

SCHEDULE OF DOORS AND WINDOWS					
MKD.	WIDTH	HEIGHT	MKD.	WIDTH	HEIGHT
D	975	2100	W	1500	1200
D1	900	2100	W1	1200	1200
D2	750	2100	W2	900	1200
			W3	600	750

PART-A		PART-B
1. ASSESSEE NO.110501500276 2. DETAILS OF REGD. DEED (i) BOOK NO.1001/1002-2022 (ii) PAGES-338543-338561 (iv) BEING NO.-1902/06329 (v) YEAR-2022 3. DETAILS OF REGD. POWER OF ATTORNEY (i) BOOK NO.-1 (ii) VOL. NO. 1902-2022 (iii) PAGES-338543-338561 (iv) BEING NO.-1902/06329 (v) YEAR-2022 4. DETAILS OF REGD. FOR NON-EVICTION OF TENANTS (i) BOOK NO.-1 (ii) VOL. NO. 1902-2022 (iii) PAGE-467817-467827 (iv) BEING NO.-190213682 (v) YEAR-2022 (vi) OFFICE-A.R.A.-II 5. DETAILS OF REGD. DEED OF DECLARATION FOR BOUNDARY (i) BOOK NO.-1 (ii) VOL. NO. 1902-2022 (iii) PAGE-30100-30113 (iv) BEING NO.-190200603 (v) YEAR- 2023 (vi) OFFICE-A.R.A.-II 6. DETAILS OF STRIP OF LAND DEED OF GIFT (i) BOOK NO.-1 (ii) VOL. NO. 1902-2022 (iii) PAGE-527611-527624 (iv) BEING NO.-190214861 (v) YEAR-2022 (vi) OFFICE-A.R.A.-II 7. AREA OF PLOT (i) AREA AS PER DEED = 418.060 sq.m. (ii) AREA AS PER SITE = 402.990 sq.m. 8. NOS. OF TENEMENTS :- 9 NOS. 9. SIZE OF TENEMENTS:- ABOVE 100 sqm = 1 NO. (>75 - <100) sqm = 2 NOS. (>50 - <75) sqm = 6 NOS.		1. GROUND COVERAGE= 180.940 sq.m. 2. F.A.R. CONSUMED= 1.745 3. TOTAL COVERED AREA= 866.190 sq.m. 4. (a) TOTAL SERVICE AREA= 2.375 sq.m. (b) TOTAL C.B. AREA=9.6 sq.m. 5. TOTAL NOS. OF CAR PARKING= 3 NOS. (MANDATORY) 6. NO. OF CAR PARKING PROVIDED = 3 NOS. 7. CAR PARKING AREA PROVIDED = 76.722 sq.m. SPECIFICATION (AS PER N.B.C. OF INDIA) 1. FIRST CLASS BRICK WORK WILL BE DONE WITH CEMENT SAND MORTAR 1:6 2. PROPORTION OF R.C.C. WORK WILL BE DONE WITH CEMENT, SAND & STONE CHIPS (1:1.5:3M20) 3. DAMP PROOF COARSE WILL BE DONE WITH CEMENT SAND & STONE CHIPS (1:2:4) WITH APPROVED DAMP PROOF COARSE 4. PROPORTION OF CEMENT, SAND PLASTER 1:6 IN WALL AND 1:4 IN CEILING. 5. 25TH. IPS FLOORING OVER 100TH. CEMENT CONCRETE OVER 75TH. BRICK FLAT SOLING. 6. 100TH (AVG) LIME TERRACING OVER R.C.C. ROOF SLAB WITH LIME SURKI : KHOA(2:2:7) 7. FRAME OF DOORS & WINDOWS WILL BE 100X75 & SHUTTER WILL BE 35mm. THICK. 8. ALL MATERIALS IS TO BE USED AS PER NATIONAL BUILDING CODE OF INDIA

F.A.R. CALCULATION:

1. (i) LAND AREA AS PER DEED = 6K-4CH-0SQ.FT. or 418.060 SQ.M.
(ii) LAND AREA AS PER BOUNDARY DECLARATION = 402.990 SQ.M.
(iii) AREA OF STRIP OF LAND = 30.898 SQ.M.
2. ROAD WIDTH = 6.096 M
3. (i) PERMISSIBLE F.A.R. = 1.75
(ii) PERMISSIBLE TOTAL FLOOR AREA OF ALL FLOORS = 402.990 X 1.75 = 705.233 SQ.M.
4. (i) PERMISSIBLE GROUND COVERAGE OF THE BUILDING = 214.528 SQ.M. (53.234% OF THE PLOT AREA)
(ii) PROPOSED GROUND COVERAGE OF THE BUILDING = 180.940 SQ.M. (44.899% OF THE PLOT AREA)
5. (i) PERMISSIBLE HEIGHT OF THE BUILDING = 15.5 M.
(ii) PROPOSED HEIGHT OF THE BUILDING = 15.5 M
6. PROPOSED AREA :

FLOOR	COVERED AREA	STAIR AREA	LIFT LOBBY	NET FLOOR AREA
GROUND	157.478 sqm	16.462 sqm	2.531 sqm	138.485 sqm
FIRST	177.178 sqm	14.712 sqm	2.531 sqm	159.935 sqm
SECOND	177.178 sqm	14.712 sqm	2.531 sqm	159.935 sqm
THIRD	177.178 sqm	14.712 sqm	2.531 sqm	159.935 sqm
FOURTH	177.178 sqm	14.712 sqm	2.531 sqm	159.935 sqm
TOTAL	866.190 sqm	75.310 sqm	12.655 sqm	776.225 sqm

7.(i) TENEMENT'S AREA CALCULATION FOR REQUIRED CAR:

TENAMENT MKD.	COVERED AREA (SQ.M.)	PROPORTIONAL AREA (SQ.M.)	GROSS AREA (SQ.M.)	NOS. OF TENAMENT	REQD. CAR
A	158.231	25.490	183.721	1	1
B	52.830	8.511	61.341	2	
C	53.662	8.645	62.307	2	
D	51.740	8.335	60.075	2	1
E	80.725	13.004	93.729	1	
F	77.506	12.486	89.992	1	1
TOTAL REQUIRED CARS FOR TENEMENTS = 3 NOS.					

(ii) MERCANTILE RETAIL (SHOP) AREA CALCULATION FOR REQUIRED CAR :

MERCANTILE RETAIL	CARPET AREA	REQUIRED CAR	COVERED AREA
SHOP	10.032 sqm	NIL	12.285 sqm
BUSINESS	18.936 sqm	NIL	21.424 sqm
TOTAL REQUIRED CAR FOR SHOP AND BUSINESS = NIL			

- 8.(i) TOTAL REQUIRED CAR PARKING = 3 NO.
(ii) TOTAL PROVIDED CAR PARKING = 3 NOS.
9.(i) PERMISSIBLE CAR PARKING AREA FOR 3NOS. CAR = 25X3=75 SQ.M.
(ii) CAR PARKING AREA PROVIDED = 76.722 SQ.M.
10. PROPOSED FLOOR AREA OF ALL FLOORS = 866.190 SQ.M.
11. PROPOSED FLOOR AREA OF ALL FLOORS INCLUDING EXEMPTED AREA=776.225 SQ.M.
12. PROPOSED F.A.R. = (776.225 sqm - 75.0 sqm)/703.225 / 402.990 sqm = 1.745
13. STAIR HEAD ROOM AREA = 20.335 SQ.M.
14.(i) OVERHEAD TANK AREA = 6.433 SQ.M.
(ii) TANK SUPPORT HEIGHT = 0.750 M
15. ROOF TOILET AREA = NIL
16. TERRACE AREA = 180.950 SQ.M.
17. CUPBOARD AREA = (4X(4X1.2X0.5))sqm = 9.6 SQ.M.
18. TREE COVER AREA = 8.0 sqm

PROPOSED FIVE STOREYED RESIDENTIAL BUILDING PLAN AT PREMISES NO. 10, KAVI NABIN SEN LANE (FORMERLY GOMES LANE), WARD NO. 050, BOROUGH- V, KOLKATA-700014, PROPOSAL U/S 393A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULES 2009.

SCALE:-1:100 OTHERWISE MENTIONED

BUILDING PERMIT NO. 2023050008.

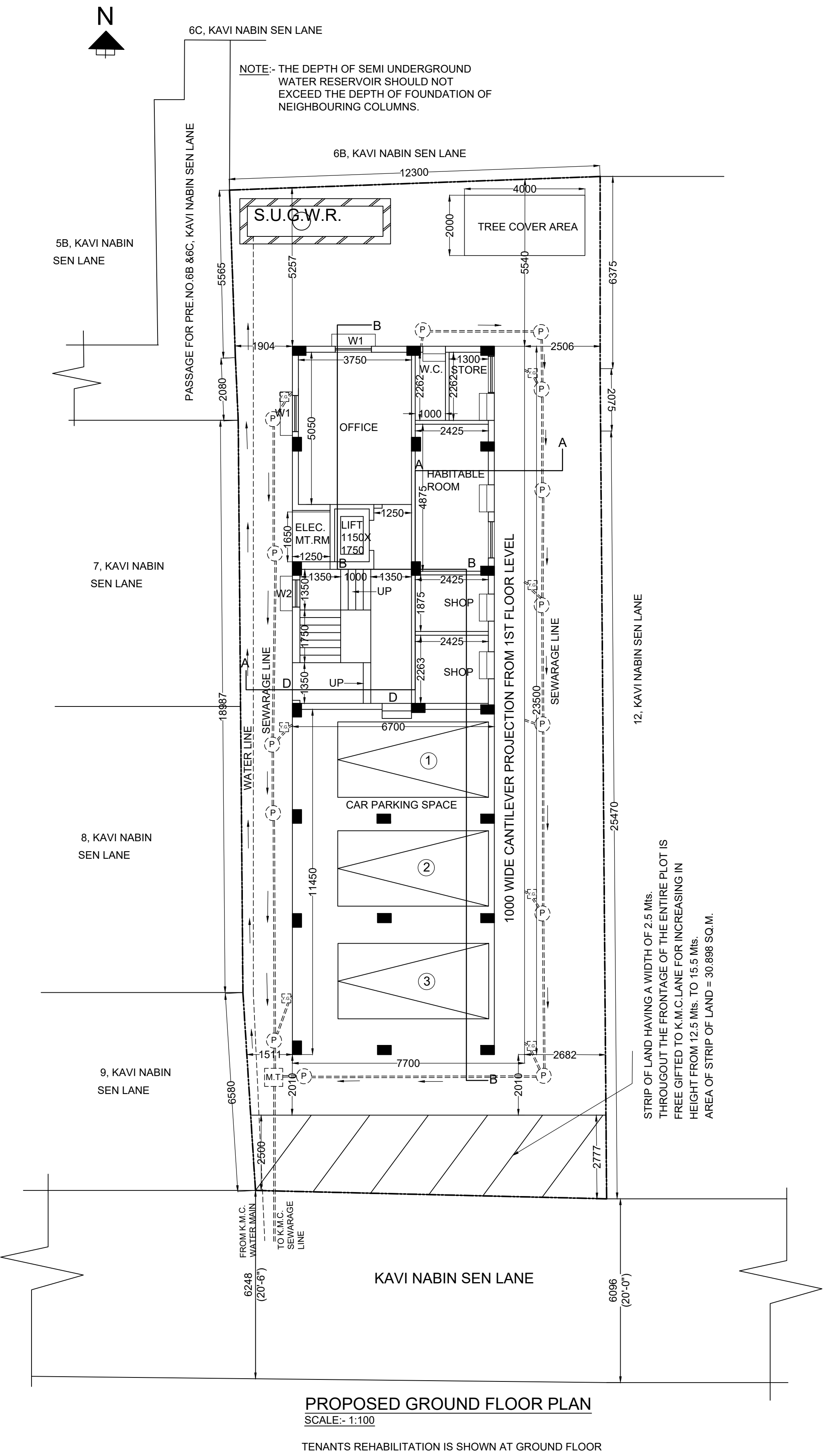
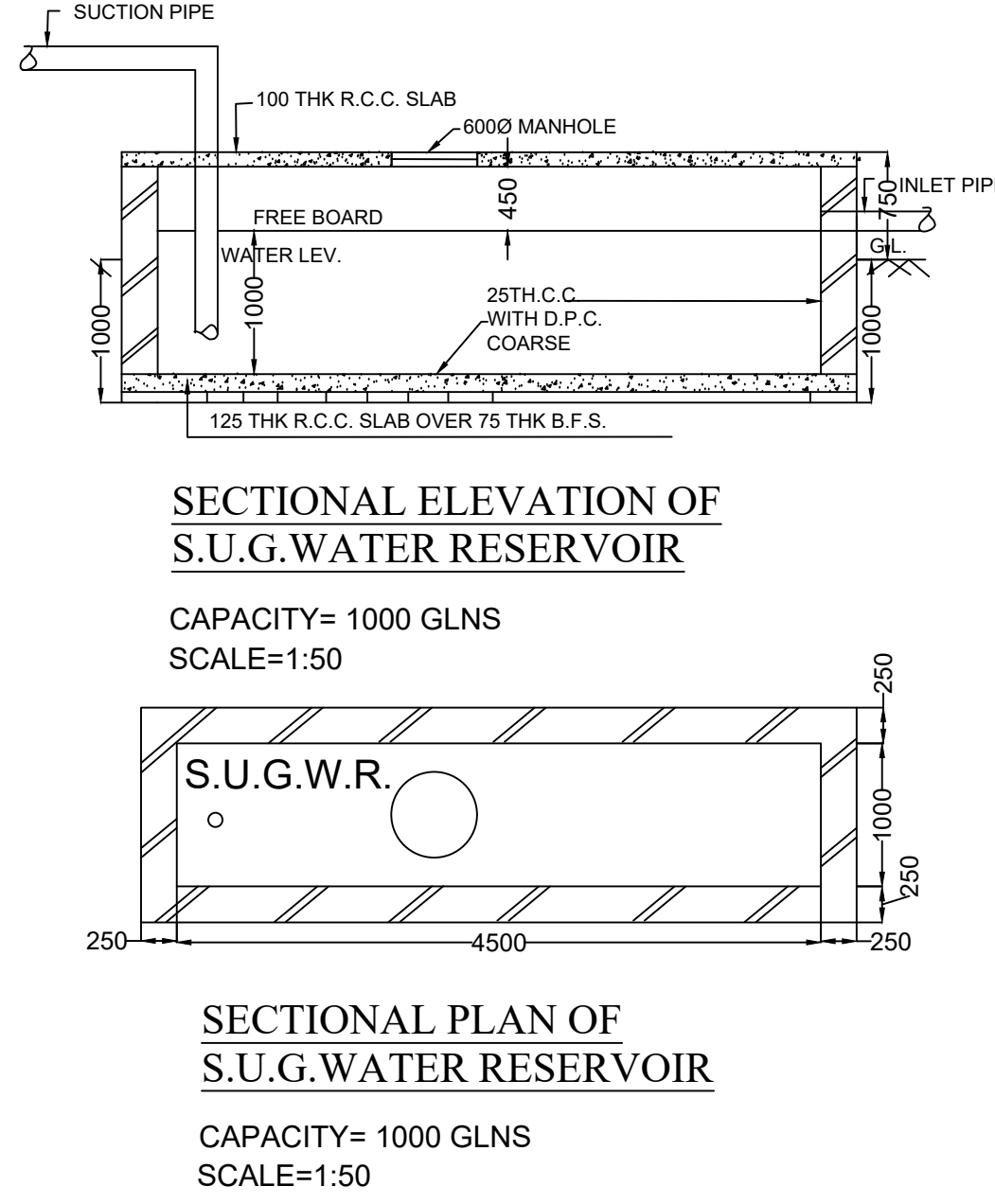
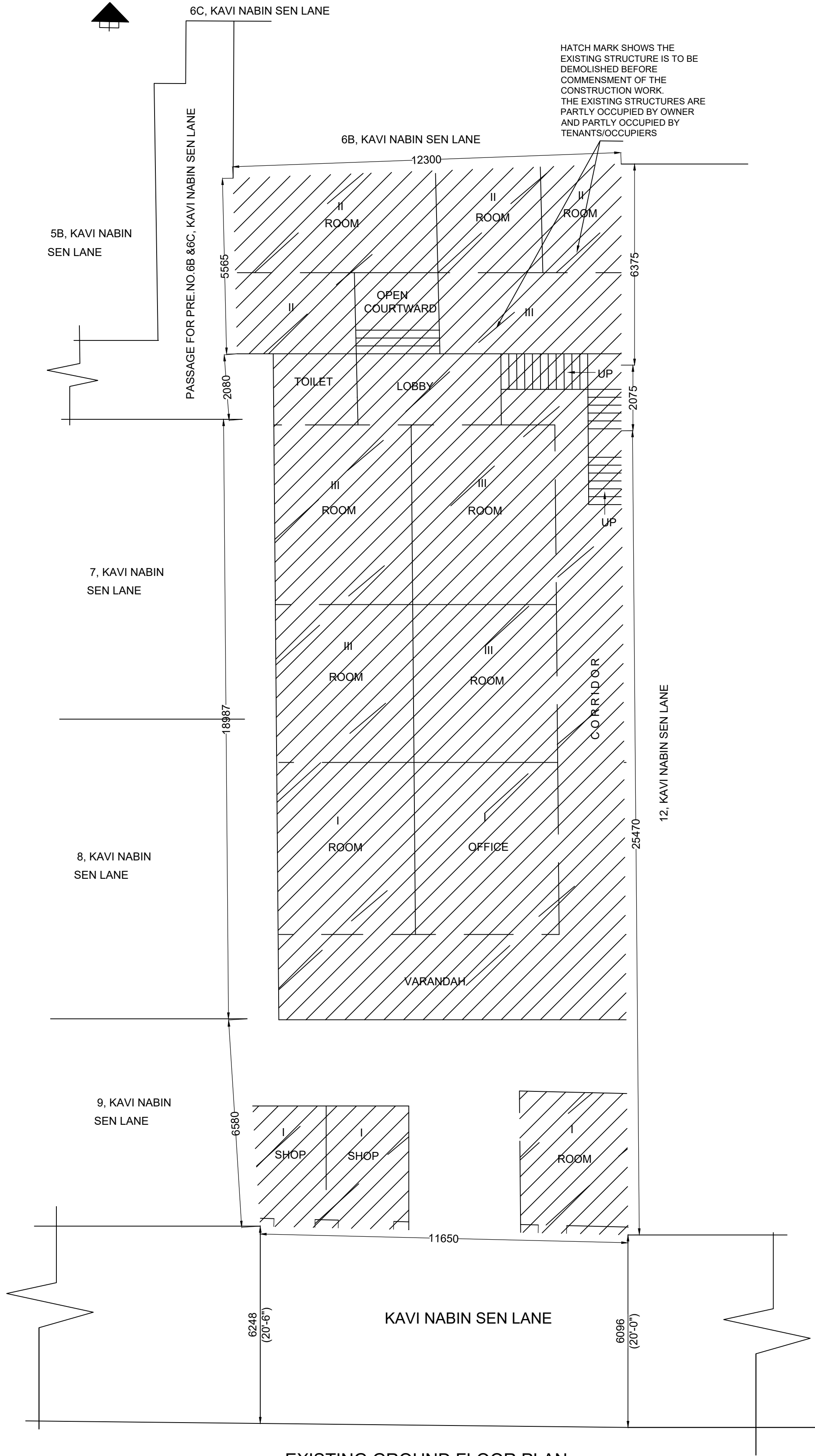
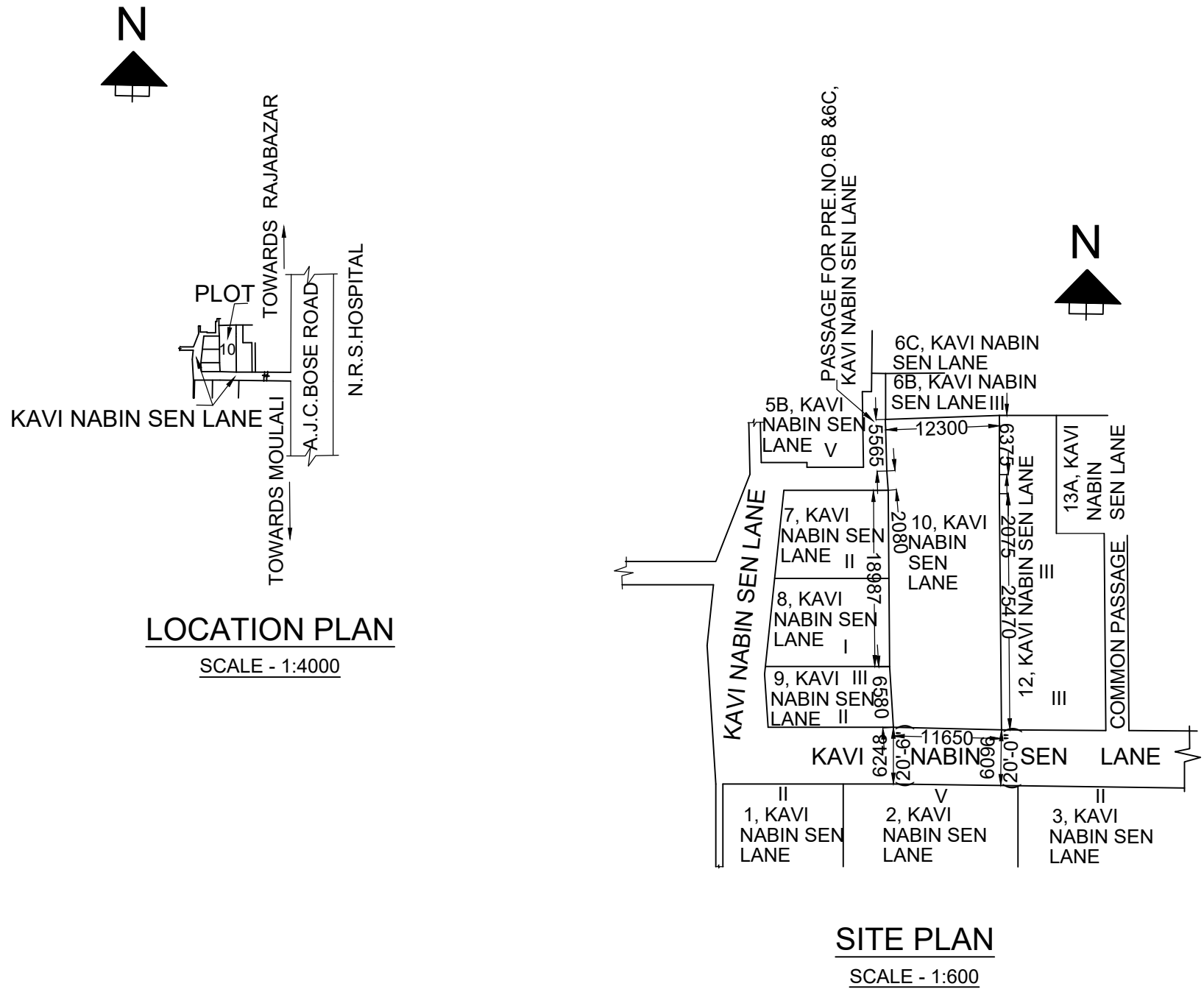
SANCTION DATE: 11- JULY- 2023. VALID UP TO: 10- JULY- 2028.

SANTOSH Digitally signed by SANTOSH GARAIN Date: 2023.07.11 15:15:02 +05'30'

SIGN. OF A.E.(C)/BLDG. /BR-V

SANTANU Digitally signed by SANTANU DUTTA Date: 2023.07.11 15:14:28 +05'30'

SIGN. OF E.E.(C)/BLDG. /BR-IV & V



UNDERTAKING OF L.B.S.
I CERTIFIED THAT PROPOSED PLAN WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER THE PROVISION OF K.M.C. BUILDING RULES 2009 WITH LATEST AMENDMENT AS PER THE SITE CONDITION AND WIDTH OF THE BUTTING ROAD. I FURTHER CERTIFIED THAT THE SITE IS SOLID AND BUILDABLE PLOT AND THERE IS NO EXISTED TANK OR FILLED UP TANK. THERE IS EXISTING TWO STOREY STRUCTURE WITH RESIDENTIAL USE / COMMERCIAL USE PARTLY OCCUPIED BY THE OWNERS AND PARTLY BY TENANTS, WHICH IS TO BE DEMOLISHED BEFORE COMMENCEMENT OF NEW CONSTRUCTION AS PER SANCTIONED PLAN.

DECLARATION OF G.T.E.
THE UNDERSIGNED HAS INSPECTED THE CASE SITE AND CARRIED OUT FIELD SOIL INVESTIGATION TEST THEREON. IN COMPLYING I.S. CODES ON THE BASIS OF RESULTS COMING FROM SUCH TESTS CORRELATING WITH CODES. IT IS CERTIFIED THAT THE PROPOSED LOAD COMING FROM THE PROPOSED BUILDING CAN BE WITHSTOOD BY THE EXISTING SOIL STANDING THERE. I ALSO CERTIFIED THAT THE PROPOSED FOUNDATION SYSTEM AS PRESCRIBED IS SAFE AND STABLE TO CARRY THE DESIGN LOADS IN ALL RESPECT FROM THE GEOTECHNICAL POINT OF VIEW.

UNDERTAKING OF E.S.E.
THE STRUCTURAL ANALYSIS AND ITS DESIGN OF BOTH THE SUBSTRUCTURE PART (i.e. FOUNDATION) AND SUPERSTRUCTURAL MEMBERS OF THE PROPOSED BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER THE NATIONAL BUILDING CODE OF INDIA (LATEST REVISION). SITE CONDITION AND RECOMMENDATIONS OF GEOTECHNICAL ENGINEER. I FURTHER CERTIFIED THAT THE DESIGN STRUCTURES OF THE PROPOSED BUILDING WILL BE SAFE AND STABLE IN ALL RESPECTS. FOR DESIGN FAILURE, I WILL BE SOLELY RESPONSIBLE.

DECLARATION OF APPLICANT
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. AND 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 SANCTIONED PLAN APPROVED BY K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURE. IF ANY SUBMITTED DOCUMENT ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL HAVE EVERY RIGHT TO REVOKE THE SANCTIONED PLAN APPROVED BY K.M.C. THE CONSTRUCTION U.G.W.R. AND SEPTIC TANK TAKEN UNDER THE GUIDANCE OF L.B.S. AND E.S.E. BEFORE STARTING THE FOUNDATION WORK OF THE BUILDING.

(NAME OF E.S.E.)
SYED ALI FARHAD, ESE / II / 51

(NAME OF APPLICANT)
SOURPY DASGUPTA PROPRIETOR OF GAUTAM HEIGHTS AND CONSTITUTED ATTORNEY OF OWNERS
1) SUBHAS CHANDRA MUKHERJEE, 2) SMT. ALPANA MUKHERJEE, 3) SMT. SUCHISMITA MUKHERJEE, 4) SMT. BONNY BANERJEE, 5) ABHIJIT MUKHERJEE 6) SANJAY MUKHERJEE 7) BIBEK MUKHERJEE.

(NAME OF L.B.S.)
SYED ALI FARHAD, LBS / I / 625

(NAME OF APPLICANT)
SOURPY DASGUPTA PROPRIETOR OF GAUTAM HEIGHTS AND CONSTITUTED ATTORNEY OF OWNERS
1) SUBHAS CHANDRA MUKHERJEE, 2) SMT. ALPANA MUKHERJEE, 3) SMT. SUCHISMITA MUKHERJEE, 4) SMT. BONNY BANERJEE, 5) ABHIJIT MUKHERJEE 6) SANJAY MUKHERJEE 7) BIBEK MUKHERJEE.