

MAIN CHARACTERISTICS OF THE PROPOSAL

- PART "A"**
- ASSESS NO : 210922100597
 - NAME OF THE OWNER (RECORDED) : ROMA ROY @ RAMA SHANKAR ROY
 - NAME OF THE APPLICANT: SRI KHOKAN SARDAR SOLE PROPRIETOR OF RENUKA CONSTRUCTION (C.A) OF ROMA ROY @ RAMA SHANKAR ROY
 - DETAIL OF REGISTERED DEED.
 - BOOK NO : I
 - VOL. NO : 13
 - PAGE NO : 220 TO 221
 - BEING NO : 1691
 - YEAR : 1906
 - PLACE : REGISTERED OFFICE AT ALIPORE SADAR
 - DATE : 14/06/1906
 - DETAIL OF POWER OF ATTORNEY.
 - BOOK NO : I
 - VOL. NO : 1602 - 2021
 - PAGE NO : 29847 TO 29899
 - BEING NO : 160200306
 - YEAR : 2021
 - PLACE : D.S.R.-II SOUTH 24 PGS.
 - DATE : 21/01/2021
 - DETAIL OF REGISTERED BOUNDARY DECLARATION :-
 - BOOK NO : I
 - VOL. NO : 1602 - 2022
 - PAGE NO : 296084 TO 296096
 - BEING NO : 160208470
 - YEAR : 2022
 - PLACE : D.S.R.-II SOUTH 24 PGS.
 - DATE : 28/06/2022
 - DETAIL OF REGISTERED GIFT DEED (STRIP OF LAND) :-
 - BOOK NO : I
 - VOL. NO : 1602 - 2022
 - PAGE NO : 296070 TO 296083
 - BEING NO : 160208469
 - YEAR : 2022
 - PLACE : D.S.R.-II SOUTH 24 PGS.
 - DATE : 28/06/2022
 - DETAIL OF REGISTERED GIFT DEED (CORNER SPLAY) :-
 - BOOK NO : I
 - VOL. NO : 1602 - 2023
 - PAGE NO : 48772 TO 48783
 - BEING NO : 160201269
 - YEAR : 2023
 - PLACE : D.S.R.-II SOUTH 24 PGS.
 - DATE : 02/02/2023

SPECIFICATION :-

ALL EXTERNAL BRICK WORK 200mm. THICK WITH 1:6 CEMENT MORTAR.
 ALL INTERNAL WALLS 125mm. & 75mm. THICK WITH 1:4 CEMENT MORTER AND WIRE NET BONDING.
 ALL R.C.C. WORK WITH M20 CONCRETE AS PER STRUCTURAL DESIGN.
 EXTERNAL PLASTER WITH 1:6 CEMENT MORTAR (20 mm) INTERNAL PLASTER WITH 1:5 CEMENT MORTAR (12mm) CEILING PLASTER WITH 1:4 CEMENT MORTAR (6mm)

8. MUTATION CERTIFICATE (K.M.C) CASE NO. - D/092/18-MAR-21/43415, DT : 18.03.2021

SCALE -1:100 & AS MENTIONED

DOOR WINDOW SCHEDULE

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

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

PART "B" F.A.R CALCULATION

- (a) LAND AREA: 05K. 14CH. 00SQ.FT = 392.976 SQM. (AS PER DEED & ASSESSMENT BOOK)
- (b) LAND AREA: 05K. 14CH. 00SQ.FT = 392.976 SQM. (AS PER BOUNDARY DECLARATION)
- (c) AREA OF STRIP OF LAND = 7.930 SQM. (d) AREA OF CORNER SPLAY = 2.858 SQM.
- (e) NET AREA = (392.976 - 7.930 - 2.858) = 382.188 SQM.
- ABUTTING PASSAGE WIDTH = 2.438 MT.
- HEIGHT OF THE BUILDING = 6.800 MT.
- (a) PERMISSIBLE GROUND COVERAGE = 210.505 SQM. (53.567 %)
- (b) PROPOSED GROUND COVERAGE = 210.472 SQM. (53.558 %)
- PERMISSIBLE F.A.R = 1.25
- (a) PERMISSIBLE TOTAL COVERED AREA : 491.220 SQM.
- (b) PROPOSED COVERED AREA : 395.564 SQM.

FLR MKD.	COVERED AREA SQ.M.	STAIR AREA SQ.M.	FLOOR AREA SQ.M.
GR FLR	210.472	12.690	197.782
1ST FLR	210.472	12.690	197.782
TOTAL =	420.944	25.380	395.564 SQM.

7. CAR PARKING AREA : NIL (AS MEANS OF ACCESS IS < 3.50M)

8. NO. OF TENEMENT: 09

FLAT MKD.	SIZE OF TENEMENT(SQ.M.)	PROPORTIONED COMMON AREA	ACTUAL TENEMENT AREA	NOS.	REQ. CAR	FLOOR	LOFT	C.B
FLAT A	26.729 SQM.	1.907	28.636 SQ.M.	1	01 NO	1ST FLR	NIL	7.000 SQM.
FLAT B	36.119 SQM.	2.577	38.696 SQ.M.	1				
FLAT C	35.322 SQM.	2.521	37.843 SQ.M.	1				
FLAT D	51.279 SQM.	3.659	54.938 SQ.M.	2				
FLAT E	47.003 SQM.	3.354	50.357 SQ.M.	2				
FLAT F	51.232 SQM.	3.656	54.888 SQ.M.	1				
FLAT G	46.939 SQM.	3.350	50.289 SQ.M.	1				

- (a) PROPOSED COVER CAR PARKING = NIL (AS MEANS OF ACCESS IS < 3.50 M)
- (b) REQUIRED CAR PARKING = 01 NO.
- PROPOSED F.A.R = 1.007
- (a) ROOF AREA = 210.472 SQ.M.
- (b) STAIR COVER AREA = 15.965 SQ.M.
- (c) ROOF TANK AREA = 4.805 SQ.M.
- DEPTH OF THE BUILDING = 19.730 MT.
- TOTAL C.B AREA = ((1.75X0.5)X8)=7.000 SQM.
- TOTAL EXEMPTED AREA (STAIRWAY)=25.380 SQM.
- PROPOSED TREE COVER AREA = 9.979 SQM.
- ADDITIONAL AREA FOR FEES = 22.965 SQM.
- AREA FOR FEES = 443.909 SQM.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

MANI SANKAR CHATTERJEE
 E.S.E NO. 1/205
 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 ABUTTING PASSAGE AT EAST AND ANOTHER PASSAGE AT SOUTH ARE 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 U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF THE WORK AND FULLY OCCUPIED BY OWNER & THERE ARE NO TENANT.

DEBDYUT GHOSH
 L.B.S NO. 1/1508
 NAME OF L.B.S

DECLARATION OF OWNER

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 AND E.S.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 WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING INSPECTION THE PLOT IS IDENTIFIED BY ME, & THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

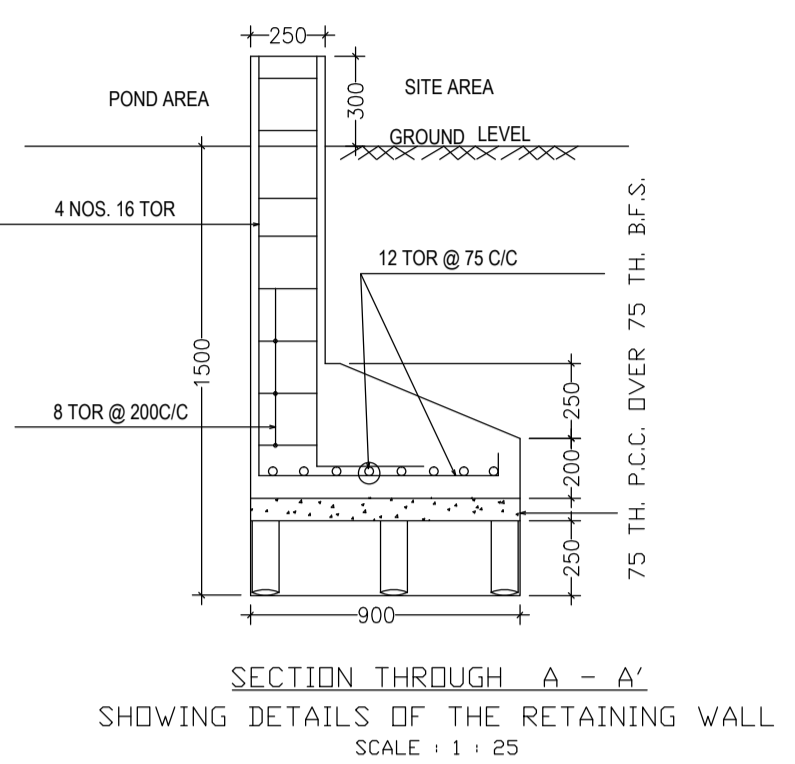
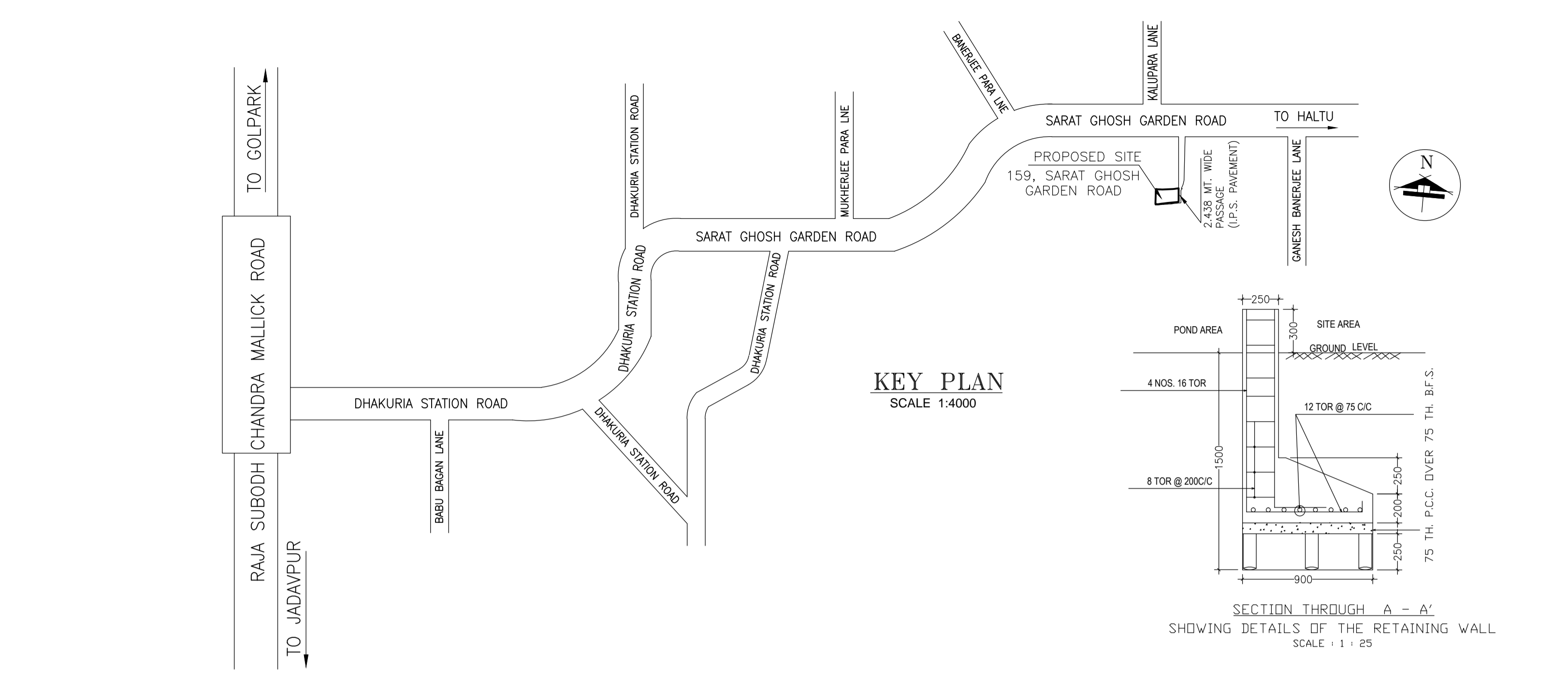
SRI KHOKAN SARDAR SOLE PROPRIETOR OF RENUKA CONSTRUCTION (C.A) OF ROMA ROY @ RAMA SHANKAR ROY
 NAME OF OWNER/APPLICANT

TITLE :- PLANS, SITE PLAN, KEY PLAN, S.U.G.W.R. & SEPTIC TANK, EXISTING PLAN

PROPOSED PLAN OF II STORIED(6.80MT HEIGHT) RESIDENTIAL BUILDING U/S 393A OF K.M.C ACT 1980 AND K.M.C BUILDING RULE 2009, AT PREMISES NO. 159, SARAT GHOSH GARDEN ROAD, KOLKATA-700 031, WARD NO. 92, BOROUGH NO. X, P.S-GARFA, WITHIN THE KOLKATA MUNICIPAL CORPORATION.

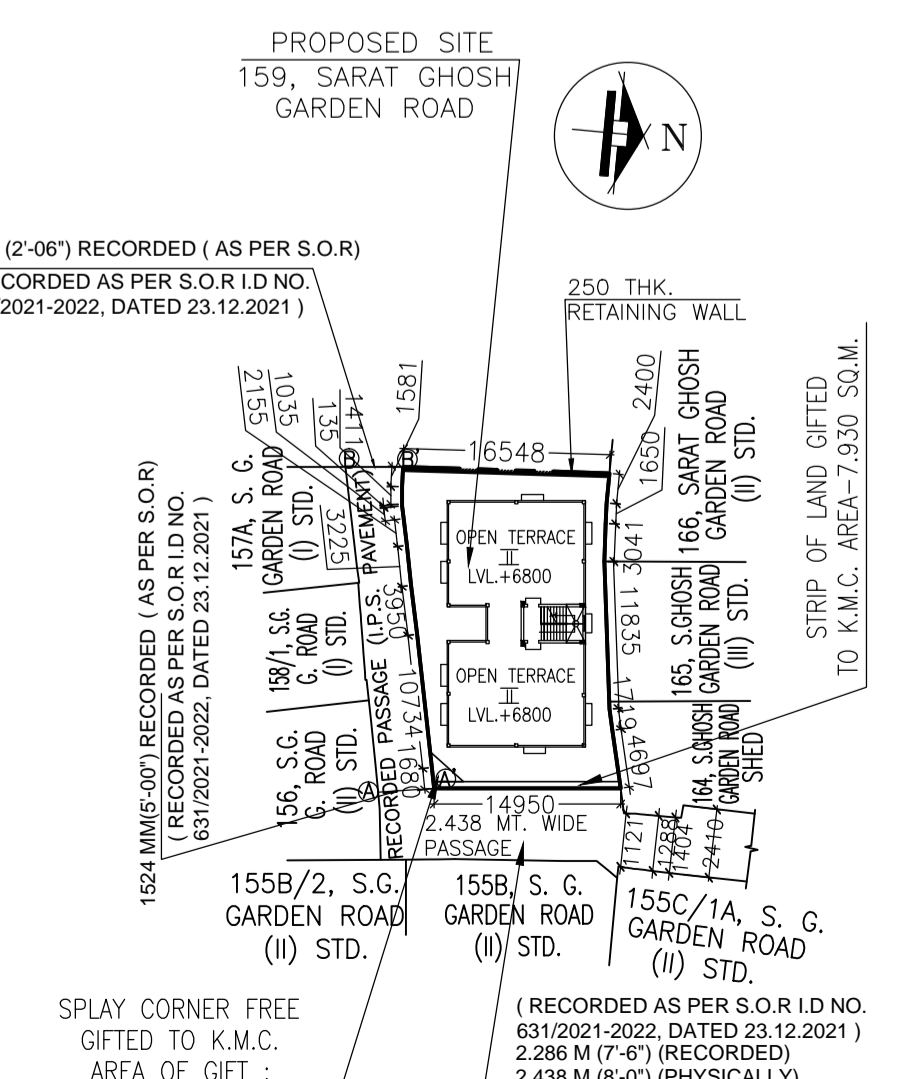
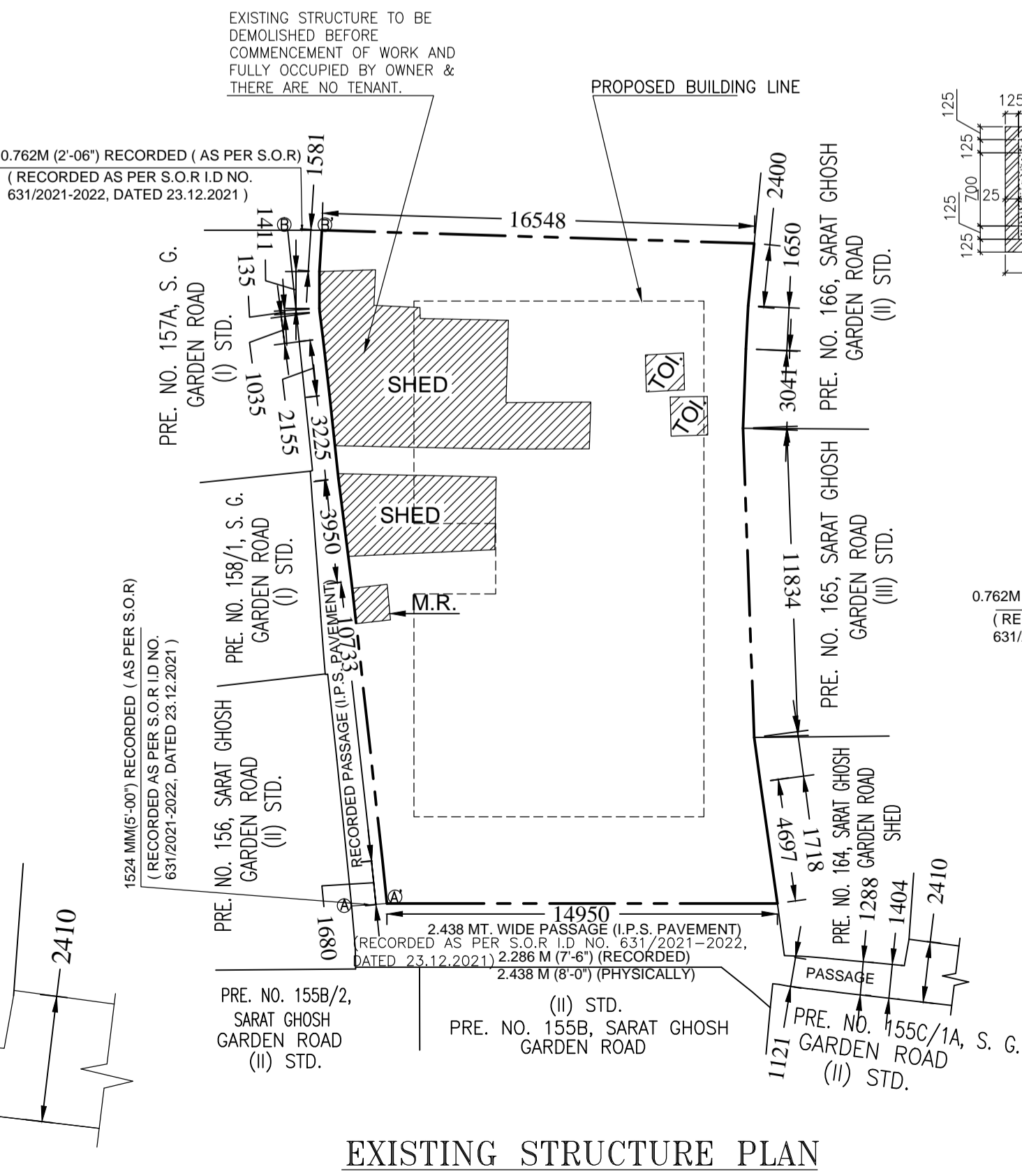
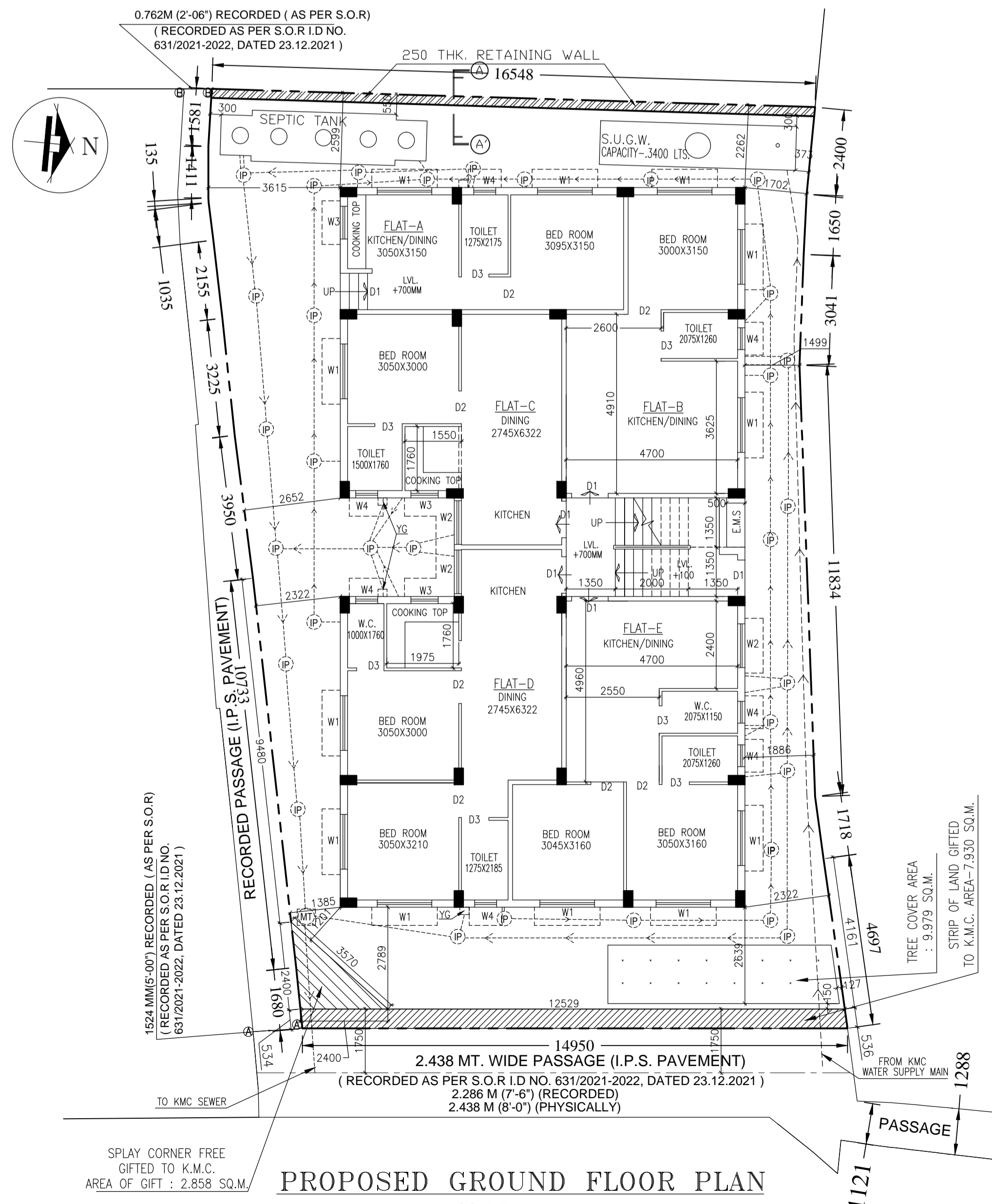
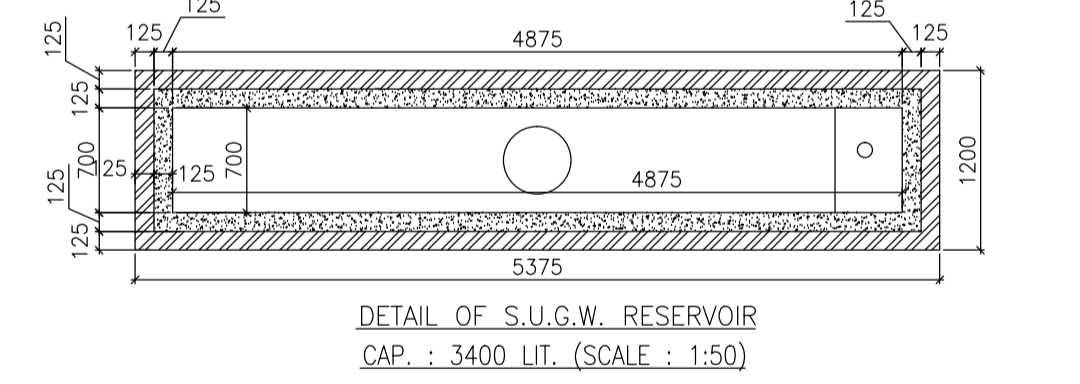
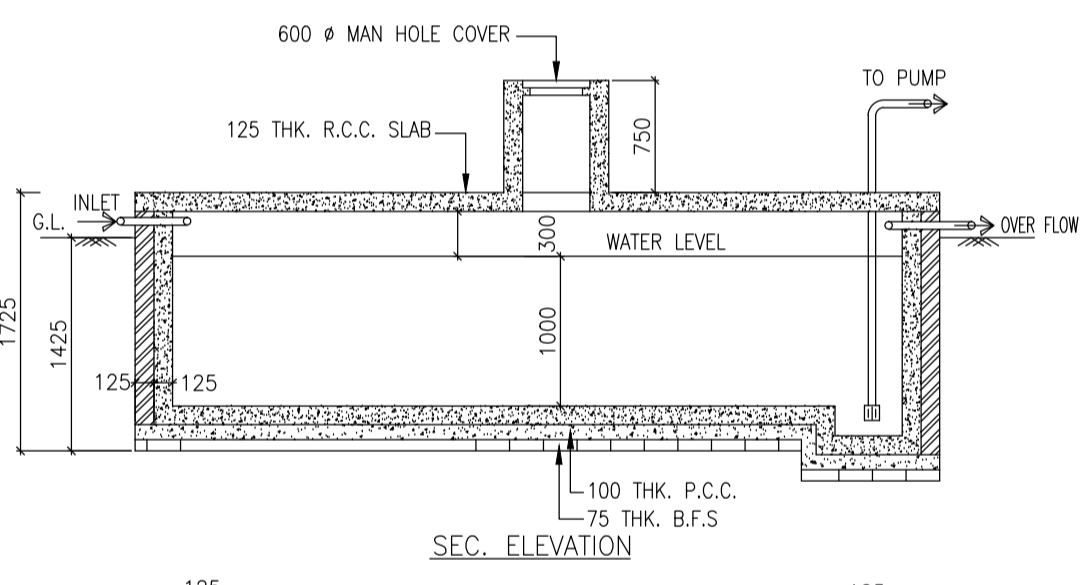
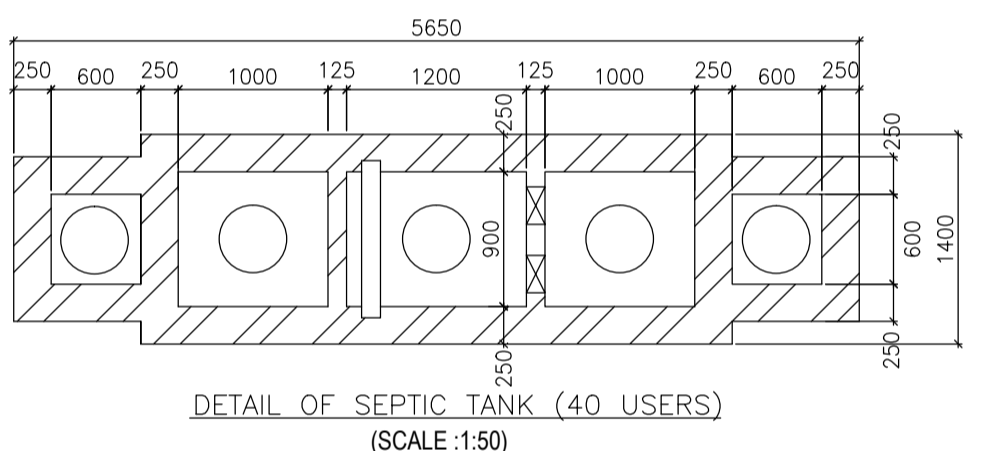
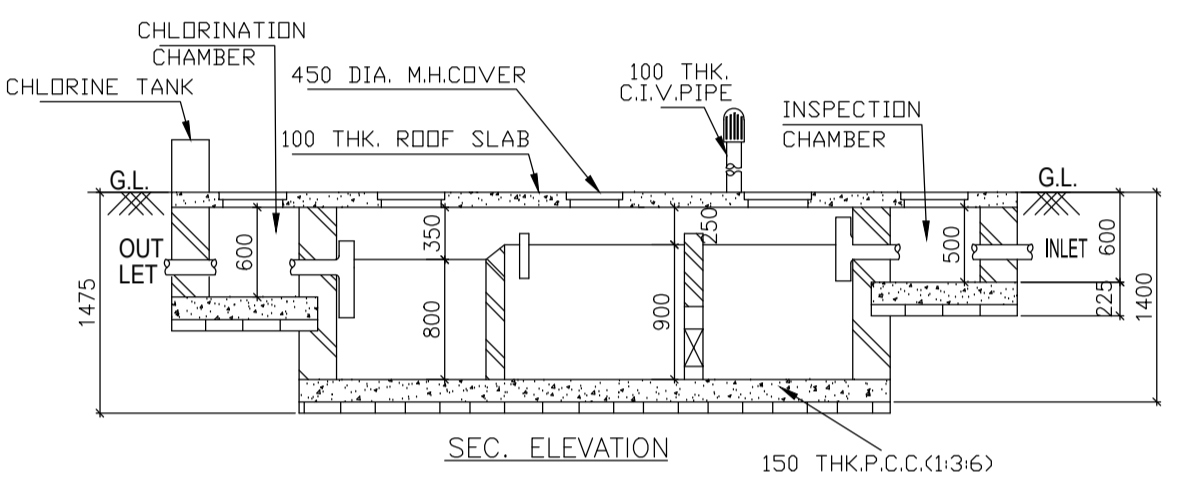
BUILDING PERMIT NO.: 2022100245; DATE: 02-MAR-2023
 VALID FOR 5 YEARS FROM DATE OF SANCTION.

SIGNATURE OF ASSISTANT ENGINEER (C)/ BR.- X
 SIGNATURE OF EXECUTIVE ENGINEER (C)/ BR.- X



NOTE :-

- ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AND AT THE TIME OF CONSTRUCTION OF BUILDING ALONG WITH CONSTRUCTION OF UNDER GROUND WATER RESERVOIR.
- DEPTH OF SEPTIC TANK & SEMI UNDER GROUND WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION.
- DISCUSSED WITH THE AUTHORITY, E.E.C/Bldg, DT. : 02.02.2023 ORDERED SOIL INVESTIGATION REPORT & STRIP OF LAND AT SOUTHERN SIDE IS NOT NECESSARY.



SPLAY CORNER FREE GIFTED TO K.M.C. AREA OF GIFT : 2.858 SQ.M.

2.438 MT. WIDE PASSAGE (I.P.S. PAVEMENT) (RECORDED AS PER S.O.R.I.D NO. 631/2021-2022, DATED 23.12.2021)
 2.286 M (7'-6") (RECORDED)
 2.438 M (8'-0") (PHYSICALLY)

SPLAY CORNER FREE GIFTED TO K.M.C. AREA OF GIFT : 2.858 SQ.M. 31 SQ.FT.

(RECORDED AS PER S.O.R.I.D NO. 631/2021-2022 DATED 23.12.2021)
 2.286 M (7'-6") (RECORDED)
 2.438 M (8'-0") (PHYSICALLY)