

PLAN FOR PROPOSED G+11 STORED RESIDENTIAL BUILDING AT PREMISES NO. 168, DR. A.K. PAUL ROAD, WARD NO. - 128, BOROUGH - XIV, P.S. - BEHALA, KOLKATA - 700034, U.S. 393 (A), OF K.M.C. ACT. 1980, ALONG WITH THE K.M.C. BUILDING RULE 2009

NAME OF OWNERS - (1) ANUP KR. BASU, (2) MITA SEN, (3) DIPTI MITRA, (4) SUMITA BASU, (5) ANITA BASU, (6) SUBHRA BASU & (7) ANANYA BASU.

SCALE - 1:100	DRAWN BY- SUMAN KABIRAJ
SPECIFICATION	SCHEDULE OF DOOR & WINDOWS
1. GRADE OF CONCRETE M20.	MKD. WIDTH HEIGHT TYPE
2. GRADE OF STEEL FE - 500.	D1 1000 2100 PANELLED
3. 200 THK. BRICK WORK WALL IN C.M. 6:1.	D2 900 2100 DO
4. 125 & 75 THK. BRICK WORK WALL IN C.M. 4:1.	D3 750 2100 DO
5. ALL OTHER RELEVANT SPECIFICATION IS TO BE FOLLOW AS PER I.S. CODE 456 & N.B.C. (LATEST REVISION).	W1 1500 1200 GLAZED
6. BEARING CAPACITY OF SOIL AS PER SOIL INVESTIGATION REPORT.	W2 1000 1200 DO
	W3 600 700 DO

STATEMENT OF THE PLAN PROPOSAL

A. 1. ASSESSEE NO - 41-128-01-0166-0
 2. DETAILS OF REG. DEED IN THE NAME OF L. RENU BASU:
 (a) DEED NO - 743 VOL. NO. 74
 (b) BOOK NO - 1 (c) YEAR/DATE - 13/02/1982
 (d) PAGES - 188 TO 202, (f) A.D.S.R. BEHALA
 3. DETAILS OF REG. BOUNDARY DECL.
 (a) DEED NO - 16072708, (b) VOL. NO - 16072023
 (c) BOOK NO - 1 (d) YEAR/DATE - 14/03/2023
 (e) PAGES - 89768 TO 89764, (f) A.D.S.R. BEHALA
 4. DETAILS OF REGISTERED, SIDE STEP DECL.
 (a) DEED NO - 14071904, (b) VOL. NO - 14072023
 (c) BOOK NO - 1 (d) YEAR/DATE - 17/08/2023
 (e) PAGES - 21256 TO 21262, (f) A.D.S.R. BEHALA
 5. DETAILS OF REGISTERED, NON-EVICTION OF TENANT.
 (a) DEED NO - 16072710, (b) VOL. NO - 16072023
 (c) BOOK NO - 1 (d) YEAR/DATE - 14/03/2023
 (e) PAGES - 89844 TO 89858, (f) A.D.S.R. BEHALA
 6. DETAILS OF DEVELOPMENT POWER OF ATTORNEY.
 (a) DEED NO - 16071904, (b) VOL. NO - 14072023
 (c) BOOK NO - 1 (d) YEAR/DATE - 18/08/2022
 (e) PAGES - 43561 TO 43562, (f) A.D.S.R. BEHALA
 7. AREA OF LAND - (As Per Deed) = 424.560 SQ.M. (4 K. - 14 CH. - 29 SFT.)
 8. AREA OF LAND - (As per Physical measurement) = 404.913 SQ.M. (4 K. - 09 CH. - 28.796 SFT.)
 9. NO OF TENANTS - 14 NOS.
 10. NO. OF STORED - 6 nos.
 11. SIZE OF TENAMENT - 50 TO 75 SQ.M. = 13 NOS. BELOW 50 SQ.M. = 1 NO.
 B.L.R.R.O DETAILS:
 MOUNA- GANGARAM PUR, DIST. 24POS. (S), L.R. DAG NO. 4408, HAL KHATAN NO. 508, BEHALA, U.S. NO. 105
 P.S.: BEHALA, AREA OF PLOT: (0.8223 + 0.0154) = 0.8377 ACRE
 CLASSIFICATION: BASTI.

1. GROUND COVER AREA
 (a) PERMISSIBLE - 214.335 SQ.M. (51.200%)
 (b) PROPOSED - 212.217 SQ.M. (52.527%)
 2. F.A.R. PERMISSIBLE - 1.75
 CONSUMED - 1.749
 3. PRO. GROUND FLOOR AREA = 202.222 SQ.M.
 4. PRO. FIRST FLOOR AREA = 212.217 - 2.47 = 209.747 SQ.M.
 5. PRO. SECOND FLOOR AREA = 212.217 - 2.47 = 209.747 SQ.M.
 6. PRO. THIRD FLOOR AREA = 212.217 - 2.47 = 209.747 SQ.M.
 7. GROSS TOTAL FLOOR AREA = 631.463 SQ.M. (INCLUDING EXEMPTED AREA IN THIS RULE)
 8. EXEMPTED AREA = (53.46 stair + 7.696 (R lobby) = 61.156 SQ.M.
 9. PRO. TOTAL FLOOR AREA = 770.307 SQ.M. (EXCLUDING EXEMPTED AREA IN THIS RULE)
 10. OVER HEAD TANK AREA = 5.44 SQ.M.
 11. STAIR HEAD ROOM AREA = 16.88 SQ.M.
 12. LIFT WELL AREA = 2.47 SQ.M. (EACH)
 13. LIFT MACHINE ROOM WITH STAIR AREA - 9.791 SQ.M.
 14. CAR PARKING REQD. = 3 NOS.
 15. CAR PARKING PROVIDED = 3 NOS.
 16. CAR PARKING AREA = 63.590 SQ.M.
 17. TOTAL AREA OF C.B. = 7.713 SQ.M.
 18. SHOP AREA (COV.) = 23.382 SQ.M.
 19. SHOP AREA (CARPET) = 16.735 SQ.M.
 20. FRONTAGE OF THE PLOT = 16.570 M.
 21. HEIGHT OF THE BUILDING = 12.5 M.
 22. DEPTH OF THE BUILDING = 16.885 M.
 23. ABUTTING ROAD WIDTH = 4.275 M.
 24. TREE COVER AREA PERMISSIBLE = 8.387 SQ.M. (2.076%)
 PROPOSED = 8.40 SQ.M. (2.079%)

DECLARATION OF L.B.S.

CERTIFY 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 SEMI U/G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

SYSTEM GENERATED AUTO SETTLED N.O.C. N.O.C. OF A.A.I.D. NO. - BEHA/EAST/B/101022/701962, DATED - 11/10/2022. PERMISSIBLE TOP ELEVATION IN MTRS. ABOVE MEAN SEA LEVEL - 33.0M. SITE ELEVATION IN MTRS. ABOVE MEAN SEA LEVEL, AS SUB. BY APPL. - 4.480 M. Latitude 22°29'24.92"N Longitude 88°18'35.68"E	SANJOY CHATTERJEE L.B.S. NO. - 1153 (I) NAME OF L.B.S.
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DECL. OF STRUC. ENGG.

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA (LATEST REVISION) AND CERTIFIED THAT IT IS SAFE AND STABLE ALL RESPECT THE STRUCTURAL DESIGN OF PRE. NO. - 166, DR. A.K. PAUL ROAD, WARD NO. - 128, HAS BEEN PREPARED BY ME CONSIDERING SOIL INVESTIGATION REPORT BY "SOIL-TECH" OF 51/TH, PRINCE GOLUM HOSSAIN ROAD, KOLKATA-700022.

BHASKAR ROY E.S.E. NO. - 143 (I)
NAME OF STRUC. ENGG.

DECLARATION OF GEOTECHNICAL ENGINEER

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

BHASKAR ROY
G.T./I/2
NAME OF GEOTECHNICAL ENGINEER

DECL. OF APPLICANT :

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. AND 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 S.F. PLAN. THE PLOT IS IDENTIFIED BY ME AND DEMARCATED BY BOUNDARY WALL. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FALS, 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. THE PLOT HAS BEEN IDENTIFIED BY ME IF ANY DISPUTES ARISES IN FUTURE REGARDING OWNER SHP THE K.M.C. AUTHORITY WILL NOT LIABLE AND REVOKE THE SANCTION PLAN.

JSS DEVELOPER PROPRIOTORS OF SHIBNATH SARKAR, TARUN KANTI GHOSH & JOYPRAKASH CHAKRABORTY, C.A. OF (1) ANUP KR. BASU, (2) MITA SEN, (3) DIPTI MITRA, (4) SUMITA BASU, (5) ANITA BASU, (6) SUBHRA BASU & (7) ANANYA BASU.
NAME OF POWER OF ATTORNEY

B.P. NO. - 2023140195 DATE - 17.10.2023
VALID UPTO - 16.10.2028

DIGITAL SIGNATURE OF A.E.

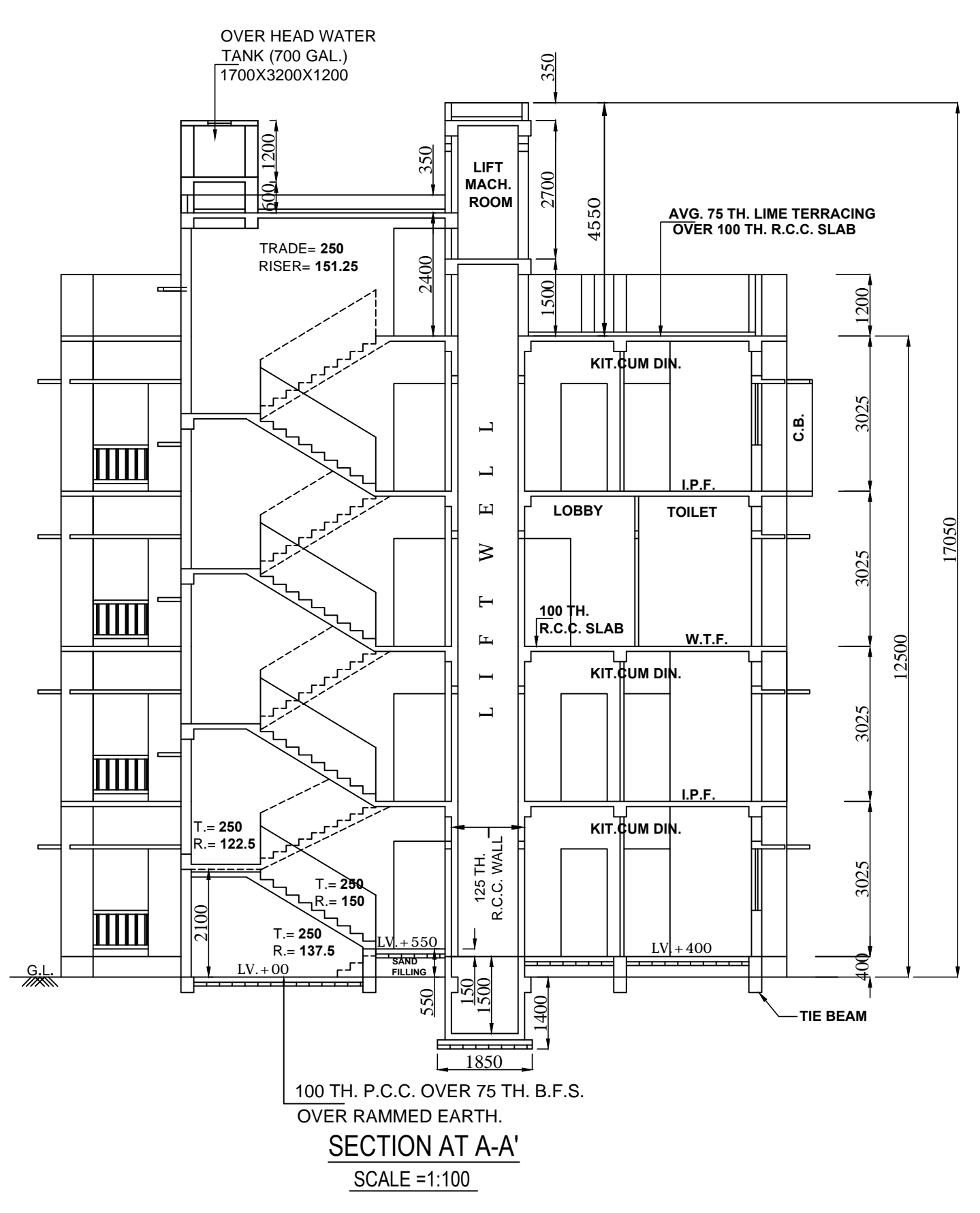
DIGITAL SIGNATURE OF E.E.



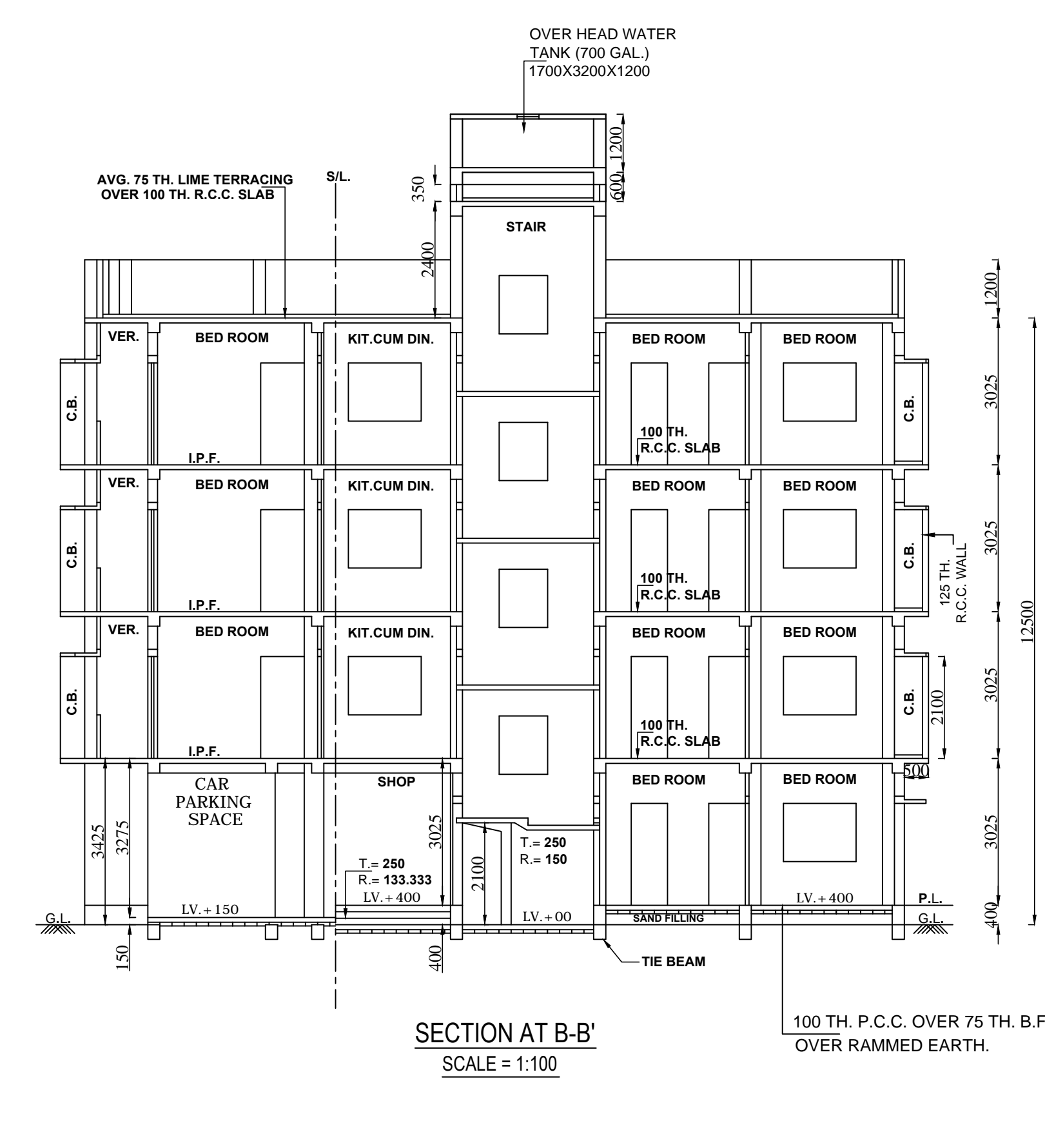
FRONT ELEVATION
SCALE = 1:100



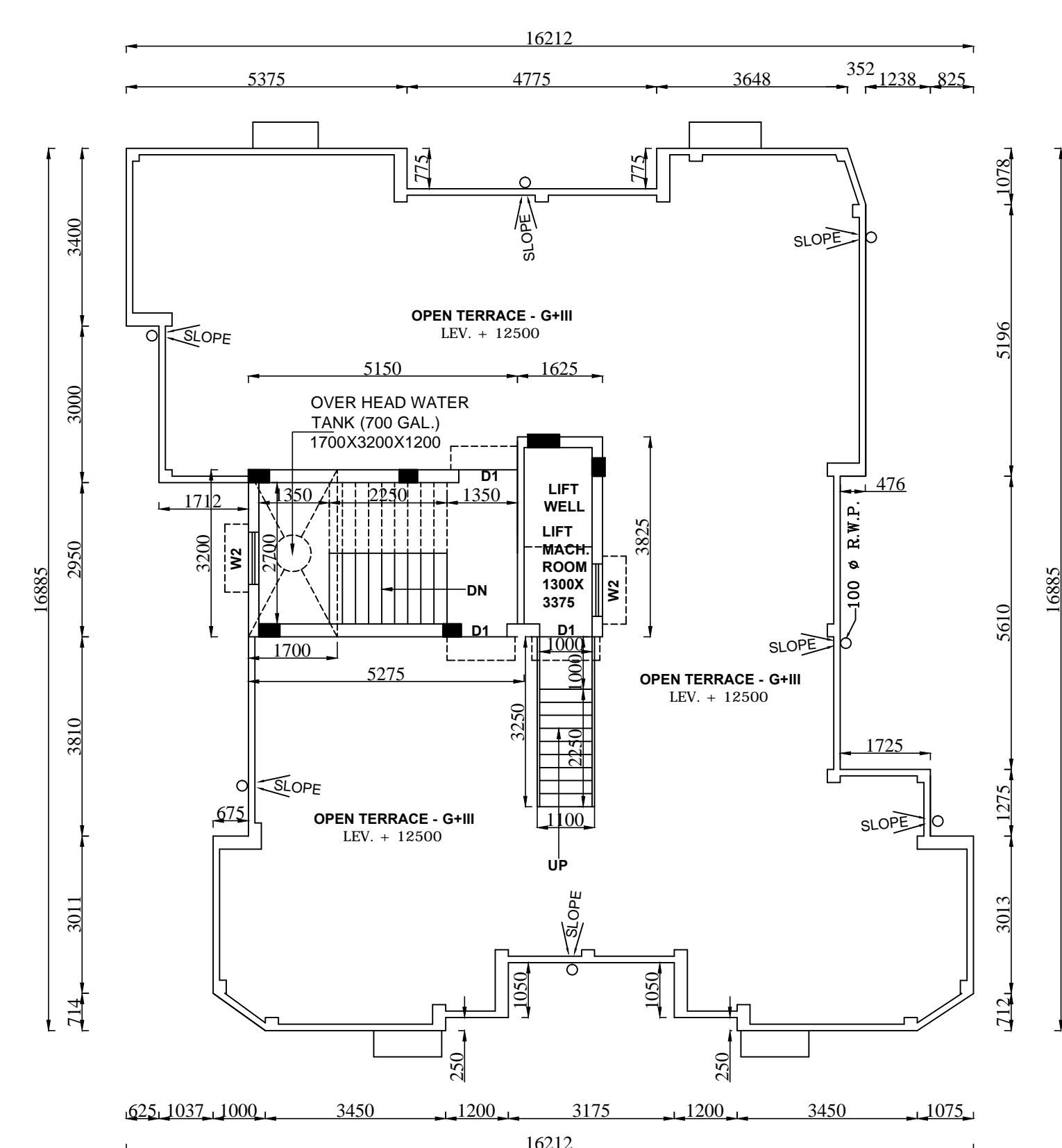
NORTH SIDE ELEVATION
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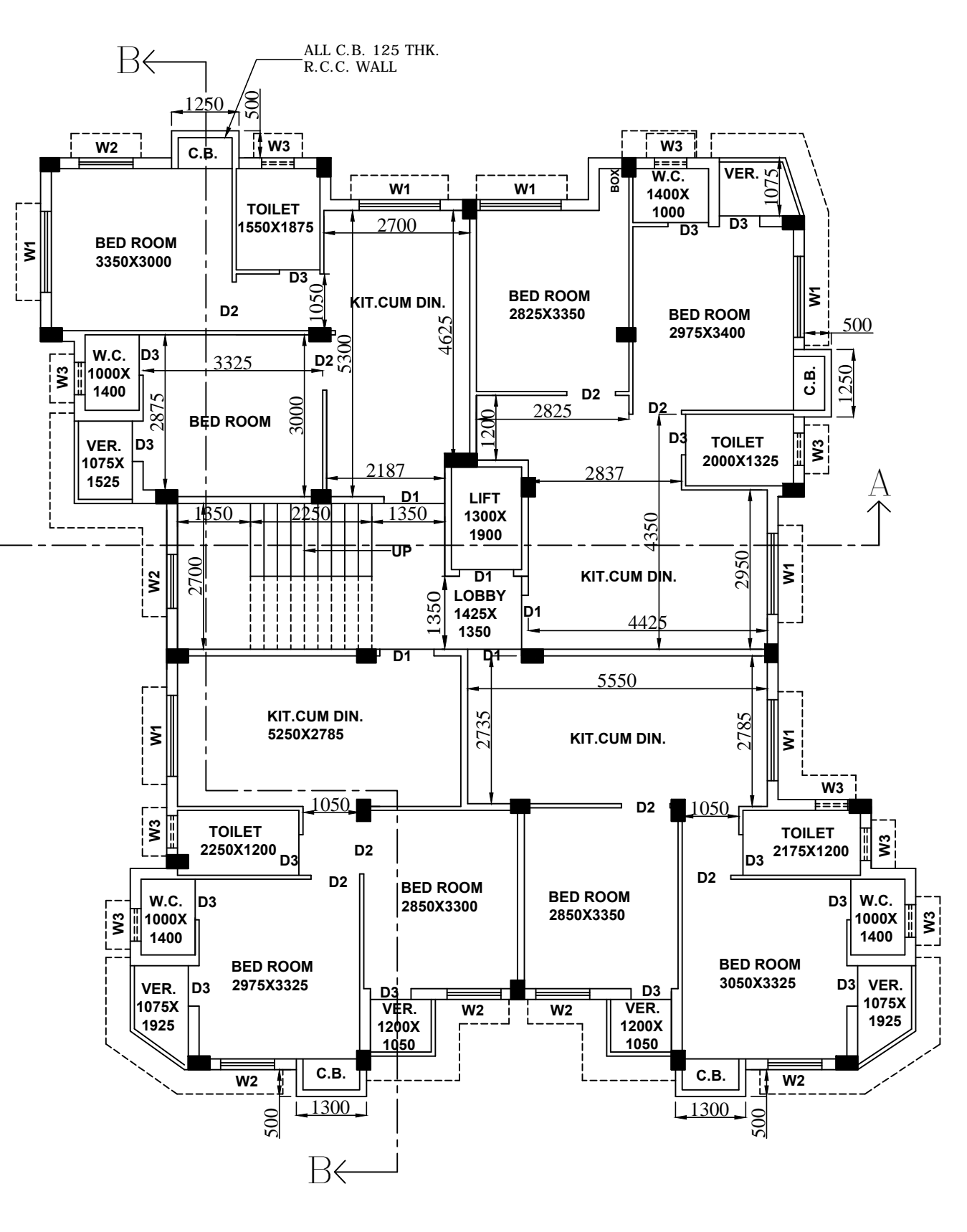
SECTION AT A-A
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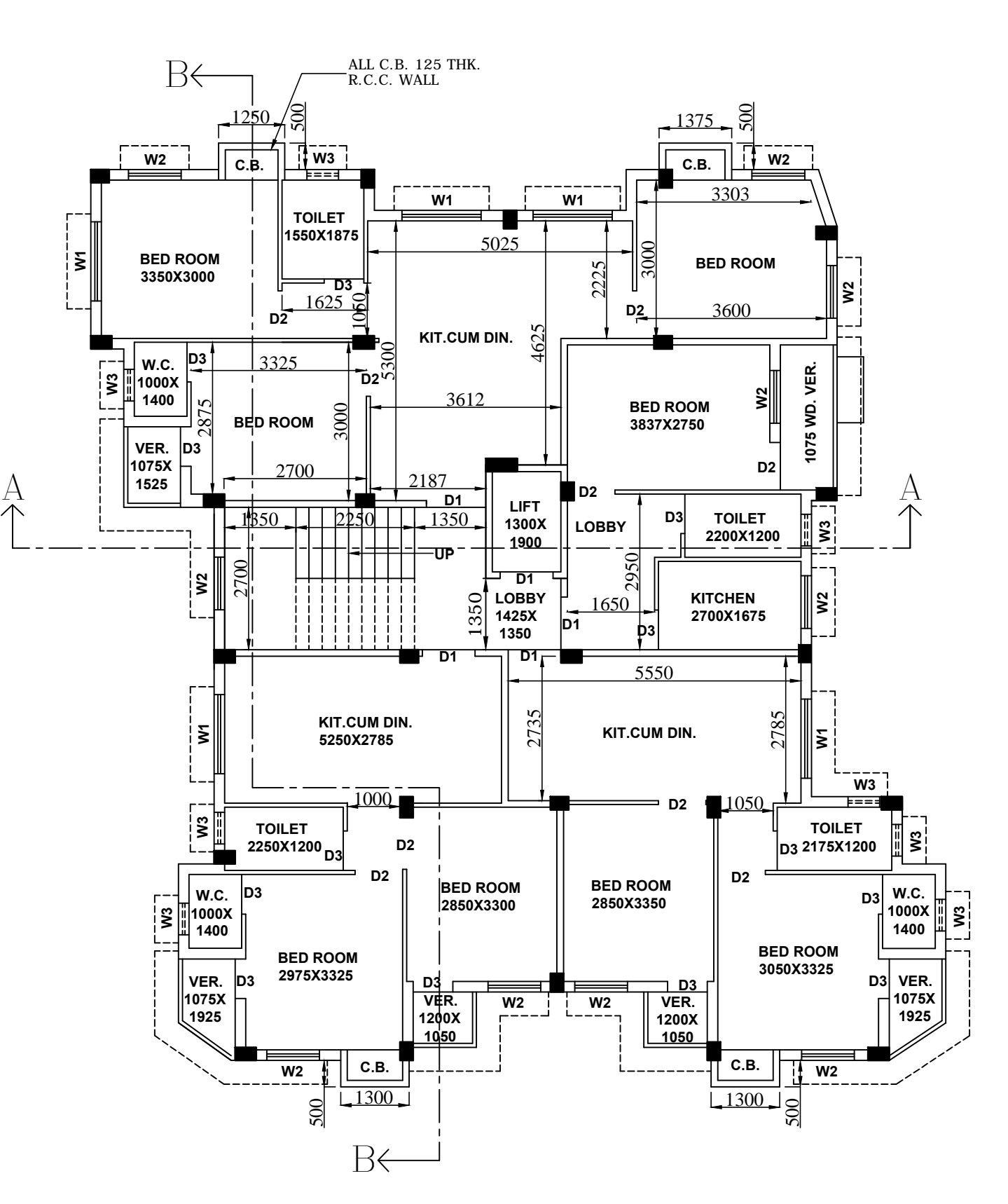
SECTION AT B-B
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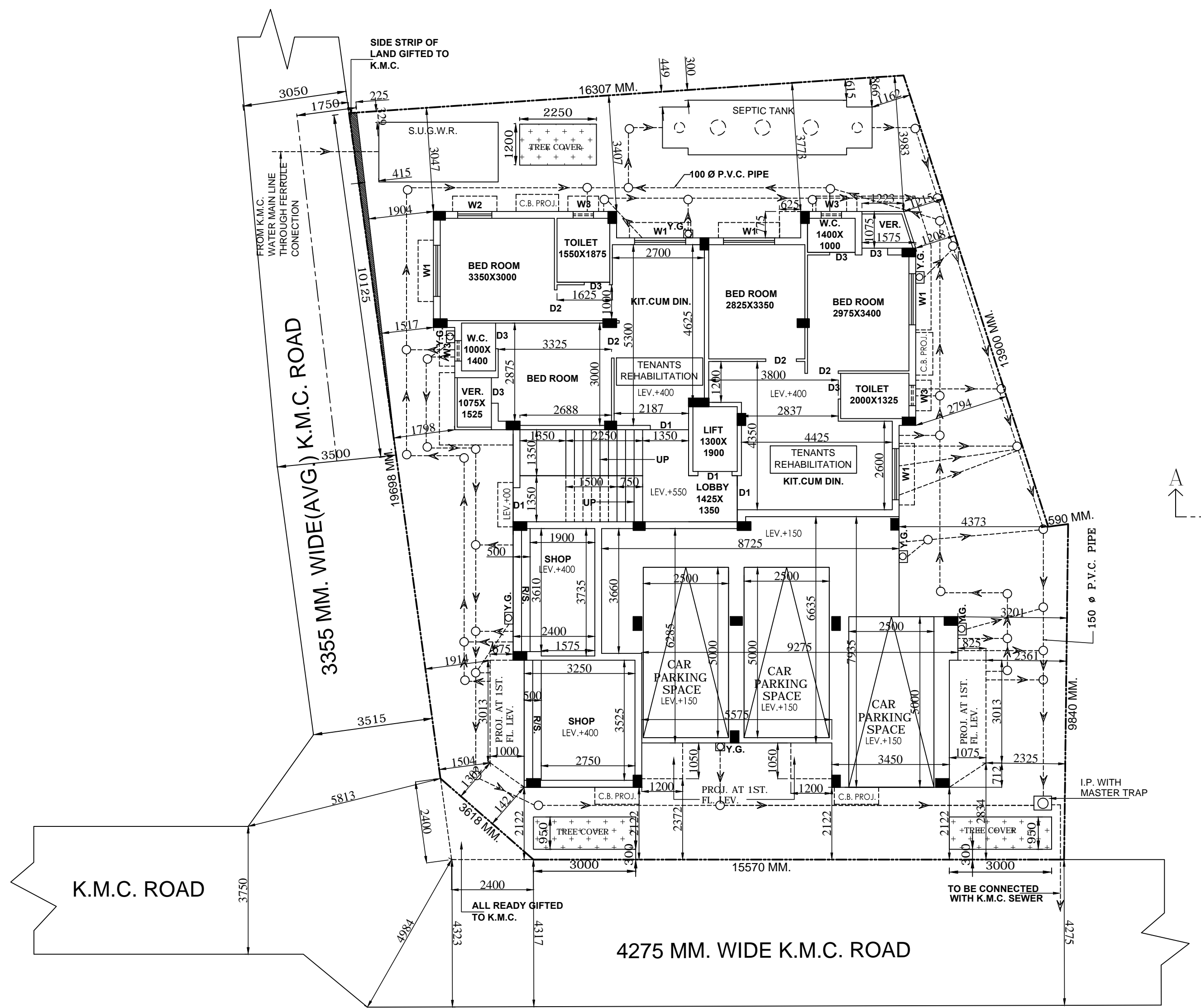
ROOF PLAN
SCALE = 1:100



1ST. & 3RD. FLOOR PLAN
SCALE = 1:100



2ND. FLOOR PLAN
SCALE = 1:100



GROUND FLOOR PLAN
SCALE = 1:100

THE DEPTH OF SEPTIC TANK & S.U.W.R. SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.

