

PROPOSED G+IV STORED 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 - KAMDHARI, 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 PURDHIT, SMT. AMITA MUKHERJEE, SMT. SUBRATA MUKHERJEE, 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 PURDHIT, SMT. AMITA MUKHERJEE, SMT. SUBRATA MUKHERJEE, 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 - 2516, 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-10876, FOR THE YEAR 2012, DATED - 30.10.2012, D.S.R.-1 SOUTH - 24 PARGANAS ;

8. DETAILS OF POWER OF ATTORNEY :-
BOOK - I, VOLUME NO - 1604-2022, PAGE FROM - 108678 TO 108679, BEING NO - 16042022, 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 - 172460 TO 172469, BEING NO - 16032022, FOR THE YEAR 2022, DATED - 06.04.2022, D.S.R. III SOUTH 24 PARGANAS, WEST BENGAL ;

10. DETAILS OF CORNER SLAY :-
BOOK - I, VOLUME NO - 1603-2022, PAGE FROM - 172409 TO 172439, BEING NO - 16032022, 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 172381, BEING NO - 16032022, 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.- 2289 - (163048) , DAG NO - 220028 CHARACTER OF LAND - (BASTU) IN THE NAME OF SUBRATA MUKHERJEE, DATED- 29.12.2020
L.R. KHATIAN NO.- 2271 - (163048) , DAG NO - 220028 CHARACTER OF LAND - (BASTU) IN THE NAME OF SUBRATA MUKHERJEE, DATED- 29.12.2020
L.R. KHATIAN NO.- 2272 - (163048) , DAG NO - 220028 CHARACTER OF LAND - (BASTU) IN THE NAME OF MANIKA MUKHERJEE, DATED- 29.12.2020
L.R. KHATIAN NO.- 2273 - (163048) , DAG NO - 220028 CHARACTER OF LAND - (BASTU) IN THE NAME OF SANJIB MUKHERJEE, DATED- 29.12.2020
L.R. KHATIAN NO.- 2274 - (163048) , DAG NO - 220028 CHARACTER OF LAND - (BASTU) IN THE NAME OF BINA PURDHIT, DATED- 29.12.2020
L.R. KHATIAN NO.- 2275 - (163048) , DAG NO - 220028 CHARACTER OF LAND - (BASTU) IN THE NAME OF RINA BANERJEE, DATED- 29.12.2020
L.R. KHATIAN NO.- 2289 - (163048) , DAG NO - 220027 CHARACTER OF LAND - (DANGA) IN THE NAME OF SUBRATA MUKHERJEE, DATED- 29.12.2020
L.R. KHATIAN NO.- 2270 - (163048) , DAG NO - 220027 CHARACTER OF LAND - (DANGA) IN THE NAME OF AMITA MUKHERJEE, DATED- 29.12.2020
L.R. KHATIAN NO.- 2271 - (163048) , DAG NO - 220027 CHARACTER OF LAND - (DANGA) IN THE NAME OF SUBRATA MUKHERJEE, DATED- 29.12.2020
L.R. KHATIAN NO.- 2272 - (163048) , DAG NO - 220027 CHARACTER OF LAND - (DANGA) IN THE NAME OF MANIKA MUKHERJEE, DATED- 29.12.2020
L.R. KHATIAN NO.- 2273 - (163048) , DAG NO - 220027 CHARACTER OF LAND - (DANGA) IN THE NAME OF SANJIB MUKHERJEE, DATED- 29.12.2020
L.R. KHATIAN NO.- 2274 - (163048) , DAG NO - 220027 CHARACTER OF LAND - (DANGA) IN THE NAME OF BINA PURDHIT, DATED- 29.12.2020
L.R. KHATIAN NO.- 2275 - (163048) , DAG NO - 220027 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/BLRO/KOL/21, DATED- 20.12.2021, IN THE NAME OF AMITA MUKHERJEE
MEMO NO - 17/1972/BLRO/KOL/21, DATED- 20.12.2021, IN THE NAME OF SUBRATA MUKHERJEE
MEMO NO - 17/1973/BLRO/KOL/21, DATED- 20.12.2021, IN THE NAME OF SANJIB MUKHERJEE
MEMO NO - 17/1974/BLRO/KOL/21, DATED- 20.12.2021, IN THE NAME OF SUBRATA MUKHERJEE
MEMO NO - 17/1975/BLRO/KOL/21, DATED- 20.12.2021, IN THE NAME OF BINA PURDHIT
MEMO NO - 17/1976/BLRO/KOL/21, DATED- 20.12.2021, IN THE NAME OF MANIKA MUKHERJEE
MEMO NO - 17/1977/BLRO/KOL/21, DATED- 20.12.2021, IN THE NAME OF RINA BANERJEE

14. DETAILS OF KMC MUTATION :-
CASE NO.- D/1111/20-JAN-22/13130, DATED - 20.01.2022

PART-B

1. AREA OF THE LAND :- a) AS PER TITLE DEED / ASSESSMENT RECORD = 452.105 M² IS EQUIVALENT TO 6 K - 12 CH - 87 SFT.
b) AS PER BOUNDARY DECLARATION = 452.106 M² IS EQUIVALENT TO 6 K - 12 CH - 87 SFT.
c) AREA OF STRIP OF LAND = 40.517 M²
d) AREA OF CORNER SLAY = 1.142 M²
e) NET LAND AREA = 410.447 M²

2. PERMISSIBLE GROUND COVERAGE :- 233.289 M² (51.996 %) 3. PROPOSED GROUND COVERAGE :- 212.517 M² (47.006%)

4. PROPOSED AREA:

FLOOR	TOTAL FLOOR AREA	DUCT	STAIR + STAIR LOBBY	LIFT WELL	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	205,240 M ²	5,000 M ²	1,745 M ²	1,789 M ²	1,789 M ²	186,706 M ²
1ST FLOOR	217,517 M ²	5,000 M ²	1,150 M ²	2,100 M ²	1,789 M ²	196,478 M ²
2ND FLOOR	217,517 M ²	5,000 M ²	1,150 M ²	2,100 M ²	1,789 M ²	196,478 M ²
3RD FLOOR	217,517 M ²	5,000 M ²	1,150 M ²	2,100 M ²	1,789 M ²	196,478 M ²
4TH FLOOR	129,354 M ²	NIL	1,150 M ²	2,100 M ²	1,789 M ²	113,315 M ²
TOTAL	987,145 M ²	20,000 M ²	60,345 M ²	8,400 M ²	6,945 M ²	889,455 M ²

5.A) PARKING CALCULATION:

TENANT SIZE BETWEEN	NET TENANT SIZE	TOTAL COMMON AREA	AREA TO BE PROVIDED	GROSS TENANT SIZE	NOS OF TENMT.	REQUIRED PARKING
50 - 75 SQ.M	46,116 M ²	5,824 M ²	51,940 M ²	51,940 M ²	1 NO.	
	53,367 M ²	88,316 M ²	60,106 M ²	6,739 M ²	3 NOS.	
	60,270 M ²	698,575 M ²	7,611 M ²	67,890 M ²	3 NOS.	3 NOS.
	66,040 M ²	-(12,428M ²)	8,340 M ²	74,380 M ²	1 NO.	
75 - 100 SQ.M	81,838 M ²		10,334 M ²	92,172 M ²	3 NOS.	

5.B) NOS. OF PARKING PROVIDED :- COVERED = 4 NOS. 6. PERMISSIBLE F.A.R = 1.750
5.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

FLOOR	CURBOARD	LIFT	LEDGE/TEND
GROUND FLOOR	NIL	NIL	NIL
1ST FLOOR	4.725 M ²	NIL	NIL
2ND FLOOR	4.725 M ²	NIL	NIL
3RD FLOOR	4.725 M ²	NIL	NIL
4TH FLOOR	2.700 M ²	NIL	NIL
TOTAL	16.875 M ²	NIL	NIL

9. STAIR HEAD ROOM AREA = 14.823 M² 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. CARET AREA OF SHOP = 57.994 M²
11. ROOF TANK AREA = 5.445 M² 14. PARGOLA AREA = 5.522 M²

1/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 BOUND 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 PURDHIT, SMT. AMITA MUKHERJEE, SMT. SUBRATA MUKHERJEE, 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 RESPECTS FROM GEO-TECHNICAL POINT OF VIEW.

KALLOL KUMAR GHOSHAL
QTE NO - 11/14
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 LOADS AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS. 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.

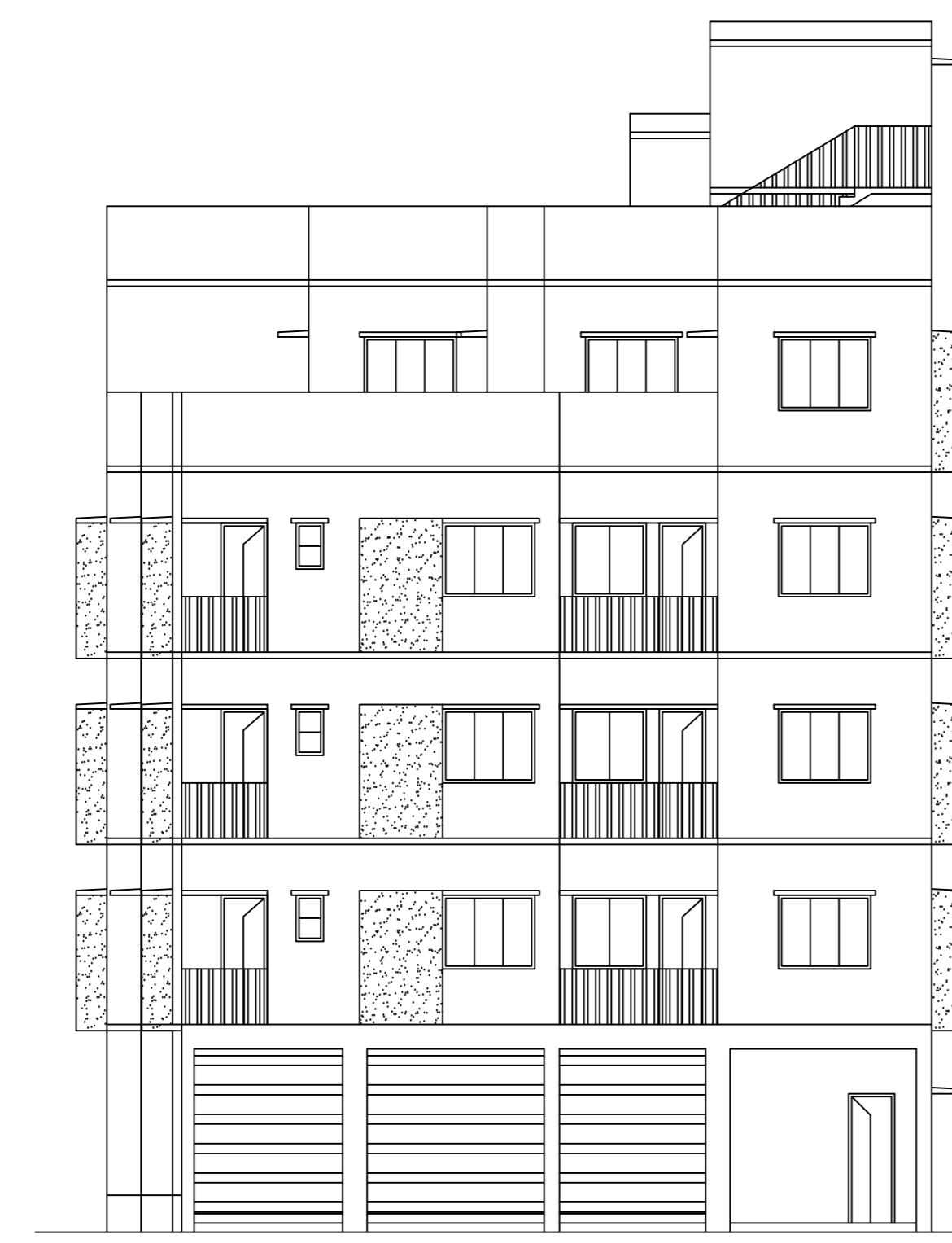
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VALID UPTO - 07/08/2027

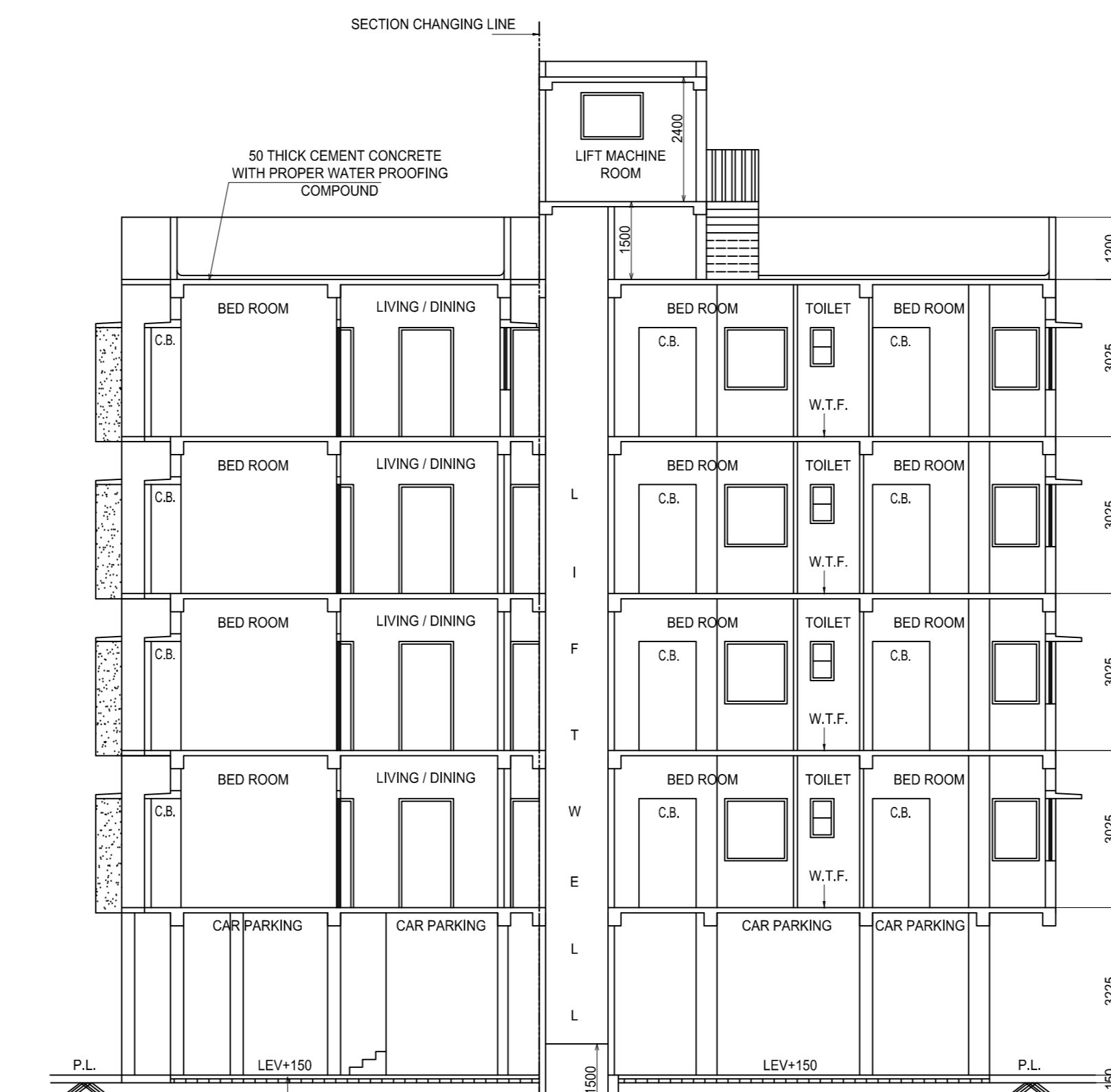
DIGITAL SIGNATURE OF A.E. DIGITAL SIGNATURE OF E.E.



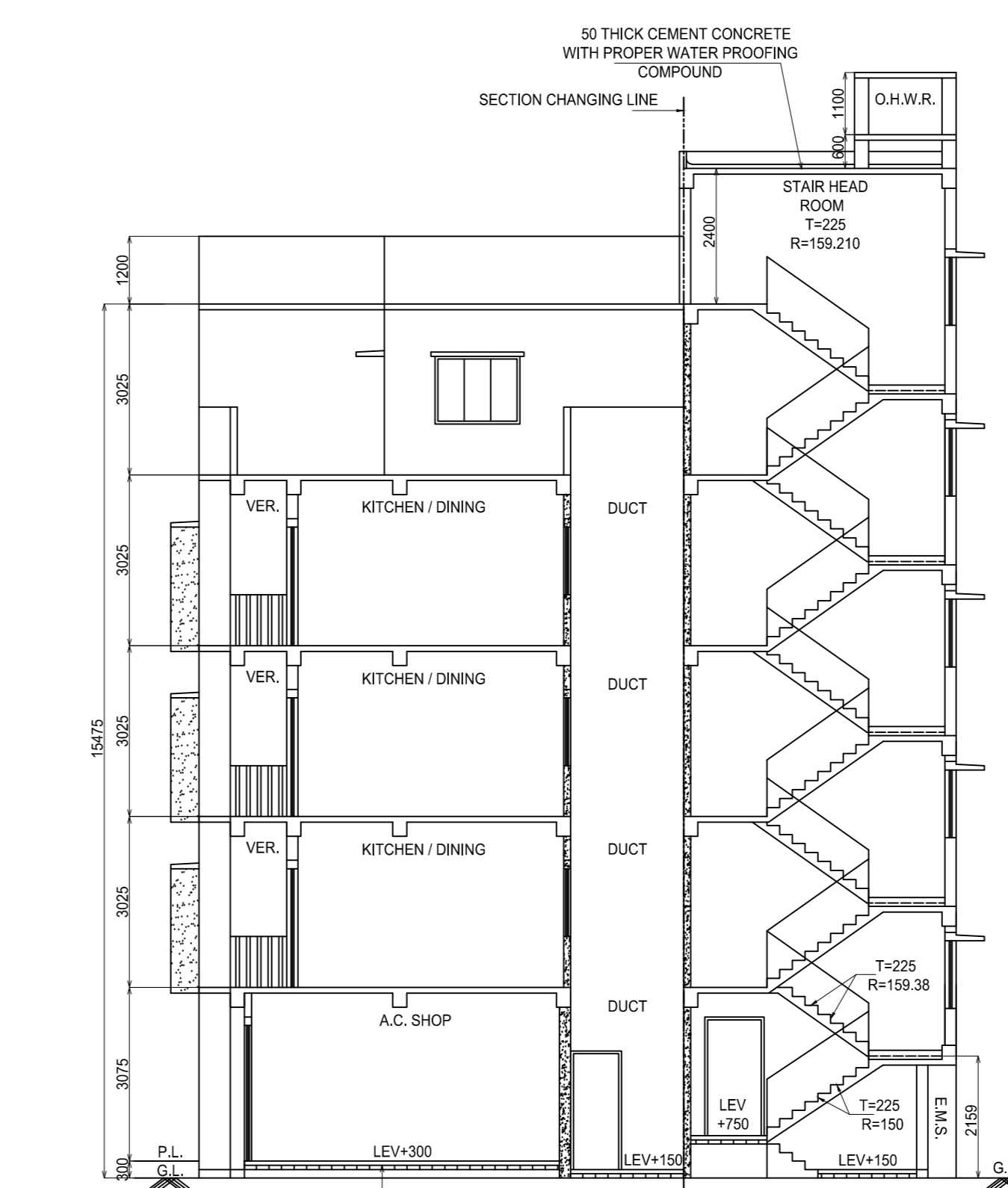
FRONT ELEVATION



WESTERN SIDE ELEVATION



SECTION -AA



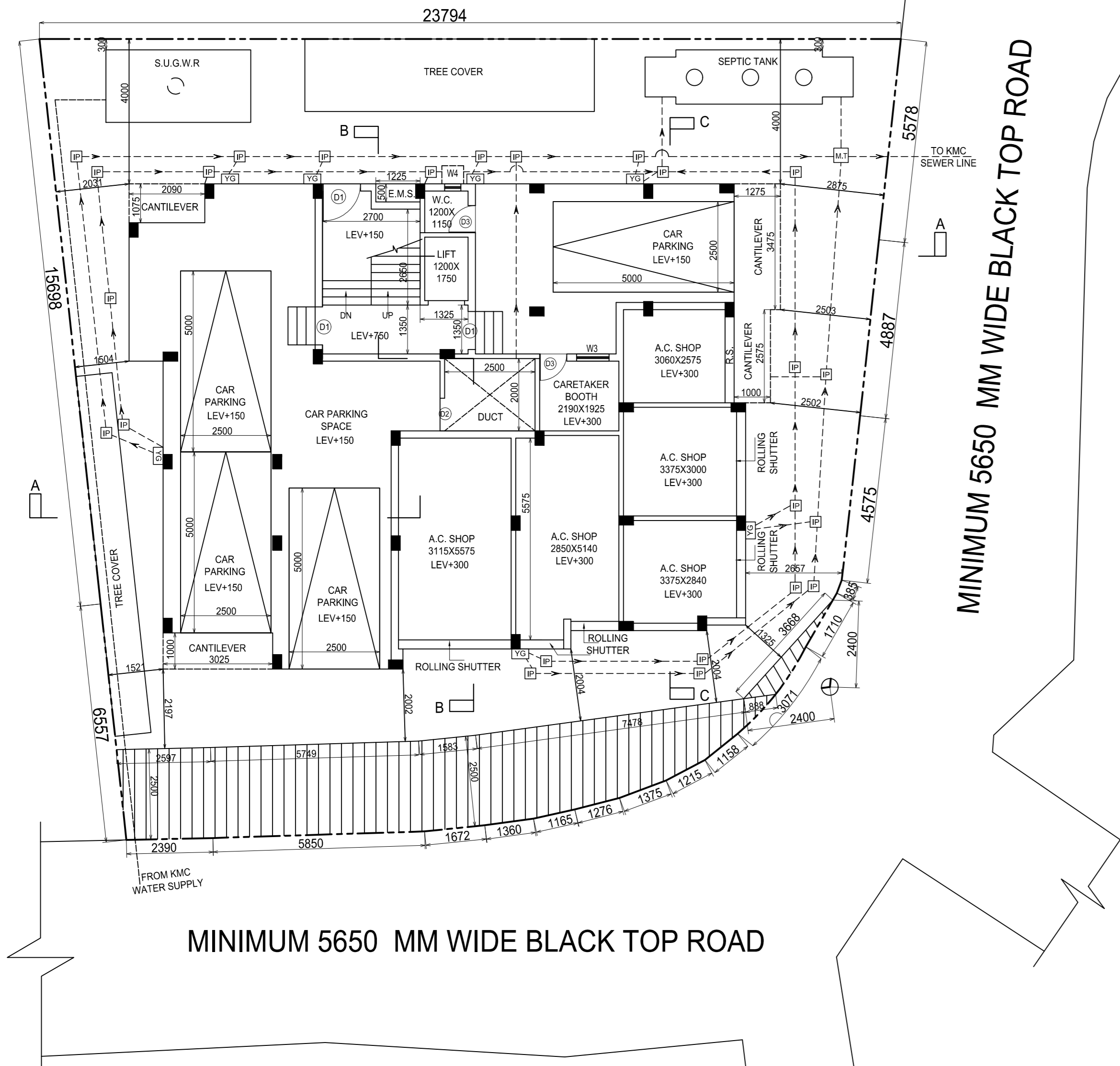
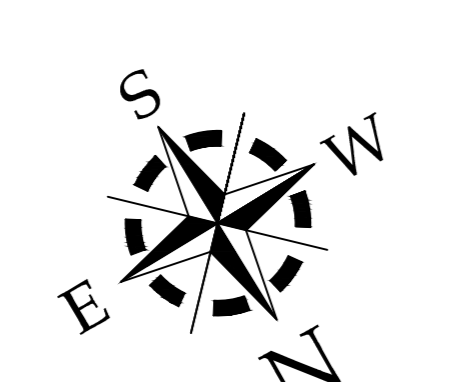
SECTION -BB

WINDOW SCHEDULE

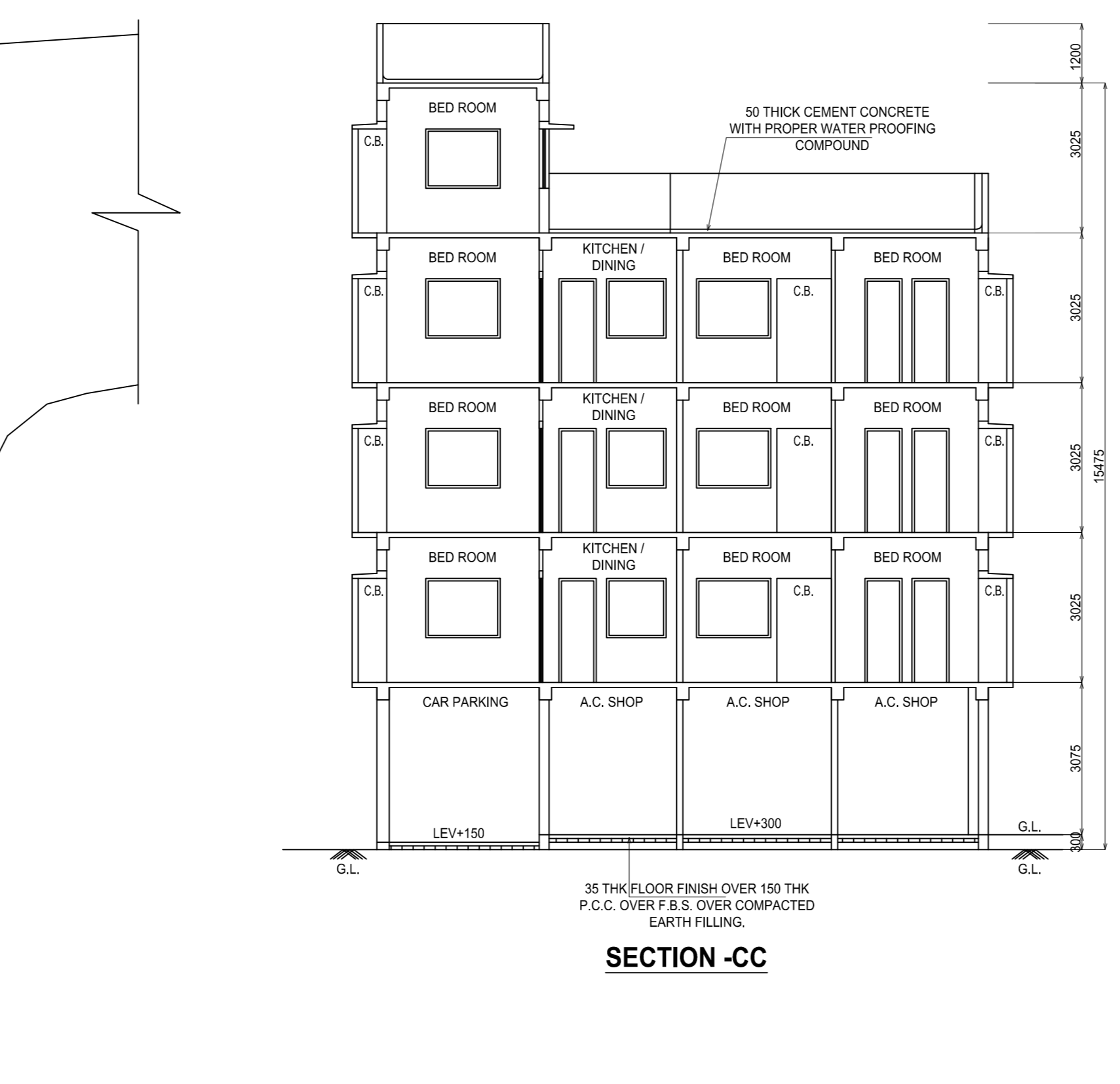
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W2	1200	1200
W3	900	1200
W4	450	600

DOOR SCHEDULE

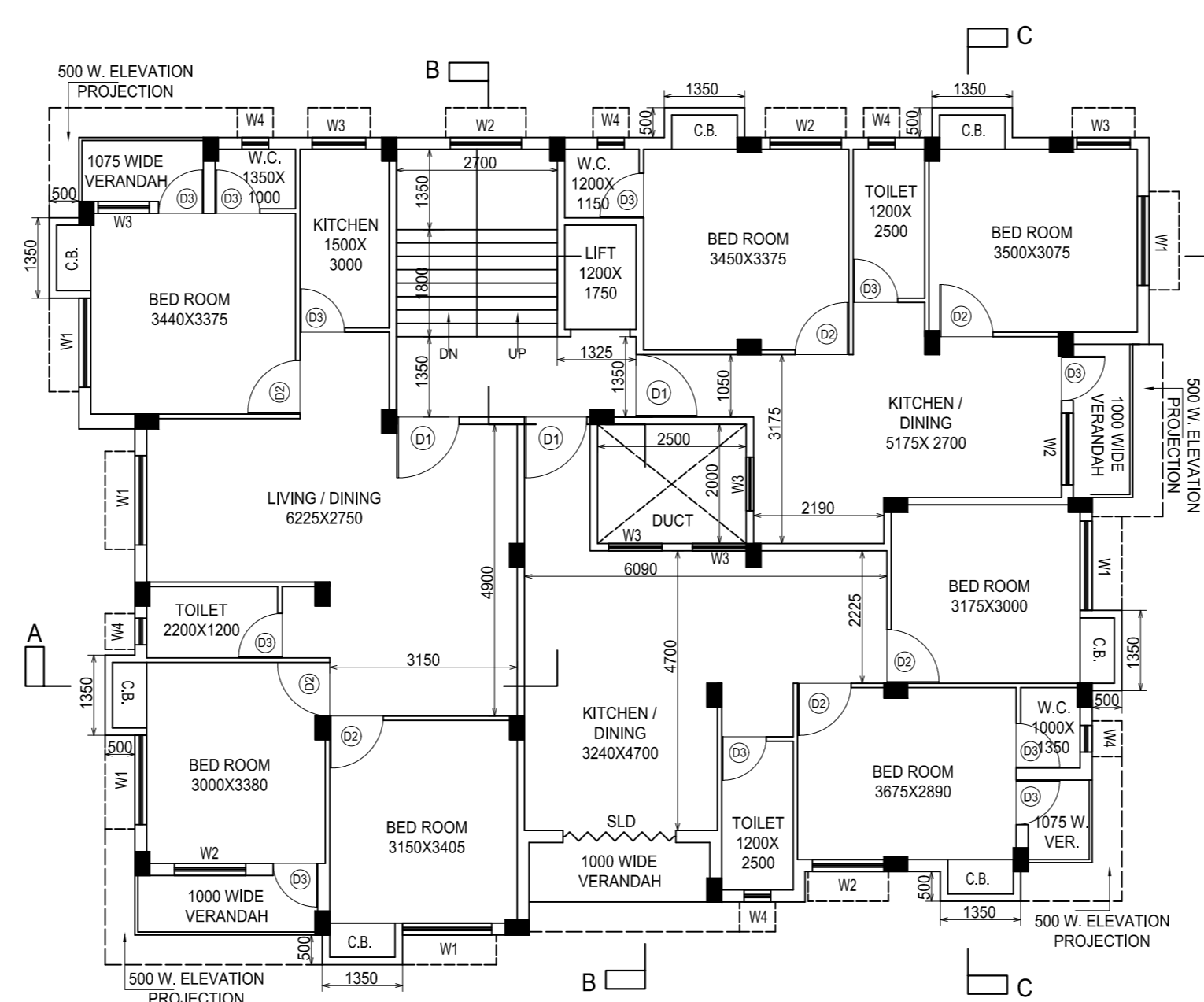
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D2	900	2100
D3	750	2100
SLD	1900	2100



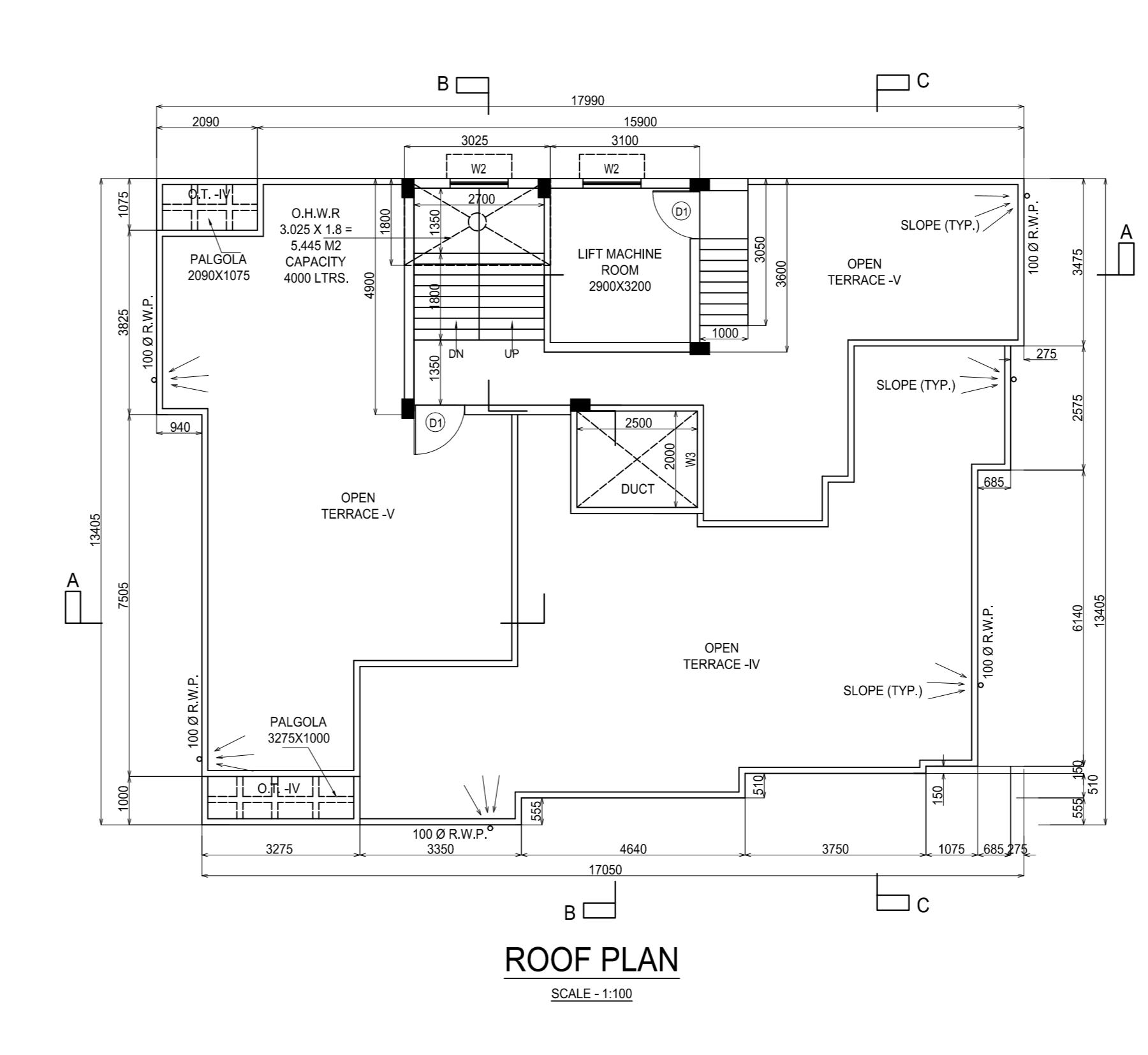
GROUND FLOOR PLAN
SCALE - 1:100



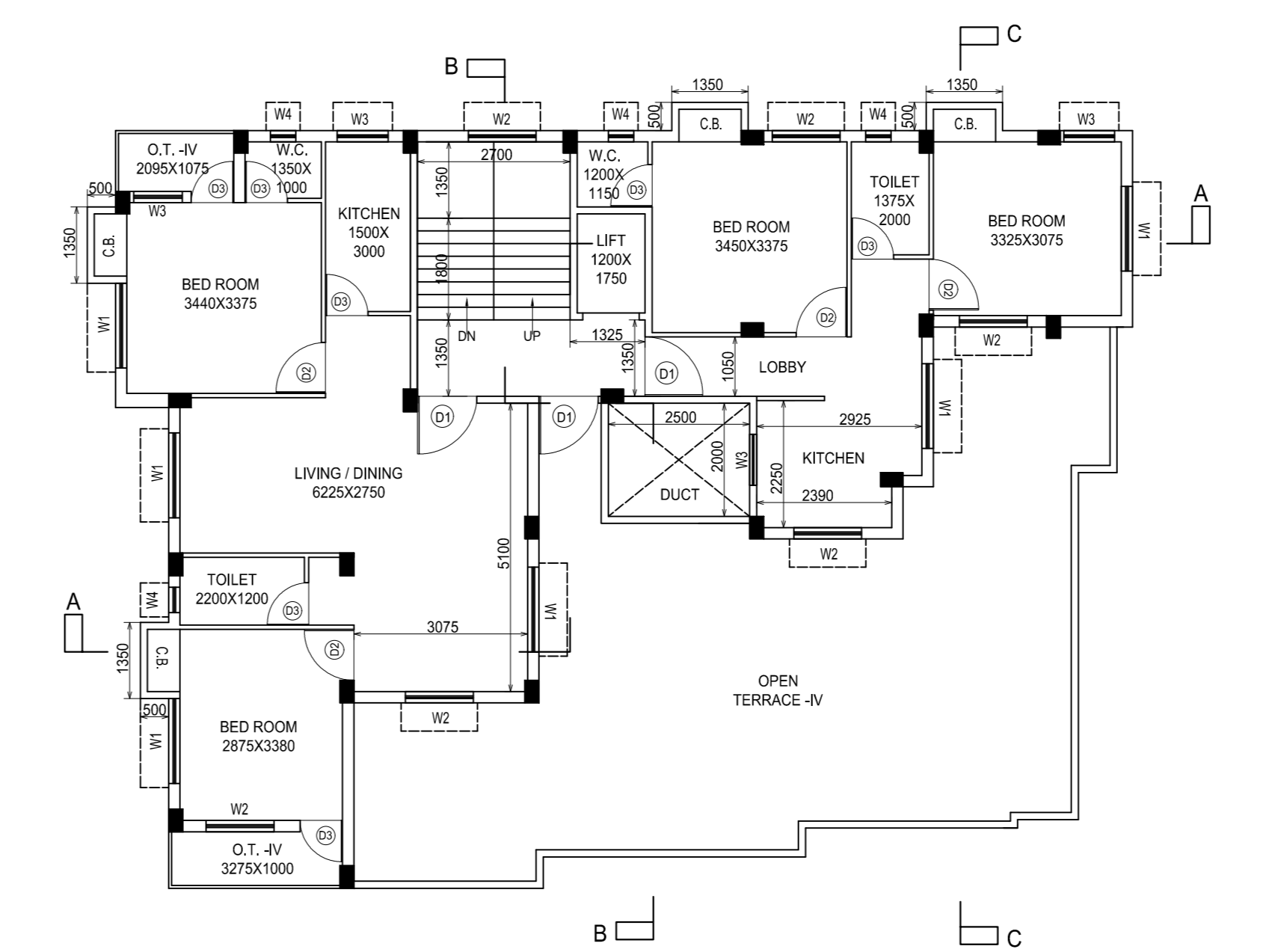
SECTION -CC



1ST, 2ND & 3RD FLOOR PLAN
SCALE - 1:100



ROOF PLAN
SCALE - 1:100



4TH FLOOR PLAN
SCALE - 1:100

MINIMUM 5650 MM WIDE BLACK TOP ROAD

MINIMUM 5650 MM WIDE BLACK TOP ROAD