

PROPOSED G + III STORED RESIDENTIAL BUILDING PLAN (U/S 393A OF K.M.C. ACT. 1980 & BUILDING RULE 2009 AT PREMISES NO. - 1/1, BAISHNABGHATA BYE LANE, WARD NO. - 100, BOROUGH NO. - X, KOLKATA - 700047, IN MOUZA - BAISHNABGHATA, J.L. NO. - 28, DAG NO. - 175 & 174, KHATIAN NO. - 214 & 296/1 UNDER KHATIAN NO. 296, TOUZI NO. - 56 & 151 P.S. - NETAJI NAGAR.

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1. ASSESSEE NO. : 21100010059	5. DETAILS OF REG. GIFT DEED:
2. NAME OF THE OWNER : SRI PRANAB KUMAR CHOUDHURY & SRI AJIT KUMAR CHOWDHURY.	BOOK No. : 1 CD VOL. No. 1601-2019 PAGES : 38786 to 38813 BEING No. : 160100767 DATE : 14/03/2019. REGD. AT : D.S.R - I (24 PGS(S))
3. NAME OF THE APPLICANT : SRI DIPANKAR MITRA PROP. OF M/S LOKENATH ENTERPRISE & C.A. OF SRI PRANAB KUMAR CHOUDHURY & SRI AJIT KUMAR CHOWDHURY.	6. DETAILS OF REGD. BOUNDARY DECLARATION : BOOK No. : 1 VOL. No. 1605 - 2022 PAGES : 4727 to 4737 BEING No. : 160500114 DATE : 20/01/2022 REGD. AT : A.D.S.R (ALIPORE)
4. DETAILS OF MOTHER DEED: BOOK No. : 1 CD VOL. No. 66 PAGES : 13 to 21 BEING No. : 4183 DATE : 14/08/1963 REGD. AT : J.S.R ALIPORE	6. DETAILS OF REGD. POWER OF ATTORNEY : BOOK No. : 1 VOL. No. 1605 - 2019 PAGES : 133015 to 133034 BEING No. : 160503826 DATE : 11/07/2019. REGD. AT : A.D.S.R (ALIPORE)

PART - B

1. AREA OF LAND	2. a) SPLAY PORTION OF LAND : N.A.
a) As per title deed : 296.265 Sq.Mt.	b) STRIP PORTION OF LAND : N.A.
b) As per boundary declaration : 296.209 Sq.Mt.	3. PERMISSIBLE GR. COV. : 56.73% = 168.226 Sq.Mt.
c) As per U.L.C. : - N.A. -	4. PROPOSED GR. COV. : 48.36% = 143.354 Sq.Mt.

5. PROPOSED AREA :

Floor	Total floor area	Lift Duct	Stair Duct	Net Built up Area	Total Exempted Area		Net Floor Area
					Stair + Stair lobby	Lift lobby	
Ground Floor	143.354 Sq.Mt.	-	-	143.354 Sq.Mt.	10.940 Sq.Mt.	1.870 Sq.Mt.	130.544 Sq.Mt.
1st floor area	143.354 Sq.Mt.	1.851 Sq.Mt.	0.40 Sq.Mt.	141.103 Sq.Mt.	10.880 Sq.Mt.	1.870 Sq.Mt.	128.353 Sq.Mt.
2nd floor area	143.354 Sq.Mt.	1.851 Sq.Mt.	0.40 Sq.Mt.	141.103 Sq.Mt.	10.880 Sq.Mt.	1.870 Sq.Mt.	128.353 Sq.Mt.
3rd floor area	143.354 Sq.Mt.	1.851 Sq.Mt.	0.40 Sq.Mt.	141.103 Sq.Mt.	10.880 Sq.Mt.	1.870 Sq.Mt.	128.353 Sq.Mt.
Total	573.416 Sq.Mt.	5.553 Sq.Mt.	1.20 Sq.Mt.	566.663 Sq.Mt.	43.580 Sq.Mt.	7.480 Sq.Mt.	516.603 Sq.Mt.

6. PARKING CALCULATION :

A) Tenement Marked					C) Area for Required parking:	
Tenement Size		Actual Area of Tenement	No.	Required Parking		
A	88.476 Sq.Mt.	114.111 Sq.Mt.	1 No.	1 No.	a) Ground floor = 1 Nos. ± 2.5 SqM ± 25.0 SqM	
B	28.976 Sq.Mt.	33.579 Sq.Mt.	1 No.	-	b) Basement = NIL	
C.E	62.596 Sq.Mt.	72.533 Sq.Mt.	2 No.	-	d) Actual area of parking provided :	
D	64.259 Sq.Mt.	75.157 Sq.Mt.	1 No.	0 No.	a) Ground floor = 105.51 Sq.Mt.	
F	35.254 Sq.Mt.	40.851 Sq.Mt.	1 No.	-	b) Basement = NIL	
G	29.605 Sq.Mt.	34.312 Sq.Mt.	1 No.	-	7) Permissible F.A.R. : 1.75	
-	-	-	-	-	8) Proposed F.A.R. : 515.603 ± 295.490.603/296.209 ± 1.656 ± 1.75	

9. STATEMENT OF OTHER AREAS FOR FEES :

FLOOR	LOFT	CUPBOARD	LEDGE/TEND
Ground floor	-	-	-
1st floor	0.84	2.4 Sq.Mt.	-
2nd floor	0.84	2.4 Sq.Mt.	-
3rd floor	0.84	2.4 Sq.Mt.	-
4th floor	-	-	-
TOTAL	2.52	7.2 Sq.Mt.	-

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 any submitted documents are found to be fake, the K.M.C. authority will revoke the sanction plan.
- The construction of S.U.G. Water reservoir will be undertaken under the guidance of L.B.S./E.S.E. before starting of building foundation work.
- The plot is identified by me during Departmental inspection.
- This is a solid land and not a filled up land.
- The plot has an existing II.D.I. Structure & it is fully occupied by the owner & there is No Tenant.
- There is no court case pending against this premises.

SRI DIPANKAR MITRA PROP. OF M/S LOKENATH ENTERPRISE & C.A. OF SRI PRANAB KUMAR CHOUDHURY & SRI AJIT KUMAR CHOWDHURY.
NAME OF OWNER/C.A.

STRUCTURAL CERTIFICATE :-

The structural design and drawing of both foundation and super structure of the building has been made by me considering all possible loads including seismic load as per National Building Code of India and certified that it is safe and stable in all respect. The report of soil test has been considered during structural calculation.

KALLOL KR. GHOSHAL
E.S.E. NO. - 1160
NAME OF E.S.E.

CERTIFICATE OF 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 & stable in all respect from geo-technical point of view.

KALLOL KR. GHOSHAL
G.T.E. NO. - 11/14
NAME OF GEO-TECHNICAL ENGINEER

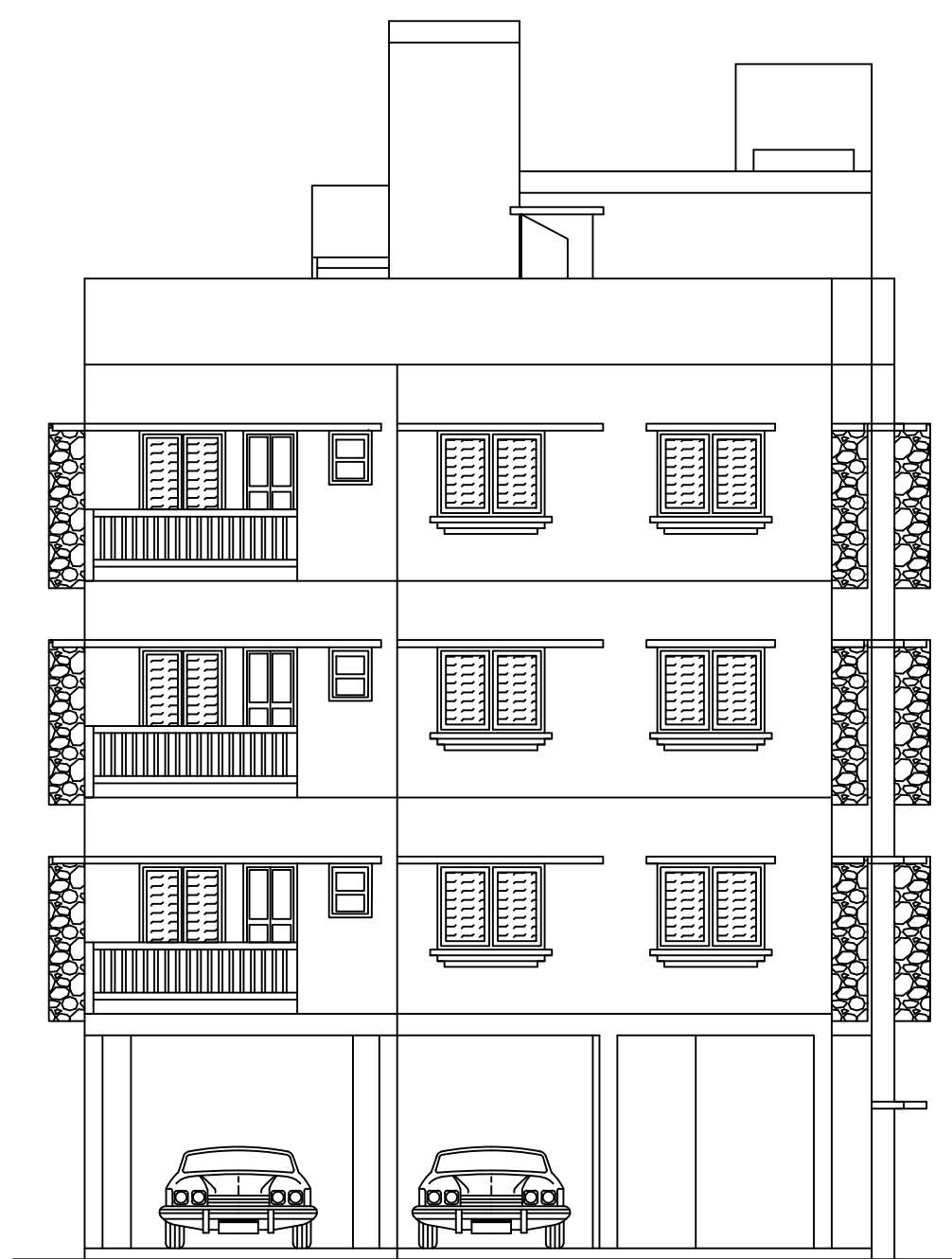
NOTES AND SPECIFICATIONS :-

- All dimensions are in mm.
- 25 thk. D.P.C. will be 1:2:4 P. C. C. with approved water proofing
- Brick work with 1st. class picked and mortar (sand-cement) for 200 & 250 thk. brick work - 6:1, & for 75thk. brick work - 4:1.
- For all P.C.C. / R.C.C. work use M20 grade of concrete, with 20mm down aggregate, coarse sand & portland cement, with water-cement ratio 0.4 to 0.5.
- For all R.C.C. work use Fe415 grade of steel.
- The depth of S.Tank & SUGWR should not exceed the depth of the nearby foundation.

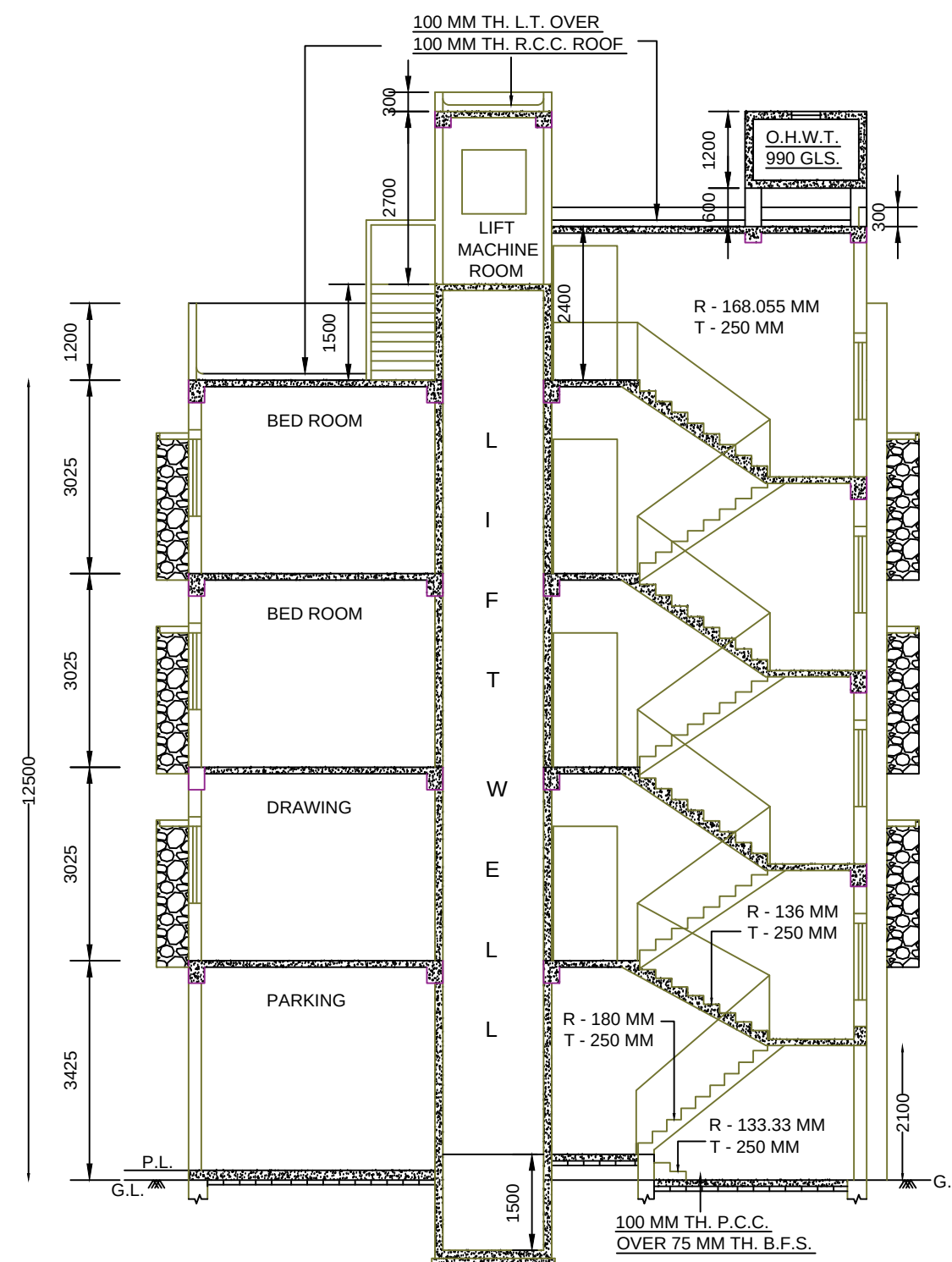
SCALE	DRAWN BY
1 : 100, 1 : 50, 1 : 600, 1 : 4000	PRATIK DAS

B.P. No. : 2022100133 DATE : 24-SEP-2022
valid for 5 years from date of sanction.

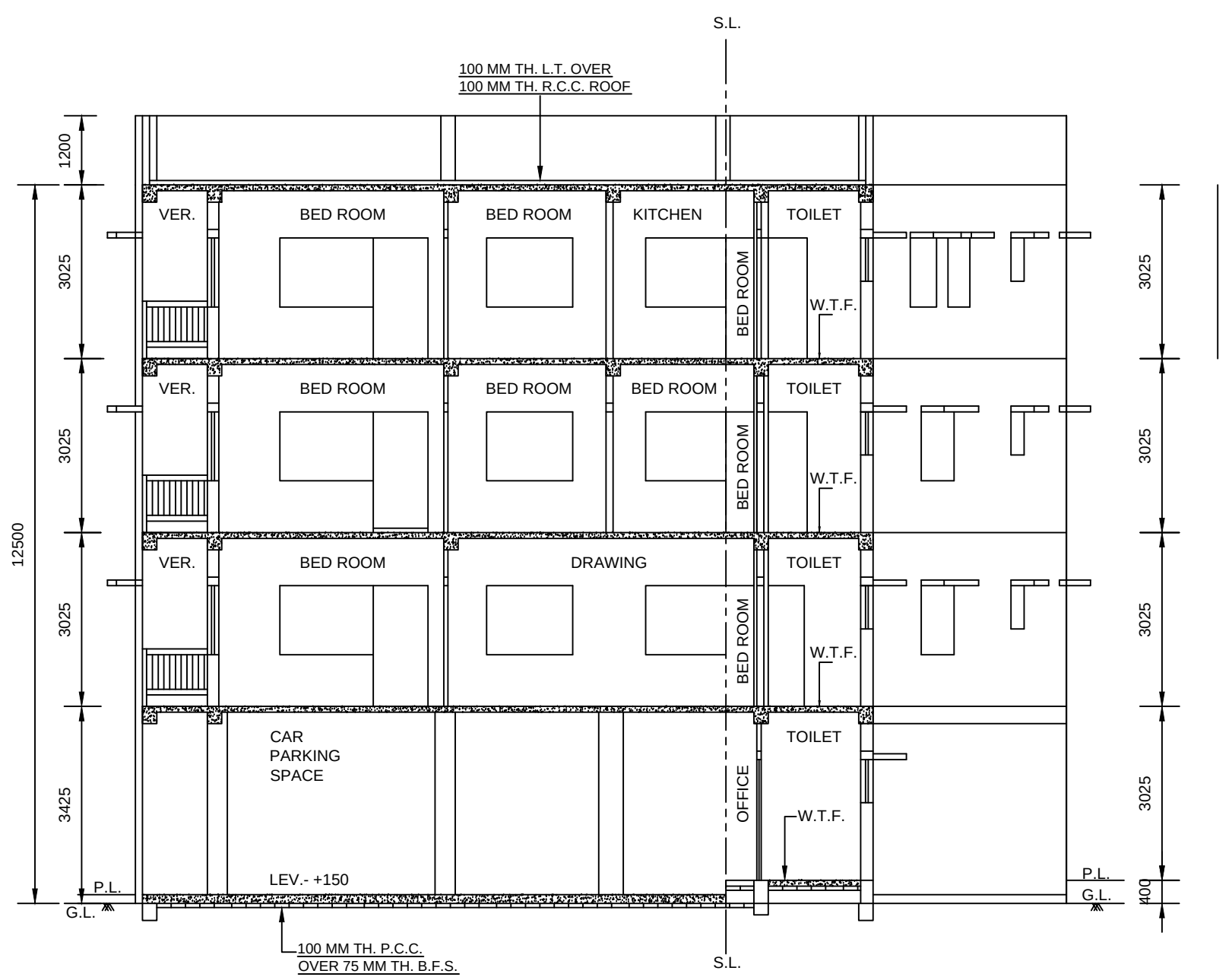
DIGITAL SIGNATURE OF A.E.(C)/Bldg./Br.-X



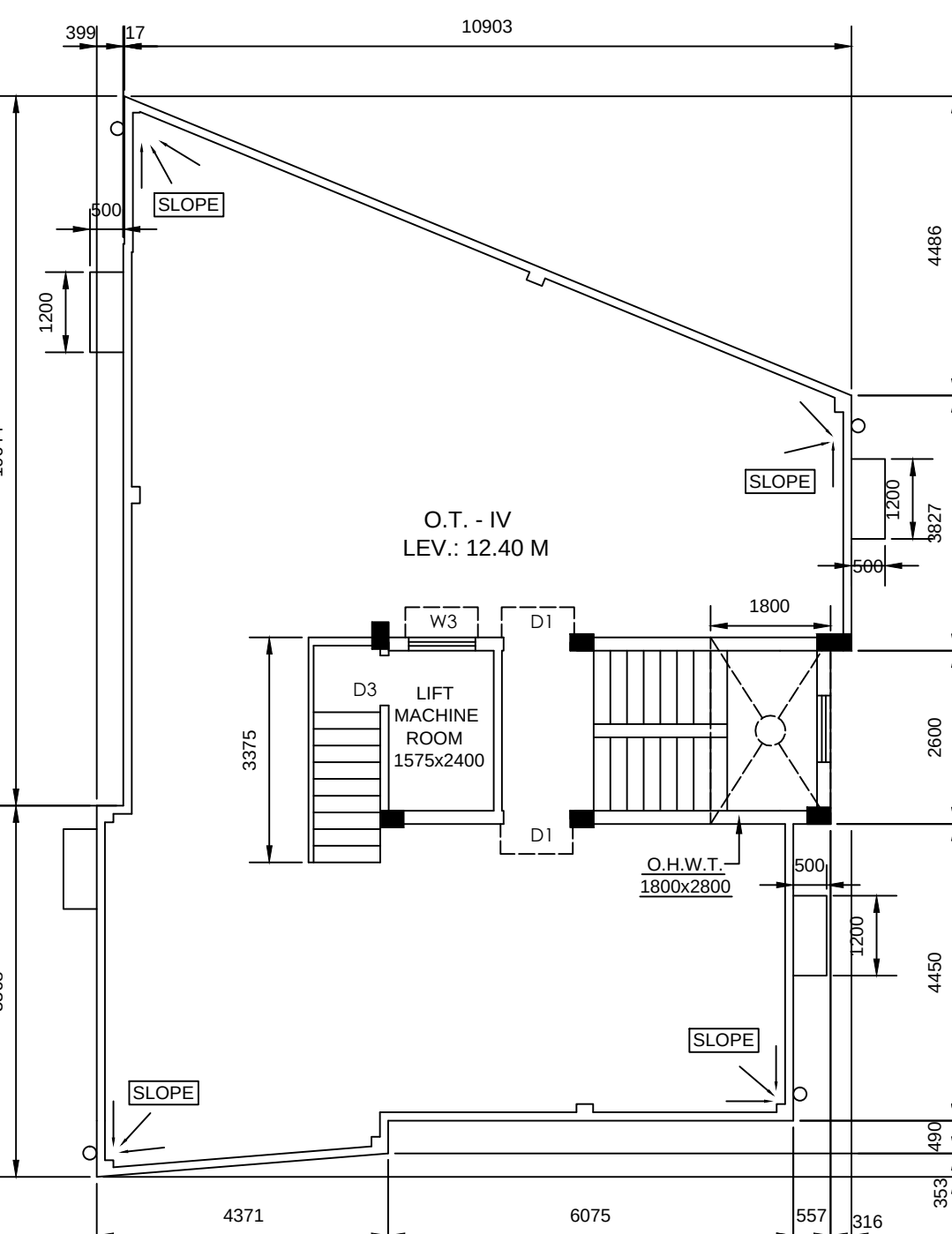
FRONT ELEVATION



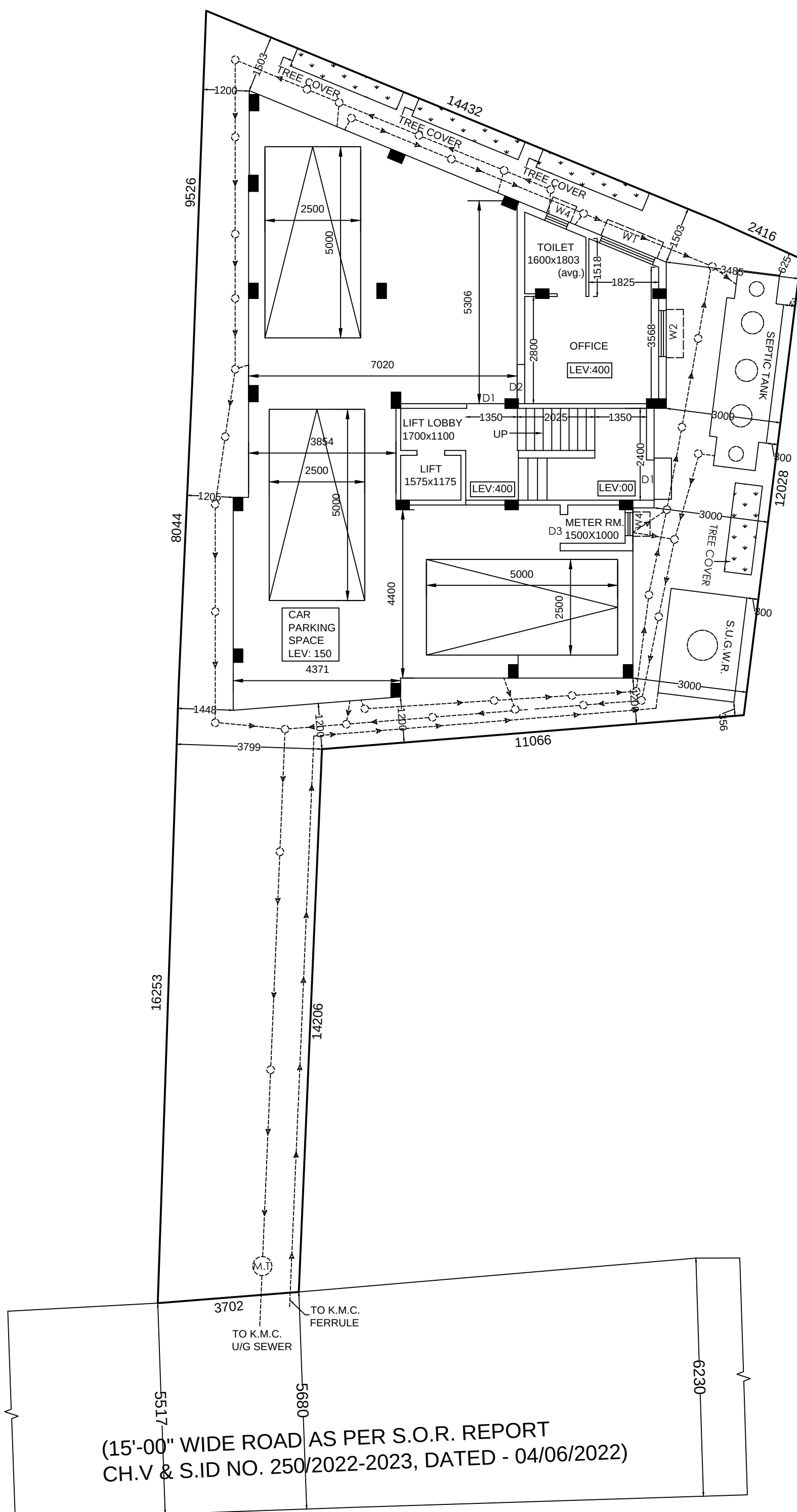
SECTION A-A



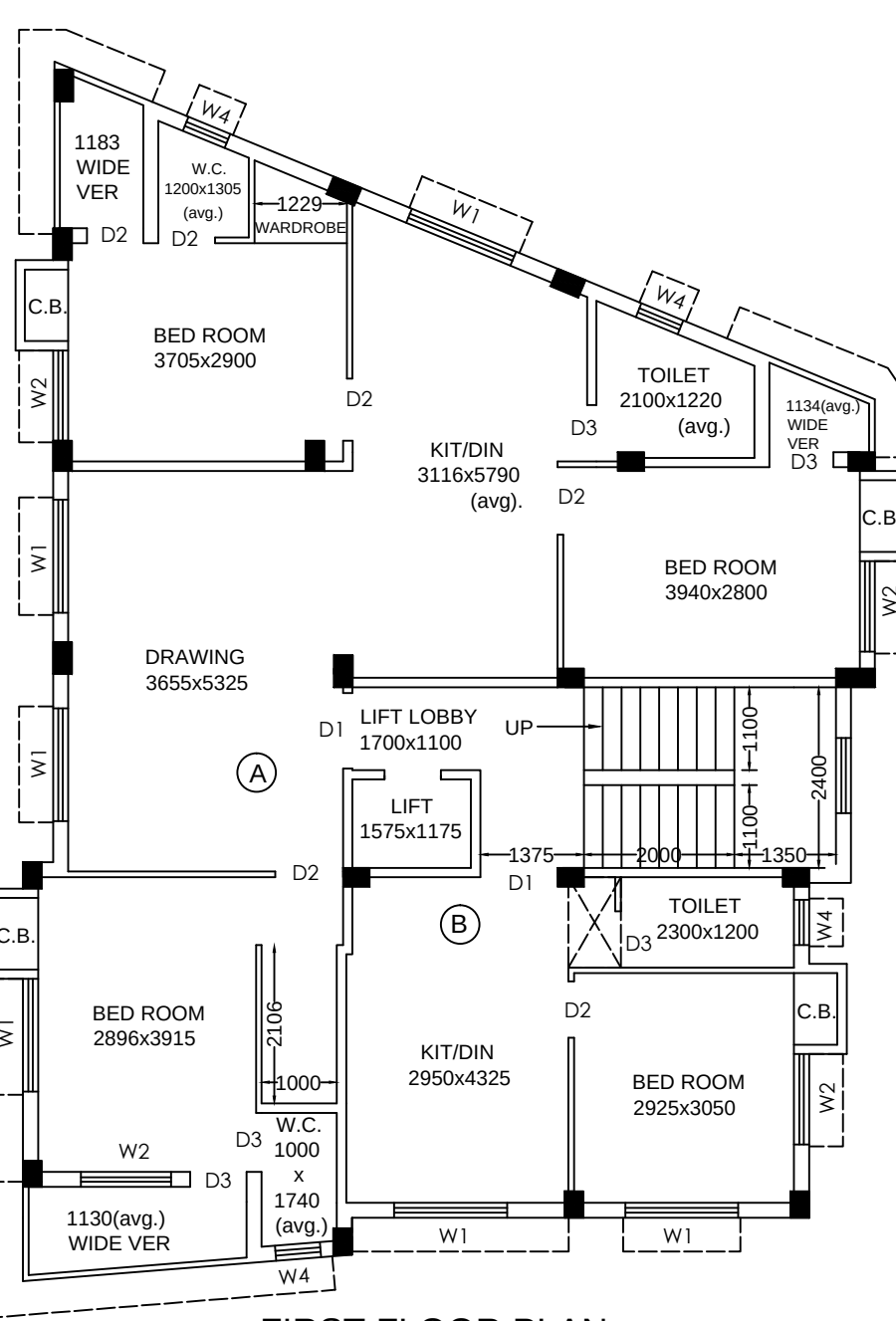
SECTION B-B



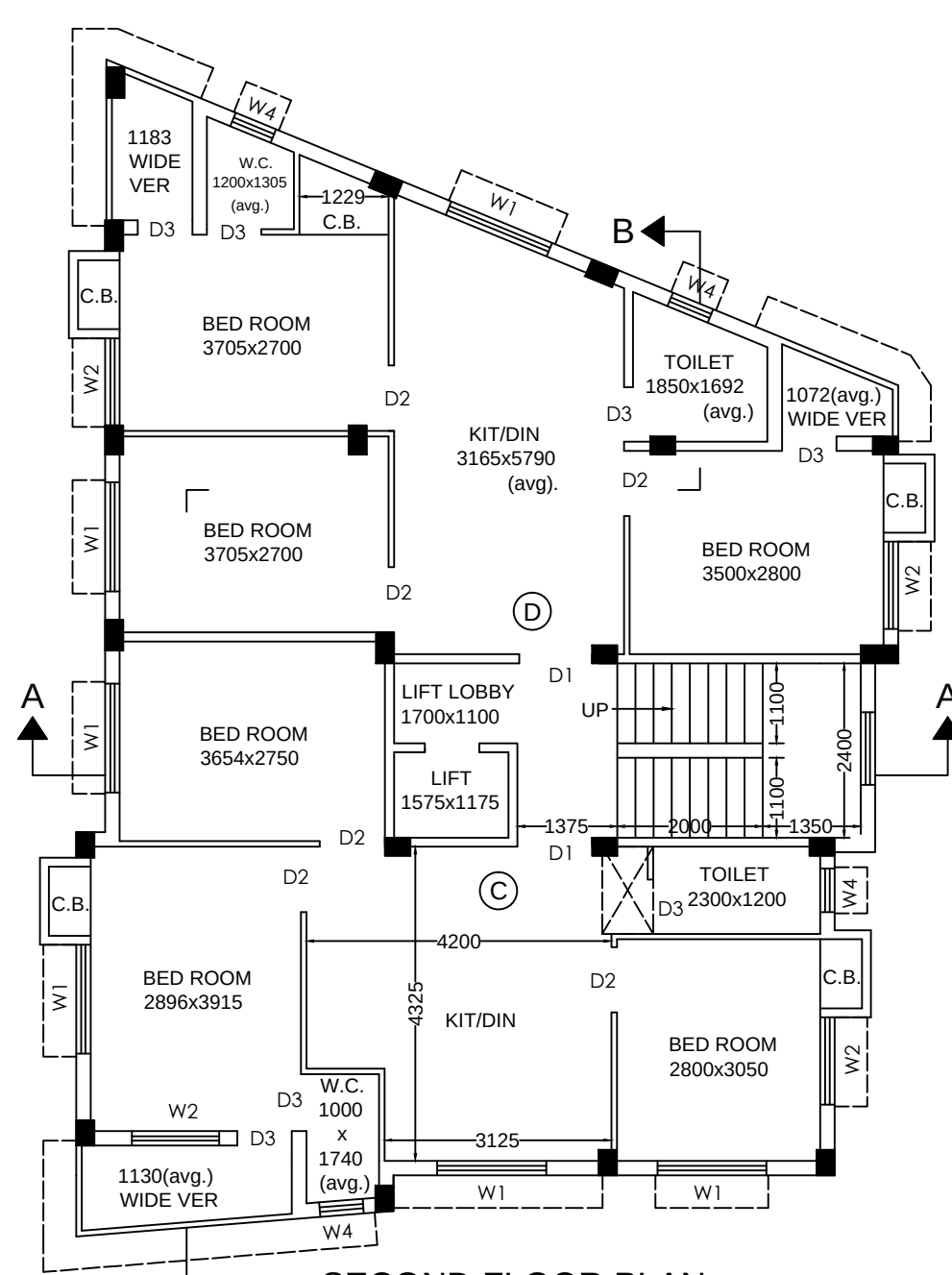
ROOF PLAN
SCALE : 1:100



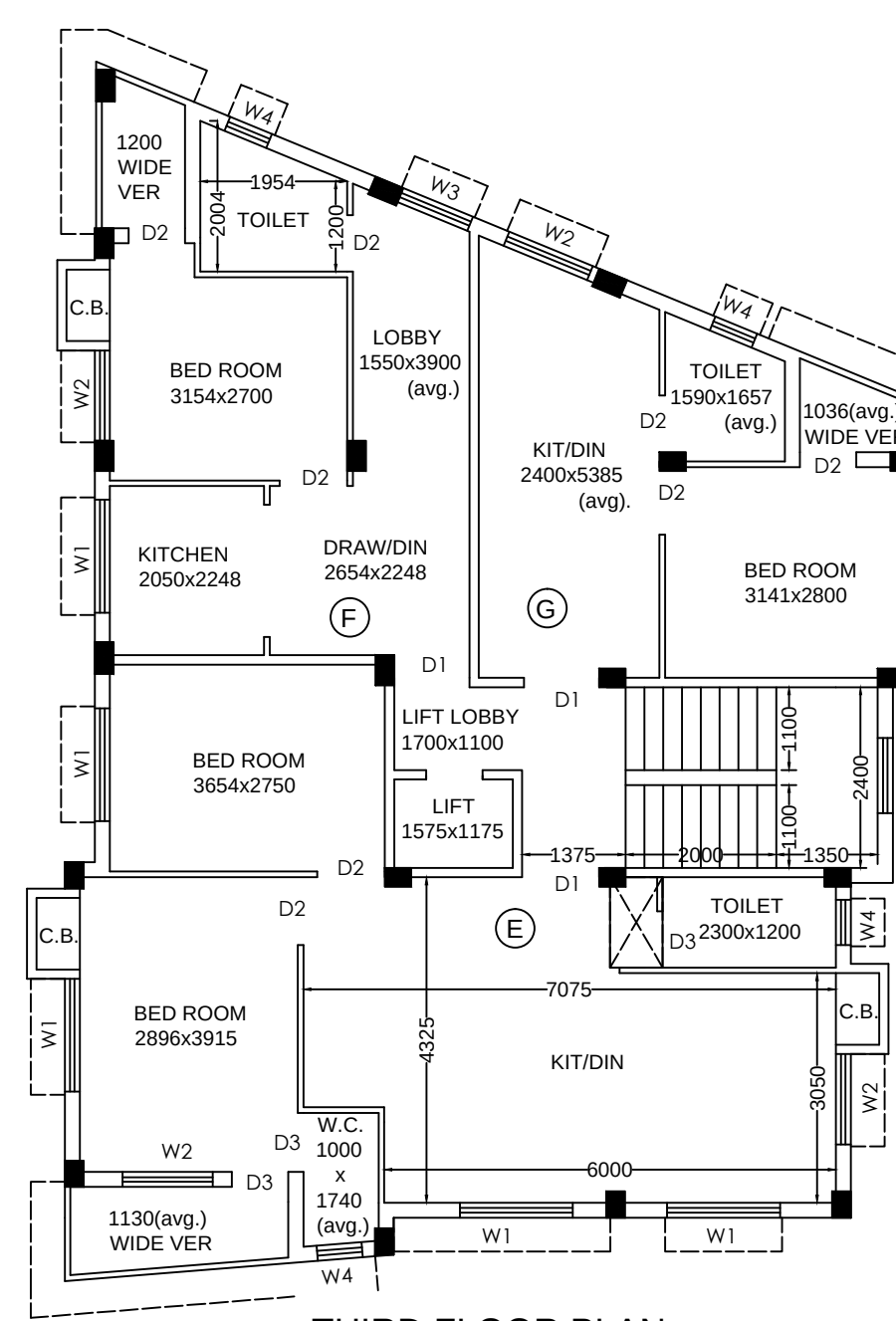
GROUND FLOOR PLAN
SCALE: 1:100



FIRST FLOOR PLAN
SCALE: 1:100



SECOND FLOOR PLAN
SCALE: 1:100



THIRD FLOOR PLAN
SCALE: 1:100