

LOCATION PLAN (SCALE = 1: 4000)

Average Rear Open Space as per Notifications No. - 480/MA/O/C-4/3R-13/2012, Date :- 21/10/2014.

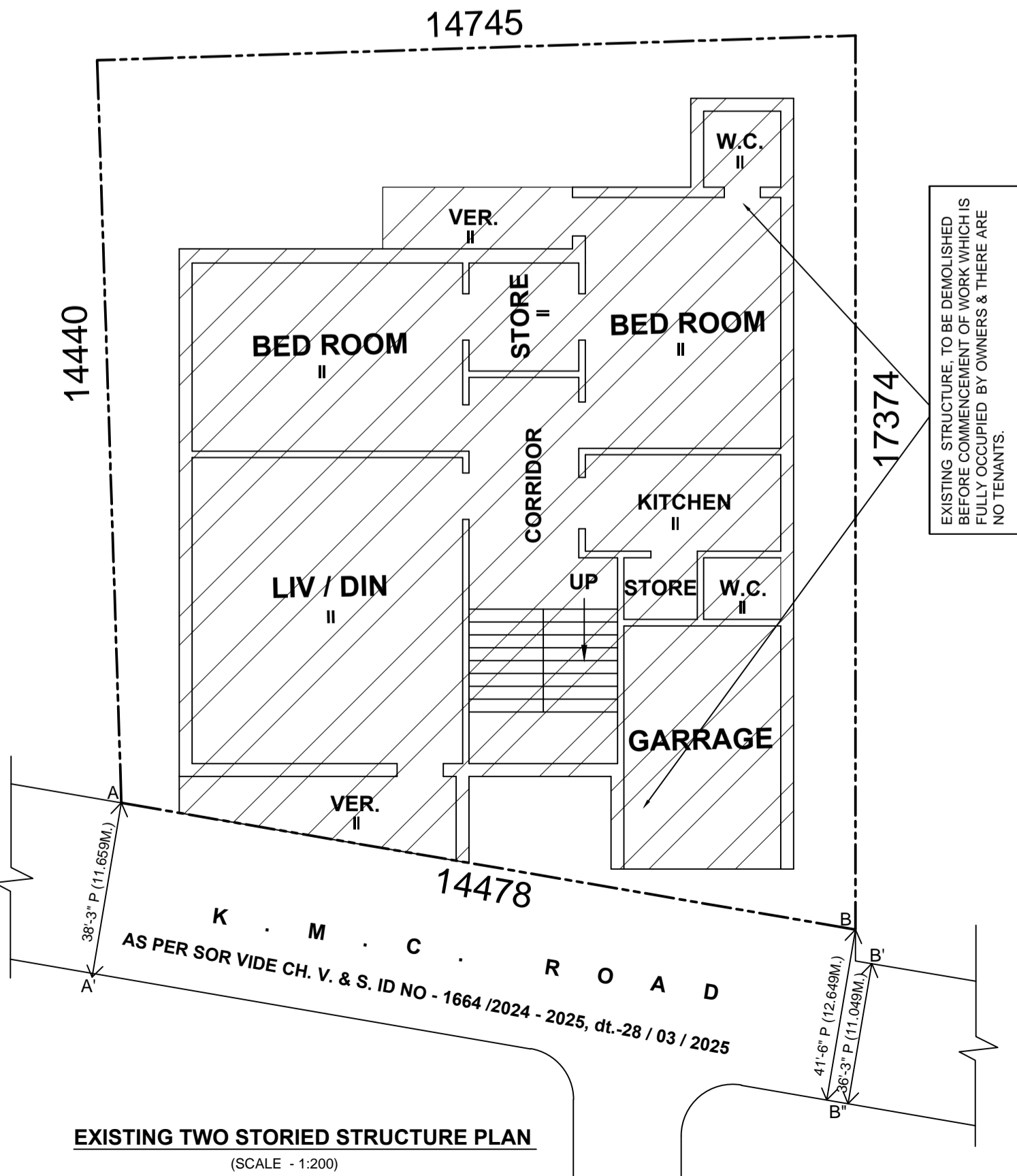
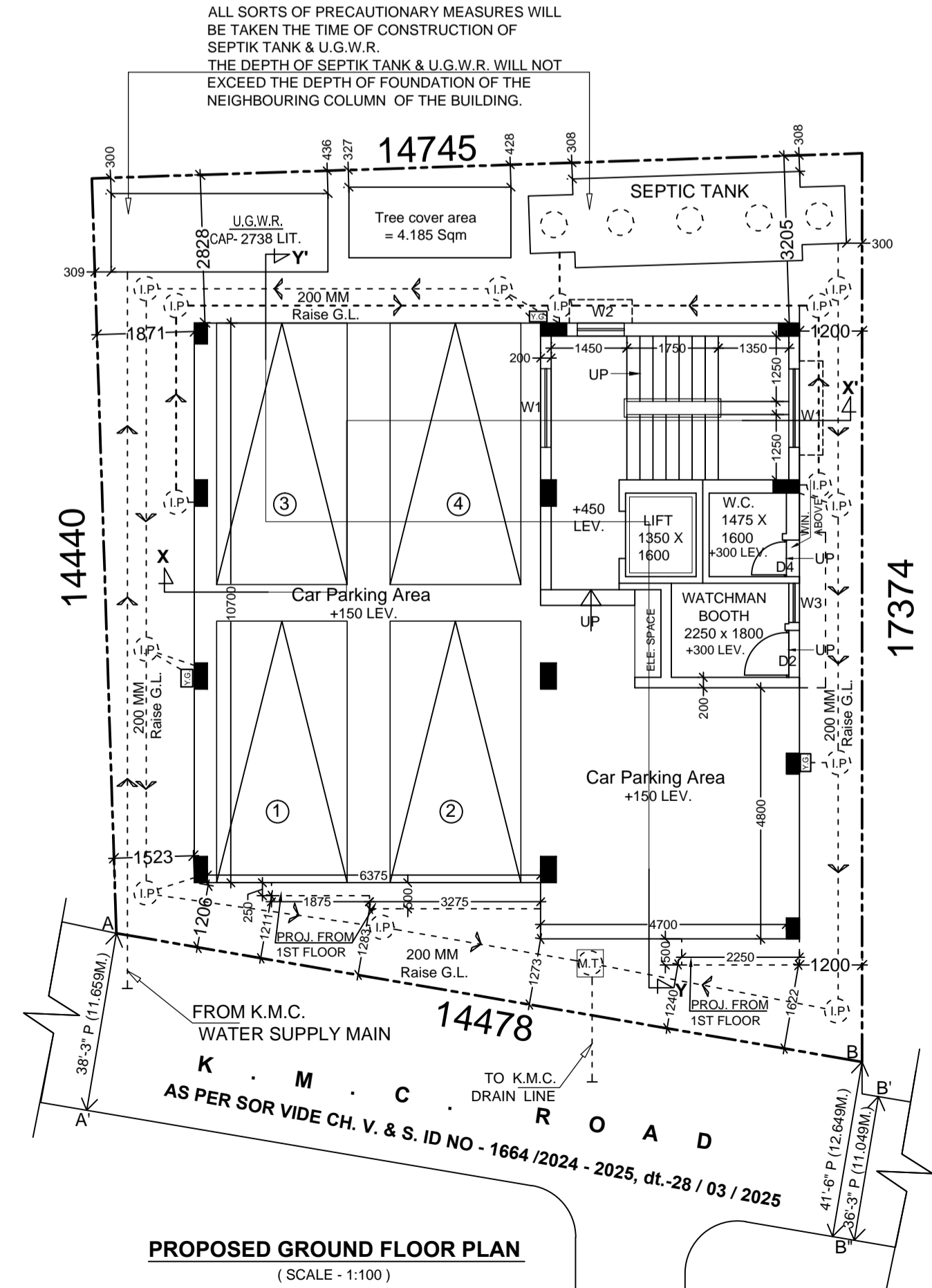
Average Rear Open Space Calculation. -

= Total Rear Area / Rear Dimension of Proposed Building

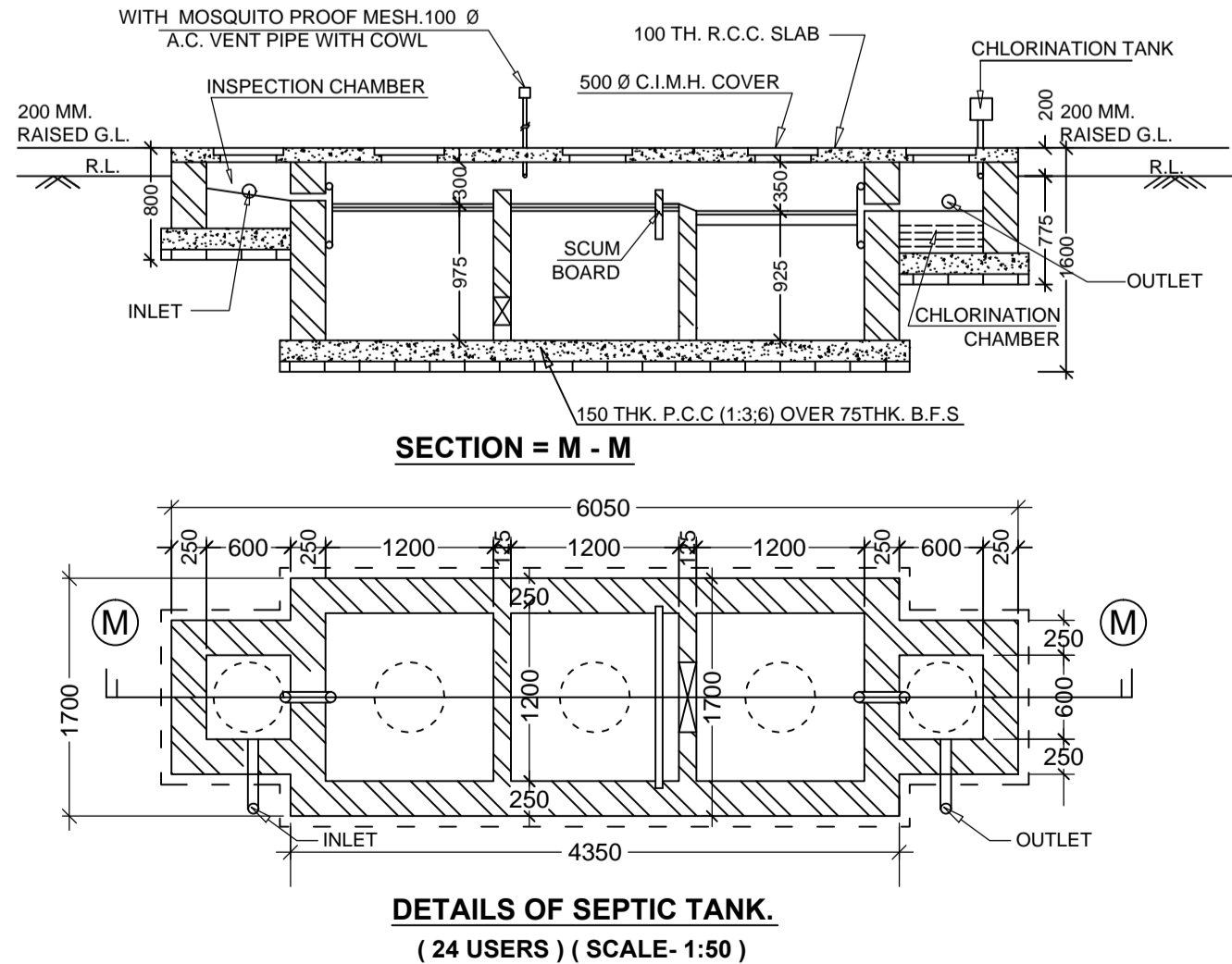
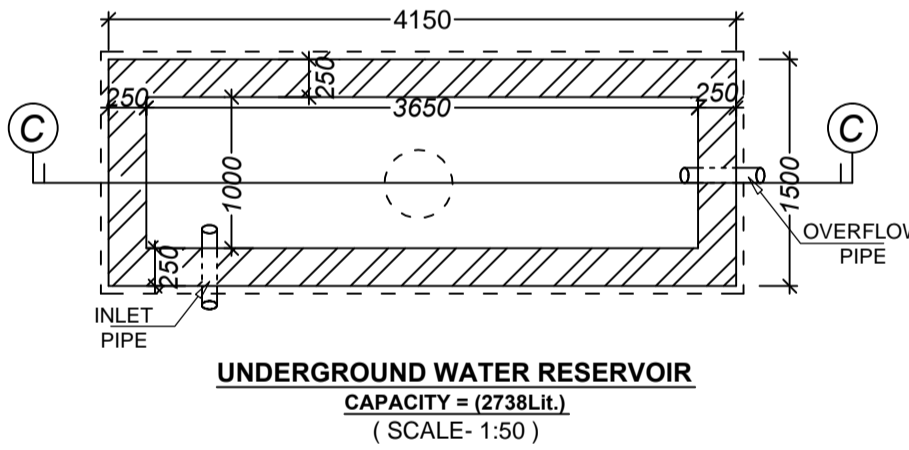
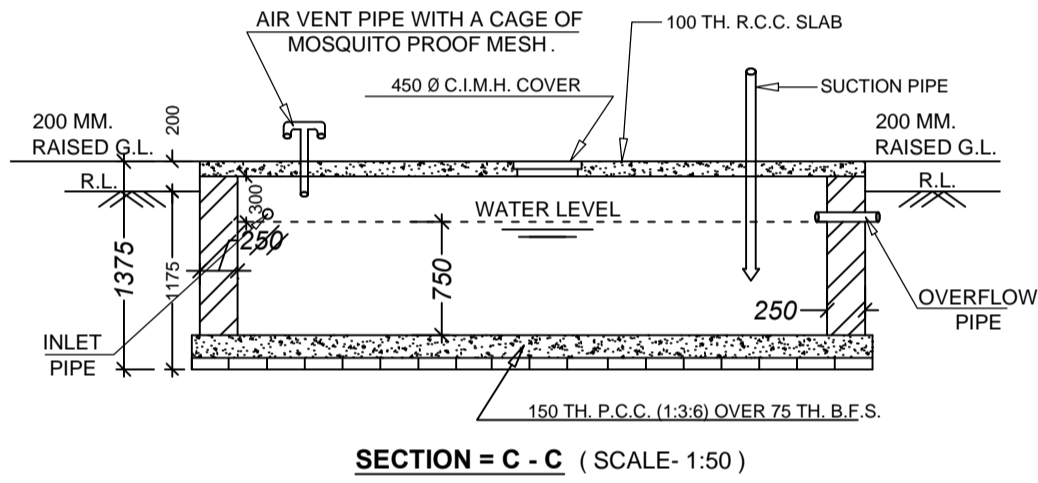
= 34.898 / 11.575 = 3.015m.

SCHEDULE OF DOORS AND WINDOWS					
D	1075 x 2100	W	1800 x 1650		
D1	1000 x 2100	W1	1500 x 1650		
D2	900 x 2100	W2	900 x 1200		
D3	850 x 2100	W2*	900 x 1050		
D4	700 x 2100	W3	750 x 1200		
		W4	600 x 600		

- SPECIFICATION**
- ALL DIMENSIONS ARE IN MM.
 - THE HEIGHT OF THE BUILDING IS 12.425 m.
 - THE BUILDING IS R.C.C. FRAME STRUCTURE.
 - ALL OUTER WALL ARE 200/250 mm. THICK.
 - ALL INTERNAL WALL ARE 75 / 125 mm. THICK.
 - GRADE OF CONCRETE IS M25.
 - GRADE OF STEEL IS Fe - 500.
 - 100 THICK LIME TERRACING OVER 100 THICK R.C.C. ROOF SLAB.
 - 12 MM. THICK PLASTER TO ALL INTERNAL WALL WITH (1 : 5) CEMENT SAND MORTAR.
 - HEIGHT OF PARAPET WALL IS 1200 mm.



STATEMENT OF PROPOSAL						
PART - A						
1. ASSESSES NO. : 210930405723						
2. NAME OF THE OWNER : M/S. DEEPAJ CONSTRUCTION PVT.LTD. REPRESENTED BY ITS DIRECTOR SMT. JAYATI PAUL						
3. DETAILS OF REGD. TITLE DEED Book No.- I, Vol. No. - 1503 - 2024, Pages - 468123 To 468140, Being No. - 160317385, Year : 2024, DATE:- 09/11/2024, D.S.R.- III SOUTH 24-PARGANAS, WEST BENGAL						
PART - B						
1. AREA OF LAND : As per Title deed & ASSESSMENT BOOK COPY : 3K- 7CH - 5 SQFT = 230.398 Sqm						
2. NET AREA OF LAND = 230.398 Sqm.						
3. PERMISSIBLE GROUND COVERAGE = 135.905 Sqm. = 58.987 %						
4. PROPOSED GROUND COVERAGE = 132.405 Sqm. = 57.468 %						
5. PROPOSED AREA :						
	TOTAL FLOOR AREA	CUTOUT Stair Duct Area Lift Area	Covered Area (Excluding Stair void & Lift Duct)	EXEMPTED AREA Stair Way Area Lift Lobby (Excl.Stair Void)	Net Floor Area (Excluding Stair, Lift Duct & Lobby)	
Ground Floor	129.174 Sqm.	—	129.174 Sqm.	10.465 Sqm.	2.220 Sqm	116.489 Sqm.
First Floor	132.405 Sqm.	0.438 Sqm.	2.160 Sqm.	10.465 Sqm.	2.220 Sqm	117.122 Sqm.
Second Floor	132.405 Sqm.	0.438 Sqm.	2.160 Sqm.	10.465 Sqm.	2.220 Sqm	117.122 Sqm.
Third Floor	132.405 Sqm.	0.438 Sqm.	2.160 Sqm.	10.465 Sqm.	2.220 Sqm	117.122 Sqm.
Total	526.389 Sqm.	1.314 Sqm.	6.480 Sqm.	518.595 Sqm.	8.880 Sqm.	467.855 Sqm.
TOTAL EXEMPTED AREA = (41.860 + 8.880) = 50.740 Sqm.						
6. PARKING CALCULATION :						
A. Tenement Mkd.	Individual Tenement	Prop. Area To be Added	Actual Tenement	Tenement Nos.	Category	Required Parking
1	113.506 Sqm.	26.865 Sqm.	140.371 Sqm.	3	Above 100 Sqm.	3 Nos.
Total Required Parking =						3 Nos.



- B) NOS. OF PARKING REQUIRED = 3 Nos.
- NOS. OF PARKING PROVIDED = 4 Nos.
- C) Permissible area for parking : (a) GROUND FLOOR = 3 Nos. x 25 Sqm. = 75.00 Sqm.
- D) Actual area of parking provided : (a) GROUND FLOOR PARKING = 97.483 Sqm.
7. PERMISSIBLE F. A. R. = 2.25
8. PROPOSED F. A. R. = (467.855 - 75) / 230.398 = 1.705
9. TOTAL CUP-BOARD & ALCOVE AREA = 9.600 Sqm. (2.417 %)
10. STAIR HEAD ROOM AREA = 19.094 Sqm.
11. OVER HEAD TANK AREA = 5.795 Sqm.
12. AREA OF TOP COVER OF M/C RM LESS LIFT = 2.960 Sqm.
13. TOTAL ADDITIONAL FLOOR AREA FOR FEES (cupboard,alcove, stair head rm, cover of Lift) = 31.654 Sqm.
14. HEIGHT OF THE BUILDING = 12.425 m.
15. RELAXATION OF AUTHORITY = U/R 76 (j) OF KMC BUILDING RULE 2009
16. PERMISSIBLE TREE COVER AREA = 518.595 X 15 % X 230.398 6000
- PROPOSED TREE COVER AREA = 2.987 Sqm.
17. TOTAL EXISTING FLOOR AREA = 297.14 Sqm.

DECLARATION OF OWNERS/ APPLICANT

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 B.S. 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 MAY REVOKE THE SANCTION PLAN.
- THE CONSTRUCTION OF UNDER GROUND WATER RESERVOIR & SEPTIC TANK WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
- EXISTING STRUCTURE, TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK WHICH IS FULLY OCCUPIED BY OWNERS & THERE ARE NO TENANTS.
- DURING INSPECTION PLOT WAS IDENTIFIED BY ME.
- THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

M/S. DEEPAJ CONSTRUCTION PVT. LTD.
SMT. JAYATI PAUL
DIRECTOR

NAME OF OWNERS / APPLICANT

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 LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U. G. WATER RESERVOIR & SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. EXISTING STRUCTURE, TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK WHICH IS FULLY OCCUPIED BY OWNERS & THERE ARE NO TENANTS. THE SITE WILL BE SUPERVISED BY ME.

MADHAB CH. PAUL.
[L.B.S. No.- 526 (Class- I)]
NAME OF L.B.S.

DECLARATION OF E.S.E

THE STRUCTURAL DESIGNS AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING IS DONE BY DR. SANTOSH KUMAR CHAKRABORTY (G.T.E. NO. - 161) OF J. B. ASSOCIATES, OF (ADDRESS) 1418, NAYABAD, PANCHASAYER, KOLKATA - 700094. THE RECOMMENDATIONS OF SOIL TEST REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATIONS.

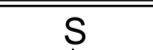
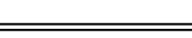
MADHAB CH. PAUL.
E.S.E. NO. - 229 / II.
NAME OF E.S.E.

DECLARATION OF G.T.E

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

DR. S. K. CHAKRABORTY.
K.M.C. G.T.E. NO. - 16 (Class - I)
NAME OF GEO-TECHNICAL ENGINEER.

PROPOSED G+III STORIED (Height of the Building is 12.425 m.) RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 & K.M.C. Building Rules2009, AT PRE. No. - 1/513B, GARIAHAT ROAD, P.S. - LAKE, KOLKATA - 700 068, WARD NO - 93 , BOROUGH - X.

*** DETAILS OF ARCHITECTURAL DRAWING ***			
	'DRAWN BY' KEYA	'Checked BY' M.C.Paul	
	'Date' 11.12.2024		
	'ARCHITECTS & ENGINEERS' Deep Pal Consultancy (P) Ltd. 48/1A, Dr. Surendra Sarkar Road, Kolkata - 700 014. E-mail : dpalcol@yahoo.com		

BUILDING PERMIT NUMBER: 2025100011 DATED: 19/04/2025

VALID UP TO: 18/04/2030

DIGITAL SIGNATURE OF A/E