



DETAILS OF PLAN PROPOSAL

A

- ASSEESSEE NO. 31-111-16-0159-1
- NAME OF THE OWNER'S : UTTAM MANNA ALIAS UTTAM KUMAR MANNA
- NAME OF THE APPLICANT : BALARAM DAS SOLE PROPRIETOR OF M/S. ASHIRBAD CONSTRUCTION AND ALSO CONSTITUTED ATTORNEY OF UTTAM MANNA ALIAS UTTAM KUMAR MANNA
- DETAILS OF REGISTERED DEED OF CONVEYANCE :
BOOK NO. I, VOLUME NO. 47
PAGES - 365 TO 374 , BEING NO. 2306
YEAR - 1988, DATED - 08.08.1988, A.D.S.R. ALIPORE, SOUTH 24 PARGANAS
- DETAILS OF REGISTERED POWER OF ATTORNEY:
BOOK NO. I, VOLUME NO. 1604 - 2023
PAGES - 455513 TO 455532, BEING NO. 160414620
YEAR - 2023, DATED - 12.12.2023, D.S.R. IV, SOUTH 24 PARGANAS
- DETAILS OF REGISTERED BOUNDARY DECLARATION :
BOOK NO. I, VOLUME NO. 1604 - 2024
PAGES - 7621 TO 7633, BEING NO. 160400186
YEAR - 2024, DATED - 05.01.2024, D.S.R. IV, SOUTH 24 PARGANAS
- DETAILS OF BL & LRO :
COPY NO. 635, DATE - 05.11.2019, COPY NO. 634, DATE - 05.11.2019,
COPY NO. 696, DATE - 14.11.2019, DAG NO. 981, 979, 979/1242,
L.R. KHATAN NO. 2498, J.L. NO. 048, MOUZA - BRAHMAPUR

B

- LAND AS PER ASSESSMENT RECORD = 455.857 SQM (06K - 13CH - 1.8SPT.)
- LAND AS PER PHYSICAL MEASUREMENT = 438.798 SQM
- LAND AS PER B.L. & L.R.O. DOCUMENTS = 458.509 SQM (0.1133 ACRE)
- PERMISSIBLE GROUND COVERAGE : (52.040%) = 228.350 SQM
- PROPOSED GROUND COVERAGE : (52.021%) = 228.268 SQM
- OVER HEAD WATER TANK AREA = 5.025 SQM
- STAIR COVER AREA = 16.834 SQM
- LIFT MACHINE ROOM AREA = 7.454 SQM
- LIFT MACHINE ROOM STAIR AREA = 2.750 SQM
- ROOF AREA = 228.268 SQM
- C.B. AREA = 13.989 SQM
- TREE COVER AREA PROVIDED = 10.407 SQM
- OFFICE CARPET AREA = 76.174 SQM
- OFFICE COVERED AREA = 82.017 SQM
- ADDITIONAL AREA FOR FEES = 41.027 SQM
- TOTAL COMMON AREA = 76.455 SQM
- NO. OF TENEMENTS : 12 NOS.
- SIZE OF TENEMENTS :

| MKD | TENAMENT AREA | COMMON AREA | ACTUAL TENAMENT AREA | NOS |
|-----|---------------|--------------|----------------------|-----|
| A | 54.508 SQ.MT. | 6.693 SQ.MT. | 61.201 SQ.MT. | 3 |
| B | 54.878 SQ.MT. | 6.738 SQ.MT. | 61.616 SQ.MT. | 3 |
| C | 47.792 SQ.MT. | 5.868 SQ.MT. | 53.660 SQ.MT. | 3 |
| D | 50.386 SQ.MT. | 6.186 SQ.MT. | 56.572 SQ.MT. | 3 |

- TOTAL REQUIRED PARKING = 4 NO. (OFFICE = 1; TENEMENT = 3)
- TOTAL PROVIDED PARKING = 5 NO.s
- CAR PARKING AREA = 122.162 SQM.
- TOTAL GROSS FLOOR AREA FOR FEES = 944.904 SQ.MT.

*** PROPOSED AREA ***

| FLOOR | TOTAL GROSS FLOOR AREA | STAIR WELL | LIFT WELL | EFFECTIVE FLOOR AREA | STAIR WAY | LIFT LOBBY | NET FLOOR AREA |
|--------|------------------------|------------|-----------|----------------------|-----------|------------|----------------|
| GROUND | 227.716sqm | --- | --- | 227.716sqm | 13.365sqm | 2.987sqm | 211.364sqm |
| FIRST | 228.268sqm | 0.500sqm | 2.565sqm | 225.203sqm | 13.365sqm | 2.987sqm | 208.851sqm |
| SECOND | 228.268sqm | 0.500sqm | 2.565sqm | 225.203sqm | 13.365sqm | 2.987sqm | 208.851sqm |
| THIRD | 228.268sqm | 0.500sqm | 2.565sqm | 225.203sqm | 13.365sqm | 2.987sqm | 208.851sqm |
| TOTAL | 912.520sqm | 1.500sqm | 7.695sqm | 903.325sqm | 53.460sqm | 11.948sqm | 837.917sqm |

- PERMISSIBLE F.A.R. = 1.75
- PROPOSED F.A.R. = $\frac{837.917}{100} = 8.37917$ (C.P.)
 $= \frac{737.917}{438.798} = 1.682 < 1.75$

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

| REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PLAN PROPOSAL | CO-ORDINATE IN WGS 84 | | SITE ELEVATION (AMSL) |
|---|-----------------------|------------|-----------------------|
| | LATITUDE | LONGITUDE | |
| A,B | 22°28'56"N | 88°20'20"E | 8M. |

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AN IF AT ANY STAGE IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

BALARAM DAS SOLE PROPRIETOR OF M/S. ASHIRBAD CONSTRUCTION AND ALSO CONSTITUTED ATTORNEY OF UTTAM MANNA ALIAS UTTAM KUMAR MANNA
NAME OF OWNER

SUKHA RANJAN ROY
L.B.S NO - 324 / I
NAME OF L.B.S.

OFFICE USE

BUILDING PERMIT NO. - 2024110009

SANCTION DATE - 15.04.2024

VALID UPTO - 14.04.2029

DIGITAL SIGNATURE OF A.E.

DIGITAL SIGNATURE OF E.E.

NOTES/SPECIFICATIONS

- 75 TH. BRICK FLAT SOLING IN FOUNDATION & FLOOR
- 100 TH. (1:3:6) CEMENT, SAND, KHOA, CONCRETE IN FOUNDATION & FLOOR.
- FOUNDATION BRICK WORK WILL BE 1ST. CLASS BRICK WITH (1:6) CEMENT MORTAR.
- 200 TH. OUT SIDE BRICK WORK WITH (1:5) CEMENT MORTAR.
- 125 TH. AND 75 TH PARTITION BRICK WORK WITH (1:4) AND (1:3) CEMENT MORTAR.
- 40 TH. D.P.C. (1:2:4) WITH PROPER WATER PROOFING COMPOUND.
- 100TH./125TH. R.C.C. CONCRETE SLAB WITH (1:2:4) CEMENT SAND AND STONE CHIPS.
- 10 TH. WALL PLASTER WITH (1:5) CEMENT MORTER.
- ALL BUILDING MATERIALS WILL BE AS PER I.S CODE AND N.B.C. 1984.
- 10 TH. MARBLE FLOORING.
- GRADE OF CONC. M-20.
- GRADE OF STEEL Fe-500.
- ALL DIMENSIONS ARE IN M.M.
- DEPTH OF FOUNDATION OF SEPTIC TANK AND S.U.G.R. WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION.
- CURRENT DECLARATIONS OF OWNER, E.S.E AND L.B.S.

DECLARATION OF STRUCTURE ENGINEER

CERTIFIED THAT THE STRUCTURAL DESIGN AND THE DRAWING OF FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAVE BEEN CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AND WIND LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

THE STRUCTURAL DESIGN HAVE BEEN DONE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY TECHNO SOIL, REGD. OFFICE: GORKHARA, ARUNACHAL, SONARPUR, KOLKATA-700150, AND SIGNED BY RUPAK KUMAR BANERJEE, 10, KUNDU LANE, BHOWANIPORE, KOLKATA-700025.

SAKTI BRATA BHATTACHARYYA
E.S.E NO - 116 / I
NAME OF STR. ENGINEER

DECLARATION OF L.B.S.

CERTIFIED 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 CONDITION HAS BEEN MEASURED AND K.M.C. ROAD WIDTH 4.906 M. AND 5.977 M. ON NORTHERN SIDE ON VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP 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. OWNER SIGNATURE IDENTIFIED BY ME. THE PLOT IS BEYOND 500 M. FROM CENTRE LINE OF E.M. BYEPASS.

SUKHA RANJAN ROY
L.B.S NO - 324 / I
NAME OF L.B.S.

DECLARATION OF GEO-TECHNICAL ENGINEER

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

RUPAK KUMAR BANERJEE
G.T.E. NO - 3, CLASS - I
NAME OF GEO-TECHNICAL ENGINEER

DECLARATION OF OWNER

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT :

- WE WILL ENGAGE L B S & E S E DURING CONSTRUCTION.
- WE WILL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF BUILDING (AS PER B S PLAN)
- K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING SUPER STRUCTURE.
- IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- PLOT WAS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION.
- ALL FLOORS WILL BE MARBLE FINISHED.

SCHEDULE OF DOORS & WINDOWS

| DOORS | | WINDOWS | | REMARKS |
|-------|------------------|---------|------------------|---------|
| MKD | FRAME OPENING | MKD | FRAME OPENING | |
| D | 75X100 1000X2100 | W1 | 75X100 1800X1350 | |
| DL | 75X100 800X2100 | W2 | 75X100 1500X1350 | |
| DL | 75X100 750X2100 | W3 | 75X100 800X900 | |

*** PROJECT TITLE ***

PLAN PROPOSAL OF A G + III STORIED RESIDENTIAL BUILDING AT KMC PREMISES NO. 159, PANCHANANTALA, U/S 393 A OF KMC ACT 1980 & AS PER BUILDING RULE 2009, WARD NO. 111, BOROUGH - XI, P.S.- BANDRONI PREVIOUS REGENT PARK, KOLKATA - 700096.