

**MAIN CHARACTERISTICS OF THE PROPOSAL**

**PART - A**

- ASSEESSEE NO - 210922400398
- NAME OF THE RECORDED OWNER -  
MRS. RATANBALI CHAKRAVARTI, MR. AVIJIT CHAKRABORTY  
MR. SANJAY SENGUPTA & MRS. BHASWATI DASGUPTA
- NAME OF THE APPLICANT -  
SRI SUBRATA BOSE & JAGANNATH HALDER PARTNERS OF AAMAR BARI  
CONSTITUTED ATTORNEY OF MRS. RATANBALI CHAKRAVARTI,  
MR. AVIJIT CHAKRABORTY MR. SANJAY SENGUPTA & MRS. BHASWATI DASGUPTA
- DETAILS OF REGISTERED DEED -  
BOOK NO - I, VOLUME NO - 15, PAGE NO - 189 TO 198, BEING NO - 659 YEAR - 1947,  
REG. AT - S. J. ALIPORE , DATE - 28/02/1947
- DETAILS OF REGISTERED GRANT OF PROBATE OF WILL:-  
ACT 38 CASE NO - 254 OF 2001 (P) DATE 26/09/2001
- DETAILS OF REGISTERED DEVELOPMENT POWER OF ATTORNEY :-  
BOOK NO - I, VOLUME NO - 1604-2022, PAGE FROM - 451542 TO 451558  
BEING NO - 160415237 FOR THE YEAR 2022, REG. AT - D.S.R - IV SOUTH 24 PARGANAS,  
DATE - 29/12/2022
- DETAILS OF REGISTERED BOUNDARY DECLARATION -  
BOOK NO - I, VOLUME NO - 1630-2023, PAGE FROM - 21559 TO 21570,  
BEING NO - 163000748 FOR THE YEAR 2023, REG. AT - D.S.R - V SOUTH 24 PARGANAS,  
DATE - 16/03/2023
- DETAILS OF REGISTERED DEED OF GIFT (CORNER SPLAYED) :-  
BOOK NO - I, VOLUME NO - 1630-2023, PAGE FROM - 23682 TO 23693  
BEING NO - 163000750 FOR THE YEAR 2023, REG. AT - D.S.R - V SOUTH 24 PARGANAS  
DATE - 22/03/2023
- K.M.C. MUTATION CERTIFICATE - 0092/16-JAN-23/51159 DATE - 27/01/2023

**PART - B**

- (a) AREA OF PLOT OF LAND - ( 02K - 12CH - 12 Sft ) = 185.061 Sqm  
( AS PER DEED, PROBATE & ASSESSMENT BOOK COPY )  
(b) AREA OF PLOT OF LAND (02K - 10CH - 36.067Sft ) = 178.936 Sqm  
( REG. BOUNDARY DECLARATION )  
(c) AREA OF SPLAYED CORNER = 0.719 Sqm = 7.739 Sft  
(d) NET LAND AREA = (178.936 - 0.719) = 178.217 Sqm
- PERMISSIBLE GROUND COVERAGE - 107.362 Sqm (60%)
- PROPOSED GROUND COVERAGE - 99.984 Sqm (55.877 %)

**4) PROPOSED AREA :-**

FLOOR	TOTAL FLOOR AREA (Sqm)	STAIR WELL (Sqm)	LIFT WELL (Sqm)	ACTUAL FLOOR AREA (Sqm)	TOTAL EXMP. AREA STAIR+LIFT (Sqm)	NET FLOOR AREA
GROUND	94.001	—	—	94.001	10.733 Sqm	1.654 Sqm
FIRST	99.984	0.911	1.540	97.533	10.733 Sqm	1.654 Sqm
SECOND	99.984	0.911	1.540	97.533	10.733 Sqm	1.654 Sqm
THIRD	99.984	0.911	1.540	97.533	10.733 Sqm	1.654 Sqm
TOTAL	393.953	2.733	4.620	386.600	42.932 Sqm	6.616 Sqm

**5) TENEMENT AND PARKING CALCULATION**

TENEMENT MKD.	TENEMENT AREA	COMMON AREA	ACTUAL TENEMENT AREA INCLUDING COMMON AREA	TENEMENT NO.	REQ. CAR PARKING	PROPOSED CAR PARKING
A	41.570 Sqm	11.398 Sqm	52.928 Sqm	3 NOS.		
B	41.641 Sqm	11.377 Sqm	53.018 Sqm	3 NOS.	1 NO.	1 NO.

AREA OF BUSINESS (OFFICE) AT GROUND FLOOR = 12.689 Sqm  
CARPET AREA OF BUSINESS (OFFICE) AT GROUND FLOOR = 9.751 Sqm

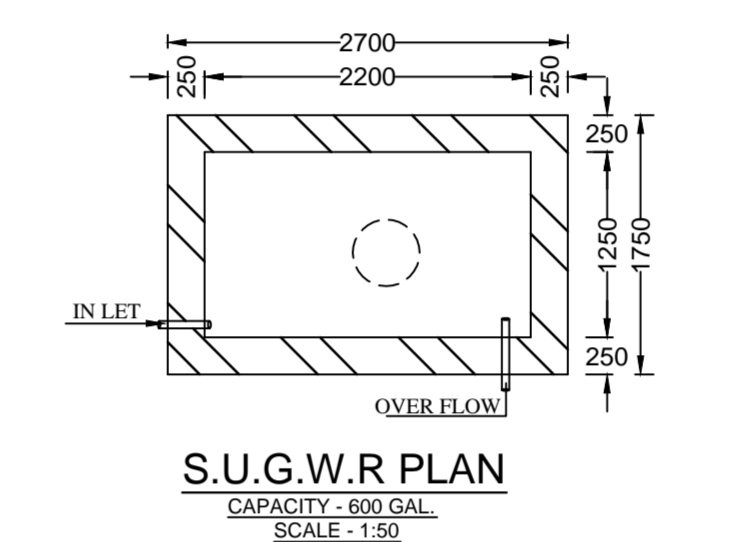
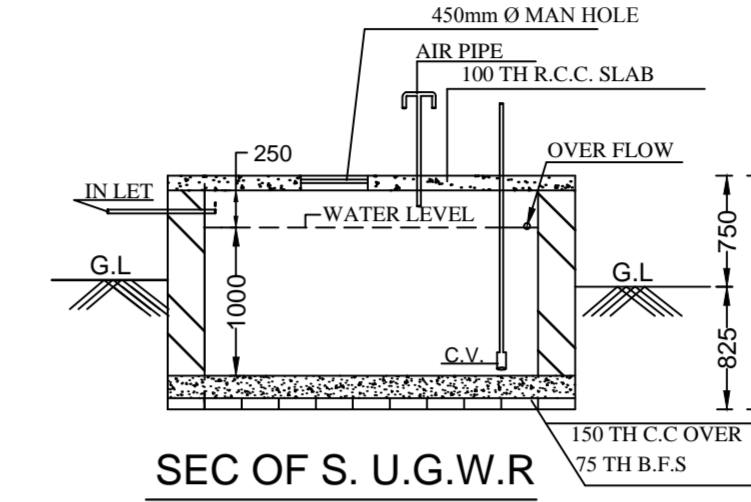
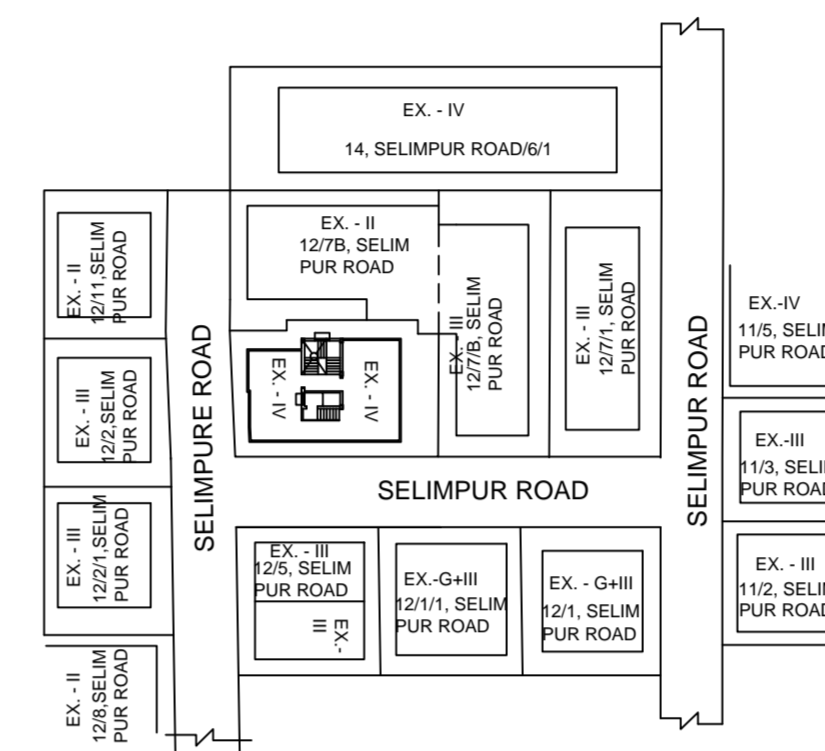
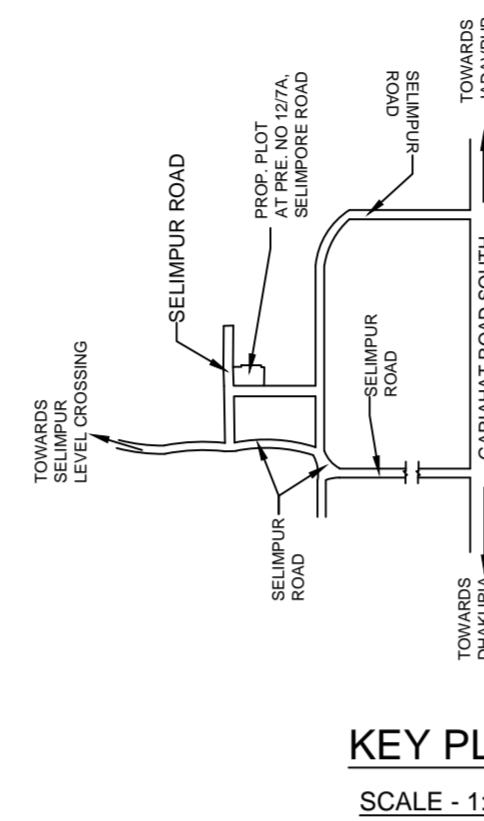
- NOS. OF PARKING PROVIDED i) COVERED - 1 NOS. & OPEN - NIL
  - PERMISSIBLE AREA FOR PARKING a) GROUND FLOOR = 25 Sqm
  - ACTUAL AREA OF PARKING PROVIDED = 56.073 Sqm
  - PERMISSIBLE F.A.R. = 1.75
  - PROPOSED F.A.R. = (337.052 - 25) / 178.936 = 1.744 < 1.75
- 8) STATEMENT OF OTHER AREAS :-**
- | GROUND FLOOR | LOFT      | CUPBOARD  | LEDGE / TEND |
|--------------|-----------|-----------|--------------|
| FIRST FLOOR  | 2.378 Sqm | 1.375 Sqm | NIL          |
| SECOND FLOOR | 2.550 Sqm | 1.375 Sqm | NIL          |
| THIRD FLOOR  | 1.827 Sqm | 1.375 Sqm | NIL          |
| TOTAL        | 6.755 Sqm | 4.125 Sqm | NIL          |
- COMMON AREA
    - AT GROUND FLOOR = 25.239 Sqm
    - AT OTHER FLOOR (16.773 - 0.911 - 1.540) = 14.322 X 3 = 42.966 Sqm
    - STAIR HEAD ROOM AREA = 14.547 Sqm
    - LIFT MACHINE ROOM AREA = 4.738 Sqm
    - LIFT MACHINE ROOM STAIR AREA = 2.974 Sqm
    - AREA OF OVER HEAD WATER TANK = 5.872 Sqm
    - ADDITIONAL AREA FOR FEES = (14.547 + 4.738 + 2.974 + 7.306 + 4.125) = 33.690 Sqm
    - TOTAL AREA FOR FEES = 386.600 + 33.690 = 420.29 Sqm
    - EXISTING 2ND FLOOR AREA = 122.051 Sqm
    - TERRACE AREA = 99.984 Sqm
    - HEIGHT OF THE BUILDING = 12.50 MT.
    - EXISTING GROUND FLOOR AREA = 122.015 Sqm
    - EXISTING 1ST FLOOR AREA = 122.051 Sqm
    - EXISTING 2ND FLOOR AREA = 122.051 Sqm
    - RELAXATION OF AUTHORITY (IF ANY) = Relaxation under rule 61(2) of KMC Building Rule 2009 BY EEC(D). DT. 02/08/2023

**PROPOSED G+THREE STORIED RESIDENTIAL BUILDING PLAN U/S 393 A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AT PREMISES NO - 12/7A, SELIMPURE ROAD IN WARD NO - 92, BOROUGH - X, P.S. - LAKE, KOLKATA - 700031.**

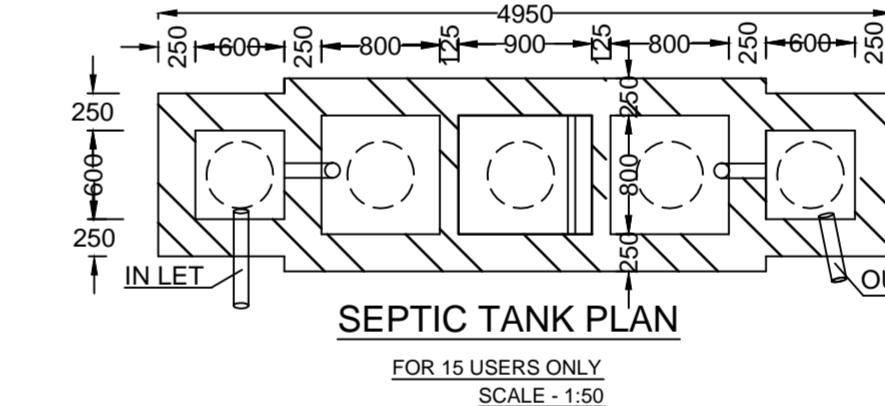
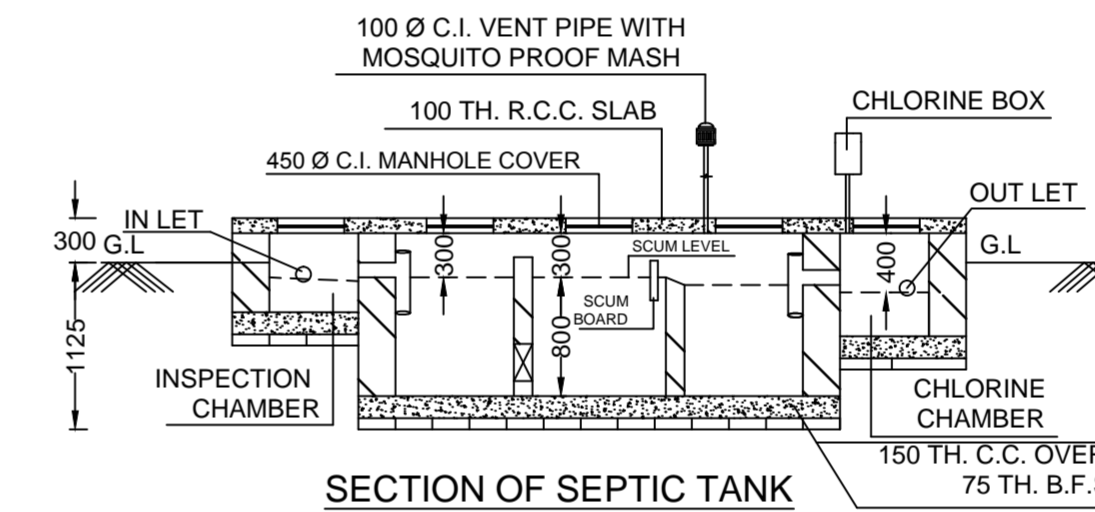
**ALL DIMENSIONS ARE IN MILLIMETERS**  
SCALE = 1:100, 1:200, 1:50, 1:600 & 1:4000  
**N.B. MATERIALS AND CONSTRUCTION AS PER I.S. CODE**

BUILDING PERMIT NO :- 2023100099 DATE :- 29-AUG-2023  
VALID FOR 5 YEARS FROM DATE OF SANCTION.

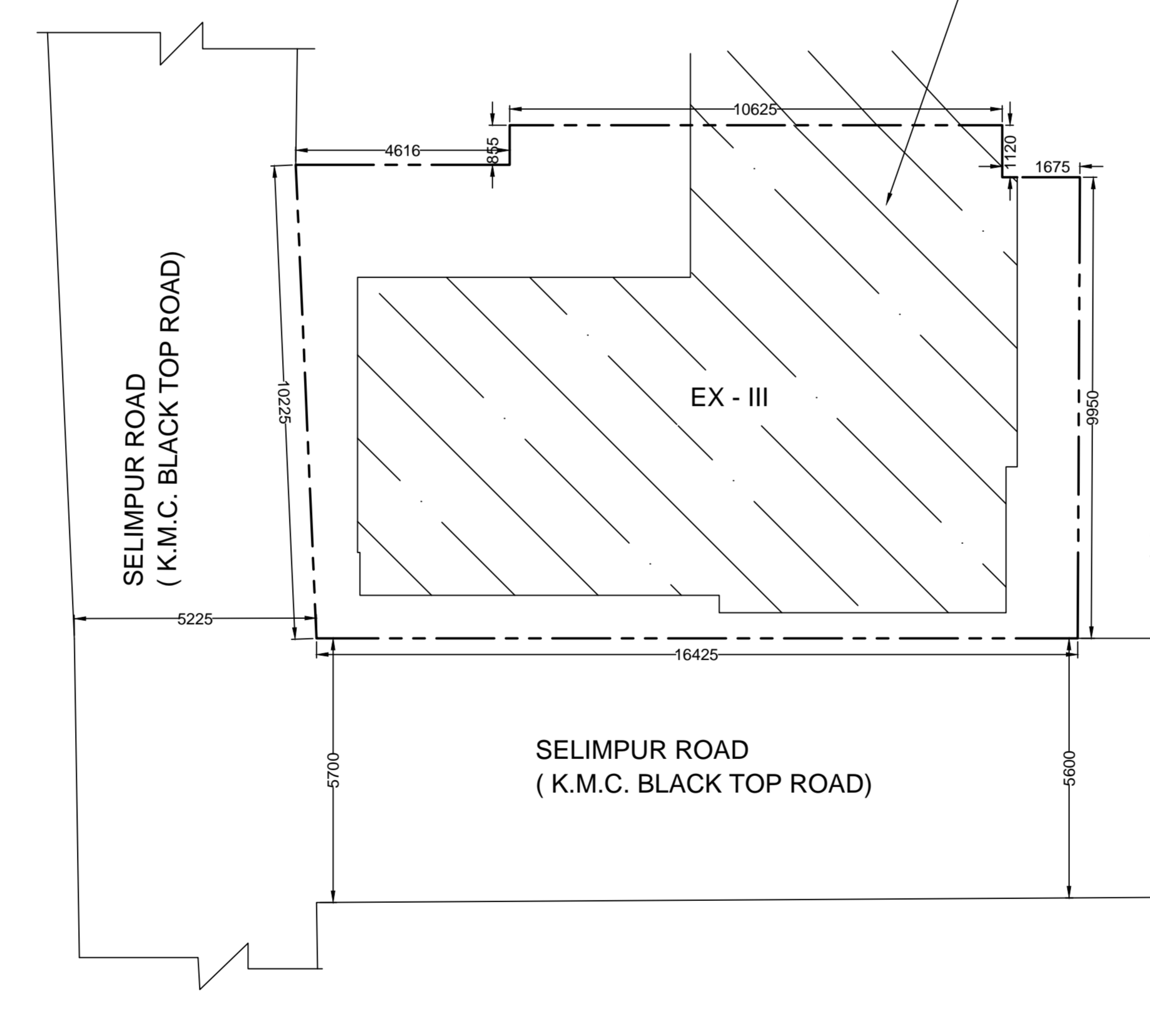
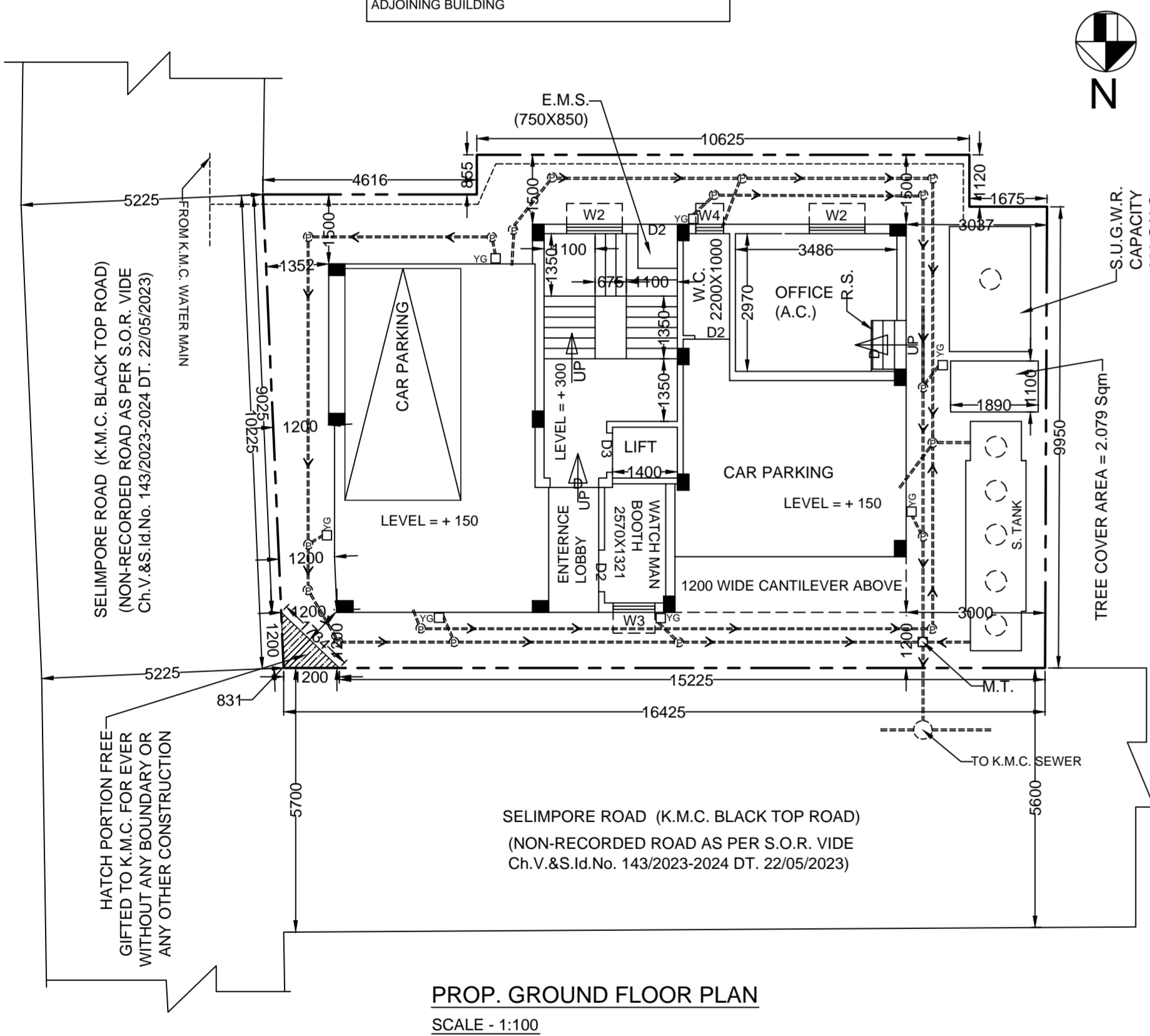
DIGITAL SIGNATURE OF ASSISTANT ENGINEER(CIVIL), BR - X OF K.M.C.



EXISTING THREE STORIED BUILDING TO BE DEMOLISHED BEFORE STARTING CONSTRUCTION THE BUILDING FULLY OCCUPIED BY THE OWNER AND THERE IS NO TENANT



**NOTE**  
THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION OF COLUMN. 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 AND ADJOINING BUILDING



REFERENCE POINT MARKED IN SITE PLAN OF THE PROPOSAL PLAN	CO-ORDINATE IN WGS 84	
	LATITUDE	LONGITUDE
A	22 30 16 N	88 22 08 E
B	22 30 15 N	88 22 09 E

PERMISSIBLE HEIGHT IN REFERENCE TO CCAM ISSUED BY AAI = 33 M.  
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) = 8.00 M.

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

SRI SUBRATA BOSE & JAGANNATH HALDER PARTNERS OF AAMAR BARI CONSTITUTED ATTORNEY OF MRS. RATANBALI CHAKRAVARTI, MR. AVIJIT CHAKRABORTY MR. SANJAY SENGUPTA & MRS. BHASWATI DASGUPTA

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

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

SRI KALLOL KUMAR GHOSHAL G.T.E. NO - 49, CLASS - I (OE K.M.C.) NAME OF THE GEO-TECHNICAL ENGINEER

SRI SUBRATA BOSE & JAGANNATH HALDER PARTNERS OF AAMAR BARI CONSTITUTED ATTORNEY OF MRS. RATANBALI CHAKRAVARTI, MR. AVIJIT CHAKRABORTY MR. SANJAY SENGUPTA & MRS. BHASWATI DASGUPTA NAME OF THE OWNERS / APPLICANT

SPECIFICATION	CERTIFICATE OF L. B. S.	CERTIFICATE OF STRUCTURAL ENGINEER	DECLARATION OF GEO-TECHNICAL ENGINEER	OWNERS DECLARATION	SCHEDULE OF DOORS & WINDOWS												
<ol style="list-style-type: none"> <li>75mm THICK BRICK FLAT SOLING IN FOUNDATION AND FLOOR WILL BE 1st CLASS JHAMA BRICK.</li> <li>150mm THICK P. C. C. IN FOUNDATION AND FLOOR WILL BE (1:6:3) CEMENT SAND AND 30mm DOWN JHAMA KHDA.</li> <li>4.25mm D. P. C. WILL BE WITH (1:1:2) CEMENT SAND AND QUARTER CHIPS WITH PROPER WATER PROOFING COMPOUND.</li> <li>200 mm THICK LOAD BEARING WALL WILL BE 1st CLASS BRICK WITH (1:6) CEMENT SAND MORTAR.</li> <li>125mm &amp; 75mm THICK PARTITION WALL WILL BE 1st CLASS BRICK WITH (1:4) CEMENT SAND MORTAR.</li> <li>ALL R. C. C. WORK WILL BE (1:2:4) CEMENT SAND &amp; 20mm DOWN STONE CHIPS.</li> <li>GRADE OF CONCRETE :- M20</li> <li>GRADE OF STEEL :- Fe-415</li> </ol>	<p>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 5.70 MT. 5.60 MT. WIDE K.M.C. BLACK TOP ROAD ON THE NORTHERN SIDE AND 5.225MT WIDE K. M. C. ROAD ON THE EASTERN SIDE 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 THREE STORIED BUILDING WHICH WILL BE DEMOLISHED BEFORE STARTING CONSTRUCTION OF WORK. THE SIGNATURE OF OWNERS / APPLICANTS AUTHENTICATED BY ME.</p> <p>SRI KINGSUK NANDI L.B.S NO - 1313 CLASS - I (K.M.C.) NAME OF THE L.B.S</p>	<p>I CERTIFIED THAT THE STRUCTURAL DESIGN AND DRAWING BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING SHALL BE 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 SHALL BE CONSIDERED DURING DESIGN CALCULATION AS PER SOIL TEST REPORT MADE BY SOIL-TECH OF 51/1H P.G.H SHAH ROAD, JADAVPUR KOLKATA - 32, WHICH IS DULY SIGNED BY SRI KALLOL KUMAR GHOSHAL (G.T.E. NO - 49, CLASS - I).</p> <p>SRI SAKTI BRATA BHATTACHARYY E. S. E. NO - 116, CLASS - I (K.M.C.) NAME OF THE STRUCTURAL ENGINEER</p>	<p>UNDERSIGNED SHALL CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT SHALL BE CONFIRMED THAT EXISTING SOIL OF THE SITE SHALL BE ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IT SHALL BE SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.</p> <p>SRI KALLOL KUMAR GHOSHAL G.T.E. NO - 49, CLASS - I (OE K.M.C.) NAME OF THE GEO-TECHNICAL ENGINEER</p>	<p>WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE THE L.B.S., E.S.E &amp; G.T.E. DURING CONSTRUCTION WE SHALL FOLLOW THE INSTRUCTION OF L.B.S., E.S.E &amp; 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 &amp; 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., E.S.E. AND G.T.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 THREE STORIED BUILDING WHICH IS FULLY OCCUPIED BY THE OWNER AND THERE IS NO TENANT. THE EXISTING BUILDING WILL BE DEMOLISHED BEFORE COMMENCEMENT OF WORK AND THERE IS NO LEGAL CASE PENDING AGAINST THIS PREMISES.</p> <p>SRI SUBRATA BOSE &amp; JAGANNATH HALDER PARTNERS OF AAMAR BARI CONSTITUTED ATTORNEY OF MRS. RATANBALI CHAKRAVARTI, MR. AVIJIT CHAKRABORTY MR. SANJAY SENGUPTA &amp; MRS. BHASWATI DASGUPTA NAME OF THE OWNERS / APPLICANT</p>	<table border="1"> <thead> <tr> <th>DOORS</th> <th>WINDOW</th> </tr> </thead> <tbody> <tr> <td>D - 1000 X 2100</td> <td>W1 - 1500 X 1200</td> </tr> <tr> <td>D1 - 950 X 2100</td> <td>W2 - 1200 X 1200</td> </tr> <tr> <td>D2 - 750 X 2100</td> <td>W3 - 900 X 650</td> </tr> <tr> <td>S/D - 2100 X 2250</td> <td>W4 - 600 X 600</td> </tr> <tr> <td>D3 - 850 X 2100</td> <td></td> </tr> </tbody> </table>	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 650	S/D - 2100 X 2250	W4 - 600 X 600	D3 - 850 X 2100	
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