[illegible]

NOTES & REFERENCES:

All dimensions are in M.M., unless otherwise specified.

1. Is the class B-5, in foundation and floor joists?

2. Does it meet wall with (1-6) member and 75/125 lb. partition wall with (1-4) member.

3. Proper water proofing compound.

4. All ceiling and R.C. plaster T20, with (1-4) member and all wall plaster T20, with (1-6) member.

5. All steel grade is Fe250.

6. All concrete grade is Fe20.

7. The depth of aspect tank and vent under ground level shall not exceed the depth of building foundation.

8. All vials of preservative measure will be taken at the time of preservative treatment of building structure and construction of building, specific tank and vent underground water reservoir.

9. Refer to IS code 4326 part I, section 15, code 10 and 11.

10. Refer to IS code 4326 part I, section 15, code 11 and B.C. recommendation.

PART A			
1. Answer No. 11(100090070)			
2. Details of Regpt. title Deed	3. Details of Regpt. deed of Boundary reclamation.	4. Details of Regpt. deed for Stamp Duty.	
Book No 1	Book No 1	Book No 1	
Vol No 1605-2023	Vol No 1605-2023	Vol No 1605-2023	
Page No 160600195	Page No 160621072	Page No 160621072	
Dated 14-07-2023	Dated 21-06-2022	Dated 25-07-2024	
Regpt. At: A-D-S.R. Santhosh W.B	Regpt. At: A-D-S.R. Santhosh W.B	Regpt. At: A-D-S.R. Santhosh W.R.	
5. Details of Regpt. Gift deed for Spicy corner.			
Book No 1			
Vol No 1605-2023			
Page No 160600194			
Dated 14-07-2023			
Regpt. At: A-D-S.R. Santhosh W.B			

Price	Area	Cut out lb wet	Coast line area	Liability	Size & dist. body	Hat floor mm
General band	152,940 sqm.	1,820 sqm.	152,400 sqm.	1.86 mm.	8.20 mm.	142,660 sqm.
1st floor	152,940 sqm.	1,820 sqm.	152,400 sqm.	1.86 mm.	8.20 mm.	142,660 sqm.
2nd floor	152,940 sqm.	1,820 sqm.	152,400 sqm.	1.86 mm.	8.20 mm.	142,660 sqm.
Total	458,820 sqm.	3,640 sqm.	455,160 sqm.	5.84 mm.	26.50 mm.	427,320 sqm.

A) Net	Proportionate Common areas to be added	Actual	No of	Total
		tenement	tenement	Required
				Paving
52.24 sqm.	4.00 sqm.	57.54 sqm.	3 nos.	
46.84 sqm.	3.00 sqm.	50.84 sqm.	2 nos.	
37.60 sqm.	1.55 sqm.	41.44 sqm.	2 nos.	NIL

11) F.A.R.	a) Permissible F.A.R. = 1.25
	b) Proposed F.A.R. = 420 / 330 = 1.26
12) Others area	
a) Star field room area	= 12.385 sqm.
b) Lift machine room area	= 5.599 sqm.
c) Lift shaft area	= 1.801 sqm.
d) Total lift area	= 7.399 sqm.
e) Total C. B. area	= 8.560 sqm.
f) Overhead water reservoir	= 4.400 sqm.
g) Total ground floor area for fees	= 4.400 sqm.
h) Total ground floor area for fees	= 4.400 sqm.
i) Building height	= 9.425 m.
j) Open terrace area	= 152.340 sqm.

DOOR & WINDOWS			
DOORS		WINDOWS	
QAO.	WIDTH	QAO.	WIDTH
D	1000 2100	W1	1500 1200
D1	900 2100	W2	1200 1200
D2	750 2100	W3	900 1200
D3	1200 2100	W4	600 600

PROPOSED THREE STORED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 & UNDER K.M.C. BUILDING RULES 2009, AT THE PREMISES NO.: 52, MAHESH BARICK LANE, WARD NO.: 030, BOROUGH NO.: III, KOLKATA-700011, P.S.-NARKELDANCA.

[illegible][illegible]

DECLARATION OF OWNERS/APPLICANT

I/We do hereby declare with full responsibility that:

I/we shall engage L.S. & E.E. during construction.

I/we follow the instruction of L.S. & E.E. during construction.

K.A.C. building, as per K.A.C. plan, is complete for structural stability of the building and adjoining structures.

If any submitted documents are found to be false, the K.A.C. authority will revoke the sanction plan.

The construction of semi underground water reservoir and septic tank will be undertaken under the guidance of L.S. & E.E.

As per the sanction plan, the construction of the building is complete. The plot is identified by a survey departmental residential.

There is existing structure of two storied residential building to be demolished before the new construction. It is occupied by the owners and tenants.

B.P. NO. 207/40000/4
 DATE : 28/01/2020
 VALID UP TO : 27/01/2020
 M/S RAJIB CONSTRUCTION PARTNER SRI
 T/AS DAS SANT SADIK AHMED.DAS.
 NAME OF OWNERS
 Digitally signed by JIBAN
 DAS
 +05 3501.28 171 147
 Digitally signed by PANKAJ
 KUMAR SARKAR
 +05 3501.28 171 142
 SARKAR
 DIGITAL SIGNATURE OF ASSISTANT ENGINEER(CIVIL), BORDOIGHAT.
 DIGITAL SIGNATURE OF EXECUTIVE ENGINEER(CIVIL), BORDOIGHAT.

2868 WIDE PRIVATE PASSAGE FOR
PRE. NO- 52 & 53 MAHESH BARICK LANE

This splayed
portion free
gifted to
K.M.C.
area=0.72
sqm.

TREE COVER AREA
(1700X3000)=5.1 SQM.

1650 WIDE PRIVATE PASSAGE FOR PRE. NO- 52 & 53 MAHESH BARICK LANE

25908

This splayed
portion free
gifted to
K.M.C.
area=0.72
sqm.

This strip portion free
gifted to K.M.C.
Area=1.088 Sqm.

CONNECTED TO
K.M.C. U/G SEWER
FROM K.M.C.
WATER MAIN

MAHESH BARICK LANE
VIDE S.O.R. NO. 346/2024-2025

GROUND FLOOR PLAN

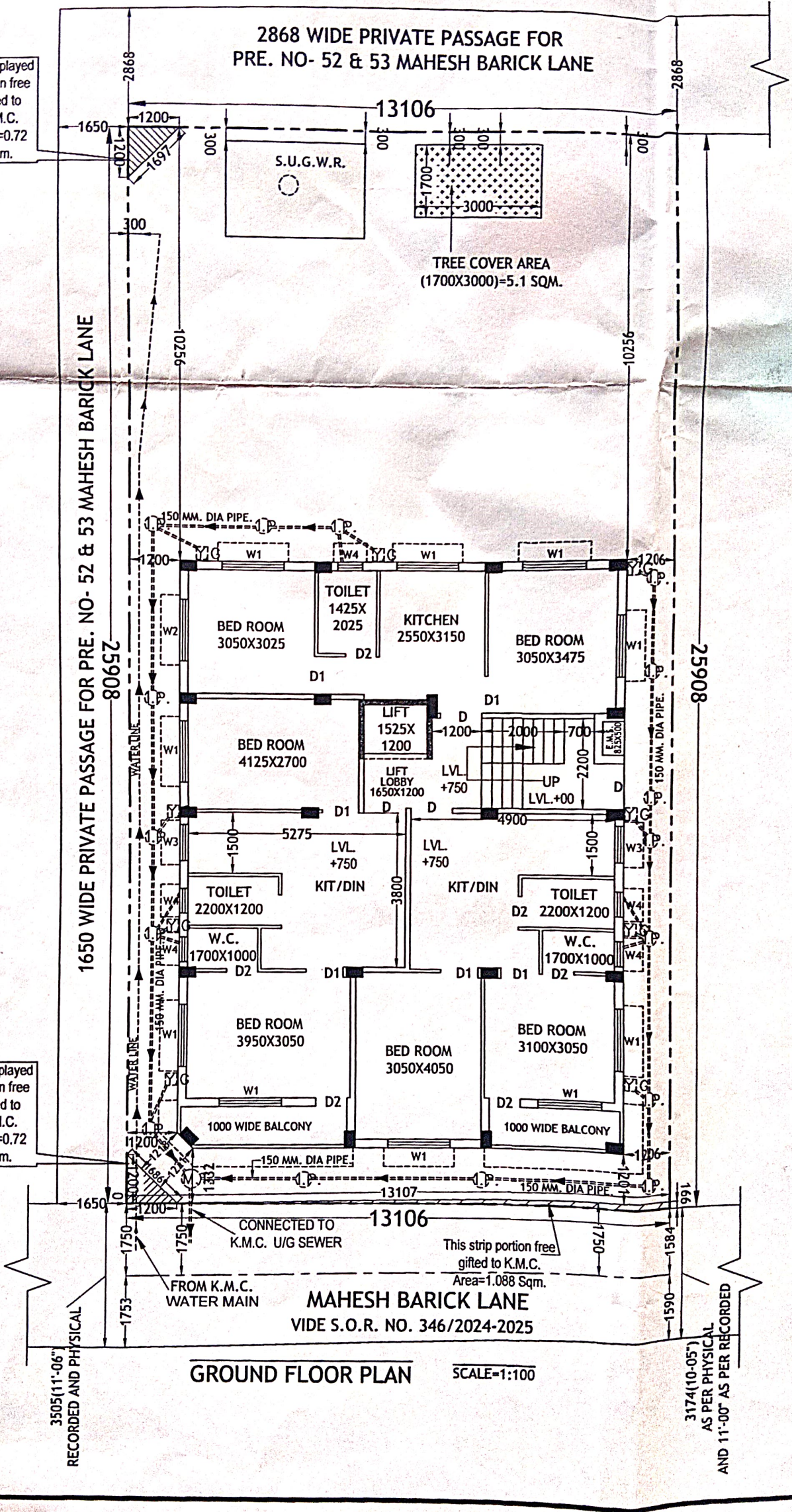
SCALE=1:100

3505(11'-06")

RECORDED AND PHYSICAL

3174(10'-11")

AS PER PHYSICAL
AND 11'-00" AS PER RECORDED



2868 WIDE PRIVATE PASSAGE FOR
PRE. NO- 52 & 53 MAHESH BARICK LANE

1650 WIDE PRIVATE PASSAGE FOR PRE. NO- 52 & 53 MAHESH BARICK LANE

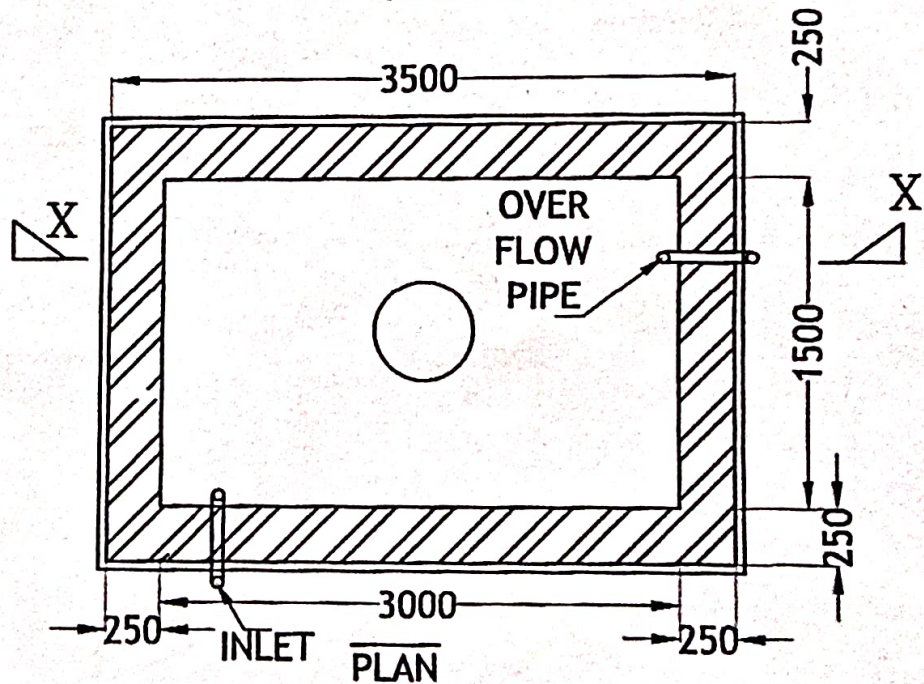
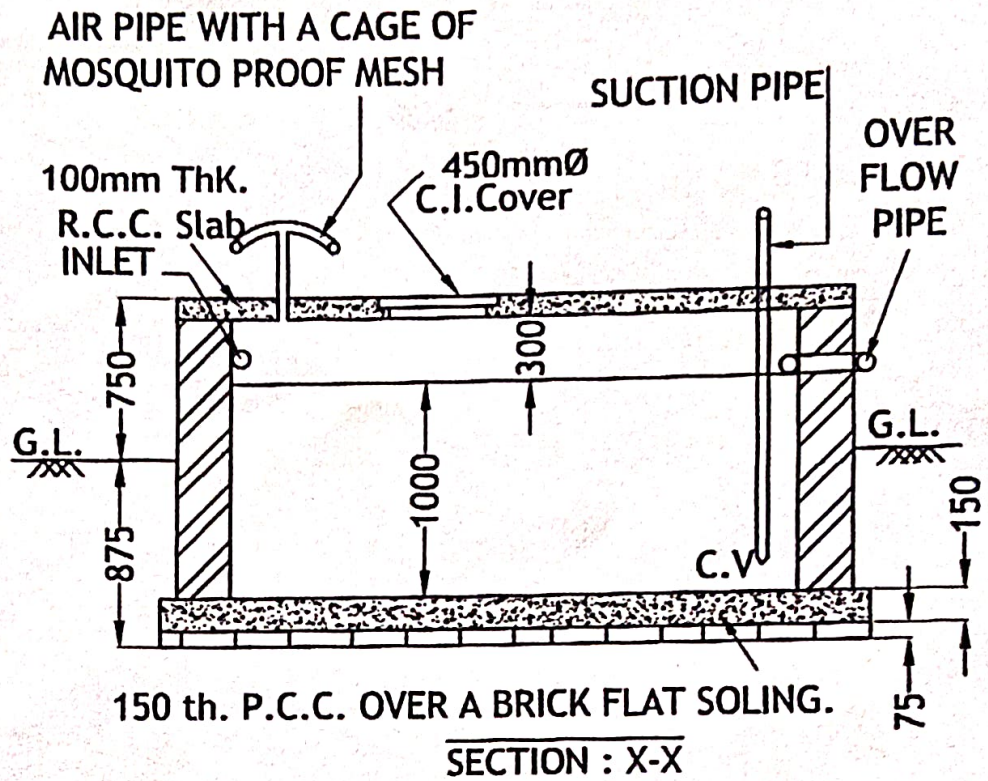
EXISTING STRUCTURE OF TWO
STORIED RESIDENTIAL BUILDING TO BE
DEMOLISHED BEFORE NEW
CONSTRUCTION AND IT IS FULLY
OCCUPIED BY THE OWNERS AND THERE
IS NO TENANT.

MAHES BARICK LANE

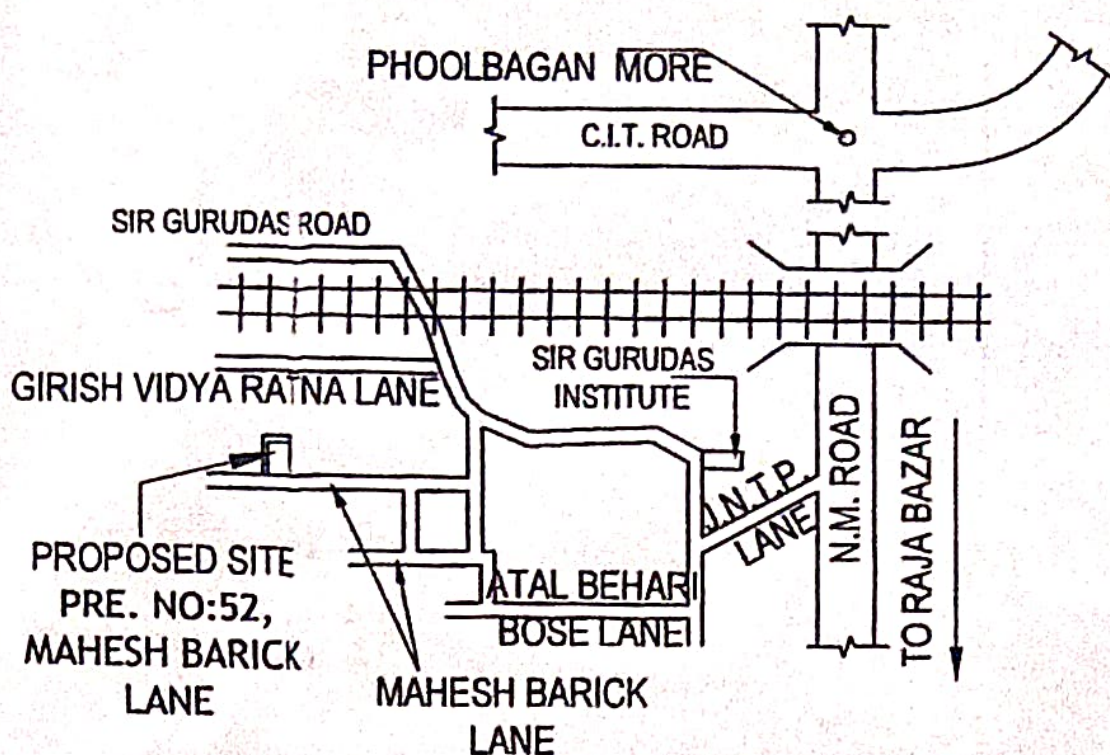
EXISTING STRUCTURE PLAN SCALE=1:100

3505(11'-06")
RECORDED AND PHYSICAL

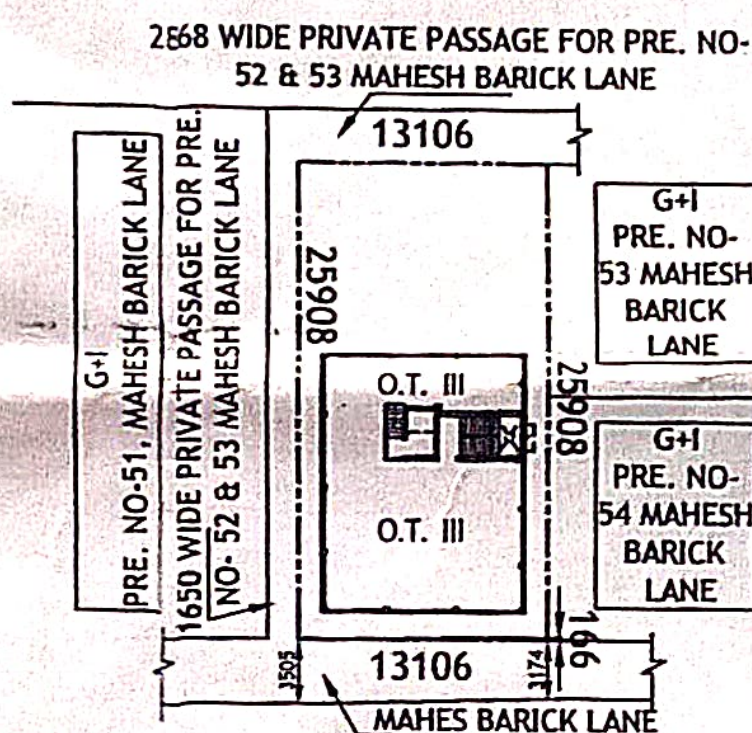
3174(10'-05")
AS PER PHYSICAL
AND 11'-00" AS PER RECORDED



DETAILS OF S.U.G.W. RESERVOIR,
CAP= 2700 LTR. SCALE=1:50



LOCATION PLAN SCALE=1:4000



SITE PLAN SCALE=1:600

DOOR & WINDOWS					
DOORS			WINDOWS		
MKD.	WIDTH	HIGHT	MKD.	WIDTH	HIGHT
D	1000	2100	W1	1500	1200
D1	900	2100	W2	1200	1200
D2	750	2100	W3	900	1200
D3	1200	2100	W4	700	600

NOTES & SPECIFICATIONS:-

1. All dimensions are in M.M. unless otherwise specified.
2. 75 th. 1st. class B.F.S. in foundation and floor.
3. 200 th. outer wall with (1:6) mortar and 75/125 th. partition wall with (1:4) mortar.
4. Roof and lime terracing will be with their proper water proofing compound.
5. All ceiling and R.C.C. plaster 12th. with (1:4) mortar and all wall plaster 12 th. with (1:6) mortar.
6. All steel grade is Fe500.
7. All concrete grade is M20.
8. The depth of septic tank and semi under ground water reservoir shall not exceed the depth of building foundation.
9. All sorts of precautionary measure will be taken at the time of demolition of Existing structure and construction of building, septic tank and semi underground water reservoir.
10. All building materials will be as per I.S code and N.B.C. recommendation.

PART-A

1. Assessee No.-110300900707

2. Details of Regd. title Deed

Book No :I

Vol No :1606-2024

Page No :27584 to 27612

Being No :160600981

Dated :12-03-2024

Regd. At-A.D.S.R, Sealdah,W.B.

3. Details of Regd. deed of Boundary declaration.

Book No :I

Vol No :1606-2024

Page No :70282 to 70293

Being No :160602325

Dated :21-06-2024

Regd. At-A.D.S.R, Sealdah,W.B.

4. Details of Regd. deed for Strip Gift.

Book No :I

Vol No :1606-2024

Page No :92221 to 92232

Being No :160602994

Dated :29-07-2024

Regd. At-A.D.S.R, Sealdah,W.B.

5. Details of Regd. Gift deed for Splay corner.

Book No :I

Vol No :1605-2025

Page No :3545 to 3555

Being No :160600104

Dated :14-01-2025

Regd. At-A.D.S.R, Sealdah,W.B.

PART-B

6. Area of land

a)As per title deed & assessment record

= (05K-01 CH-22 SFT.)= 340.673 SQM.

b)As per boundary declaration

=339.557 sqm. = (05K-01 CH-10 SFT.)

7. Permissible ground coverage = 187.938 SQM. = (55.348 %)

8. Proposed ground coverage = 152.940 SQM. = (45.041 %)

9) Proposed Area

Floor	Area	Cut out	Gross floor area	Lift Lobby	Stair & stair lobby	Net floor area
		Lift well				
Ground floor	152.940 sqm.		152.940 sqm.	1.98 sqm.	8.30 sqm.	142.660 sqm
1st floor	152.940 sqm.	1.83 sqm.	151.110 sqm.	1.98 sqm.	8.80 sqm.	140.330 sqm
2nd floor	152.940 sqm.	1.83 sqm.	151.110 sqm.	1.98 sqm.	8.80 sqm.	140.330 sqm
Total	458.820 sqm.	3.66 sqm.	455.160 sqm.	5.94 sqm.	25.90 sqm.	423.320 sqm

10) Parking Calculation:-

A)

Net Tenement Size	Proportionate Common area to be added	Actual tenement size	No of Tenement	Total Required Parking
52.247 sqm.	4.907 sqm.	57.154 sqm.	2 no.	NIL
48.563 sqm.	4.561 sqm.	53.124 sqm.	2 no.	
37.884 sqm.	3.558 sqm.	41.442 sqm.	2 no.	

- b) Total Required no. of Parking= NIL
- c) Nos. of Parking Provided= NIL
- d) Actual Area of Parking Provide= NIL

- 11) F.A.R
- a) Permissible F.A.R.= 1.25
- b) Proposed F.A.R.=423.320/339.557 =1.246

12) Others area

- a) Stair Head room Area =12.285 sqm.
- b) Lift machine room area = 5.059 Sqm.
- c) Lift machine room stair area = 2.901 Sqm.
- c) Total loft area = NIL
- c) Total C.B. area = 8.650 Sqm.
- f) Overhead water reservoir = 4.420 sqm.
- h) Total gross floor area for fees = 484.055 Sqm.
- i) Tree covered area = 5.100 Sqm.
- e) Building height =9.825 M.
- f) Open terrace area = 152.940 sqm.

PREMISES NO.: 52, MAHESH BARICK LANE

Permissible height in reference to CCZM is issued by AAI:
Co-ordinates in WGS 84 and site elevation (AMSL)

Reference points marked in the site plan of the proposal

Co-ordinates in WGS 84

Latitude Longitude

22°34'38"N 88°23'03"E

Site elevation (AMSL)

6.00 m.



DOOR & WINDOWS

DOORS			WINDOWS		
MKD.	WIDTH	HIGHT	MKD.	WIDTH	HIGHT
D	1000	2100	W1	1500	1200
D1	900	2100	W2	1200	1200
D2	750	2100	W3	900	1200
D3	1200	2100	W4	600	600

PROPOSED THREE STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 & UNDER K.M.C. BUILDING RULES 2009, AT THE PREMISES NO.: 52, MAHESH BARICK LANE, WARD NO.: 030, BOROUGH NO.: III, KOLKATA-700011, P.S.-NARKELDANGA.

PLAN CASE NUMBER : 2024030065

DECLARATION OF ENLISTED STRUCTURAL ENGINEER

I/we do hereby undertake that The existing structure is mostly covered and there is no provision of soil test so I/ we 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/ us during construction work. I/we will submit the structural design calculations, structural drawing, soil test report (if applicable) etc. at the time of Plinth Level Application.

I/we do hereby also undertake that during execution of the work all precautionary measures will be taken by me / us in respect of safety and stability of the adjoining structure and properties.

SAMIR BANDYOPADHYAY "ESE/1/117" (K.M.C.)

NAME OF EMPANELLED STRUCTURAL ENGINEER

L.B.S. DECLARATION

Certified with full responsibility that the building plan has been drawn up as per the provision of KMC Building Rules 2009, as amended from time to time, that the site conditions, including the abutting road is conforms with the plan, which has been measured and verified by me.

It is a build able site and not a tank of filled up tank. The land with existing structure is demarcated by boundary wall. The construction of semi under ground water reservoir & septic tank will be completed before starting of building foundation work. The abutting road is 3.174 M. wide Mahesh Barick Lane on the western side.

Existing structure to be demolish before the new construction it is fully occupied by owners and there is no tenant.

I/we do hereby undertake that The existing structure is mostly covered and there is no provision of soil test so I/ we 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

AMIT KUMAR DAS "LBS/1/1079" (K.M.C.)

NAME OF L.B.S.

DECLARATION OF OWNER/APPLICANT

I/We do hereby declare with full responsibility that

I/We shall engage L.B.S. & E.S.E. during construction.

I/We follow the instruction of L.B.S. & E.S.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 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 semi underground water reservoir and septic tank will be undertaken under the guidance of L.B.S. & E.S.E. before starting the building foundation work,

The plot was identified by us during departmental inspection.

There is existing structure of two storied residential building to be demolished before the new construction, it is occupied by the owners and tenant.

M/S RAJBIR CONSTRUCTION PARTNER SRI

TAPAS DAS SMT SAMPA ACHARJEE DAS.

NAME OF OWNERS

B.P. NO. :2024030074

VALID UP TO: 27/01/2030

DATE : 28/01/2025

Digitally signed by JIBAN DAS

Date: 2025.01.28 17:11:47 +05'30'

DIGITAL SIGNATURE OF ASSISTANT ENGINEER(CIVIL), BOROUGH-III.

Digitally signed by PANKAJ KUMAR SARKAR

Date: 2025.01.28 17:14:12 +05'30'

DIGITAL SIGNATURE OF EXECUTIVE ENGINEER(CIVIL), BOROUGH-III.