

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

- ASSEESSEE NO. :- 31 - 111 - 06 - 3769 - 3
- NAME OF THE OWNERS - SRI DEBASIS GHOSH & SRI MADAN MOHAN GHOSH
- NAME OF THE APPLICANT / C.A. - SMT. MITA DAS (PROPRIETRESS OF M / S. SAYANTIKA ENTERPRISE), AS CONSTITUTED POWER OF ATTORNEY FOR SRI DEBASIS GHOSH ALIAS DEBASIS GHOSH & SRI MADAN MOHAN GHOSH
- DETAILS OF REGD. DEED
- DETAILS OF REGD. POWER OF ATTORNEY
- DETAILS OF BOUNDARY DECLARATION
- DETAILS OF B. L. & L. R. O. CONVERSION

PART - B

- AREA OF LAND :-
 - a) AS PER TITLE DEED, ASSESSMENT BOOK & BOUNDARY DECLARATION = 03 K. - 11 CH. - 06 SFT / 247.213 SQM [MORE / LESS]
 - b) AS PER BLLRO RECORD = 03 K. - 07 CH. - 12.28 SFT / 231.074 SQM [MORE / LESS]
- PERMISSIBLE GROUND COVERAGE :- 58.964 % OF L.A. = 136.251 SQM
- PROPOSED GROUND COVERAGE :- 58.870 % OF L.A. = 136.033 SQM

4. AREA STATEMENT :-

	RESIDENTIAL (SQM)	STAIR WAY (SQM)	NET COVER AREA (SQM)	CUP BOARD (SQM)	LOFT (SQM)
GROUND FLOOR	136.033	9.300	126.733	-----	1.890
FIRST FLOOR	136.033	9.300	126.733	2.025	1.890
SECOND FLOOR	136.033	9.300	126.733	2.025	1.890
TOTAL	408.099	27.900	380.199	4.050	5.670

5. TENEMENTS CALCULATION (A) RESIDENTIAL:

TENEMENT MKD.	TENEMENT AREA ACT. (SQM)	AREA TO BE ADDED (SQM)	TOTAL TENEMENT AREA (SQM)	NO. OF TENEMENT	STAIR HEAD ROOM AREA	CUP BOARD AREA	LOFT AREA	ADDITIONAL AREAS FOR FEES
A	58.560	5.068	63.628	1	-: 12.750 SQM	-: 4.050 SQM	-: 5.670 SQM	-: 22.470 SQM
B	39.061	3.380	42.441	1				
C	59.253	5.128	64.381	2				
D	38.833	3.361	42.194	2	REQUIRED	01	25.000	SQM
E	28.247	2.444	30.691	2	ACTUAL	02	27.500	SQM

TOTAL COMMON AREA = 30.313 SQM

CAR PARKING CALCULATION

NO.	AREA	SQM
1	NO.	AREA
2	REQUIRED	01
3	ACTUAL	02

6. PERMISSIBLE F.A.R. = 1.75

7. PERMISSIBLE TOTAL FLOOR AREA = 404.379 SQM + EXEMPTED AREA + MANDATORY CAR PARKING AREA

8. PROPOSED F.A.R. = 380.199 - 25.0 / 231.074 = 1.537 < 1.75

9. AREA OF STAIR HEAD ROOM = 12.750 SQM

10. AREA OF O. H. W. TANK = 5.375 SQM

11. AREA OF TREE COVER = 1.500 SQM

12. TOTAL AREA FOR FEES = 430.569 SQM (GROSS FLOOR AREA + ADDITIONAL AREA FOR FEES)

DECLARATION OF APPLICANT / C.A. :-

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT

- I WILL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
- I WILL 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 AND ADJOINING STRUCTURE.
- 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 UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
- DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY ME.
- BOUNDARY OF THE PLOT IS DEMARKED BY BOUNDARY WALL.
- THERE IS NO LEGAL CASE PENDING AGAINST THIS PREMISES.
- THE CONSTRUCTION OF SEMI UNDER GROUND WATER TANK / RESERVOIR WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

NAME OF APPLICANT / C.A. :-
SMT. MITA DAS (PROPRIETRESS OF M / S. SAYANTIKA ENTERPRISE), AS CONSTITUTED POWER OF ATTORNEY FOR SRI DEBASIS GHOSH ALIAS DEBASIS GHOSH & SRI MADAN MOHAN GHOSH

CERTIFICATE OF L.B.S. :-

I CERTIFIED 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 AND THE SITE CONDITION INCLUDING WIDTH OF THE ABUTTING ROAD 3.670 M [MINIMUM] WIDE ON NORTHERN SIDE CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL.

NAME OF L.B.S. :-
MANASH M.G. MAJUMDAR, LBS / II / 1078

CERTIFICATE OF STRUCTURAL ENGINEER :-

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

NAME OF E.S.E. :-
MANASH M.G. MAJUMDAR, E.S.E. / II / 586

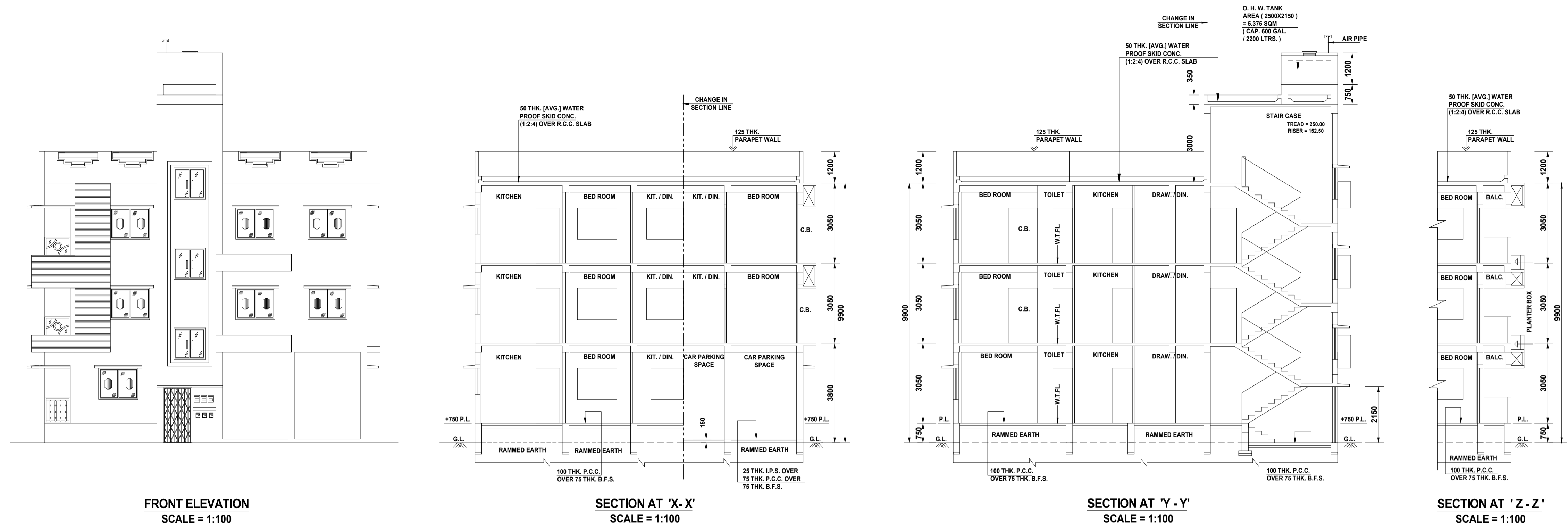
PROJECT

PROPOSED PLAN FOR THREE STORIED RESIDENTIAL BUILDING (U / S 393A OF K.M.C. ACT 1980 & K.M.C. BLDG. RULE - 2009) AT PREMISES NO.- 2138, BRAHMAPUR, WARD NO.- 111, BOROUGH- XI, P.S.- BANSDRONI, KOLKATA- 700 096, (BUILDING HEIGHT - 9.900 M), UNDER THE KOLKATA MUNICIPAL CORPORATION

B.P. NO. - 2023110011

SANCTION DATE - 10.04.2023

VALID UPTO - 09.04.2028



SCHEDULE OF DOOR & WINDOWS

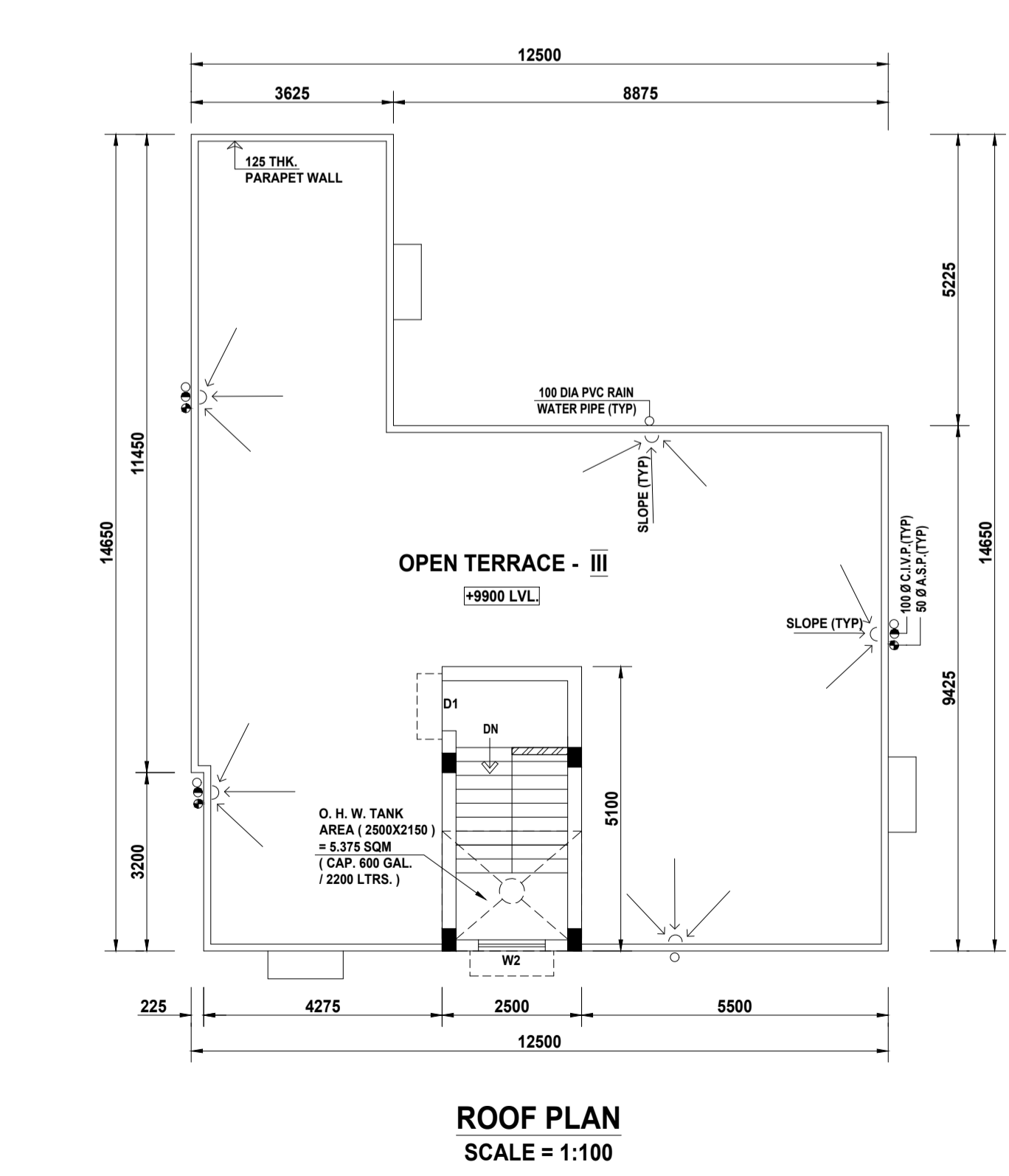
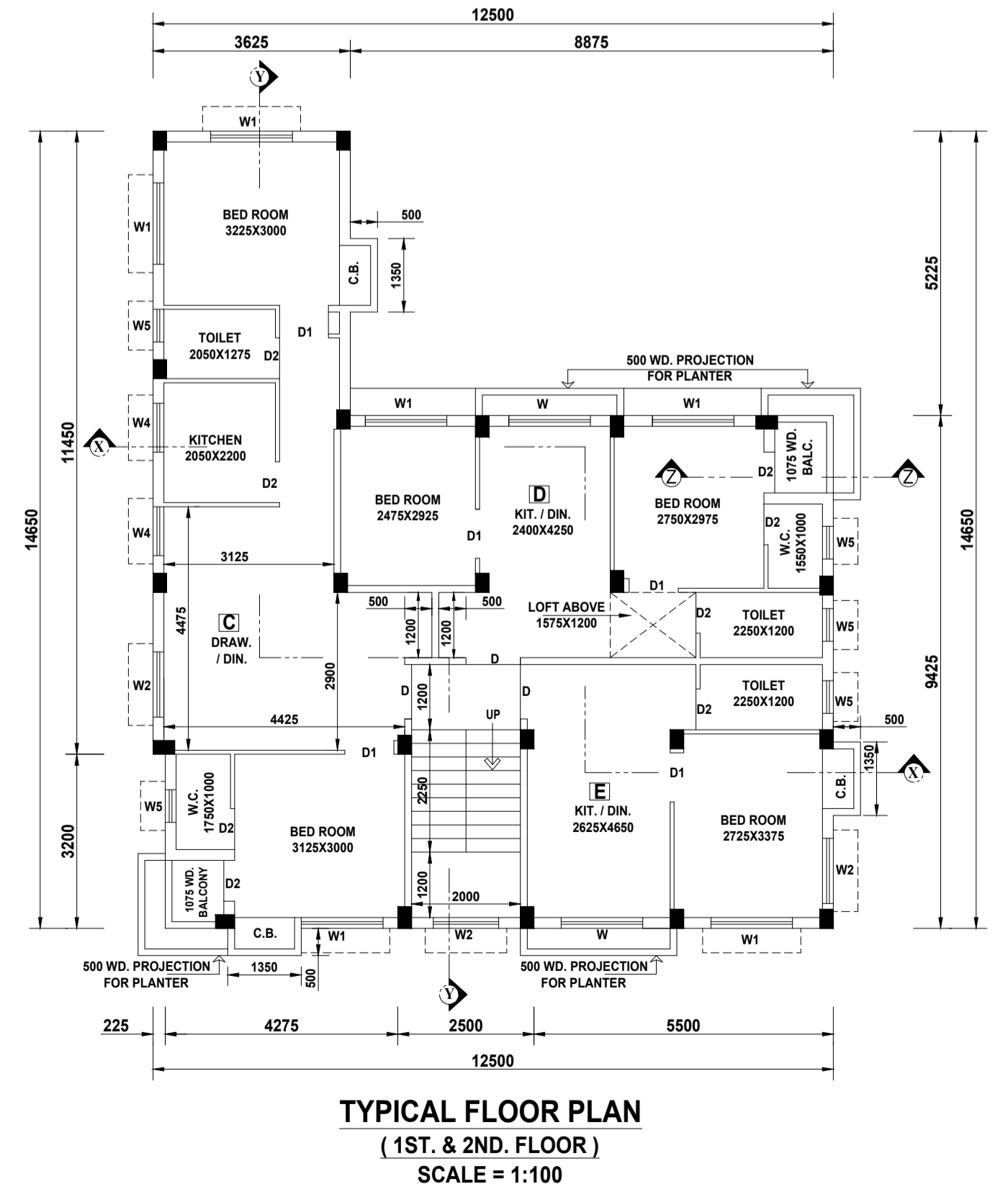
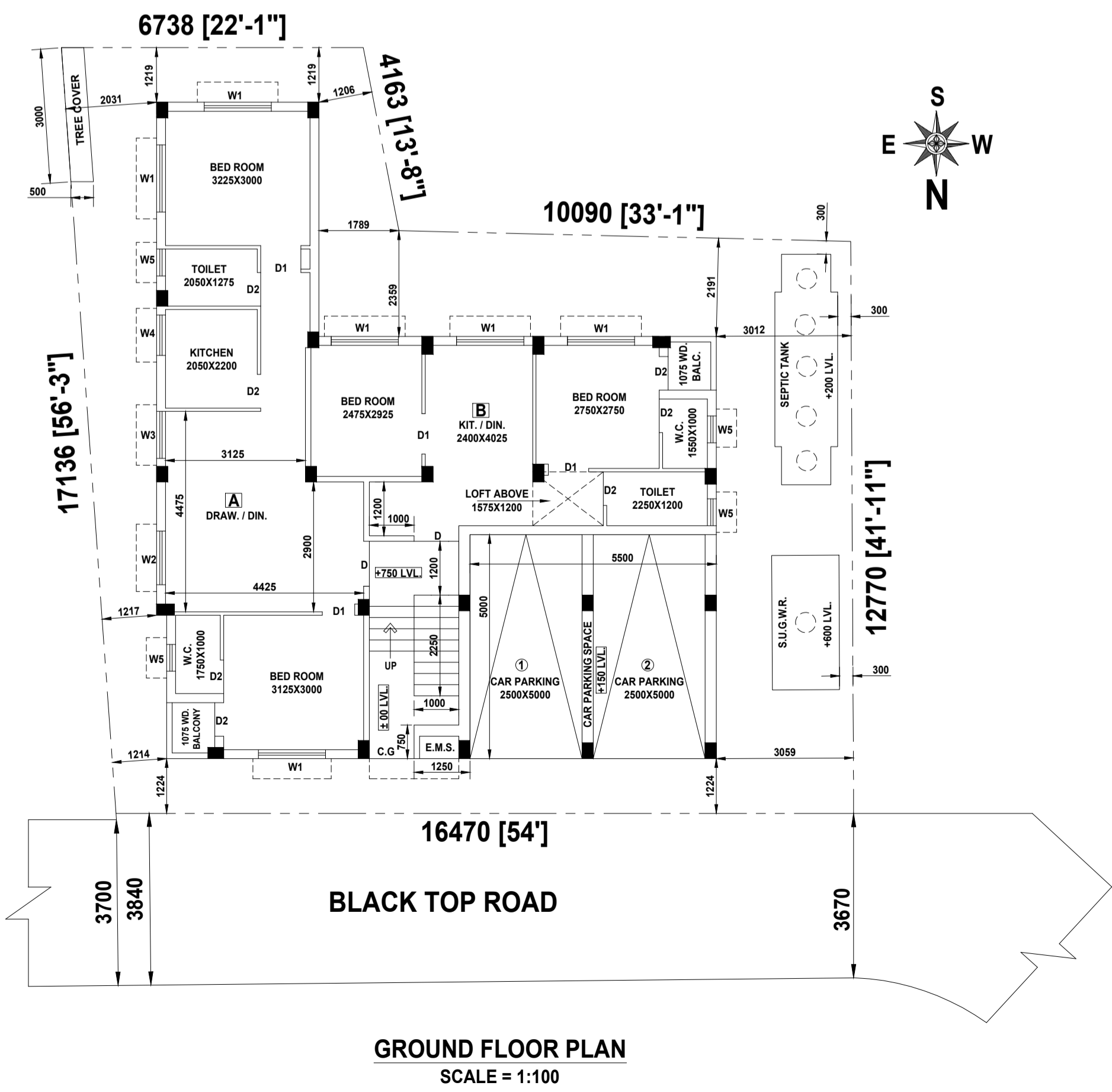
MKD.	OBJECT	SIZE (W. X H.)
C.G.	COLLAPSIBLE	1000 X 2100
D	DOOR	1000 X 2100
D1	DOOR	900 X 2100
D2	DOOR	750 X 2100
W	WINDOW	1500 X 1750
W1	WINDOW	1500 X 1200
W2	WINDOW	1200 X 1000
W3	WINDOW	900 X 1200
W4	WINDOW	900 X 1000
W5	WINDOW	600 X 600

SPECIFICATION :-

- ALL EXTERNAL WALL 200 MM. TH. AND ALL INTERNAL AND PARTITION WALL 125 & 75 MM. TH.
- ALL 200 MM. TH. WALL WITH 1ST. CLASS BRICK WITH (6:1) SAND, CEMENT MORTAR.
- ALL 125 & 75 MM. TH. WALL WITH 1ST. CLASS BRICK WITH (4:1) SAND, CEMENT MORTAR.
- ALL R.C.C. WORK WITH STONE CHIPS, SAND & CEMENT (3:1:5) (UNLESS OTHERWISE MENTIONED).
- GRADE OF CONCRETE - M20
- GRADE OF STEEL - Fe500.
- ALL MATERIALS SHALL BE CONFORMED TO THE PROPORTION OF NATIONAL BUILDING CODE OF INDIA.

NOTE:-

1. DEPTH OF SEPTIC TANK & SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF COLUMN.



Drawn by Bikash Halder | Checked by M.M.G.M. | Approved by - date M.M.G.M. - 19/11/22 | Filename S / P / 393A / 30 / 34 / 22-23 | Date 18/11/2021 | Scales 1:100, 50, 600, 4,000

Space-S
A House of Civil & Architectural Consultancy
E-30A, RAMGARH, KOLKATA-700 0047.
(M) - 9830429400, 9088015153

FLOOR PLANS, SECTIONS, ELEVATIONS, DETAILS & SCHEDULES
PREM. NO - 2138, BRAHMAPUR | Revision 0 | Sheet 2/2

ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE MENTIONED.

DIGITAL SIGNATURE OF A.E. (B)