

**PROPOSED G+IV STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980
COMPLYING KMC BUILDING RULE 2009, AT PREMISES NO. 130 VIVEKANANDA
PARK, R.S. DAG NO.- 220/326 & 220/327, R.S. KHATIAN NO.- 788, MOUZA -
KAMDAHARI, J.L. NO. 49, TOUZI NO.- 14, R.S. NO.-200, UNDER THE JURISDICTION
OF K.M.C., WARD - 111, BOROUGH - XI, P.S.- BANSDRONI, KOLKATA - 700084.**

CHARACTERISTICS OF PLAN PROPOSAL

PART-A

1. ASSESSEE NO : 31-111-28-0130-7	
2.a) NAME OF THE OWNER - SMT. MANIKA MUKHERJEE, SRI SANJIB MUKHERJEE, SMT. RINA BANERJEE, SMT. BINA PUROHIT, SMT. AMITA MUKHERJEE, SMT. SUBHRA CHAKRABORTY, SRI SUBRATA MUKHERJEE	
2.b) NAME OF THE APPLICANT - SRI DEBASISH BHATTACHARJEE PROPRIETOR OF M/s BHATTACHARJEE CONSTRUCTION AS C.A. OF SMT. MANIKA MUKHERJEE, SRI SANJIB MUKHERJEE, SMT. RINA BANERJEE, SMT. BINA PUROHIT, SMT. AMITA MUKHERJEE, SMT. SUBHRA CHAKRABORTY, SRI SUBRATA MUKHERJEE	
3. DETAILS OF REGD. TITLE DEED :- BOOK - I, VOLUME NO - 81, PAGE NO. -105 TO 110, BEING NO:-4205, FOR THE YEAR 1948, DATED :- 06.12.1948, D.S.R. ALIPORE .	4. DETAILS OF REGD. TITLE DEED :- BOOK - I, VOLUME NO - 63, PAGE NO. -249 TO 253, BEING NO:-2466, FOR THE YEAR 1974, DATED :- 20.04.1974, D.S.R. ALIPORE .
5. DETAILS OF REGD. GIFT DEED :- BOOK - I, VOLUME NO - 115, PAGE NO. -148 TO 157, BEING NO:-3840, FOR THE YEAR 1974, DATED :- 12.07.1974, D.S.R. ALIPORE .	6. DETAILS OF REGD. SETTLEMENT DEED :- BOOK - I, BEING NO:-2518, FOR THE YEAR 1998, DATED :- 28.07.1998, A.D.S.R. ALIPORE .
7. DETAILS OF REGD. GIFT DEED :- BOOK - I, VOLUME NO - 17, PAGE NO. -3648 TO 3670, BEING NO:-03896, FOR THE YEAR 2012, DATED :- 30.10.2012, D.S.R.-I SOUTH - 24 PARGANAS .	8. DETAILS OF POWER OF ATTORNEY :- BOOK - I, VOLUME NO - 1604-2022, PAGE FROM - 108678 TO 108707, BEING NO:- 160402045, FOR THE YEAR 2022, DATED :- 25.03.2022, D.S.R. - IV SOUTH 24 - PARGANAS , WEST BENGAL.
9. DETAILS OF BOUNDARY DECLARATION :- BOOK - I, VOLUME NO - 1603-2022, PAGE FROM - 172440 TO 172469, BEING NO:- 160305174, FOR THE YEAR 2022, DATED :- 06.04.2022, D.S.R.-III SOUTH 24 PARGANAS, WEST BENGAL.	10. DETAILS OF CORNER SPLAY :- BOOK - I, VOLUME NO - 1603-2022, PAGE FROM - 172409 TO 172439, BEING NO:- 160305177, FOR THE YEAR 2022, DATED :- 06.04.2022, D.S.R.-III SOUTH 24 PARGANAS, WEST BENGAL.
11. DETAILS OF STRIP OF LAND :- BOOK - I, VOLUME NO - 1603-2022, PAGE FROM - 172359 TO 172387, BEING NO:- 160305175, FOR THE YEAR 2022, DATED :- 06.04.2022, D.S.R.-III SOUTH 24 PARGANAS, WEST BENGAL.	
12. DETAILS OF B.L. & L.R.O. MUTATION :- L.R. KHATIAN NO.- 2269, (1630049), DAG NO. - 220/325 CHARACTER OF LAND - (BASTU) IN THE NAME OF SUBRATA MUKHERJEE, DATED- 29.12.2020 L.R. KHATIAN NO.- 2270, (1630049), DAG NO. - 220/326 CHARACTER OF LAND - (BASTU) IN THE NAME OF AMITA MUKHERJEE, DATED- 29.12.2020 L.R. KHATIAN NO.- 2271, (1630049), DAG NO. - 220/326 CHARACTER OF LAND - (BASTU) IN THE NAME OF SUBHRA CHAKRABORTY, DATED- 29.12.2020 L.R. KHATIAN NO.- 2272, (1630049), DAG NO. - 220/326 CHARACTER OF LAND - (BASTU) IN THE NAME OF MANIKA MUKHERJEE, DATED- 29.12.2020 L.R. KHATIAN NO.- 2273, (1630049), DAG NO. - 220/326 CHARACTER OF LAND - (BASTU) IN THE NAME OF SANJIB MUKHERJEE, DATED- 29.12.2020 L.R. KHATIAN NO.- 2274, (1630049), DAG NO. - 220/326 CHARACTER OF LAND - (BASTU) IN THE NAME OF BINA PUROHIT, DATED- 29.12.2020 L.R. KHATIAN NO.- 2275, (1630049), DAG NO. - 220/326 CHARACTER OF LAND - (BASTU) IN THE NAME OF RINA BANERJEE, DATED- 29.12.2020 L.R. KHATIAN NO.- 2269, (1630049), DAG NO. - 220/327 CHARACTER OF LAND - (DANGA) IN THE NAME OF SUBRATA MUKHERJEE, DATED- 29.12.2020 L.R. KHATIAN NO.- 2270, (1630049), DAG NO. - 220/327 CHARACTER OF LAND - (DANGA) IN THE NAME OF AMITA MUKHERJEE, DATED- 29.12.2020 L.R. KHATIAN NO.- 2271, (1630049), DAG NO. - 220/327 CHARACTER OF LAND - (DANGA) IN THE NAME OF SUBHRA CHAKRABORTY, DATED- 29.12.2020 L.R. KHATIAN NO.- 2272, (1630049), DAG NO. - 220/327 CHARACTER OF LAND - (DANGA) IN THE NAME OF MANIKA MUKHERJEE, DATED- 29.12.2020 L.R. KHATIAN NO.- 2273, (1630049), DAG NO. - 220/327 CHARACTER OF LAND - (DANGA) IN THE NAME OF SANJIB MUKHERJEE, DATED- 29.12.2020 L.R. KHATIAN NO.- 2274, (1630049), DAG NO. - 220/327 CHARACTER OF LAND - (DANGA) IN THE NAME OF BINA PUROHIT, DATED- 29.12.2020 L.R. KHATIAN NO.- 2275, (1630049), DAG NO. - 220/327 CHARACTER OF LAND - (DANGA) IN THE NAME OF RINA BANERJEE, DATED- 29.12.2020	
13. DETAILS OF B.L. & L.R.O. CONVERSION :- (DANGA TO BASTU) MEMO NO.- 17 / 1971 / BLLRO / KOL / 21, DATED- 20.12.2021, IN THE NAME OF AMITA MUKHERJEE MEMO NO.- 17 / 1972 / BLLRO / KOL / 21, DATED- 20.12.2021, IN THE NAME OF SUBHRA CHAKRABORTY MEMO NO.- 17 / 1973 / BLLRO / KOL / 21, DATED- 20.12.2021, IN THE NAME OF SANJIB MUKHERJEE MEMO NO.- 17 / 1974 / BLLRO / KOL / 21, DATED- 20.12.2021, IN THE NAME OF SUBRATA MUKHERJEE MEMO NO.- 17 / 1975 / BLLRO / KOL / 21, DATED- 20.12.2021, IN THE NAME OF BINA PUROHIT MEMO NO.- 17 / 1976 / BLLRO / KOL / 21, DATED- 20.12.2021, IN THE NAME OF MANIKA MUKHERJEE MEMO NO.- 17 / 1977 / BLLRO / KOL / 21, DATED- 20.12.2021, IN THE NAME OF RINA BANERJEE	14. DETAILS OF KMC MUTATION :- CASE NO:- O / 111 / 20-JAN-22 / 31130 , DATED - 20.01.2022

PART-B

1. AREA OF THE LAND :- a) AS PER TITLE DEED / ASSESSMENT RECORD = 452.155 M2 IS EQUIVALENT TO 6 K - 12 CH - 07 SFT. b) AS PER BOUNDARY DECLARATION = 452.106 M2 IS EQUIVALENT TO 6 K - 12 CH - 6.47 SFT. c) AREA OF STRIP OF LAND = 40.517 M2 d) AREA OF CORNER SPLAY = 1.142 M2 e) NET LAND AREA = 410.447 M2																																																					
2. PERMISSIBLE GROUND COVERAGE :- 233.269 M2 (51.596 %)	3. PROPOSED GROUND COVERAGE :- 212.517 M2 (47.006%)																																																				
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<table border="1"> <thead> <tr> <th rowspan="2">FLOOR</th> <th rowspan="2">TOTAL FLOOR AREA</th> <th rowspan="2">DUCT</th> <th colspan="3">TOTAL EXEMPTED AREA</th> <th rowspan="2">NET FLOOR AREA</th> </tr> <tr> <th>STAIR + STAIR LOBBY</th> <th>LIFT WELL</th> <th>LIFT LOBBY</th> </tr> </thead> <tbody> <tr> <td>GROUND FLOOR</td> <td>205.240 M2</td> <td>5.000 M2</td> <td>11.745 M2</td> <td>-</td> <td>1.789 M2</td> <td>186.706 M2</td> </tr> <tr> <td>1ST FLOOR</td> <td>217.517 M2</td> <td>5.000 M2</td> <td>12.150 M2</td> <td>2.100 M2</td> <td>1.789 M2</td> <td>196.478 M2</td> </tr> <tr> <td>2ND FLOOR</td> <td>217.517 M2</td> <td>5.000 M2</td> <td>12.150 M2</td> <td>2.100 M2</td> <td>1.789 M2</td> <td>196.478 M2</td> </tr> <tr> <td>3RD FLOOR</td> <td>217.517 M2</td> <td>5.000 M2</td> <td>12.150 M2</td> <td>2.100 M2</td> <td>1.789 M2</td> <td>196.478 M2</td> </tr> <tr> <td>4TH FLOOR</td> <td>129.354 M2</td> <td>NIL</td> <td>12.150 M2</td> <td>2.100 M2</td> <td>1.709 M2</td> <td>113.315 M2</td> </tr> <tr> <td>TOTAL</td> <td>987.145 M2</td> <td>20.000 M2</td> <td>60.345 M2</td> <td>8.400 M2</td> <td>8.945 M2</td> <td>889.455 M2</td> </tr> </tbody> </table>		FLOOR	TOTAL FLOOR AREA	DUCT	TOTAL EXEMPTED AREA			NET FLOOR AREA	STAIR + STAIR LOBBY	LIFT WELL	LIFT LOBBY	GROUND FLOOR	205.240 M2	5.000 M2	11.745 M2	-	1.789 M2	186.706 M2	1ST FLOOR	217.517 M2	5.000 M2	12.150 M2	2.100 M2	1.789 M2	196.478 M2	2ND FLOOR	217.517 M2	5.000 M2	12.150 M2	2.100 M2	1.789 M2	196.478 M2	3RD FLOOR	217.517 M2	5.000 M2	12.150 M2	2.100 M2	1.789 M2	196.478 M2	4TH FLOOR	129.354 M2	NIL	12.150 M2	2.100 M2	1.709 M2	113.315 M2	TOTAL	987.145 M2	20.000 M2	60.345 M2	8.400 M2	8.945 M2	889.455 M2
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5.B) NOS. OF PARKING PROVIDED :- COVERED = 4 NOS.																																																					
6. PERMISSIBLE F.A.R = 1.750																																																					
C) ACTUAL AREA OF PARKING PROVIDED = 103.738 M2																																																					
7. PROPOSED F.A.R = 1.746																																																					
8. STATEMENT OF ADDITIONAL AREAS FOR FEES : (14.823 + 11.160 + 3.050 + 16.875 + 5.522) = 51.430 M2																																																					
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12. LIFT MACHINE ROOM STAIR AREA = 3.050 M2																																																					
15. GROSS AREA OF SHOP = 68.216 M2																																																					
10. LIFT MACHINE ROOM AREA = 11.160 M2																																																					
13. TREE COVER AREA = 26.00 M2																																																					
16. CARPET AREA OF SHOP = 57.994 M2																																																					
11. ROOF TANK AREA = 5.445 M2																																																					
14. PARGOLA AREA = 5.522 M2																																																					

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT -

1. I/WE SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION.
2. I/WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E 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 & ADJOINING STRUCTURES.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5. 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.
6. THE PLOT IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION. THE PLOT IS BUTTED AND BOUNDED BY BOUNDARY WALL. THE PLOT IS PARTLY OCCUPIED BY THE OWNERS & PARTLY OCCUPIED BY THE TENANT.

SRI DEBASISH BHATTACHARJEE PROPRIETOR OF M/s BHATTACHARJEE CONSTRUCTION AS C.A. OF SMT. MANIKA MUKHERJEE, SRI SANJIB MUKHERJEE, SMT. RINA BANERJEE, SMT. BINA PUROHIT, SMT. AMITA MUKHERJEE, SMT. SUBHRA CHAKRABORTY, SRI SUBRATA MUKHERJEE
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, SONARPUR, 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 ROAD IS MINIMUM 5650 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. - 2022110219 SANCTION DATE. - 08/08/2022
VALID UPTO - 07/08/2027

<p>MANISH SARKAR Digitally signed by MANISH SARKAR Date: 2022.08.08 16:28:03 +05'30'</p> <p>DIGITAL SIGNATURE OF A.E.</p>	<p>ARUN KANTI GHOSH Digitally signed by ARUN KANTI GHOSH Date: 2022.08.08 16:32:54 +05'30'</p> <p>DIGITAL SIGNATURE OF E.E.</p>
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