

**MAIN CHARACTERISTICS OF THE PROPOSAL**

**PART - A**

- ASSEESSE NO - 31-105-21-0020-7
- NAME OF THE OWNER - AVIJT BASU
- NAME OF THE APPLICANT - M/S. SATYA CONSTRUCTION REPRESENTED BY RANJEET SINGH & SUBRATA CHOWDHURY AS CONSTITUTED ATTORNEY OF AVIJT BASU
- KMC MUTATION CASE NO : 016502-APR-19/31352, DATE - 08/04/2019
- DETAILS OF REGD. DEED : BK-1, VOL.-1603-2022, BEING NO=160318431, PG.593718-593731 YEAR=2022, REGD. AT- D.S.R.-III (24Pgs(S)), DATED -02/12/2022
- DETAILS OF REGD. WILL : BK-1, VOL.-1603-2022, BEING NO=160317960, PG.579429-579444, YEAR=2022, REGD. AT- D.S.R.-III (24Pgs(S)), DATED -24/11/2022
- DETAILS OF NON-EVICTION OF TENANT : BK-1, VOL.-1603-2022, BEING NO=160317959, PG.578984-578975, YEAR=2022, REGD. AT- D.S.R.-III (24Pgs(S)), DATED -24/11/2022
- DETAILS OF REGD. DEED : BK-1, VOL.-1603-2022, BEING NO=2292, PG. 278-282, REGD. AT -S.R. (24Pgs(S)), DATED -11/03/1958
- DETAILS OF REGD. WILL : BK-3, VOL.-05, BEING NO=130, PG. 51-54, REGD. AT -S.R. (24Pgs(S)), DATED -13/07/1977
- DETAILS OF PROBATE : ORIGINAL SUIT NO. - 03 OF 2015 (L.A CASE NO-25 OF 2003) AS PER ORDER OF THE COURT OF LEARNED JUDGE ADL. DISTRICT JUDGE AT ALPORE, DATED 19/12/2018
- DETAILS OF GENERAL POWER OF ATTORNEY : BK-1, VOL.-1603-2022, BEING NO =160317957, PG. 579339 TO 579359, YEAR=2022, REGD. AT- D.S.R.-III (24Pgs(S)), DATED -24/11/2022
- DETAILS OF BOUNDARY DECLARATION : BK=1, VOL.-1603-2022, BEING NO=160318431, PG.593718-593731 YEAR=2022, REGD. AT- D.S.R.-III (24Pgs(S)), DATED -02/12/2022
- DETAILS OF DEED OF GIFT (2.5 M FRONT STRIP): BK=1, VOL.-1603-2022, BEING NO=160317960, PG.579429-579444, YEAR=2022, REGD. AT- D.S.R.-III (24Pgs(S)), DATED -24/11/2022
- DETAILS OF NON-EVICTION OF TENANT : BK=1, VOL.-1603-2022, BEING NO=160317959, PG.578984-578975, YEAR=2022, REGD. AT- D.S.R.-III (24Pgs(S)), DATED -24/11/2022
- BL&RO MUTATION MEMO NO (ONLINE) : COPY NO.-15903(1630019), Dt.-03/10/2023, (DARGA)
- BL&RO CONVERSION CASE NO(ONLINE) : COPY NO.-2708(1630019), Dt.-29/02/2024, (BASTU)
- AFFIDAVIT BEFORE 1st CLASS 10th JUDICIAL MAGISTRATE ALPORE : VIDE NO. -74287, Dt. 22/12/2023, REGARDING R.S. & L.R. DAG & KHATIAN NO.

**PART - B**

- AREA OF LAND AS PER TITLE DEED & ASSESSMENT BOOK - 7 KH - 64 CH - 05 SQFT = 455.983 SQM.
- AREA OF 2.5MTR. STRIP GIFT - 40.094 SQM.
- NET AREA OF LAND - 436.344 SQM.
- PERMISSIBLE GROUND COVERAGE AS PER BOUNDARY DECLARATION - 238.045 SQM. (51.156 %)
- PROPOSED GROUND COVERAGE - 237.960 SQM. (51.138 %)

**5. PROPOSED AREA**

FLOOR	FLOOR AREA	LIFT WELL	FLOOR AREA AFTER LIFT STAIR WELL REDUCTION	STAIR WAY + LOBBY	TOTAL EXEMPTED AREA	NET FLOOR AREA
GROUND FL	237.960 SqM.	NIL	237.960 SqM.	12.665 SqM.	3.000 SqM.	222.295 SqM.
FIRST FL	237.960 SqM.	2.470 SqM.	235.490 SqM.	13.365 SqM.	3.000 SqM.	219.125 SqM.
SECOND FL	237.960 SqM.	2.470 SqM.	235.490 SqM.	13.365 SqM.	3.000 SqM.	219.125 SqM.
THIRD FL	237.960 SqM.	2.470 SqM.	235.490 SqM.	13.365 SqM.	3.000 SqM.	219.125 SqM.
TOTAL	951.840 SqM.	7.410 SqM.	944.430 SqM.	52.760 SqM.	12.000 SqM.	879.670 SqM.

**6. PARKING CALCULATION**

FLOOR	FLAT NOS.	TENEMENT AREA EXCLUDING COMMON AREAS	COMMON AREA	TENEMENT AREA INCLUDING COMMON AREAS	REQUIRED PARKING
GROUND FLOOR	A - 1NO.	44.801 SqM.	5.013 SqM.	49.814 SqM.	
	B - 1NO.	44.991 SqM.	5.034 SqM.	50.025 SqM.	
FIRST FLOOR	A - 1NO.	89.693 SqM.	10.025 SqM.	99.618 SqM.	
	B - 1NO.	83.716 SqM.	7.129 SqM.	70.845 SqM.	
	C - 1NO.	64.358 SqM.	7.201 SqM.	71.559 SqM.	
SECOND FLOOR	A - 2NOS.	77.841 SqM.	8.710 SqM.	86.551 SqM.	
THIRD FLOOR	A - 2NOS.	63.716 SqM.	7.129 SqM.	70.845 SqM.	
	B - 2NOS.	63.716 SqM.	7.129 SqM.	70.845 SqM.	
	C - 2NOS.	76.109 SqM.	8.516 SqM.	84.625 SqM.	

**7. PERMISSIBLE AREA FOR PARKING - 75.00 SQM.**  
**AT GROUND FLOOR - FOUR**  
**D. ACTUAL AREA OF PARKING PROVIDED - 118.527 SQM.**

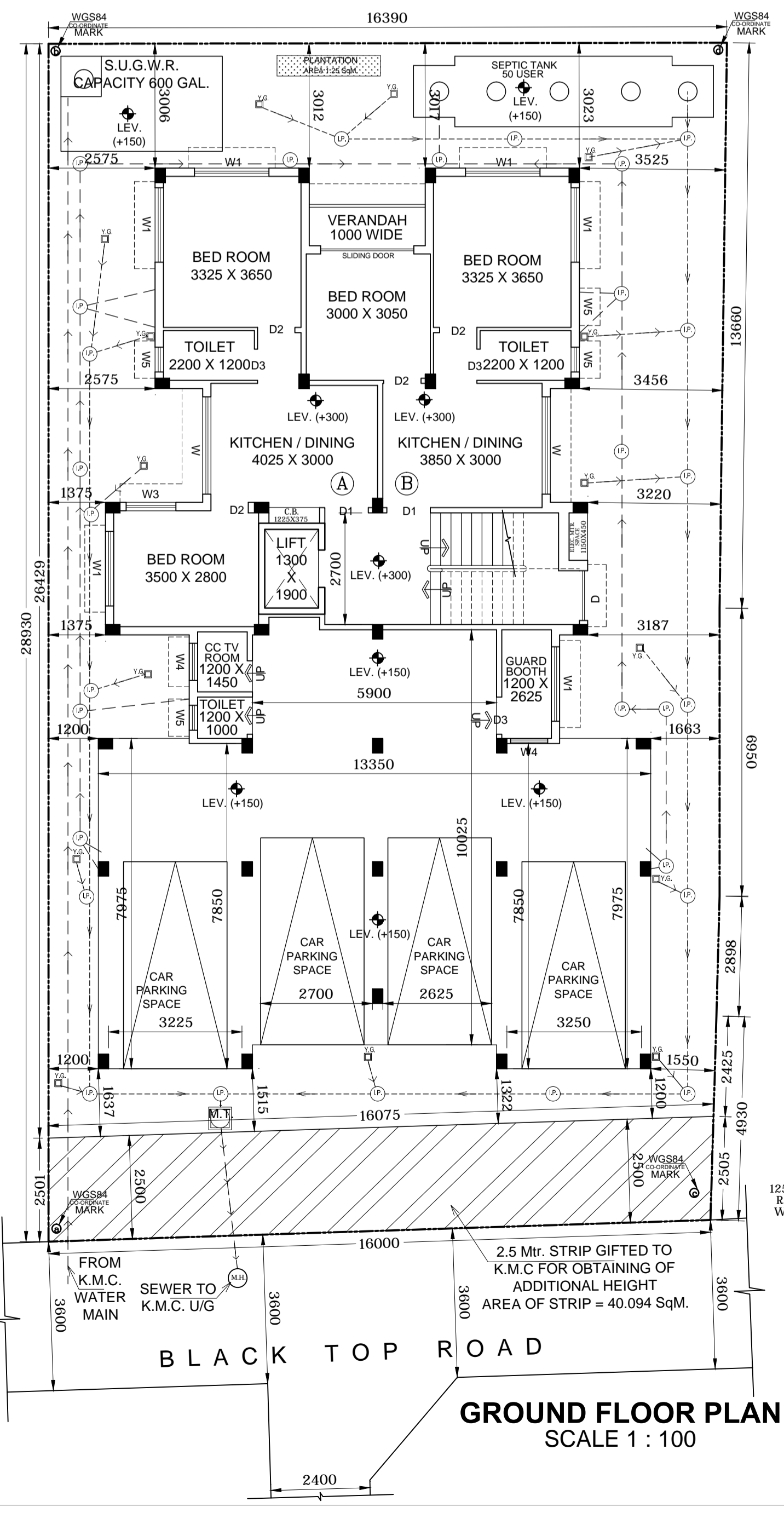
**7. PERMISSIBLE F.A.R. = 1.75**  
**8. PROPOSED F.A.R. = (879.670 - 75.00) / 465.326 = 1.729**

**9.**

CUPBOARD	G.F.	1st. F.L.	2nd. F.L.	2nd. F.L.	TOTAL
	NIL	2.825 SqM.	2.825 SqM.	2.825 SqM.	8.475 SqM.

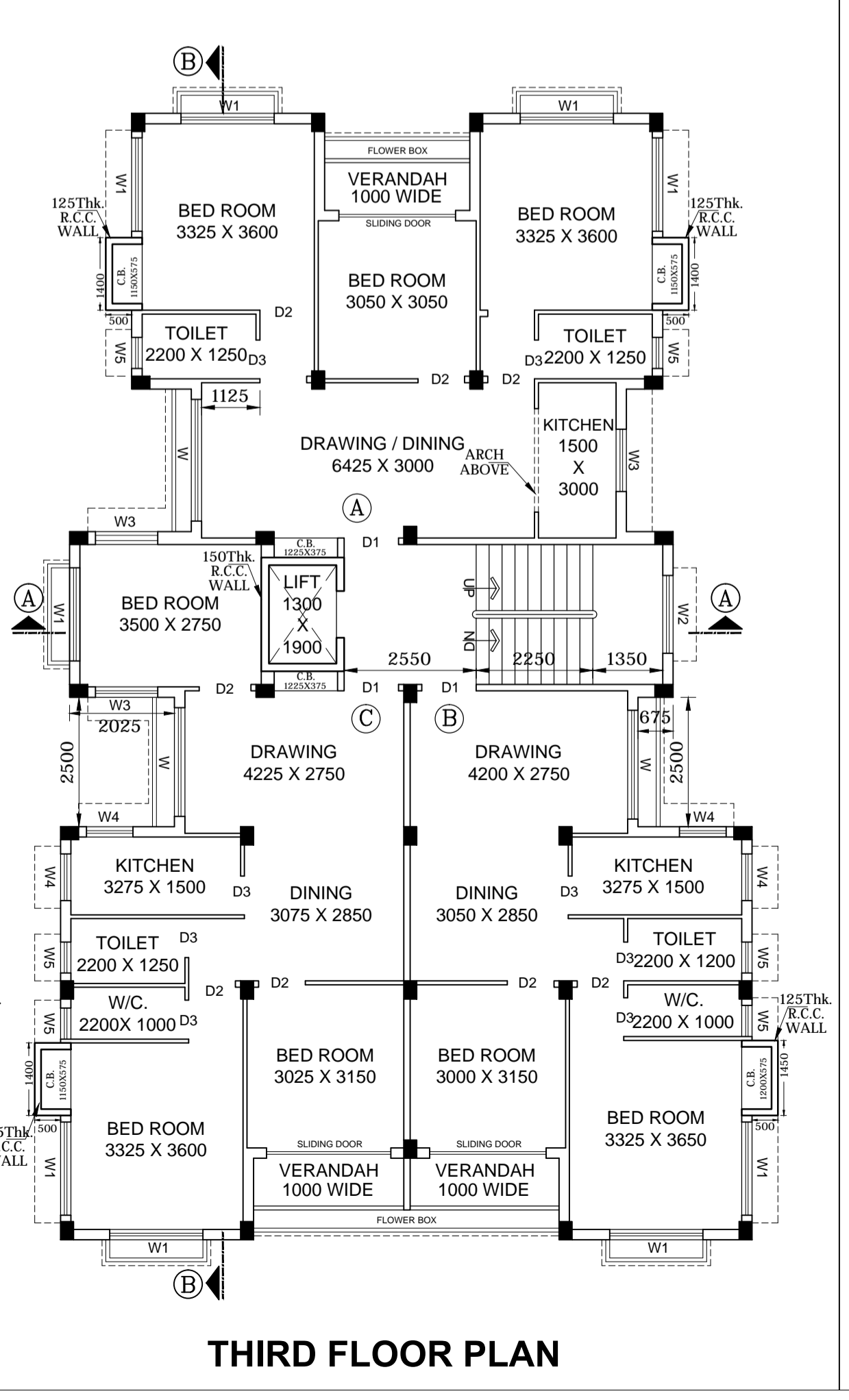
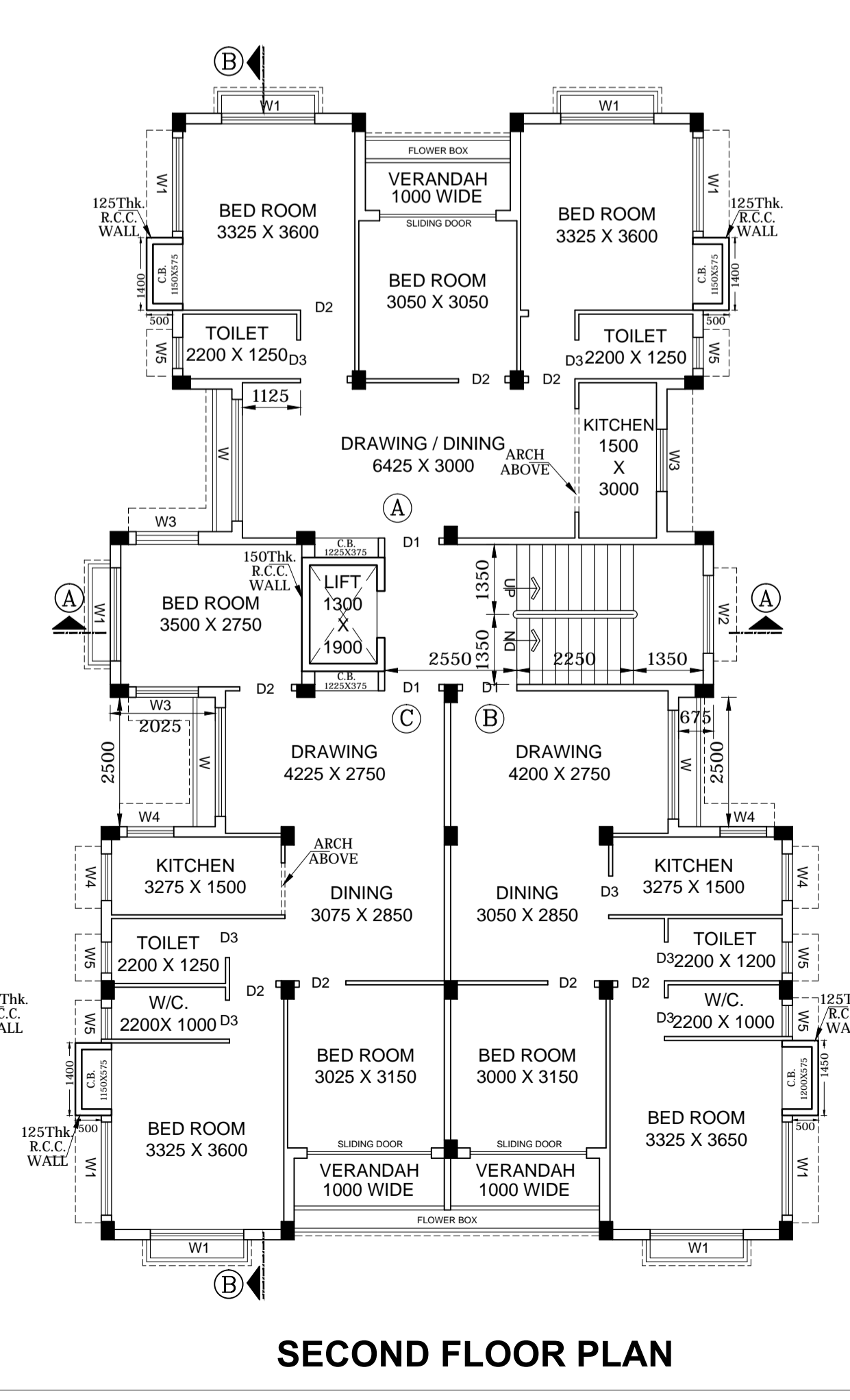
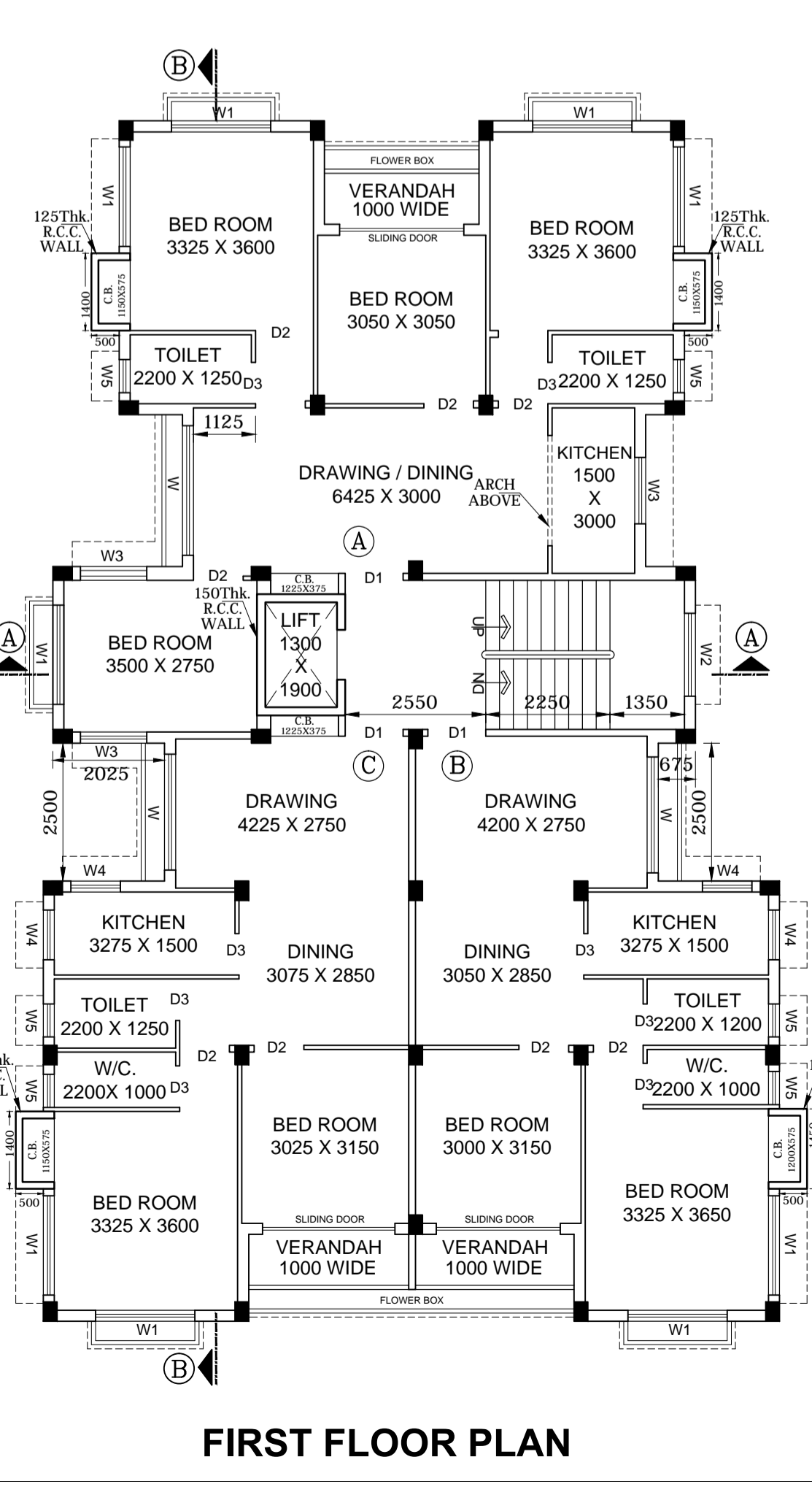
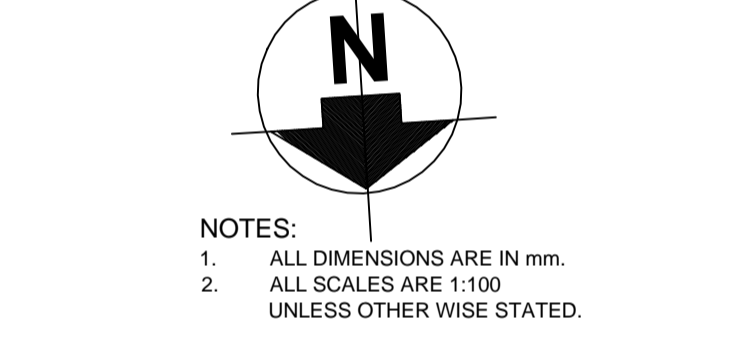
**10. STAIR CASE COVER AREA = 16.585 SQM.**  
**11. LIFT M/C ROOM AREA = 9.280 SQM.**  
**12. LIFT M/C ROOM STAIR = 2.825 SQM.**  
**13. OVER HEAD WATER RESERVOIRS = 8.000 SQM.**  
**14. AREA OF TREE COVER = 1.250 SQM.**  
**15. ADDITIONAL AREA FOR FEES = 37.165 SQM.**

**NOTES:**  
 1) DEPTH OF THE SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF THE BUILDING FOUNDATION AND  
 2) NECESSARY PRECAUTION WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF BUILDING ALONG WITH CONSTRUCTION OF SEPTIC TANK AND S.U.G.W.R & DEMOLITION OF EXISTING STRUCTURE & ADJOINING STRUCTURE.



PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI 33.00 SQM. (U18)

REFERENCE POINT MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE	SITE ELEVATION (AMSL)
(A)	22°30'8" NORTH 88°22'22" EAST	10.50 Mtr.
(B)	22°30'5.6" NORTH 88°22'51.4" EAST	10.50 Mtr.
(C)	22°30'3" NORTH 88°22'21.2" EAST	10.50 Mtr.
(D)	22°30'5.6" NORTH 88°22'51.1" EAST	10.50 Mtr.



**DOOR SCHEDULE**

TYPE	SIZE (BxH)	REMARKS	TYPE	SIZE (HxB)	REMARKS
D	1200mm X 2100mm (H)	COLL. GATE	W1	1800mm X 1200mm (H)	STEEL FULLY GLAZED
D1	1000mm X 2100mm (H)	FLASH	W2	1500mm X 1200mm (H)	-DO-
D2	900mm X 2100mm (H)	FLASH	W3	1200mm X 1200mm (H)	-DO-
D3	750mm X 2100mm (H)	FLASH	W4	900mm X 1050mm (H)	-DO-
			W5	750mm X 1200mm (H)	-DO-

**WINDOW SCHEDULE**

**NOTES:**  
 1. ALL DIMENSIONS ARE IN MM. 2. ALL SCALES ARE 1:100 UNLESS OTHERWISE STATED. 3. ALL SORTS OF PRECAUTION WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEPTIC TANK AND S.U.G.R.

**SPECIFICATIONS :**  
 1. EXTERNAL WALLS ARE 200 mm AND INTERNAL WALL WALLS 75 mm THICK WITH CEMENT MORTAR 1:5 AND 1:4 RESPECTIVELY. 2. THICKNESS LINE TERRACING (2:27), R.C.C. SLAB (1:1.5:3) AND P.C.C. ARE 100mm. 3. GRADES OF STEEL IS Fe-415, AND GRADE OF CONCRETE IS M-20. 4. ALL MATERIAL AND CONSTRUCTION SHOULD BE AS PER I.S. CODE. 5. ALL R.C.C. WORK FOR STRUCTURE MEMBER LIKE FOOTING, SLAB, COLUMN, BEAM, LINTEL, CHAJJAH ETC. SHALL BE CARRIED OUT WITH (1:2:4) PROPORTION & 450 mm PROTECTED CHAJJAH. 7. 16 mm DIA STONE CHIPS WILL BE USED IN FOUNDATION, LINTEL, CHAJJAH, ETC.

**CERTIFICATE FROM GEO-TECH ENGINEER :-** UNDER SIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT 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 AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

**GEO-TECH ENGINEER.**  
**GAUTOM KUMAR MONDAL**  
 (GEO-TECH NO.-16, CLASS -II)

**CERTIFICATE FROM STRUCTURAL ENGINEER :-** THE STRUCTURAL DESIGN & DRAWING OF BOTH THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

**E.S.E**  
**MAINUDDIN SAIKH**  
 (E.S.E. NO.-CLASS-II/597)

**CERTIFICATE FROM L.B.S. WITH FULL RESPONSIBILITY :-** CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KMC BUILDING RULES 2009 AS AMENDED TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARKED BY BOUNDARY WALL. THE PLOT IS BEYOND 500MT. FROM CL OF E.M.BYPASS. THE CONSTRUCTION OF U/G WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

**L.B.S.**  
**JAGATJIT GUPTA**  
 (L.B.S. NO. - 1386 / CLASS-I)

**I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S.PLAN). KMC AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE KMC AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR & SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E. L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING DEPARTMENTAL INSPECTION THE SITE WAS IDENTIFIED BY US.**

**M/S. SATYA CONSTRUCTION**  
**REPRESENTED BY RANJEET SINGH & SUBRATA CHOWDHURY AS CONSTITUTED ATTORNEY OF AVIJT BASU**  
**NAME OF OWNER**

**PLAN FOR PROPOSED G+THREE STORED RESIDENTIAL BUILDING (U/S 393 A OF K.M.C. Act. 1980 & COMPLYING K.M.C BUILDING RULE 2009) AT K.M.C. PREMISES NO 20, SAHID NAGAR-6 WARD-105, BOROUGH-XII UNDER K.M.C., P.S. - GARFA, KOLKATA - 700 078 (MOUZA : GARFA, R.S.DAG NO.: 91 & 92, L.R.DAG NO.: 138/3526, J.L. 19, R.S.KHATIAN : 473, L.R.KHATIAN : 2803)**

**SHEET No 2 of 2**

**B.P.NO : 2023120582 DATE : 22-MAR-24**  
**VALID UPTO : 21-MAR-29**

**DIGITAL SIGNATURE OF SANCTIONING AUTHORITY**

**DIGITAL SIGNATURE OF ASSISTANT ENGINEER (C) K.M.C., BOROUGH - XII**  
**DIGITAL SIGNATURE OF EXECUTIVE ENGINEER (BLDG.) K.M.C., BOROUGH - XII**