

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

- ASSEESSEE NO. - 31 - 101 - 02 - 0179 - 6
- NAME OF OWNERS / APPLICANTS - LOKENATH ENTERPRISE, A PARTNERSHIP FIRM REPRESENTED BY PARTNERS NAMEDLY 1) SUJAY NASKAR 2) SWARAJ GHOSH
- DETAILS OF REGD. TITLE DEED
- DETAILS OF BOUNDARY DECLARATION

BOOK NO.	1	1
VOLUME NO.	1603 2023	1603 2023
PAGE NO.	337883 to 337921	532141 to 532152
BEING NO.	1603 12484	1603 19357
DATE	16 / 08 / 2023	14 / 12 / 2023
REGD. AT	D.S.R. - III, SOUTH 24-PARGANAS	D.S.R. III, SOUTH 24-PARGANAS

- DETAILS OF K. M. C. MUTATION :- CASE NO. - O / 101 / 24-AUG-23 / 37111, DATED: 24 / 08 / 2023, APPROVED BY DY. ASSESSOR COLLECTOR
- DETAILS OF B. L. & L. R. O. CONVERSION - MEMO NO. 17 / 3046 / BL & LRO / KOL., DATED - 07.11.2023
- DETAILS OF L. R. PORCHA - NAME - LOKENATH ENTERPRISE, KHATIAN NO. - 430, [1630031], COPY NO. - 15764, DATED - 27.09.2023 (DANGA)

PART - B

- AREA OF LAND - a) AS PER TITLE DEED = 04 K. - 13 CH. - 00 SFT / 321.906 SQM [MORE / LESS] b) AS PER ASSESSMENT BOOK & BOUNDARY DECLARATION = 04 K. - 13 CH. - 00 SFT / 321.906 SQM [MORE / LESS]
- PERMISSIBLE GROUND COVERAGE :- 55.936 % OF L.A. = 180.063 SQM
- PROPOSED GROUND COVERAGE :- 54.987 % OF L.A. = 177.008 SQM

4. AREA STATEMENT :-

	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.	R - 131.080	-----	-----	177.008	13.365	2.578	161.065	-----	-----
B -	45.928	-----	-----	-----	-----	-----	-----	-----	-----
1ST. FL.	177.008	-----	2.100	174.908	13.365	2.578	158.965	2.700	3.000
2ND. FL.	177.008	-----	2.100	174.908	13.365	2.578	158.965	2.700	3.000
3RD. FL.	177.008	-----	2.100	174.908	13.365	2.578	158.965	2.700	3.000
TOTAL	708.032	-----	6.300	701.732	53.460	10.312	637.960	8.100	9.000

5. TENEMENTS CALCULATION (A) RESIDENTIAL:

TENEMENT MKD.	TENEMENT AREA ACTUAL (SQM)	COMMON AREA (SQM)	TOTAL TENEMENT AREA (SQM)	NO. OF TENEMENT
A	79.736	14.431	94.167	03
B	78.304	14.172	92.476	03

7. ADDITIONAL AREA FOR FEES :-

- CUP BOARD AREA = 8.100 SQM
- LOFT AREA = 9.000 SQM
- STAIR HEAD ROOM AREA = 16.880 SQM
- LIFT MACHINE ROOM AREA = 6.800 SQM
- AREA OF LIFT M/C ROOM STAIR = 3.475 SQM
- ADDITIONAL AREA FOR FEES = 44.255 SQM

CAR PARKING CALCULATION

TOTAL COMMON AREA	NO.	AREA (SQ. M)
85.810 SQM	03	75.000

6. PERMISSIBLE F.A.R. = 1.75

REQUIRED	PROVIDED	AREA (SQ. M)
03	03	95.874

7. PERMISSIBLE TOTAL FLOOR AREA = 563.336 SQM + EXEMPTED AREA + MANDATORY CAR PARKING AREA

8. PROPOSED F. A. R. = (637.960 - 75.0) / 321.906 = 1.749 < 1.75

9. AREA OF O. H. W. TANK = 5.600 SQM

10. AREA OF TREE COVER = 6.250 SQM

11. TOTAL AREA FOR FEES = 745.987 SQM (GROSS FLOOR AREA + ADDITIONAL AREA FOR FEES)

DECLARATION OF OWNERS / APPLICANTS :-

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT

- WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
- WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & 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 AND 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 AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
- DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY US.
- BOUNDARY OF THE PLOT IS DEMARCATED BY BOUNDARY WALL.
- THERE IS NO LEGAL CASE PENDING AGAINST THIS PREMISES.

LOKENATH ENTERPRISE
NAME OF OWNERS / APPLICANTS

DECLARATION 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 4.260 M (AVG.) WIDE BLACK TOP ROAD ON SOUTHERN SIDE & 1.981 M (6'-6") WD. COMMON PASSAGE ON EASTERN 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 WALLS. THE PLOT IS BEYOND 500 M. FROM THE CENTER LINE OF E. M. EYE PASSES.

MANASH M.G. MAJUMDAR, LBS / II / 1078
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 SRI. SUBHANKAR ROY OF BS PROJECTS & ENGINEERS PVT. LTD. OF 237, KABI NABIN SEN ROAD, NAGER BAZAR, KOLKATA-700 026. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

MANASH M.G. MAJUMDAR, E.S.E. / II / 586
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.

SRI SUBHANKAR ROY, G.T.E. / II / 05
NAME OF GEO-TECHNICAL ENGINEER

PROJECT

PROPOSED PLAN FOR G+III STORIED RESIDENTIAL BUILDING OF HEIGHT 12.475 MT. (U/S 393A OF K.M.C. ACT 1980 & K.M.C. BLDG. RULE - 2009), AT PREMISES NO.- 179, ASHOKE ROAD, (MAILING ADDRESS - 44 / A, GANGULY BAGAN EAST ROAD), WARD NO.- 101, BOROUGH - XII, P.S.- PATULI, KOLKATA - 700084, C.S. DAG NO.- 711, C.S. KHATIAN NO.- 130, R.S. KHATIAN NO.- 101, R.S. & L.R. DAG NO.- 673, L.R. KHATIAN NOS.- 430, R.S. NO.- 17, TOUZI NOS.- 246, 1516-1518, J.L. NO.- 31, MOUZA- BADEMASAR, PARGANA - KHASPUR, UNDER THE KOLKATA MUNICIPAL CORPORATION

B.P. NO. - 2024120001 **DATE - 01-APR-24**

VALID UPTO - 31-MAR-29

SPACE FOR DIGITAL SIGNATURE

DIGITAL SIGNATURE OF A.E. (B) **DIGITAL SIGNATURE OF E.E. (B)**

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

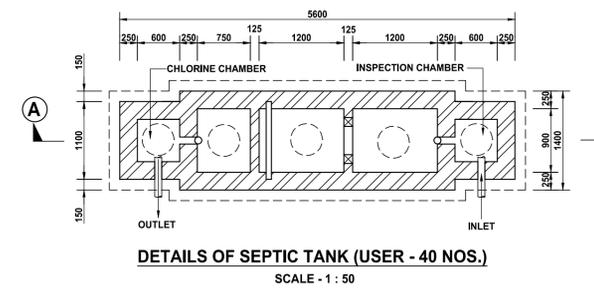
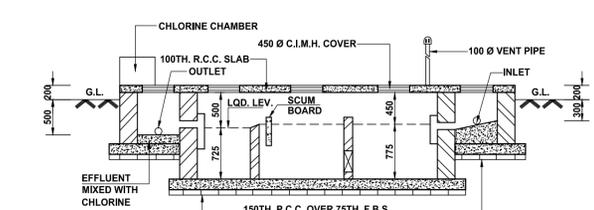
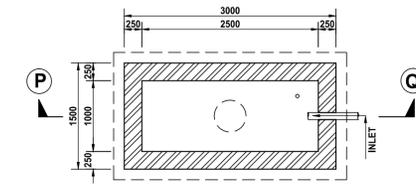
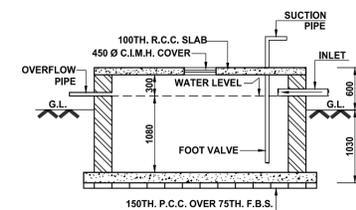
REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
1	22°28'35"	88°22'48"	5.0 M.
2	22°28'35"	88°22'47"	5.0 M.
3	22°28'35"	88°22'47"	5.0 M.
4	22°28'35"	88°22'48"	5.0 M.

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 KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

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

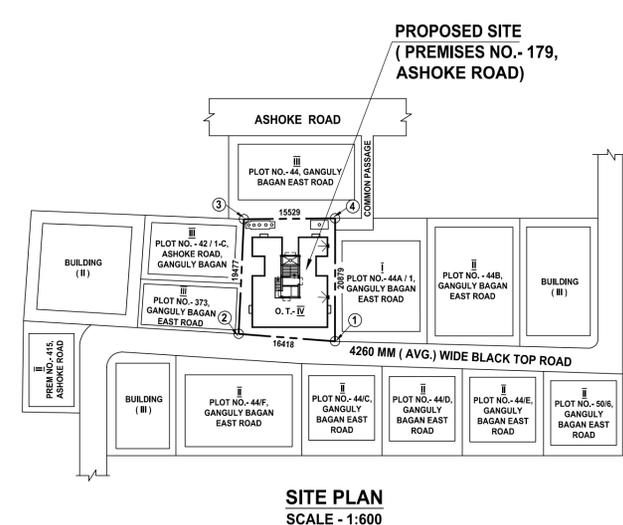
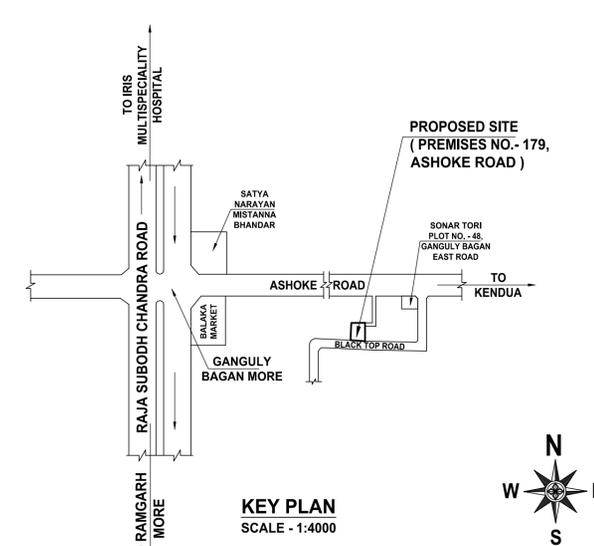
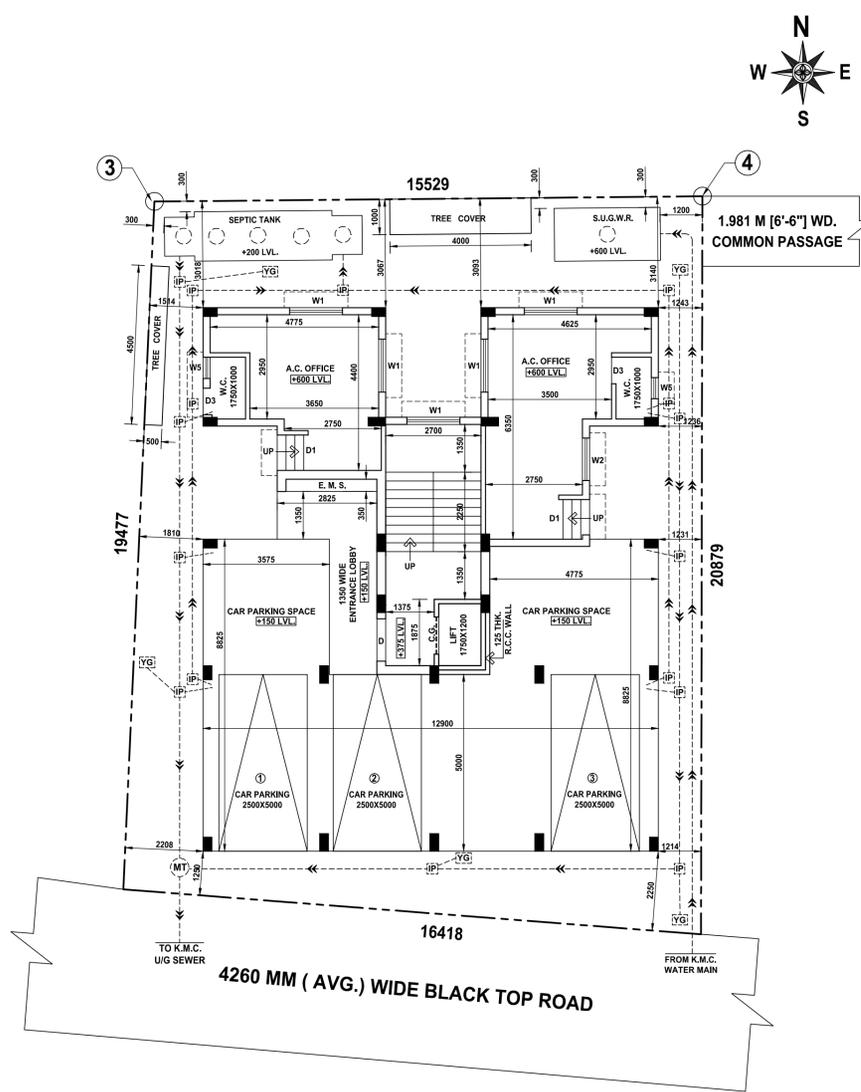
SCHEDULE OF DOOR & WINDOW

MKD.	OBJECT	SIZE (W. X H.)	MKD.	OBJECT	SIZE (W. X H.)
D/C.G.	DOOR	1050 X 2100	W	WINDOW	1800 X 1650
D1		1000 X 2100	W1		1500 X 1200
D2		900 X 2100	W2		1200 X 1200
D3		750 X 2100	W3		900 X 1200
			W4		900 X 1000
			W5		600 X 450



NOTE :-

- ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN DURING CONSTRUCTION OF BUILDING, SEPTIC TANK, SEMI UNDER GROUND WATER RESERVOIR.
- DEPTH OF SEPTIC TANK & SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF COLUMN.



Drawn by Bikash Halder	Checked by M.M.G.M.	Approved by - date M.M.G.M. - 29/12/23	Filename S-5 / 20 / 393A / 01 / 23-24	Date 28/12/2023	Scales 1:100, 50, 600, 4,000
Space-S A House of Civil & Architectural 330 RAJBARH, KOLKATA-700 007. (M) - 9830429400, 9088015153			GROUND FLOOR, SITE & LOCATION PLAN, SEPTIC TANK & WATER RESERVOIR DETAILS PREMISES NO. - 179, ASHOKE ROAD		Revision 0 Sheet 1/2

ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE MENTIONED.