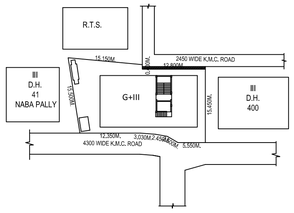
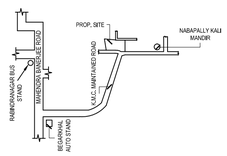
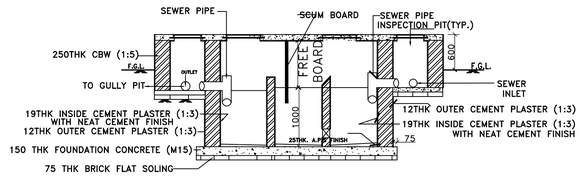


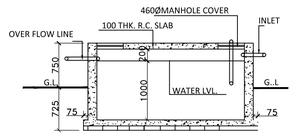
SITE PLAN
SCALE - 1 : 600



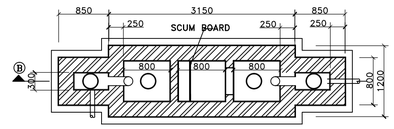
LOCATION PLAN
SCALE - 1 : 4000



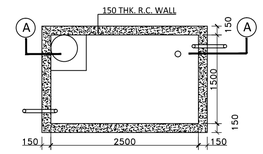
SECTION THROUGH B–B
SCALE = 1:50



SECTION ON A-A

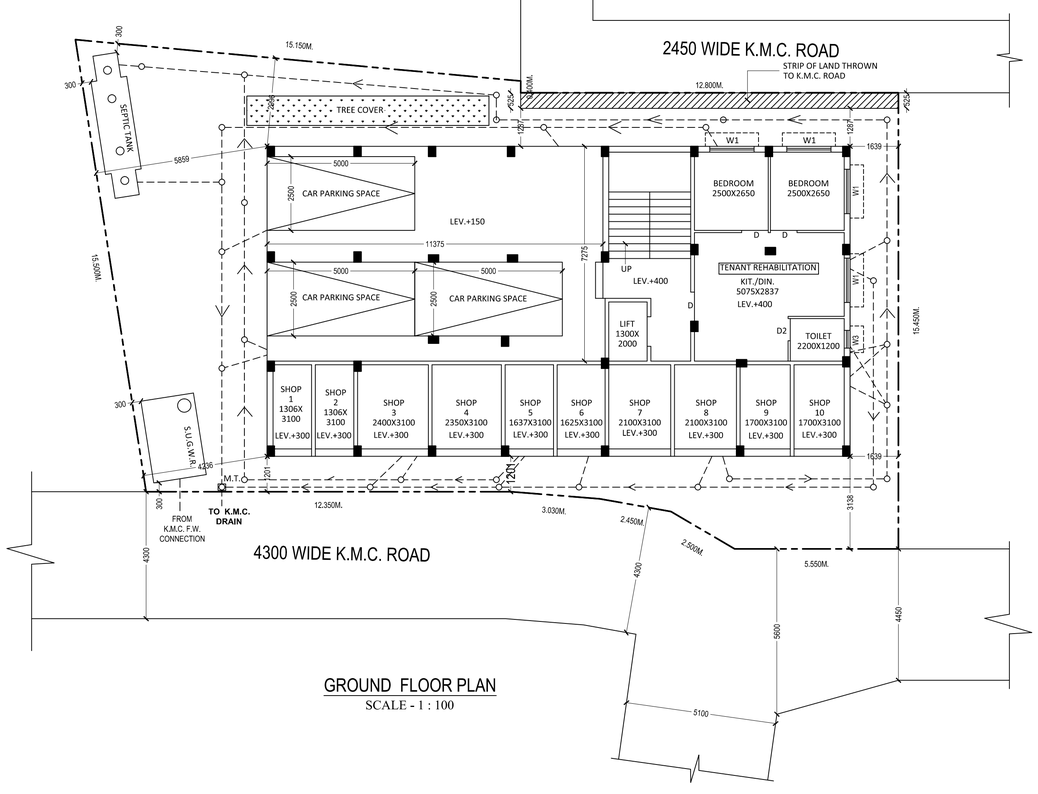


PLAN OF SEPTIC TANK (35 USERS)
SCALE = 1:50

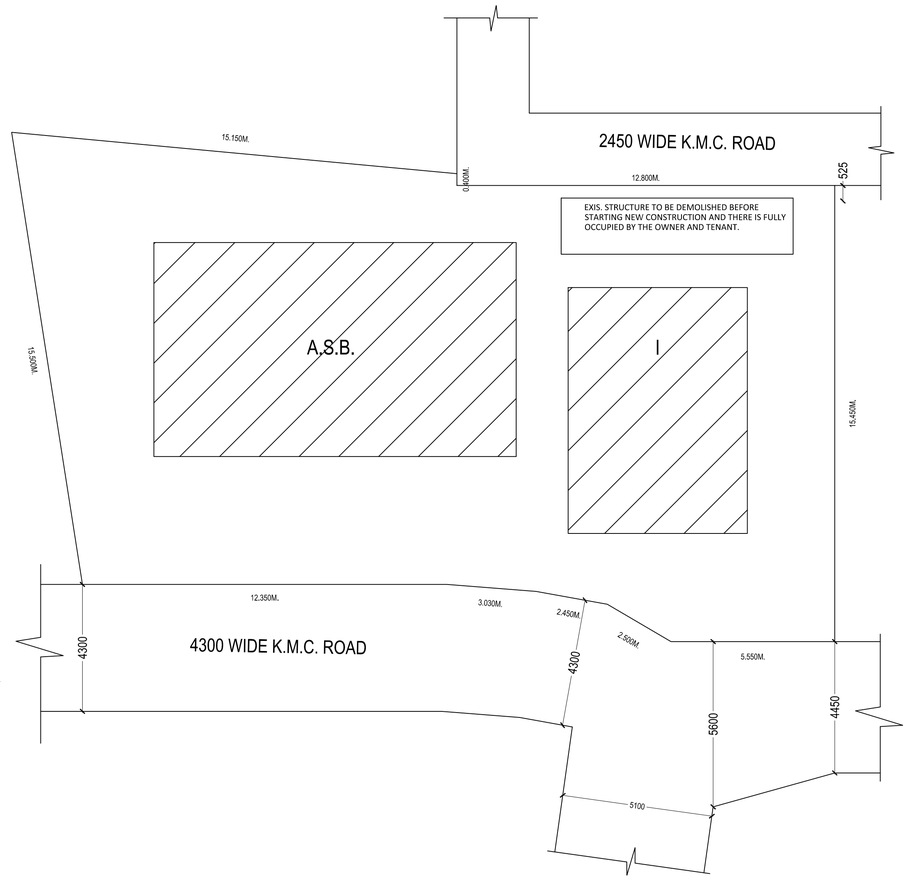


PLAN OF A SEMI UNDER GROUND WATER RESERVOIR (CAP. 825 GALLS)
SCALE :-1:50

N



GROUND FLOOR PLAN
SCALE - 1 : 100



PART - A

ASSESSEE NO.- 41-129-07-0717-5.

DETAILS OF DEED OF SALE :-
DEED NO. - 1943, BOOK NO.- I, VOL. NO.- 38, PAGES NO.- 178 TO 184, DATE:- 1977. A.D.S.R.- BEHALA

DETAILS OF DEED OF SALE :-
DEED NO. - 2818, BOOK NO.- I, VOL. NO.- 50, PAGES NO.- 148 TO 152, DATE:- 29.12.1976. A.D.S.R.- BEHALA

DETAILS OF POWER OF ATTORNEY (I) :-
DEED NO. - 83, BOOK NO.- IV, VOL. NO.- 2, PAGES NO.- 167 TO 172, DATE:- 29.08.2001. A.D.S.R. BEHALA

DETAILS OF DEED OF AMALGAMATION :-
DEED NO. - 160715884 BOOK NO.- I, VOL. NO.- 1607-2022, PAGES NO.- 481847 TO 481870, DATE:- 13/12/2022. A.D.S.R. BEHALA

DETAILS OF DEED OF GIFT :-
DEED NO. - 160711338 BOOK NO.- I, VOL. NO.- 1607-2022, PAGES NO.- 351678 TO 351699, DATE:- 24/08/2022 A.D.S.R. BEHALA

DETAILS OF REGD. BOUNDARY DECL. :-
DEED NO. - 160708908, BOOK NO.- I, VOL. NO.- 1607-2023, PAGES NO.- 264870 TO 264885, DATE:- 24.07.2023 A.D.S.R. BEHALA

DETAILS OF POWER OF ATTORNEY (II) :- :-
DEED NO. - 160700478, BOOK NO.- I, VOL. NO.- 1607-2023, PAGES NO.- 25771 TO 25794, DATE:- 18.01.2023. A.D.S.R. BEHALA

DETAILS OF REGD. TENANT DECL. :-
DEED NO. - 160708907, BOOK NO.- I, VOL. NO.- 1607-2023, PAGES NO.- 264856 TO 264869, DATE:- 24.07.2023 A.D.S.R. BEHALA

DETAILS OF REGD. STRIP OF LAND GIFT :-
DEED NO. - 160708909, BOOK NO.- I, VOL. NO.- 1607-2023, PAGES NO.- 264988 TO 265000, DATE:- 24.07.2023 A.D.S.R. BEHALA

DETAILS OF A.A.I. :-
NOC ID : BEHA/EAST/B/030223/744289
DATE : 26.04.23
VALID UPTO : 25.04.2031
SITE ELV. : 2.96 M.(AMSL)
PERM. TOP ELV. : 24.96 M.(AMSL)

PART - B

AREA OF LAND :-
AS PER DEED = 06K.CH.05SQ.FT. = 401.802 SQ.M.
AS PER BOUNDARY DECLARATION=390.094 SQ.M.
GROUND COVERAGE :-
PERMISSIBLE = 209.338 SQ.M. (53.664%)
PROPOSED = 207.386 SQ.M. (53.163%)
F. A. R. :-
PERMISSIBLE = 1.75
PROPOSED = 1.744

TENEMENT SIZE :-
BELOW 50 SQ.M. = 13 NOS.
50 SQ.M. TO 75 SQ.M = 3 NOS.
CAR PARKING REQUIRED = 3 NO.
CAR PARKING PROVIDED = 3 NO.
CAR PARKING AREA PROVIDED = 82.914 SQ.M.
STAIR COVER AREA = 16.351 SQM
ROOF TANK AREA = 3.75 SQM
LIFT MACHINE ROOM AREA = 7.779 SQM
LIFT MACHINE ROOM STAIR AREA =3.25 SQM
TOTAL FLOOR AREA= 821.744 SQM (INCLUDING EXEMPTED AREA)
TOTAL EXEMPTED AREA = 66.420 SQM
TOTAL FLOOR AREA= 755.324 SQM (EXCLUDING EXEMPTED AREA)
TREE COVER AREA (PERM.) = 8.014 SQM(2.102%)
TREE COVER AREA (PROP.) = 8.20 SQM (2.054%)
SHOP COVER AREA = 63.163 SQM
SHOP CARPET AREA = 56.507 SQM

NOTES
1. ALL DIMENSIONS ARE IN MM.
2. ALL PROJECTED CHAJJA ARE 450 WIDE.
3. ALL TOILET FLOOR ARE WATER TIGHT.
4. ALL EXTERNAL WALL'S ARE 200THK. & ALL INTERNAL PARTITION WALL'S ARE 75THK. EXCEPT OTHER WISE MENTIONED.
5. THE LOCATION & CONSTRUCTION OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF FOUNDATION OF BUILDING.

SPECIFICATIONS
1. GRADE OF CONCRETE USED - M20
2. GRADE OF STEEL USED - Fe500
3. MORTAR USED IN 200mm& 250mm TH BRICK WALLS 1:6
4. MORTAR USED IN 75mm & 125mm TH BRICK WALLS 1:3
5. FIRST CLASS BRICKS TO BE USED ONLY
6. OICO TO BE USED IN 40mm TH D.P.C
7. LIME TERRACING ON ROOF - 2:2:7

WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT
W1	1500	1200
W2	900	1200
W3	600	750

DOOR SCHEDULE

TYPE	WIDTH	HEIGHT
D1	900	2100
D2	750	2100
D	1000	2100

DECLARATION BY THE GEO-TECHNICAL ENGINEER:

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. 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 HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.
THE SOIL TEST DONE BY "TECHNO SOIL", F-25, C.I.T. MARKET, JADAVPUR, KOLKATA-700032.

BHASKAR JYOTI ROY
G.T. - I /50
NAME OF GEO-TECHNICAL ENGINEER

DECL. BY THE STRUCTURAL ENGINEER:

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT.
THE SOIL TEST DONE BY "TECHNO SOIL", F-25, C.I.T. MARKET, JADAVPUR, KOLKATA-700032.

DEBOJYOTI DAS
E.S.E. - 589/II
NAME OF STRUCTURAL ENGINEER

DECL. BY THE 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 & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ROAD CONFORM WITH THE PLAN & SITE, WHICH HAS BEEN MEASURED & VERIFIED BY ME . IT IS A BUILDABLE SITE AND NOT TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G. WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

RAJU NASKAR
L.B.S. - 1413/I
NAME OF L.B.S.

OWNER'S/ATTORNEY'S DECLARATION :-

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. I 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 & ADJOINING STRUCTURES(IF EXIST). 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 COMPLETED BEFORE STARTING OF THE BUILDING FOUNDATION WORK.

LOKETARA REALTORS
PARTNERS RAJIB CHAKRABORTY & JAYANTO CHAKRABORTY C.A. OF ABINASH CHANDRA ROY & SUSHANTA DAS
NAME OF OWNER/ATTORNEY

NAME OF OWNERS : ABINASH CHANDRA ROY & SUSHANTA DAS

PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN UNDER SECTION 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULES 2009 AT PRE. NO.- PREMISES NO.- 641, PARUI DAS PARA ROAD, WARD NO.- 129, BOROUGH NO.- XIV, K.M.C. (S.S.UNIT),

B.P. NO. ...2023140345....

DATE...21.03.2024.... VALID UPTO:...20.03.2029.

UTTAM PARAMANIK
Digitally signed by UTTAM PARAMANIK
Date: 2024.05.22 16:23:25 +05'30'
DIGITAL SIGNATURE OF A.E.

DEBOJIT DAS
Digitally signed by DEBOJIT DAS
Date: 2024.05.22 16:41:19 +05'30'
DIGITAL SIGNATURE OF A.E.