

Premises No : 117, PUTIARY PANCHANANTOLA ROAD  
 Assessee No : 41115110177  
 Name of the Owner(s) / Applicant(s) : SRI DIPANKAR CHATTERJEE PROPRIETOR OF M/S 'DOA I CONSTRUCTION CO C / A OF SRI PRADIP KUMAR CHATTERJEE  
 Area of Land : 182.925 SQ.M.  
 Name of LBS / Architect : MILAN BANDYOPADHYAY : NO. - CA / 2001 / 27374  
 Permissible Top elevation in reference to CCZM issued by AA1 : 33.00 (AMSL)  
 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	
	22° - 28' 52.48" N	88° - 20' 14.77" E	9.0 M.

The above information is true and correct in all respect and 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.

SRI DIPANKAR CHATTERJEE PROPRIETOR OF M/S 'DOA I CONSTRUCTION CO C / A OF SRI PRADIP KUMAR CHATTERJEE  
 NAME OF OWNER

MILAN BANDYOPADHYAY  
 NO. - CA / 2001 / 27374  
 NAME OF L.B.S.

PLAN OF PROPOSED G+III STORIED RESIDENTIAL BUILDING U/S 393 A OF KMC ACT 1980 COMPLYING WITH KMC BUILDING RULES 2009 (COMPLYING CIR - 02 OF 2020-21 DT. 13/06/2020) AT PREMISES NO.- 117, PUTIARY PANCHANANTOLA ROAD, WARD NO.- 115, BR. XIII, UNDER K.M.C.

OWNER :- SRI PRADIP KUMAR CHATTERJEE

**SPECIFICATIONS**

- GRADE OF CONCRETE USED - M20
- GRADE OF STEEL USED - Fe 500
- MORTAR USED IN 200mm & 250mm TH BRICK WALLS = 1:6
- MORTAR USED IN 75mm & 125mm TH BRICK WALLS = 1:4
- FIRST CLASS BRICKS TO BE USED ONLY
- C/C TO BE USED IN 40mm TH D.P.C
- LIME TERRACING ON ROOF - 2:27
- ASSUMED BEARING CAPACITY : 7 TON / SQM

**STATEMENT OF THE PLAN PROPOSAL**

A. 41115110177

- ASSESSEE NO.
- DETAILS OF REGD. DEED : BOOK NO.- I, VOLUME NO.- 78, BEING NO.- 5248, PAGES: 294 - 298, YEAR: 18/08/1993, REGD. AT - J. S. R. ALIPUR SADAR
- DETAILS OF POWER OF ATTORNEY : BOOK NO.- I, VOLUME NO.- 1602 - 2024, BEING NO.- 16021292, PAGES: 684589 - 684590, YEAR: 27/12/2023, REGD. AT - D.S.R. - II SOUTH 24 PARGANAS
- DETAILS OF BOUNDARY DECLARATION : BOOK NO.- I, VOLUME NO.- 1605 - 2024, BEING NO.- 16001290, PAGES: 31686 - 31688, YEAR: 29/01/2024, REGD. AT - D.S.R. - III SOUTH 24 PARGANAS
- DETAILS OF STRIP OF LAND : BOOK NO.- I, VOLUME NO.- 1602 - 2024, BEING NO.- 16020895, PAGES: 221429-221430, YEAR: 15/05/2024, REGD. AT - D.S.R. - I SOUTH 24 PARGANAS
- DETAILS OF NON EVICTION OF TENANT : BOOK NO.- I, VOLUME NO.- 1603 - 2024, BEING NO.- 160301289, PAGES: 31734 - 31743, YEAR: 29/01/2024, REGD. AT - D.S.R. - III SOUTH 24 PARGANAS

**AREA STATEMENT**

7. A) AREA OF PLOT = 2 KH. 11 CH. - 34 SQ.F = 182.925 SQ.M. (AS PER DEED)  
 B) AREA OF PLOT = 193.444 SQ.M. (AS PER B/D)  
 C) NO. OF STORES = G + III

1. GROUND COVERAGE:-  
 i) PERMISSIBLE = 109.755 SQ.M. (60.00 %)  
 ii) PROPOSED = 100.444 SQ.M. (54.910 %)

2. PROPOSED FLOOR AREA

FLOOR	TOTAL AREA	STAIR	LIFT LOBBY	LIFT WELL	NET FLOOR AREA
GROUND	100.444 SQ. M.	12.740 SQ. M.	1.963 SQ. M.		85.741 SQ. M.
FIRST	100.444 SQ. M.	12.740 SQ. M.	1.963 SQ. M.	1.589 SQ. M.	84.152 SQ. M.
SECOND	100.444 SQ. M.	12.740 SQ. M.	1.963 SQ. M.	1.589 SQ. M.	84.152 SQ. M.
THIRD	100.444 SQ. M.	12.740 SQ. M.	1.963 SQ. M.	1.589 SQ. M.	84.152 SQ. M.
TOTAL	401.776 SQ. M.	50.960 SQ. M.	7.852 SQ. M.	4.767 SQ. M.	338.197 SQ. M.

3. F.A.R.-  
 i) PERMISSIBLE = 1.75  
 ii) PROPOSED = 1.712

- TOTAL STAIR COVERED AREA = 14.107 SQ.M.
- TOTAL PARKING AREA (PROVIDED) = 52.048 SQ.M.
- TOTAL NO. OF CAR PARKING (REQUIRED) = 1 NO.
- TOTAL NO. OF CAR PARKING (PROVIDED) = 2 NOS.
- TOTAL C.B. AREA = 4.935 SQ.M.
- OVER-HEAD WATER TANK AREA = 5.50 SQ.M.
- LIFT MACHINE ROOM AREA WITH STAIR = 4.606 + 2.921 = 7.527 SQ.M.
- REQUIRED TREE COVER AREA = 1.816 SQ.M. (0.993 %)
- PROPOSED TREE COVER AREA = 2.000 SQ.M. (1.093 %)
- DEPTH OF THE BUILDING = 13.860 SQ.M.
- HEIGHT OF THE BUILDING = 12.500 SQ.M.
- ADDITIONAL AREA FOR FEES = 26.569 SQ.M.

TENEMENT SIZE			
TENEMENT AREA (SQ.M.)	AREA TO BE ADDED (SQ.M.)	TENEMENT AREA ACTUAL (SQ.M.)	NOS.
31.161	6.953	38.114	1
30.489	6.799	37.288	3
53.153	11.861	65.014	3

I HEREBY UNDERTAKE WITH FULL RESPONSIBILITY & CERTIFY THAT THE BLDG. PLAN HAVE BEEN DRAWN UP AS PER PROVISION OF BLDG. RULES 2009 AS AMENDED FROM TIME TO TIME & THE SITE CONDITION INCLUDING THE WIDTH OF THE ADJUTING K.M.C. ROAD 4.775(MIN) & 2.430M WIDE CEMENT CONCRETE ROAD CONFIRMS WITH THE BLDG. PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME & IT IS A BUILDABLE SITE & NOT A TANK OR FILLED TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U/G WATER TANK & SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. SOIL TESTING HAS BEEN DONE BY MS ACUMEN GEO CONSULTANTS, OFFICE : 2F, NABA ROY LANE, ALPORA, KOLKATA - 700 027. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

NAME OF ARCHITECT  
 (MILAN BANDYOPADHYAY-C.A- 2001/27374)

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

NAME OF GEO-TECHNICAL ENGINEER  
 (DR. SANTOSH KUMAR CHAKRABORTY, G.T. NO - 16/1)

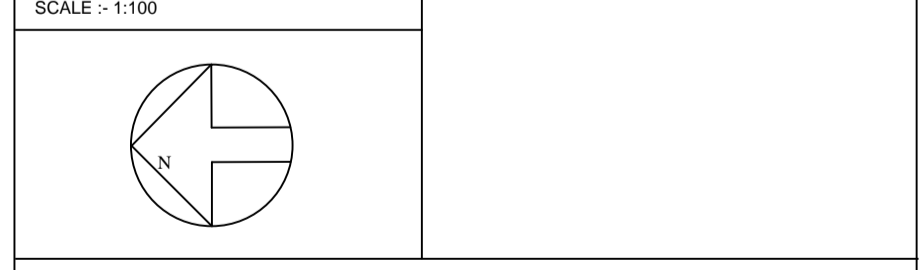
THE STRUCTURAL DESIGNS & DRAWINGS OF BOTH FDN. & SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BLDG. CODE LATEST REVISION OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS. SOIL TESTING HAS BEEN DONE BY MS ACUMEN GEO CONSULTANTS, OFFICE : 2F, NABA ROY LANE, ALPORA, KOLKATA - 700 027. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

NAME OF STRUCTURAL ENGINEER  
 (MILAN BANDYOPADHYAY- ESE/179)

I/WE HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I/ WE SHALL ENGAGE ARCHITECT & E.S.E DURING CONSTRUCTION. I/ WE SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT & 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 & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR & SEPTIC TANK WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E.S.E/ ARCHITECT BEFORE STARTING THE BUILDING FOUNDATION WORK. THE PLOT HAS BEEN IDENTIFIED BY ME / US. IF ANY DISPUTE ARISES IN FUTURE REGARDING OWNERSHIP AND WIDTH OF ROAD, THE K.M.C. AUTHORITY WILL NOT LIABLE AND REVOKE THE SANCTION PLAN.

NAME OF APPLICANT  
 (SRI DIPANKAR CHATTERJEE, PROPRIETOR OF M/S 'DOA I CONSTRUCTION CO C / A OF SRI PRADIP KUMAR CHATTERJEE)

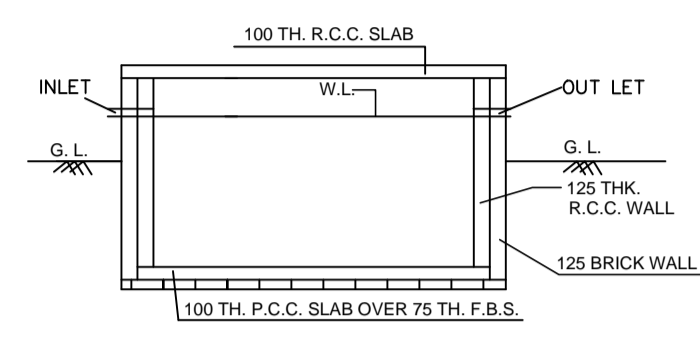
SCALE :- 1:100



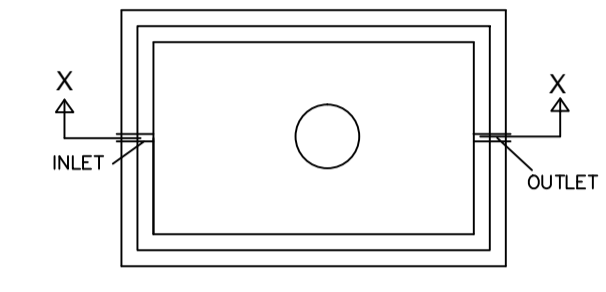
B.P NO. - 2024130088 DATE - 23.07.2024

VALID UPTO - 22.07.2029

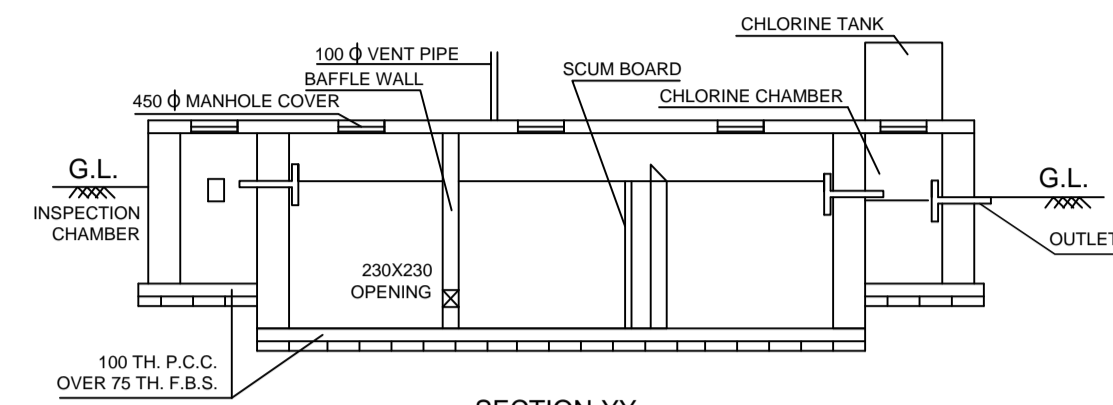
DIGITAL SIGNATURE OF AUTHORITY



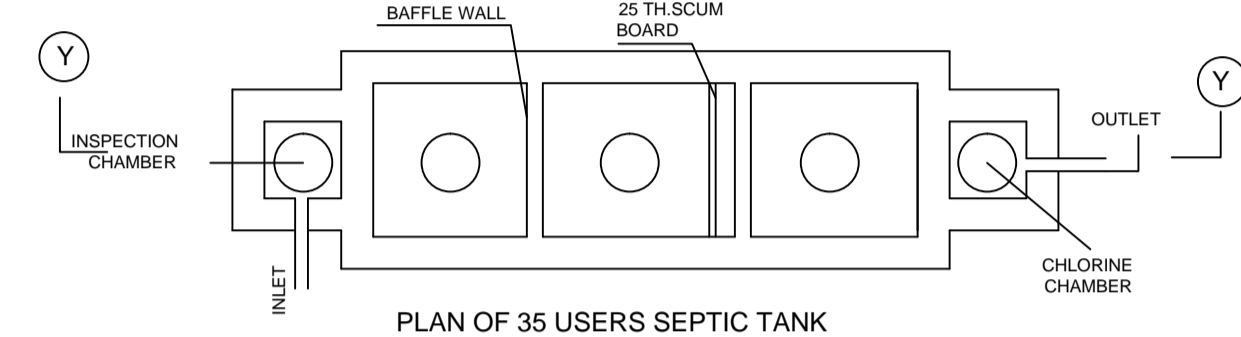
SECTION-XX (SCALE: 1:50)



DETAILS OF SEMI U/G WAT. RES. CAP- 600 GALLS (SCALE: 1:50)



SECTION-YY SCALE = 1:50



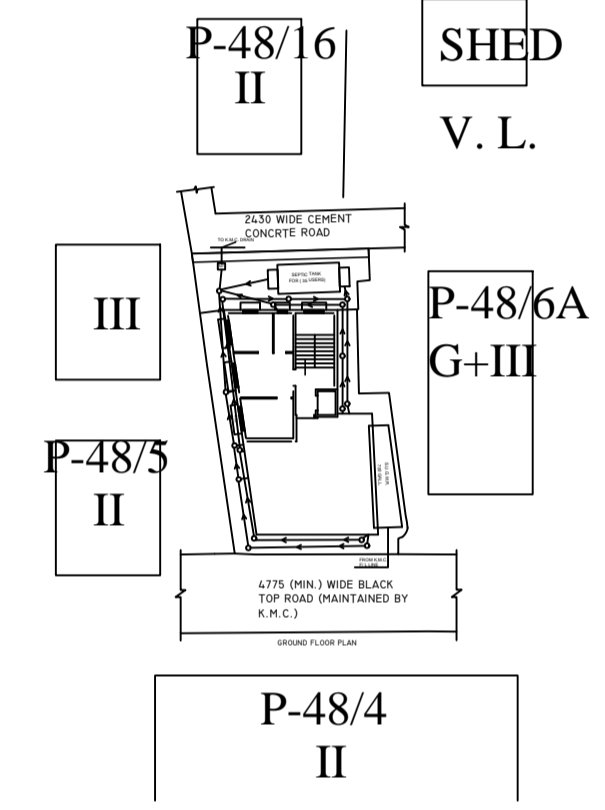
PLAN OF 35 USERS SEPTIC TANK SCALE = 1:50

**DOOR & WINDOW SCHEDULE**

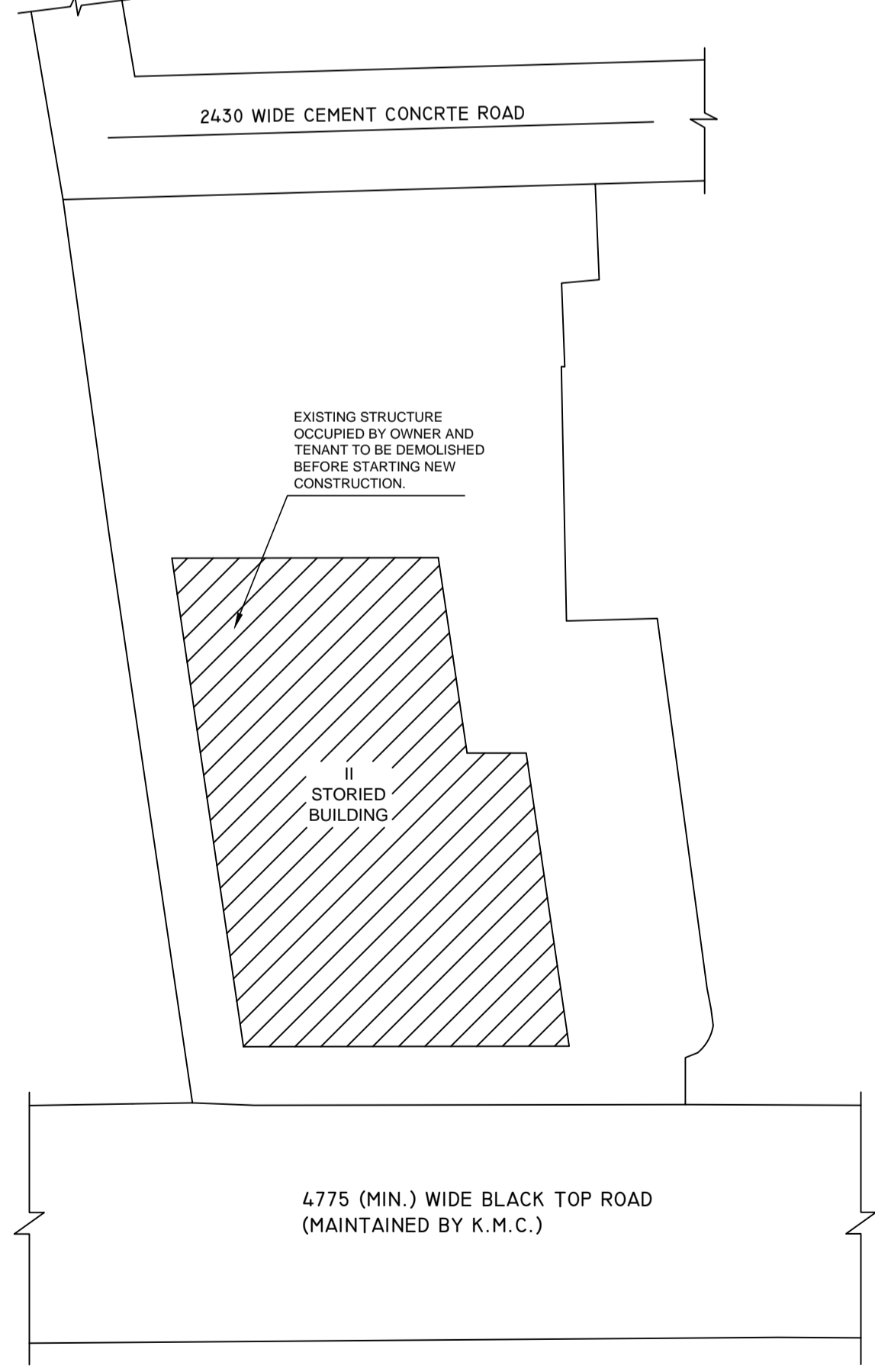
TYPE	WIDTH	HEIGHT	REMARKS
DG	1200	2100	
D	1050	2100	SINGLE LEAF
D1	900	2100	SINGLE LEAF
D2	750	2100	SINGLE LEAF
W1	1500	1200	THREE SHUTTER
W2	1000	1200	DOUBLE SHUTTER
W3	600	700	SINGLE SHUTTER
W4	1200	1200	DOUBLE SHUTTER
W5	1500	1950	THREE SHUTTER

THE DEPTH OF THE SEPTIC TANK AND SEMI U/G WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF THE FOUNDATION OF THE BUILDING. ALL EXTERNAL WALLS 200MM THK AND INTERNAL WALLS ARE 125 MM / 75 MM THK UNLESS OTHERWISE MENTIONED.

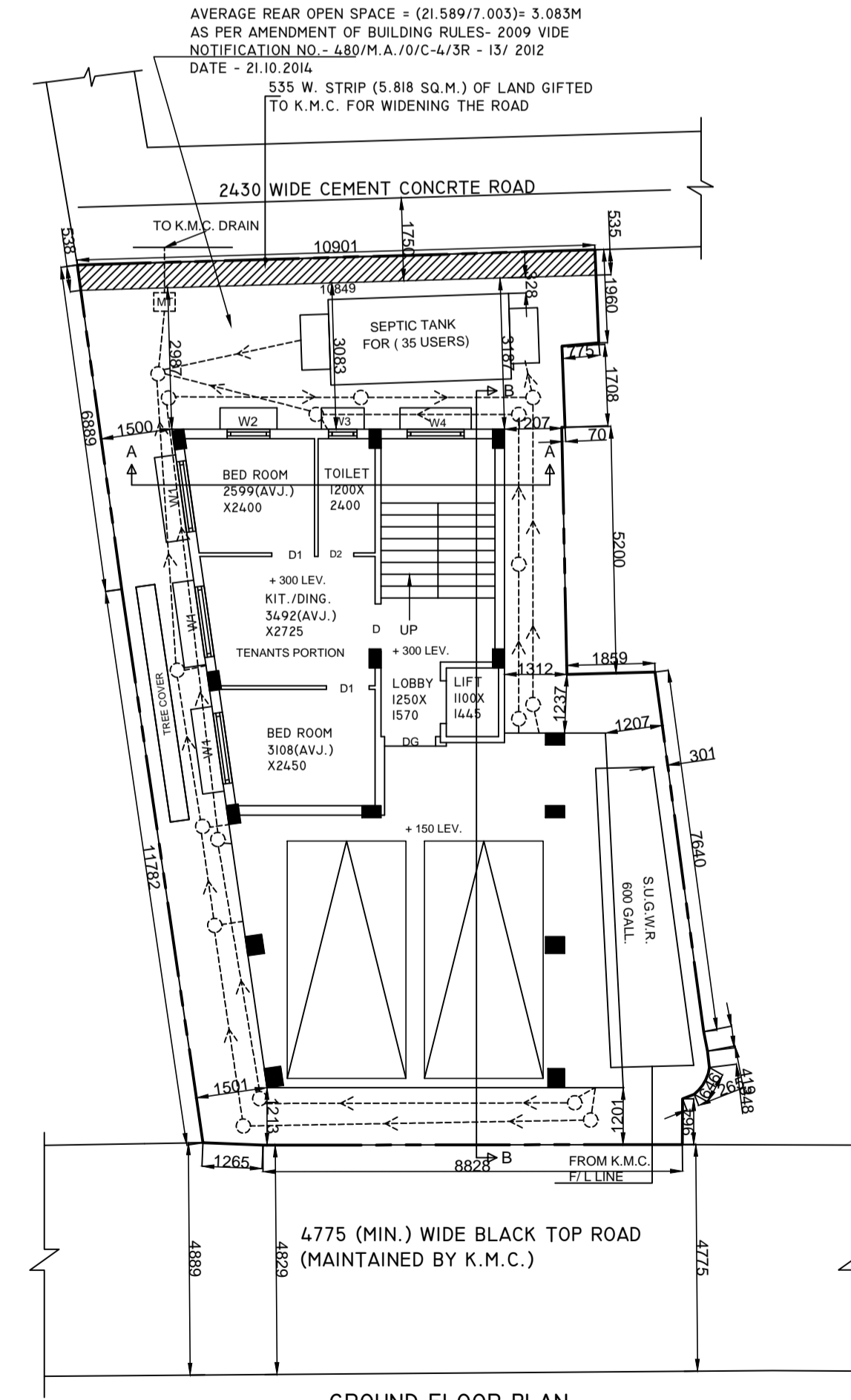
PRECAUTIONS SHALL BE TAKEN DURING THE CONSTRUCTION OF THE SAME.



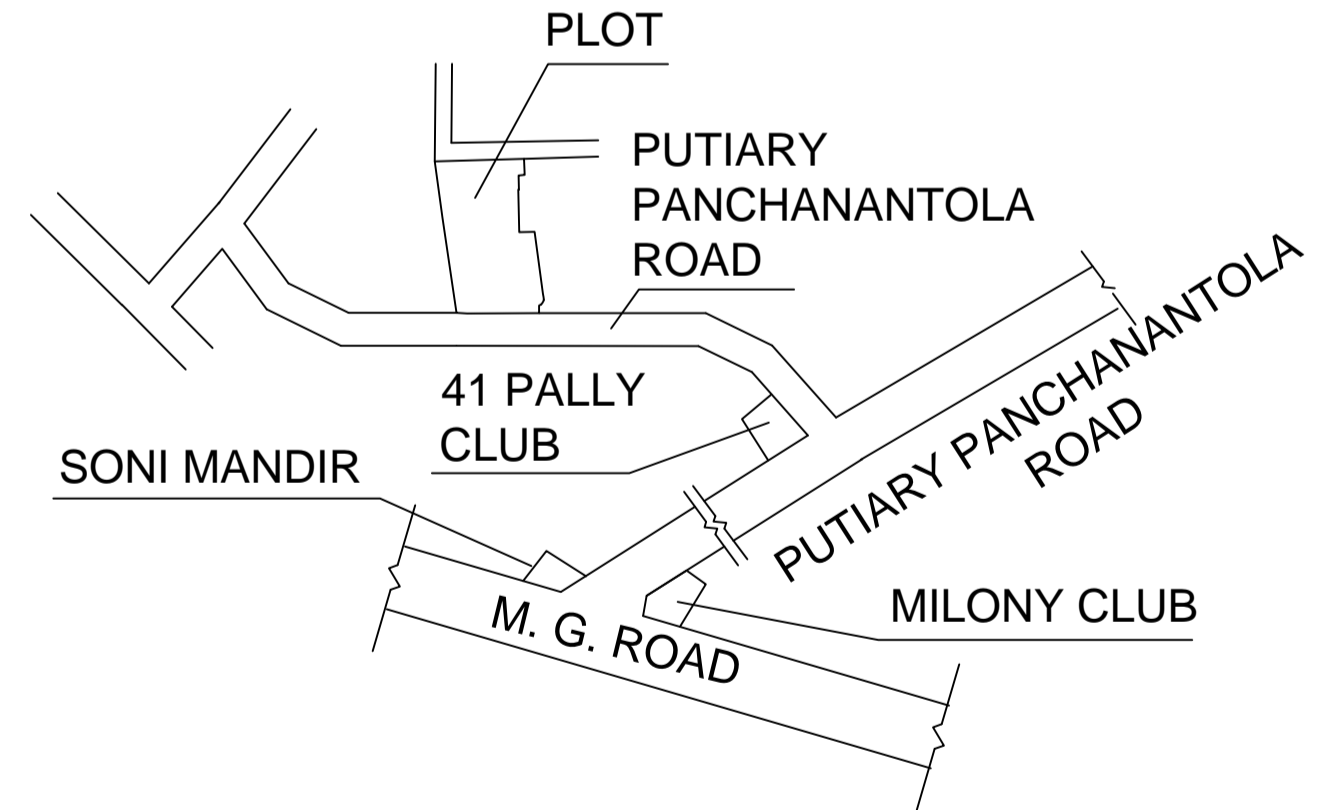
SITE PLAN SCALE=1:600



EXISTING GROUND FLOOR PLAN



GROUND FLOOR PLAN



LOCATION PLAN SCALE = 1:4000