

14015

SARAT GHOSH GARDEN ROAD

NON RECORDED ROAD

(AS PER S.O.R VIDE NO. -

880/ 2022-2023, DATED- 23/ 12/ /2022)

EXISTING STRUCTURE PLAN

SCALE = 1:100

14015

SARAT GHOSH GARDEN ROAD

**GROUND FLOOR PLAN** 

SCALE = 1:100

NON RECORDED ROAD

(AS PER S.O.R VIDE NO. -

880/ 2022-2023, DATED- 23/ 12/ /2022)

FROM K.M.C

J F/W MAIN─

**COORDINATE** 

HATCHED PORTION

FREE GIFTED TO K.M.C.

MARKED

—TO K.M.C

SEWER

5. AREA STATEMENT: MAIN CHARACTERISTICS OF THE PLAN PROPOSAL RESIDENTIAL STAIR WAY LIFT LOBBY LIFT-WELL STAIR-WELL NET COVER GROSS FL BOARD PART - A FLOOR 1. PLAN CASE NO - 2023100016 (SQM.) 6.A) DETAILS OF REGD. DEED OF CONVEYANCE:-BOOK NO. - I VOLUME NO. -1603-2022 2. ASSESSEE NO. :- 210911605235 GR. FLOOR 130.696 BEING NO. -160303861 PAGE NO. - 139329 TO 139355 1ST. FLOOR 168.367 3. NAME OF THE RECORDED OWNERS REGD. AT - D.S.R-III, 24 PGS(S), W.B 1. SRI. DEBOJYOTI MUKHERJEE 2ND. FLOOR 168.367 DATE -16-03-2022 2. SRI. SUBRATA ROY CHOWDHURY 3RD. FLOOR 168.367 3. SRI. SUDIPTA ROY CHOWDHURY 6.B) DETAILS OF REGD. DEED OF CONVEYANCE:-VOLUME NO. -1603-2022 4. NAME OF THE APPLICANT (C.A): BOOK NO. - I TOTAL 635.797 BEING NO. -160303860 PAGE NO. - 134147 TO 134174 SRI PRADIP KUMAR MUKHERJEE 6. TENAMENTS & CAR PARKING CALCULATION : REGD. AT - D.S.R-III, 24 PGS(S), W.B PROPRIETOR OF "MUKHERJEE ASSOCIATES" (A) RESIDENTIAL DATE -15-03-2022 SIZE OF NO. OF 5.A) DETAILS OF REGD. DEED OF SALE -TENEMENT DETAILS OF REGD. POWER OF ATTORNEY:-SIZE BOOK NO. - I VOLUME NO. - 14 TENEMENT (SQM.) BOOK NO. - I VOLUME NO. -1603-2022 BEING NO. - 835, PAGE NO. - 225 - 235 FLAT-A1 61.617 BEING NO. -160313870 PAGE NO. - 476950 TO 476972 REGD. AT- SUB-REGISTRAR- ALIPORE, SADAR FLAT-B1 115.061 REGD. AT - D.S.R-III 24 PGS(S), W.B DATE -07-09-2022 DATED - 05-02-1962 FLAT-A2 | 72.444 01 5.B) DETAILS OF REGD. GIFT DEED -8. DETAILS OF REGD. BOUNDARY DECLARATION:-7. PERMISSIBLE F.A.R = 1.75 BOOK NO. - I VOLUME NO. - 323 BOOK NO. - I VOLUME NO. -1603-2022 8. PERMISSIBLE TOTAL FLOOR AREA = 568.443 SQM. + EXEMPTED AREA PAGE NO. - 610953 TO 610964 BEING NO. - 16499 PAGE NO. - 333 - 339 BEING NO. -160318999 9. PROPOSED F.A.R. = 568.443-75.0/302.304 = 1.632 | 14. OTHER AREA FOR FEES = 35.925 SQM. REGD. AT- ALIPORE, SOUTH 24 PGS. REGD. AT- D.S.R-III, SOUTH 24 PGS, W.B DATE - 12-12-2022 DATED - 12-02-1991 AREA OF STAIR HEAD ROOM = 15.965 SQM. . DETAILS OF REGD. DEED OF GIFT (IN FAVOUR OF K.M.C)-5.C) DETAILS OF REGD. SALE DEED -11. AREA OF O.H.W.R. = 6.82 SQM. VOLUME NO. - 1603-2022 BOOK NO. - I BOOK NO. - I VOLUME NO. - 209 BEING NO. - 160319000 PAGE NO. - 611025 TO 611037 12. HEIGHT OF THE BUILDING = 12.5 M. BEING NO. - 4728 PAGE NO. - 71 - 77 REGD. AT - D.S.R-III, 24 PGS(S), W.B 13. AREA OF LOFT = NIL REGD. AT- D.S.R-ALIPORE, SOUTH 24 PGS. DATE - 12-12-2022 DATED - 31-03-1989 CERTIFICATE 5.D) DETAILS OF REGD. GIFT DEED -PREMISES NO - 52/2B/2, SARAT GHOSH GARDEN ROAD, KOLKATA-700031 BOOK NO. - I VOLUME NO. - 14 ASSESSEE NO - 210911605235 BEING NO. - 06891 PAGE NO. - 1093 - 1119 REGD. AT- DISTRICT SUB REGISTRAR -II NAME OF THE OWNER(S)/APPLICANT(S) - PRADIP MUKHERJEE CONSTITUTED ATTORNEY ON BEHALF OF (1) SUDIPTA ROY CHOWDHURY ALIPORE SOUTH 24 PGS. (2) SUBRATA ROY CHOWDHURY (3) DEBOJYOTI MUKHERJEE DATED - 02-06-2004 AREA OF LAND - 302.304 SQM. (AS PER DEED) 5.E) DETAILS OF REGD. GIFT DEED 317.562 SQM. (AS PER BOUNDARY DECLARATION) BOOK NO. - I VOLUME NO. - 14 NAME OF LBS - BISWAJIT DAS, LBS / I /1307 BEING NO. - 06890 PAGE NO. - 1077 - 1092 PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI: 33 MTS (U-18) REGD. AT- DISTRICT SUB REGISTRAR -II CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) ALIPORE SOUTH 24 PGS. DATED - 27-12-2004 REFERENCE POINTS MARKED IN | CO-ORDINATE IN WGS 84 | SITE ELEVATION THE SITE PLAN OF THE PROPOSAL LATITUDE LONGITUDE PART - B 22°-30'-44" N | 88°-22'-27" E | 8 MTS. 1. AREA OF LAND:-22°-30'-44" N | 88°-22'-27" E | 8 MTS. # AS PER TITLE DEED, ASSESSMENT BOOK COPY = 302.304 SQM. / 3254 SQ.FT / THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT 4 KH. - 8 CH. - 14 SQ.FT. ANY STAGE, IT IS FOUND OTHERWISE, THEN WE SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO # AS PER BOUNDARY DECLARATION = TAKE APPROPRIATE ACTION AGAINST US AS PER LAW. 317.562 SQM. / 3418.24 SQ.FT / 4 KH. - 11 CH. - 43.24 SQ.FT. 2. STRIP OF LAND - 35.039 SQM./ 377.16 SQ.FT PRADIP MUKHERJEE CONSTITUTED ATTORNEY OF AS PER U. L. C. = N.A. 1. SUDIPTA ROY CHOWDHURY 3. NET AREA OF LAND = (302.304-35.039)2. SUBRATA ROY CHOWDHURY **BISWAJIT DAS** = 267.265 SQM. 3. DEBOJYOTI MUKHERJEE L.B.S. NO. - 1307/ NAME OF APPLICANTS NAME OF LBS 4. PERMISSIBLE GROUND COVERAGE:-56.59% = 171.074 SQM.5. PROPOSED GROUND COVERAGE:-55.696 % OF L.A. = 168.37 SQM. BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND

: NOTES :

ALL DIMENSIONS ARE IN MILLIMETER. 2. ALL EXTERNAL WALL ARE IN 200 THK.

3. ALL INTERNAL WALL ARE IN 125 THK.& 75 THK. EXCEPT OTHER WISE MENTIONED.

. DEPTH OF FOUNDATION OF SEPTIC TANK & SEMI UDER GROUND WATER RESERVER WOULD NOT EXCEED THE FOUNDATION. DEPTH OF BUILDING OF COLUMN BASE.

# ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF

BLDG. ALONG WITH CONSTRUCTION OF SEPTIC TANK AND S.U.G WATER RESERVOIR. # DEPTH OF S.U.G. WATER RESERVOIR & SEPTIC TANK SHOULD NOT EXCEED THE DEPTH OF

BUILDING FOUNDATION.

PROPOSED PLAN FOR G+THREE STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 & BUILDING RULE 2009 ALSO READ WITH OFFICE CIRCULAR 07 OF 2019-2020, DATED - 01/11/2019 VIDE MIC MEETING NO.- MOA- 90.11. DATED- 23/10/2019, AT PREMISES NO. - 52/ 2B/2, SARAT GHOSH GARDEN ROAD, P.S - KASBA, P.O - DHAKURIA, UNDER K.M.C. WARD NO.- 91, BOROUGH - X, KOLKATA-700031.

CORPORATION DRAWING PLANS, ELEVATION & SECTIONS

KOLKATA - 700078

ARCHITEKTON CONSULTING ARCHITECTS ENGINEERS INTERIOR DECORATORS 2/60 JADAVGARH DRAWN BY - I.D. GHOSH.

SCALE 1:100

DECLARATION OF G.T.E:-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

TENEMENT PARKING

(TOTAL)

3 NOS.

15. AREA OF LIFT MACHINE RM = 9.61 SQM.

16. AREA OF LIFT MACHINE RM STAIR = 3.15 SQM.

17. TREE COVER AREA = REQUIRED - 5.026 SQ.M.

(SQM.)

10.665

13.365

13.365

13.365

50.76

(SQM.)

2.497

2.599

2.599

2.599

10.294

SIZE TENEMENT

FLAT-B2 104.234

|FLAT-B3| 104.234 |

FLAT-A3

(SQM.)

72.444

(SQM.)

2.10

2.10

2.10

6.30

MKD. | SIZE OF | NO. OF | REQUIRED

(SQM.)

SAPTARSHI ROY NO. - GT/ II/ 21

PROVIDED - 5.12 SQ.M.

AREA (SQM.) (SQM.) (SQM.)

168.367

168.367

168.367

568.443 | 635.797 | 7.2

2.4

COVERED

NOS.

SQM.

117.534 | 130.696

150.303

150.303

150.303

6. B) NOS. OF

PARKING

S.C)PERMISSIBLE

AREA FOR

**PARKING** 

S.D) ACCTUAL

ARÉA OF PARKING PROVIDED

PROVIDED

NAME OF G.T.E **DECLARATION OF STRUCTURAL ENGINEER:** 

CERTIFY WITH FULL RESPONSIBILITY THAT THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE G+III STORIED RESIDENTIAL BUILDING AT PREMISES NO - 52/ 2B/2, SARAT GHOSH GARDEN ROAD, P.S - KASBA, P.O - DHAKURIA, UNDER K.M.C. WARD NO.- 91, BOROUGH - X, KOLKATA-700031, SHALL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND SHALL BE CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SOIL TEST SHALL BE SIGNED BY SAPTARSHI ROY G.T.E (K.M.C.) NO. - GT/ II/ 21 AND EXECUTED BY ALFRESCO CONSTRUCTION SERVICES OF 153/1A, DIAMOND HARBOUR ROAD, KOLKATA - 700034. THE RECOMMENDATION OF SOIL TEST SHALL BE CONSIDERED DURING STRUCTURAL CALCULATION.

> **BISWAJIT DAS** E.S.E. NO. - 189/ I

NAME OF E.S.E. DECLARATION OF L.B.S. :-

CERTIFIED WITH FULL RESPONSIBILITY THAT THE G+III STORIED RESIDENTIAL BUILDING PLAN AT PREMISES NO - 52/ 2B/2, SARAT GHOSH GARDEN ROAD, P.S -KASBA, P.O - DHAKURIA, UNDER K.M.C. WARD NO.- 91, BOROUGH - X, KOLKATA-700031. HAS BEEN DRAWN AS PER PROVISION OF THE KMC BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME THAT THE SITE CONDITIONS INCLUDING THE ABUTTING 4.0 (MINIMUM) WIDTH BLACK TOP ROAD AT WESTERN SIDE OF THE PREMISES CONFIRMS WITH THAT IN THE PLAN AND IT IS A

> **BISWAJIT DAS** L.B.S. NO. - 1307/ I

NAME OF L.B.S DECLARATION OF THE L.B.S REGARDING CIRCULAR 13 OF 2022-2023, DATED- 07/12/2022

CO-ORDINATE OF THE PREMISES: LATITUDE = 22° - 30' - 44" N AND LONGITUDE = 88°-22'-27" E. THE PREMISES IS SITUATED 8.0 METERS ABOVE FROM THE M.S.L THEREFORE THE TOTAL HEIGHT OF THE BUILDING UP TO THE TOP OF ROOF STRUCTURES IS 24.850 METERS FROM THE M.S.L HENCE, AS PER OFFICE CIRCULAR NO- 13 OF 2022-2023 OF K.M.C, DATED-07/12/2022, N.O.C FROM A.A.I IS NOT APPLICABLE FOR THIS PROPOSAL.

> **BISWAJIT DAS** L.B.S. NO. - 1307/ I

NAME OF L.B.S

DECLARATION OF OWNERS / APPLICANT :

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT:i) I SHALL ENGAGE L.B.S, E.S.E. & G.T.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN)

ii) I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S., E.S.E. & G.T.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 & ADJOINING STRUCTURE.

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 CONSTRUCTED UNDER THE GUIDANCE OF C.A/E.S.E. BEFORE STARTING

OF BUILDING FOUNDATION WORK. vi)THE SITE IS PHYSICALLY IDENTIFIED BY ME DURING THE INSPECTION BY K.M.C ENGINEER.

vii) THE LAND WITH STRUCTURE AND BOUNDED BY BOUNDARY WALL.

viii) THERE IS NO COURT CASE PENDING AGAINST THE PREMISES.

ix) STRUCTURE IS FULLY OCCUPIED BY OWNERS & THERE IS NO TENANTS.

PRADIP MUKHERJEE CONSTITUTED ATTORNEY ON BEHALF OF

> 2. SUBRATA ROY CHOWDHURY 3. DEBOJYOTI MUKHERJEE

1. SUDIPTA ROY CHOWDHURY

NAME OF OWNERS/APPLICANTS

**BUILDING PERMIT NO. 2023100070 DATED: 13-JUL-2023** VALID FOR 5 YEARS FROM DATE OF SANCTION.

SIGNATURE OF A.E (C) / BLDG SIGNATURE OF E.E (C) / BLDG.