

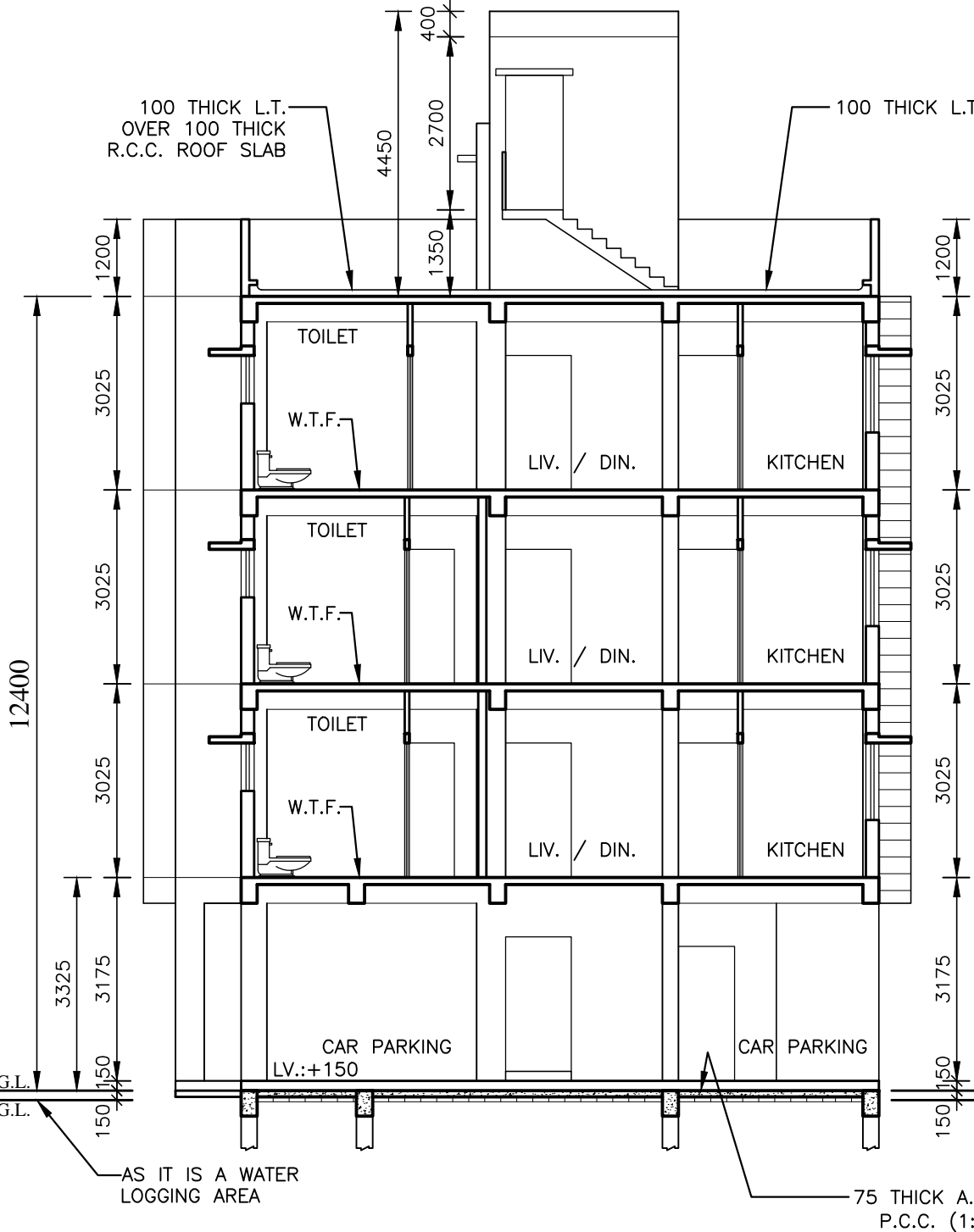
FRONT SIDE ELEVATION

SCALE - 1:100



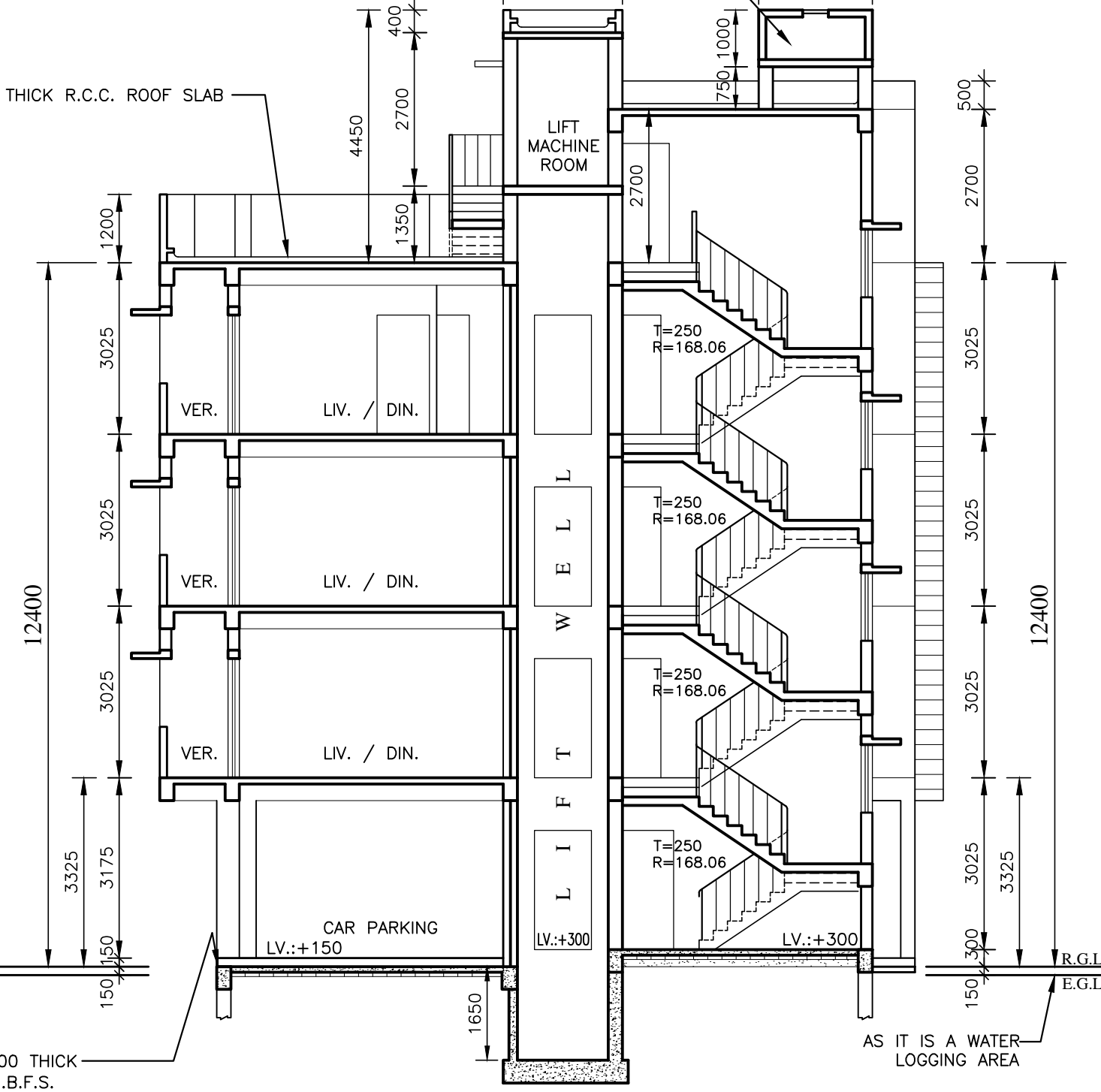
WEST SIDE ELEVATION

SCALE - 1:100



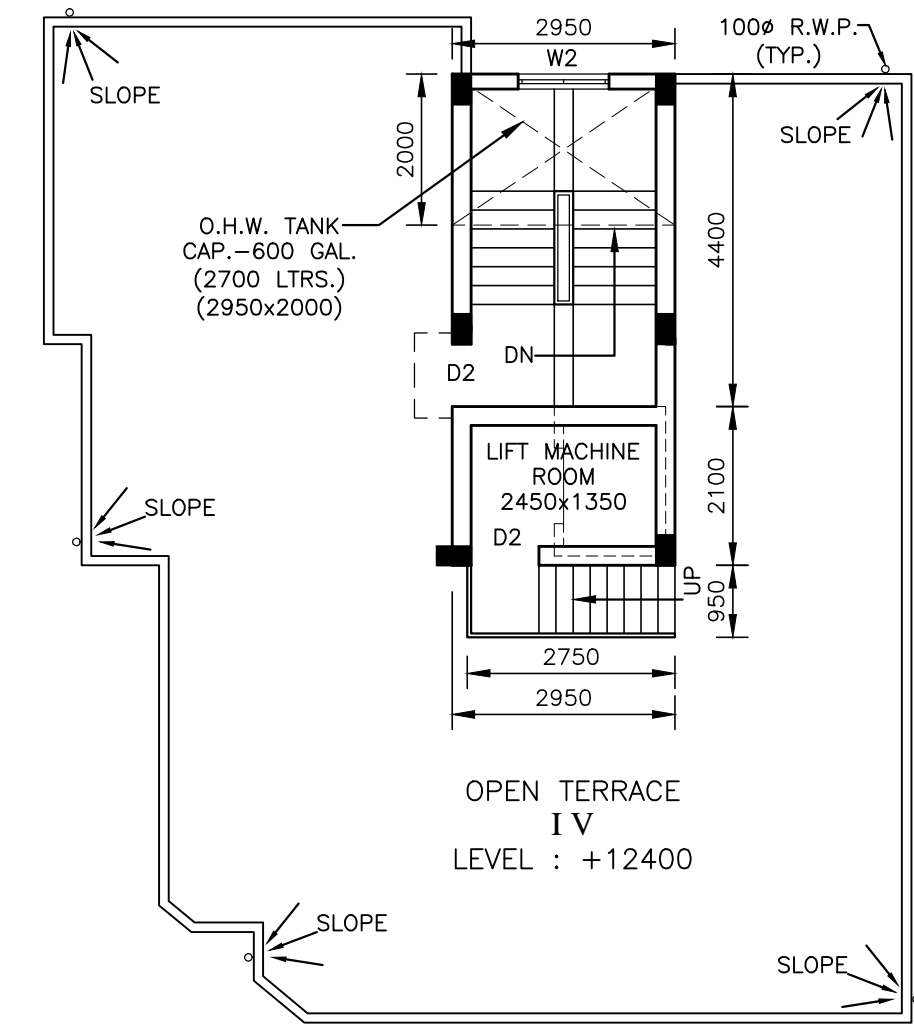
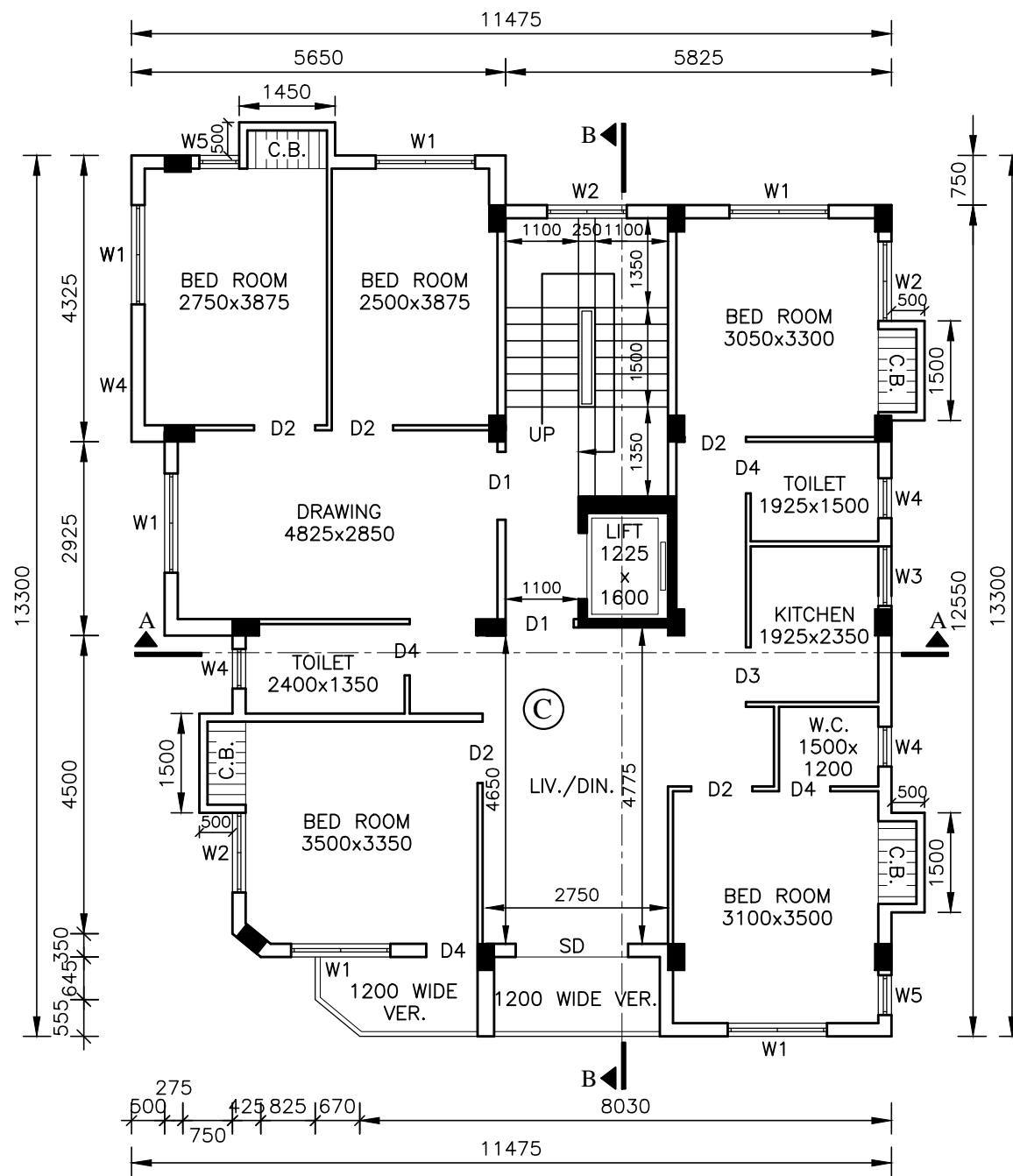
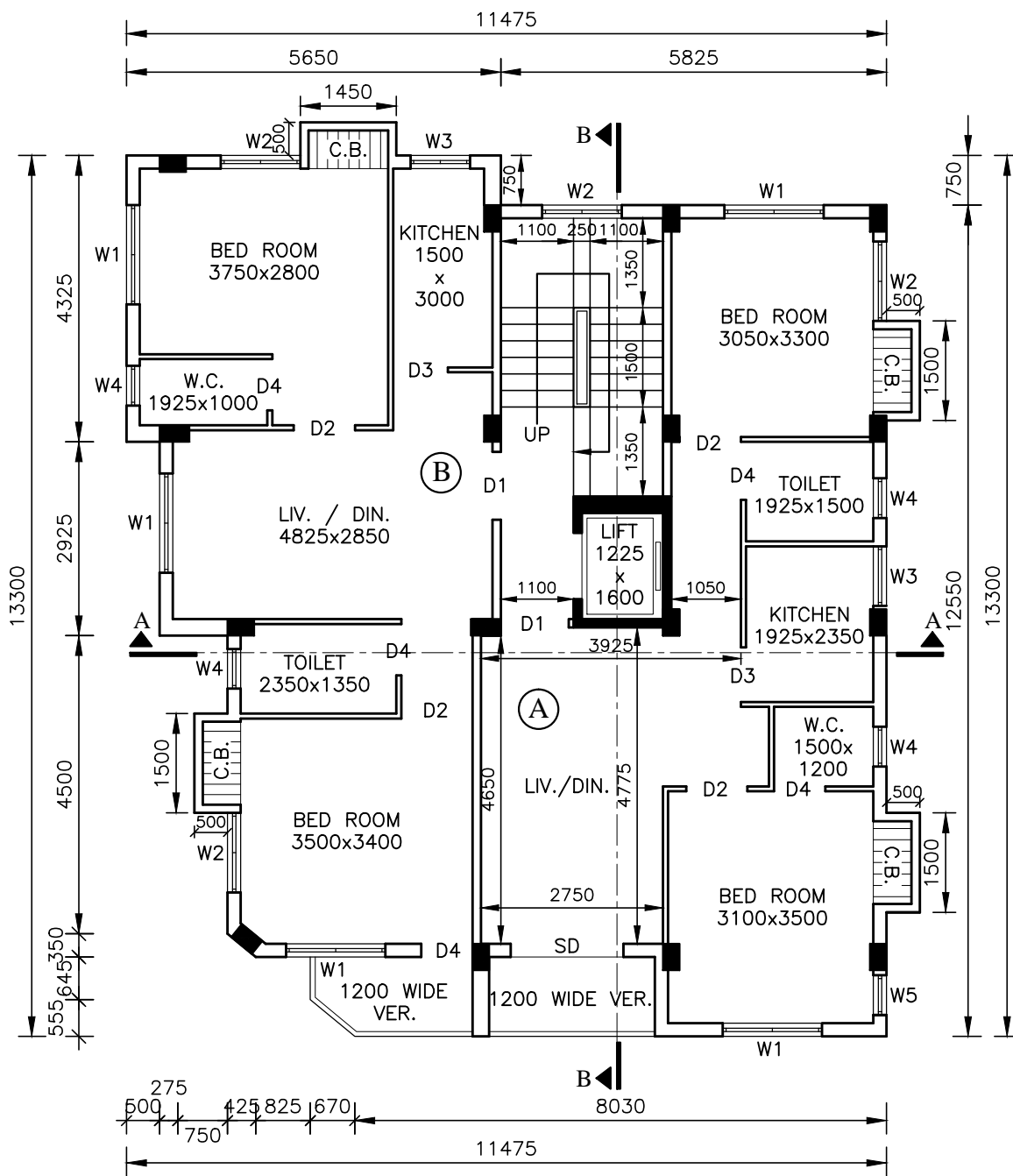
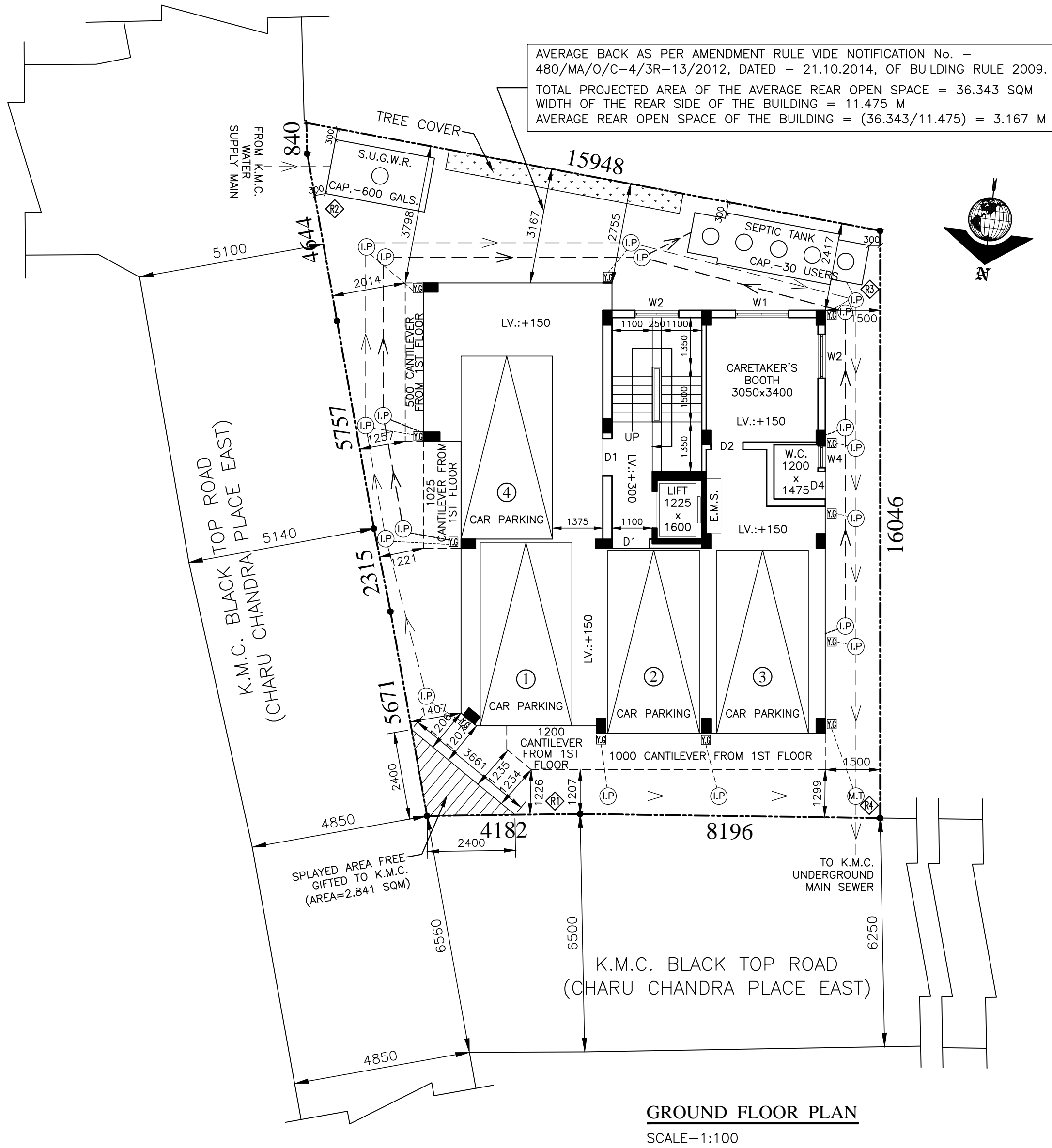
SECTION - 'A - A'

SCALE-1:100



SECTION - 'B - B'

SCALE-1:100



STATEMENT OF THE PLAN PROPOSAL

PART-A:

01. ASSESSEE No. : 21-089-02-0148-9
02. NAME OF OWNER : SRI AMIT KUMAR BANERJEE
03. APPLICANT : SRI PRASANTA KUMAR DAS PROPRIETOR OF M/S PRASANTA KUMAR DAS AS CONSTITUTED ATTORNEY OF SRI AMIT KUMAR BANERJEE.
04. DETAILS OF REGISTERED DEED :
BOOK No. : I VOL. No. : 1603-2023 PAGE No.: 161-165
BEING No. :1339 DATE:28.02.1964 PLACE:S.R. ALIPUR, 24 PGS.(S)
05. DETAILS OF REGISTERED POWER OF ATTORNEY :
BOOK No. : IV VOL. No. : 1605-2023 PAGE No. : 821 - 837
BEING No.:160500059 DATE:30.03.2023 PLACE : A.D.S.R., ALIPORE
06. DETAILS OF REGISTERED BOUNDARY DECLARATION :
BOOK No. : I VOL. No. : 1603-2023 PAGE No.:163322-163332
BEING No.:160305658 DATE:02.05.2023 PLACE:D.S.R.-III, 24 PGS.(S)
07. DETAILS OF REGISTERED DEED OF GIFT (CORNER SPLAY) :
BOOK No. : I VOL. No. : 1603-2023 PAGE NO.:139717-139727
BEING No.:160304622 DATE:10.04.2023 PLACE:D.S.R.-III, 24 PGS.(S)
08. No. Of STOREY = G+111
09. No. Of TENEMENTS = 5 Nos.
10. SIZE OF TENEMENTS : 50-75 SQM=4 Nos. & ABOVE 100 SQM=1 No.

DOOR & WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D1	1025	2100	W1	1500	1200
D2	900	2100	W2	1200	1200
D3	800	2100	W3	900	1200
D4	750	2100	W4	750	750

SPECIFICATIONS

1. ALL GRADE OF CONCRETE - M20.
2. ALL GRADE OF STEEL - Fe 500
3. ALL OUTER WALL - 200 MM THICK 1:6 MORTAR.
4. ALL INTERNAL WALL-75 MM THICK WITH 1:4 MORTAR EXCEPT OTHERWISE MENTIONED.
5. ALL PLASTER - 12 MM THICK WITH 1:4 MORTAR.
6. BEARING CAPACITY OF SOIL AS PER SOIL REPORT.
7. ALL OTHER MATERIALS USED AS PER IS CODE :
 - a) ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN AT THE TIME OF CONSTRUCTION WHICH WILL NOT EXCEED THE LOAD BEARING WALL. THIS MEASURES INDICATES THE U.G.W. RESERVOIR MAINLY.
 - b) ALL DIMENSIONS ARE IN MM.
8. DEPTH OF S.U.G.R. DOES NOT EXCEED THE DEPTH OF NEARBY FOUNDATIONS.

CERTIFICATE OF GEO-TECH. 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 AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

RUPAK KUMAR BANERJEE

G.T. - CLASS - 1/3

NAME OF GEO-TECH. ENGINEER

DECLARATION OF L.B.S.

CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ADJOINING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE SITE IS LYING WITH AN EXISTING STRUCTURE FULLY OCCUPIED BY THE OWNER. THERE IS NO TENANTS. THE PLOT IS BOUNDED BY BOUNDARY WALLS.

DIPANKAR BHOWMICK

L.B.S. - CLASS - I / 841

NAME OF L.B.S.

DECLARATION OF OWNER / APPLICANT

1. I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE C.A. & E.S.E. DURING CONSTRUCTION
2. I SHALL FOLLOW THE INSTRUCTION OF C.A. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN).
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.
4. IF ANY SUBMITTED DOCUMENT ARE FAKE, THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF S.U.G.W.R. TAKEN UNDER THE GUIDANCE OF C.A./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.
6. DURING DEPARTMENTAL INSPECTION THE PLOT IS IDENTIFIED BY ME.
7. THERE IS NO LEGAL COURT CASE PENDING AGAINST THE PREMISES.

SRI PRASANTA KUMAR DAS
PROPRIETOR OF M/S PRASANTA KUMAR DAS
AS CONSTITUTED ATTORNEY OF
SRI AMIT KUMAR BANERJEE

NAME OF OWNER / APPLICANT

NAME OF OWNER(S) / APPLICANT(S) : SRI PRASANTA KUMAR DAS PROPRIETOR OF M/S PRASANTA KUMAR DAS AS C.A. OF SRI AMIT KUMAR BANERJEE

AREA OF LAND : 243.663 SQM
NAME OF L.B.S. : DIPANKAR BHOWMICK
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 33.0 M
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) : 9.000 M

REFERENCE POINTS IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
R1	22°30'26" NORTH	88°21'05" EAST	9.000 M
R2	22°30'26" NORTH	88°21'05" EAST	9.000 M
R3	22°30'26" NORTH	88°21'05" EAST	9.000 M
R4	22°30'26" NORTH	88°21'05" EAST	9.000 M

PART-B:

01. AREA OF LAND :
AS PER TITLE DEED (03 K - 12 CH - 30 SFT) = 253.623 SQM
02. AS PER PHYSICAL MEASUREMENT=(03K-10CH-12.79SFT)=243.663 SQM
03. AREA OF SPLAY CORNER = 2.841 SQM
04. AREA OF STRIP = NA
05. NET LAND AREA = (243.663 - 2.841) = 240.822 SQM
06. (i) PERMISSIBLE GROUND COVERAGE (58.54%) = 142.651 SQM
(ii) PROPOSED GROUND COVERAGE (55.73%) = 135.800 SQM
07. PROPOSED HEIGHT = 12.400 M
08. DEPTH OF BUILDING = 13.300 M
09. FRONTAGE OF PLOT = (4.182 + 8.196) = 12.378 M
10. No. OF TREE = 6 Nos. & TREE COVER AREA = 3.575 SQM (1.47%)

11. PROPOSED AREA :

FLOORS	GROSS COVERED AREA (SQM)	CUTOUT STAIR WELL (SQM)	LIFT WELL (SQM)	NET COVERED AREA (SQM)	EXEMPTED AREA STAIR & STAIR LOBBY (SQM)	LIFT LOBBY (SQM)	NET FLOOR AREA (SQM)
GROUND FLOOR	121.635	0.000	0.000	121.635	9.915	2.035	109.685
1ST FLOOR	135.800	0.375	1.960	133.465	9.915	2.035	121.515
2ND FLOOR	135.800	0.375	1.960	133.465	9.915	2.035	121.515
3RD FLOOR	135.800	0.375	1.960	133.465	9.915	2.035	121.515
TOTAL	529.035	1.125	5.880	522.030	39.660	8.140	474.230

12. TENEMENTS & CAR PARKING CALCULATION :

(A) RESIDENTIAL :

WORKD	TENEMENT SIZE (SQM)	PROPORTIONAL AREA TO BE ADDED (SQM)	ACTUAL TENEMENT AREA (SQM)	No. OF TENEMENT (SQM)	REQUIRED CAR PARKING (SQM)
A	59.955	12.071	72.026	2	
B	60.532	12.188	72.720	2	
C	120.487	24.259	144.746	1	2

13. TOTAL REQUIRED CAR PARKING = 2 Nos.
14. TOTAL PROVIDED CAR PARKING = 4 Nos.
15. PERMISSIBLE AREA FOR PARKING = 50.000 SQM
16. PROVIDED AREA OF PARKING = 87.792 SQM
17. PERMISSIBLE F.A.R = 1.75
18. PROPOSED F.A.R = (474.230 - 50.000) / 243.663 = 1.741 < 1.75
19. OVER HEAD TANK AREA = 5.900 SQM
20. STAIR HEAD ROOM AREA = 12.980 SQM
21. LIFT MACHINE ROOM AREA = 6.195 SQM
22. LIFT MACHINE ROOM STAIR AREA = 2.613 SQM
23. TERRACE AREA = 135.800 SQM
24. AREA OF CUPBOARD=[(0.725 SQMx3 Nos.)+(0.750 SQMx9 Nos.)]
= 8.925 SQM
25. OTHER AREA ONLY FOR FEES = (12.980+6.195+2.613+8.925)
= 30.713 SQM

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN PREPARED 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. SOIL TESTING HAS BEEN DONE BY MR. RUPAK KUMAR BANERJEE OF M/S. GEO STAR, 50, CHIT KALIKAPUR, KOLKATA-700099. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

DIPANKAR BHOWMICK

E.S.E. - CLASS - II / 343

NAME OF STRUCTURAL ENGINEER

PROJECT :

PROPOSED G + 111 STORIED RESIDENTIAL BUILDING
PLAN OF HEIGHT 12.4 M (U/S - 393 A OF K.M.C. ACT 1980 BY COMPLYING THE AMENDMENT RULE VIDE NOTIFICATION No. - 480/MA/O/C-4/3R-13/2012, DATED -21.10.2014, OF BUILDING RULE 2009) AT
PREMISES No. - 168, CHARU CHANDRA PLACE EAST (FORMERLY KNOWN AS 14/16, DR. DAUDAR RAHAMAN ROAD THERE AFTER 33, DR. DAUDAR RAHAMAN ROAD), WARD No. - 89, BOROUGH - X, KOLKATA - 700033, P. S. - CHARU MARKET UNDER THE KOLKATA MUNICIPAL CORPORATION.

GROUND, 1ST, 2ND & 3RD FLOOR PLANS, ROOF PLAN, SECTION-AA & BB, FRONT & WEST SIDE ELEVATIONS.

PLAN CASE No. - 2023100025

B. P. No. - 2023100131 DATED -30-SEP-2023

VALID FOR 5 YEARS FROM DATE OF SANCTION.

SIGNATURE OF A.E. (C) / BLDG. / BR.-X