

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A
 1. ASSEESSEE NO - 31-105-21-0020-7
 2. NAME OF THE OWNER - AVIJIT BASU
 3. NAME OF THE APPLICANT - M/S. SATYA CONSTRUCTION REPRESENTED BY RANJEET SINGH & SUBRATA CHOWDHURY AS CONSTITUTED ATTORNEY OF AVIJIT BASU
 4. KMC MUTATION CASE NO - 171602/04/19/13152, DATED - 08/04/2019
 5. DETAILS OF REG. DEED - BK-1, VOL-1603-2022, BEING NO=160317960, REGD. AT-S.R. (24Pgs(S)), DATED-11/03/1958.
 6. DETAILS OF REG. WILL - BK-3, VOL-05, BEING NO=130, PG- 51-54, REGD. AT-S.R. (24Pgs(S)), DATED-13/07/1977.
 7. DETAILS OF PREVIOUS CASE NO-292, PG- 278-282, 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 ALIPORE, DATED 19/12/2018
 8. DETAILS OF GENERAL POWER OF ATTORNEY: BK=1, VOL-1603-2022, BEING NO -160317967, COPY NO -15903(1630019), DT-03/10/2023, (DARANGA)
 9. DETAILS OF BOUNDARY DECLARATION : BK=1, VOL-1603-2022, BEING NO=160317960, REGD. AT-S.R. (24Pgs(S)), DATED-02/12/2022.
 10. DETAILS OF DEED OF GIFT (2.5 M FRONT STRIP): BK=1, VOL-1603-2022, BEING NO=160317960, REGD. AT-S.R. (24Pgs(S)), DATED-24/11/2022.
 11. DETAILS OF NON-EVICTION OF TENANT : BK=1, VOL-1603-2022, BEING NO=160317959, REGD. AT-S.R. (24Pgs(S)), DATED-24/11/2022.
 12. BL&RO MUTATION MEMO NO (ONLINE) : BK=1, VOL-1603-2022, BEING NO=160317960, REGD. AT-S.R. (24Pgs(S)), DATED-24/11/2022.
 13. BL&RO CONVERSION CASE NO (ONLINE) : COPY NO -2708(1630019), DT-29/02/2024, (BASTU)
 14. AFFIDAVIT BEFORE 1st CLASS 10th JUDICIAL MAGISTRATE ALIPORE : VIDE NO. -74287.DI, 22/12/2023, REGARDING R.S. & L.R. DAG & KHATTIAN NO.

PART - B
 1. AREA OF LAND AS PER TITLE DEED & ASSESSMENT BOOK - 77 KH - 64 CH - 08 SQFT = 455.663 SQM.
 2. AREA OF 2.5MTR. STRIP GIFT - 40.094 SQM.
 3. NET AREA OF LAND - 436.344 SQM.
 4. PERMISSIBLE GROUND COVERAGE AS PER BOUNDARY DECLARATION - 238.045 SQM. (51.156 %)
 5. PROPOSED GROUND COVERAGE - 465.326 SQM. (06 KH - 15 CH - 14 SQFT more or less)
 5. PROPOSED GROUND COVERAGE - 237.960 SQM. (51.138 %)

5. PROPOSED AREA

FLOOR	FLOOR AREA	LIFT WELL	FLOOR AREA AFTER LIFT & STAIR WELL EXCLUSION	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	PLAT NO.	TENEMENT AREA INCLUDING COMMON AREAS	COMMON AREA	TENEMENT AREA EXCLUDING COMMON AREAS	REQUIRED PARKING
GROUND FLOOR	A - 1NO.	44.801 SqM.	5.013 SqM.	49.814 SqM.	THREE
	B - 1NO.	44.991 SqM.	5.034 SqM.	50.025 SqM.	
	C - 1NO.	63.716 SqM.	7.129 SqM.	70.845 SqM.	
FIRST FLOOR	A - 1NO.	89.593 SqM.	10.025 SqM.	99.618 SqM.	THREE
	B - 1NO.	83.716 SqM.	7.129 SqM.	70.845 SqM.	
	C - 2NOS.	76.109 SqM.	8.516 SqM.	84.625 SqM.	
SECOND & THIRD FLOOR	A - 2NOS.	77.841 SqM.	8.710 SqM.	86.551 SqM.	THREE
	B - 2NOS.	63.716 SqM.	7.129 SqM.	70.845 SqM.	
	C - 2NOS.	76.109 SqM.	8.516 SqM.	84.625 SqM.	

PERMISSIBLE AREA FOR PARKING - 75.00 SQM.
 NOS. OF PARKING PROVIDED - FOUR (COVERED)
 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

	G.F.	1st. F.L.	2nd. F.L.	2nd. F.L.	TOTAL
CUPBOARD	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.

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.

DOOR SCHEDULE

TYPE	SIZE (BxH)	REMARKS	TYPE	SIZE (HxB)	REMARKS
D1	1200mm X 2100mm (H)	COLL. GATE	W1	1800mm X 1200mm (H)	STEEL FULLY GLAZED
D2	1000mm X 2100mm (H)	FLASH	W2	1500mm X 1200mm (H)	-DO-
D3	900mm X 2100mm (H)	FLASH	W3	1200mm X 1200mm (H)	-DO-
D4	750mm X 2100mm (H)	FLASH	W4	900mm X 1050mm (H)	-DO-
			W5	750mm X 1200mm (H)	-DO-

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 OF TERRACING (2:2.7), 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 PROJECTED 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)

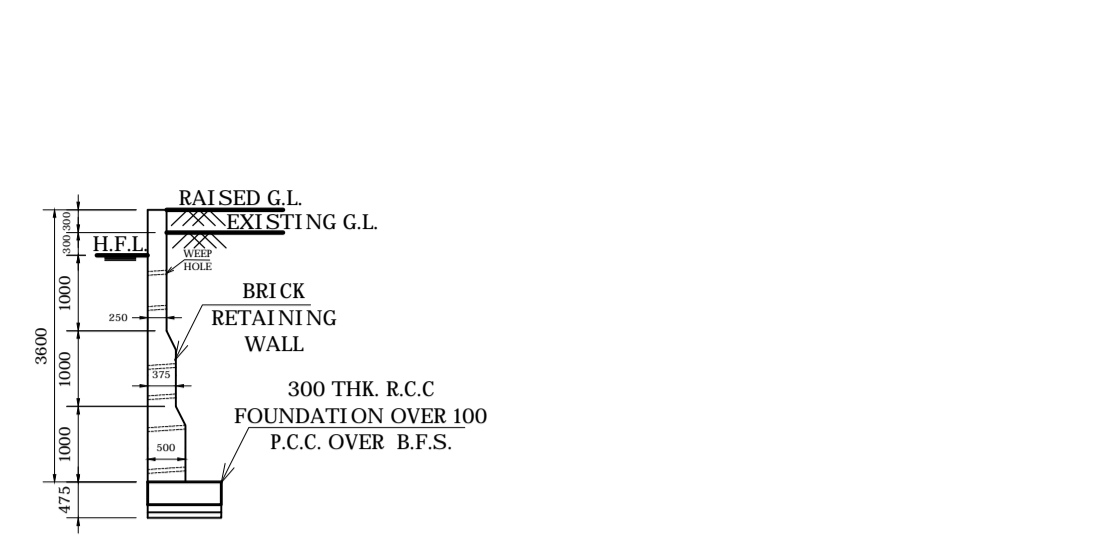
CERTIFICATE FROM STRUCTURAL ENGINEER :- THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.
 E.S.E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

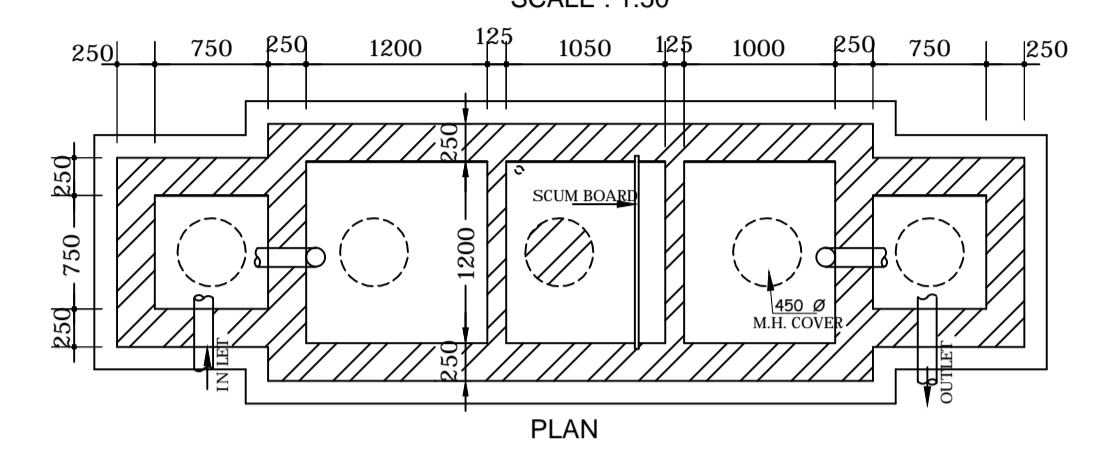
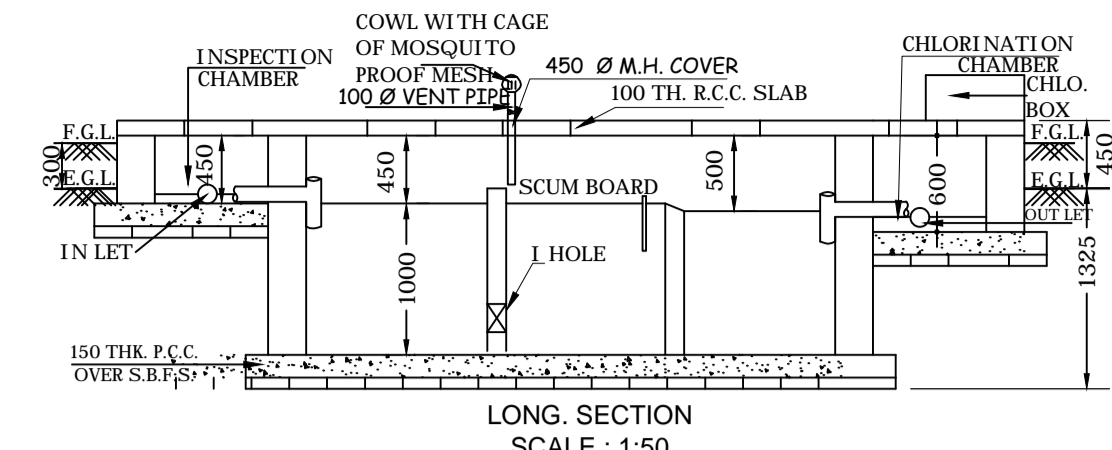
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION SHALL FOLLOW THE PROVISION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S.PLAN). KMC AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE KMC AUTHORITY WILL REVOKE THE SANCTION OF 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.
 NAME OF OWNER

PLAN FOR PROPOSED G+THREE STORIED 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, BOROUG-II 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.KHATTIAN : 473, L.R.KHATTIAN : 2803)

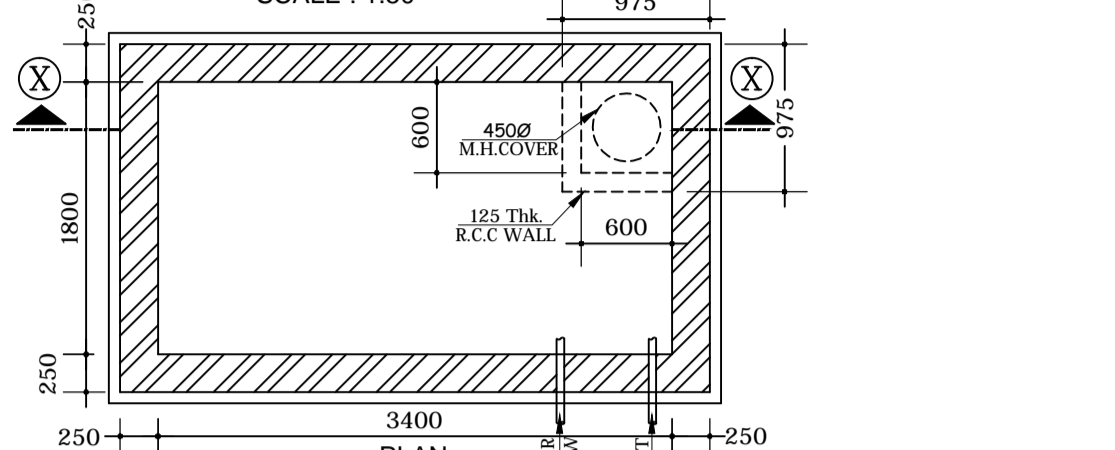
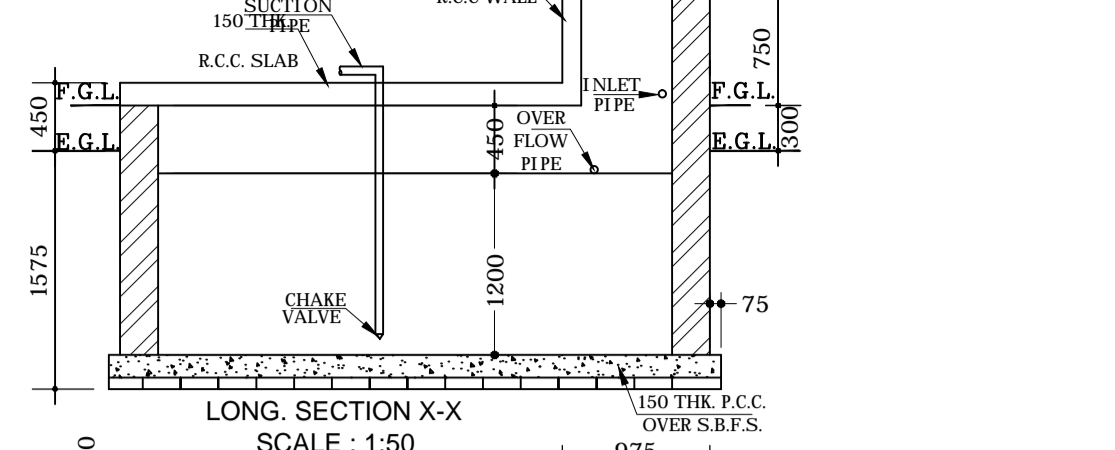
SHEET 1 of 2
 B.P.NO : 2023120582 DATE : 22-MAR-24
 VALID UPTO : 21-MAR-29
 DIGITAL SIGNATURE OF SANCTIONING AUTHORITY
 DIGITAL SIGNATURE OF ASSISTANT ENGINEER (C) K.M.C., BOROUGH - XII
 DIGITAL SIGNATURE OF EXECUTIVE ENGINEER (BLDG.) K.M.C., BOROUGH - XII



SECTIONAL VIEW OF RETAINING WALL
 SCALE : 1:100



PLAN SCALE: 1:50
DETAIL OF SEPTIC TANK
 CAPACITY - 75 USER

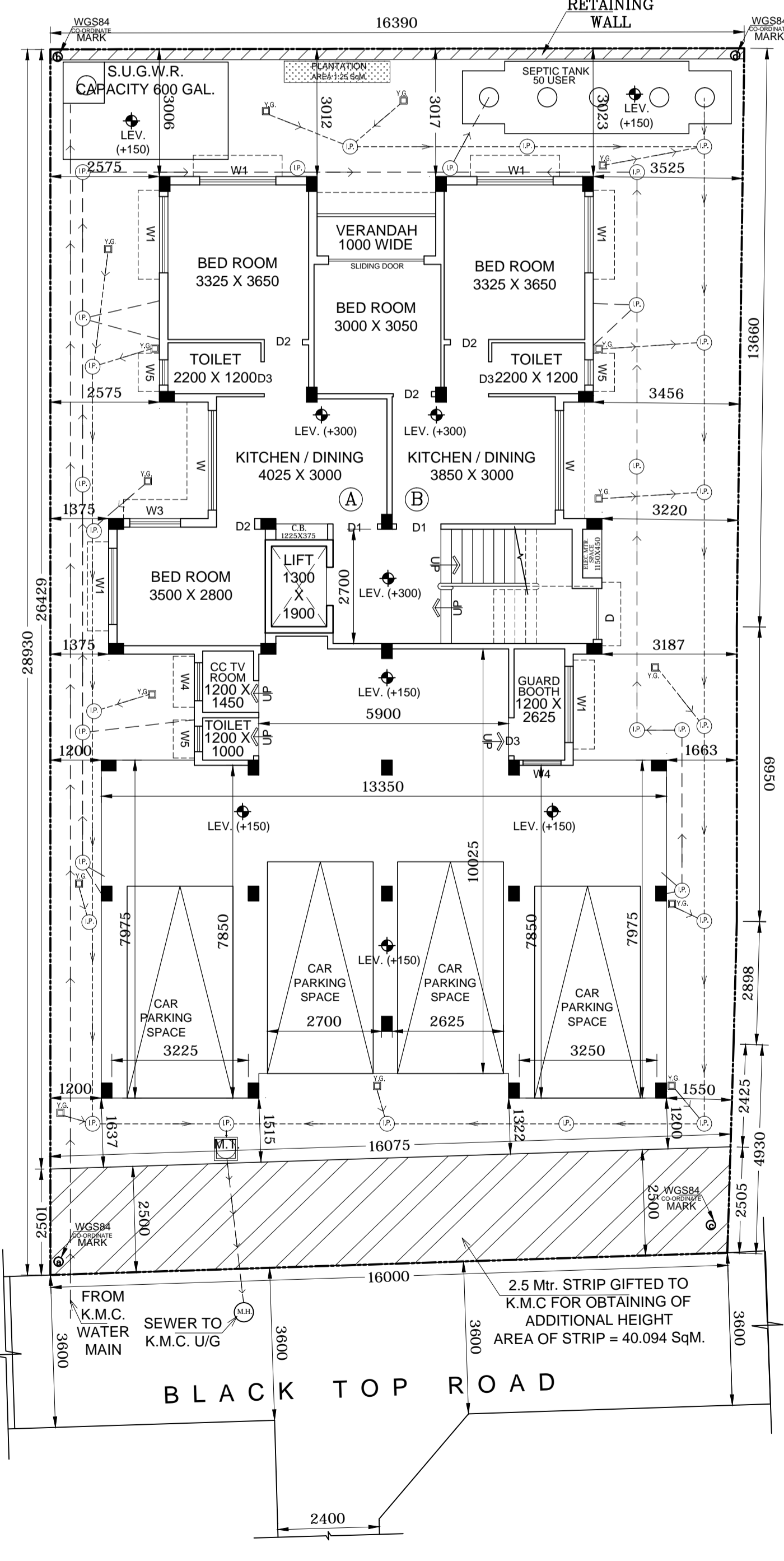


LONG SECTION X-X SCALE: 1:50
DETAIL OF SEMI UNDER GROUND WATER RESERVOIR
 CAPACITY - 800 GAL (3600 LTRS or 3.6 CUM.)

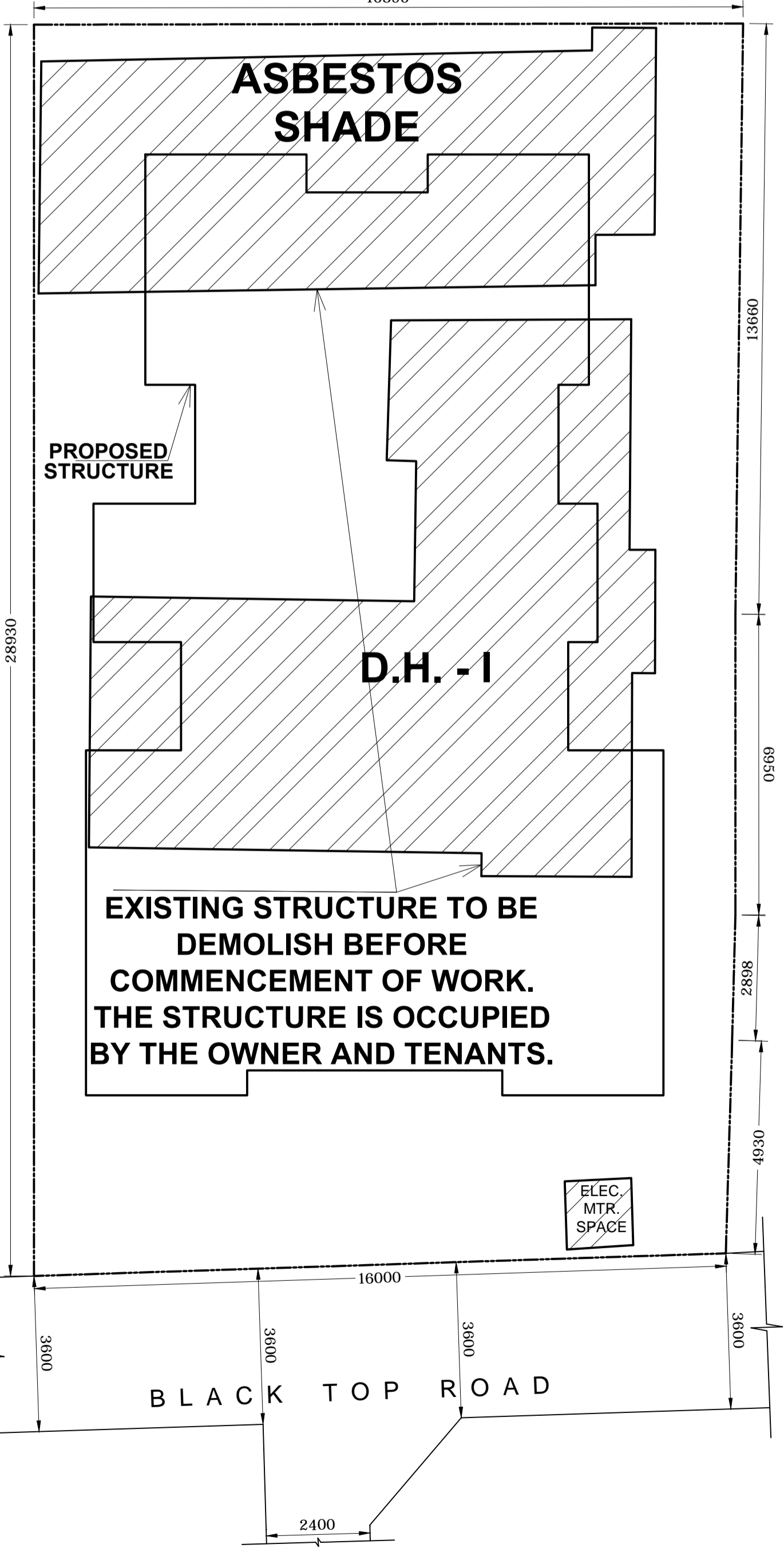
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI 33.00 SqM. (U18)
 CO-ORDINATE IN WGS84

REFERENCE POINT MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE LATITUDE NORTH	CO-ORDINATE LONGITUDE EAST	SITE ELEVATION (AMSL)
(A)	22° 30' 48.88"	88° 22' 21.51"	10.50 Mtr.
(B)	22° 30' 5.488"	88° 22' 21.51"	10.50 Mtr.
(C)	22° 30' 5.488"	88° 22' 21.51"	10.50 Mtr.
(D)	22° 30' 5.488"	88° 22' 21.51"	10.50 Mtr.

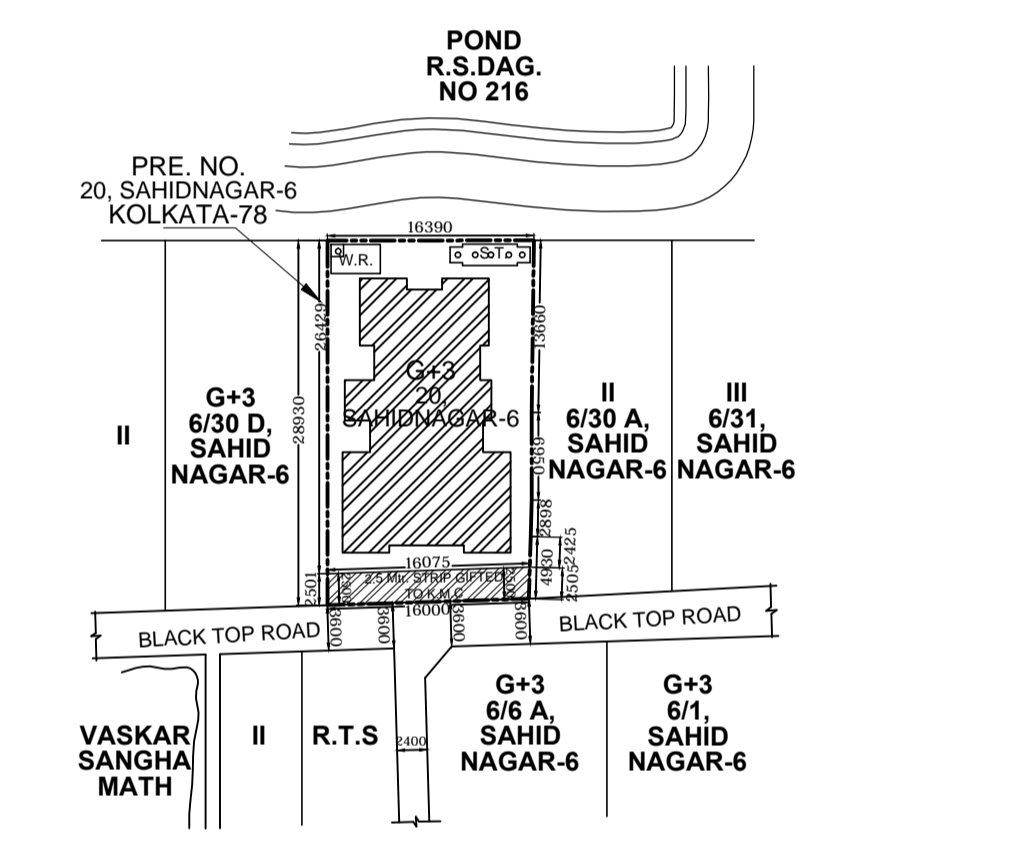
NOTES:
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 2. ALL SCALES ARE 1:100 UNLESS OTHERWISE STATED.



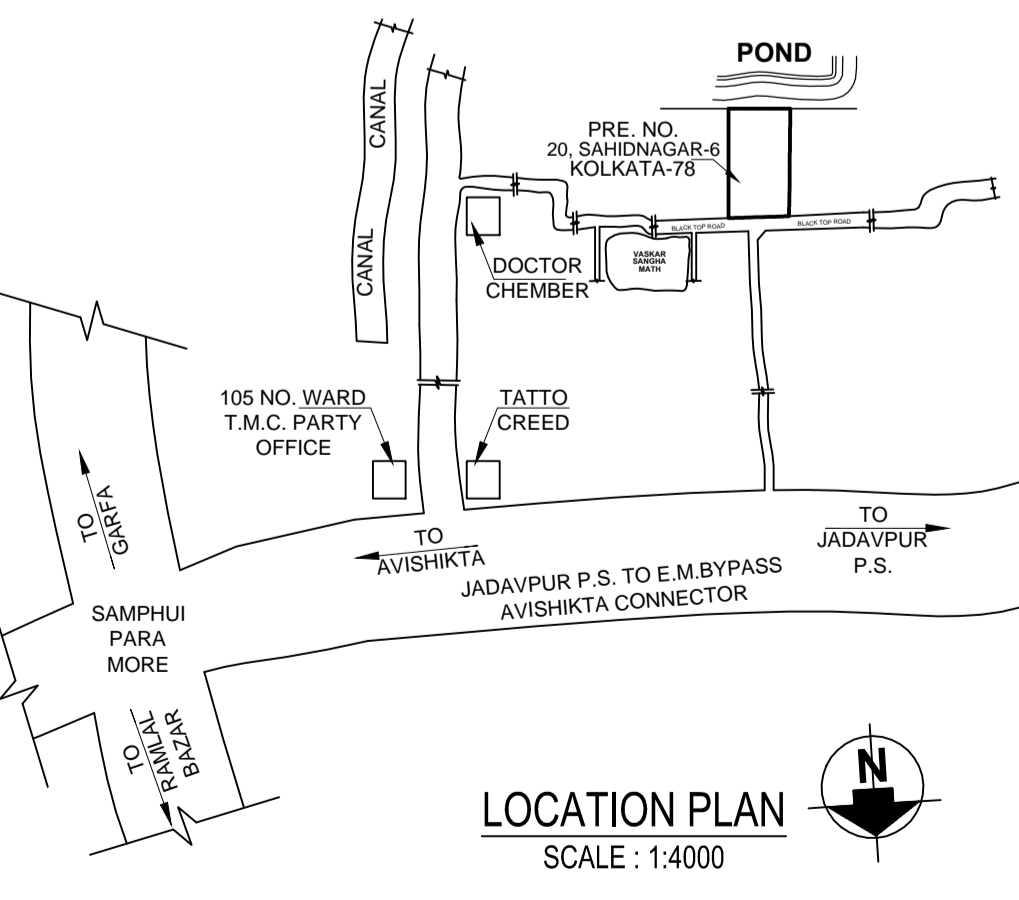
GROUND FLOOR PLAN
 SCALE 1 : 100



EXISTING STRUCTURE PLAN
 SCALE 1 : 100



SITE PLAN
 SCALE : 1:600



LOCATION PLAN
 SCALE : 1:4000