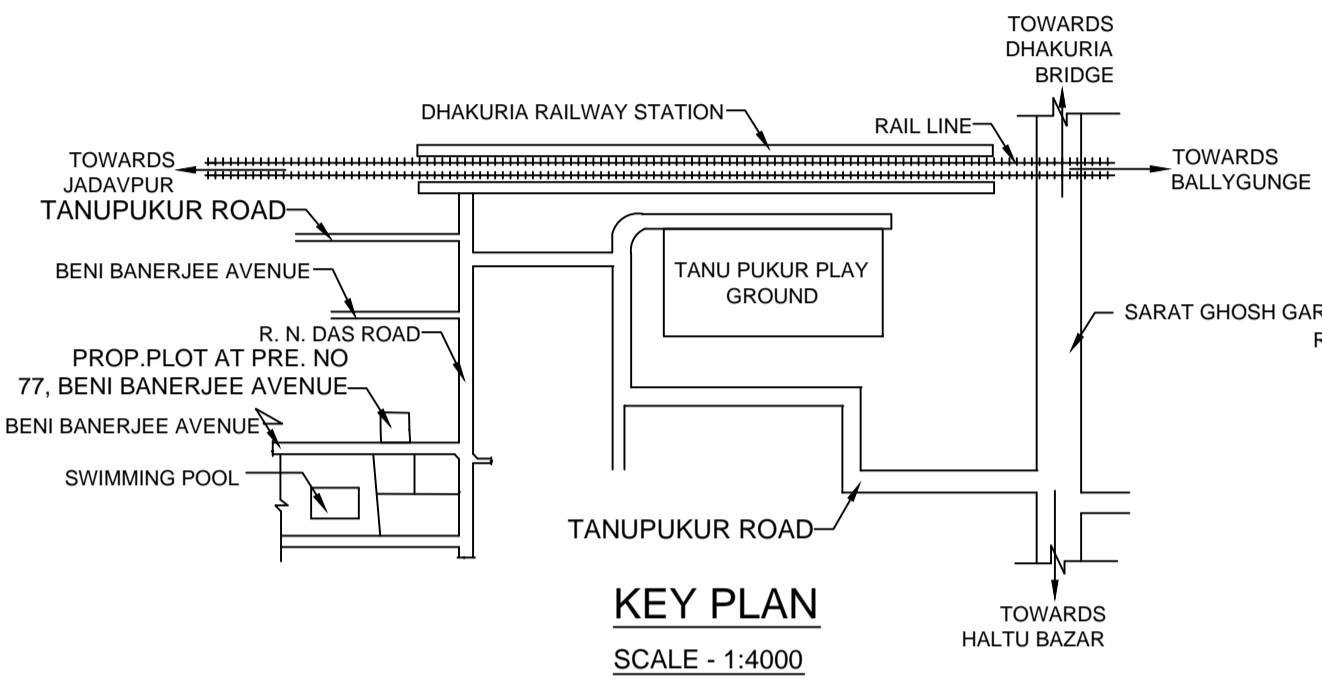
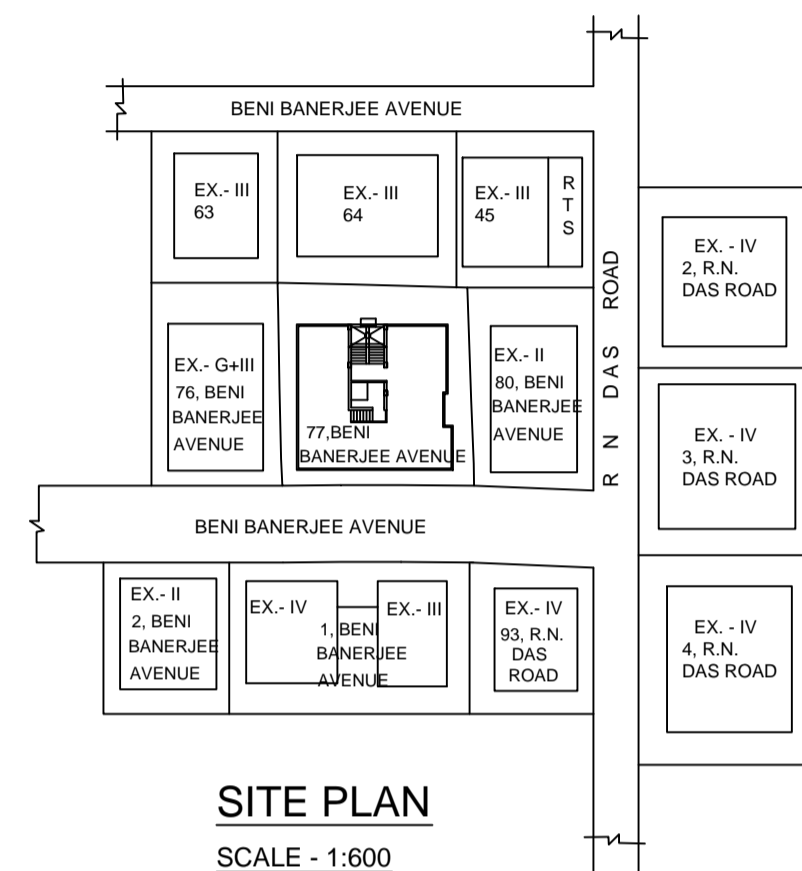
- 10) COMMON AREA
i) AT GROUND FLOOR = 19.592 Sqm
ii) AT OTHER FLOOR = (16.593-1.820 - 0.354) = 14.419X3 Sqm = 43.257
11) STAIR HEAD ROOM AREA = 13.915 Sqm
12) LIFT MACHINE ROOM AREA = 7.033 Sqm
13) LIFT MACHINE ROOM STAIR AREA = 2.778
14) ROOF TOILET AREA (IF ANY) = NIL
15) AREA OF OVER HEAD WATER TANK = 5.445
16) ADDITIONAL AREA FOR FEES = (13.915 + 7.033 + 2.778 + 8.40 + 6.350) = 38.476 Sqm
17) TOTAL AREA FOR FEES = 522.758 + 38.476 = 561.234 Sqm
18) TREE COVERED AREA = 8.165 Sqm
19) RELAXATION OF AUTHORITY (IF ANY) = NIL

BUILDING PERMIT NO :- 2022100042
DATE :- 03-JUN-2022
VALID FOR 5 YEARS FROM DATE OF SANCTION.

ASSISTANT ENGINEER (CIVIL) / BLDG. / BR. - X OF K.M.C.

NOTE
i) THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION
ii) PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF DEMOLITION OF EXISTING BUILDING AND CONSTRUCTION OF BUILDING AND SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR

AVERAGE BACK AS PER AMENDMENT OF K.M.C BUILDING RULE 2009 AS PER NOTIFICATION OF MPL AFFAIRS VIDE NO 480/MA/Q/C-4/3R13/2012.DT- 21/10/2014
TOTAL PROJECTED AREA OF THE AVERAGE REAR OPEN SPACE IS 37.403 Sqm
AND THE WIDTH OF THE REAR SIDE OF THE BUILDING - 11.975 mt
i.e. AVERAGE REAR OPEN SPACE OF THE BUILDING = 37.403 / 11.975 = 3.123 mt



SPECIFICATION

- 75mm THICK BRICK FLAT SOLING IN FOUNDATION AND FLOOR WILL BE 1st CLASS JHAMA BRICK.
- 150mm THICK P. C. C. IN FOUNDATION AND FLOOR WILL BE (1:6:3) CEMENT SAND AND 30mm DOWN JHAMA KOHA.
- 4.25mm D. P. C. WILL BE WITH (1:1:2) CEMENT SAND AND QUARTER CHIPS WITH PROPER WATER PROOFING COMPOUND.
- 200 mm THICK LOAD BEARING WALL WILL BE 1st CLASS BRICK WITH (1:6) CEMENT SAND MORTAR.
- 125mm & 75mm THICK PARTITION WALL WILL BE 1st CLASS BRICK WITH (1:4) CEMENT SAND MORTAR.
- ALL R. C. C. WORK WILL BE (1:2:4) CEMENT SAND & 20mm DOWN STONE CHIPS.
- GRADE OF CONCRETE :- M20
- GRADE OF STEEL :- Fe-415

PROPOSED G+ THREE STORIED RESIDENTIAL BUILDING PLAN U/S 393 A OF C.M.C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AT K.M.C. PREMISES NO - 77, BENI BANERJEE AVENUE IN WARD NO - 092, BOROUGH - X, P.S. - GARFA, KOLKATA - 700031.

ALL DIMENSIONS ARE IN MILLIMETERS
SCALE = 1:100, 1:200, 1:50, 1:600 & 1:4000
N.B. MATERIALS AND CONSTRUCTION AS PER I.S. CODE

CERTIFICATE OF L. B. S.
I CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF C. M. C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME INCLUDING THE ABUTTING 6.150 MT (MINIMUM) WIDE K. M. C. ROAD IN THE FRONT SIDE(EASTERN SIDE) OF THE PREMISES CONFIRM WITH THE PLAN AND IT IS BUILD-ABLE SITE AND NOT A TANK OR FILLED UP LAND.
THE PLOT DEMARCATED BY BOUNDARY WALL
THERE IS AN EXISTING TWO STORIED BUILDING AND IT WILL BE DEMILSHED BEFORE CONSTRUCTION OF WORK
THE SIGNATURE OF OWNERS / APPLICANTS AUTHENTICATED BY ME.

SRI KINGSUK NANDI
L.B.S NO - 1313 CLASS - I (K.M.C.)
NAME OF THE L.B.S

CERTIFICATE OF STRUCTURAL ENGINEER
I CERTIFIED THAT THE STRUCTURAL DESIGN AND DRAWING BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND I CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE BEARING CAPACITY OF SOIL HAS BEEN CONSIDERED AS SOIL TEST REPORT MADE BY 'SOIL-TECH' OF 51/1H, PRINCE GOLAM HOSSAIN SHAH ROAD KOLKATA - 700032 AND DULY SIGNED BY GEOTECHNICAL ENGINEER SRI BHASKARJYOTI ROY, G.T. NO - 4, CLASS - II (K.M.C.)

SAKTI BRATA BHATTACHARYYA
E. S. E. NO - 116, CLASS - I (K.M.C.)
NAME OF THE STRUCTURAL ENGINEER

DECLARATION OF OWNERS / APPLICANTS
WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE THE L.B.S. , E.S.E & G.T.E. DURING CONSTRUCTION WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. , E.S.E & G.T.E. DURING CONSTRUCTION. OF THE BUILDING (AS PER B.S. PLAN)
K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE
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 GUIDANCE OF L.B.S. AND E.S.E. BEFORE STARTING OF THE BUILDING FOUNDATION DURING SITE INSPECTION, WE WERE PHYSICALLY PRESENT AND DULY IDENTIFIED THE PLOT
THE PLOT IS DEMARCATED BY BOUNDARY WALL.
THERE IS AN EXISTING TWO STORIED BUILDING WHICH IS FULLY OCCUPIED BY THE OWNER AND THERE IS NO TENANT
THE EXISTING SINGLE STORIED BUILDING WILL BE DEMOLISHED BEFORE STARTING CONSTRUCTION WORK

SRI SUBRATA BOSE & SRI JAGONNATH HALDER PARTNERS OF 'AAMAR BARI' & CONSTITUTED ATTORNEY OF SRI ANIL KUMAR BANERJEE, SRI SWAPAN KUMAR BANERJEE, SRI AMITAVA BANERJEE & SMT BAISHAKHI BHOWMICK
NAME OF THE OWNERS / APPLICANT

DECLARATION OF GEO-TECHNICAL
UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-THCNICAL POINT OF VIEW.

BHASKARJYOTI ROY
G.T. NO - 4 CLASS - II
NAME OF GEO - TECHNICAL ENGINEER

SCHEDULE OF DOORS & WINDOWS

DOORS	WINDOW
D - 1000 X 2100	W1 - 1500 X 1200
D1 - 950 X 2100	W2 - 1200 X 1200
D2 - 750 X 2100	W3 - 900 X 1200
D3 - 850X2100	W4 - 600 X 600