PROPOSED G + III STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF KMC Act 1980 AND AS PER B/R 2009 AT PREMISES NO- 3778, NAYABAD, MOUZA- NAYABAD, J.L. NO-25, R.S. DAG NO-200, 201,202,203 & 204, R.S. KHATIAN NO-113, WARD NO.-109, BOROUGH NO. -XII, P.S.- PANCHASAYAR, KOLKATA-700094

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL
PART-A

1. ASSESSEE NO. : 31-109-08-9392-4
2. NAME OF THE OWNER :-i) SRI ASHOK KUMAR GHOSH

6) NAME OF THE APPLICANT:-
i) SRI SOUMENDRA KUMAR GHOSH ii) SRI KESHAB CHATTERJEE PARTNERS OF "KORVIO INFRASTRUCTURE"

3 DETAILS OF REGISTETED DEED-

BOOK	VOL	PAGES	BEING	DATE	OFFICE
I	1630-2016	110254-110274	163003830	19.12.2016	D.S.R.-V 24 PGS(S)

4. DETAILS OF BOUNDARY DECLARATION :-

BOOK	VOLUME	PAGES	BEING	DATE	OFFICE
I	1603-2022	382218-382231	160310675	13.07.2022	D.S.R.-III 24 PGS(S)

5) DETAILS OF POWER OF ATTORNEY:-

BOOK	VOLUME	PAGES	BEING	DATE	OFFICE
I	1603-2022	377954-377977	160310531	12.07.2022	D.S.R-III 24PGS(S)

6) K.M.C MUTATION:- M/109/22-APR-22/1121, DATED-24/05/2022
7) BLLRO MUTATION(SHALI)- 18/MUT/1813/BLLRO/KOL, DT.-30/09/2020
8) BLLRO CONVERSION(BHALI TO BASTU) - 17/2169/CON. CERTIFICATE/ BLLRO/S-24-PGS/KOL/2020, DATED-11/11/2020

P A R T - B

1. a) AREA OF LAND:-
i) (As per Boundary Declaration - 05 K-14 CH- 44 SFT = 397.064 SQ.M.
ii) (As per deed- 06 K-00 CH- 00 SFT = 401.337 SQ.M.
iii) Bitto of Land Area=Nil
iv) Corner Splay Area=Nil
2. ROAD WIDTH - 4.875 M.
3. BUILDING HEIGHT-12.475 M.
4. PERMISSIBLE GROUND COVERAGE (53.431%)= 212.155 SQM.
5. PROPOSED GROUND COVERAGE =202.155 SQM =(50.91%)

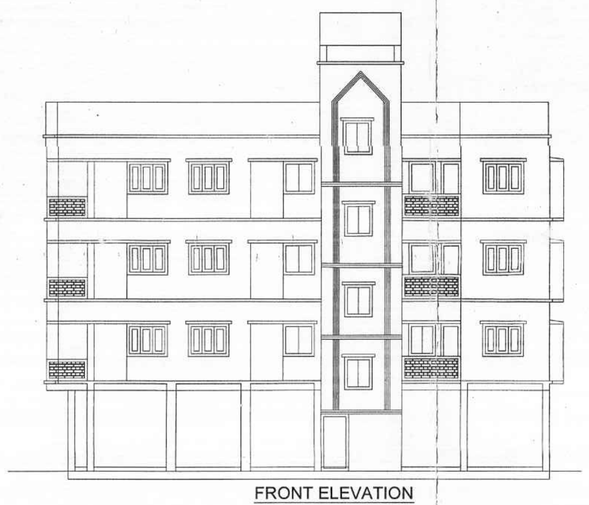
S T A T E M E N T O F A R E A

FLOOR	FL AREA	TOTAL EXEMPTED AREA: STAIR + STAIR LOBBY	LIFT LOBBY	LIFT PIT	NET FLOOR AREA
GR. FLOOR	202.155 SQ.M	12.690 SQ.M	2.531 SQ.M	Nil	186.934 SQ.M
1ST. FLOOR	202.155 SQ.M	12.690 SQ.M.	2.531 SQ.M	2.144 SQM	184.790 SQ.M.
2ND. FLOOR	202.155 SQ.M	12.690 SQ.M.	2.531 SQ.M	2.144 SQM	184.790 SQ.M.
3RD. FLOOR	202.155 SQ.M	12.690 SQ.M.	2.531 SQ.M	2.144 SQM	184.790 SQ.M.
TOTAL	808.620 SQ.M	50.760 SQ.M.	10.124 SQ.M	6.432 SQM	741.304 SQ.M

6. GROSS TOTAL FLOOR AREA = 808.620 SQ.M. (INCLUDING STAIR & STAIR LOBBY, LIFT & LIFT LOBBY)
7. ACTUAL TOTAL FLOOR AREA= 741.304 SQ.M.
8. TENAMENT SIZE:

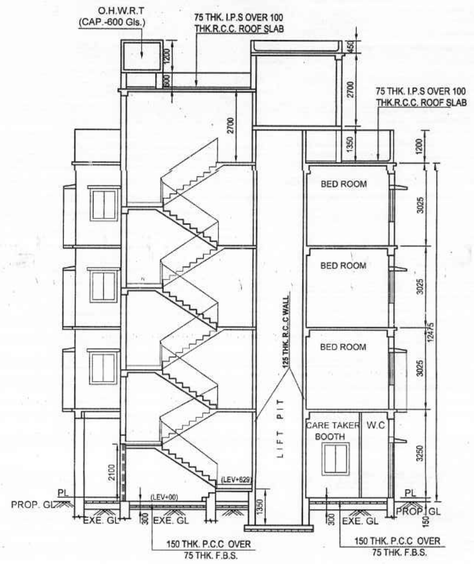
FLOOR	FLAT MARKED	INDIVIGUAL AREA	PROPORTIONET SHARE OF COMMON AREA	TENEMENT AREA	Required Car Parking: PARKING CALCULATION (Multiple Tenement)
FIRST	FLAT-A	57.022	8.382	65.404	TOTAL NO. OF FLAT =09 nos i.e(5L+2To+1NOS. +2To. +100m²/80Q5) SO AS PER KMC RULE 76(2)(iii) REQUIRED NO. OF PARKING GENERATE= 2 NOS
	FLAT-B	56.346	8.283	64.629	
	FLAT-C	70.495	10.363	80.858	
SECOND	FLAT-D	57.022	8.382	65.404	
	FLAT-E	56.346	8.283	64.629	
	FLAT-F	70.495	10.363	80.858	
THIRD	FLAT-G	57.022	8.382	65.404	
	FLAT-H	56.346	8.283	64.629	
	FLAT-I	70.495	10.363	80.858	

9. CAR PARKING-
i) REQUIRED =2 NOS. PROVIDED- 03NOS
ii) CAR PARKING AREA- REQUIRED =25 SQM. PROVIDED-169.790 SQM
10. PROPOSED F.A.R = 741.304-50=691.304/397.064=1.74!=1.75
11. CUP BOARD AREA=12.600 SQM
12. LOFT AREA=11.076 SQM
13. ROOF STRUCTURE AREA DETAILS:-
14. AREA OF STAIR HEAD ROOM= 15.578 SQ.M.
15. LIFT M/C ROOM AREA = 9.926 SQ.M.
16. LIFT M/C ROOM STAIR AREA = 2.860 SQ.M.
17. AREA OF ROOF TANK = 4.805 SQ.M.
18. TERRACE AREA = 202.155 SQ.M.
19. DEPTH OF BUILDING=11.625 SQ.M.
20. FRONTAGE OF PLOT =23.465 M.
21. PROPOSED HEIGHT OF THE BUILDING= 12.475 M.
22. TREE COVER AREA= 18.327 SQ.M.
23. ADDITIONAL AREA FOR FEES = 52.048 SqM



FRONT ELEVATION

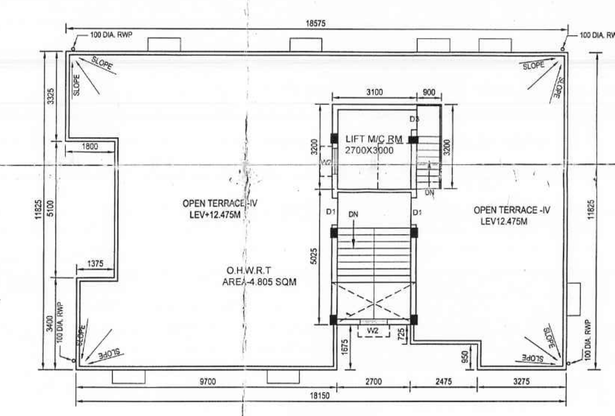
SECTION AT - AA
SCALE-1:100



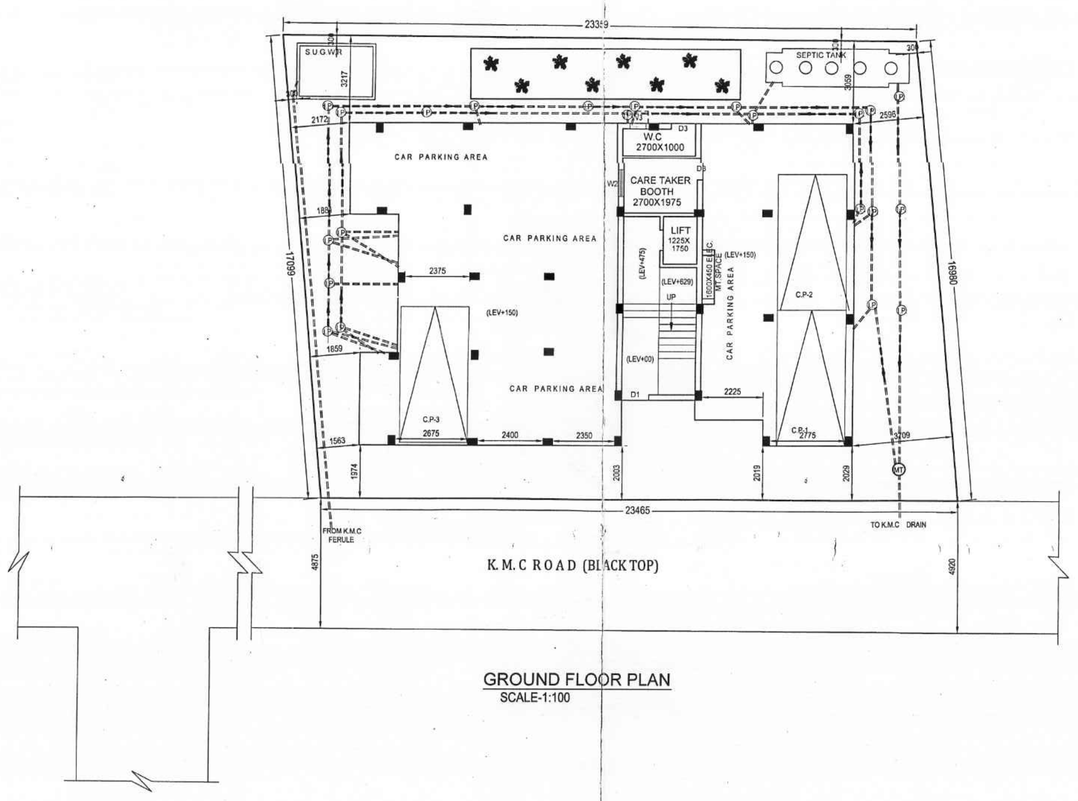
SECTION AT - BB
SCALE-1:100

DOOR & WINDOW SCHEDULE

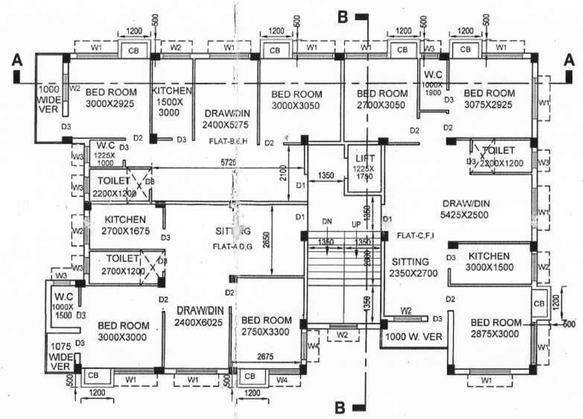
DOOR MKD.	SIZE	WIN. MKD.	SIZE
D1	1000x2100	W1	1500x1200
D2	900x2100	W2	1000x1000
D3	750x2100	W3	600x750
		W4	1200x1200



ROOF PLAN
SCALE-1:100



GROUND FLOOR PLAN
SCALE-1:100



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

SPECIFICATIONS:

1. **STRUCTURE:** RCC FRAME STRUCTURE ON RCC BORED PILES IN M25 GRADE REINFORCED CEMENT CONCRETE.
2. **WALLS:** 250/ 200mm THICK EXTERNAL BRICK WALL IN 1:6 & 1:4 CEMENT MORTAR,125mm THICK BRICK PARTITION WALL IN 1:4 & 75 THK. WALL IN (1:3) CEMENT MORTAR.
3. **PLASTER:** 20mm THICK EXTERNAL PLASTER IN 1:6 CEM.MORTAR,15mm THICK INSIDE WALL PLASTER IN 1:4 CEM. MORTAR AND 6mm THICK CEILING PLASTER IN 1:4 CEM. MORTAR.
4. **FLOORING:** VITRIFIED TILES IN FLOOR, KOTA STONE SLAB IN STAIRCASE, NON-SKID CERAMIC TILES IN TOILETS.
5. **ROOFING:** 35mm THICK CEMENT CONC. MIXED WITH WATER PROOFNG COMPOUND TO ROOF OVER RCC SLAB.
6. **PAINTING:** EPOXY BASED WEATHER PROOF PAINT OVER EPOXY BASED PRIMER TO EXTERNAL PLASTER SURFACE, ACRYLIC EMULSION PAINT TO INTERNAL PLASTER SURFACE, SYNTHETIC ENAMEL PAINT TO WOOD AND METAL SURFACE.
7. **WINDOWS:** ALUMINIUM GLAZED WINDOWS WITH ANODIZED ALUMINIUM FRAME AND SHUTTERS, 4mm THICK GLASS HARDWARE FITTINGS ETC.
8. **DOORS:** GLAZED ALUMINIUM DOOR TO MAIN ENTRY LOBBY, BST VINEERED FLUSH DOOR AND DESIGNER LAMINATED PLY SHUTTERS WITH HARD WOOD FRAME TO ROOMS. SOLID CORE PVC DOOR SHUTTERS WITH PVC FRAME TO TOILET DOORS ETC.

BUILDING PERMIT NUMBER- 2022120499
SANCTION DATE - 06-FEB-23
VALID UP TO - 05-FEB-28

KAJAL ROY — Digitally signed by KAJAL ROY Date: 2023.02.06 19:26:34 +05'30'
DIGITAL SIGNATURE OF A.E

SHIBA PRASAD JANA — Digitally signed by SHIBA PRASAD JANA Date: 2023.02.06 19:29:49 +05'30'
DIGITAL SIGNATURE OF E.E

Certificate of Owner:

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I ENGAGE L.B.S & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTIONS 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 STRUCTURE STABILITY OF THE BUILDING AND ADJOINING STRUCTURES. 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 UNDERTAKEN THE GUIDANCE OF E.S.E./ L.B.S BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING DEPARTMENTAL INSPECTION OF THE SITE. THE PLOT IS IDENTIFIED BY ME. WHICH WAS OCCUPIED BY THE OWNER & THERE WAS NO TENENT. PLOT IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION.

i) SRI SOUMENDRA KUMAR GHOSH ii) SRI KESHAB CHATTERJEE
PARTNERS OF" KORVIO INFRASTRUCTURE"
AS CONSTITUTED ATTORNEY OF SRI ASHOK KUMAR GHOSH
NAME OF OWNER/APPLICANT

Certificate of L.B.S.:

I 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 CONDITIONS INCLUDING THE WIDTH OF ABUTTING ROAD 4.875 M. CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VARIFIDE BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE PLOT IS DEMARKED BY BOUNDARY WALL. NOW THE PLOT IS VACANT LAND. THE CONSTRUCTION OF SEMI UNDER GROUND WATER TANK & SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. SIGNATURE OF THE OWNER IS AUTHENTICATED BY ME. THE PLOT IS BEYOND 500M. FROM THE C/L OF THE E.M. BYE PASS.

SUPTA PRAKASH BANERJEE (LICENCE NO-1070(1)
NAME OF L.B.S.

Certificate of E.S.E.:

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE N.B.C. OF INDIA OF LATEST REVISION AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS. SOIL TESTING HAS BEEN DONE BY G.T.E KALLOL KUMAR GHOSHAL, OF TECHNO SOIL, GORKHARA, ARUNACHAL, SONARPUR, KOLKATA- 700150, WEST BENGAL, INDIA. THE RECOMMENDATIONS SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURE CALCULATIONS. LOADS INCLUDING THE SEISMIC LOAD AS PER THE N.B.C. OF INDIA.

SUPTA PRAKASH BANERJEE (ESE 554/II)
NAME OF E.S.E.

DECLARATION OF GEOTECHNICAL CONSULTANT

UNDER SIGNED HAS INSPECTED THE SITE AND CACARRIED OUT SOIL INVESTIGATION THERE ON. 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 HEREING IS SAFE AND STABLE IN ALL RESPECT FROM GEO TECHNICAL POINT OF VIEW.

KALLOL KUMAR GHOSHAL, LICENCE NO. GT-II/14(K.M.C)
SIG. OF GEO TECHNICAL CONSULTANT

CHKD. BY : S.P. BANERJEE
DRAWN BY : SUDIP MANDAL
SCALE = 1:100,1:50,1:600,1:4000
DATE-04/11/2022

CONSTECH INDIA
28D RAJA S.C. MALLIK ROAD
JADAVPUR, KOLKATA -700032