

KAMAL CHANDRA KARMAKAR PROPRIETOR OF KARMAKAR ENTERPRISE CONSTITUTED ATTORNEY OF RASHMI CHAKRABORTY & SOMSUBHRA SEN SARMA

NAME OF THE OWNER

BED ROOM

BED ROOM

PARKING

L<u>EV</u>+150

O.H.W.R

STAIR HEAD

ROOM

T-250 mm

R- 152 mm

SECTION AT B-B

SCALE-I:100

CAP-3500 LTR.

100 TH. LIME TERRACE OVER 115 TH. R.C.C —

BED ROOM

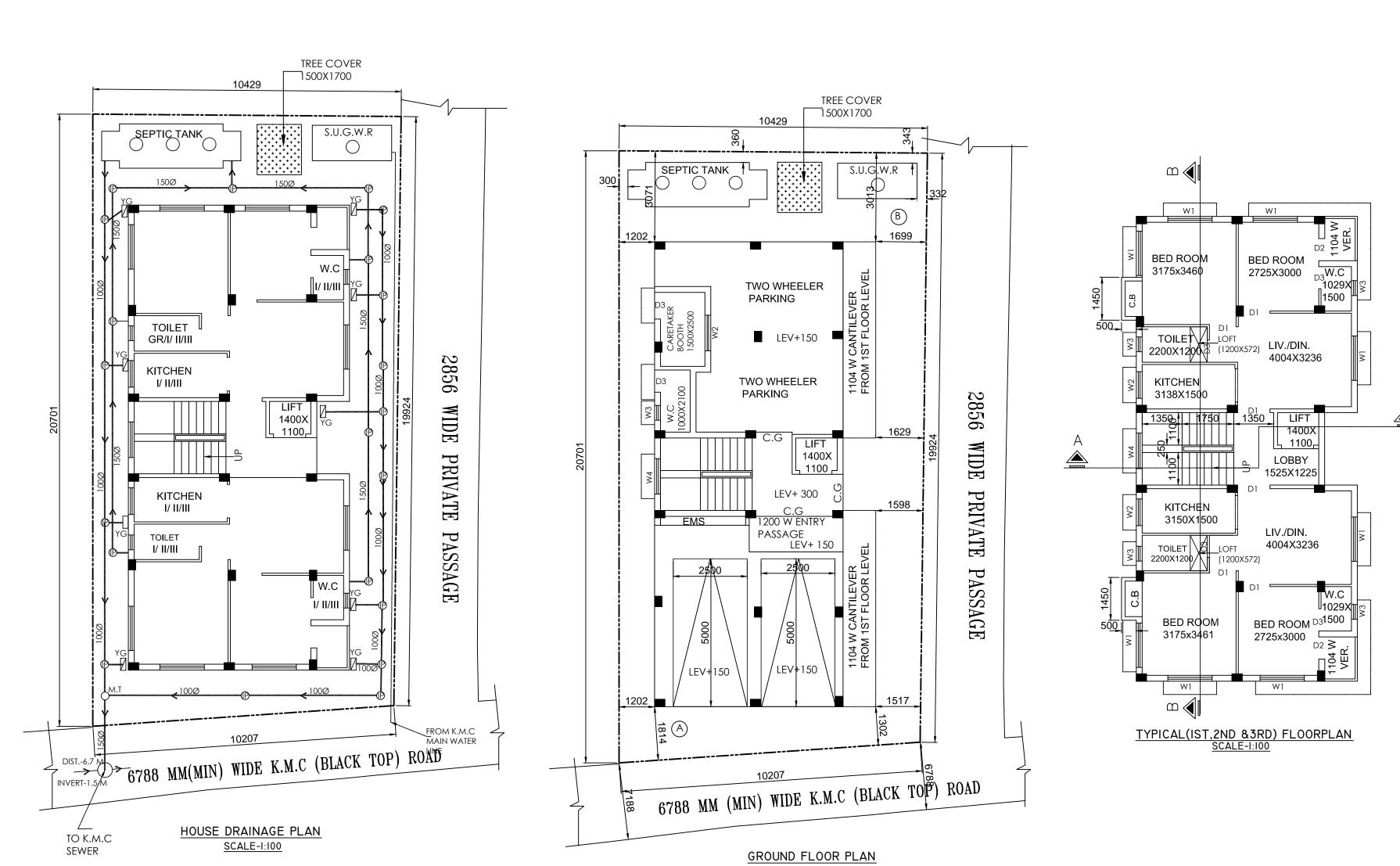
PARKING

100 TH. P.C.C OVER 75 TH B.F.S

L<u>EV</u>+150

KUNTAL PAUL ,L.B.S/I /1400 NAME OF L.B.S.

SCHEDULE OF DOORS & WINDOW								
	MKD.	SIZE	MKD.	SIZE				
	D1	1000x2100	W1	1500x1800				
	D2	900x2100	W2	900x1000				
	D3	750x2100	W3	500X600				
	D4	800x2100	W4	1200X1350				



SCALE-I:100

SECTION AT A-A

SCALE-I:100

SECTON LNE

STAIR HEAD

R- 152 mm

100 TH. P.C.C OVER 75 TH B.F.S

ROOM

Γ- 250 mm

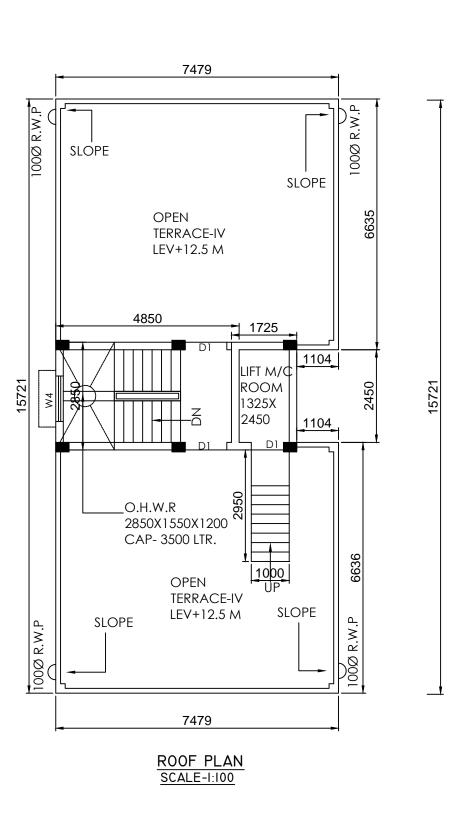
MACHINE

ROOM

100 TH. LIME TERRACE OVER 115 TH. R.C.C

O.H.W.R

CAP-3500 LTR. -



STATEMENT OF PLAN PROPOSAL

1. a. AREA OF LAND:

DATED - 15/01/ 1960. 4. DETAILS OF DEED: - BOOK - I, VOL NO.- 30, PAGE- 67 TO 68 BEING NO.- 1097, REG. AT S.R ALIPORE SADAR, DATED - 13/02/ 1960.

I. ASSESSEE NO :- 31-101-02-0158-9

2. DETAILS OF DEED: - BOOK - I,

3. DETAILS OF DEED: - BOOK - I,

VOL NO.- 11, PAGE- 118 TO 123

DATED - 27/04/ 1960.

5. DETAILS OF REG. POWER OF ATTORNEY .: -

VOL NO.-1603-2023, PAGE- 194653 TO 194677 BEING NO.- 160306557 REG. AT D.S.R.- III, SOUTH 24 PGS, WEST BENGAL, DATED - 19/05/2023 6. DETAILS OF REG. BOUNDARY DECLARATION .: -

BOOK - I, VOL NO.1630-2023 PAGE- 65430 TO 65440 BEING NO.- 163002270 REG. AT D.S.R.- V, SOUTH 24 PGS, WEST BENGAL, DATED - 31/07/2023

7. DETAILS OF MUTATION CERTIFICATE:-CASE NO- O/ 101 /19 -AUG-23 /37061 DATED 19.08.2023 APPROVED BY DY. ASSESSOR- COLLECTOR, DATED- 24.08.2023

SPECIFICATIONS:-

• 200 THICK BRICK WALL IN 1:6 MORTAR o 125 THICK AND 75 THICK BRICK WALLS ARE1:4 MORTAR

• ALL MATERIALS SHOULD BE AS PER SPECIFICATION OF I.S.I.& N.B CODES AS SPECIFIED BY THE ENGINEER -IN-CHARGE

• GRADE OF CONCRETE M 20 o GRADE OF STEEL Fe - 500

• BEARING CAPACITY OF SOIL TAKEN INTO ACCOUNT AS PER GEO -TECHNICAL INVESTIGATION REPORT

• PROPORTION OF P.C.C 1:4:8

• PROPORTION OF R.C.C 1:1.5:3

NOTES :-

• ALL DIMENSIONS ARE IN MILLIMETER

o all outer wall 200 thick

o ALL PARTITION WALLS ARE 125 THICK AND 75 THICK o DEPTH OF SEMI UNDER GROUND WATER RESERVOIR

& SEPTIC TANK SHOULD NEVER EXCEED THE DEPTH OF NEAREST BUILDING FOUNDATION

• ALL SHORTS OF PRECAUTIONARY MEASURES SHOULD BE TAKEN DURING CONSTRUCTION

CERTIFICATE OF OWNER:-

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S.& E.SE DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION 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 & ADJOINING STRUCTURE. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K. M. C. AUTHORITY WILL REVOKE THE SANCTION PLAN.THE CONSTRUCTION OF SEMI UNDER GROUND 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 VACANT LAND & THE PREMISES IS OCCUPIED BY THE OWNER & THERE IS NO TENANT. THE PLOT IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION, IF ANY DISCREPANCY ARISES THEN L.B.S., E.S.E & K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THAT AND K.M.C. WILL HAVE EVERY RIGHT TO REVOKE THE PLAN. THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

> KAMAL CHANDRA KARMAKAR PROPRIETOR OF KARMAKAR ENTERPRISE CONSTITUTED ATTORNEY OF RASHMI CHAKRABORTY & SOMSUBHRA SEN SARMA

NAME OF THE OWNER/C.A.

PLAN OF PROPOSED G+III STORIED (HT-12.5 M) RESIDENTIAL BUILDING U/S 393 A OF K.M.C ACT 1980 AND COMPLYING BUILDING RULE 2009 READ WITH OFFICE CIRCULAR NO- 7 OF 2019-2020 DATED 01/11/2019 AT PREMISES NO. 158, ASHOKE ROAD, KOLKATA- 700084, WARD NO-101, BR-XII, P.S- PATULI, R.S DAG NO- 455, R.S KHATIAN NO-148, MOUZA-BADEMASUR, PARGANA-KHASPUR, J.L NO- 31 UNDER KOLKATA MUNICIPAL CORPORATION.

HEIGHT OF THE BUILDING - 12.500 M

PLAN CASE NO- 2023120393

B.P. NO.- 2023120453

SANCTION DATE- 16.01.2024

VALID UPTO- 15.01.2029

AS PER DEED: - 3 K. - 03 CH. - 28.5 SFT. = 215.858 Sqm. AS PER BOUNDARY DECLARATION: - 3 K. - 02 CH.- 02 SFT= 209.299 Sqm.

2. ROAD WIDTH:-6.788 M (MINIMUM)

3. PERMISSIBLE GROUND COVERAGE = 124.930 SQM. = 59.690 %

4. PROPOSED GROUND COVERAGE = 114.874 SQM. = 54.885 %

5. PROPOSED AREA:

FLOOR	TOTAL AREA (SQM.)	CUTOUT AREA STAIR (SQM.)	CUTOUT AREA LIFT (SQM.)	COVERED AREA (SQM.)	STAIR & STAIR LOBBY (SQM.)	LIFT LOBBY (SQM.)	NET FLOOR AREA (SQM)
GR. FL.	100.218 SqM.			100.218 SqM.	10.955 SqM.	2.173 SqM.	87.090 SqM.
1st. FL.	114.874 SqM.	0.438 SqM.	1.540 SqM.	112.896 SqM.	10.465 SqM.	1.868 SqM.	100.563 SqM.
2nd. FL	114.874 SqM.	0.438 SqM.	1.540 SqM.	112.896 SqM.	10.465 SqM.	1.868 SqM.	100.563 SqM.
3rd. FL.	114.874 SqM.	0.438 SqM.	1.540 SqM.	112.896 SqM.	10.465 SqM.	1.868 SqM.	100.563 SqM.
TOTAL.	444.840 SqM.	1.314 SqM.	4.620 SqM.	438.906 SqM.	42.35 SqM.	7.777 SqM.	388.779 SqM.

6. PARKING CALCULATION.

	T E				
FLAT MKD.	COVERED AREA	SHARE OF COM. AREA	BUILT - UP AREA	TENEMENT NUMBER	PARKING
Α	49.63 Sqm.	12.013 Sqm.	61.643 Sqm.	3	1
В	49.626 Sqm.	12.012 Sqm.	61.638 Sqm.	3	

7)Nos. OF PARKING REQUIRED = 1 22)LIFT MACHINE ROOM AREA = 4.916 Sqm.

8)Nos. OF PARKING PROVIDED = 2 23)LIFT MACHINE ROOM STAIR AREA = 2.95 Sqm. 9) AREA OF PARKING = 69.065 Sqm

10) PERMISSIBLE F.A.R - 1.75

11) PROPOSED F.A.R- (388.779-25.00) / 209.299 =1.738< 1.75

12) STAIR COVER AREA = 13.823 Sqm.

13) O. H. WATER TANK AREA = 4.418 Sqm. 14) DEPTH OF BUILDING = 15.721 m.

15)HEIGHT OF THE BUILDING = 12.500 m.

16) COMMON AREA = 72.077 Sqm.

17)TERRACE AREA = 114.874 Sqm. 18) AREA OF TREE COVER = 2.550 Sqm.

19) AREA OF CUP BOARD = 4.35 Sqm.

20) AREA OF LOFT = 4.116 Sqm.

21) TOTAL FLOOR AREA[INCLUDING EXEMPTED AREA] FOR FEES = 469.061 Sqm

L. B. S. DECLARATION :-

RTIFIED 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 & THAT THE SITE CONDITIONS INCLUDING THE ABUTTING ROAD CONFIRM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK, THE LAND IS DEMARCATED BY BOUNDARY WALL. THE PREMISES IS OCCUPIED BY THE OWNER & THERE IS NO TENANT.

THE CONSTRUCTION OF SEMI U. G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE

STARTING OF BUILDING FOUNDATION WORK

 ROAD WIDTH - 6.788 M. (MIN.) WIDE BLACK TOP ROAD ON THE SOUTHERN SIDE. • THE PLOT IS BEYOND 500 M FROM CENTER LINE OF E.M.BYE PASS.

KUNTAL PAUL L.B.S. NO. 1400, CLASS -I NAME OF L.B.S

E. S. E. DECLARATION:-

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING REPORT HAS BEEN DONE BY " M/S TECHNOSOIL", GORKHARA ARUNACHAL, SONARPUR, KOLKATA-700150 SIGNED BY MR. KALLOL KUMAR GHOSHAL. [G.T NO- I / 49]. THE RECOMMENDATION OF SOIL REPORT HAS BEEN CONSIDERING DURING STRUCTURAL CALCULATION

> SAKTI BRATA BHATTACHARYYA ESE/I/116 NAME OF THE E.S.E.[K.M.C]

DECLARATION OF GEO-TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT 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/I / 49]

NAME OF THE GEO-TECHNICAL ENGINEER [K.M.C] A.dwg / SHEET NO- 2 OF 2

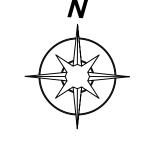
DRAWN BY :- KUNTAL PAUL

KUNTAL PAUL & ASSOCIATES

SCALE:- 1:50,1:100,1:150, 1:600,1:4000

(UNLESS OTHERWISE NOTED)

PLANNER, DESIGNER, ESTIMATOR, LAND SURVEYOR



SIGNATURE OF ASSISTANT ENGINEER, BR-XII [K.M.C]