

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
1	22.523846	88.3907607	7.0 MT
2	22.523267	88.390723	7.0 MT
3	-	-	-
4	-	-	-

- MAIN CHARACTERISTICS OF THE PROPOSAL
- PART - A
1. ASSESSEE NO:- 31-107-09-0112-6
2. DET. OF REGD. TITLE DEED:
Book No. - I, Vol. No. 157, Page - 107 To 110, Being No. - 5774, Date - 02/12/1974, Regd. - S.R. Alipore, 24 - Parganas (South)
- 2a. DET. OF REGD. GIFT DEED:
Book No. - I, Vol. No. - 1603-2016, Page - 100236 To 100254, Being No. - 163003256, Date - 13/07/2016, Regd. - D.S.R.-III, 24 - Parganas (South)
3. NAME OF THE C.A (APPLICANTS):
SRI SUBRATA DEY & MR. JAIKISHIN ARJANDAS GIANANI, PARTNERS OF MIS ZION BUILDERS & DEVELOPERS AND C.A. OF SRI KISHORE KUMAR DEY, SRI ASHIM DEY & SRI ASOK DE.
4. Details of Power of Attorney, if any:-
Book No. - I, Vol. No. 1606-2022, Page - 105012 To 105036, Being No. - 160603135, Date - 29/06/2022, Regd. - A.D.S.R. - SEALDAH.
5. Details of Boundary declaration -
Book No. - I, Vol. No. 1630-2022, Page - 159894 To 159906, Being No. - 163004278, Date - 30/08/2022, Regd. - D.S.R. - V, 24 - Parganas (South)
6. Details of STRIP OF LAND -
Book No. - I, Vol. No. 1630-2022, Page - 159940 To 159952, Being No. - 163004279, Date - 30/08/2022, Regd. - D.S.R. - V, 24 - Parganas (South)
7. Mutation (K.M.C.):
01/07/09-DEC-19/33203 Dt. 10/09/2022.
8. Mutation (B.L. & L.R.O.):
i) Khatian No. 1071, Dt. 06/01/2022, Area of Land - 0.0496 acre.
ii) Khatian No. 1072, Dt. 06/01/2022, Area of Land - 0.0248 acre.
iii) Khatian No. 1073, Dt. 06/01/2022, Area of Land - 0.0248 acre.
9. Conversion Certificate -
a. Memo No. 171330/BLR/KM/22 Dt. - 21/04/22 & Case No. CN2022/1630/627, Dt. 21/04/2022.
b. Memo No. 171340/Con. Cert./BLR/KM/24-Pgs/2022 Dt. - 29/04/2022 & Case No. PC036/KC/2022, Dt. 21/04/2022.
c. Memo No. 171340/Con. Cert./BLR/KM/24-Pgs/2022 Dt. - 29/04/2022 & Case No. PC036/KC/2022, Dt. 21/04/2022.

PART - B

1. AREA OF LAND:
As Per Title Deed & Physical Measurement - 401.338 Sqm. (6 k - 0 ch.)
2. NET AREA OF LAND - 317.529 Sqm.
3. PERMISSIBLE GROUND COVERAGE - 56.082 % = 178.077 Sqm.
4. PROPOSED GROUND COVERAGE - 52.708 % = 167.363 Sqm.
5. PROPOSED AREA -

	Fl. covered Area (Gross)	Stair + Lift well Area	Lift lobby	Net Fl. Area
Gr. Fl.	159.786	12.263	-	2.700
1st Fl.	167.382	12.263	2.188	2.531
2nd Fl.	167.382	12.263	2.188	2.531
3rd Fl.	167.382	12.263	2.188	2.531
Total	661.932	49.052	6.564	10.293
				596.023

6. a) PARKING CALCULATION -

GRDS. TENEMENT AREA (SQM.)	GRDS. TENEMENT AREA (SQM.)	GRDS. TENEMENT AREA (SQM.)	NO. OF TENEMENT	REQD. PARKING
69.030	12.576	81.606	01	01
60.435	14.647	95.082	01	01
63.045	11.480	74.525	02	00
66.420	15.736	102.156	02	02
TOTAL REQUIRED PARKING				03

- b) Nos. of Parking provided - 03
- c) Permissible area for parking - 75.0 Sqm.
- d) Actual area for parking provided - 111.654 Sqm.
7. PERMISSIBLE F.A.R. - 1.75
8. PROPOSED F.A.R. - 1.641
9. C.B. Area - 8.700 Sqm.
10. LOFT Area - 7.791 Sqm.
11. Lift Machine room area - 8.906 Sqm.
12. Staircase covered area - 14.688 Sqm.
13. Relaxation of authority - Nil
14. Mercantile covered area w/g.f. - 13.671 Sqm.
15. Mercantile Carpet Area - 11.703 Sqm.
16. Lift Mc. Rm. Stair Area - 3.516 Sqm.
17. Tree Cover Area - 2.25 Sqm.
18. O.H.W.T. Area - 6.450 Sqm.
19. Add. Area For Fees - 43.601 Sqm.
20. Area of Strip of Land - 35.272 Sqm.

SPECIFICATIONS & NOTES :-

1. ALL DIMENSIONS ARE IN MM IF NOT OTHERWISE STATED.
2. GRADE OF R.C. CONCRETE - M20 (1 : 1.5 : 3)
3. GRADE OF P.C. CONCRETE - M100 (1 : 3 : 6)
4. GRADE OF TOR STEEL - Fe 415
5. THE DEPTH OF W.R. FOUNDATION WILL NOT BE EXCEED TO THE DEPTH OF BUILDING FOUNDATION
6. ALL SPECIFICATION AND MATERIALS USED IN I.S. CODE & B.B. C. OF INDIA
7. ALL STEEL CUTTING LENGTH L+D & REND - 40 D
8. ALL EXTERNAL WALL IS 200 MM THICK WITH 1 : 6 CEMENT MORTAR.
9. ALL INTERNAL PARTITION WALL ARE 75 MM THK. WITH 1 : 4 CEMENT MORTAR
10. PLASTER ARE 1 : 6 & 1 : 4 CEMENT SAND MORTAR

SCHEDULE OF DOOR & WINDOW

D1 = 1000 X 2100, D2 = 900 X 2100, D3 = 750 X 2100,
W1 = 1500 X 1200, W2 = 900 X 1200, W3 = 600 X 750

CERTIFICATE OF GEO-TECH. ENGINEER

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 HERE IN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

NAME OF G.T.E. - ASIM SARKAR (CLASS-I, NO.-2)

E.S.E. CERTIFICATE

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE WIND LOAD & SEISMIC LOAD AS PER THE N.B.C. OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY SRI ASIM SARKAR OF M/S. ASSOCIATED FOUNDATION ENGINEERS. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

NAME OF E.S.E. - ASIM SARKAR (NO.-136 CLASS - I)

L.B.S. CERTIFICATE

THE PLOT IS A LAND WITH STRUCTURE, OCCUPIED BY OWNER. THERE IS NO TENANT.
THE PLOT IS BOUNDED BY BOUNDARY WALL & BOUNDARY MEASUREMENT AGREED WITH THE REGD. DEED PLAN.
THE WIDTH OF THE ROAD IS 12.182 M ON THE NORTH SIDE.
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 AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK.
THE PLOT IS SITUATED BEYOND 500 MT. FROM THE CL. OF E.M.E. BYE PASS.

NAME OF ARCHITECT - PALLAB DAS (C.A/89/12363)

OWNERS DECLARATION

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION 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 & ADDING STRUCTURES.
IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REMOVE THE SANCTION PLAN, THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./ARCHITECT BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS IDENTIFIED BY US DURING DEPARTMENTAL INSPECTION. IF ANY DISCREPANCY ARISE REGARDING THEN, THEN ARCHITECT & K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THAT AND K.M.C. WILL EVERY RIGHT TO REMOVE THE PLAN. THERE IS NO TENANT.

NAME OF SRI SUBRATA DEY & MR. JAIKISHIN ARJANDAS GIANANI, PARTNERS OF MIS ZION BUILDERS & DEVELOPERS AND C.A. OF SRI KISHORE KUMAR DEY, SRI ASHIM DEY & SRI ASOK DE.

BUILDING PERMIT NO. 2022120537

DATE - 27-FEB-23

VALID UP TO - 26-FEB-28

DIGITAL SIGNATURE OF A.E.

DIGITAL SIGNATURE OF E.E. (Bldg./Bfr.-XII)

PROPOSED G + THREE STORIED RESIDENTIAL BUILDING (HT. 12.400 M) PLAN AT PREMISES NO. 112, N.D.B. ROAD, MADHYA, DAKSHIN & LASKAR PARA, WARD NO.- 107, BOROUGH NO.- XII, KOLKATA - 700 039, R.S. DAG NO. 270, R.S. KHATIAN NO. 87, L.R. KHATIAN NO. 1071, 1072 & 1073, MOUZA - LASKARHAT, P.S. TILJALA, US 393A OF KMC BLDG. ACT. 1980 & AS PER KMC BLDG. RULE 2009.

ARCHITECTURAL PLAN

SCALE - 1 : 100 IF NOT OTHERWISE STATED

DRG NO. A/04/RSB/22

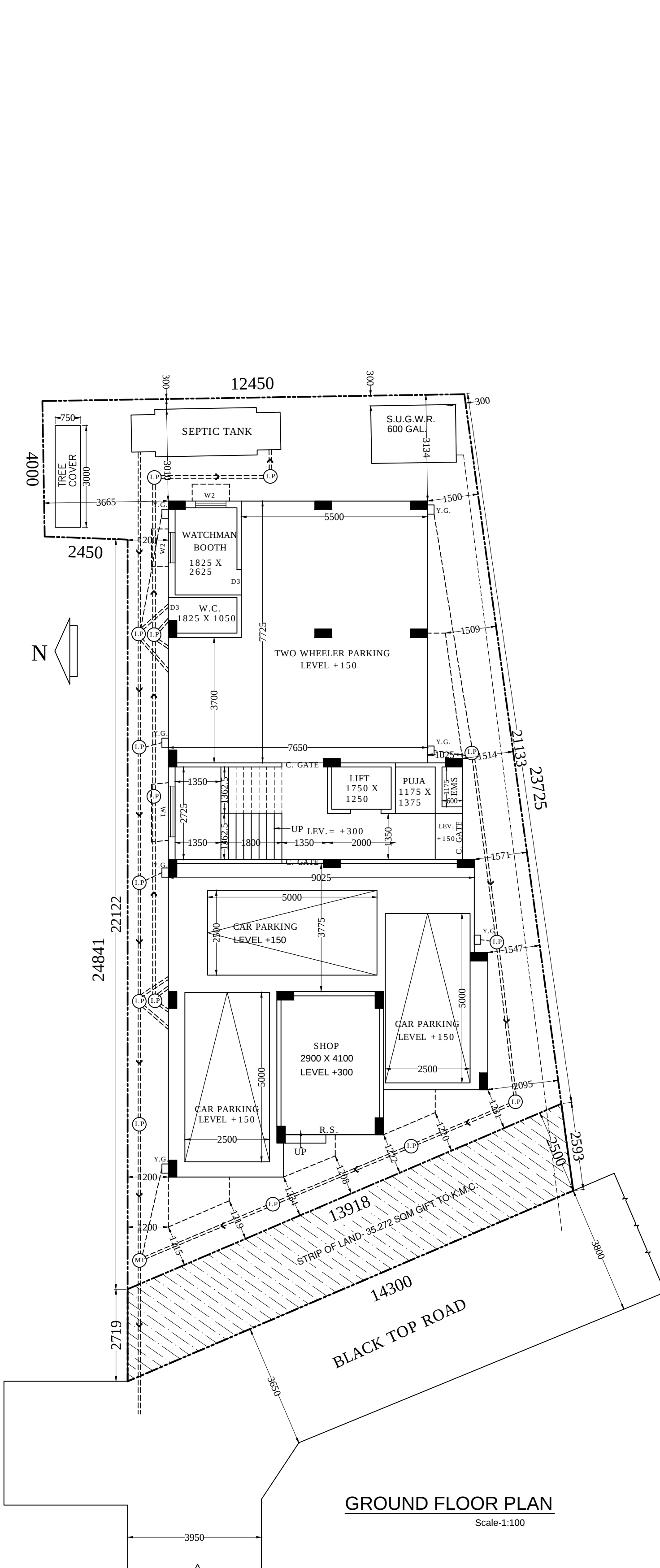
R. S. BUILDIED
38, RUBY PARK (SOUTH)
KOLKATA - 700 078



SHEET NO. 2/2

REV. 1

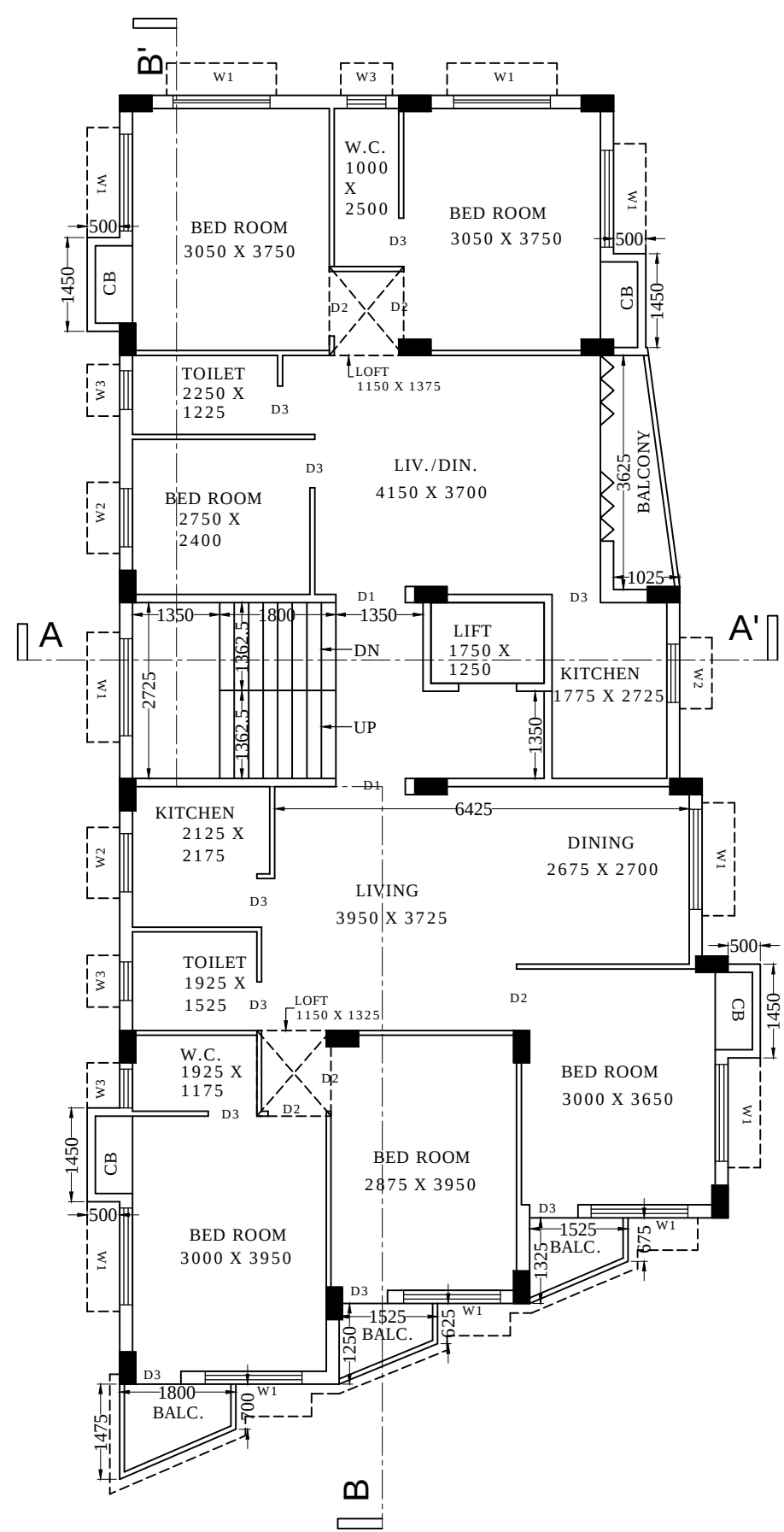
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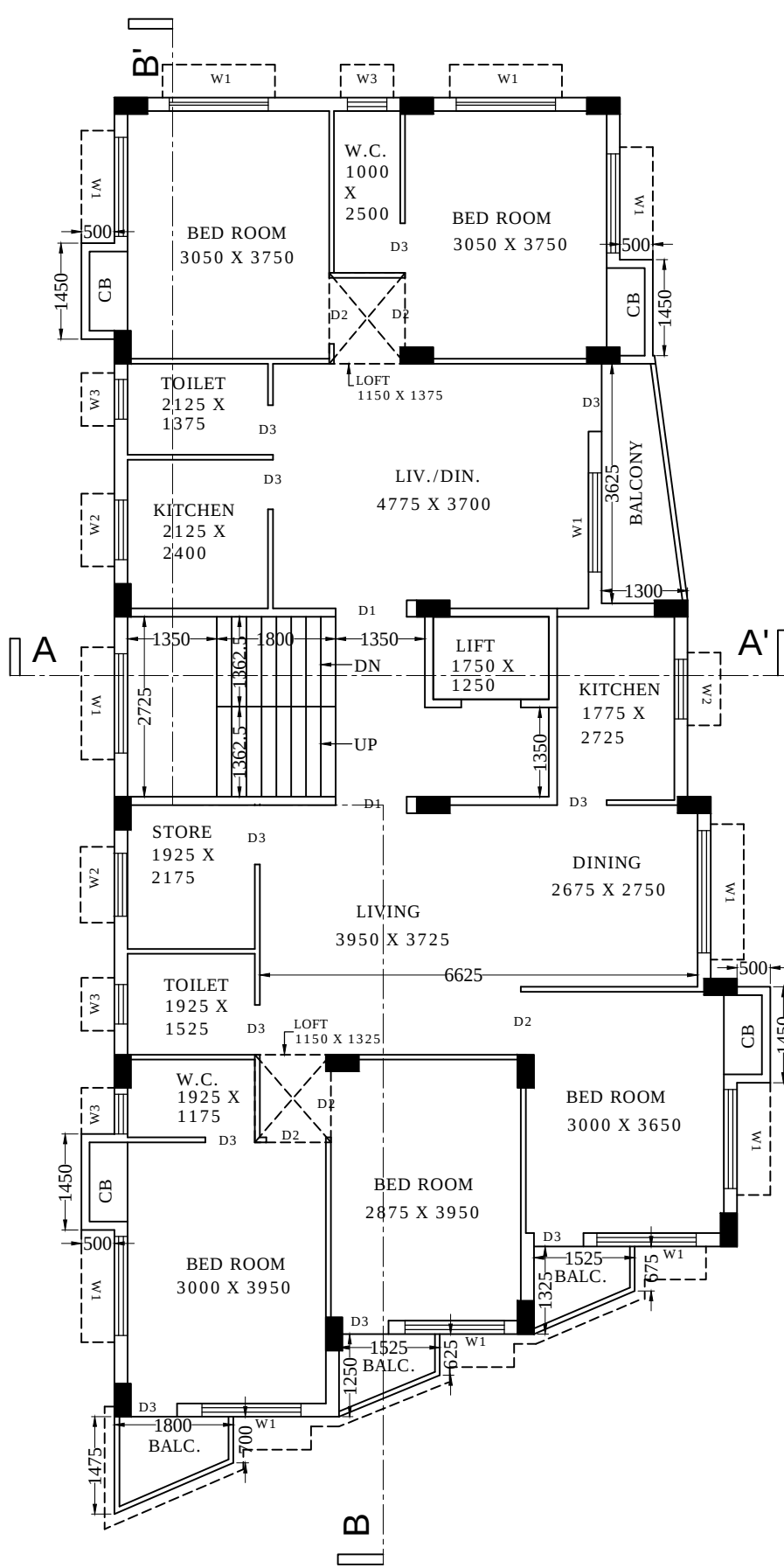
FRONT ELEVATION

SECTION ON A-A'

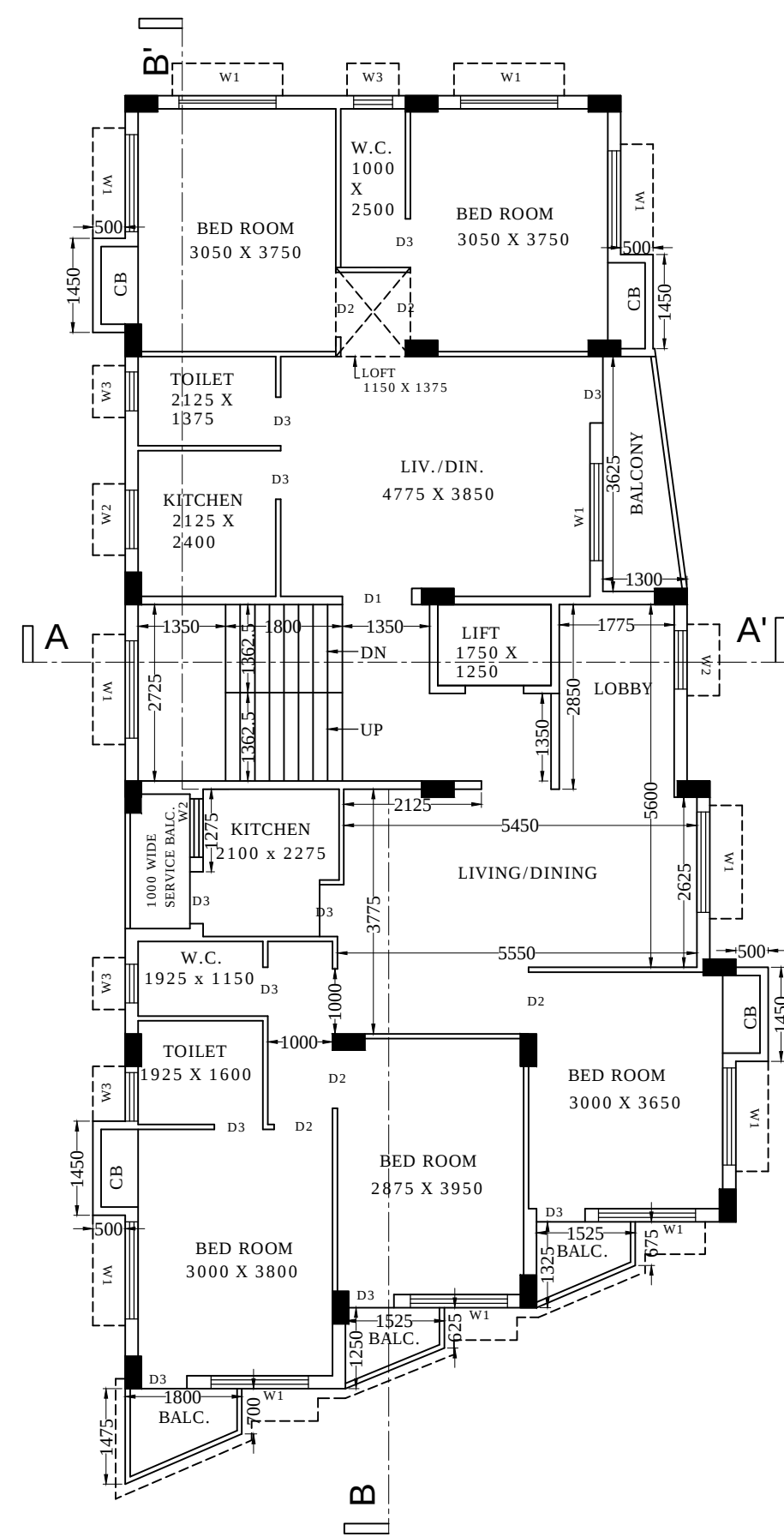
SECTION ON B-B'



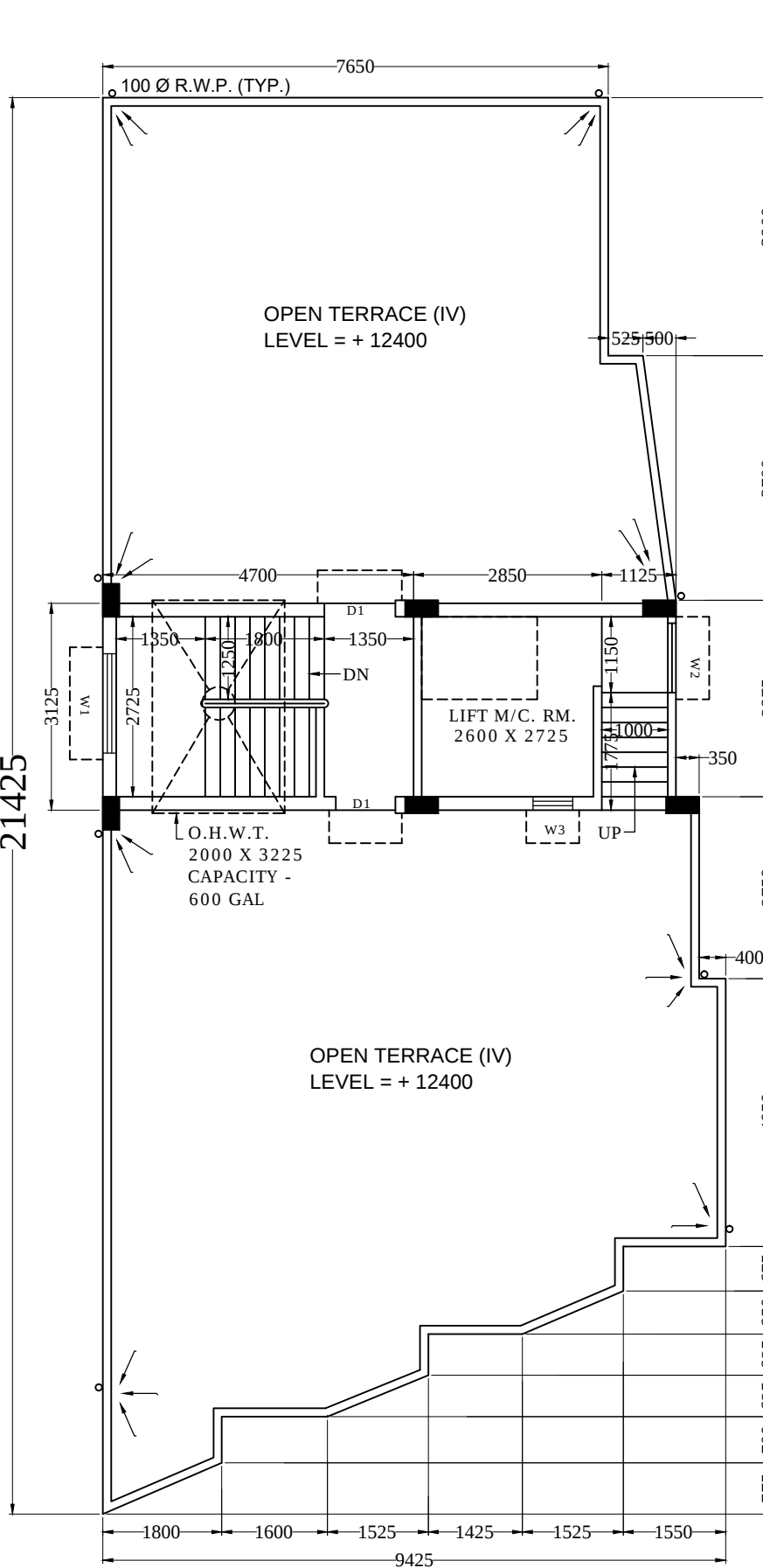
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



ROOF PLAN