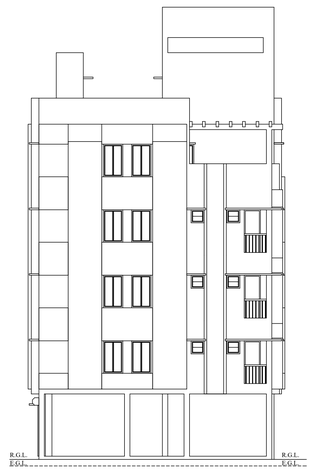
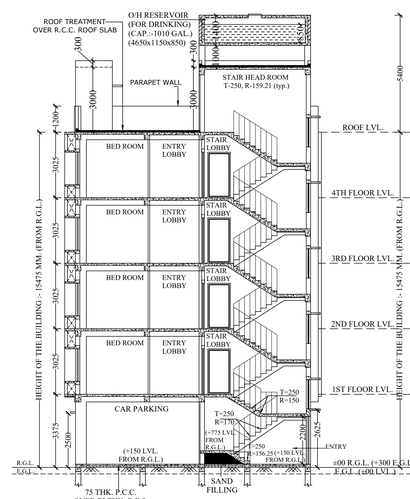


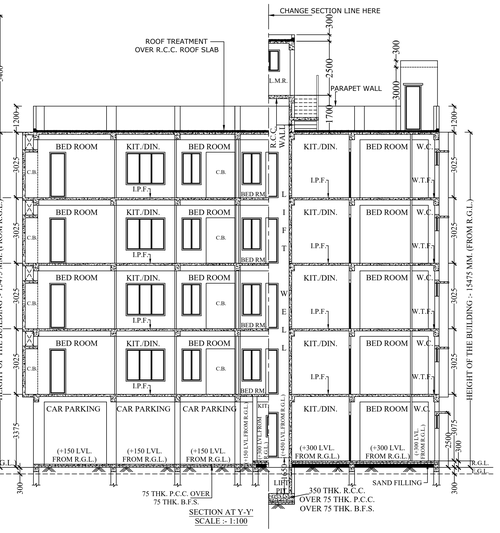
PROPOSED FRONT (SOUTH) SIDE ELEVATION
SCALE :- 1:100

PROPOSED WEST SIDE ELEVATION
SCALE :- 1:100

PROPOSED EAST SIDE ELEVATION
SCALE :- 1:100



SECTION AT X-X'
SCALE :- 1:100



SECTION AT Y-Y'
SCALE :- 1:100

PART-A :
1. ASSESSEE NO:- 11-033-04-0022-5.
2. DETAIL OF OWNERSHIP DOCUMENTS:-
a) DETAILS OF DEED OF CONVEYANCE:-
BOOK - I, VOL. - 1904-2021, BEING NO. - 190412202; PAGES FROM 618921 TO 618969, REGISTERED BEFORE A.R.A.-IV, KOLKATA, YEAR -2021.
b) DETAIL OF REGISTERED BOUNDARY DECLARATION:-
BOOK NO. - I, VOL. NO.- 1903-2023, BEING NO. - 190300166, PAGES FROM 12797 TO 12805, REGISTERED BEFORE A.R.A.-III, KOLKATA, YEAR 2023.
c) DETAIL OF REGISTERED DECLARATION FOR NON-EVICTION OF TENANT:-
BOOK NO. - I, VOL. NO.- 1903-2023, BEING NO. - 190302067, PAGES FROM 76189 TO 76196, REGISTERED BEFORE A.R.A.-III, KOLKATA, YEAR 2023.
d) DETAIL OF REGISTERED DEED OF GIFT OF STRIP OF LAND:-
BOOK NO. - I, VOL. NO.- 1903-2023, BEING NO. - 190302065, PAGES FROM 76216 TO 76225, REGISTERED BEFORE A.R.A.-III, KOLKATA, YEAR 2023.
e) DETAIL OF REGISTERED DEED OF SPLAYED CORNER:-
BOOK NO. - I, VOL. NO.- 1903-2023, BEING NO. - 190302066, PAGES FROM 76197 TO 76206, REGISTERED BEFORE A.R.A.-III, KOLKATA, YEAR 2023.
f) REFERENCE OF S.O.R.:- Ch.V. & S. Id. No. -1211/2022-2023, DT.- 14.03.2023.
3. a) LAND AREA:- 406.169 SQ.M. OR 06K.- 01CH.- 07SFT. (M/L) (AS PER DEED)
396.881 SQ.M. OR 05K.- 14CH.- 42SFT. (M/L) (PHYSICAL MEASUREMENT)
b) AREA OF STRIP OF LAND:- 17.803 SQ.M. OR 04CH.- 12SFT. (M/L)
(STRIP OF LAND TO BE GIFTED TO K.M.C. UR 59(2) OF K.M.C. BLDG. RULE 2009)
(AT WESTERN SIDE OF THE PREMISES)
c) AREA OF SPLAYED CORNER:-
0.716 SQ.M. OR 08SFT. (M/L) (AT SOUTH-WESTERN CORNER OF THE PREMISES)
0.720 SQ.M. OR 08SFT. (M/L) (AT SOUTH-EASTERN CORNER OF THE PREMISES)
d) NO.OF STOREYS:- FIVE(G+IV).
4. NO. OF TENEMENTS : 16 NOS.
5. SIZE OF TENEMENTS : a) <50 sq.m. - 08 nos. ; b) 50 sq.m. to 75 sq.m. - 08 nos.

PART-B :
1. a) LAND AREA:- 406.169 SQ.M. OR 06K.- 01CH.- 07SFT. (M/L) (AS PER DEED)
396.881 SQ.M. OR 05K.- 14CH.- 42SFT. (M/L) (BOUNDARY DECLARATION)
b) AREA OF STRIP OF LAND:- 17.803 SQ.M. OR 04CH.- 12SFT. (M/L)
(STRIP OF LAND TO BE GIFTED TO K.M.C. UR 59(2) OF K.M.C. BLDG. RULE 2009)
(AT WESTERN SIDE OF THE PREMISES)
c) AREA OF SPLAYED CORNER:-
0.716 SQ.M. OR 08SFT. (M/L) (AT SOUTH-WESTERN CORNER OF THE PREMISES)
0.720 SQ.M. OR 08SFT. (M/L) (AT SOUTH-EASTERN CORNER OF THE PREMISES)
2. i) PERMISSIBLE GROUND COVERAGE (53.437% OF 396.881 SQ.M.) = 212.081 SQ.M.
ii) PROPOSED GROUND COVERAGE (50.881% OF 396.881 SQ.M.) = 201.951 SQ.M.
3. PROPOSED HEIGHT OF THE BUILDING = 15.475 MTR. (FROM R.G.L.)

4. PROPOSED AREA :-

FLOORS	COVERED AREA (in SQ.M.)	CUT OUT (in SQ.M.)		COVERED FLOOR AREA (in SQ.M.)	EXEMPTED AREA (in SQ.M.)		FLOOR AREA EXCLUDING EXEMPTION (in SQ.M.)
		LIFT WELL	STAIR VOID		STAIR & STAIR LOBBY	LIFT LOBBY	
GRND FLR.	201.939	-----	-----	201.939	12.690	2.707	186.552
1ST FLR.	201.939	2.470	-----	199.469	12.690	3.000	183.779
2ND FLR.	201.939	2.470	-----	199.469	12.690	3.000	183.779
3RD FLR.	201.939	2.470	-----	199.469	12.690	3.000	183.779
4TH FLR.	172.529	2.470	-----	170.059	12.690	3.000	154.369
TOTAL	980.284	9.880	-----	970.404	63.450	14.707	892.247

5. TENEMENTS & CAR PARKING CALCULATION :-
A) RESIDENTIAL :

MKD.	TENEMENT SIZE (SQ.M.)	PROPORTIONAL COMMON AREA TO BE ADDED (SQ.M.)	ACTUAL TENEMENT AREA (SQ.M.)	NO. OF TENEMENT	REQUIRED CAR PARKING
G (GRND.)	42.926	5.159	48.085	01 (<50 SQ.M.)	
A (1ST-4TH)	42.682	5.130	47.812	04 (<50 SQ.M.)	
B (1ST-4TH)	49.463	5.945	55.408	04 (50-75 SQ.M.)	
C (1ST-3RD)	48.978	5.887	54.864	03 (50-75 SQ.M.)	03
D (1ST-3RD)	41.619	5.002	46.622	03 (<50 SQ.M.)	
E (4TH)	59.954	7.206	67.160	01 (50-75 SQ.M.)	
SHOP (GROUND)	COVERED AREA - 39.118 SQ.M. (CARPET AREA - 35.057 SQ.M.)				01

6A. TOTAL REQUIRED CAR PARKING = 04 NOS.
6B. TOTAL PROPOSED CAR PARKING = 04 NOS.
7A. REQUIRED AREA FOR PARKING = 100.000 SQ.M.
7B. PROPOSED AREA OF PARKING = 99.048 SQ.M.(COVERED)
7C. EXEMPTED AREA FOR PARKING = 99.048 SQ.M.
8. PERMISSIBLE F.A.R = 2.00
9. PROPOSED F.A.R. = 1.998 [(892.247 - 99.048) / 396.881]
10. STAIR HEAD ROOM AREA = 16.085 SQ.M.
11. AREA OF LIFT MACHINE ROOM = 11.603 SQ.M.
12. TERRACE AREA = 201.939 SQ.M. (29.410+172.529)
13. RELAXATION OF AUTHORITY, IF ANY = N.A.
14. OVER HEAD TANK AREA (FOR DRINKING) = 8.499 SQ.M.
15. AREA OF LIFT MACHINE ROOM STAIR = 4.098 SQ.M.
16. AREA OF W.C. AT ROOF = 2.720 SQ.M.
17. TOTAL AREA OF PERGOLA TREATMENT ABOVE ROOF = 3.750 SQ.M.
18. AREA OF PERMISSIBLE CUP-BOARD = 29.132 SQ.M. (3% OF 971.065 SQ.M.)
19. AREA OF PROPOSED CUP-BOARD = 25.225 SQ.M. (2.660% OF 971.065 SQ.M.)
20. AREA OF PERMISSIBLE TREE COVER = 09.636 SQ.M. (2.428% OF 396.881 SQ.M.)
21. AREA OF PROPOSED TREE COVER = 11.637 SQ.M. (2.932% OF 396.881 SQ.M.)
22. OTHER AREA ONLY FOR FEES = 63.460 SQ.M. (EXCLUDING EXEMPTED)
23. TOTAL BUILT UP AREA = 1033.864 SQM.

SCHEDULE OF DOOR & WINDOW
(for proposed plan only)

MKD.	WIDTH	HEIGHT	MKD.	WIDTH	HEIGHT
D1	1050	2100	W1	1800	1500
D2	900	2100	W2	1500	1500
D3	750	2100	W3	900	1500
CG	1200	2200	W4(A)	900	1250
S/D	1350	2100	W4	900	1000
R.S.	as per drawing	2100	W5	600	600

AMSL DECLARATION REGARDING OFFICE CIRCULAR NO. 13 OF 2022-23 OF D.G.(B), DT. 07/12/2022

PREMISES NO. - 53A, ARDHENDU SEKHAR NASKAR SARANI (PREVIOUSLY KNOWN AS CHAUL PATTY ROAD), KOLLATA-700 010, P.S.- BELIAGHATA, WARD NO. - 033, BOROUGH NO. - III.
ASSESSEE NO. -11-033-04-0022-5
NAME OF OWNER(S)/APPLICANT(S): MICRO VINIMAY PVT. LTD. REPRESENTED BY BAJRANG LAL MUNDHRA (DIRECTOR)

AREA OF LAND :406.169 SQ.M. OR 06K.- 01CH.- 07SFT. (M/L) (AS PER DEED)
396.881 SQ.M. OR 05K.- 14CH.- 42SFT. (M/L) (PHYSICAL MEASUREMENT)
NAME OF L.B.S.: SUBHASISH DEY (LBS/I/1365)
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI 33.00 M.
PROPOSED HEIGHT OF BUILDING (AMSL) -R.G.L. +HT. OF BLDG.+ HT. TOP ROOF STRUCTURE) - 27.275 M.
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
"1"	22°33'33" N	88°24'15" E	6.40 Meter
"2"	22°33'34" N	88°24'15" E	
"3"	22°33'34" N	88°24'16" E	
"4"	22°33'33" N	88°24'16" E	

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

SRI RAVI CHOURASIA
NAME OF OWNERS/APPLICANTS

SUBHASISH DEY (LBS/I/1365)
NAME OF L.B.S.

SPECIFICATIONS :-

1. ALL DIMENSIONS ARE IN MILLIMETER UNLESS OTHERWISE STATED.
2. FIGURED DIMENSIONS SHOULD BE FOLLOWED.
3. FOR SPECIFICATION OF MATERIALS & WORKMANSHIP FOLLOW N.B.C. (LATEST).
4. ALL EXTERNAL WALLS ARE 200 MM. TH. & ALL INTERNAL WALLS ARE 125TH. & 75MM. TH. AS MENTIONED.
5. MIX OF CONCRETE OF ALL R.C.C. MEMBERS ARE M-20 GRADE.
6. ALL REINFORCEMENT SHALL BE AT LEAST Fe -500 CONFORMING TO I.S CODE.
7. CLEAR COVER FOR TO MAIN-REINFORCEMENT a) FOUNDATION - 50 MM. , b) COLUMN - 40 MM. , c) BEAM - 25 MM. , d) SLAB - 20 MM.
8. THE DEPTH OF SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF NEIGHBORING COLUMN FOUNDATION.
9. ALL FLOORS SPECIALLY BELOW TOILET, W.C.,KITCHEN ARE IMPERMEABLE FLOOR & WILL BE CONSTRUCTED BY WATER TIGHT MATERIALS.
10. P.L.D. = PIPE LINE DUCT & R.W.P. = RAIN WATER PIPE.
11. E.G.L. = EXISTING GROUND LEVEL & R.G.L. = RAISED GROUND LEVEL.

CERTIFICATE OF STRUCTURAL ENGINEER :-

STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE PROPOSED BUILDING WILL BE MADE BASED ON THE SOIL TEST REPORT WHICH WILL BE DONE AFTER DEMOLITION OF EXISTING BUILDING, BY CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER PREVAILING I.S. CODES AND N.B.C. OF INDIA AND CERTIFIED THAT THE DESIGN WILL BE CALCULATED IN SUCH A WAY TO MAKE THE PROPOSED CONSTRUCTION TO BE SAFE AND STABLE IN ALL RESPECT.

PRADIP KUMAR DHAR
MIE (Civil) [India]
E.S.E. No. 50231 of
Kolkata Municipal Corporation
SIGNATURE OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECHNICAL ENGINEER :-

THE UNDERSIGNED HAS INSPECTED THE SITE BUT COULD NOT CARRIED OUT THE SOIL INVESTIGATION AS THERE EXISTS AN OLD BUILDING COVERING THE TOTAL PLOT OF LAND. SO AFTER DEMOLITION OF THE SAID STRUCTURE SOIL INVESTIGATION WILL BE MADE AND ACCORDINGLY RECOMMENDATION WILL BE GIVEN ON THE BASIS OF ALL POSSIBLE LOADS OF PROPOSED FIVE (G+IV) STORIED BUILDING CONSIDERING ALL RESPECTS FROM GEO-TECHNICAL POINT OF VIEW.

RUPAK KUMAR BANERJEE
BCE, ME., MIGS, M.I.E., CHARTERED ENGINEER
ENLISTED GEO-TECHNICAL ENGINEER (KMC)
G/T.I/(0)(KMC)/LM-4279, M-153678-5
SIGNATURE OF GEO-TECHNICAL ENGINEER

DECLARATION OF L.B.S. :-

CERTIFIED THAT THE BUILDING PLAN ITSELF WITH FULL RESPONSIBILITY HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILD ABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. IT IS PARTLY OCCUPIED BY THE OWNER AND TENANTS.

SUBHASISH DEY
Regd. Civil Engg.
Under Kolkata
Municipal Corporation
LBS Class I, No.1365
SIGNATURE OF L.B.S.

DECLARATION OF OWNER:-

I DO HERE BY DECLARE 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 DOCUMENT ARE FAKE THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R. WILL BE TAKEN UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION.

SRI RAVI CHOURASIA
MOB.- 82402 26513
e-mail id:- ravichourasia1234@gmail.com
SIGNATURE OF OWNER / APPLICANT

CONTENT:- PROPOSED GROUND FLOOR PLAN, PROPOSED FIRST TO FOURTH FLOOR PLAN, PROPOSED ROOF PLAN, PROPOSED ELEVATIONS, PROPOSED SECTIONS, D/W SCHEDULE.

PROJECT:- PROPOSED PLAN OF FIVE (G+IV) STORIED RESIDENTIAL BUILDING OF (HT.- 15.475 M.) FOR SANCTION U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 AT PREMISES NO.- 53A, ARDHENDU SEKHAR NASKAR SARANI (PREVIOUSLY KNOWN AS CHAUL PATTY ROAD), KOLKATA - 700 010, P.S.- BELIAGHATA, UNDER KMC WARD NO. 033, BR. - III.

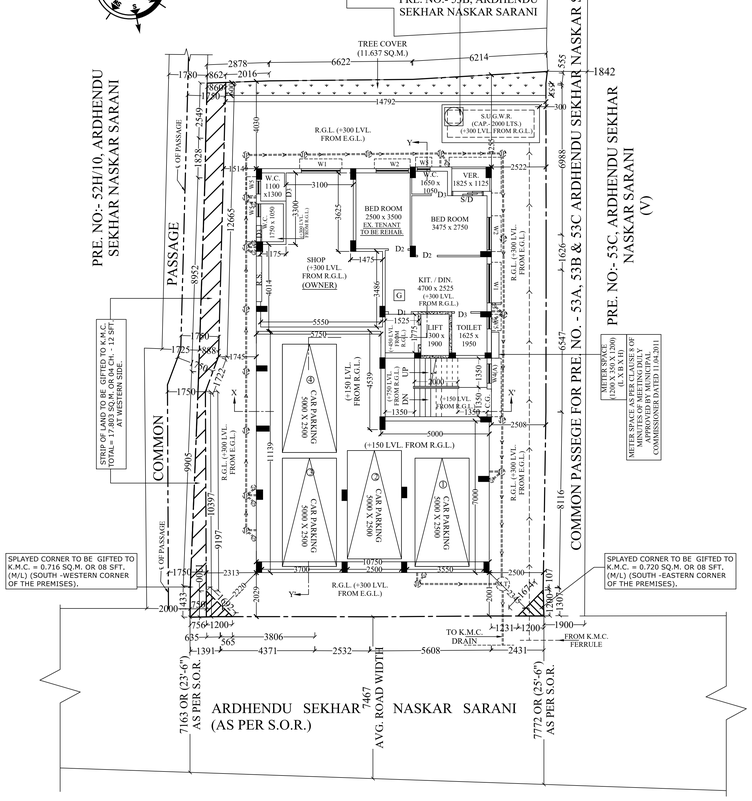
SCALE -1:100
(UNLESS OTHERWISE MENTIONED)
PLAN CASE NUMBER : 2023030012

PIONEER ENGINEERING & ASSOCIATES
35A, DR. NARAYAN ROY SARANI, KOLKOTA - 700 006.
MOB. - 98831 92148.

BUILDING PERMIT NO. - 2023030031 | SANCTION DATE - 08/08/2023 | VALID UP TO - 07/08/2028

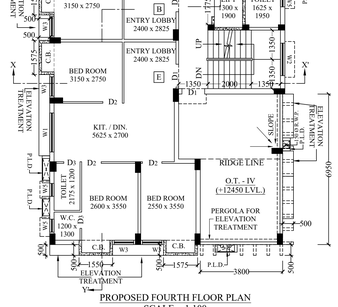
JIBAN DAS
Digitally signed by JIBAN DAS
Date: 2023.08.08 17:03:40 +05'30'
DIGITAL SIGNATURE OF A.E.(C)/Bldg./BR.-III/KMC

SANTANU DUTTA
Digitally signed by SANTANU DUTTA
Date: 2023.08.08 13:53:31 +05'30'
DIGITAL SIGNATURE OF E.E.(C)/Bldg./BR.-III/KMC

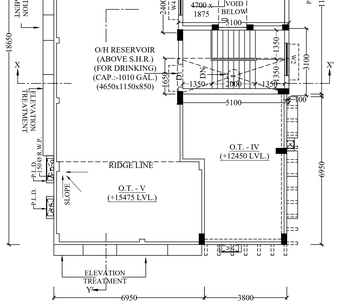


PROPOSED GROUND FLOOR PLAN
SCALE :- 1:100

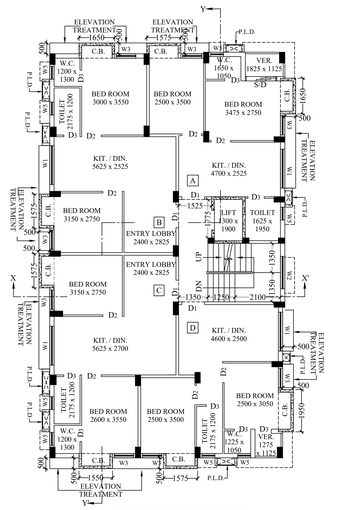
NOTE:- ±00 R.G.L. = +300 LVL. FROM E.G.L.
ALL LEVEL ARE SHOWN FROM R.G.L. UNLESS OTHERWISE MENTIONED
[REF. OF S.O.R. :- CH. V. & S. ID. NO. - 1211/2022-2023, DATED - 14.03.2023]



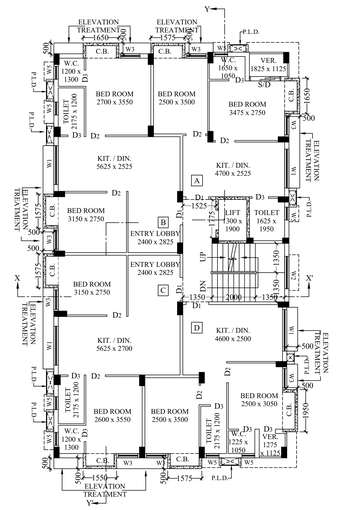
PROPOSED FOURTH FLOOR PLAN
SCALE :- 1:100



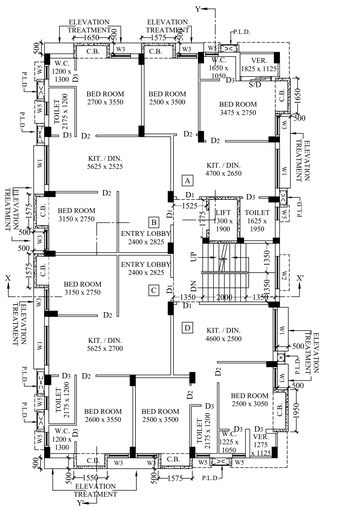
PROPOSED ROOF PLAN
SCALE :- 1:100



PROPOSED FIRST FLOOR PLAN
SCALE :- 1:100



PROPOSED SECOND FLOOR PLAN
SCALE :- 1:100



PROPOSED THIRD FLOOR PLAN
SCALE :- 1:100