



NOTES :-

- ALL DIMENSIONS ARE IN mm. UNLESS OTHERWISE STATED.
- ALL SCALES ARE 1:100 UNLESS OTHERWISE STATED.
- DEPTH OF FOUNDATION OF SEPTIC TANK AND S.U.G.W.R. SHOULD NOT GO BEYOND THE DEPTH OF FOUNDATION OF THE BUILDING. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEPTIC TANK AND S.U.G.W.R.

OWNER'S DECLARATION :-

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT-

- I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
- I SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN).
- 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 & SEPTIC TANK WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E.
- DURING SITE INSPECTION I WAS PHYSICALLY PRESENT AND PROPERLY IDENTIFIED THE SITE.

NAME OF OWNER

MR. SAHALAH GAZI & MR. SABIR ALI MONDAL
PARTNER'S OF
"M/S. EVER GREEN ABASH"
AS CONSTITUTED ATTORNEY OF
MR. BUDDHADEB KUNDU, MR. RADHA BALLAV KUNDU & MR. SAROJ KUMAR GHOSH

CERTIFICATE FROM GEO-TECH 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.

NAME OF G.T.E.

JAYANTA MAJUMDAR
G.T.E. / I / 13

CERTIFICATE FROM E.S.E. :-

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

NAME OF E.S.E.

AMAL KUMAR CHAKRABORTY
E.S.E. - 429 (II)

CERTIFICATE FROM L.B.S. :-

CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED TIME TO TIME AND THAT THE SITE CONDITION INCLUDING ABUTTING 5.300 M. (MIN.) NORTH SIDE & 3.950 M. (MIN.) SOUTH SIDE BLACK TOP ROAD OF THE PREMISES CONFORM 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 DEMARKED BY BOUNDARY WALL. THE PLOT IS BEYOND 500 M. FROM THE C/L OF THE E.M.B.YE.PASS.

THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK WILL BE COMPLETED UNDER GUIDANCE OF L.B.S. & E.S.E.

NAME OF L.B.S.

ANIK MAJUMDAR
L.B.S. - 1579 (I)

BUILDING PERMIT NO:- 2024110065

SANCTION DATE:- 21.05.2024

VALID UPTO :- 20.05.2029

DIGITAL SIGNATURE OF E.E.

DIGITAL SIGNATURE OF A.E.

STATEMENT OF THE PLAN PROPOSAL

PART - A.

1. ASSESSEE NO.	31-111-06-0636-2
2. DETAILS OF DEED OF CONVEYANCE	BOOK = I, VOLUME = 1603-2023, PAGE = 341123 TO 341148, BEING = 160312207, YEAR = 2023, D.S.R. - III SOUTH 24 PARAGANAS, 24 Pgs(S). DATE. = 17.08.2023.
3. DETAILS OF REGD. DEED	BOOK = I, VOLUME = 231, BEING = 3585, PAGE = 47 TO 82, YEAR = 2004, A.D.S.R. - ALIPORE, 24 Pgs(S). DATE. = 03.09.2004.
4. DETAILS OF GENERAL POWER OF ATTORNEY	BOOK = I, VOLUME = 1603-2023, PAGE = 393450 TO 393466, BEING = 160314670, YEAR = 2023, D.S.R. - III SOUTH 24 PARAGANAS, DATE. = 22.09.2023.
5. DETAILS OF BOUNDARY DECLARATION	BOOK - I, VOLUME - 1603-2023, PAGE - 427655 TO 427667, BEING = 160316428, YEAR = 2023, D.S.R. - III SOUTH 24 PARAGANA, DATE. = 13.10.2023.
6. (A). AREA OF THE PLOT OF LAND (B). NO OF STORIED	305.648 SQ.M. G-III
7. NO OF TENAMENTS	NINE (09) Nos.
8. BL&LR CONVERSION :- MEMO NO - 17/2579/Con Certificate/BLR0/S.24-Pgs./2020/DATED = 24/12/2020 As Bastu MEMO NO - 17/2578/Con Certificate/BLR0/S.24-Pgs./2020/DATED = 24/12/2020 As Bastu	
9. BL&LR DOCUMENT:- I) L.R. PORCHA VIDE SL. NO. 1630048/COPY NO. 14507, DATED 05/09/2023. AS STATED DANGA II) L.R. PORCHA VIDE SL. NO. 1630048/COPY NO. 14792, DATED 11/09/2023. AS STATED DANGA III) L.R. PORCHA VIDE SL. NO. 1630048/COPY NO. 14928, DATED 12/09/2023. AS STATED DANGA	

PART - B.

1. AREA OF LAND:-

(i) AS PER TITLE DEED = 04KA-09CH-05 SFT OR 305.648 SQ.M.
(ii) AS PER BOUNDARY DECLARATION = 04KA-08CH-18187 SFT OR 302.693 SQ.M.
(iii) AREA OF STRIP OF LAND = NIL
(iv) NET LAND AREA = 302.693 SQ.M.

2. EFFECTIVE LAND AREA = 302.693 SQ.M.

3. ROAD WIDTH = 5.300 M. (MIN.) NORTH SIDE & 3.950 M. (MIN.) SOUTH SIDE BLACK TOP ROAD

4. USER GROUP = RESIDENTIAL.

5. (i) PERMISSIBLE GROUND COVERAGE = (56.577 %) = 171.255 SQ.M.
(ii) PROPOSED GROUND COVERAGE = (56.554 %) = 171.184 SQ.M.

6. PROPOSED HEIGHT = 12.500 M.

7. PROPOSED AREA :-

FLOOR	TOTAL COVERED AREA IN m ²	LESS LIFT WELL IN m ²	LESS STAIR WELL IN m ²	ACTUAL FLOOR AREA IN m ²	LESS STAIR EXEMPTED IN m ²	LESS LIFT EXEMPTED IN m ²	NET FLOOR AREA IN m ²
GROUND	158.932	0	0	158.932	13.365	2.578	142.989
FIRST	171.184	2.1	0	169.084	13.365	2.578	153.141
SECOND	171.184	2.1	0	169.084	13.365	2.578	153.141
THIRD	171.184	2.1	0	169.084	13.365	2.578	153.141
TOTAL	672.484	6.3	0	666.184	53.460	10.312	602.412

TENEMENTS & CAR PARKING CALCULATION

TENEMENT MARKED	TENEMENT SIZE in m ²	TO BE ADDED	ACTUAL TENEMENT AREA INCLUDING PROP. AREA IN m ²	NO OF TENEMENT	NO OF CAR REQUIRED (TENEMENT+SHOP)
A	60.855	10.602	71.457	3	3
B	45.162	7.868	53.030	3	
C	46.199	8.049	54.248	3	

CALCULATION OF F.A.R

1. EFFECTIVE LAND AREA IN m ²	302.693
2. TOTAL REQUIRED CAR PARKING	3
3. TOTAL COVERED CAR PARKING PROVIDED	4
4. TOTAL OPEN CAR PARKING PROVIDED	NIL
5. PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m ²	75.00
6. ACTUAL CAR PARKING AREA PROVIDED IN m ²	73.829
7. CAR PARKING AREA EXEMPTED IN m ²	73.829
8. PERMISSIBLE F.A.R	1.750
9. PROPOSED F.A.R	1.746
10. STAIR HEAD ROOM AREA IN m ²	16.585
11. O.H.W.R. AREA IN m ²	6.355
12. LIFT MACHINE ROOM AREA IN m ²	6.200
13. LIFT MACHINE ROOM STAIR AREA IN m ²	4.050
14. CUP BOARD AREA IN m ²	12.075
15. SHOP COVERED AREA IN m ²	56.152
16. SHOP CARPET AREA IN m ²	45.045
17. TREE COVER AREA IN m ²	8.898

SPECIFICATIONS :-

- EXTERNAL WALLS ARE 200 mm AND INTERNAL WALLS 125 & 75 mm THICK WITH CEMENT MORTAR 16 AND 14 RESPECTIVELY.
- CEMENT PLASTER ON INTERNAL WALLS AND CEILING 16 & 14 RESPECTIVELY.
- 75 THICK SCREEN CONCRETE ON ROOF SLAB (1:1.5:3) USING CHEMICALS FOR WATER PROOFING.
- GRADES OF STEEL IS Fe-500, AND GRADE OF CONCRETE IS (1:1.5:3).
- ALL MATERIAL AND CONSTRUCTION SHOULD BE AS PER I.S. CODE.
- ALL R.C.C. WORKS SHALL BE CARRIED OUT WITH (1:1.5:3) PROPORTION.
- 450 mm PROJECTED CHAJJAH.
- 16 mm. GRADE STONE CHIPS WILL BE USE IN R.C.C. WORKS.
- ALL MARBLE FLOORING TO BE USED. 15-20mm THICK MARBLE FLOORING.
- P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
- ALUMINUM SECTION WINDOWS WITH 5mm THICK GLASS PANELS.

PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 UNDER BUILDING RULE 2009 AT PREMISES NO. - 636, BRAHMAPUR, WARD NO. - 111, BOROUGH NO. - XI, P.S. - BANSRONI, P.O. - BRAHMAPUR, KOLKATA - 700096, UNDER THE KOLKATA MUNICIPAL CORPORATION.

SHEET NO. - 2 OF 2

DRAWN BY - SUBHAM NASKAR

BUILDING PLANNER

ANIK & ASSOCIATES

USHAPALLY, GARIA, KOLKATA-700084