

MAIN CHARACTERISTICS OF THE PROPOSAL

- PART "A"**
 1. ASSESSEE NO : 110831000697
 2. NAME OF THE OWNER : SRI SUJIT KUMAR BANERJEE SRI SUNIT BANERJEE
 3. NAME OF THE APPLICANT: BOSE DEVELOPER PROPRIETOR OF SMT. GOPA BOSE CONSTITUTED ATTORNEY OF SRI SUJIT KUMAR BANERJEE SRI SUNIT BANERJEE
 4. DETAIL OF REGISTERED DEED. 5. DETAIL OF DEED OF GIFT
 DEED NO : 1 VOL NO : 1603-2024 PAGE NO : 184 TO 185 BEING NO : 2950 YEAR : 1893 PLACE : D.R. ALIPORE DATE : 22/11/1893
 BOOK NO : 1 VOL NO : 1603-2023 PAGE NO : 482292 TO 482308 BEING NO : 160317784 YEAR : 2023 PLACE : D.S.R. - III SOUTH 24 PGS DATE : 21/11/2023
 6. DETAIL OF BOUNDARY DECLARATION.
 BOOK NO : 1 VOL NO : 1603-2024 PAGE NO : 258329 TO 258338 BEING NO : 160309938 YEAR : 2024 PLACE : D.S.R. - III SOUTH 24 PGS DATE : 21/06/2024
 7. DETAIL OF POWER OF ATTORNEY
 BOOK NO : 1 VOL NO : 1603-2024 PAGE NO : 18501 TO 18517 BEING NO : 160300633 YEAR : 2024 PLACE : D.S.R. III SOUTH 24 PGS DATE : 18/01/2024
 8. DETAIL OF NON EVICTION OF TENANT
 BOOK NO : 1 VOL NO : 1463-2024 PAGE NO : 258320 TO 258328 BEING NO : 160309937 YEAR : 2024 PLACE : D.S.R. III SOUTH 24 PGS DATE : 21/06/2024
 9. K.M.C MUTATION CASE NO. - 0/083/14-JUN-24/158232, DATED -14.06.2024

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

PART "B" F.A.R. CALCULATION

1.(a) LAND AREA = 04 KH-00 CH.00 SQ.FT. = 267.558 SQ.M. (AS PER DEED)
 1.(b) LAND AREA = 04 KH-00 CH.4.77 SQ.FT. = 268.002 SQ.M. (AS PER BOUNDARY DECLARATION)
 2. ROAD WIDTH = 12.192 MT. WIDE GURUPADA HALDER ROAD
 3. PERMISSIBLE HEIGHT OF THE BUILDING = 60.00 MT.
 4.(a) PERMISSIBLE GROUND COVERAGE = 154.509 SQ.M. (57.748%)
 4.(b) PROPOSED GROUND COVERAGE = 141.263 SQ.M. (52.797%)
 5. PERMISSIBLE F.A.R. = 2.25
 6.(a) PERMISSIBLE TOTAL COVERED AREA : 602.006 SQ.M.
 6.(b) PROPOSED COVERED AREA : 473.469 SQ.M. (INCLUDING EXEMPTION AREA)

FLR MKD	COVERED AREA [SQ.M.]	STAIR VOID [SQ.M.]	LIFT AREA [SQ.M.]	GROSS FLOOR AREA [SQ.M.]	STAIR AREA [SQ.M.]	LOBBY AREA [SQ.M.]	NET FLOOR AREA [SQ.M.]
GR FLR	141.263	NIL	NIL	141.263	(13.127 - 1.312)=11.815	2.337	127.111
1ST FLR	141.263	1.312	1.800	138.151	(13.127 - 1.312)=11.815	2.550	123.786
2ND FLR	141.263	1.312	1.800	138.151	(13.127 - 1.312)=11.815	2.550	123.786
3RD FLR	141.263	1.312	1.800	138.151	(13.127 - 1.312)=11.815	2.550	123.786
TOTAL =	565.052	3.936	5.400	555.716	47.260 SQ.M.	9.987	498.469 SQ.M.

7. CAR PARKING AREA : 34.862 SQ.M. (25 SQ.M. FOR 1 CAR PARKING)
 8. NO. OF TENEMENT : 08 NOS.

MKD.	SIZE OF TENEMENT	PROPORTIONED COMMON AREA	ACTUAL TENEMENT AREA	NOS.	REQ. CAR	FLOOR	F.B.	C.B.	LOFT
A	49.778 SQ.M.	7.836	57.614 SQ.M.	1	1 NO.	GR. FLR	NIL	NIL	NIL
B	36.053 SQ.M.	5.676	41.729 SQ.M.	1		1ST. FLR	8.942 SQ.M.	2.966 SQ.M.	NIL
C	35.562 SQ.M.	5.598	41.160 SQ.M.	3		2ND. FLR	8.942 SQ.M.	2.966 SQ.M.	NIL
D	85.832 SQ.M.	13.512	99.344 SQ.M.	3		3RD. FLR	8.942 SQ.M.	2.966 SQ.M.	NIL
TOTAL							26.826 SQ.M.	8.898 SQ.M.	NIL

10.(a) PROPOSED COVER CAR PARKING = 02 NOS
 10.(b) REQUIRED CAR PARKING = 01 NO.
 11. PROPOSED F.A.R. = 1.770
 12.(a) ROOF AREA = 141.263 SQ.M.
 12.(b) STAIR COVER AREA = 16.163 SQ.M.
 12.(c) ROOF TANK AREA = 6.198 SQ.M.
 12.(d) LIFT MACHINE ROOM LESS AREA = 5.443 SQ.M.
 12.(e) TOTAL C.B AREA : (2.966 X 3) = 8.898 SQ.M.
 13. TOTAL COMMON AREA = 70.842 SQ.M.
 14.(a) OTHER AREA FOR FEES = 30.504 SQ.M.
 14.(b) TOTAL AREA FOR FEES = 586.220 SQ.M.
 15.(a) PERMISSIBLE TREE COVER AREA = 1.466 % i.e. 3.922 SQ.M.
 15.(b) PROPOSED TREE COVER AREA = 1.587 % i.e. 4.247 SQ.M.

FRONT ELEVATION

SCALE - 1:100

SECTION AT A-A

SCALE - 1:100

SECTION AT B-B

SCALE - 1:100

SPECIFICATION :-

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



SCALE -1:100 & AS MENTIONED

CERTIFICATE OF STRUCTURAL ENGINEER

I DO HEREBY, UNDERTAKE THAT I SHALL CARRY OUT SOIL INVESTIGATION AFTER DEMOLISHING THE EXISTING STRUCTURE AND DESIGN THE FOUNDATION AND ALL STRUCTURAL ELEMENTS AS PER RELEVANT I.S. CODE OF PRACTICE & NATIONAL BUILDING CODE BEFORE COMMENCEMENT OF THE WORK. THE WORK WILL BE EXECUTED STRICTLY AS PER STRUCTURAL DESIGN AND DRAWING AND THE SAME WILL BE SUPERVISED BY ME DURING CONSTRUCTION WORK. I WILL SUBMIT THE STRUCTURAL DESIGN CALCULATIONS, STRUCTURAL DRAWING, SOIL TEST REPORT ETC. AFTER DEMOLISHING THE EXISTING STRUCTURE. I DO, HEREBY, ALSO UNDERTAKE THAT DURING EXECUTION OF THE WORK ALL PRECAUTIONARY MEASURES WILL BE TAKEN BY ME IN RESPECT OF SAFETY AND STABILITY OF THE ADJOINING STRUCTURE AND PROPERTIES.

MANI SANKAR CHATTERJEE
 E.S.E NO. 1/205
 NAME OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECHNICAL ENGINEER

I DO HEREBY, UNDERTAKE THAT I SHALL CARRY OUT SOIL INVESTIGATION AFTER DEMOLISHING THE EXISTING STRUCTURE AND DESIGN THE FOUNDATION AND ALL STRUCTURAL ELEMENTS AS PER RELEVANT I.S. CODE OF PRACTICE & NATIONAL BUILDING CODE BEFORE COMMENCEMENT OF THE WORK. THE WORK WILL BE EXECUTED STRICTLY AS PER STRUCTURAL DESIGN AND DRAWING AND THE SAME WILL BE SUPERVISED BY ME DURING CONSTRUCTION WORK. I WILL SUBMIT THE STRUCTURAL DESIGN CALCULATIONS, STRUCTURAL DRAWING, SOIL TEST REPORT ETC. AFTER DEMOLISHING THE EXISTING STRUCTURE. I DO, HEREBY, ALSO UNDERTAKE THAT DURING EXECUTION OF THE WORK ALL PRECAUTIONARY MEASURES WILL BE TAKEN BY ME IN RESPECT OF SAFETY AND STABILITY OF THE ADJOINING STRUCTURE AND PROPERTIES.

MR. SUBHANKAR ROY
 C.T.E NO. 1/5
 NAME OF G.T.E

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 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 U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THERE IS AN EXISTING STRUCTURE, WHICH IS FULLY OCCUPIED BY THE OWNER & TENANT WILL BE DEMOLISHED BEFORE THE TIME OF NEW CONSTRUCTION.

DEBDYUT GHOSH
 L.B.S NO. 1/1508
 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.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 MAY 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.

BOSE DEVELOPER PROPRIETOR OF
 SMT. GOPA BOSE CONSTITUTED ATTORNEY OF
 SRI SUJIT KUMAR BANERJEE
 SRI SUNIT BANERJEE
 NAME OF OWNER/APPLICANT

DOOR WINDOW SCHEDULE

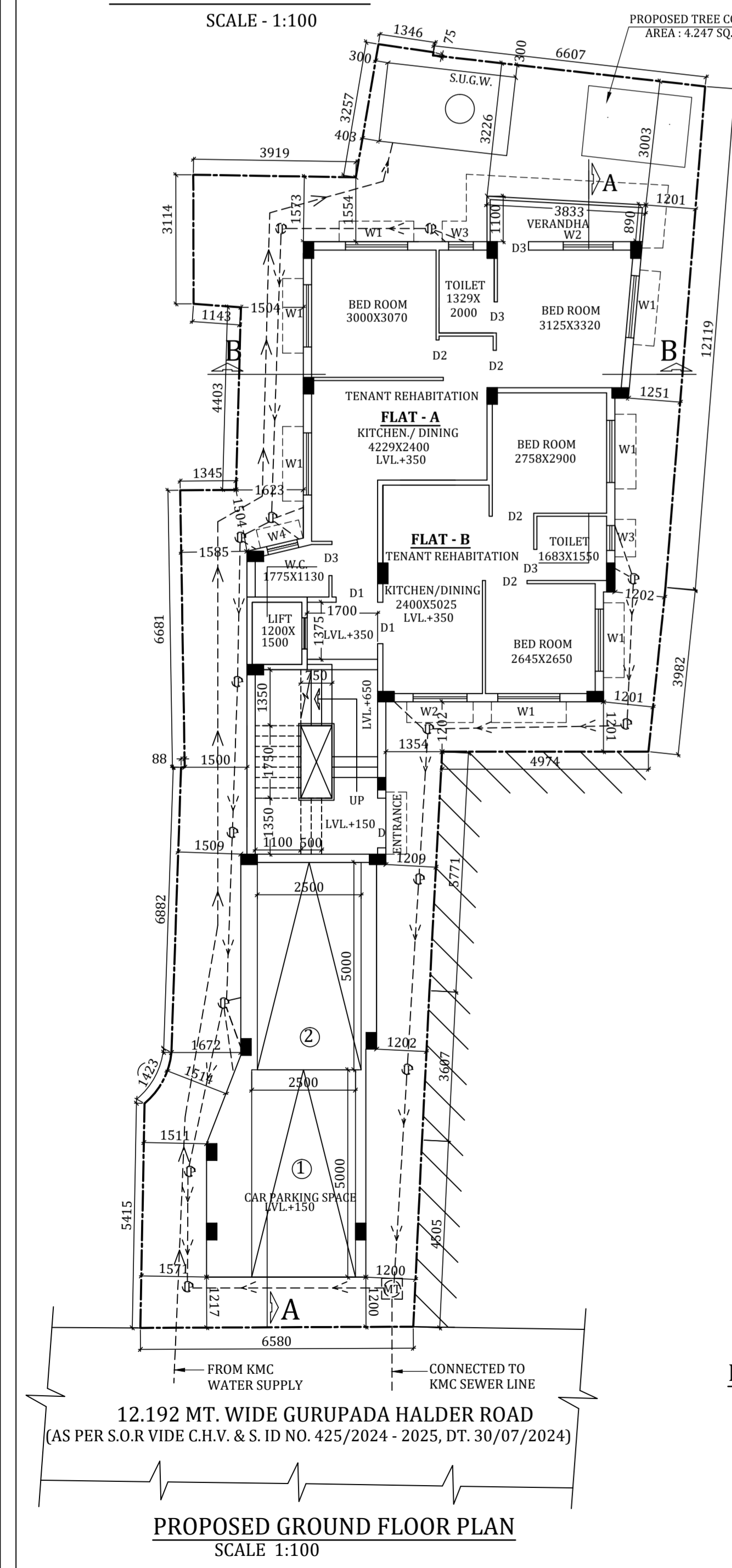
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D1	1200	2100	W	2300	1800
D2	1050	2100	W1	1500	1200
D3	900	2100	W2	1200	1200
D4	800	2100	W3	600	750
			W4	750	1000

TITLE :- FLOOR PLAN, ELEVATION, SECTION

PROPOSED PLAN OF G+III STORIED (12.450 MT HEIGHT) RESIDENTIAL BUILDING U/S 393A OF K.M.C ACT 1980 AND K.M.C BUILDING RULE 2009, AT PREMISES NO. 46/1, GURUPADA HALDER ROAD, KOLKATA-700 026, WARD NO. 83, BOROUGH NO. VIII, P.S. - KALIGHAT WITHIN THE K.M.C.

BUILDING PERMIT NO.- 2024080055 DATE - 28-08-2024
VALID UP TO - 27-08-2029

DIGITAL SIGNATURE OF A.E(C)/Bldg. Br. XIV



PROPOSED TYPICAL FLOOR(I - III) PLAN

SCALE 1:100

PROPOSED ROOF PLAN

SCALE 1:100

12.192 MT. WIDE GURUPADA HALDER ROAD
 (AS PER S.O.R VIDE C.H.V. & S. ID NO. 425/2024 - 2025, DT. 30/07/2024)

PROPOSED GROUND FLOOR PLAN

SCALE 1:100