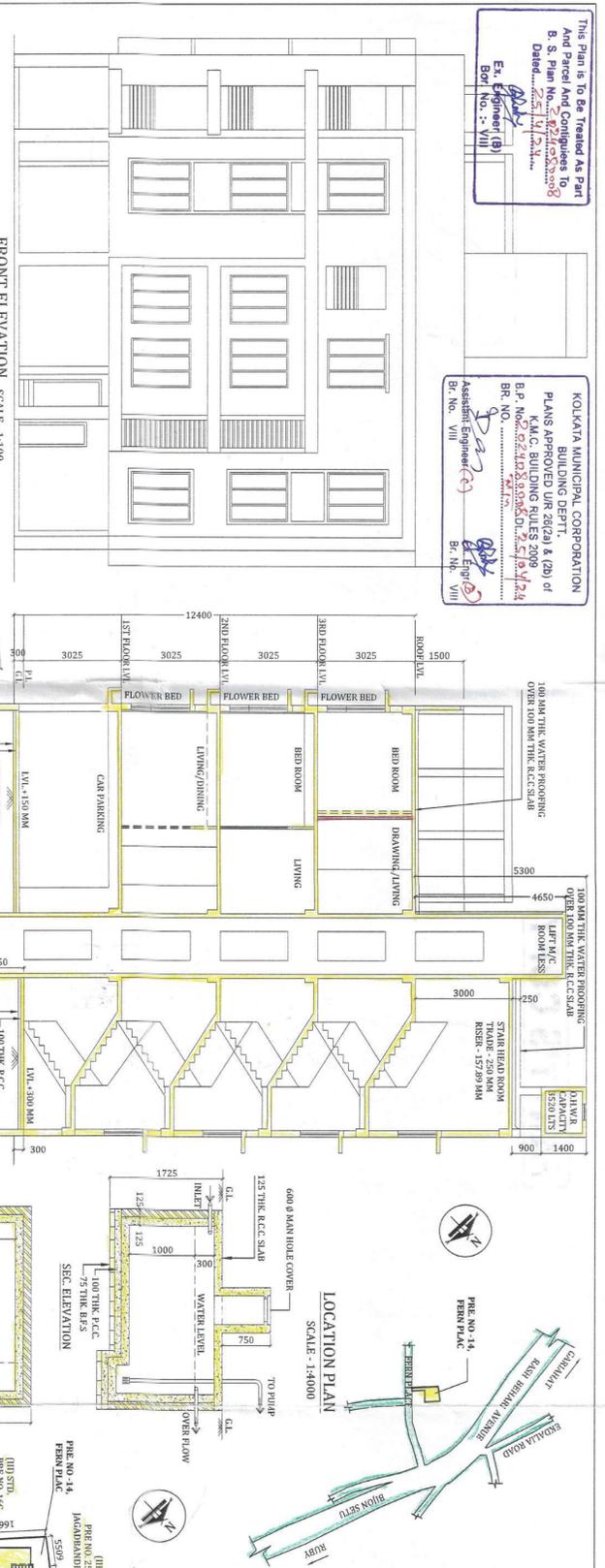


This Plan is to be Treated as Part And Parcel And Complies To B.S. Plan No. 202/408/008 Dated: 25-04-2024

Approved Engineer (B) Br. No. VIII

KOLKATA MUNICIPAL CORPORATION
BUILDING DEPT.
PLANS APPROVED UR 26(2a) & (2b) of K.M.C. BUILDING RULES 2009
B.P. NO. 202/408/008
BR. NO. VIII
Dated: 25-04-2024



MAIN CHARACTERISTICS OF THE PROPOSAL

PART 'A'

1. ASSESSEE NO: 110061300101
2. NAME OF THE OWNER: SMT SWARNALI BISWAS DEB
3. NAME OF THE APPLICANT: SMT SWARNALI BISWAS DEB
4. DETAIL OF REGISTERED DEED: BOOK NO: 1 VOL. NO: 1603-2023 PAGE NO: 46789 TO 46822 BRING NO: 160301286 YEAR: 2023
5. PLACE: D.S.R. - III SOUTH 24 P.C.S. DATE: 31/01/2023

6. SPECIFICATION:-
ALL EXTERNAL BRICK WORK 200mm THICK WITH 1:4 CEMENT MORTAR ALL INTERNAL WALLS 125mm & 75mm THICK WITH 1:4 CEMENT MORTAR AND WIRE NET BONDING. ALL RCC WORK WITH M20 CONCRETE AS PER STRUCTURAL DESIGN. INTERNAL PLASTER WITH 1:5 CEMENT MORTAR (1:1:4) CEILING PLASTER WITH 1:4 CEMENT MORTAR (Gross)

7. DOOR WINDOW SCHEDULE:-

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D1	1200	2100	W1	1500	1800
D2	900	2100	W2	1200	1800
D3	750	2100	W3	900	1000
			W4	600	750

SCALE: 1:100 & AS MENTIONED

PART 'B'

ALL DIMENSIONS IN THIS DRAWING ARE STRUCTURAL DIMENSIONS AND DOES NOT INCLUDE PLASTERING OR ANY OTHER FINISHING.

FAR CALCULATION

1. LAND AREA = 01.41 - 09 CL - 37.50 FT = 375.511 SQ.M. (AS PER DEED & PHYSICAL MEASUREMENT)
2. ROAD WIDTH = 6.096 MT WIDE FERN PLACE (K.M.C. BLACK TOP ROAD)
3. PROPOSED HEIGHT OF THE BUILDING = 12.400 MT.
- 4(a) PERMISSIBLE GROUND COVERAGE = 303.339 SQ.M. (54.150%)
- 4(b) CONSTRUCTED GROUND COVERAGE = 192.738 SQ.M. (51.327%)
5. PERMISSIBLE FAR = 175
- 6(a) PERMISSIBLE TOTAL COVERED AREA = 657.144 SQ.M.
- 6(b) CONSTRUCTED TOTAL COVERED AREA = 620.140 SQ.M. (EXCLUDING ALL EXEMPTION AREA & CAR PARKING AREA)

FLOOR	GR. FLOOR AREA (SQ.M.)	STAIR & STAIR LOBBY AREA (SQ.M.)	LIFT LOBBY AREA (SQ.M.)	NET FLOOR AREA (SQ.M.)
GR. FLOOR	146.927-38.473 = 108.454	12.690	2.484	129.628
1ST FLOOR	192.738	190.463	2.625	175.148
2ND FLOOR	192.738	190.463	2.625	175.148
3RD FLOOR	192.738	190.463	2.625	175.148
TOTAL	765.132	756.259	507.60	695.140 SQ.M.

7. CAR PARKING AREA: 121.267 SQ.M. (75 SQ.M. FOR 01 CAR PARKING)

FLOOR	NO. OF TENEMENT	ACTUAL TENEMENT AREA	NOS.	REQ. CAR FLOOR	LOFT	CB
A	138.563 SQ.M.	19.684	1	01 NO	NIL	NIL
B	35.543 SQ.M.	5.049	1	1ST FLOOR	NIL	2.500 SQ.M.
C	51.649 SQ.M.	7.337	1	2ND FLOOR	NIL	2.500 SQ.M.
D	49.906 SQ.M.	7.090	1	3RD FLOOR	NIL	2.500 SQ.M.
E	7.551 SQ.M.	10.306	1	TOTAL	NIL	7.500 SQ.M.
F	82.910 SQ.M.	11.778	1	01 NO		
G	91.195 SQ.M.	12.955	1	01 NO		

8. NO. OF TENEMENT: 07 NOS.

- 9(a) PROVIDED CO. / EN CAR PARKING = 05 NOS.
10. CONSUMED FAR = 1.651
- 11(a) CONSTRUCTED ROOF AREA = 192.738 SQ.M.
- 11(b) ROOF TANK AREA = 4.805 SQ.M.
- 11(c) CONSTRUCTED PERGOLA AREA AT ROOF = 9.500 SQ.M.
- 12 CONSTRUCTED TOTAL CAR AREA (7.500 X 3) = 7.500 SQ.M.
13. TOTAL COMMON AREA = 74.199 SQ.M.
- 14(a) A.C. OFFICE CARPET AREA = 34.812 SQ.M.
- 14(b) PERMISSIBLE TREE COVER AREA = 1.891 % i.e. 7.100 SQ.M.
- 15(a) PROVIDED TREE COVER AREA = 38.473 SQ.M.
- 15(b) PERMISSIBLE TREE COVER AREA = 2.143 % i.e. 8.045 SQ.M.

CERTIFICATE OF STRUCTURAL ENGINEER

I DO HEREBY CERTIFY THAT THE G+III STORED (12.400 MT HT) RESIDENTIAL BUILDING VIDE B.P. NO. 202/408/008, BOROUGH - VIII DATED - 25-04-2024 AT PREMISES NO. 14, FERN PLACE, P.S. GARIAHAT, WARD NO. 68, BOROUGH - VIII, K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE. THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR HAS BEEN UNDERTAKEN UNDER THE GUIDANCE OF E.S./J.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING SITE INSPECTION WAS PHYSICALLY PRESENT PLINTH LEVEL.

I ALSO HEREBY CERTIFY THAT I HAVE CHECKED THE FOUNDATION AND STRUCTURAL MEMBERS OF THE CONSTRUCTED G+III STORED (12.400 MT HT) RESIDENTIAL BUILDING AT PREMISES NO. 14, FERN PLACE, P.S. GARIAHAT, WARD NO. 68, BOROUGH - VIII, K.M.C. AUTHORITY AND FOUND THE FOUNDATION AND THE EXISTING STRUCTURAL MEMBERS IS IN SAFE AND RESPECT.

Subhankar Roy
SUBHANKAR ROY
E.S. E.NO. - 205/1
MANI SANKAR CHATTERJEE
E.S. E.NO. /205
NAME OF STRUCTURAL ENGINEER

DECLARATION OF L.B.S

CERTIFY 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 THAT THE SITE CONDITION INCLUDING WIDTH OF BUILDING, K.M.C. ROAD CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT AT TANK OR FILLED UP A TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF S.L.C. WATER TANK HAS BEEN COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK THE OWNER/APPLICANTS SIGNATURE IS AUTHENTICATED BY ME.

Debyut Ghosh
DEBYUT GHOSH
E.S. NO. - 1508/1
THE KOLKATA MUNICIPAL CORPORATION
LES. NO. J/1508
NAME OF L.B.S

DECLARATION OF OWNER/APPLICANT

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. E.S. & C.T.E. DURING CONSTRUCTION I SHALL FOLLOW THE INSTRUCTION OF L.B.S. E.S. & C.T.E. DURING CONSTRUCTION OF THE BUILDING. AS PER B.S. PLAN, K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE. THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR HAS BEEN UNDERTAKEN UNDER THE GUIDANCE OF E.S./J.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING SITE INSPECTION WAS PHYSICALLY PRESENT PLINTH LEVEL.

Smita Biswas Deb
SMT SWARNALI BISWAS DEB
NAME OF OWNER/APPLICANT

REGULARIZED PLAN U/R 26 (2a) & (2b) OF CONSTRUCTED G+III STORED (12.400 MT HEIGHT) RESIDENTIAL BUILDING AT PREMISES NO. 14, FERN PLACE, P.S. GARIAHAT, WARD NO. 68, BOROUGH - VIII, KOLKATA - 700 0019 [K.M.C.] PREVIOUSLY SANCTIONED VIDE B.P. NO. 202/408/0008, BOROUGH - VIII, DATED - 25-04-2024.

PARTY'S COPY

U/R-26(2a) & (2b) of
K.M.C. Building rules
2009, approved by
... 34. 28/12/2014
D... 27.02.2016.

KOLKATA MUNICIPAL CORPORATION
BUILDING DEPT.
PLANS APPROVED U/R 26(2a) & (2b) of
K.M.C. BUILDING RULES 2009
E.P. No. 2524/2009/25/10/14
BR. No.
Assn. Engineer (A) [Signature] [Stamp]
Br. No. VIII

This Plan is to be Treated As Part
And Parcel And Conforms To
B. S. Plan No. 2524/2009/25/10/14
Date: 27.02.2016
Ex. Engineer (B) [Signature]
Bdr. No.: VIII

