

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART - A		5. DETAILS OF REGD. POWER OF ATTORNEY	
1. ASSESSEE NO. :- 31 - 106 - 17 - 0188 - 0	2. NAME OF THE OWNERS :- SRI. BISWANATH DAS, SMT. SIMA DEY, SMT. SHIPRA GHOSH, SMT. SHANTI DAS, SRI. GANESH CHANDRA DAS, SRI. ARPUNDU DEY & SRI. SUBHENDU DEY	BOOK NO. - I	VOLUME NO. - 1603 - 2023
3. NAME OF THE APPLICANT / CONSTITUTED POWER OF ATTORNEY :- SRI GOUTAM CHANDRA PAUL (PROPRIETOR OF M/S. PAUL CONSTRUCTION) AS C. A. FOR SRI. BISWANATH DAS, SMT. SIMA DEY, SMT. SHIPRA GHOSH, SMT. SHANTI DAS, SRI. GANESH CHANDRA DAS, SRI. ARPUNDU DEY & SRI. SUBHENDU DEY	4. DETAILS OF REGD. DEED	PAGE NO. - 377616 to 377635	BEING NO. - 1603 14144
5. DETAILS OF REGD. DEED	6. DETAILS OF OTHER REGD. DOCUMENTS	DATE - 13 / 09 / 2023	REGD. AT - D.S.R. - III, SOUTH 24 PGS.
7. BILLRO CONVERSION (SHALI TO BASTU) :- 17 / 98 & 99 / CON. CERTIFICATE / BILLRO / S 24 - PGS / KOL / 2022, DATED - 17.01.2022 17 / 102 TO 106 / CON. CERTIFICATE / BILLRO / S 24 - PGS / KOL / 2022, DATED - 18.01.2022	8. DETAILS OF K.M.C. MUTATION - CASE NO. - O / 106 / 14 - JAN - 22 / 40438, DATED - 14.01.2022	9. BILLRO ONLINE MUTATION (SHALI) - COPY NO. - 9529, 9530, 9532, 9535, 9536, 9537, DATED - 09.11.2021 COPY NO. - 9858, DATED - 16.11.2021	10. BILLRO ONLINE MUTATION (SHALI) - COPY NO. - 9529, 9530, 9532, 9535, 9536, 9537, DATED - 09.11.2021 COPY NO. - 9858, DATED - 16.11.2021

PART - B		3. PERMISSIBLE GROUND COVERAGE :-	
1. AREA OF LAND :-	a) AS PER TITLE DEED & ASSESSMENT BOOK = 04 K. - 00 CH. - 00 SFT = 267.558 SQM [MORE / LESS]	b) AS PER PHYSICAL MEASUREMENT & BOUNDARY DECLARATION = 03 K. - 04 CH. - 10.75 SFT = 218.390 SQM [MORE / LESS]	59.387 % OF L.A. = 129.695 SQM
2. NET LAND AREA - 216.623 SQM (AFTER FREE GIFT / SPLAYED CORNER ETC.)	RELINQUISHED STRIP OF LAND GIFTED TO K.M.C.	4. PROPOSED GROUND COVERAGE :-	54.556 % OF L.A. = 119.145 SQM
5. AREA OF SPLAYED CORNER = 1.767 SQM			

6. AREA STATEMENT :-									
GR. FL.	RESIDENTIAL (SQM)	STAIR WELL (SQM)	LIFT WELL (SQM)	GROSS FLOOR AREA (SQM)	STAIR + STAIR LOBBY (SQM)	LIFT LOBBY (SQM)	NET COVER AREA (SQM)	CUP BOARD (SQM)	LOFT (SQM)
GR. FL.	RESI. - 76.641	-----	-----	119.145	10.918	1.870	106.357	-----	-----
1ST. FL.	119.145	0.563	1.868	116.714	11.565	1.870	103.279	2.926	1.325
2ND. FL.	119.145	0.563	1.868	116.714	11.565	1.870	103.279	2.926	1.325
3RD. FL.	119.145	0.563	1.868	116.714	11.565	1.870	103.279	2.926	1.325
TOTAL	476.580	1.689	5.604	469.287	45.613	7.480	416.194	8.778	3.975
7. TENEMENTS CALCULATION									
(A) RESIDENTIAL:									
TENEMENT MKD.	TENEMENT AREA ACT. (SQM)	AREA TO BE ADDED (SQM)	TOTAL TENEMENT AREA (SQM)	NO. OF TENEMENT	AREA OF CUP BOARD = 8.778 SQM	AREA OF LOFT = 3.975 SQM	STAIR HEAD ROOM AREA = 15.561 SQM	LIFT MACHINE ROOM AREA = 5.605 SQM	LIFT MACHINE ROOM STAIR = 3.025 SQM
A	54.109	11.482	65.591	03	ADDITIONAL AREAS FOR FEES = 36.944 SQM				
B	47.764	10.136	57.900	03	CAR PARKING CALCULATION				
CARPET AREA OF SHOPS = 35.136 SQM					NO. AREA (SQM)				
TOTAL COMMON AREA = 64.855 SQM					PERMISSIBLE 02 50.000				
8. PERMISSIBLE F.A.R. = 1.75					PROVIDED 02 56.312				
9. PERMISSIBLE TOTAL FLOOR AREA = 382.183 SQM + EXEMPTED AREA + MANDATORY CAR PARKING									
10. PROPOSED F.A.R. = 416.194 - 50.000 / 218.390 = 1.677 < 1.75									
11. AREA OF O. H. W. TANK = 5.458 SQM					13. TOTAL AREA FOR FEES = 506.231 SQM				
12. AREA OF TREE COVER = 2.700 SQM					14. GROSS FLOOR AREA + ADDITIONAL AREA FOR FEES				

DECLARATION OF C.A. / APPLICANT :-

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT

i) I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.

ii) I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).

iii) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURE.

iv) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.

v) THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.

vi) DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY ME.

vii) THE CONSTRUCTION OF SEMI UNDER GROUND WATER TANK / RESERVOIR WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE EXISTING STRUCTURE SHOULD BE DEMOLISHED BEFORE COMMENCEMENT OF THE CONSTRUCTION, WHICH IS OCCUPIED BY THE OWNERS THERE ARE NO TENANTS.

SRI GOUTAM CHANDRA PAUL (PROPRIETOR OF M/S. PAUL CONSTRUCTION) AS C. A. FOR SRI. BISWANATH DAS, SMT. SIMA DEY, SMT. SHIPRA GHOSH, SMT. SHANTI DAS, SRI. GANESH CHANDRA DAS, SRI. ARPUNDU DEY & SRI. SUBHENDU DEY

NAME OF C.A. / APPLICANT

CERTIFICATE OF L.B.S. :-

I CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING WIDTH OF THE ABUTTING ROADS (4.550 M [MINIMUM] WIDE BLACK TOP ROAD SOUTHERN SIDE & 3.750 M [MINIMUM] WIDE CONCRETE ROAD WESTERN SIDE) CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE PLOT IS BEYOND 500 M FROM THE C / L OF THE E. M. BYE - PASS.

MD. TOSHIF ALAM, L.B.S. / 11 / 1670

NAME OF L.B.S.

CERTIFICATE OF STRUCTURAL ENGINEER :-

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

SOIL TESTING REPORT HAS BEEN DONE BY KALLOL KUMAR GHOSHAL OF TECHNO SOIL OF GORKHARA, ARUNACHAL, SONARPUR, KOLKATA - 700150. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

KALLOL KUMAR GHOSHAL, ESE / 11 / 261

NAME OF E.S.E.

CERTIFICATE OF GEO-TECHNICAL ENGINEER:-

UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO - TECHNICAL POINT OF VIEW.

KALLOL KUMAR GHOSHAL, G.T. / 1 / 49

NAME OF GEO-TECHNICAL ENGINEER

B.P. NO. - 2023120404

SANCTION DATE - 12.12.2023

VALID UPTO - 11.12.2028

Digitally signed by SUBRATA NAG

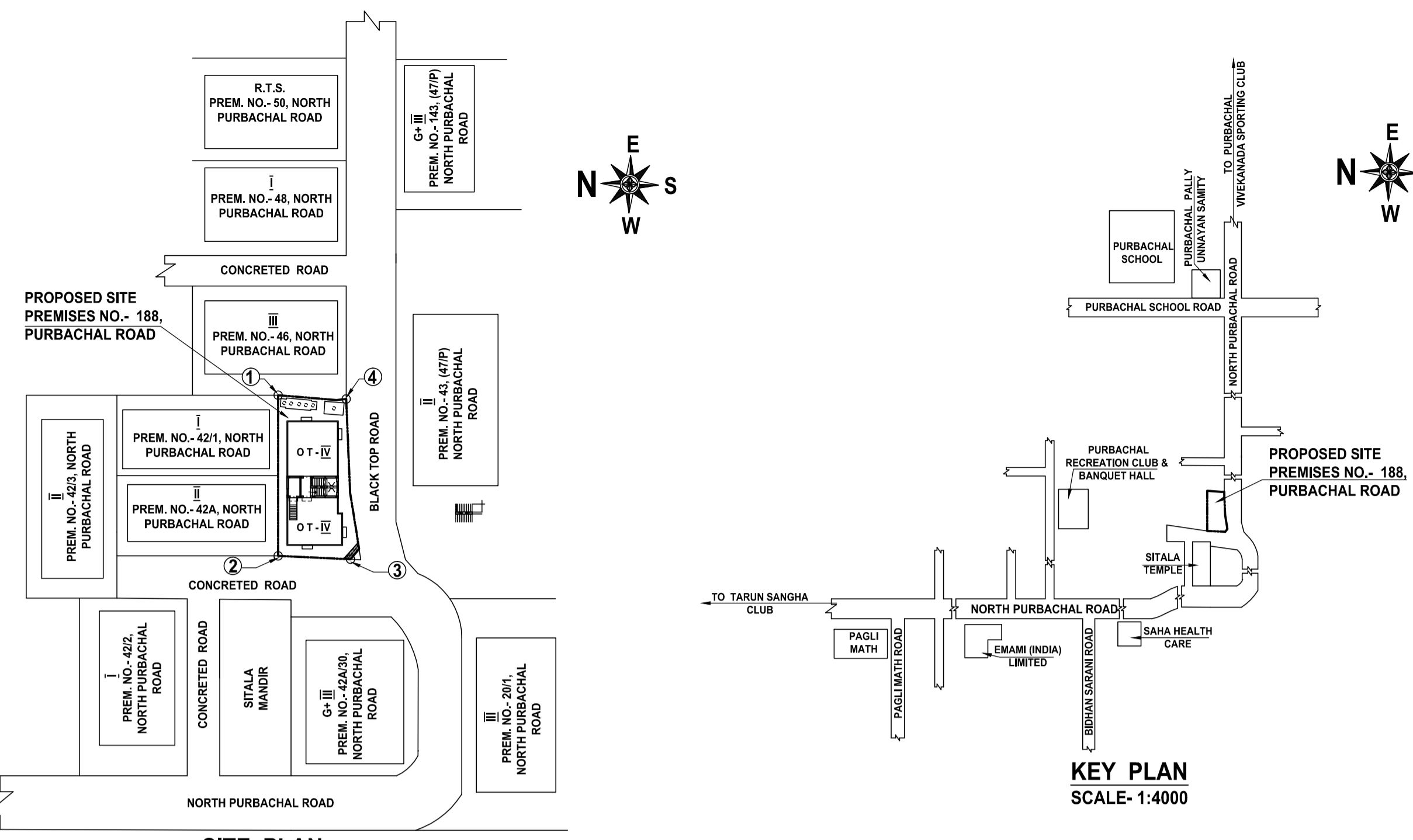
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DIGITAL SIGNATURE OF A.E. (B)

SCHEDULE OF DOORS & WINDOWS

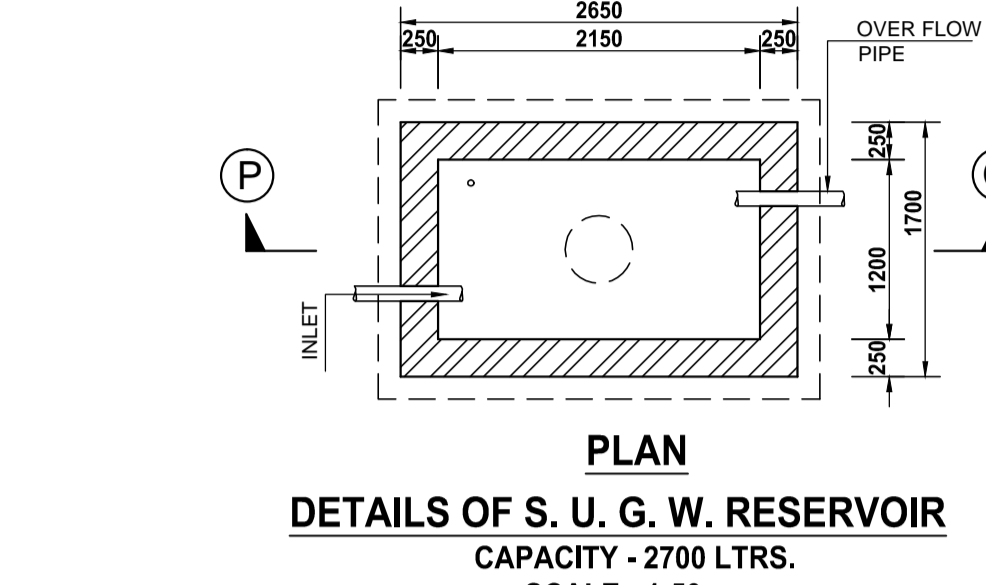
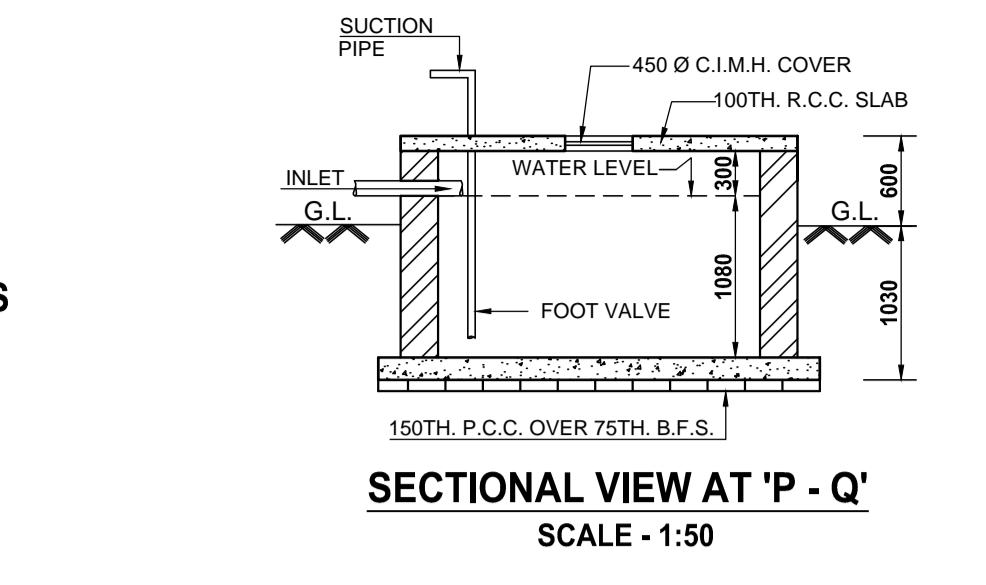
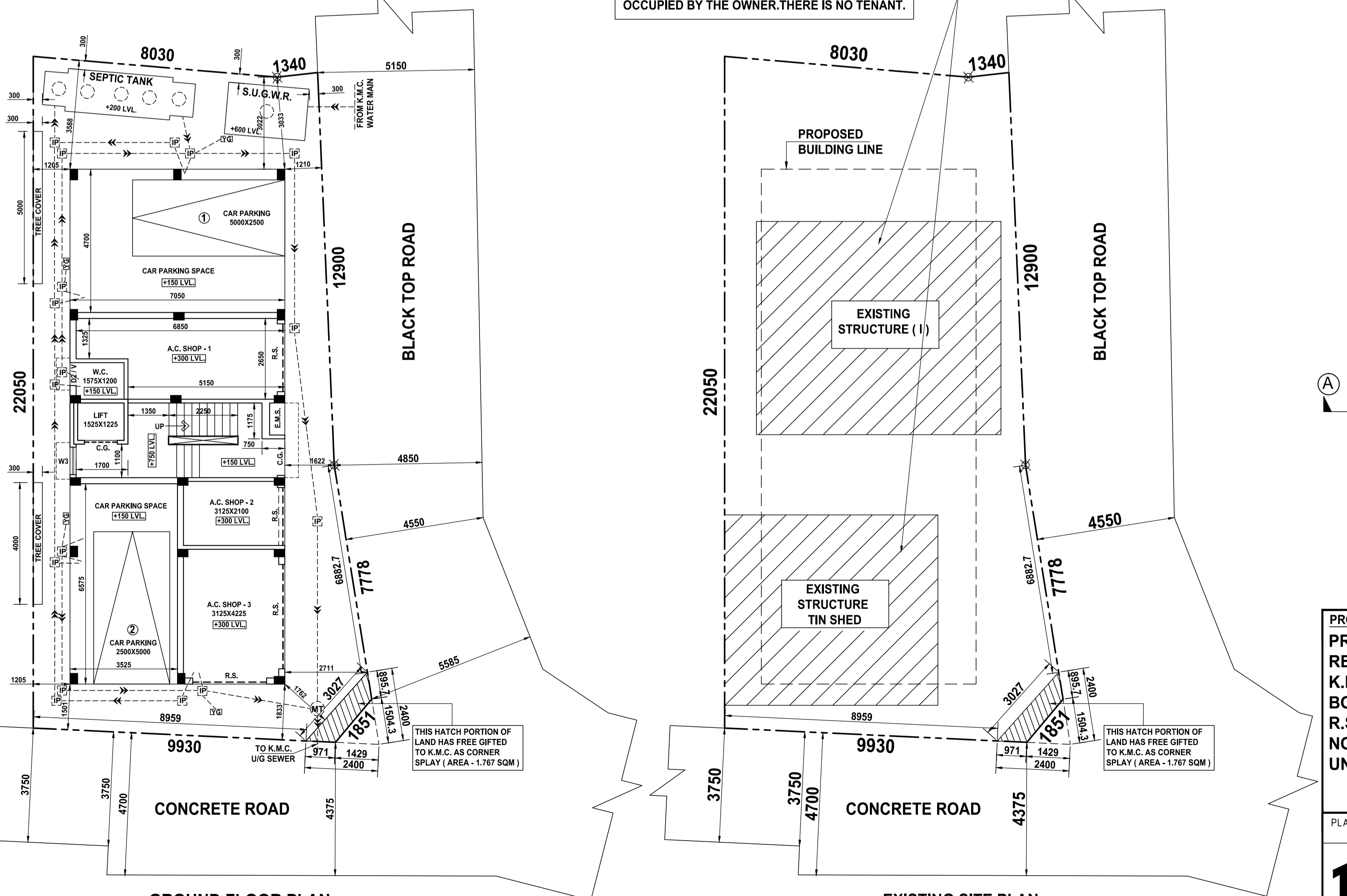
MKD.	OBJECT	SIZE (W X H)
C.G.	COLLAPSIBLE GATE	1200 X 2100
D	DOOR	1000 X 2100
D1	DOOR	900 X 2100
D2	DOOR	750 X 2100
W	WINDOW	2100 X 1800
W1	WINDOW	1500 X 1800
W2	WINDOW	1500 X 1200
W3	WINDOW	900 X 1200
W4	WINDOW	600 X 450
V	VENTILATION	750 X 300

- NOTES:-**
1. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN DURING DEMOLITION OF EXISTING STRUCTURE AND CONSTRUCTION OF BUILDING, SEPTIC TANK, SEMI UNDER GROUND WATER RESERVOIR & ADJOINING BUILDING.
 2. DEPTH OF SEPTIC TANK & SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF COLUMN.



- SPECIFICATIONS:-**
1. ALL EXTERNAL WALLS 200 MM. THK. AND ALL INTERNAL AND PARTITION WALLS 125 & 75 MM. THK.
 2. ALL 200 MM. THK. WALLS WITH 1ST. CLASS BRICK WITH (5 : 1) SAND, CEMENT MORTAR.
 3. ALL 125 & 75 MM. THK. WALLS WITH 1ST. CLASS BRICK WITH (4 : 1) SAND, CEMENT MORTAR.
 4. ALL R.C.C. WORKS WITH STONE CHIPS, SAND & CEMENT (3 : 1.5 : 1) (UNLESS OTHERWISE MENTIONED).
 5. GRADE OF CONCRETE - M20
 6. GRADE OF STEEL - Fe500.
 7. ALL MATERIALS SHALL BE CONFORMED TO THE PROPORTION OF NATIONAL BUILDING CODE OF INDIA.

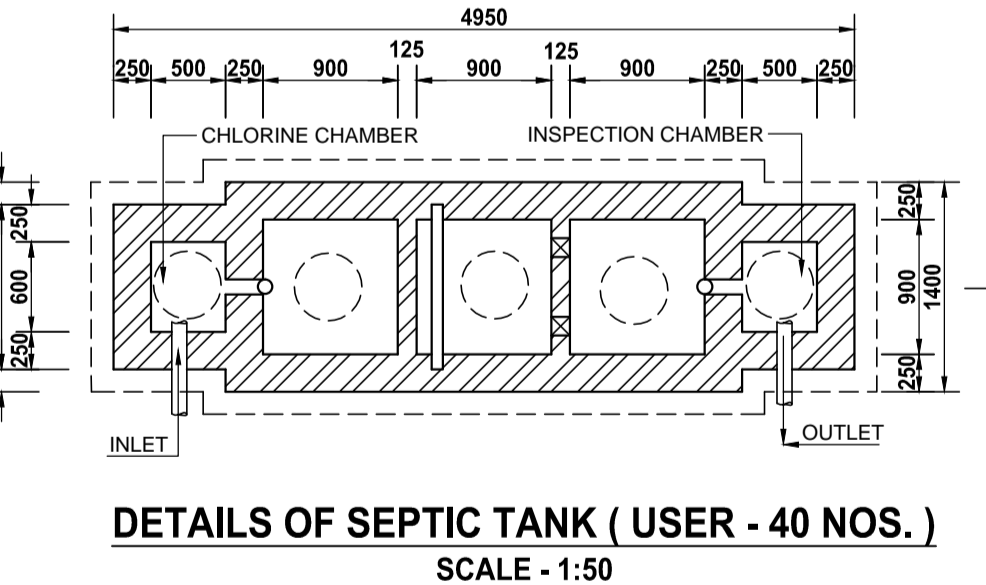
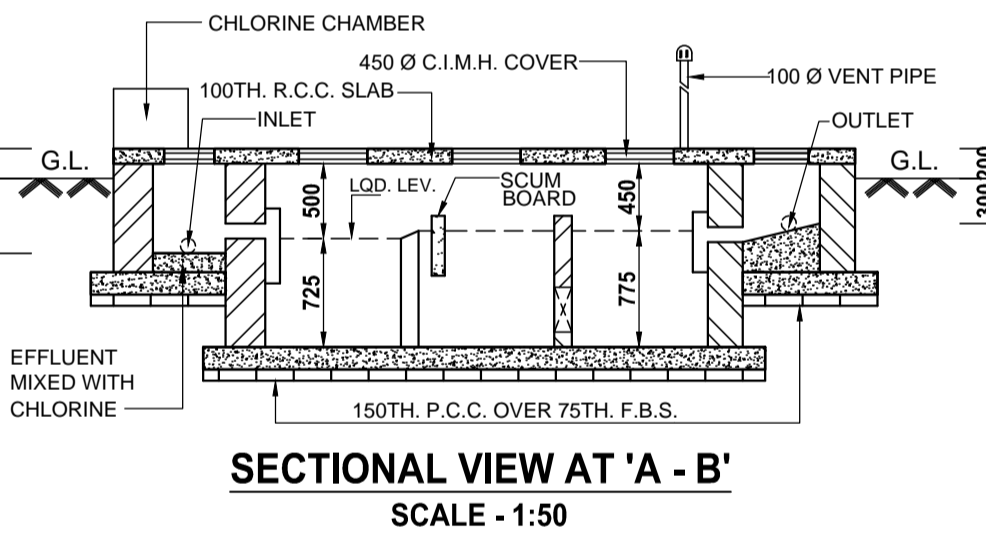
EXISTING STRUCTURE HAS TO BE DEMOLISHED BEFORE STARTING CONSTRUCTION AND FULLY OCCUPIED BY THE OWNER. THERE IS NO TENANT.



PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI = 33 M. CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS84	SITE ELEVATION (AMSL)	
	LATITUDE	LONGITUDE	
1	22° 30' 27"	88° 23' 30"	5.0 M.
2	22° 30' 27"	88° 23' 30"	5.0 M.
3	22° 30' 27"	88° 23' 30"	5.0 M.
4	22° 30' 27"	88° 23' 30"	5.0 M.

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



PROJECT

PROPOSED PLAN FOR G + III STORIED (HEIGHT - 12.475 M) RESIDENTIAL BUILDING (U/S 393A OF K.M.C. ACT 1980 & COMPLYING K.M.C. BLDG. RULE - 2009), AT PREMISES NO.- 188, PURBACHAL ROAD, BOROUGH NO.- XII, WARD NO.- 106, P.S. - GARFA, KOLKATA - 700 078, R.S. & L.R. DAG NO. - 4092, R.S. KHATIAN NO.- 138, L.R. KHATIAN NO. - 3416 TO 3422, J. L. NO.- 13, TOUZI NO.- 145, MOUZA - KASBA, UNDER THE KOLKATA MUNICIPAL CORPORATION.

PLANNING & CHECKED BY BIKASH HALDER	APPROVED BY - DATE 17/09/2023	DRAWN BY SRIHARI & KRISHNA	REF. NO. DP/491/M/23-24	DATE 20.09.2023	SCALE 1:100, 50,600,4,000
DREAM PLANNER ESCAPE THE ORDINARY PREMISES NO.- 4 / C / 3, DHARMATALA ROAD, KOLKATA-700 0039 MOBILE - 8296429626		GROUND FLOOR PLAN, DETAILS OF SEPTIC TANK & WATER RESERVOIR, SITE PLAN, KEY PLAN		Revision 0	Sheet 1/2
ALL DIMENSIONS ARE IN MM OTHERWISE MENTIONED.					