

PROPOSED PLAN OF G + III STORED (12.350 M. BUILDING HEIGHT) RESIDENTIAL BUILDING U/S - 393 A OF K.M.C. ACT 1980 AND AS PER K.M.C. BUILDING RULE 2009 AT PREMISES NO.- 3841, NAYABAD IN WARD NO.- 109, BOROUGH - XII, P.S.- PANCHASAYAR, R.S. DAG NO.- 153, R.S. KHATIAN NO.- 89, MOUZA - NAYABAD, UNDER THE KOLKATA MUNICIPAL CORPORATION, KOLKATA - 700099.

1. ASSESSEE NO :- 31 - 109 - 08 - 9695 - 0	7. DETAILS OF REGISTERED DEED :- BOOK NO - I , VOLUME NO - 66, PAGES - 206 TO 213, BEING NO - 3865, REGISTERED AT - D.S.R. ALPORE, 24 PARGANAS (S), DATED - 20/03/1985.
2. NAME OF THE OWNER :- SMT. GITASREE DHAR	8. DETAILS OF REGISTERED POWER OF ATTORNEY :- BOOK NO - I, VOLUME NO - 1602-2022, PAGES - 556944 TO 556965, BEING NO - 160215132, YEAR - 2022, REGD. AT - D.S.R. - II, 24, P.G.S. (S), DATED - 29/11/2022.
3. NAME OF THE APPLICANT :- SRI. DIPAK GHOSH PROPRIETOR OF RAJ CONSTRUCTION CONSTITUTE ATTORNEY OF SMT. GITASREE DHAR.	9. DETAILS OF REGISTERED BOUNDARY DECLARATION :- BOOK NO - I, VOL. NO - 1603-2023, PAGES - 308724 TO 308733, BEING NO - 160311082, YEAR - 2023, REGD. AT - D.S.R. - III, 24, P.G.S. (S), DATED - 28/07/2023.
4. K.M.C. MUTATION :- 0 / 109 / 08 - OCT - 21 / 39385, DATED - 08 / 10 / 2021.	10. DETAILS OF REGISTERED STRIP OF LAND :- BOOK NO - I, VOL. NO - 1603-2023, PAGES - 308734 TO 308743, BEING NO - 160311081, YEAR - 2023, REGD. AT - D.S.R. - III, 24, P.G.S. (S), DATED - 28/07/2023.
5. DETAILS OF B.L. & L.R.O. MUTATION :- MEMO NO - 18 / Mut / 4647 / BLRO / ATM / Kasba / 19, DATED - 30/09/2019. CLASSIFICATION AS PER R.O.R. - SHALI	
6. DETAILS OF B.L. & L.R.O. CONVERSION :- MEMO NO - 17 / 765 / Con Certificate / BLRO / 524-Pgs / KOL / 2021 DATED - 03 / 08 / 2021. (SHALI TO BASTU)	

AREA STATEMENT

1. LAND AREA : 272.017 SQ.M. (04KH. - 01CH. - 03SFT.) AS PER DEED & 261.587 SQ.M. (03KH. - 14CH. - 26SFT.) AS PER B.D.	6. ROAD WIDTH = 3.55 M.
2. STRIP OF LAND AREA = 40.669 SQ.M.	7. PER. BLDG. HT. AFTER 2.5M STRIP = 12.50 M.
3. NET LAND AREA = 220.918 SQ.M.	8. PROPOSED BUILDING HEIGHT = 12.350 M.
4. PERMISSIBLE GROUND COVERAGE = 151.582 SQ.M. (57.947 %)	9. PERMISSIBLE F.A.R. = 1.75
5. PROPOSED GROUND COVERAGE = 124.632 SQ.M. (47.645 %)	10. PROPOSED F.A.R. = 1.609

11. FLOOR AREA CALCULATION :-		COVERED AREA (Including Stair) (SQ.M.)		TOTAL EXEMPTED AREA		EFFECTIVE AREA FOR F.A.R. (SQ.M.)		C.B. AREA (SQ.M.)		LOFT AREA (SQ.M.)	
PROPOSED AREA		STAIR AREA (SQ.M.)	LIFT WELL AREA (SQ.M.)	LIFT LOBBY (SQ.M.)							
GROUND FLOOR	124.632	10.458	---	1.525	112.649	---	---	---	---	---	---
FIRST FLOOR	124.632	10.458	1.540	1.525	111.109	1.20	2.644				
SECOND FLOOR	124.632	10.458	1.540	1.525	111.109	1.20	2.644				
THIRD FLOOR	124.632	10.458	1.540	1.525	111.109	1.20	2.644				
TOTAL	498.528	41.832	4.620	6.100	445.976	3.60	7.932				

6. TENEMENT AREA CALCULATION :-		NET TENEMENT SIZE (SQ.M.)		PROPORTION COMMON AREA (SQ.M.)		ACTUAL TENEMENT SIZE (SQ.M.)		NO OF TENEMENT		REQUIRED PARKING		PROVIDED PARKING		PROVIDED PARKING AREA (SQ.M.)	
52.390	10.774	63.164	3 NOS.	1 NO.	2 NOS.	94.828									
57.947	11.917	69.864	3 NOS.												

10. STAIR COVERED AREA = 12.863 SQ.M.	13. LIFT MACHINE ROOM STAIR AREA = 3.175 SQ.M.
11. ROOF TANK AREA = 4.069 SQ.M.	14. TREE COVERED AREA = 6.0 SQ.M.
12. LIFT MACHINE ROOM AREA = 7.744 SQ.M.	15. ADDITIONAL AREA FOR FEES = 35.316 SQ.M.

° DECLARATION OF 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 ABUTTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE ABUTTING ROAD FRONT IS 3.55 M. WIDE K.M.C. BLACK TOP ROAD SOUTHERN SIDE OF THE PREMISES. THE CONSTRUCTION OF S.U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS BEYOND 500 M. C/L OF E.M. BYE PASS.

ER. Siboprosad Sarkar.
B.C.E., M.C.E. (structure), M.E. Geo.Tech. (M.T.G.S.),
M.I.C.E., M.I.R.C., M.I.E. (I.M.A.S.C.E. (I.S.S.)),
Chartered Engineer
L.B.S. No. - 78631
Kolkata Municipal Corporation
Ph.no:- 9830089605
NAME OF THE L.B.S.

° DECLARATION OF E.S.E.

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE 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 DONE BY S.S. DESIGNER & FOUNDATION ENGINEERS, 27, AVENUE SOUTH, SANTOSHPUJ, JADAVPUR, KOLKATA-700075, HAS BEEN CONSIDERED DURING STRUCTURAL DESIGN CALCULATION.

ER. Siboprosad Sarkar.
B.C.E., M.C.E. (structure), M.E. Geo.Tech. (M.T.G.S.),
M.I.C.E., M.I.R.C., M.I.E. (I.M.A.S.C.E. (I.S.S.)),
Chartered Engineer
E.S.E. No. - 11871
Kolkata Municipal Corporation
Ph.no:- 9830089605
NAME OF THE STRUCTURAL ENGINEER

° DECLARATION OF G.T. ENG.

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HERE IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

ER. Siboprosad Sarkar.
B.C.E., M.C.E. (structure), M.E. Geo.Tech. (M.T.G.S.),
M.I.C.E., M.I.R.C., M.I.E. (I.M.A.S.C.E. (I.S.S.)),
Chartered Engineer
Geo.tech No:- 11871
Kolkata Municipal Corporation
Ph.no:- 9830089605
NAME OF THE GEO-TECHNICAL ENGINEER

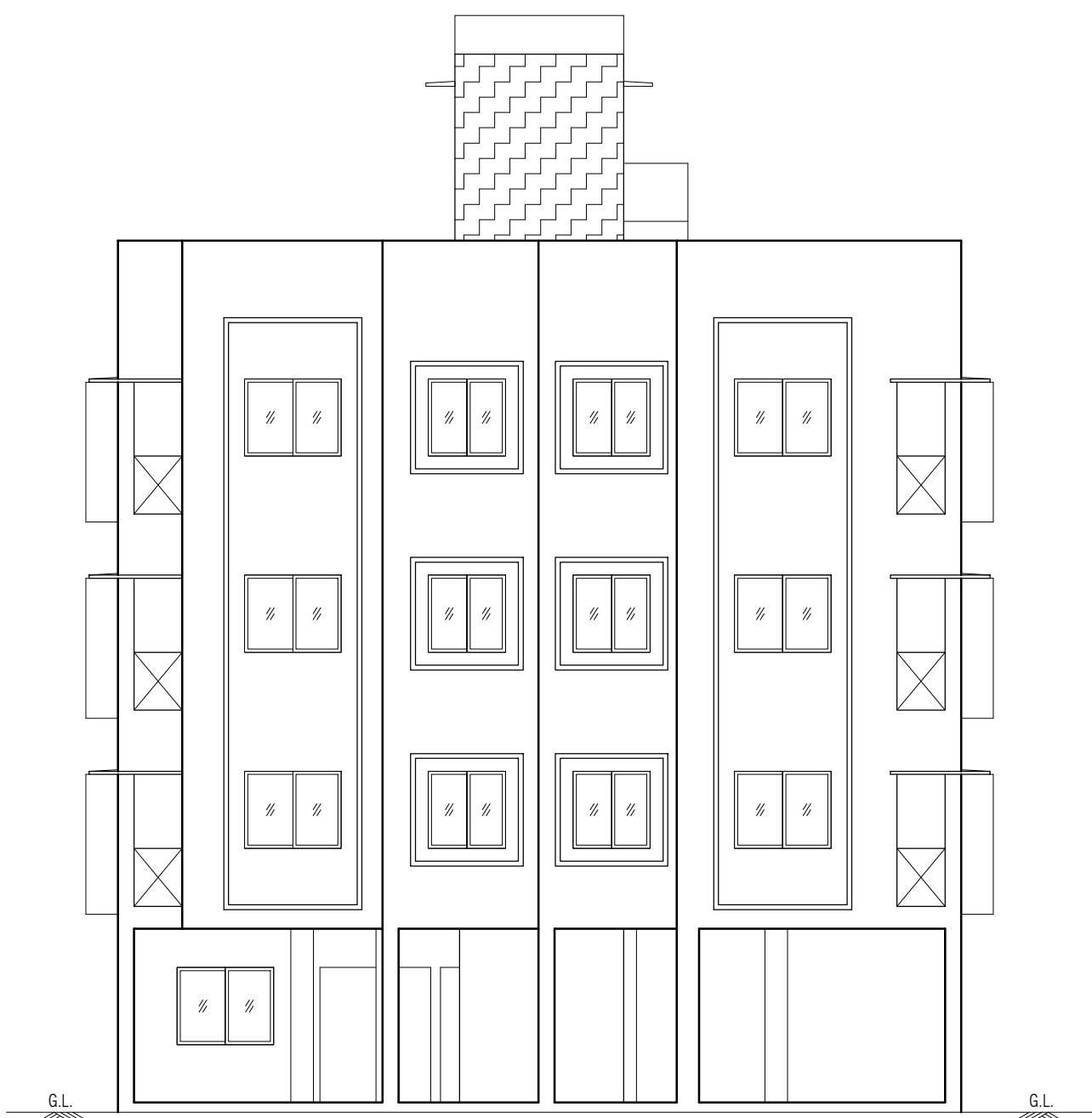
° DECLARATION OF APPLICANT

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L. B. S. & E. S. E. DURING CONSTRUCTION. I WILL FOLLOW THE INSTRUCTION OF L. B. S. & E. S. E. DURING CONSTRUCTION OF THE BUILDING. K. M. C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & 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 WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E. S. / L. B. S. BEFORE STARTING THE BUILDING FOUNDATION WORK. THE PLOT IS A VACANT LAND. DURING THE DEPARTMENTAL SITE INSPECTION I WAS PHYSICALLY PRESENT AND IDENTIFIED AND CONFIRMED THE SAID PLOT.

SRI. DIPAK GHOSH PROPRIETOR OF
RAJ CONSTRUCTION C. A. OF
SMT. GITASREE DHAR
NAME OF THE APPLICANT

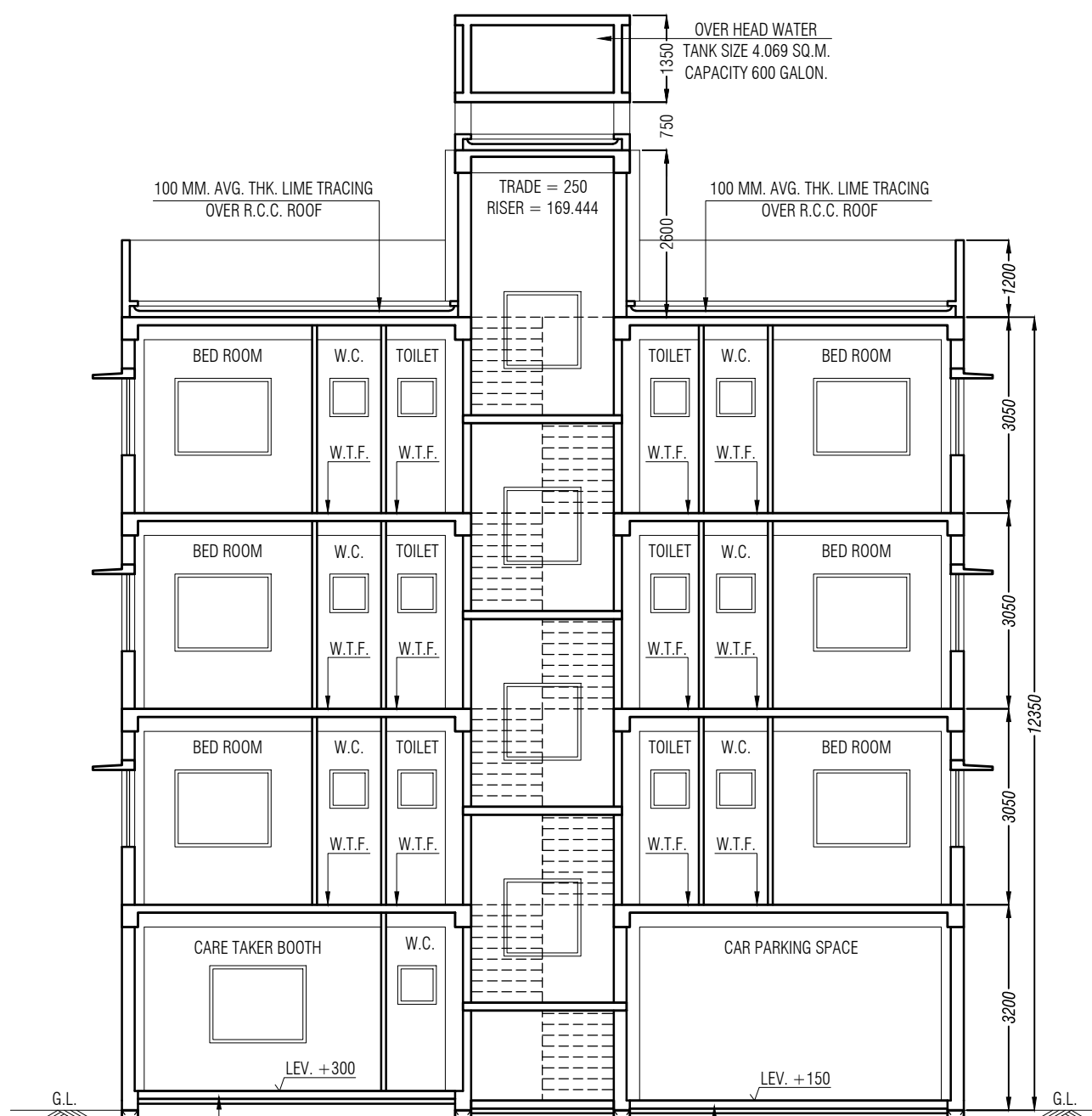
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SCALE - 1:100 SHEET NO.- 2/2



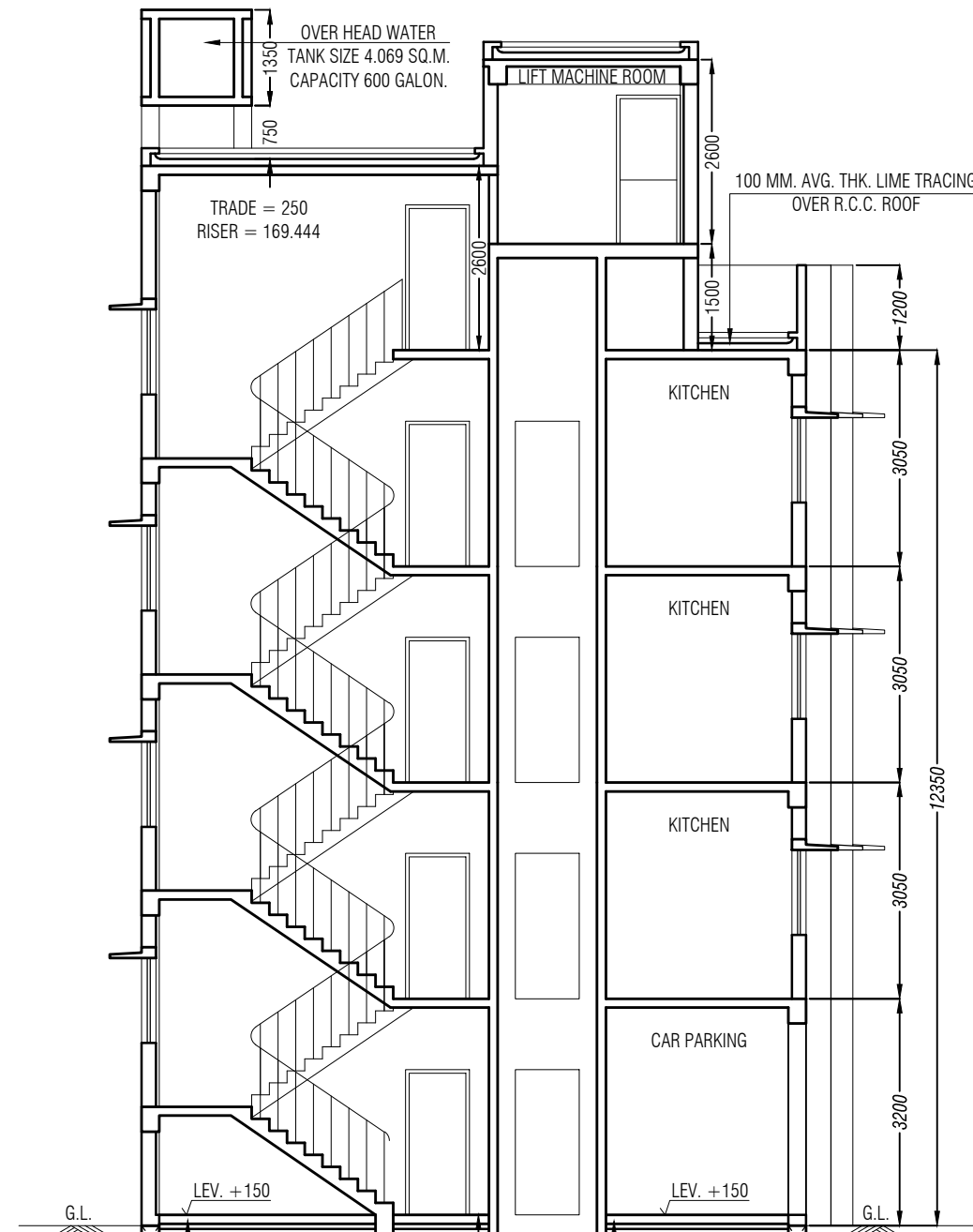
FRONT ELEVATION

SCALE 1:100



SECTION X - X'

SCALE 1:100



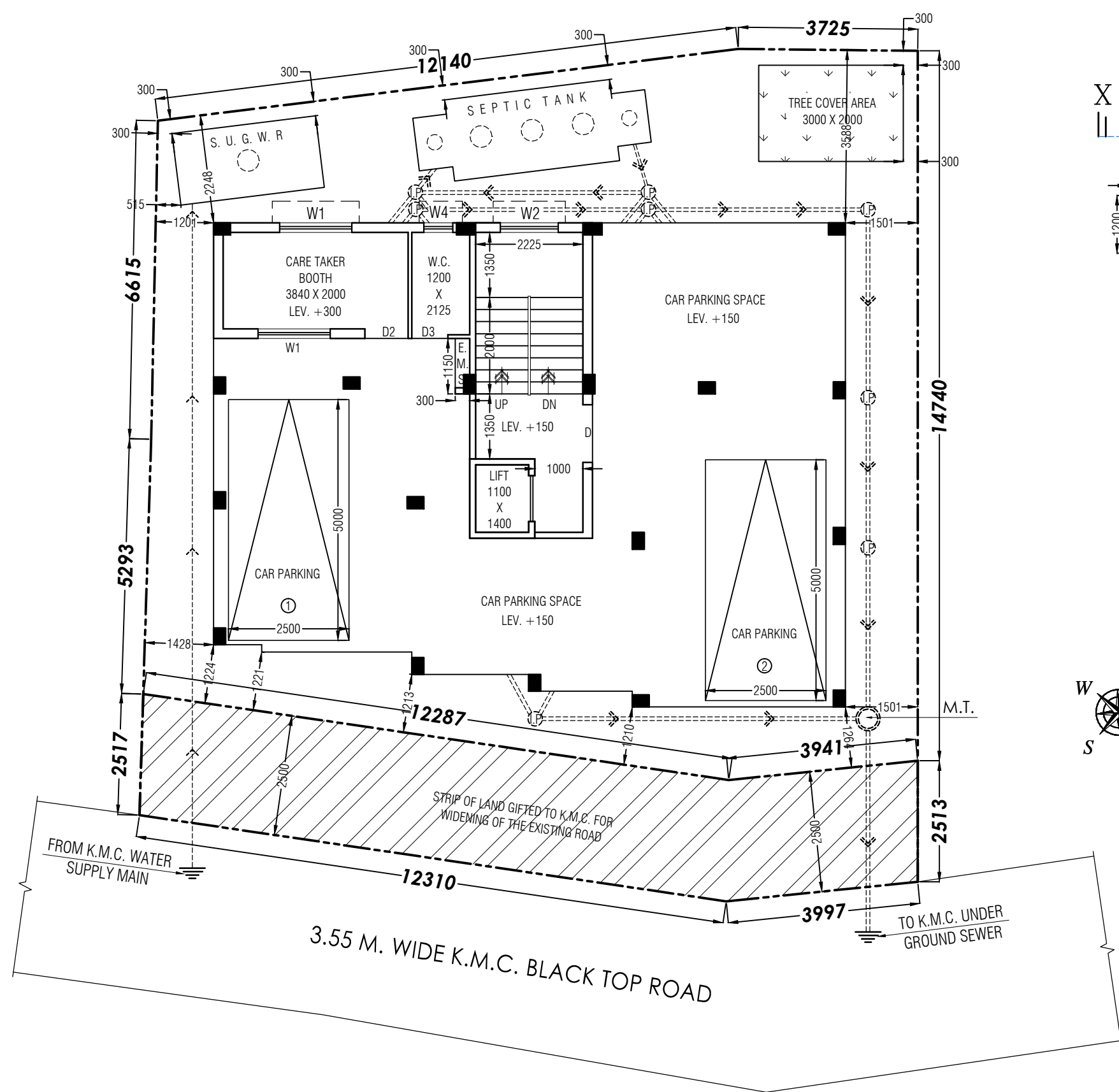
SECTION Y - Y'

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NOTES / SPECIFICATIONS

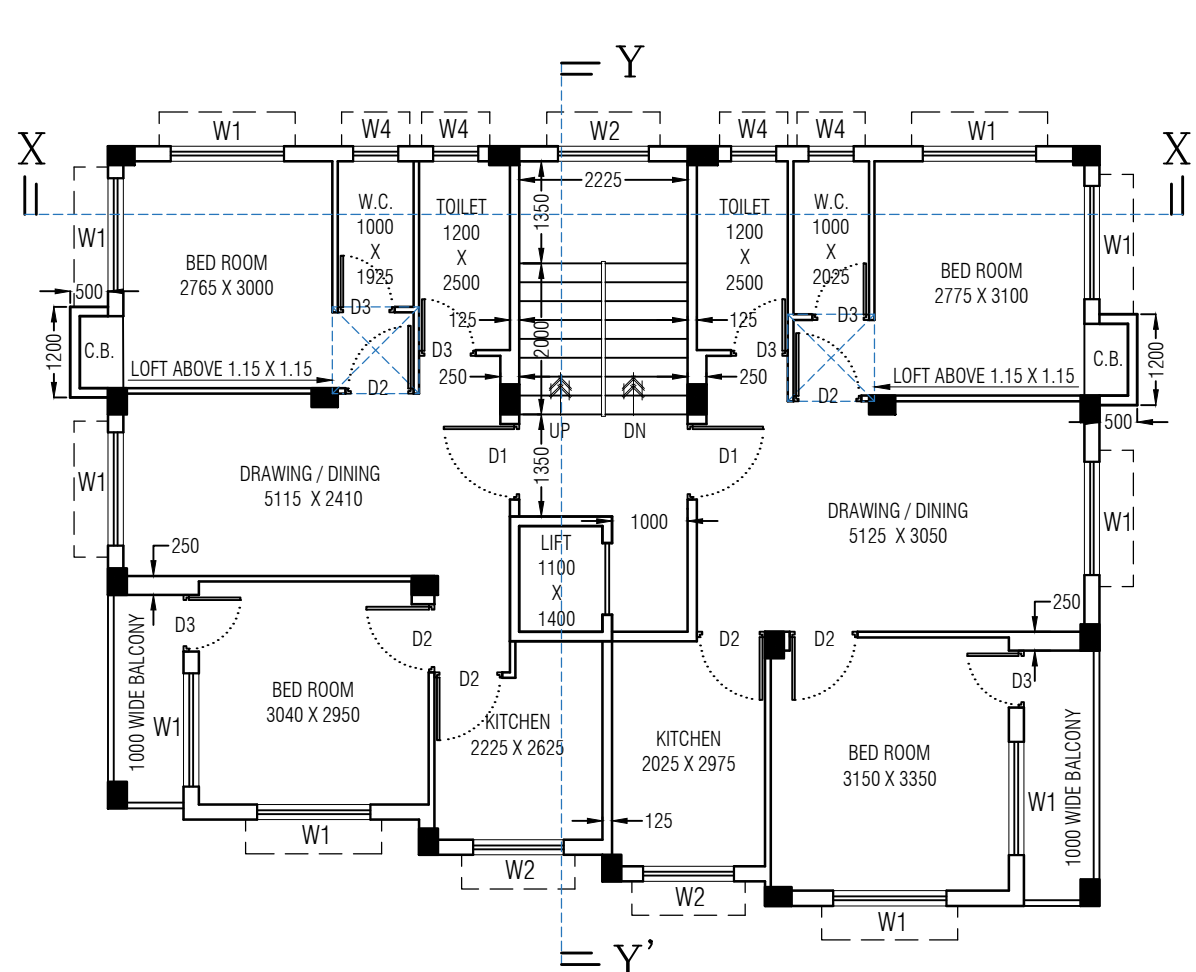
- ° ALL DIMENSIONS ARE IN MM. OTHERWISE SPECIFIED
- ° DEPTH OF FOUNDATION OF SEPTIC TANK & S.U.G.V. RESV. WILL NOT EXCEED DEPTH OF BUILDING FOUNDATION
- ° 200 THK. OUTSIDE BRICK WORK WITH C.M.(1:6) 125 & 75 THK. INSIDE BRICK WORK WITH CM(1:4)
- ° R.C.C WORK WITH STONE CHIPPS, SAND, CEMENT (3:1.5:1)
- ° GRADE OF CONCRETE M-20, GRADE OF STEEL Fe- 415
- ° PLASTERING WITH CM(1:6) FOR BRICK WORK & (1:4) FOR CEILING
- ° P. C. C. WITH BRICK KHOLA, SAND, CEMENT (6:3:1)
- ° I.P.S OF 35TH 1:2.4

DOOR SCHEDULE			WINDOW SCHEDULE		
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D	1200	2100	W1	1500	1200
D1	1000	2100	W2	1200	1200
D2	900	2100	W3	1000	1200
D3	750	2100	W4	600	600



GROUND FLOOR PLAN

SCALE 1:100



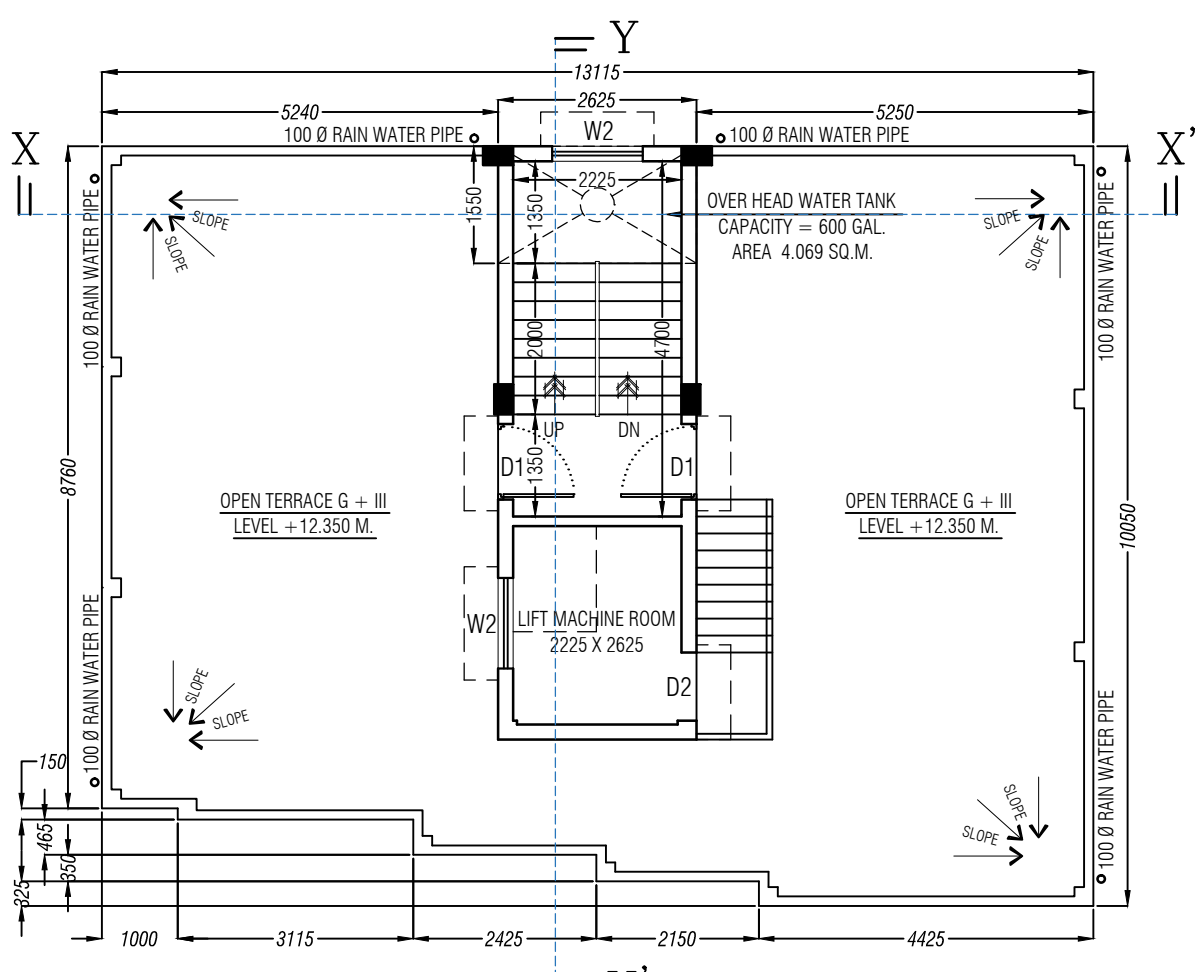
TYPICAL FLOOR PLAN

FIRST, SECOND & THIRD FLOOR

SCALE 1:100

PERMISSIBLE HEIGHT IN REFERENCE TO CC2M ISSUED BY AAJ 33m (V20)			
CO-ORDINATE IN WGS84			
REFERENCE POINT MARKED IN SITE PLAN OF THE PROPOSAL	CO - ORDINATE	SITE ELEVATION (AMSL)	
A	LATITUDE	LONGITUDE	
	22° 29' 13" NORTH	88° 24' 53" EAST	8.07 Mtr.
B	LATITUDE	LONGITUDE	
	22° 29' 14" NORTH	88° 24' 54" EAST	8.07 Mtr.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.



ROOF PLAN

SCALE 1:100

SPACE FOR OFFICE USE

B.P. NO. :2023120365 VALID UPTO: 30.10.2028

SANCTION DATE : 31.10.2023

DIGITAL SIGNATURE OF A.E. (C)/BR. - XII