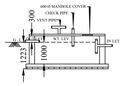
SPECIFICATIONS:

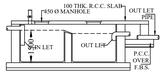
1. 150 TH. 1:3:6 (CEMENT,SAND & KHOA) CEMENT CONCRETE IN FOUNDATION & GR. FLOOR
2. 125 TH. & 75 TH. PARTITION BRICK WORK IN 1:5 CEMENT MORTAR
3. 200TH. EXTERNAL WALLS IN 1:6 CEMENT MORTAR
4. 25 TH. D.P.C. IN 1:2:4 WITH PROPER WATER PROOFING COMPOUND
5. R.C.C. CONC. IN 1: 1.5 :3 CEMENT SAND & STONE CHIPS
6. ROOF AND LIME TERRACING IS 100TH. WITH THEIR PROPER MATERIALS AND MIXING
7. CEILING AND ALL R.C. PLASTER IS 12mm. TH. 1:4 CEMENT MORTAR
8. 25 MM. TH. I.P.S. FLOORING
9. GRADE OF CONCRETE M - 20 .
10. ALL BUILDING MATERIALS ARE AS PER I.S. CODE & C.B.C. 1984

NOTES:

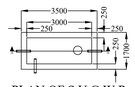
1. THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION.
2. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF DEMOLITION OF EXISTING BUILDING ALONG WITH CONSTRUCTION OF BUILDING, SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR.



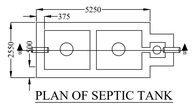
SECTION AT AA
SCALE-1:100



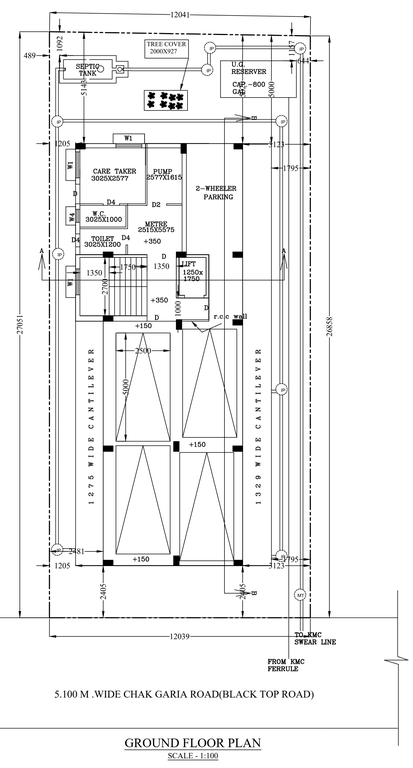
SECTION AT BB
SCALE-1:50



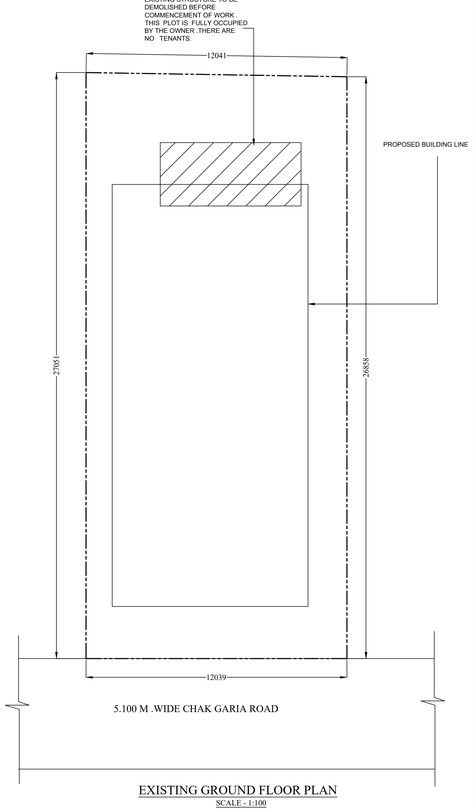
PLAN OF S.U.G.W.R.
SCALE-1:100



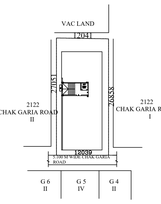
PLAN OF SEPTIC TANK
SCALE-1:50



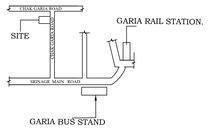
GROUND FLOOR PLAN
SCALE - 1:100



EXISTING GROUND FLOOR PLAN
SCALE - 1:100



SITE PLAN
SCALE-1:600



KEY PLAN
SCALE - 1 :4000

STATEMENT OF PLAN PROPOSAL:

DOOR SCHEDULE			WINDOW SCHEDULE		
TYPE	SIZE (BxH)	REMARKS	TYPE	SIZE (HxB)	REMARKS
D1	1200mm X 2100mm (H)	FLUSH	W	1500mm X 1200mm (H)	ALUMINIUM FULLY GLAZED
D2	1000mm X 2100mm (H)	FLUSH	W1	1000mm X 900mm (H)	-DO-
D3	900mm X 2100mm (H)	FLUSH	W2	600mm X 750mm (H)	-DO-
D4	750mm X 2100mm (H)	FLUSH			

OWNER'S DECLARATION :-

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT-
1. WE SHALL ENGAGE L.B.S., & E.S.E. DURING CONSTRUCTION.
2. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN)
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF WATER RESERVOIR WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E.
6. THE SITE IS VACANT LAND DEMARCATED BY BOUNDARY WALL.
7. DURING SITE INSPECTION WE WERE PHYSICALLY PRESENT AND THE SITE HAS BEEN IDENTIFIED BY US .
8. EXISTING ABS SHED STRUCTURE IS FULLY OCCUPIED BY THE OWNER AND THERE ARE NO TENANTS.

SRI PABITRA RANJAN DAS, SRI CHITTA RANJAN DAS
SRI HARENDRA DAS, SMT. SUNITI DUTTA
SMT. RANI PAUL, SMT. MANJU KUNDU,
SMT. MAMATA MALLICK, BABLI DAS
DIPTANU DAS

2.NAME OF THE RECORDED OWNER:-

POWER OF ATTORNEY BHASKAR NANDY, RAJU SEN
NAME OF OWNER (S)/ APPLICANT

CERTIFICATE FROM E.S.E. :-

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE 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.

SOIL TEST REPORT DONE BY S.K. CHAKRABORTY G.T.E. NO. I/16 HAS BEEN CONSIDERED DURING STRUCTURAL DESIGNS CALCULATION .

S.K. CHAKRABORTY
G.T.E. NO. I/16
SIGNATURE OF G.T.E.

BIBEK BIKASH MULLICK
E.S.E. NO. I/75
SIGNATURE OF E.S.E.

DECLARATION OF L.B.S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KMC BUILDING RULES 2009 AS AMMENDED 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 LAND IS DEMARCATED BY BOUNDARY WALL.
THE CONSTRUCTION OF SEMI U.G. WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.
THE PLOT IS BEYOND 500 M. FROM C/L OF E.M. BYPASS
ABUTTING ROAD ON S.W. SIDE IN 5.1 M. WIDE K.M.C. B.T. ROAD WHICH HAS BEEN MEASURED & VERIFIED BY ME.

MANAS KUMAR MONDAL
L.B.S. NO. I/1137
SIGNATURE OF L.B.S.

SPECIFICATIONS :-

1. EXTERNAL WALLS ARE 200 mm AND INTERNAL WALLS 125 & 75 mm THICK WITH CEMENT MORTAR 1:6 AND 1:4 RESPECTIVELY.
2. CEMENT PLASTER ON INTERNAL WALLS AND CEILING 1:6 & 1:4 RESPECTIVELY.
3. GRADES OF STEEL IS Fe-500, AND GRADE OF CONCRETE IS (1:1.5:3).
4. ALL MATERIAL AND CONSTRUCTION SHOULD BE AS PER I.S. CODE.
5. ALL R.C.C. WORKS SHALL BE CARRIED OUT WITH (1:1.5:3) PROPORTION.
6. 450 mm PROJECTED CHAJJAH.
7. 16 mm. GRADE STONE CHIPS WILL BE USE IN R.C.C. WORKS.
8. ALL MARBLE FLOORING TO BE USED, 15-20mm.THICK MARBLE FLOORING.
9. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
10. ALUMINUM SECTION WINDOWS WITH 5mm THICK GLASS PANELS.

REFERENCE POINT OF MARKET IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS-84		SITE ELEVATION (AMSL)
	Latitude	Longitude	
A	22.2821	88.2421	13.07M
B	22.2821	88.2421	13.07M

NOTES :-

1. ALL DIMENSIONS ARE IN mm. UNLESS OTHERWISE STATED.
2. ALL SCALES ARE 1:100 UNLESS OTHERWISE STATED.
3. DEPTH OF FOUNDATION OF 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 S.U.G.W.R.

BUILDING PERMIT NO :- 2024120308

DATE:- 28-OCT-24 VALID UP TO:- 27-OCT-29

KAJAL ROY
Digitally signed by KAJAL ROY
Date: 2024.10.28 18:39:55 +05'30'
DIGITAL SIGNATURE OF ASSISTANT ENGINEER(K.M.C.)

TUSHAR JATI
Digitally signed by TUSHAR JATI
Date: 2024.10.28 18:40:17 +05'30'
DIGITAL SIGNATURE OF EXECUTIVE ENGINEER(K.M.C.)

PART - A STATEMENT OF PLAN PROPOSAL

1. ASSESSEE NO:-311090354363

SRI PABITRA RANJAN DAS, SRI CHITTA RANJAN DAS
SRI HARENDRA DAS, SMT. SUNITI DUTTA
SMT. RANI DUTTA, SMT. MANI PAUL
SMT. MANJU KUNDU, SMT. MAMATA MALLICK, BABLI DAS
DIPTANU DAS

POWER OF ATTORNEY BHASKAR NANDY, RAJU SEN

SL.	DETAILS DEED	BK NO.	VOL NO.	PAGES	BE/ING NO.	REGD. AT	DATE
3.	REGD. DEED	I	37	19	1138	D.S.R. - 24 PGS(s)	27.01.84
5.	BOUNDARY DECLARATION	I	1603-2024	259356 to 259368	160309991	D.S.R.-III 24 PGS(s)	24.06.2024
6.	POWER OF ATTORNEY	I	1630-2018	50638 to 50674	163001502	D.S.R.-V 24 PGS(s)	18.06.2018

PART - B

7.(A). AREA OF THE PLOT OF LAND AS PER DEED : = 334.448 Sq.m. 5K-0CH-0 SQFT
(B). AREA OF THE PLOT OF LAND: = 324.507 Sq.m.
(C). NO OF STORIED INCLUDING BASEMENT IF ANY; = G+III STORIED
8. NO OF TENAMENTS 09 Nos.

DETAILS BLRO MUTATION

MEMO NO -18 / mut / 498/ELLRO/ATM/kasba/16 DATE -24.01.17 SRI PABITRA RANJAN DAS s/o-let matab lal das
MEMO NO -18 / mut / 499/ELLRO/ATM/kasba/16 DATE -24.01.17 SRI CHITTA RANJAN DAS s/o-let matab lal das
MEMO NO -18 / mut / 500/ELLRO/ATM/kasba/16 DATE -24.01.17 SRI HARENDRA CH. DAS s/o-let matab lal das
MEMO NO -18 / mut / 497/ELLRO/ATM/kasba/16 DATE -24.01.17 SMT. BANI DUTTA w/o- sri Tapan Dutta
MEMO NO -18 / mut / 495/ELLRO/ATM/kasba/16 DATE -24.01.17 SMT. MANI PAUL w/o- SRI SUKHAMOY PAUL
MEMO NO -18 / mut / 496/ELLRO/ATM/kasba/16 DATE -24.01.17 SMT.MAMATA MALLICK w/o- sri Sukumar mallick
MEMO NO -18 / mut / 502/ELLRO/ATM/kasba/16 DATE -24.01.17 SMT.SUNITY DUTTA w/o- sri NIKHIL KUMAR DUTTA
MEMO NO -18 / mut / 494/ELLRO/ATM/kasba/16 DATE -24.01.17 SMT..MANJU KUNDU w/o- LT RANJIT KUNDU

MEMO NO -18 / mut / 2752/ELLRO/ATM/kasba/18 DATE -28.05.18 SMT.. BABLI DAS w/o- LT SRI RAJENDRA CH. DAS
MEMO NO -18 / mut / 2748/ELLRO/ATM/kasba/18 DATE -28.05.18 SRI.DIPTANU DAS S/o- LT SRI RAJENDRA CH. DAS

DETAILS BLRO CONVERSION

MEMO NO -17 / 3246 / con certificate/ELLRO/ATM/kasba/19 DATE -29.07.19 SRI HARENDRA CH. DAS s/o-LT matab lal das
MEMO NO -17 / 3249 / con certificate/ELLRO/ATM/kasba/19 DATE -29.07.19 SMT. BANI DUTTA. DAS w/o- sri Tapan Dutta
MEMO NO -17 / 3248 / con certificate/ELLRO/ATM/kasba/19 DATE -29.07.19 SMT. MANI PAUL . w/o- SRI SUKHAMOY PAUL

MEMO NO -17 / 3246 / con certificate/ELLRO/ATM/kasba/19 DATE -29.07.19 SMT.SUNITY DUTTA . w/o- sri NIKHIL KUMAR DUTTA
MEMO NO -17 / 3245 / con certificate/ELLRO/ATM/kasba/19 DATE -29.07.19 SMT.MANJU KUNDU . w/o- Let Ranjit Kundu
MEMO NO -17 / 3244 / con certificate/ELLRO/ATM/kasba/19 DATE -29.07.19 SMT.MAMATA MALLICK. w/o- sri Sukumar mallick
MEMO NO -17 / 3243 / con certificate/ELLRO/ATM/kasba/19 DATE -29.07.19SRI PABITRA RANJAN DAS s/o-LT matab lal das
MEMO NO -17 / 3253 / con certificate/ELLRO/ATM/kasba/19 DATE -29.07.19 SRI.DIPTANU DAS . S/O -Let RAJENDRA CH. DAS
MEMO NO -17 / 3252 / con certificate/ELLRO/ATM/kasba/19 DATE -29.07. SMT. BABLI DAS. W/O- Let RAJENDRA CH. DAS

R.S. Dag no -188 R.S. Khatian no -63

DETAILS K.M.C MUTATION

CASE NO -P- 10/4712 DATE OF RECEIPT -15.09.2010. APPLICANT NAME -SMT. SUNITI DUTTA, SMT. BANI DUTTA SMT. MANI PAUL, SMT. MANJU KUNDU, SRI PABITRA RANJAN DAS, SRI CHITTA RANJAN DAS SRI HARENDRA CH. DAS, SRI RAJENDRA CH. DAS SMT.MAMATA MALLICK
CASE NO -P- 12/8834 DATE OF RECEIPT -11.04.2012. APPLICANT NAME -SMT. SUNITI DUTTA, SMT. BANI DUTTA SMT. MANI PAUL. SMT. MANJU KUNDU, SRI PABITRA RANJAN DAS, SRI CHITTA RANJAN DAS SRI HARENDRA CH. DAS, SRI RAJENDRA CH. DAS SMT.MAMATA MALLICK SMT. BABLI DAS SRI.DIPTANU DAS

PART - B.

AREA OF LAND:- AS PER TITLE DEED = 334.448 Sq.m.
AS PER BOUNDARY DECLARATION = 324.507 Sq.m.
1. EFFECTIVE LAND AREA = 324.507 Sq.m.
2. ABUTTING ROAD WIDTH(BLACK TOP ROAD) = 5.1 m.
3. USER GROUP = RESIDENTIAL(I.007).
4. (i) PERMISSIBLE GROUND COVERAGE (55.891 %) = 181.370 Sq.m.
(ii) PROPOSED GROUND COVERAGE (54.266 %) = 176.098 Sq.m.
7. PROPOSED AREA :-

FLOOR	TOTAL COVERED AREA IN m²	LIFT WELL IN m²	STAIR WELL IN m²	EFFECTIVE FLOOR AREA in m²	EXEMPTED AREA		NET FLOOR AREA IN m²
					STAIRCASE AREA in m²	LIFT LOBBY AREA in m²	
GROUND	135.834	-	-	135.834	12.015	1.5	122.319
1ST	176.098	2.188		173.91	12.015	1.5	160.395
2ND	176.098	2.188	-	173.91	12.015	1.5	160.395
3RD	176.098	2.188		173.91	12.015	1.5	160.395
TOTAL	664.128	6.564	-	657.564	48.06	6.00	603.504

TENEMENT & CAR PARKING CALCULATION

	TENEMENT SIZE in m²	ADDITIONAL COMMON AREA	ACTUAL TENEMENT AREA INCLUDING COMMON AREA IN m²	No. of Tenement	No. of Car Parkings Required
TYP FLOOR.					
A	55.194	10.890	66.084	3	2 Nos
A	53.68	10.591	64.271	3	
C	48.937	9.655	58.592	3	

TOTAL COMMON AREA = 93.412 Sq.M.

CALCULATION OF F.A.R

1. EFFECTIVE LAND AREA IN m²	324.507 SQM
2. TOTAL REQUIRED CAR PARKING	2 NOS
3. TOTAL COVERED CAR PARKING PROVIDED	4 NOS
4. PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m²	50.000 SQM
5. ACTUAL CAR PARKING AREA PROVIDED IN m²	90.695
6. CAR PARKING AREA EXEMPTED IN m²	25.00
7. PERMISSIBLE F.A.R	1.75
8. PROPOSED F.A.R (603.504 -50 / 324.507)	1.706
9. STAIR HEAD ROOM AREA IN m²	14.415 SQM
10. OVER HEAD RESERVOIR AREA IN m²	4.65 SQM
11. LIFT MACHINE ROOM AREA IN m²	4.725 SQM
12. L.M.R. STAIR	2.876 SQM
14. TOTAL AREA OF LOFT IN m²	-
15. TOTAL CUPBOARD AREA IN m²	-
16. ADDITIONAL AREA FOR FEES IN m²	21.941 SQM.
17. TERRACE AREA IN m²	176.098 SQM
18. GREEN SPACE IN m²	1.853 SQM
19. FLOOR AREA FOR FEES IN m²	54.06 SQM

CONTENT :-

PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN 12.450 M. U/S 393A OF K.M.C. ACT 1980 COMPLYING BUILDING RULE 2009. AT PREMISES NO.- **2123, CHAK GARIA ROAD, WARD NO- 109, BR - XII, KOLKATA - 700 094, P.S. - PANCHASAYAR .** UNDER THE KOLKATA MUNICIPAL CORPORATION.

R.S. Dag no -188 R.S. Khatian no -63 MOUZA - **CHAK GARIA J.L. NO- 26**

SHEET 2 OF 2