

PROPOSED PLAN OF G+III STORIED RESIDENTIAL BUILDING U/S 393(A) OF K.M.C. ACT 1980 COMPLYING BUILDING RULE 2009, AT

K.M.C. PREMISES NO. - 11/5, CHANDRA NATH ROY ROAD, WARD NO.066, BOROUGH - VII, ASSESSEE NO. - 21-066-02-0366-7, WITHIN THE LIMITS OF THE KOLKATA MUNICIPAL CORPORATION.

NAME OF OWNER :- SMT. TANUSREE GHOSH

PART A		7. PROPOSED AREA							
1. ASSESSEE NO. - 21-066-02-0366-7		BLOCK - 1	GROSS COVER AREA	STAIR WELL AREA	LIFT WELL AREA	NET COVER AREA	TOTAL EXEMPTED AREA		NET FL. AREA
2. NAME OF APPLICANT :- SRI ANIL KUMAR RAY PROP. OF SHREE SHREE SAI BABA CONSTRUCTION C.A. OF SMT. TANUSREE GHOSH							STAIR LOBBY	LIFT LOBBY	
3. DETAILS OF REGISTERED DEED :- BOOK NO. - I, VOLUME -347, PAGE:- 295 TO 302, YEAR- 1989 BEING NO.- 14080, AT A.D.S.R. ALIPORE		GR. FLOOR	170.281 SQM.	-----	-----	170.281 SQM.	13.365 SQM.	2.672 SQM.	154.244 SQM.
		1ST. FLOOR	193.921 SQM.	-----	2.013 SQM.	191.908 SQM.	13.365 SQM.	2.672 SQM.	175.871 SQM.
		2ND. FLOOR	193.921 SQM.	-----	2.013 SQM.	191.908 SQM.	13.365 SQM.	2.850 SQM.	175.693 SQM.
		3RD. FLOOR	193.921 SQM.	-----	2.013 SQM.	191.908 SQM.	13.365 SQM.	2.850 SQM.	175.693 SQM.
4. DETAILS OF POWER OF ATTORNEY :- BOOK NO. - I, VOLUME - 1606-2024, PAGES :- 10546 TO 10561, DATED - 29.01.2024, BEING NO.- 160600309, AT A.D.S.R. SEALDAH		TOTAL	752.044 SQM.	-----	6.039 SQM.	746.005 SQM.	53.460 SQM.	11.044 SQM.	681.501 SQM.
5. DETAILS OF BOUNDARY DECLARATION :- BOOK NO. - I, VOLUME - 1606-2024 PAGE:- 81374 TO 81385, DATED - 09.07.2024 BEING NO.- 160602701, AT A.D.S.R. SEALDAH		8. A) PARKING CALCULATION							
6. DETAILS OF COMMON PASSAGE :- BOOK NO. - I, VOLUME - 1606-2024 PAGE:- 81355 TO 81364, DATED - 09.07.2024 BEING NO.- 160602702, AT A.D.S.R. SEALDAH		TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT] AREA	NO. OF TENEMENT	3 NOS.			
		43.324	8.000	51.324	1 NO.				
		44.996	8.309	53.305	1 NO.				
		86.633	15.997	102.630	1 NO.				
		43.324	8.000	51.324	2 NOS.				
		44.104	8.144	52.248	2 NOS.				
7. DETAILS OF NON EVICTION OF TENANT DEC. :- N.A.		43.809	8.090	51.899	2 NOS.				
		42.085	7.771	49.856	2 NOS.				

PART B		GROUND FLOOR OFFICE CARPET AREA - 42.531 SQM.						
1. AREA OF LAND. - 05 K-04 CH-24 SFT. / 353.400 SQ.M. (As per Title Deed)		TOTAL REQUIRED CAR PARKING						
2. AREA OF LAND. - 354.628 SQ.M./ 05 K-04 CH-37.216 SFT. (As per Boundary Declaration)		B) NOS. OF PARKING PROVIDED = COVER = 4 NOS.						
3. AREA OF STRIP OF LAND - NIL.		C) PROPOSED AREA FOR PARKING a) GR. FLOOR = 75.00 SQ.M.						
4. AREA OF SPLAYED CORNER - NIL.		D) ACTUAL AREA OF PARKING PROVIDED a) GR. FLOOR = 76.334 SQ.M.						
5. PERMISSIBLE GROUND COVERAGE :- 193.971 SQ.M. / (54.887%)		9. PERMISSIBLE F.A.R. = 1.750 10. PROPOSED F.A.R.= 1.716 11. EXEMPTED AREA = 64.504 SQM.						
6. PROPOSED GROUND COVERAGE :- 193.921 SQM. (54.873%)		12. STAIR HEAD ROOM AREA = 16.353 SQM. 13. OVER HEAD TANK AREA :- 5.670 SQ.M.						
		14. LIFT MACHINE ROOM AREA :- 6.743 SQ.M. 15. LIFT MACHINE STAIR AREA :- 3.250 SQ.M.						
		16. SHOP COVER AREA :- NIL 17. SHOP CARPET AREA :- NIL						
		18. OFFICE COVER AREA :- 51.757 SQ.M. 19. OFFICE CARPET AREA :- 42.531 SQ.M.						
		20. C/B AREA :- 6.845 SQ.M. 21. LOFT AREA :- NIL						
		22. HEIGHT OF THE BUILDING :- 12.475 M.						
		23. DEPTH OF THE BUILDING :- 14.750 M.						
		24. FRONTAGE OF THE PLOT :- 19.225 M.						
		25. HEIGHT OF STAIR HEAD ROOM :- 2.400 M.						
		26. TREE COVERED AREA :- PERMISSIBLE : 6.644 SQ.M. / PROVIDED : 11.371 SQM.						
		27. ADDITIONAL AREA FOR FEES - (16.353+6.743+3.250+6.845) = 33.191 SQM.						

DECLARATION OF OWNER		NOTES AND SPECIFICATION						
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN). # WE 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 BE REVOKE THE SANCTION BUILDING. # THE CONSTRUCTION OF SEMI UNDERGROUND WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E. / L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. # SITE HAS BEEN IDENTIFIED BY ME AT THE TIME OF INSPECTION.		1. Thk. of all outer walls are 200 mm B/W with 1:6 cement sand mortar.&125th. R.C.C. Wall(1:1.5:3)						
		2. Thk. of all inner walls are 75 & 125 mm (mentioned in drawing) with 1:4 cement						
		3. Width of the chojja 450 mm.						
		4. 19 mm thk. plastering to outer walls and 12 mm thk. to inner walls & 6 mm thk. to ceiling.						
		5. Depth of septic tank and S.U.G.W.R should not exceed more than depth of col.foundation.						
		6. Grade of concrete M-20,Grade of steel Fe-415.						
SRI ANIL KUMAR RAY PROP. OF SHREE SHREE SAI BABA CONSTRUCTION C.A. OF SMT. TANUSREE GHOSH		7. All dimension are in mm.						
NAME OF OWNER/(C.A.)		DECLARATION OF L.B.S./A.						
LATITUDE - 22°31'46.45"N, LONGITUDE - 88°23'11.82"E		I DO CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C BUILDING RULES 2009. AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING WIDTH OF THE ABUTTING K.M.C. ROAD (4.800 M.) CONFORMING WITH THE SITE AND IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. IT IS BOUNDED BY BOUNDARY WALL.						

ANURAG BHATTACHARYYA L.B.S / I / 1528 NAME OF L.B.S.		STRUCTURAL DECLARATION						
		THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING WILL BE SUBMITTED AT THE TIME OF PLINTH APPLICATION AS THE SITE IS MOSTLY COVERED BY THE EXISTING STRUCTURE.						
		SAKTI BRATA BHATTACHARYYA ESE//116 NAME OF E.S.E.						
		GEO-TECHNICAL ENGINEER DECLARATION						
		SOIL INVESTIGATION REPORT WILL BE SUBMITTED AT THE TIME OF PLINTH APPLICATION AS THE SITE IS MOSTLY COVERED BY THE EXISTING STRUCTURE.						
		KALLOL KR. GHOSHAL GTE / I / 49 NAME OF G.T.E.						
		B.P NO.- 2024070114 DATE - 25.11.2024						
		VALID UPTO - 24.11.2029						

MODHU SUDAN HALDER		Digitally signed by MODHU SUDAN HALDER Date: 2024.12.17 13:40:33 +05'30'						
DIGITAL SIGNATURE OF A.E.(C)		BROJO KISHOR E DHAR						
		Digitally signed by BROJO KISHOR DHAR Date: 2024.12.17 13:43:56 +05'30'						
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