

AMSL DECLARATION REGARDING OFFICE CIRCULAR NO. 13 OF 2022-23 OF D.G.(B), DT. 07/12/2022

PREMISES NO. - 53A, ARDHENDU SEKHAR NASKAR SARANI (PREVIOUSLY KNOWN AS CHAUL PATTY ROAD), KOLKATA-700010, P.S. - BELLAHATA, WARD NO. - 033, BURBOUGH NO. - III, ASSISSE NO. - 11-033-04-0022-5

NAME OF OWNER(S)/APPLICANT(S): MICRO VINIMAY PVT. LTD. REPRESENTED BY BARANG LAL MUNDHRA (DIRECTOR)

AREA OF LAND: 406.169 SQ.M. OR 06K. - 01CH. - 07SF. (M/L) (AS PER DEED) 396.881 SQ.M. OR 06K. - 14CH. - 42SF. (M/L) (PHYSICAL MEASUREMENT)

NAME OF L.B.S.: SUBHASHISH DEY (LBS/1365)

PREMISIBL HEIGHT IN REFERENCE TO CGM ISSUED BY AAI: 33.00 M

PROPOSED HEIGHT OF BUILDING (AMSL OR G.L. HT. OF BLDG. - HT. TOP ROOF STRUCTURE): 27.275 M

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

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84	SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE
"1"	22°33'33"N	88°24'15"E
"2"	22°33'34"N	88°24'15"E
"3"	22°33'34"N	88°24'15"E
"4"	22°33'33"N	88°24'15"E

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

SRI RAVI CHOURASIA
NAME OF OWNERS/APPLICANTS

SUBHASHISH DEY (LBS/1365)
NAME OF L.B.S.

SCHEDULE OF DOOR & WINDOW (for proposed plan only)

MKD	WIDTH	HEIGHT	MKD	WIDTH	HEIGHT
D1	1050	2100	W1	1800	1500
D2	900	2100	W2	1500	1500
D3	750	2100	W3	900	1500
CO	1200	2200	W(A)	900	1250
S/D	1350	2100	W4	900	1000
R.S.	90	per drawing	W5	600	600

1. ASSISSE NO. - 11-033-04-0022-5
2. DETAIL OF OWNERSHIP DOCUMENTS:-
3. DETAILS OF REGISTERED CONVEYANCE:-
- BOOK - I, VOL. - 1904-201, BEING NO. - 19041202, PAGES FROM 61891 TO 61899, REGISTERED BEFORE A.R.A.-IV, KOLKATA, YEAR - 2021.
4. DETAILS OF REGISTERED DECLARATION OF OWNERSHIP:-
- BOOK NO. - I, VOL. NO. - 1903-2023, BEING NO. - 19030016, PAGES FROM 12797 TO 12799, REGISTERED BEFORE A.R.A.-III, KOLKATA, YEAR 2023.
5. DETAILS OF REGISTERED DECLARATION FOR NON-CONVICTION OF TENANT:-
- BOOK NO. - I, VOL. NO. - 1903-2023, BEING NO. - 19030016, PAGES FROM 76189 TO 76196, REGISTERED BEFORE A.R.A.-III, KOLKATA, YEAR 2023.
6. DETAILS OF REGISTERED DEED OF GIFT OF STRIP OF LAND:-
- BOOK NO. - I, VOL. NO. - 1903-2023, BEING NO. - 19030016, PAGES FROM 76216 TO 76225, REGISTERED BEFORE A.R.A.-III, KOLKATA, YEAR 2023.
7. DETAILS OF REGISTERED DEED OF SPAYED CORNER:-
- BOOK NO. - I, VOL. NO. - 1903-2023, BEING NO. - 19030016, PAGES FROM 76197 TO 76206, REGISTERED BEFORE A.R.A.-III, KOLKATA, YEAR 2023.
8. REFERENCE OF S.O.R.:- CH.V. & S. ID. NO. - 1211/2022-2023, DATED - 14.03.2023.
9. LAND AREA:- 406.169 SQ.M. OR 06K. - 01CH. - 07SF. (M/L) (AS PER DEED) 396.881 SQ.M. OR 06K. - 14CH. - 42SF. (M/L) (PHYSICAL MEASUREMENT)
10. AREA OF STRIP OF LAND:- 17.803 SQ.M. OR 04CH. - 13SF. (M/L)
11. STRIP OF LAND TO BE GIFTED TO K.M.C. (U/R 592) OF K.M.C. BLDG. RULE 2009 (AT WESTERN SIDE OF THE PREMISES)
12. AREA OF SPAYED CORNER:-
- a) 0.716 SQ.M. OR 08SF. (M/L) (AT SOUTH-WESTERN CORNER OF THE PREMISES)
- b) 0.720 SQ.M. OR 08SF. (M/L) (AT SOUTH-EASTERN CORNER OF THE PREMISES)
13. NO. OF TENEMENTS:- FIVE (G+IV)
14. NO. OF TENEMENTS:- 16 NOS.
15. SIZE OF TENEMENTS:- a) - 50 sq.m. - 08 nos., b) 50 sq.m. to 75 sq.m. - 08 nos.

4. PROPOSED AREA :-
- | FLOORS | COVERED AREA (in SQ.M.) | CUT OUT AREA (in SQ.M.) | COVERED AREA (in SQ.M.) | EXEMPTED AREA (in SQ.M.) | FLOOR AREA (in SQ.M.) | |
|----------|-------------------------|-------------------------|-------------------------|--------------------------|-----------------------|---------|
| GRND FLR | 201.939 | | 201.939 | 12.690 | 2.707 | 186.552 |
| 1ST FLR | 201.939 | 2.470 | 199.469 | 12.690 | 3.000 | 183.779 |
| 2ND FLR | 201.939 | 2.470 | 199.469 | 12.690 | 3.000 | 183.779 |
| 3RD FLR | 201.939 | 2.470 | 199.469 | 12.690 | 3.000 | 183.779 |
| 4TH FLR | 172.529 | 2.470 | 170.059 | 12.690 | 3.000 | 154.369 |
| TOTAL | 980.284 | 9.880 | 970.404 | 63.450 | 14.707 | 892.247 |

5. TENEMENTS & CAR PARKING CALCULATION :-

A) RESIDENTIAL

MKD.	TENEMENT SIZE (SQ.M.)	PROPORTIONAL COMMON AREA TO BE ADDED (SQ.M.)	ACTUAL TENEMENT AREA (SQ.M.)	NO. OF TENEMENT	REQUIRED CAR PARKING
G (GRND)	42.226	5.159	48.085	01 (50 SQ.M.)	
A (1ST-4TH)	42.682	5.130	47.812	04 (50 SQ.M.)	
B (1ST-4TH)	49.463	5.945	55.408	04 (50-75 SQ.M.)	
C (1ST-3RD)	48.978	5.887	54.864	03 (50-75 SQ.M.)	03
D (1ST-3RD)	41.619	5.802	46.622	03 (50 SQ.M.)	
E (4TH)	59.954	7.206	67.160	01 (50-75 SQ.M.)	
SHOP (GROUND)	COVERED AREA - 39.118 SQ.M. (CARPET AREA - 35.057 SQ.M.)				01

6. TOTAL REQUIRED CAR PARKING = 04 NOS.
7. TOTAL PROVIDED CAR PARKING = 04 NOS.
- 7A. REQUIRED AREA FOR PARKING = 100.000 SQ.M.
- 7B. PROPOSED AREA FOR PARKING = 99.008 SQ.M. (COVERED)
- 7C. EXEMPTED AREA FOR PARKING = 99.048 SQ.M.
8. PERMISSIBLE F.A.R. = 2.00
9. PROPOSED F.A.R. = 1.998 (002.247 / 99.048) (96.881)
10. STAIR HEAD ROOM AREA = 16.065 SQ.M.
11. AREA OF LIFT MACHINE ROOM = 11.605 SQ.M.
12. TERRACE AREA = 201.939 SQ.M. (29.410-172.529)
13. RELAXATION OF AUTHORITY, IF ANY = NA.
14. AREA OF LIFT MACHINE ROOM STAIR = 4.098 SQ.M.
15. AREA OF R.C. AT ROOF = 2.730 SQ.M.
17. TOTAL AREA OF PERGOLA TREATMENT ABOVE ROOF = 3.750 SQ.M.
18. AREA OF PERMISSIBLE CUPBOARD = 20.125 SQ.M. (7% OF 97.165 SQ.M.)
19. AREA OF PROPOSED CUPBOARD = 25.225 SQ.M. (2.666% OF 971.065 SQ.M.)
20. AREA OF PERMISSIBLE TREE COVER = 09.636 SQ.M. (2.42% OF 396.881 SQ.M.)
21. AREA OF PROPOSED TREE COVER = 11.637 SQ.M. (2.93% OF 396.881 SQ.M.)
22. OTHER AREA ONLY FOR FEES = 63.460 SQ.M. (EXCLUDING EXEMPTED)
23. TOTAL BUILT UP AREA = 1033.864 SQ.M.

- SPECIFICATIONS :-
- ALL DIMENSIONS ARE IN MILLIMETER UNLESS OTHERWISE STATED.
 - FIGURED DIMENSIONS SHOULD BE FOLLOWED.
 - FOR SPECIFICATION OF MATERIALS & WORKMANSHIP FOLLOW N.B.C. (LATEST).
 - ALL EXTERNAL WALLS ARE 200 MM TH. & ALL INTERNAL WALLS ARE 125MM TH. AS MENTIONED.
 - MIX OF CONCRETE OF ALL R.C.C. MEMBERS ARE M-20 GRADE.
 - ALL REINFORCEMENT SHALL BE AT LEAST Fe-500 CONFORMING TO IS CODE.
 - CLEAR COVER FOR TO MAIN-REINFORCEMENT a) FOUNDATION - 50 MM. b) COLUMN - 40 MM. c) BEAM - 25 MM. d) SLAB - 20 MM.
 - THE DEPTH OF SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF NEIGHBORING COLUMN FOUNDATION.
 - ALL FLOORS SPECIALLY BELOW TOILET, W.C. & KITCHEN ARE IMPERMEABLE FLOOR & WILL BE CONSTRUCTED BY WATER TIGHT MATERIALS.
 - IN P.L.D. = PIPE LINE DUCT & R.W.P. = RAIN WATER PIPE.
 - E.G.L. = EXISTING GROUND LEVEL & R.G.L. = RAISED GROUND LEVEL.

CERTIFICATE OF STRUCTURAL ENGINEER :-

STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE PROPOSED BUILDING WILL BE MADE BASED ON THE SOIL TEST REPORT WHICH WILL BE DONE AFTER DEMOLITION OF EXISTING BUILDING, BY CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER PREVAILING I.S. CODES AND N.B.C. OF INDIA AND CERTIFIED THAT THE DESIGN WILL BE CALCULATED IN SUCH A WAY TO MAKE THE PROPOSED CONSTRUCTION TO BE SAFE AND STABLE IN ALL RESPECT.

PRADIP KUMAR DHAR
M.E. (C-III) (India)
F.S. No. 5023 of
Kolkata Municipal Corporation

SIGNATURE OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECHNICAL ENGINEER :-

THE UNDERSIGNED HAS INSPECTED THE SITE BUT COULD NOT CARRIED OUT THE SOIL INVESTIGATION AS THERE EXISTS AN OLD BUILDING COVERING THE TOTAL PLOT OF LAND, SO AFTER DEMOLITION OF THE SAID STRUCTURE SOIL INVESTIGATION WILL BE MADE AND ACCORDINGLY RECOMMENDATION WILL BE GIVEN ON THE BASIS OF ALL POSSIBLE LOADS OF PROPOSED FIVE (G+IV) STORIED BUILDING CONSIDERING ALL RESPECTS FROM GEO-TECHNICAL POINT OF VIEW.

RUPAK KUMAR BANERJEE
BCE, M.E., MIRA, M.I.E., CHARTERED ENGINEER
(ENRIGD) (GEO-TECHNICAL ENGINEER (M.C.E.))
C/110-KM.C. (JM)-4279, M-133878-5
SIGNATURE OF GEO-TECHNICAL ENGINEER

DECLARATION OF L.B.S. :-

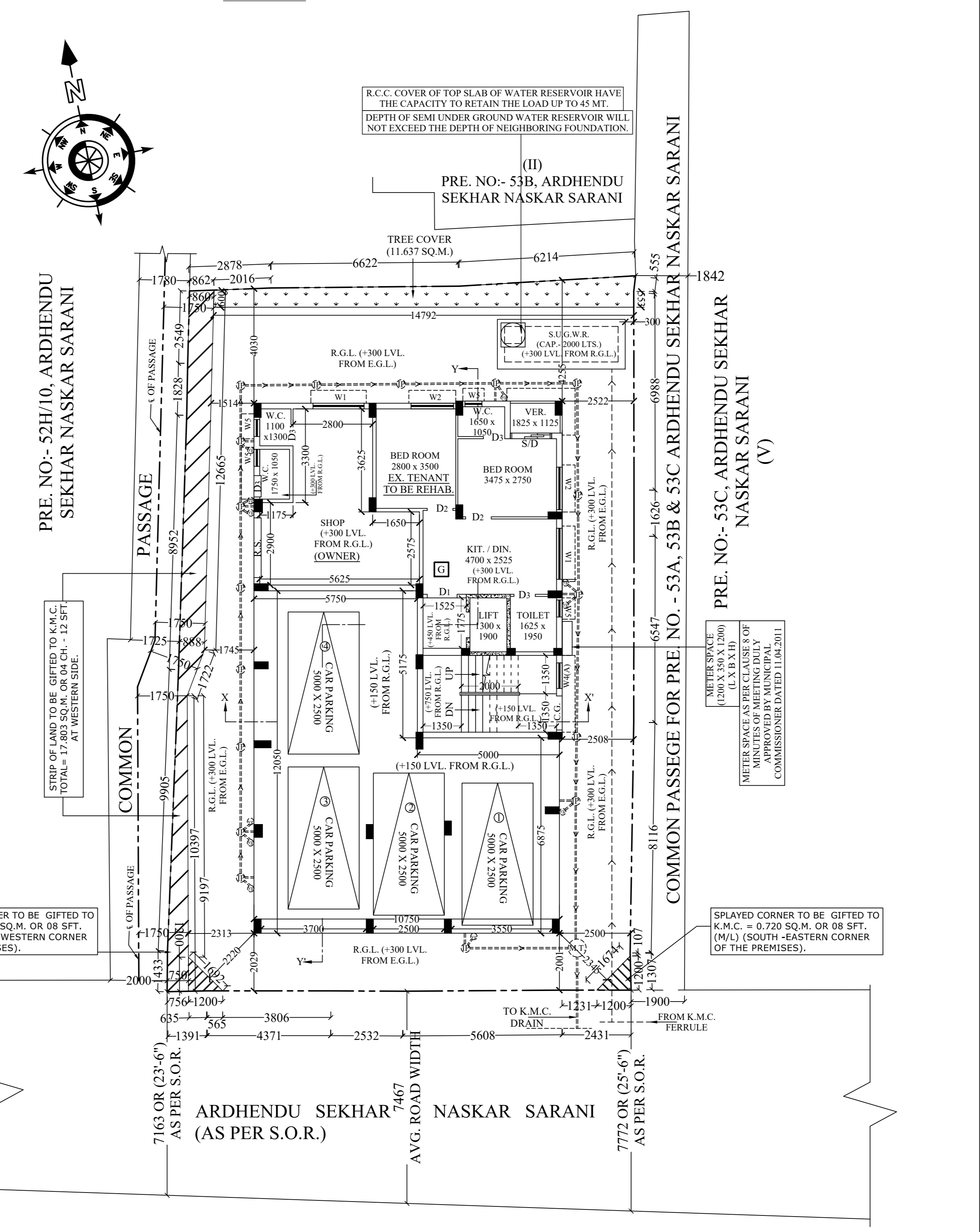
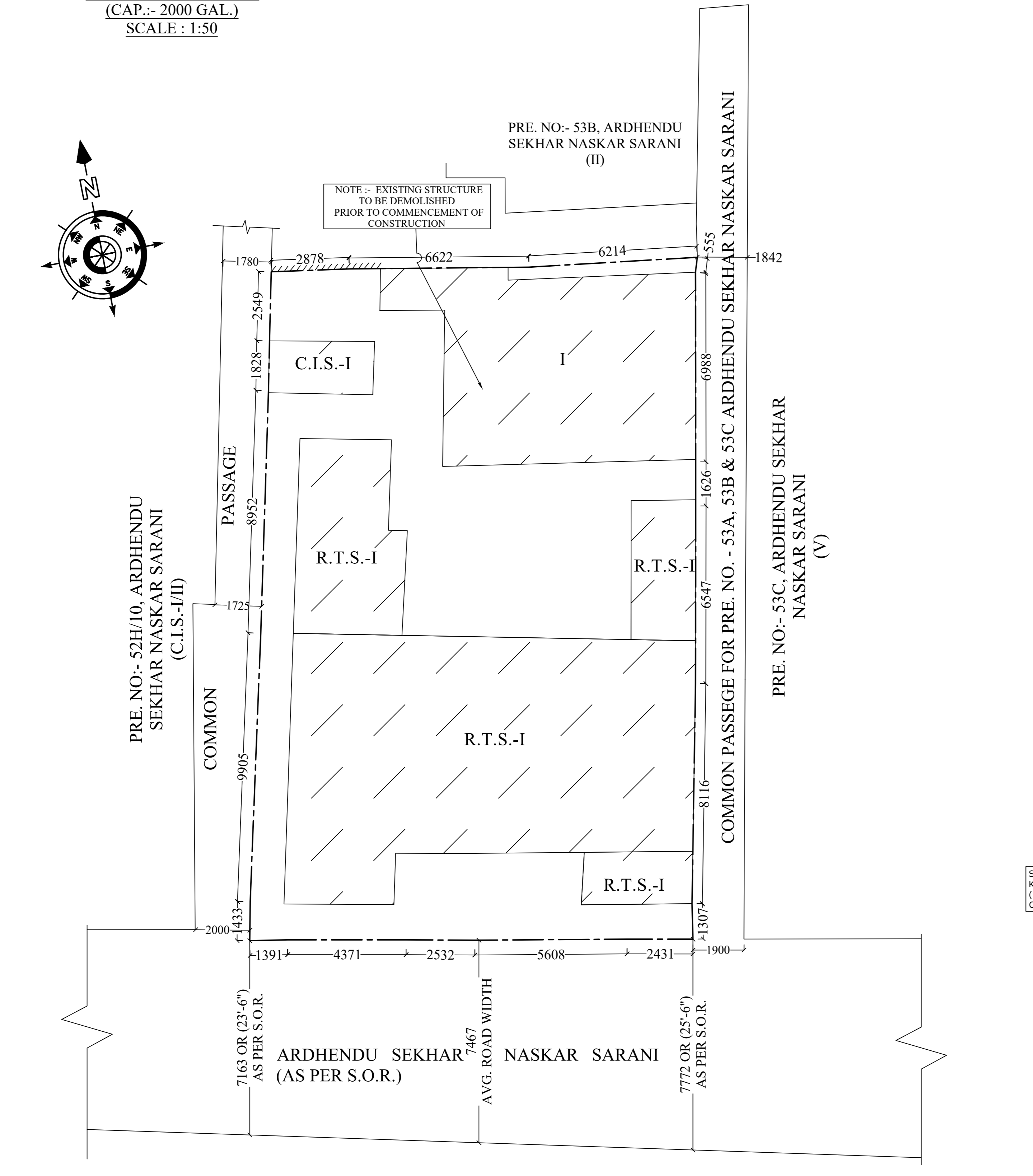
CERTIFIED THAT THE BUILDING PLAN ITSELF WITH FULL RESPONSIBILITY HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ADJOINING ROAD IS CONFORM WITH THE PLAN, IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK, THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK, IT IS PARTLY OCCUPIED BY THE OWNER AND TENANTS.

SUBHASHISH DEY
Regd. Civil Engg.
Under Kolkata
Municipal Corporation
LBS class No. 1365
SIGNATURE OF L.B.S.

DECLARATION OF OWNER:-

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. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN), K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE, IF ANY SUBMITTED DOCUMENT ARE FAKE THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN, THE CONSTRUCTION OF S.U.G.W.R. WILL BE TAKEN UNDER THE GUIDANCE OF L.B.S.E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.

SRI RAVI CHOURASIA
MOB:- 8262 2613
e-mail id - ravichourasia1234@gmail.com
SIGNATURE OF OWNER / APPLICANT



CONTENT: EXISTING GROUND FLOOR PLAN, PROPOSED GROUND FLOOR PLAN, SITE PLAN, KEY PLAN, DETAILS OF S.U.G.W.R., DETAILS OF SEPTIC TANK, I/W SCHEDULE

PROJECT: PROPOSED PLAN OF FIVE (G+IV) STORIED RESIDENTIAL BUILDING OF (HT. - 13.475 M) FOR SANCTION US 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 AT PREMISES NO. - 53A, ARDHENDU SEKHAR NASKAR SARANI (PREVIOUSLY KNOWN AS CHAUL PATTY ROAD), KOLKATA - 700010, P.S. - BELLAHATA, UNDER KMC WARD NO. 033, BR. - III.

SCALE: 1:100 (UNLESS OTHERWISE MENTIONED)

PLAN CASE NUMBER: 2023030012

PIONEER ENGINEERING & ASSOCIATES
53A, DR. NARAYAN ROY SARANI, KOLKATA - 700 006
MOB - 98831 92148

BUILDING PERMIT NO. - 2023030031 SANCTION DATE - 08/08/2023 VALID UP TO - 07/08/2028

DIGITAL SIGNATURE OF A.E.(C)/Bldg./BR.-III/KMC DIGITAL SIGNATURE OF E.E.(C)/Bldg./BR.-III/KMC