



**PROPOSED G+III STORED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 COMPLYING KMC BUILDING RULE 2009, AT PREMISES NO. 55/1, BRUJI EAST, R.S. DAG NO.- 738 (P), R.S. KHATIAN NO.- 10, L.R. DAG NO.- 738, L.R. KHATIAN NO.- 875, MOUZA - BRUJI, J.L. NO. 27, TOUZI NO.- 39, R.S. NO.-1, PARGANA - KHASPUR, UNDER THE JURISDICTION OF K.M.C., WARD - 110, BOROUGH - XI, P.S.- PATULI, KOLKATA - 700084.**

- CHARACTERISTICS OF PLAN PROPOSAL**
- PART-A**
- ASSEESSEE NO : 31-110-03-0547-5
  - a) NAME OF THE OWNER - SRI SOMA NASKAR  
b) NAME OF THE APPLICANT - SRI RAJESH KUMAR SAHA SOLE PROPRIETOR OF M/s GANAPATI BUILDERS AS C.A. OF SMT. SOMA NASKAR.
  - DETAILS OF TITLE DEED :-  
TITLE SUIT NO.- 157 OF 2001 BEFORE THE LD, 5th COURT OF CIVIL JUDGE ( SENIOR DIVISION AT ALPORE SOUTH 24 PGS, ORDER & DECREE DATED - 28.02.2002
  - DETAILS OF REGD GIFT DEED :-  
BOOK - I, VOLUME NO - 1605-2020, PAGE FROM - 30370 TO 30394, BEING NO.-160500713, FOR THE YEAR 2020, DATED - 18.02.2020, A.D.S.R. ALPORE.
  - DETAILS OF BOUNDARY DECLARATION :-  
BOOK - I, VOLUME NO - 1605-2022, PAGE FROM - 32723 TO 32733, BEING NO - 160500789, FOR THE YEAR 2022, DATED - 29.03.2022, A.D.S.R.-ALPORE, WEST BENGAL.
  - DETAILS OF POWER OF ATTORNEY :-  
BOOK - I, VOLUME NO - 1605-2021, PAGE FROM - 73057 TO 73076, BEING NO - 160501708, FOR THE YEAR 2021, DATED - 05.08.2021, A.D.S.R.-ALPORE, WEST BENGAL.
  - DETAILS OF COMMON PASSAGE :-  
BOOK - IV, VOLUME NO - 1605-2022, PAGE FROM - 1506 TO 1513, BEING NO- 160500805, FOR THE YEAR 2022, DATED - 28.03.2022, A.D.S.R.-ALPORE, WEST BENGAL.
  - DETAILS OF NON EVICTION OF TENANT :-  
BOOK NO - IV, VOLUME NO - 1605-2022, PAGES NO - 1489 TO 1497, BEING NO- 160500804, FOR THE YEAR-2022, DATED-28.03.2022, A.D.S.R.-ALPORE, WEST BENGAL.
  - DETAILS OF B.L & L.R.O. MUTATION :-  
L.R. KHATIAN NO.- 875 ( 1830227 ), DAG NO.- 738, CHARACTER OF LAND - (BASTU ) IN THE NAME OF SOMA NASKAR. DATED-10.03.2022
  - DETAILS OF KMC MUTATION :-  
CASE NO.- P / 110 / 03-SEP-20 / 4092, DATED - 03.09.2020

- PART-B**
- AREA OF THE LAND - a) AS PER TITLE DEED = 303.512 M<sup>2</sup> IS EQUIVALENT TO 4 K - 08 CH - 27 SFT.  
b) AS PER BOUNDARY DECLARATION = 300.227 M<sup>2</sup> IS EQUIVALENT TO 4 K - 07 CH - 36.64 SFT.
  - PERMISSIBLE GROUND COVERAGE - 170.106 M<sup>2</sup> ( 56.69% )
  - PROPOSED GROUND COVERAGE - 168.842 M<sup>2</sup> ( 56.28% )

**4. PROPOSED AREA:**

FLOOR	TOTAL EXEMPTED AREA				NET FLOOR AREA
	TOTAL FLOOR AREA	STAIR + STAIR LOBBY	LIFT WELL	LIFT LOBBY	
GROUND FLOOR	161.534 M <sup>2</sup>	11.535 M <sup>2</sup>	-	2.531 M <sup>2</sup>	147.468 M <sup>2</sup>
1ST FLOOR	168.842 M <sup>2</sup>	12.150 M <sup>2</sup>	-	2.531 M <sup>2</sup>	150.017 M <sup>2</sup>
2ND FLOOR	168.842 M <sup>2</sup>	12.150 M <sup>2</sup>	-	2.531 M <sup>2</sup>	150.017 M <sup>2</sup>
3RD FLOOR	164.322 M <sup>2</sup>	12.150 M <sup>2</sup>	-	2.531 M <sup>2</sup>	147.497 M <sup>2</sup>
TOTAL	663.540 M <sup>2</sup>	47.985 M <sup>2</sup>	-	10.144 M <sup>2</sup>	598.999 M <sup>2</sup>

**5.A) PARKING CALCULATION:**

TENANT SIZE BETWEEN	NET TENANT SIZE	TOTAL COMMON AREA	AREA TO BE ACCED	GROSS TENMT SIZE	NOS OF TENMT.	REQUIRED PARKING
40-75 SQ.M	44.208 M <sup>2</sup>	503.898 M <sup>2</sup>	6.776 M <sup>2</sup>	50.984 M <sup>2</sup>	3 NOS.	3 NOS.
75-100 SQ.M	50.269 M <sup>2</sup>	503.898 M <sup>2</sup>	7.705 M <sup>2</sup>	57.973 M <sup>2</sup>	1 NO.	
100-150 SQ.M	51.769 M <sup>2</sup>	503.898 M <sup>2</sup>	7.935 M <sup>2</sup>	59.704 M <sup>2</sup>	1 NO.	
150-200 SQ.M	52.526 M <sup>2</sup>	503.898 M <sup>2</sup>	8.051 M <sup>2</sup>	60.577 M <sup>2</sup>	1 NO.	
200-250 SQ.M	54.022 M <sup>2</sup>	503.898 M <sup>2</sup>	8.282 M <sup>2</sup>	62.314 M <sup>2</sup>	1 NO.	
250-300 SQ.M	56.120 M <sup>2</sup>	503.898 M <sup>2</sup>	8.602 M <sup>2</sup>	64.722 M <sup>2</sup>	1 NO.	
ABOVE 300 SQ.M	106.558 M <sup>2</sup>	503.898 M <sup>2</sup>	16.332 M <sup>2</sup>	122.890 M <sup>2</sup>	1 NO.	

- NOS. OF PARKING PROVIDED > COVERED = 4 NOS.
- PERMISSIBLE F.A.R = 1.750
- ACTUAL AREA OF PARKING PROVIDED = 75.979 M<sup>2</sup>
- PROPOSED F.A.R = 1.745
- STATEMENT OF ADDITIONAL AREAS FOR FEES : (15.022 + 9.610 + 2.765 + 3.100 + 4.520 + 12.162 ) = 47.179 M<sup>2</sup>

FLOOR	CURVEBOARD	LIFT	EDGE/STND
GROUND FLOOR	NIL	NIL	NIL
1ST FLOOR	4.062 M <sup>2</sup>	NIL	NIL
2ND FLOOR	4.050 M <sup>2</sup>	NIL	NIL
3RD FLOOR	4.050 M <sup>2</sup>	NIL	NIL
TOTAL	12.162 M <sup>2</sup>	NIL	NIL

- STAIR HEAD ROOM AREA = 15.022 M<sup>2</sup>
- LIFT MACHINE ROOM STAIR AREA = 3.100 M<sup>2</sup>
- ROOF TOILET AREA = 2.765 M<sup>2</sup>
- TREE COVER AREA = 11.725 M<sup>2</sup>
- ROOF TANK AREA = 6.898 M<sup>2</sup>
- RELAXATION OF AUTHORITY - COMMON PASSAGE RELAXATION RELAYED BY E.E.(C)/BLDG/BR-XI
- RELAXATION OF AUTHORITY - COMMON PASSAGE RELAXATION RELAYED BY E.E.(C)/BLDG/BR-XI

**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 L.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 PARTLY OCCUPIED BY THE OWNERS & PARTLY OCCUPIED BY THE TENANT.

SRI RAJESH KUMAR SAHA SOLE PROPRIETOR OF M/s GANAPATI BUILDERS AS C.A. OF SMT. SOMA NASKAR.  
**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 ABUTING ROAD IS 4600 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 WITHIN 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. - 2022110201  
SANCTION DATE - 29/07/2022

VALID UP TO - 28/07/2027

DIGITAL SIGNATURE OF A.E. \_\_\_\_\_

DIGITAL SIGNATURE OF E.E. \_\_\_\_\_