



MBC RESOLUTION MEETING NO:-622 MEETING DATE:-28.07.2023
MBC ITEM NO:- 126/23-24

PART - B									
PLAN OF A PROPOSED G+IV STORIED RESIDENTIAL BUILDING US 293A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE, 2009 (AMENDED). AT PREMISES NO. - 16, SARAT CHATTERJEE ROAD, WARD - 131, BOROUGH - XIV.									
OWNER NAME:- PRANAB ROY CHOWDHURY, CHITRA ROY CHOWDHURY, ARJIT ROY CHOWDHURY, ANITA ROY CHOWDHURY, ARNAB ROY CHOWDHURY, PULISH ROY CHOWDHURY, ABHISEK BOSE, PANCHALI GHOSH, BANDANA GHOSH, SANCHITA BASU, KASINATH ROY, BISWANATH ROY, SAKTI PADA ROY, SHYAMA PADA ROY, SANKARI SINHA & GOURI SINGHA									
STATEMENT OF PLAN PROPOSAL									
PART - A									
ASSEESSEE NO. :- 411311700162									
1. DETAILS OF DEED: BOOK NO. - I, VOLUME NO. - 51, PAGES - 145 TO 152, BEING NO. - 3231, YEAR - 1960, DATED - 05/08/1960, JOINT SUB-REGISTRAR OF ALIPORE AT BEHALA.									
2. DETAILS OF DEED: BOOK NO. - I, VOLUME NO. - 50, PAGES - 271 TO 278, BEING NO. - 2487, YEAR - 1978, DATED - 27/12/1978, JOINT SUB-REGISTRAR OF ALIPORE AT BEHALA.									
3. DETAILS OF GIFT DEED: BOOK NO. - I, VOLUME NO. - 1667-2019, PAGES - 370143 TO 370215, BEING NO. - 160711992, YEAR - 2019, DATED - 18/11/2019, A.D.S.R. BEHALA.									
4. DETAILS OF GIFT DEED: BOOK NO. - I, VOLUME NO. - 1667-2019, PAGES - 370032 TO 370099, BEING NO. - 160711993, YEAR - 2019, DATED - 18/11/2019, A.D.S.R. BEHALA.									
5. DETAILS OF POWER OF ATTORNEY: BOOK NO. - I, VOLUME NO. - 1667-2021, PAGES - 301860 TO 301965, BEING NO. - 160708202, YEAR - 2021, DATED - 09/08/2021, A.D.S.R. BEHALA.									
6. DETAILS OF BOUNDARY DECLARATION: BOOK NO. - I, VOLUME NO. - 1667-2022, PAGES - 425829 TO 425863, BEING NO. - 160714652, YEAR - 2022, DATED - 10/11/2022, A.D.S.R. BEHALA.									
7. DETAILS OF STRIP OF LAND: BOOK NO. - I, VOLUME NO. - 1667-2024, PAGES - 13613 TO 13653, BEING NO. - 160700395, YEAR - 2024, DATED - 17/01/2024, A.D.S.R. BEHALA.									
8. DETAILS OF CORNER SPAYLED PORTION: BOOK NO. - I, VOLUME NO. - 1667-2024, PAGES - 13572 TO 13612, BEING NO. - 160700394, YEAR - 2024, DATED - 17/01/2024, A.D.S.R. BEHALA.									
9. DETAILS OF NON-EJECTION ON TENANT DECLARATION: BOOK NO. - I, VOLUME NO. - 1667-2022, PAGES - 425276 TO 425282, BEING NO. - 160714653, YEAR - 2022, DATED - 10/11/2022, A.D.S.R. BEHALA.									
10. DETAILS OF U.L.C.NOC: MEMO NO. 4113/ULC/Alipore/2022 DT. 28/09/2022									
11. A) AREA OF LAND AS PER ASSESSMENT RECORD 16K-12CH-11SFT = 1121.423 SQM. B) AREA OF LAND AS PER B.D. : 16K-12CH-10.631SFT = 1121.389 SQM. C) AREA OF LAND AS PER U.L.C. : 16K-12CH-11SFT = 1121.42 SQM. D) AREA OF LAND AS PER B.L.A.L.R.C. 0.455 ACRE = 1760.357 SQM.									
12. NO. OF STORIES INCLUDING BASEMENT IF ANY: G+IV									
13. NO. OF TENEMENTS : 36 NOS.									
14. SIZE OF TENEMENTS : BELOW 50 SQM..... 5 NOS. 50 TO 75 SQM..... 21 NOS. 75 TO 100 SQM..... 2 NOS. 100 SQM TO 200 SQM. 8 NOS.									
DIGITAL SIGNATURE OF A.E									
DIGITAL SIGNATURE OF E.E									
B.P.NO.....2023140302.....DATE:..16.02.2024..... VALID UPTO:.....15.02.2029.....									
PART - B									
1. ACTUAL AREA OF LAND : (AS PER B.D.) = 1121.389 SQM.									
2. PERMISSIBLE GROUND COVERAGE : (50%) 560.695 SQM.									
3. PROPOSED GROUND COVERAGE : 557.347 SQM. (49.701 %)									
4. AREA CALCULATION									
GROSS COVERED AREA	CUT - OUT	NET COVERED AREA (SQM.)	EXEMPTED AREA	NET FLOOR AREA (SQM.)					
FLOOR (SQM.)	AREA (SQM.)	STAIR WELL (SQM.)	LIFT WELL (SQM.)	VERTICAL SHAFT (SQM.)	NET COVERED AREA (SQM.)	STAIR CARPET (SQM.)	LIFT LOBBY (SQM.)	NET FLOOR AREA (SQM.)	
GROUND	515.151	-	-	6,588 + 7,571 + 5,004 = 19,163	495,988	15,750 + 15,750 = 31,500	3,000 + 3,000 = 6,000	458,488	
FIRST	576.510	-	2,470 + 2,275 = 4,745	6,588 + 7,571 + 5,004 = 19,163	552,602	15,750 + 15,750 = 31,500	3,000 + 3,000 = 6,000	515,102	
SECOND	576.510	-	2,470 + 2,275 = 4,745	6,588 + 7,571 + 5,004 = 19,163	552,602	15,750 + 15,750 = 31,500	3,000 + 3,000 = 6,000	515,102	
THIRD	576.510	-	2,470 + 2,275 = 4,745	6,588 + 7,571 + 5,004 = 19,163	552,602	15,750 + 15,750 = 31,500	3,000 + 3,000 = 6,000	515,102	
FOURTH	576.510	-	2,470 + 2,275 = 4,745	6,588 + 7,571 + 5,004 = 19,163	552,602	15,750 + 15,750 = 31,500	3,000 + 3,000 = 6,000	515,102	
TOTAL	2821.191	-	18,980	95,815	2706,396	157,500	30,000	2518,896	
5. TENEMENT CALCULATION									
FLAT MKR.	TENEMENT AREA	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NOS.	PARKING REQUIRED				
A	91.736 SQM.	19.029 SQM.	110.765 SQM.	4					
B	84.966 SQM.	17.625 SQM.	102.591 SQM.	4					
C	64.670 SQM.	13.415 SQM.	78.085 SQM.	2					
D	55.620 SQM.	11.537 SQM.	67.157 SQM.	4					
E	48.995 SQM.	10.163 SQM.	59.158 SQM.	2					
F	50.704 SQM.	10.518 SQM.	61.222 SQM.	4					
G	47.935 SQM.	9.943 SQM.	57.878 SQM.	2					
H	47.066 SQM.	9.763 SQM.	56.829 SQM.	4					
I	46.364 SQM.	9.617 SQM.	55.981 SQM.	4					
J	32.261 SQM.	6.692 SQM.	38.953 SQM.	2					
K	47.626 SQM.	9.879 SQM.	57.505 SQM.	1					
L	24.609 SQM.	5.105 SQM.	29.714 SQM.	1					
M	23.147 SQM.	4.801 SQM.	27.948 SQM.	1					
N	20.521 SQM.	4.257 SQM.	24.778 SQM.	1					
6. REQUIRED CAR PARKING : 14 NOS.									
7. PROVIDED CAR PARKING : 14 NOS.									
8. EFFECTIVE CAR PARKING AREA : 280.127 SQM.									
9. PERMISSIBLE F.A.R. : 2.00									
10. PROPOSED F.A.R. : (2518.896 / 280.127) (121.389 / 1.996)									
11. PROPOSED HEIGHT OF THE BUILDING : 15.475 M.									
12. PROPOSED DEPTH OF THE BUILDING : 38.330 M.									
13. OPEN TERRACE AREA : 557.347 SQM.									
14. STAIR HEAD ROOM AREA : 38.700 SQM.									
15. LIFT MACHINE ROOM AREA : 22.297 SQM.									
16. LIFT MACHINE ROOM STAIR AREA : 6.525 SQM.									
17. ROOF TANK AREA : 15.400 SQM.									
18. CUPBOARD AREA : 26.966 SQM.									
19. A) TREE COVER AREA (REQUIRED): 75.851 SQM (6.764%) B) TREE COVER AREA (PROVIDED): 80.563 SQM (7.184%)									
AAI NOC ID : BEHA/TA/ST/112023/272543 DATED: 07.12.2022 VALID UPTO - 06.12.2030 SITE ELEVATION IN MTRS. AMSL : 5.41 M. PERMISSIBLE TOP ELEVATION ON METER ABOVE MEAN SEA LEVEL (AMSL) : 35.41 M.									

SPECIFICATION :				
1. STRUCTURAL CEMENT CONCRETE M - 25 GRADE WITH 19 MM DOWN STONCHIPS.				
2. GRADE OF REINFORCEMENT Fe - 500.				
3. 20TH FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.				
4. 75TH FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.				
5. 75TH LIME TERRACING (2:7) ON ROOF.				
6. ALL DIMENSIONS ARE IN MILLIMETER.				
7. 25TH D.P.C. WITH CEMENT CONCRETE (1:2:4) WITH 6 MM DOWN STONE CHIPS & 5% WATER PROOFING COMPOUND.				
8. 19 MM THICK CEMENT PLASTER (1:4) TO THE EXTERNAL WALLS.				
9. 12MM THICK CEMENT PLASTER (1:4) TO THE INTERNAL WALLS.				
10. 6 MM THICK CEMENT PLASTER (1:4) TO BEAM, CEILING, ETC.				
11. 32 MM THICK CAST-IN-SITU MARBLE FLOOR.				
12. WOOD WORK IN DOOR FRAMES WITH SAL WOOD.				
13. 200 MM X 25 MM X 6 MM M.S.CLAMP FOR DOORS & WINDOWS.				
14. SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION.				
15. WRITTEN DIMENSION ARE TO BE FOLLOWED.				
16. 450 MM CHAJJA PROJECTION.				
17. DEPTH OF EMI UNDER GROUND RESERVOIR AND SEPTIC TANK DOES NOT EXCEED THE DEPTH OF THE FOUNDATION.				

SCHEDULE OF DOORS				
MKD.	SIZE	LINTEL	SILL	REMARKS
MD	1855 X 2100	2100	-	-
D1	1050 X 2100	2100	-	-
D2	900 X 2100	2100	-	-
D3	750 X 2100	2100	-	-
SFD-1	1150 X 2100	2100	-	-
SFD-2	1500 X 2100	2100	-	-
SFD-3	1400 X 2100	2100	-	-
SFD-4	1495 X 2100	2100	-	-
SFD-5	2175 X 2100	2100	-	-
SFD-6	1945 X 2100	2100	-	-
SFD-7	2525 X 2100	2100	-	-
SFD-8	2400 X 2100	2100	-	-
SFD-9	2800 X 2100	2100	-	-
SFD-10	2225 X 2100	2100	-	-
SFD-11	1300 X 2100	2100	-	-

SCHEDULE OF WINDOWS				
W1	2400 X 1350	2100	750	-
W2	1800 X 1350	2100	750	-
W3	1500 X 1350	2100	750	-
W4	1200 X 1350	2100	750	-
W5	1150 X 1350	2100	750	-
W6	1000 X 1350	2100	750	-
W7	900 X 1350	2100	750	-
W8	600 X 750	2100	1350	-

<p align="center">CERTIFICATE OF STRUCTURAL ENGINEER :</p> <p>THE STRUCTURAL DESIGN & DRAWING 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 & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS. SOIL TEST HAS BEEN DONE BY DR. SUJIT KUMAR BOSE OF BOSE ENGINEERS, ADDRESS : 53, PURNA CHANDRA MITRA LANE, KOLKATA - 700033. THE RECOMMENDATION OF SOIL TEST HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.</p> <p align="center">BHASKARJYOTI ROY EMPANELMENT NO. - 1167(K.M.C.) NAME OF STRUCTURAL ENGINEER</p> <p align="center">CERTIFICATE OF ARCHITECT :</p> <p>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 WIDTH OF THE ROAD, AREA OF THE PLOT, DISTANCE FROM THE NEIGHBOURHOOD BUILDING HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A DULABLE SITE & NOT A HANG OFF PLOT. THE CONSTRUCTION OF S.U.G. WATER TANK & SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.</p> <p align="center">ANAN DUTTA (C.A.No.16499) NAME OF ARCHITECT</p>
