

FRONT ELEVATION
SCALE-1:100

SECTION - B-B
SCALE-1:100

SECTION - A-A
SCALE-1:100

MAIN CHARACTERISTICS OF THE PROPOSAL	
PART "A"	
1. ASSESSEE NO : 110700500299	
2. NAME OF THE OWNERS : MR ANJAN MUKHERJEE, SWATI DAS, SHYAMAL CHANDRA BANDYOPADHYAY, MS SWAPNA MUKHERJEE, MR AMITABHA MUKHOPADHYAY, MR ABHIJIT MUKHERJEE, MR ARIJIT MUKHERJEE, AYAN MUKHERJEE	
3. NAME OF THE APPLICANT : SRI BIJOY CHOWDHURY, SRI SANJAY RAJAK PARTNERS OF M/S. DEVIKA DEVELOPERS CA. OF MR ANJAN MUKHERJEE, SWATI DAS, SHYAMAL CHANDRA BANDYOPADHYAY, MS SWAPNA MUKHERJEE, MR AMITABHA MUKHOPADHYAY, MR ABHIJIT MUKHERJEE, MR ARIJIT MUKHERJEE, AYAN MUKHERJEE	
4. DETAIL OF REGISTERED WILL. BOOK NO : III VOL. NO : 90 PAGE NO : 26 TO 45 BEING NO : 174 YEAR : 1895 PLACE : SUB REGISTER, BARASAT DATE : 05/07/1895	5. DETAIL OF REGISTERED POWER OF ATTORNEY. BOOK NO : I VOL. NO : 1603 - 2022 PAGE NO : 293040 TO 293081 BEING NO : 160308318 YEAR : 2022 PLACE : D.S.R.-III SOUTH 24 PGS. DATE : 01/06/2022
6. DETAIL OF REGISTERED BOUNDARY DECL. BOOK NO : I VOL. NO : 1603 - 2023 PAGE NO : 111759 TO 111771 BEING NO : 160304053 YEAR : 2023 PLACE : D.S.R.-III SOUTH 24 PGS. DATE : 16/03/2023	7. DETAIL OF REG. NON EVICTION OF TENANT. BOOK NO : I VOL. NO : 1603 - 2023 PAGE NO : 196637 TO 196649 BEING NO : 160307061 YEAR : 2023 PLACE : D.S.R.-III SOUTH 24 PGS. DATE : 22/05/2023
SPECIFICATION :-	
ALL EXTERNAL BRICK WORK 200mm. THICK WITH 1:6 CEMENT MORTAR. ALL INTERNAL WALLS 125mm. & 75mm. THICK WITH 1:4 CEMENT MORTAR AND WIRE NET BONDING. ALL R.C.C. WORK WITH M20 CONCRETE AS PER STRUCTURAL DESIGN. EXTERNAL PLASTER WITH 1:6 CEMENT MORTAR (20 mm) INTERNAL PLASTER WITH 1:5 CEMENT MORTAR (12mm) CEILING PLASTER WITH 1:4 CEMENT MORTAR (6mm) MARBLE FLOOR FINISH.	

PART "B"								
F.A.R CALCULATION								
1.(a) LAND AREA = 03K. 12 CH. 00 SQ.FT = 250.836 SQM. (AS PER DEED)								
1.(b) LAND AREA = 03K. 04CH. 12SQ.FT = 218.501 SQM. (AS PER B.D)								
2. ABUTTING ROAD WIDTH = 4876 [16] MM WIDE ANNADA BANERJEE LANE [S.O.R. ID. 1415/2022-23, DT-12.04.2023]								
3. HEIGHT OF THE BUILDING = 12.400 MT.								
4.(a) PERMISSIBLE GROUND COVERAGE = 129.752 SQM. (59.383 %)								
4.(b) PROPOSED GROUND COVERAGE = 119.578 SQ.M. (54.727 %)								
5. PERMISSIBLE F.A.R = 1.75								
6.(a) PERMISSIBLE TOTAL COVERED AREA : 382.377 SQ.M.								
6.(b) PROPOSED COVERED AREA AREA : 371.638 SQ.M. (EXCLUDING CAR PARKING AREA)								
FLR MKD	COVERED AREA SQ.M.	STAIR VOID SQ.M.	LIFT AREA SQ.M.	GROSS AREA SQ.M.	STAIR AREA SQ.M.	LOBBY AREA SQ.M.	FLOOR AREA SQ.M.	
GR FLR	119.578	NIL	NIL	119.578	10.465	2.025	107.088	
1ST FLR	119.578	0.438	1.800	117.340	10.465	2.025	104.850	
2ND FLR	119.578	0.438	1.800	117.340	10.465	2.025	104.850	
3RD FLR	119.578	0.438	1.800	117.340	10.465	2.025	104.850	
TOTAL =	478.312	1.314	5.400	471.598	41.860	8.100	421.638	
7. CAR PARKING AREA : 52.030 SQ M. (25 SQ.M. FOR 1 CAR PARKING)								
8. NO. OF TENEMENT : 06 NOS.								
FLAT NO	SIZE OF TENEMENT(SQ.M.)	PROPORTIONED COMMON AREA	ACTUAL TENEMENT AREA	NOS.	REQ. CAR	FLOOR	FLOWER BED	C.B
A	43.676 SQ.M.	7.916	51.592 SQ.M.	1	2	GR. FLR	NIL	NIL
B	44.836 SQ.M.	8.127	52.963 SQ.M.	2	2	1ST FLR	2.975 SQM.	3.5 SQM.
C	59.001 SQ.M.	10.694	69.695 SQ.M.	2	2	2ND FLR	2.975 SQM.	3.5 SQM.
D	103.838 SQ.M.	18.821	122.659 SQ.M.	1	1	3RD FLR	2.975 SQM.	3.5 SQM.
9.(a) PROPOSED COVER CAR PARKING = 03		9.(b) REQUIRED CAR PARKING = 02						
10. PROPOSED F.A.R = 1.701								
11.(a) ROOF AREA = 119.578 SQ.M.		11.(b) STAIR COVER AREA = 13.731 SQ.M.						
11.(c) LIFT MC ROOM AREA AT ROOF = 5.313 SQ.M.		11.(d) LIFT MC ROOM STAIR AREA = 3.350 SQ.M.						
11.(c) ROOF TANK AREA = 4.418 SQ.M.		11.(e) TOILET AREA AT ROOF = 2.885 SQ.M.						
12. DEPTH OF THE BUILDING = 19.500 MT.								
13. TOTAL C.B AREA = 10.5 SQ.M.		14. PERMISSIBLE TREE COVER AREA = 2.576 SQ.M.						
15. TOTAL COMMON AREA = 64.378 SQ.M.		14.a. PROPOSED TREE COVER AREA = 3.114 SQ.M.						
16. TOTAL AREA FOR FEES = 507.38 SQ.M.		16. ADDITIONAL AREA FOR FEES = 35.779 SQ.M.						



SCALE - 1:100 & AS MENTIONED

CERTIFICATE
PREMISES NO. : 27, ANNADA BANERJEE LANE
ASSESSEE NO. : 110700500299
NAME OF THE OWNERS : MR ANJAN MUKHERJEE, SWATI DAS, SHYAMAL CHANDRA BANDYOPADHYAY, MS SWAPNA MUKHERJEE, MR AMITABHA MUKHOPADHYAY, MR ABHIJIT MUKHERJEE, MR ARIJIT MUKHERJEE, AYAN MUKHERJEE
AREA OF LAND : 218.501 SQM.
NAME OF L.B.S : DEBKYUT GHOSH No. - LBS 1/1508
PERMISSIBLE HEIGHT IN REFERENCE TO C.Z.M. ISSUED BY AAI : 25.25 MT.
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°31'36.8"N	88°21'01.3"E	5.0 MT.

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 K.M.C and other appropriate authority reserve the right to take appropriate action against me as per law.

SRI BIJOY CHOWDHURY, SRI SANJAY RAJAK PARTNERS OF M/S. DEVIKA DEVELOPERS CA. OF MR ANJAN MUKHERJEE, SWATI DAS, SHYAMAL CHANDRA BANDYOPADHYAY, MS SWAPNA MUKHERJEE, MR AMITABHA MUKHOPADHYAY, MR ABHIJIT MUKHERJEE, MR ARIJIT MUKHERJEE, AYAN MUKHERJEE
NAME OF THE OWNERS / APPLICANT

DEBKYUT GHOSH
LBS - 1 / 1508
NAME OF L.B.S

CERTIFICATE OF STRUCTURAL ENGINEER
I DO HEREBY, UNDERTAKE THAT I SHALL CARRY OUT SOIL INVESTIGATION AFTER DEMOLISHING THE EXISTING STRUCTURE AND DESIGN THE FOUNDATION AND ALL STRUCTURAL ELEMENTS AS PER RELEVANT I.S. CODE OF PRACTICE & NATIONAL BUILDING CODE BEFORE COMMENCEMENT OF THE WORK. THE WORK WILL BE EXECUTED STRICTLY AS PER STRUCTURAL DESIGN AND DRAWING AND THE SAME WILL BE SUPERVISED BY ME DURING CONSTRUCTION WORK. I WILL SUBMIT THE STRUCTURAL DESIGN CALCULATIONS, STRUCTURAL DRAWING, SOIL TEST REPORT ETC. AFTER DEMOLISHING THE EXISTING STRUCTURE.
I DO, HEREBY, ALSO UNDERTAKE THAT DURING EXECUTION OF THE WORK ALL PRECAUTIONARY MEASURES WILL BE TAKEN BY ME IN RESPECT OF SAFETY AND STABILITY OF THE ADJOINING STRUCTURE AND PROPERTIES.

MANI SANKAR CHATTERJEE
E.S.E. NO. 1/205
NAME OF STRUCTURAL ENGINEER

DECLARATION OF GEO-TECHNICAL ENGINEER
I DO HEREBY, UNDERTAKE THAT I SHALL CARRY OUT SOIL INVESTIGATION AFTER DEMOLISHING THE EXISTING STRUCTURE AND DESIGN THE FOUNDATION AND ALL STRUCTURAL ELEMENTS AS PER RELEVANT I.S. CODE OF PRACTICE & NATIONAL BUILDING CODE BEFORE COMMENCEMENT OF THE WORK.
THE WORK WILL BE EXECUTED STRICTLY AS PER STRUCTURAL DESIGN AND DRAWING AND THE SAME WILL BE SUPERVISED BY ME DURING CONSTRUCTION WORK. I WILL SUBMIT THE STRUCTURAL DESIGN CALCULATIONS, STRUCTURAL DRAWING, SOIL TEST REPORT ETC. AFTER DEMOLISHING THE EXISTING STRUCTURE.
I DO, HEREBY, ALSO UNDERTAKE THAT DURING EXECUTION OF THE WORK ALL PRECAUTIONARY MEASURES WILL BE TAKEN BY ME IN RESPECT OF SAFETY AND STABILITY OF THE ADJOINING STRUCTURE AND PROPERTIES.

SUBHANKAR ROY
G.T.E. NO. 1/5
NAME OF GEOTECHNICAL ENGINEER

DECLARATION OF L.B.S
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 WIDTH OF ABUTTING K.M.C. ROAD CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT AT TANK OR FILLED UP A TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G. WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THERE IS AN EXISTING STRUCTURE, WHICH IS OCCUPIED BY THE OWNER, THE EXISTING STRUCTURE TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF NEW CONSTRUCTION WORK.

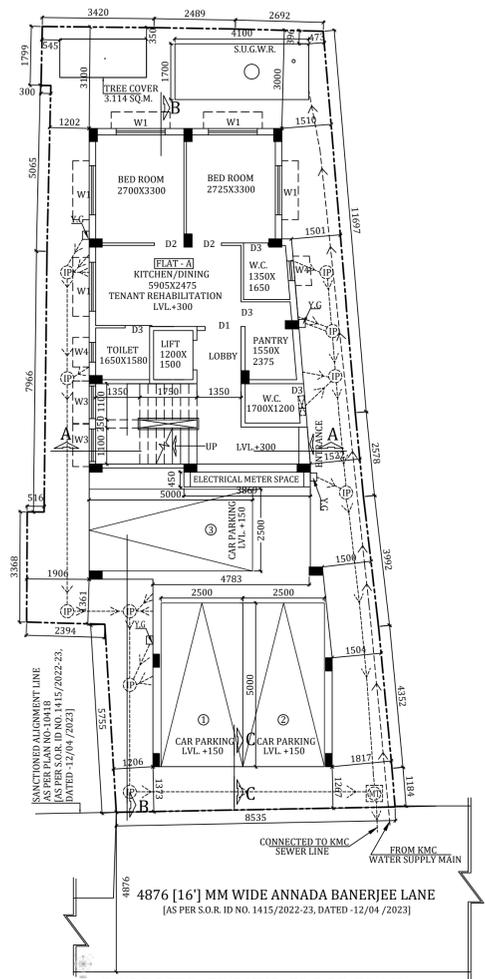
DEBKYUT GHOSH
LBS NO. 1/1508
NAME OF L.B.S

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 AND E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER B.S PLAN). K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S BEFORE STARTING OF BUILDING FOUNDATION WORK.

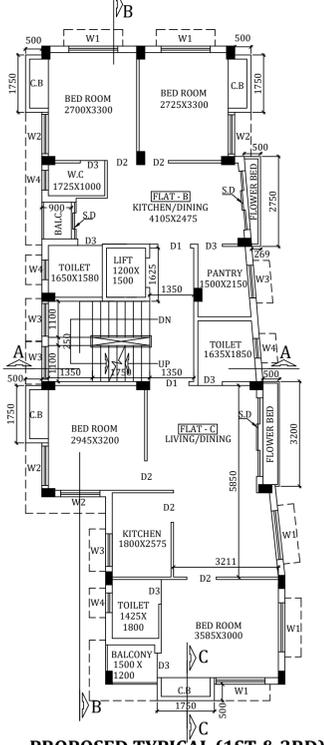
SRI BIJOY CHOWDHURY, SRI SANJAY RAJAK PARTNERS OF M/S. DEVIKA DEVELOPERS CA. OF MR ANJAN MUKHERJEE, SWATI DAS, SHYAMAL CHANDRA BANDYOPADHYAY, MS SWAPNA MUKHERJEE, MR AMITABHA MUKHOPADHYAY, MR ABHIJIT MUKHERJEE, MR ARIJIT MUKHERJEE, AYAN MUKHERJEE
NAME OF OWNER

DOOR WINDOW SCHEDULE

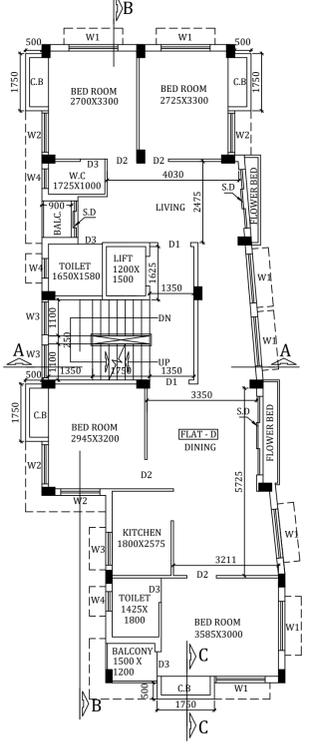
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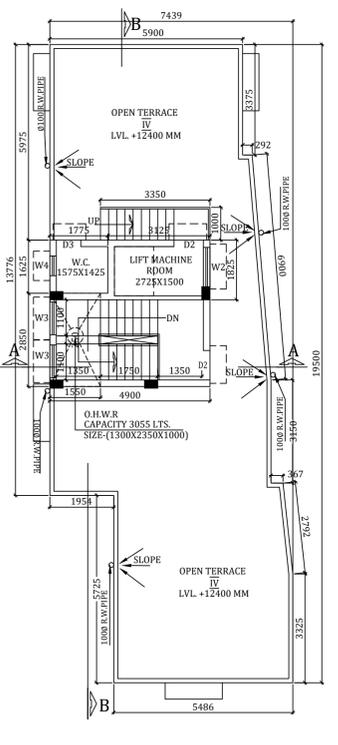
PROPOSED GROUND FLOOR PLAN
SCALE-1:100



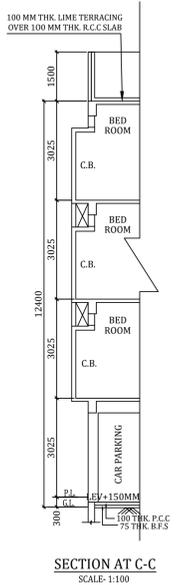
PROPOSED TYPICAL (1ST & 3RD) FLOOR PLAN
SCALE-1:100



PROPOSED 2ND FLOOR PLAN
SCALE-1:100



PROPOSED ROOF FLOOR PLAN
SCALE-1:100



SECTION AT C-C
SCALE-1:100

PLANS, SECTIONS, ELEVATION
PLAN OF PROPOSED G+III STORED (12.400 MT HEIGHT) RESIDENTIAL BUILDING U/S 393A OF K.M.C ACT 1980 AND K.M.C BUILDING RULE 2009, AT PREMISES NO. 27, ANNADA BANERJEE LANE [PREVIOUSLY KNOW AS 22, KAMRANGA TALA LANE], KOLKATA-700 020, WARD NO.70, BOROUGH NO.VIII, P.S.- BHOWANIPUR, K.M.C.

PLAN CASE NO. 2023080037
BUILDING PERMIT NO.- 2023080047 DATE - 18-08-2023
VALID UPTO - 17-08-2028

Digitally signed by BISWAJIT DATTA
Date: 2023.08.18 18:13:33 +05'30'

DIGITAL SIGNATURE OF A.E(C)/Bldg., Borough VIII