

62/24,HARIPADA DUTTA LANE

62/49,HARIPADA DUTTA LANE

62/16,HARIPADA DUTTA LANE

III 62/21,HARIPADA DUTTA LANI

FROM WATER

SUPPLY MAIN

5.940 M. WIDE BLACK TOP ROAD

62/36A,HARIPADA DUTTA LANE

SITE PLAN

SCALE :- 1 : 600

ION RECORDED ROAD AS PER SO

62/12,HARIPADA DUTTA LANE

60/4,HARIPADA DUTTA LANE

EXISTING STRUCTURE TO BE DEMOLISHED BEFOR COMMENCEMENT OF WORK AND FULLY OCCUPIED BY THE OWNER AND THERE IS TENANT

5.940 M. WIDE BLACK TOP ROAD

(MAINTAIN BY K.M.C.)

EXISTING FLOOR PLAN

SCALE :- 1:200

DATE:-03/01/2023

NON RECORDED ROAD AS PER SOR VIDE Ch. V. & S. Id No - 983/2022-2023

SEPTICITANK

W2

TOILET

458

BED ROOM 2900X3000 S.U.G.W. R.

CAPA.- 3609,LTR

1050X D2 1125

KIT./DIN. 4175X2400

BED ROOM

3050X2675

REHABILITATION

OF TENANT

CANTI. FROM 1ST FLOOR LEV

10860

5.940 M. WIDE BLACK TOP ROAD

(MAINTAIN BY K.M.C.)

GROUND FLOOR PLAN WITH SANITARY LAYOUT

DATE:-03/01/2023

SCALE:-1:100

NON RECORDED ROAD AS PER SOR

VIDE Ch. V. & S. Id No - 983/2022-2023

3975X1500 LEV. +300

11dox

0 2000 1350

3500X5200

LEV. +300

TO K.M.C. U.G. SEWER

SCHEDULE FOR DOOR WINDOWS 2000X1800 1000X2100 900X2100 1500X1200 W1 1200X1200 750X2100 W2 1000X900 2850X2100 W3 600X750

VENT PIPE WITH

100 TK R.C.C. SLAB

 $-\Delta$

MOSQUITO PROOF MESH

SEC. AT Y-Y

PLAN

DETAILS OF SEPTIC TANK

SCALE:-1:50 USER-35

CHLORINE

450ØC.I. COVER 100 TK R.C.C. SLAB **SUCTION PIPE** AIR PIPE WITH A CAGE OF MOSQUITO PROOF MESH **OVER FLOW PIPE**

NOTES:-

ALL DIMENSIONS ARE IN M.M.

BEYOND THE END OF THE BLDG

SPECIFICATION:-

WALL WITH 1ST CLASS BRICK 1:4&1:6

DOOR, WINDOW WOODEN /STEEL

G.I PIPES 1ST CLASS FITTINGS.

SANITARY, PLUMBING WORKS WITH C.I,

D.P.C. BELOW WALL 1:2:4

FLOOR MARBLE FINISH

OTHERWISE MENTIONED

FE -415GRADE STEEL.

ALL MAIN WALL 200THICK, PARTITION WALL75 THK,

ALL SORTS OF PRECAUTIONARY MEASUREMENTS

WILL BE TAKEN DURING CONSTRUCTION OF WORK

P.C.C- 1:4:8, R:C:C-1:2:4, M-20 GRADE OF CONCRETE,

PLASTER WITH SAND CEMENT PLASTER 1:4&1;6

DEPTH OF SEPTIC-TANK , S.U.G.R. DO NOT GO

PLAN DETAILS OF S.U.G.R. CAPACITY = 3600 LTRS.

SCALE:-1:50

DECLARATION OF STRUCTURAL ENGINEER THE STRUCTURAL DESIGN & DRAWINGS BOTH THE FOUNDATION & SUPER STRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER N.B.C, OF INDIA & I WILL CERTIFY THAT IT WILL BE SAFE & STABLE IN ALL RESPECTS. THE RECOMMENDATION OF REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATION.

SOIL INVESTIGATION WORK EXECUTED BY. -**TECHNO SOIL** GORKHARA, ARUNACHAL, SONARPUR, KOLKATA - 700150 Email ID - technosoil21@gmail.com

BHASKAR ROY ESE / I / 143

NAME OF STRUCTURAL ENGINEER

DECLARATION OF GEO - TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND WILL CARRY OUT SOIL INVESTIGATION THEREON. IT WILL CERTIFIED THAT THE EXISTING SOIL OF THE SITE WILL ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN WILL BE SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW

> RUPAK KUMAR BANERJEE B.C.E., M.E., MIGS G.T.E. (K.M.C.)/I/3 NAME OF GEO-TECHNICAL ENGINEER (K.M.C.

SHEET NO - 2 OF 2

DECLARATION OF OWNER/ APPLICANT

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.S., E.S.E. & G.T.E. DURING CONSTRUCTION.

WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S., E.S.E. & G.T.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN). K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & 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 WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E.S.E./ L.B.S. BEFORE STARTING

OF BUILDING FOUNDATION WORK. DURING INSPECTION PLOT WAS IDENTIFIED BY US

THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES. EXISTING BLDG. STRUCTURE OCCUPIED BY THE OWNER & TENANT . THERE IS TENANT TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION.

G SUBIR CONSTRUCTION A SOLE PROPRIETORSHIP FIRM REPRESENTED BY SRI SUBIR GHOSH As a C.A. OF SMT. ALO CHAKRABORTY, SRI RANA CHAKRABORTY, SMT. SUPARNA CHAKRABORTY, SMT. APARNA GHOSH, SMT. ROMA CHAKRABORTY, SMT. SUCHETA CHAKRABORTY, SRI SUMAN

CHAKRABORTY, SRI SIBNATH CHAKRABORTY, SRI SHAMBHU NATH CHAKRABORTY, SRI BISWANATH DAS, SMT. RAMA DAS, SRI ANANTA KUMAR NANDA, SRI NIKHIL KUMAR SAHA ALIAS SUSHIL SAHA & SRI NAME OF OWNER/ APPLICANT

DETAILS OF REGISTERED DEED OF CONVEYANCE -

SANTU SASHMAL

DECLARATION OF L.B.S.

. ASSESSEE NO - 21 - 094 -05-0221 - 4

I 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 & THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF ABUTTING ROAD 5.94M. MINIMUM CONFORM WITH THE

PLAN.THAT IT IS A BUILDABLE SITE, NOT A TANK OR FILLED UP TANK. THE SITE IS DEMARCATED BY BOUNDARY WALL. SITE PLAN AND KEY PLAN SHOWN IN PLAN ARE AS PER SITE, EXISTING BLDG. STRUCTURE OCCUPIED BY THE OWNER & TENANT TO BE DEMOLISHED BEFORE COMMENCEMENT OF

LBS / I / 1558 CONSTRUCTION. THERE IS ONE TENANT. NAME OF THE L.B.S.

BOOK NO - I, CD VOL. NO - 1

MAIN CHARACTERISTICS OF PLAN PROPOSAL

2. NAME OF THE OWNER'S:- ALO CHAKRABORTY, SRI RANA CHAKRABORTY,

SMT. SUPARNA CHAKRABORTY, SMT. APARNA GHOSH, SMT. ROMA

BEING NO -00100, YEAR- 2013 CHAKRABORTY, SMT. SUCHETA CHAKRABORTY, SRI SUMAN CHAKRABORTY PAGES NO. - 1995 TO 2018, DATED -14/01/2013 SRI SIBNATH CHAKRABORTY, SRI SHAMBHU NATH CHAKRABORTY, SRI BISWANATH DAS, SMT. RAMA DAS, SRI ANANTA KUMAR NANDA, SRI NIKHIL REGD. OF THE D.S.R- I, SOUTH 24 PARGANAS, W.B. KUMAR SAHA ALIAS SUSHIL SAHA & SRI SUBIR GHOSH 2A) NAME OF THE C.A.:- G. SUBIR CONSTRUCTION A SOLE PROPRIETORSHIP FIRM | DETAILS OF POWER OF ATTORNEY -RÉPRESENTED BY SRI SUBIR GHOSH, As a C.A. OF SMT. ALO CHAKRABORTY, SRI RANA CHAKRABORTY, SMT. SUPARNA CHAKRABORTY, SMT. APARNA BOOK NO - I, VOL. NO - 1602-2020 GHOSH, SMT, ROMA CHAKRABORTY, SMT, SUCHETA CHAKRABORTY, SRI BEING NO - 160200092, YEAR- 2020 SUMAN CHAKRABORTY, SRI SIBNATH CHAKRABORTY, SRI SHAMBHU NATH PAGES NO. - 13913 TO 13974, DATED - 14/01/2020 HAKRABORTY, SRI BISWANATH DAS, SMT. RAMA DAS, SRI ANANTA KUMAR REGD. OF THE D.S.R - II, SOUTH 24 PARGANAS, W.B. IANDA, SRI NIKHIL KUMAR SAHA ALIAS SUSHIL SAHA & SRI SUBIR GHOSH DETAILS OF REGISTERED DEED DETAILS OF AMALGAMATION DEED BOOK NO -III. VOL. NO - I, BOOK NO - I, VOL. NO - 1605-2022, BEING NO - 27, YEAR- 1959 BEING NO - 160500309, YEAR- 2022 PAGES NO. - 12620 TO 12665, DATED - 10/02/2022

PAGES NO. - 91 TO 94, DATED - 08/06/1959 S. R, ALIPORE REGD. OF THE A.D.S.R. ALIPORE, W.B. ETAILS OF REGISTERED DEED DETAILS OF REGISTERED BOUNDARY DECLARATION: BOOK NO - I, VOL. NO - 97 BOOK NO - I, VOL. NO - 1605-2022 BEING NO -2431, YEAR- 1998 BEING NO - 160502251, YEAR- 2022 PAGES NO. - TO 305, DATED - 13/10/1998 PAGES NO. - 78822 TO 78837, DATED - 28/10/2022

REGD. OF THE A.D.S.R. ALIPORE. W.B. REGD. OF THE A.D.S.R, ALIPORE, W.B. <u>DETAILS OF REGISTERED DEED -</u> **DETAILS OF TENANT DECLARATION:** BOOK NO - I, VOL. NO - 161 BEING NO - 2989, YEAR- 1998 BOOK NO - IV, VOL. NO - 1605-2022 PAGES NO. - TO 130, DATED - 19/11/1998 BEING NO - 160500254, YEAR- 2022 REGD. OF THE A.D.S.R. ALIPORE, W.B. PAGES NO. - 3858 TO 3871, DATED - 09/11/2022 DETAILS OF REGISTERED DEED

BOOK NO - I, VOL. NO - 39 BEING NO - 1054, YEAR- 1999 PAGES NO. - 181 TO 198, DATED - 01/04/1999 REGD. OF THE A.D.S.R, ALIPORE, W.B.

2. NET LAND AREA = 219.988 SQ.M.

PART-B

. AREA OF LAND:a) AS PER TITLE DEED = 219.992 SQ.M. (03 KH.-04 CH.-28 SQ.FT.) a) AS PER BOUNDARY DECLARATION = 219.988 SQ.M.

) PERMISSIBLE GROUND COVERAGE - 130.528 SQ.M. (59.334%) i) PROPOSED GROUND COVERAGE - 119.401 SQ.M. (54.276%) (03 KH.-04 CH.-27.951 SQ.FT.). . i) PERMISSIBLE HEIGHT :- 12.50 M.

REGD. OF THE A.D.S.R, ALIPORE, W.B.

ii) PROPOSED HEIGHT: - 12.500 M.

57.808 SQ.M.

6.075

22. TREE COVER AREA REQURIED AT GROUND FLOOR = 2.53 SQ.M.

TOTAL REQUIRED CAR PARKING = 01

LEDGE/TEND (SQ.M.)

5. PROPOSED AREA:

TOTAL EXEMPTED AREA STAIR & STAIR LOOBY LIFT LOOBY NET FLOOR AREA FOR COVERED GROSS COVERED AREA LIFT WELL (SQ.M.) (SQ.M.) (SQ.M.) (SQ.M.) **GROUND FLOOR** 108.334 10.340 108.334 IST. FLOOR 119.401 105.293 117.861 2.228 105.293 117.861 2ND. FLOOR 119.401 1.540 10.340 2.228 117.563 103.455 116.023 3RD. FLOOR

464,699 6.A) TENEMENTS & CAR PARKING CALCULATION:

	MARKED	TENEMENTS SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQD. CAR PARKING
	" A "	43.506 SQ.M.	7.052 SQ.M.	50.558 SQ.M.	01	01
	" B"	54.577 SQ.M.	8.846 SQ.M.	63.423 SQ.M.	01	
	" C"	24.964 SQ.M.	4.046 SQ.M.	29.010 SQ.M.	01	
	" D"	24.781 SQ.M.	4.017 SQ.M.	28.798 SQ.M.	02	
	" E"	79.541 SQ.M.	12.893 SQ.M.	92.434 SQ.M.	01	
	" F"	52.739 SQ.M.	8.549 SQ.M.	61.288 SQ.M.	01	

TOTAL TENAMENTS = 08 NOS.

7. A) SHOP CARPET AREA AT GROUND FLOOR = 18.20 SQ.M.

B) SHOP BUILT UP AREA AT GROUND FLOOR = 20.355 SQ.M. 8. A) TOTAL NOS. OF REQD. CAR PARKING = 01

B) TOTAL NOS. OF CAR PARKING PROVIDED AT GROUND FLOOR = 01

8.063 SQ.M.

9. COVERED CAR PARKING AREA AT GROUND FLOOR = 27.607 SQ.M. 10. PERMISSIBLE F.A.R. = 1.75

11. PROPOSED F.A.R. = (409.807 - 25) / 219.988 = 1.749 < 1.75

12. STATEMENT OF OTHER AREAS FOR FEES:-

LOFT (SQ.M.) CUPBOARD (SQ.M.) FLOOR

13. STAIR HEAD ROOM AREA :- 13.261 SQ.M.

14. LIFT MACHINE ROOM AREA :- 9.141 SQ.M. 23. TREE COVER AREA PROVIDED AT GROUND FLOOR = 3.037 SQ.M. 15. LIFT MACHINE ROOM STAIR AREA :- 3.516 SQ.M. 24.TOTAL AREA FOR FEES = 495.014 SQ.M. 16. ROOF AREA: - 119.401 SQM.

17. RELAXATION OF AUTHORITY, IF ANY : 18. ROOF SERVICE AREA: - 2.94 SQ.M.

" **G**" 49.745 SQ.M.

19. ROOF TANK AREA: - 5.665 SQ.M. 20. TOTAL COMMON AREA: - 57.483 SQ.M.

21. TOTAL OTHER AREA FOR FEES = 34.933 SQ.M.

GROUND FLOOR PLAN WITH SANITARY LAYOUT, EXISTING FLOOR PLAN, SITE PLAN, LOCATION PLAN, DETAILS OF SEPTIC TANK & DETAILS OF S.U. G. R.

PROPOSED PLAN OF A G + III (THREE) STORIED (HT.-12.500 MT.) RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 COMPLYING WITH BUILDING RULE -2009, AT PREMISES NO.- 62/50, HARIPADA DUTTA LANE, WARD NO.- 94, BOROUGH NO.- X, P.O.- TOLLYGUNGE, P.S.- JADAVPUR, KOLKATA - 700 033.

BUILDING PERMIT. NO.: 2022100238 DATE: 22-FEB-2023

VALID FOR 5 YEARS FROM DATE OF SANCTION.

DIGITAL SIGNATURE OF SANCTIONING AUTHORITY

ASSISTANT ENGINEER (C) K.M.C., BOROUGH - X