

PROPOSED G+III STORED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 COMPLYING KMC BUILDING RULE 2009 AT PREMISES NO. 252, ASHOKE ROAD, DAG NO. 663, KHATIAN NO. 380 & 381, MOUZA - BADEMASUR, PARGANA- KHASPUR, J.L. NO. 31, R.S. NO. - 23, UNDER THE JURISDICTION OF K.M.C., WARD - 101, BOROUGH - XII, P.S.- PATULI, KOLKATA - 700084.

CHARACTERISTICS OF PLAN PROPOSAL

PART-A

- ASSEESSEE NO : 31-101-02-0252-1
- NAME OF THE OWNER - SMT. SANCHITA CHAUDHURI & SRI DIPANKAR GHOSH
NAME OF THE APPLICANT - SRI JOYDEV CHAKRABORTY AS CONSTITUTED ATTORNEY OF SMT. SANCHITA CHAUDHURI & SRI DIPANKAR GHOSH
- DETAILS OF REGD TITLE DEED :-
BOOK - I, VOLUME NO - 85, PAGE NO. -50 TO 56, BEING NO.-4059, FOR THE YEAR 1964, DATED :- 03.06.1964, D.S.R. ALIPORE, SOUTH 24 PARGANS.
- DETAILS OF REGD DEED OF CONVEYANCE :-
BOOK - I, VOLUME NO - 1605-2018, PAGE NO. -207677 TO 207694, BEING NO:-160506457, FOR THE YEAR 2018, DATED :- 01.10.2018, A.D.S.R. ALIPORE, WEST BENGAL.
- DETAILS OF REGD GIFT DEED :-
BOOK - I, CD VOLUME NO - 22, PAGE NO. -1152 TO 1164, BEING NO.-08884, FOR THE YEAR 2014, DATED :- 27.09.2014, A.R.A.-I, KOLKATA, WEST BENGAL.
- DETAILS OF BOUNDARY DECLARATION :-
BOOK - I, VOLUME NO - 1605-2022, PAGE FROM - 24280 TO 24299, BEING NO:- 160500589, FOR THE YEAR 2022, DATED - 08.03.2022, A.D.S.R. -ALIPORE, WEST BENGAL.
- DETAILS OF POWER OF ATTORNEY :-
BOOK - I, VOLUME NO - 1605-2022, PAGE FROM - 11695 TO 11718, BEING NO:- 160500252, FOR THE YEAR 2022, DATED - 09.02.2022, A.D.S.R. -ALIPORE, WEST BENGAL.
- DETAILS OF B.L. & L.R.O. MUTATION :-
L.R. KHATIAN NO.-380, (1630031), DAG NO.- 663, CHARACTER OF LAND - (SHALI) IN THE NAME OF DIPANKAR GHOSH, DATED- 24.02.2021
- DETAILS OF B.L. & L.R.O. MUTATION :-
L.R. KHATIAN NO.-381, (1630031), DAG NO.- 663, CHARACTER OF LAND - (SHALI) IN THE NAME OF SANCHITA CHOWDHURY, DATED- 24.02.2021
- DETAILS OF B.L. & L.R.O. CONVERSION :-
MEMO NO -17 / 1672 / CON CERTIFICATE / BLLRO / S 24-PGS. / KOL / 2021, DATED - 03.11.2021 (BASTU).
- DETAILS OF B.L. & L.R.O. CONVERSION :-
MEMO NO -17 / 1673 / CON CERTIFICATE / BLLRO / S 24-PGS. / KOL / 2021, DATED - 03.11.2021 (BASTU).
- DETAILS OF K.M.C. MUTATION:-
O/101/24-DC-21/30920, DATED - 24.12.2021

PART-B

- AREA OF THE LAND :- a) AS PER TITLE DEED = 200.669 M2 IS EQUIVALENT TO 3 K - 00 CH - 00 SFT.
b) AS PER BOUNDARY DECLARATION = 200.647 M2 IS EQUIVALENT TO 2 K - 15 CH - 44.76 SFT.
- PERMISSIBLE GROUND COVERAGE :-120.344 M2 (59.978%)
- PROPOSED GROUND COVERAGE :- 114.951 M2 (57.290%)

4. PROPOSED AREA:

FLOOR	TOTAL EXEMPTED AREA					NET FLOOR AREA
	TOTAL FLOOR AREA	STAIR + STAIR LOBBY	STAIR WELL	LIFT WELL	LIFT LOBBY	
GROUND FLOOR	114.951 M2	12.712 M2	-	-	1.458 M2	100.781 M2
1ST FLOOR	114.951 M2	12.712 M2	1.519 M2	1.920 M2	1.458 M2	97.342 M2
2ND FLOOR	114.951 M2	12.712 M2	1.519 M2	1.920 M2	1.458 M2	97.342 M2
3RD FLOOR	114.951 M2	12.712 M2	1.519 M2	1.920 M2	1.458 M2	97.342 M2
TOTAL	459.804 M2	50.848 M2	4.557 M2	5.760 M2	5.832 M2	392.807 M2

5.A) PARKING CALCULATION:

TENANT SIZE BETWEEN	NET TENANT SIZE	TOTAL COMMON AREA	AREA TO BE ADDED	GROSS TENMT SIZE	NOS OF TENMT.	REQUIRED PARKING
50 - 75 SQ.M	47.703 M2	79.002 M2	13.133 M2	60.836 M2	2 NOS.	2 NOS.
	47.952 M2	286.965 M2	13.201 M2	61.153 M2	2 NOS.	
75 - 100 SQ.M	95.655 M2	=(27.530%)	26.334 M2	121.989 M2	1 NO.	

- NOS. OF PARKING PROVIDED :- COVERED = 3 NOS.
- ACTUAL AREA OF PARKING PROVIDED = 52,790 M2
- STATEMENT OF ADDITIONAL AREAS FOR FEES : (17.276 + 8.515 + 2,950 + 7,425) = 36,166 M2
- PERMISSIBLE F.A.R = 1.75
- PROPOSED F.A.R = 1,709
- STAIR HEAD ROOM AREA = 17,276 M2
- GROSS OFFICE AREA = 30,729 M2
- ROOF TANK AREA = 6,550 M2
- CARPET AREA OF OFFICE = 25,675 M2
- LIFT MACHINE ROOM AREA = 8,515 M2
- TREE COVER AREA = 5,500 M2
- LIFT MACHINE ROOM STAIR AREA = 2,950 M2
- ROOF TOILET AREA = 2,800 M2

I/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 BUTTED AND BOUNDED BY BOUNDARY WALL. THE PLOT IS OCCUPIED BY THE OWNERS & THERE IS NO TENANT.

SRI JOYDEV CHAKRABORTY AS CONSTITUTED ATTORNEY OF SMT. SANCHITA CHAUDHURI & SRI DIPANKAR GHOSH
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 TECHNOSOIL, 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 AVERAGE 4310 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 500M FROM CENTER LINE OF E.M. BY PASS.

BIVAS BISWAS
LBS NO - 766, CLASS I
NAME OF L.B.S.

BUILDING PERMIT NO. - 2022120150

DATED.- 18-JUN-22

VALID UP TO - 17-JUN-27

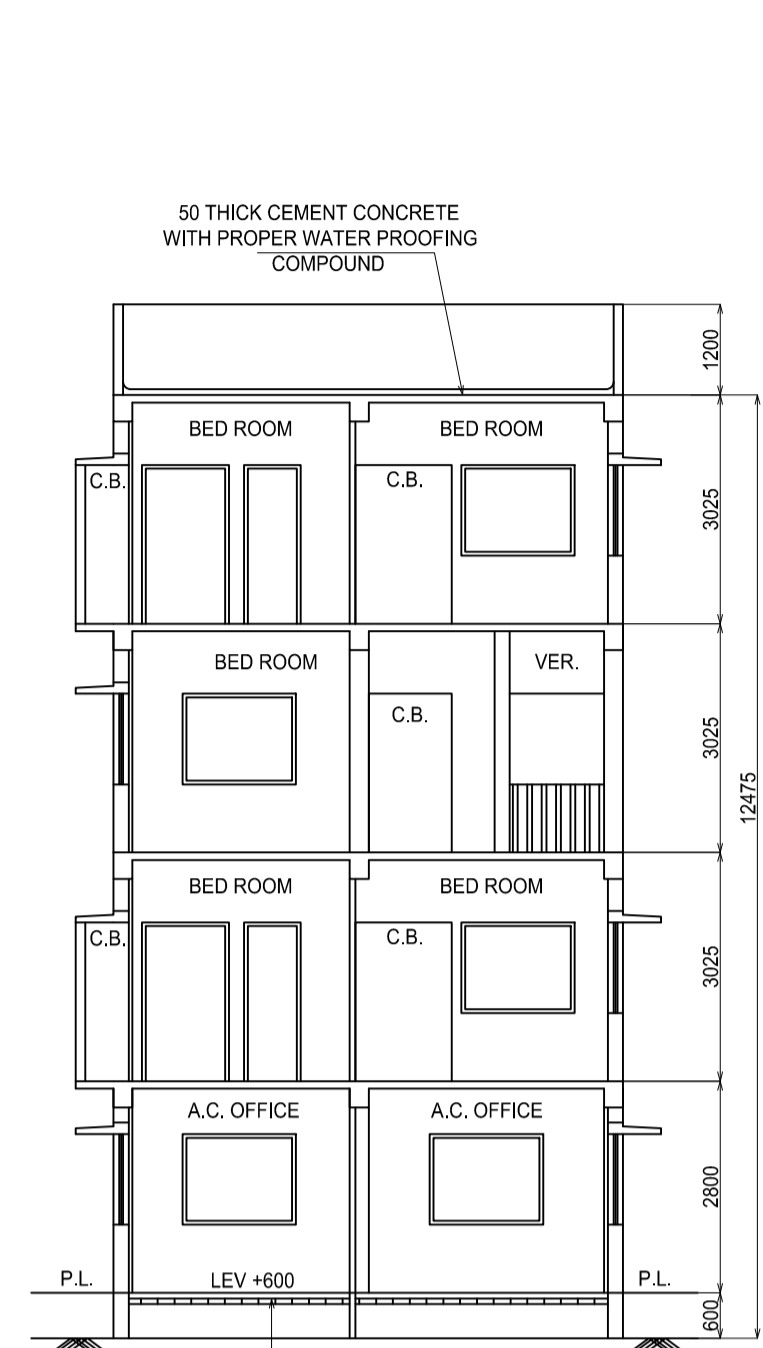
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DIGITAL SIGNATURE OF A.E.

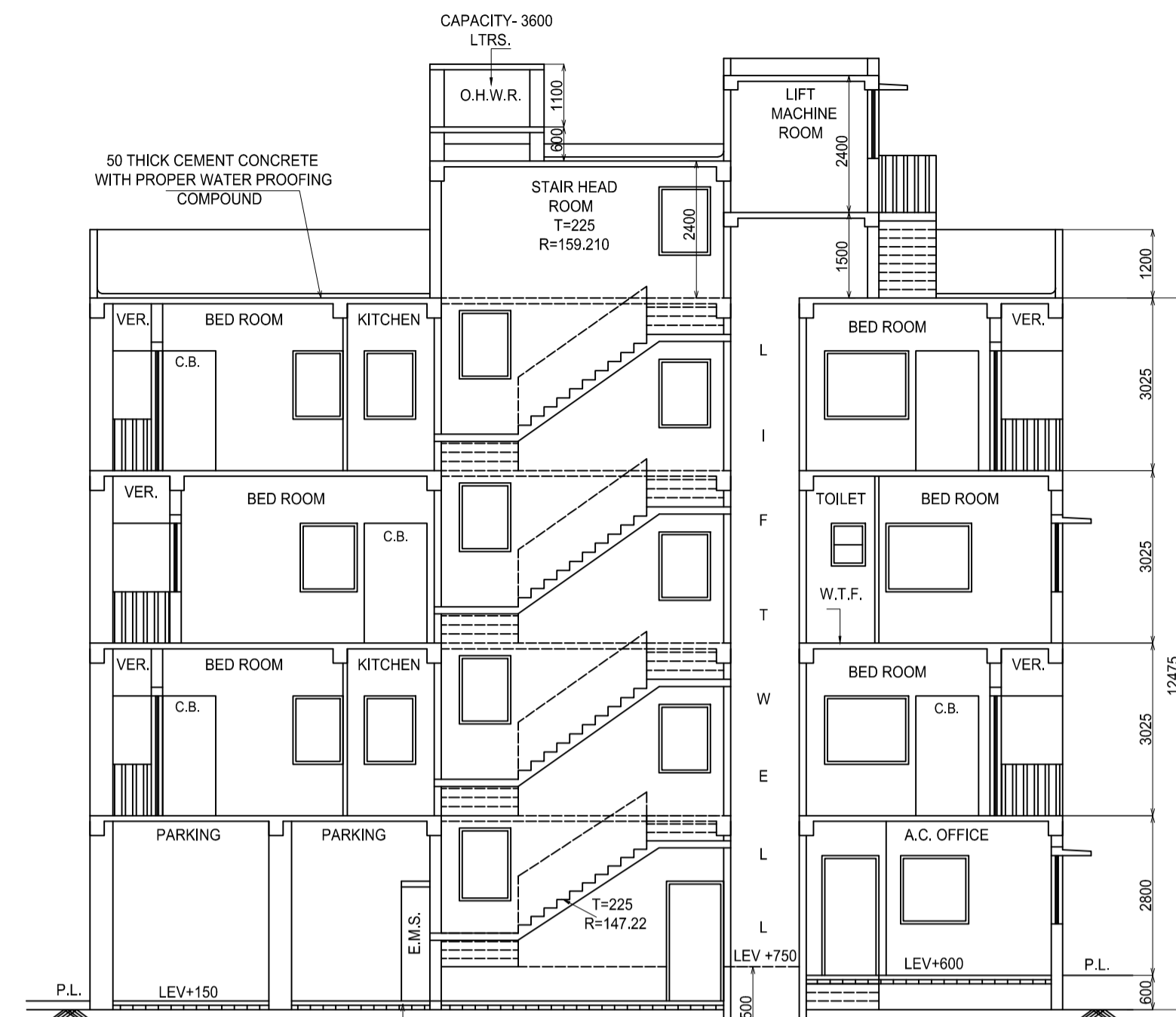
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FRONT ELEVATION



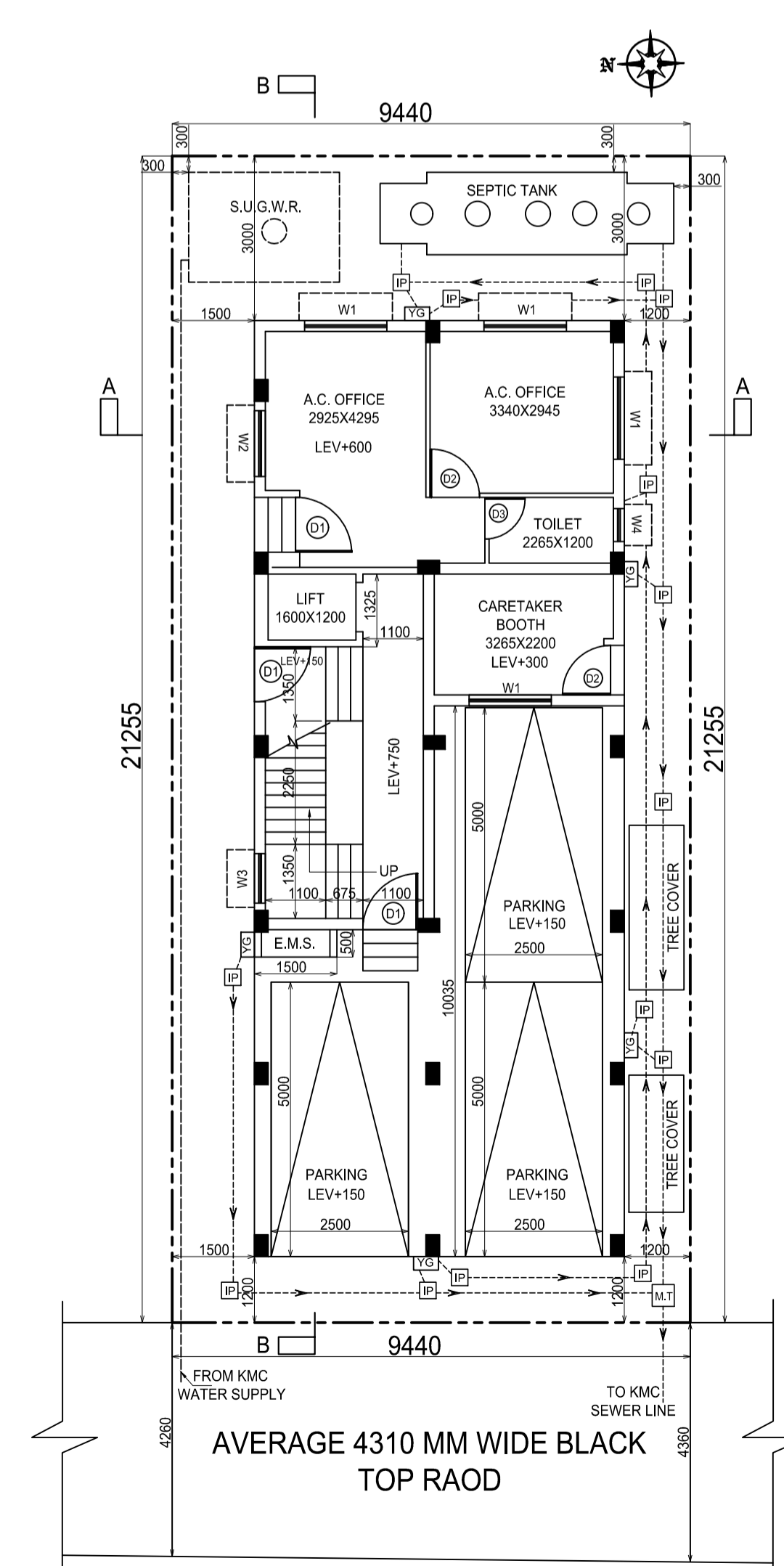
SECTION-AA



SECTION-BB

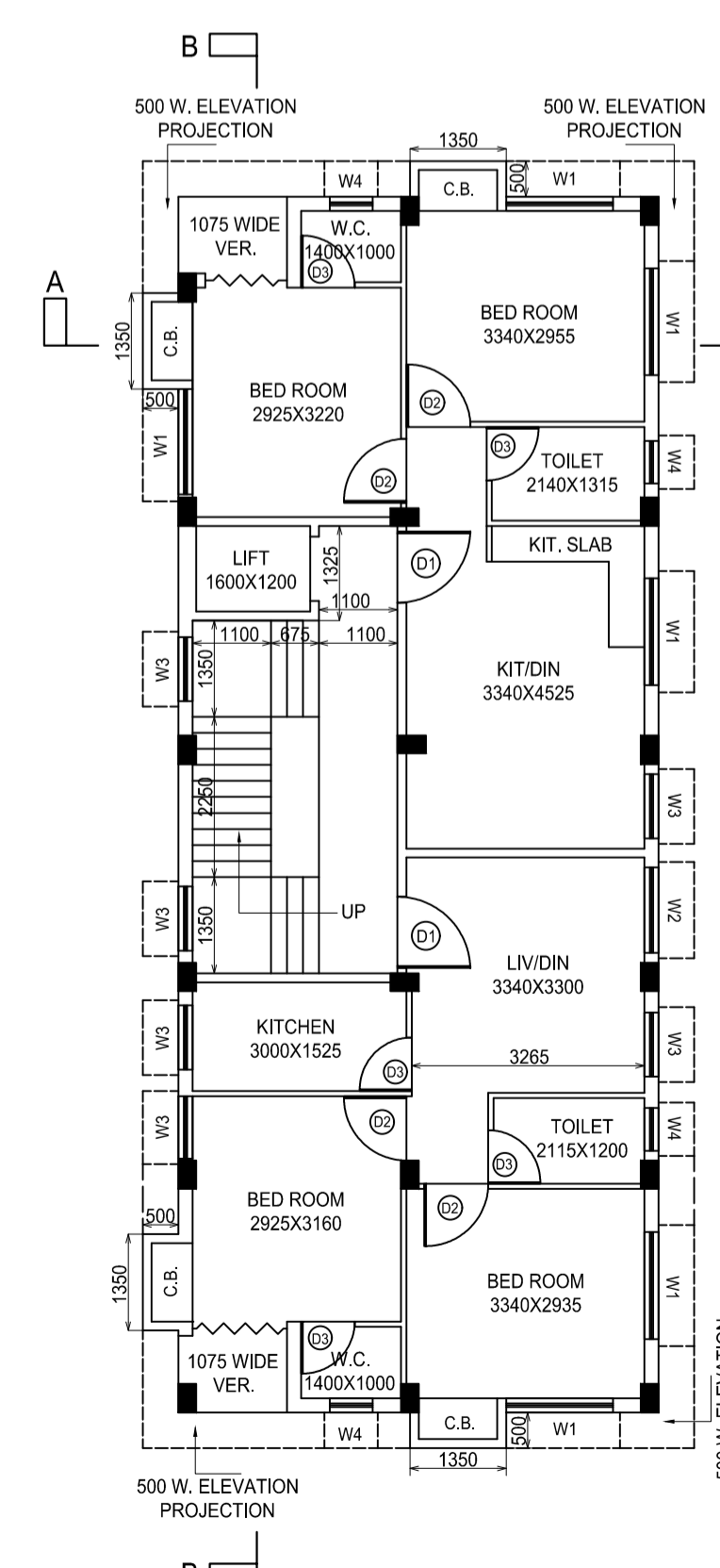
MKD	WIDTH	HEIGHT	DOORS
D1	1050	2100	
D2	900	2100	
D3	750	2100	

MKD	WIDTH	HEIGHT	WINDOW
W1	1500	1200	
W2	1200	1200	
W3	900	1200	
W4	450	750	

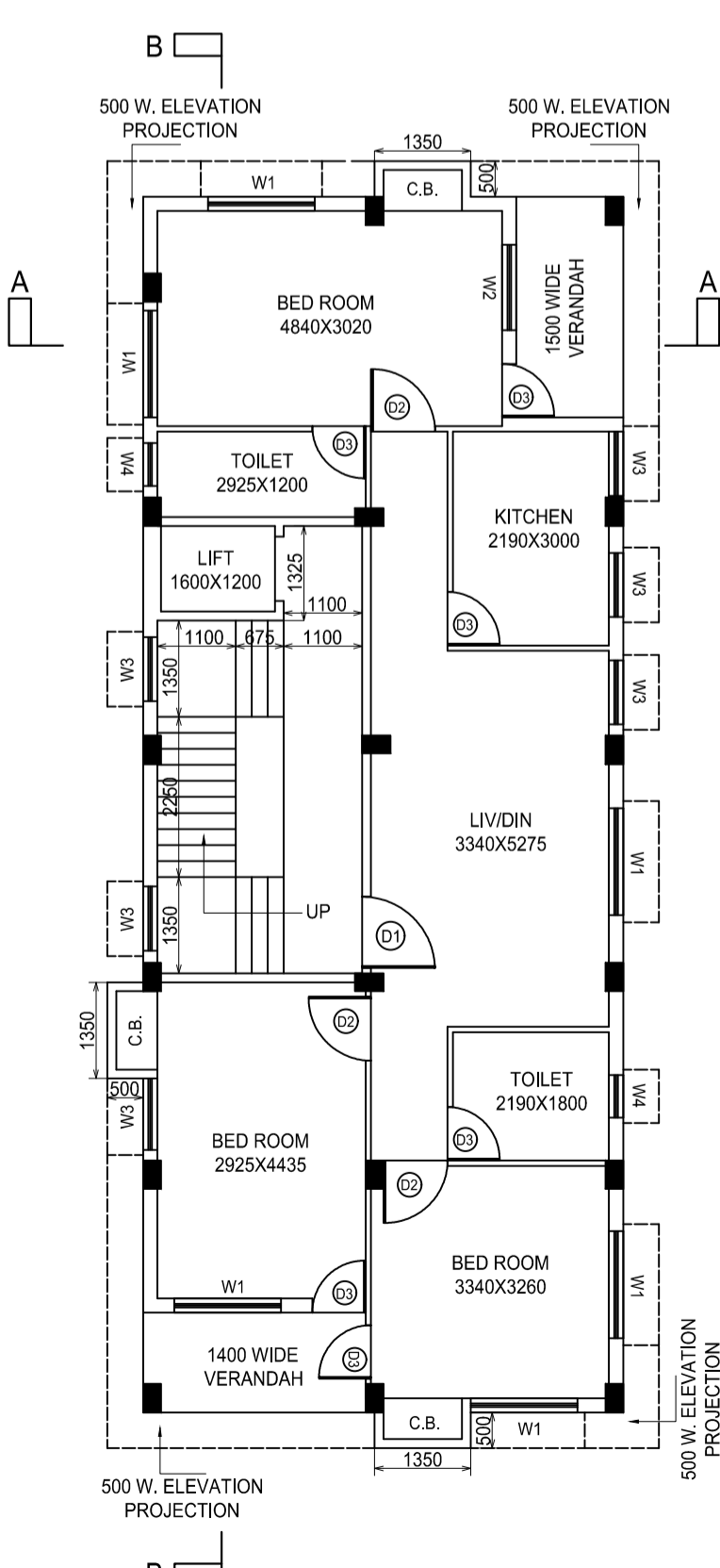


GROUND FLOOR PLAN

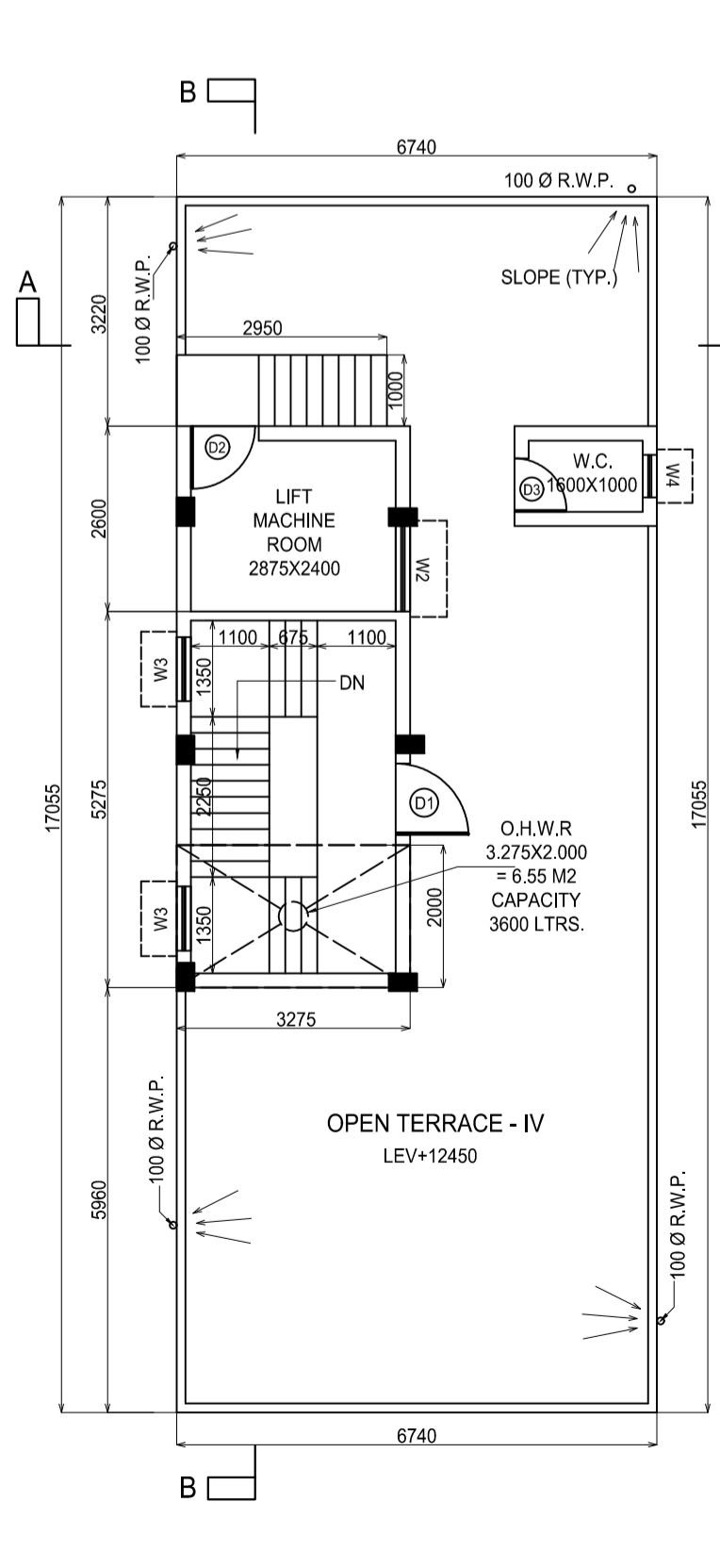
CALCULATION OF AVERAGE ROAD WIDTH = (4.260 + 4.360) / 2 = 4.310 MT



1ST & 3RD FLOOR PLAN



2ND FLOOR PLAN



ROOF PLAN