

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1. ASSESSEE NO. :- 31 - 111 - 06 - 0002 - 5

2. NAME OF THE OWNER - SRI RAKESH CHAKI

3. NAME OF THE APPLICANTS / CONSTITUTED POWER OF ATTORNEY -
SRI AMITAVA BANERJEE & SRI SANJIB BAGCHI (PARTNERS OF M/S. BASUDHA ENTERPRISE)
AS CONSTITUTED POWER OF ATTORNEY OF SRI RAKESH CHAKI

4. DETAILS OF REGD. DEEDS & DOCUMENTS

BOOK NO.	I	DEED OF GIFT	I	POWER OF ATTORNEY	I	BOUND. DECL.	I	NON EVEC. OF TENENT	I
VOLUME NO.	24	19	1603 2024	1603 2024	1603 2024				
PAGE NO.	159 to 163	3890 to 3904	379147 to 379160	379239 to 379250	434115 to 434124				
BEING NO.	724	09104	1603 14691	1603 14690	1603 16652				
DATE	04 / 02 / 1976	04 / 10 / 2012	28 / 08 / 2024	28 / 08 / 2024	27 / 09 / 2024				
REGD. AT	24-PGS. TREASURY ALIPORE	A.R.A. - I, KOLKATA			D.S.R. - III, SOUTH 24-PARGANAS				

PART - B

1. AREA OF LAND :-

a) AS PER TITLE DEED & = 03 K. - 01 CH. - 15 SFT
ASSESSMENT BOOK / 206.243 SQM [MORE / LESS]
b) AS PER BOUNDARY DECLARATION
= 03 K. - 02 CH. - 35.78 SFT
/ 212.354 SQM [MORE / LESS]

2. PERMISSIBLE GROUND COVERAGE :-

59.792 % OF L.A. = 123.317 SQM

3. PROPOSED GROUND COVERAGE :-

54.536 % OF L.A. = 112.477 SQM

4. AREA STATEMENT :-

	FLOOR AREA (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 - 87.500 M- 21.702	-----	-----	109.202	11.265	2.295	95.642	-----	-----
1ST. FL.	112.477	1.125	1.595	109.757	11.265	2.295	96.197	2.594	1.650
2ND. FL.	112.477	1.125	1.595	109.757	11.265	2.295	96.197	2.594	1.650
3RD. FL.	112.477	1.125	1.595	109.757	11.265	2.295	96.197	2.594	1.650
TOTAL	446.633	3.375	4.785	438.473	45.060	9.180	384.233	7.782	4.950

5. TENEMENTS CALCULATION

(A) RESIDENTIAL:

TENEMENT MKD.	TENEMENT AREA ACT. (SQM)	AREA TO BE ADDED (SQM)	TOTAL TENEMENT AREA (SQM)	NO. OF TENEMENT	CUP BOARD AREA	LOFT AREA	STAIR HEAD ROOM AREA	LIFT MACHINE ROOM AREA	LIFT MACHINE ROOM STAIR	ADDITIONAL AREA FOR FEES
A	41.103	8.223	49.326	01	7.782 SQM	4.950 SQM	16.042 SQM	5.596 SQM	3.075 SQM	37.845 SQM
B	44.662	8.935	53.597	03						
C	50.458	10.095	60.553	03						
TOTAL COMMON AREA = 65.313 SQM					CARPENT AREA OF THE A. C. SHOPS = 17.710 SQM					
6. PERMISSIBLE F.A.R. = 1.75					7. PERMISSIBLE TOTAL FLOOR AREA = 360.925 SQM + EXEMPTED AREA + MANDATORY CAR PARKING					
8. PROPOSED F.A.R. = 384.233 - 24.998 / 206.243 = 1.742 < 1.75					9. AREA OF O. H. W. TANK = 5.693 SQM					
10. AREA OF TREE COVER = 2.086 SQM					11. TOTAL AREA FOR FEES = 476.318 SQM (GROSS FLOOR AREA + ADDITIONAL AREA FOR FEES)					

CARPET AREA OF THE A. C. SHOPS = 17.710 SQM

6. PERMISSIBLE F.A.R. = 1.75

7. PERMISSIBLE TOTAL FLOOR AREA = 360.925 SQM + EXEMPTED AREA + MANDATORY CAR PARKING

8. PROPOSED F.A.R. = 384.233 - 24.998 / 206.243 = 1.742 < 1.75

9. AREA OF O. H. W. TANK = 5.693 SQM

10. AREA OF TREE COVER = 2.086 SQM

11. TOTAL AREA FOR FEES = 476.318 SQM
(GROSS FLOOR AREA + ADDITIONAL AREA FOR FEES)

DECLARATION OF C.A. / APPLICANTS :-

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT

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

ii) WE 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 STRUCTURES.

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 US.

vii) BOUNDARY OF THE PLOT IS DEMARKED BY BOUNDARY WALL.

viii) THERE IS NO LEGAL CASE PENDING AGAINST THIS PREMISES.

ix) EXISTING STRUCTURE OCCUPIED BY OWNER AND TENANT.

x) 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 OWNER AND TENANT.

SRI AMITAVA BANERJEE & SRI SANJIB BAGCHI
(PARTNERS OF M/S. BASUDHA ENTERPRISE)
AS CONSTITUTED POWER OF ATTORNEY OF
SRI RAKESH CHAKI

NAME OF C.A. / 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 5.665 M (MINIMUM) WIDE BLACK TOP ROAD ON NORTHERN SIDE CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK.

MANASH M.G. MAJUMDAR, LBS / I / 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 SUBHANKAR ROY OF BS PROJECTS & ENGINEERS PVT. LTD. OF 237, KABI NABIN SEN ROAD, NAGER BAZAR, KOLKATA- 700 028. 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. / I / 05

NAME OF GEO-TECHNICAL ENGINEER

PROJECT

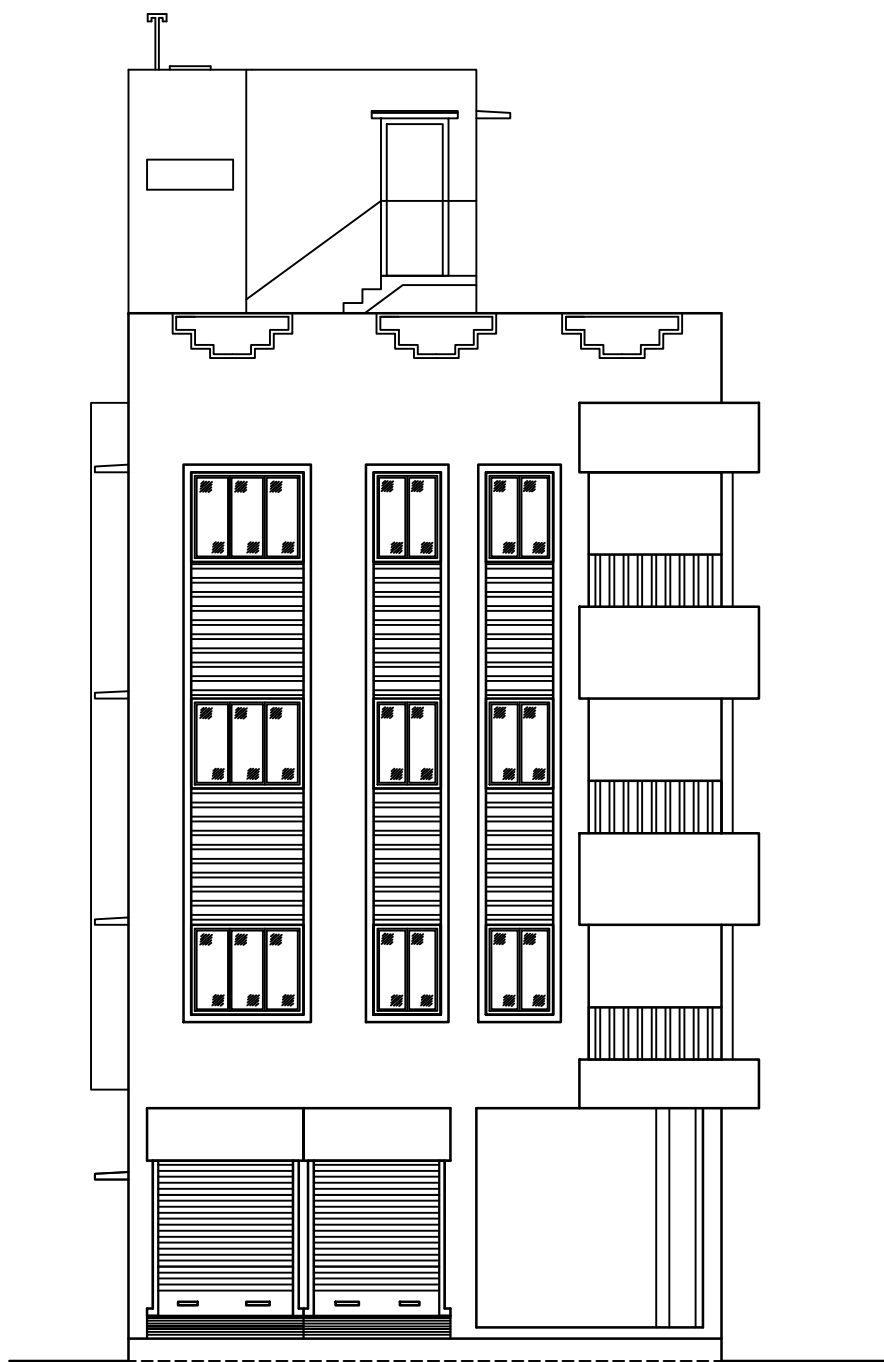
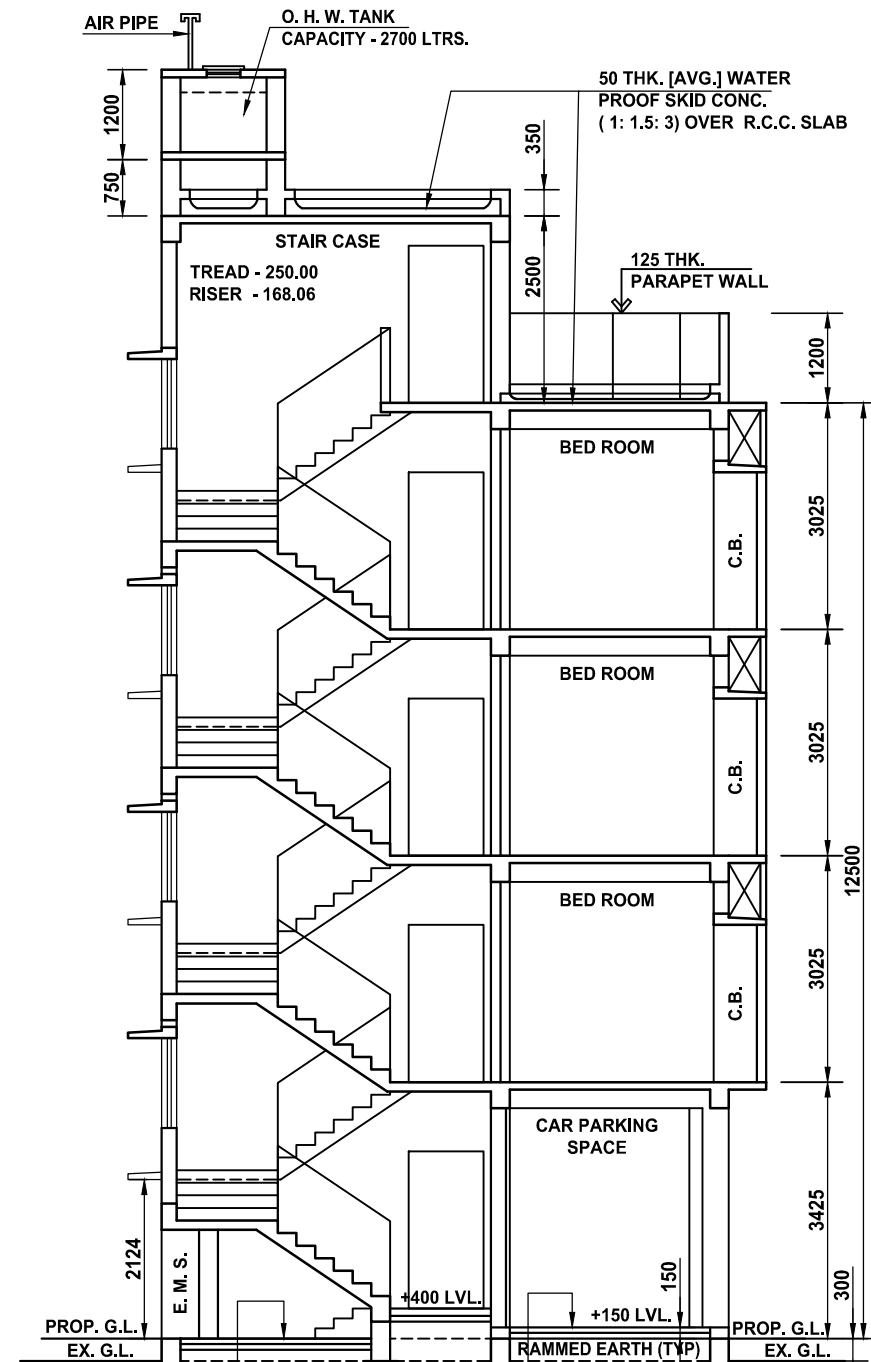
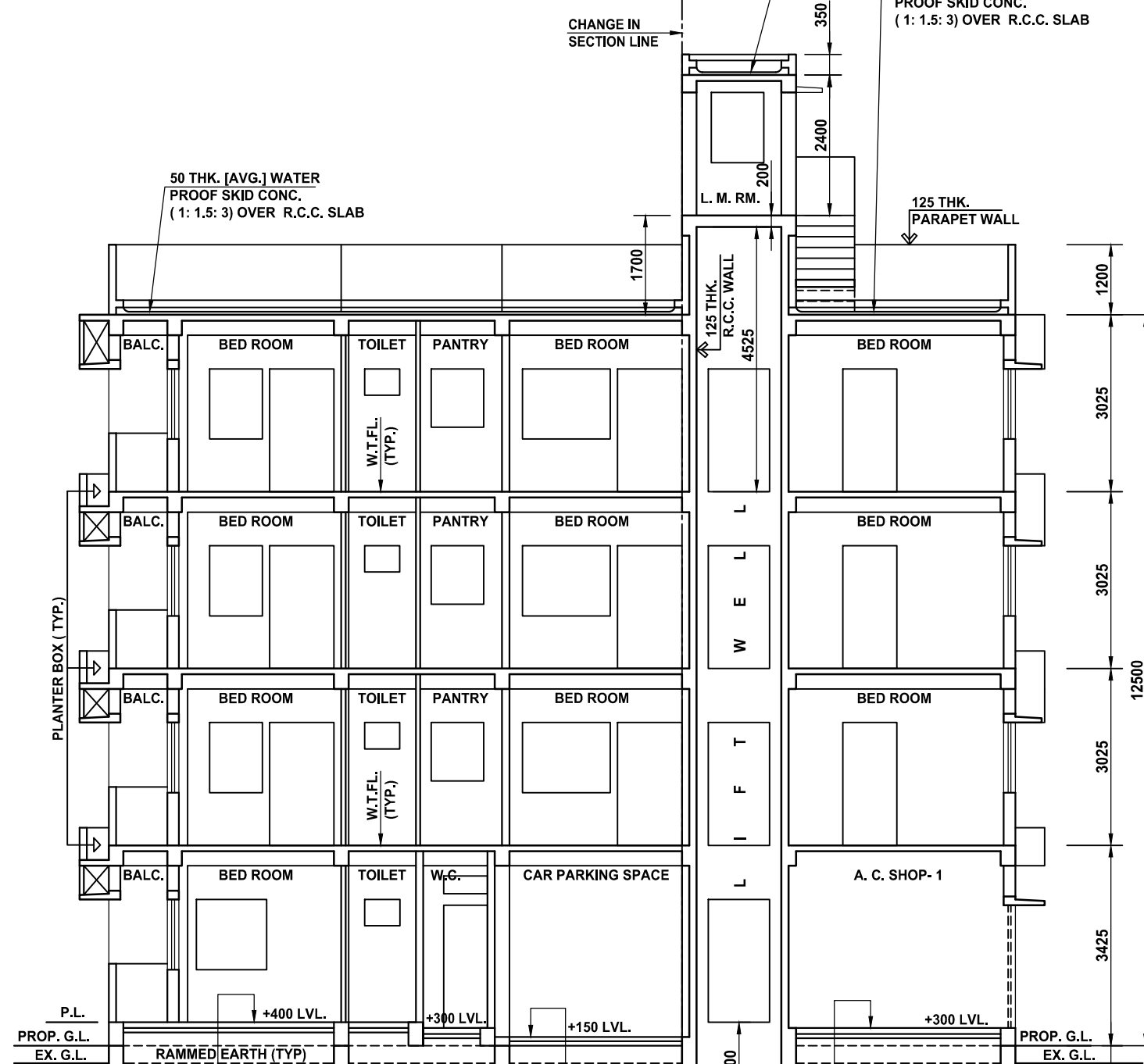
PROPOSED PLAN FOR G + III STORIED RESIDENTIAL BUILDING OF HEIGHT - 12.500 M (U / S 393A OF K.M.C. ACT 1980 & K.M.C. BLDG. RULE - 2009) READ WITH CIRCULAR NO.- 7 OF 2019-20, DATED - 01 / 11 / 2019 & CIRCULAR NO.- 2 OF 2020-21, DATED - 13 / 06 / 2020, AT PREMISES NO.- 2, BRAHMAPUR, WARD NO.- 111, BOROUGH- XI, P.S.- BANSDRONI, KOLKATA- 700 096, UNDER THE KOLKATA MUNICIPAL CORPORATION

B.P. NO. - 2024110284

SANCTION DATE - 18.02.2025

VALID UPTO - 17.02.2030

DIGITAL SIGNATURE OF A.E. (C)/BLDG/BR-XI

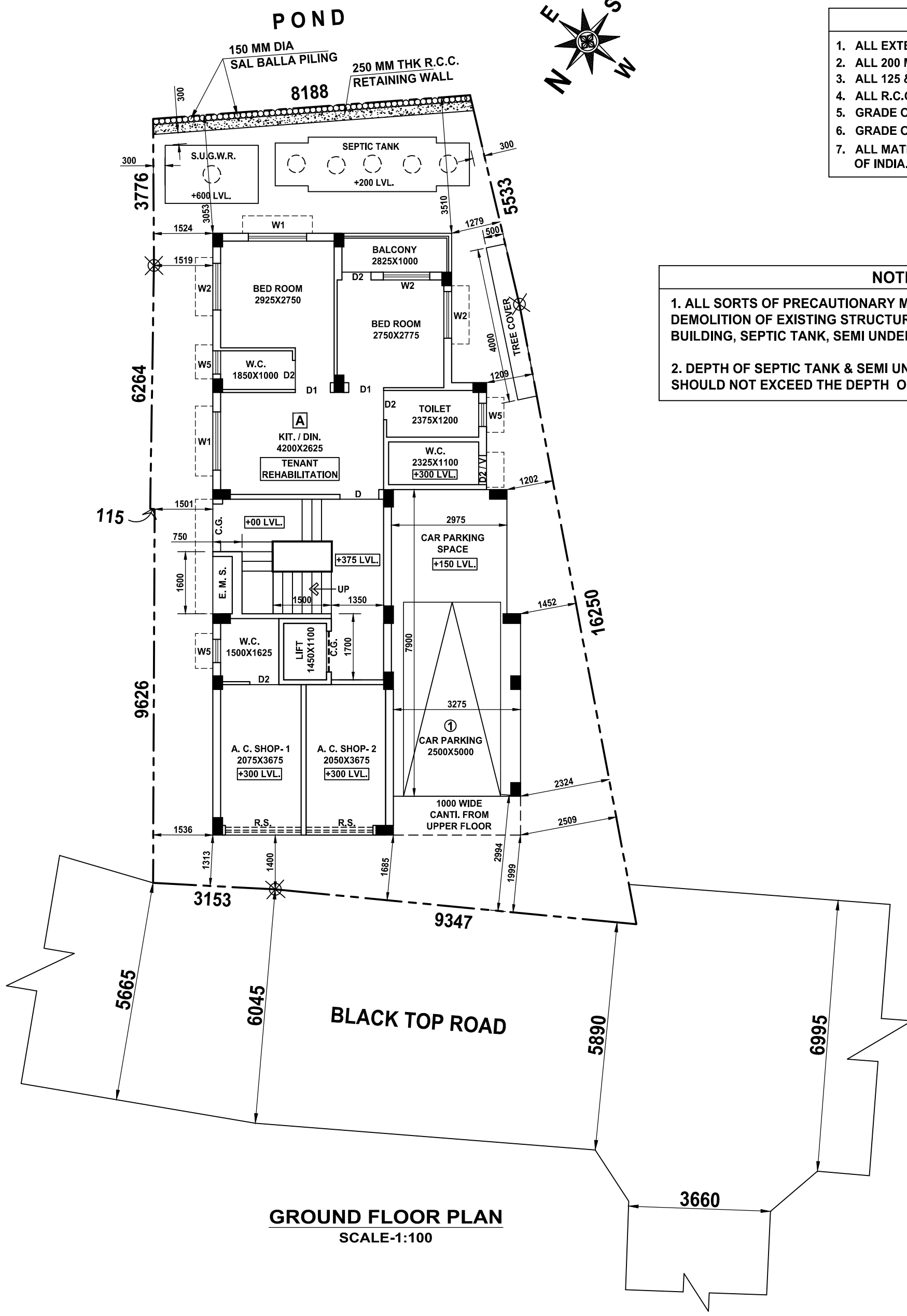
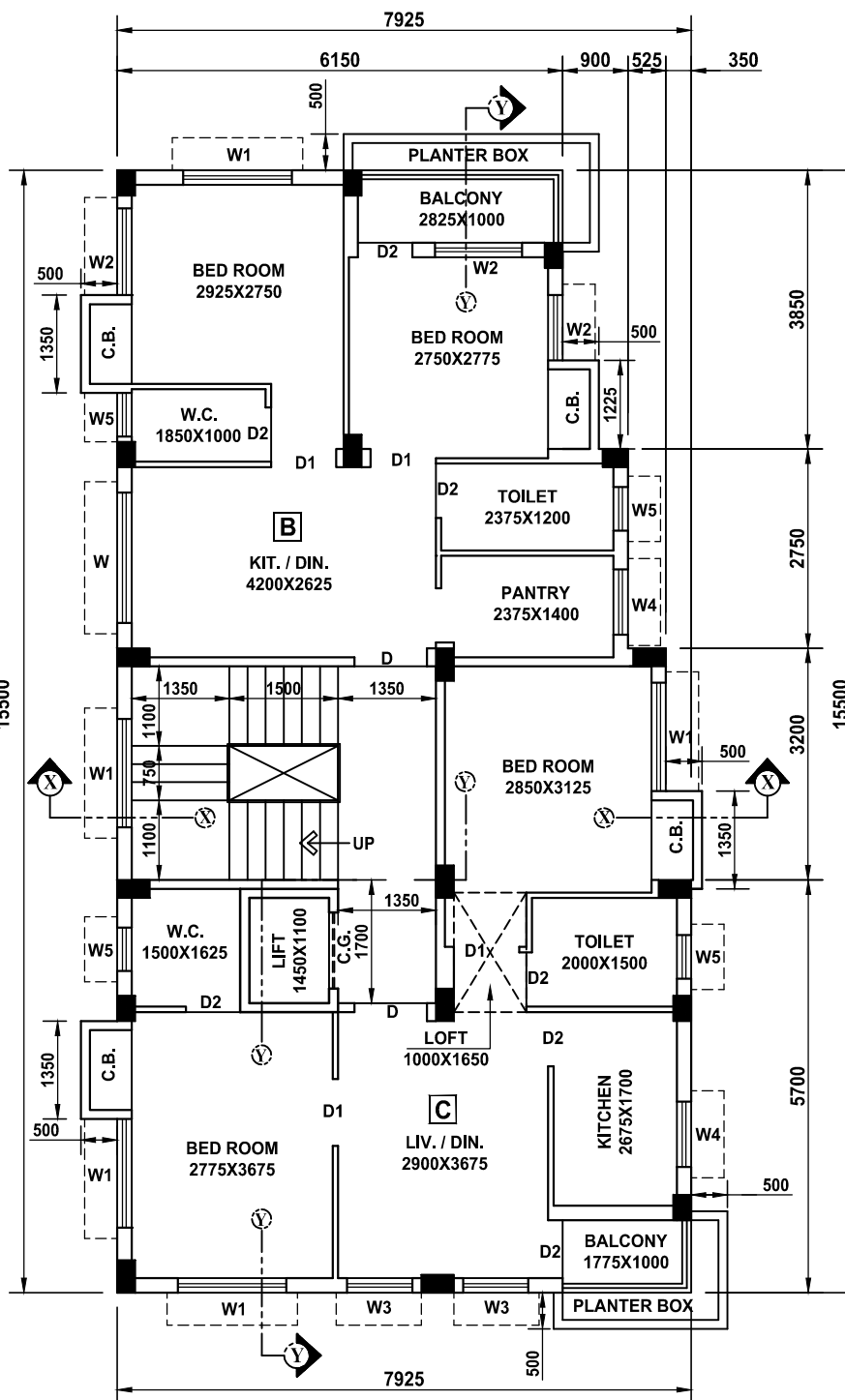
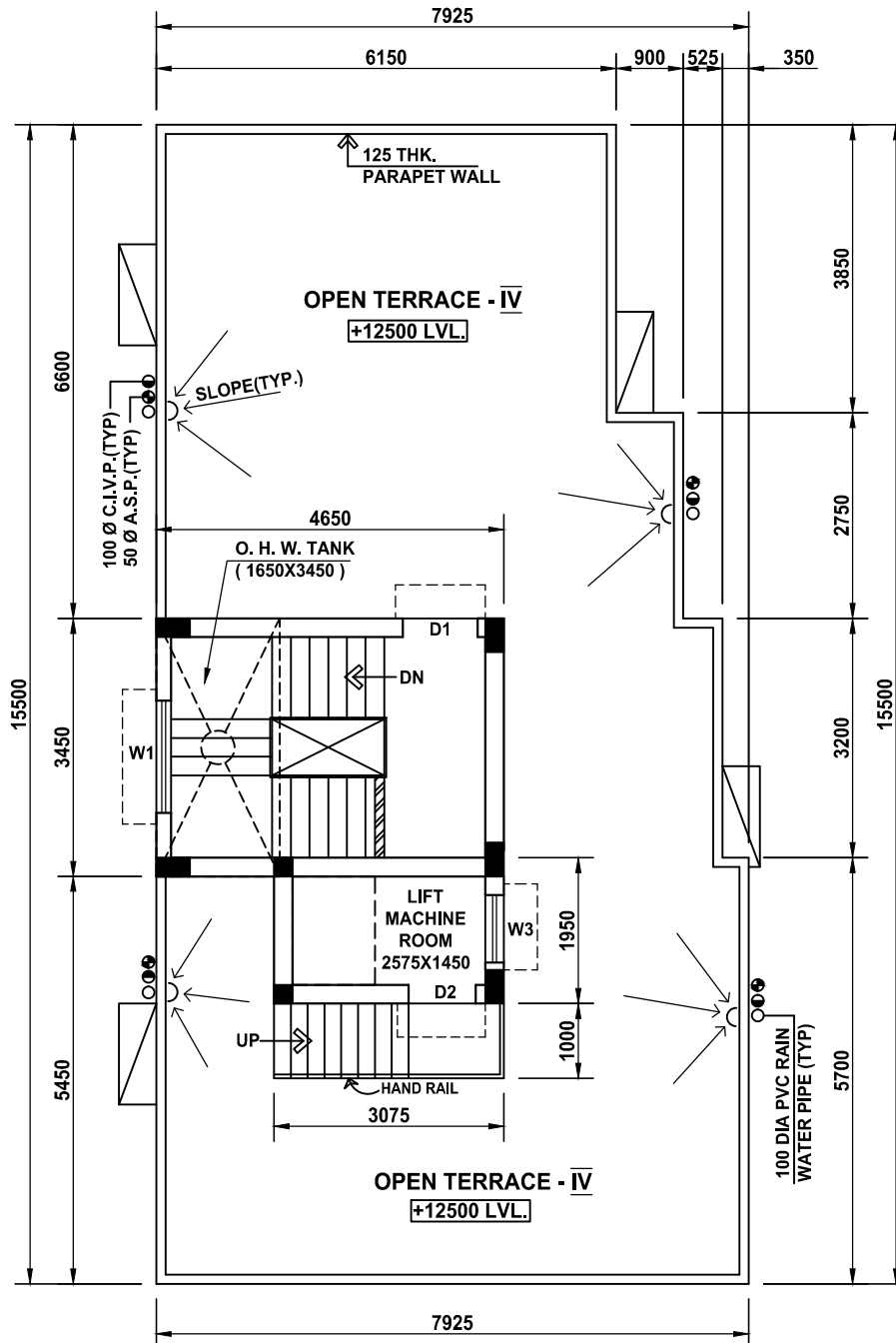
FRONT SIDE ELEVATION
SCALE - 1:100SECTIONAL VIEW AT 'X - X'
SCALE - 1:100SECTIONAL VIEW AT 'Y - Y'
SCALE - 1:100


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 & 3:1) SAND, CEMENT MORTAR.
4. ALL R.C.C. WORK 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.

NOTE

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.
2. DEPTH OF SEPTIC TANK & SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF COLUMN.

GROUND FLOOR PLAN
SCALE-1:100TYPICAL FLOOR PLAN
(1ST., 2ND. & 3RD. FLOOR)
SCALE-1:100ROOF PLAN
SCALE-1:100

Drawn by Bikash Halder	Checked by M.M.G.M.	Approved by M.M.G.M.	Filename S - S / 24 / 393A / 11 / 24-25	Date 21/02/2023	Scales 1:100, 50, 600, 4000
<div>Space-S</div> <div>A House of Civil & Architectural</div> <div>E-304/RAMGARH, KOLKATA-700 0047.</div> <div>(M) - 9830429400, 9088015153</div>			FLOOR PLANS, SECTIONS, ELEVATIONS, DETAILS & SCHEDULES		
			PREMISES NO.- 2, BRAHMAPUR	Revision 0	Sheet 2/2
			ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE MENTIONED.		