

- SPECIFICATION**
1. ALL DIMENSION ARE IN MM UNLESS OTHERWISE MENTIONED.
 2. FOLLOW WRITTEN DIMENSION ONLY.
 3. FOR SPECIFICATION OF MATERIALS AND WORKMANSHIP FOLLOW N.B.C. 1984.
 4. ALL EXTERNAL WALLS ARE IN 250TH/200TH AND ALL INTERNAL WALLS ARE 125TH/75TH.
 5. GRADE OF R.C.C. CONCRETE M-20 & GRADE OF STEEL: Fe-415.
 6. BEARING CAPACITY OF SOIL, AS PER SOIL TEST REPORT
 7. BRICK WORK WITH CEMENT AND SAND MORTAR FOR 250TH/200TH WALL (1:6) & 125TH/75TH WALL (1:4).
 8. PLASTER WORK CEILING (1:4) AND INSIDE OUTSIDE WALL (1:6).
 9. THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR WOULD NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.
 10. ALL SORTS OF PRECAUTIONARY MEASURE SHOULD BE TAKEN AT THE TIME OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR CONSTRUCTION.

DECLARATION OF OWNER / C.A

I do hereby undertake with full responsibility that-

1. I shall engage L.B.S. & E.S.E. during construction.
2. I 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 structure.
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 & septic tank will be constructed under the guidance of L.B.S. / E.S.E. before starting of building foundation work.
6. I shall use marble in all floor.
7. During site inspection I was physically present and properly identified the site.

(1) SUBHRA DATTA
(2) SANKAR CHANDRA DATTA
NAME OF OWNER / C.A

DECLARATION OF L. B. S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE G+III STORED RESIDENTIAL BUILDING PLAN AT PREMISES NO.-979 BRAHMAPUR, P.S- BANSDRONI, KOLKATA -700096, WARD NO - 111, BOROUGH NO. - XI, DISTRICT - SOUTH 24 PARGANAS, MOUZA - BRAHMAPUR, J.L. - 48, R.S & L.R. DAG NO. - 844, KHATIAN NO. R.S. - 302, L.R. - 3941 & 3915 UNDER THE KOLKATA MUNICIPAL CORPORATION, HAS BEEN DRAWN AS PER PROVISIONS OF THE KMC BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME THAT THE SITE CONDITIONS, INCLUDING THE ADJUTING 4.337 m. (Avg.) WIDE K.M.C. ROAD ON THE WEST SIDE AND 3.540 m. WIDE K.M.C. ROAD ON THE SOUTH CONFORMS WITH THAT IN THE PLAN AND IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND.

ASHIM KUMAR MUKHERJEE (L.B.S-1591/I)
NAME OF L.B.S.

CERTIFICATE FROM E.S.E. :-

THE STRUCTURAL DESIGN & DRAWINGS BOTH THE FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

MANI BHUSUN CHAKRABORTY (E.S.E-97/II)
NAME OF E.S.E.

CERTIFICATE FROM GEO - TECH. ENG. :-

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.

KALLOL KUMAR GHOSHAL (G.T/149)
NAME OF GEO - TECH. ENG.

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY ANI: 33M

REFERENCE POINT MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS-84	SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE
MARK-0	22°17' 22"N	88°22' 2"E
		5.0M

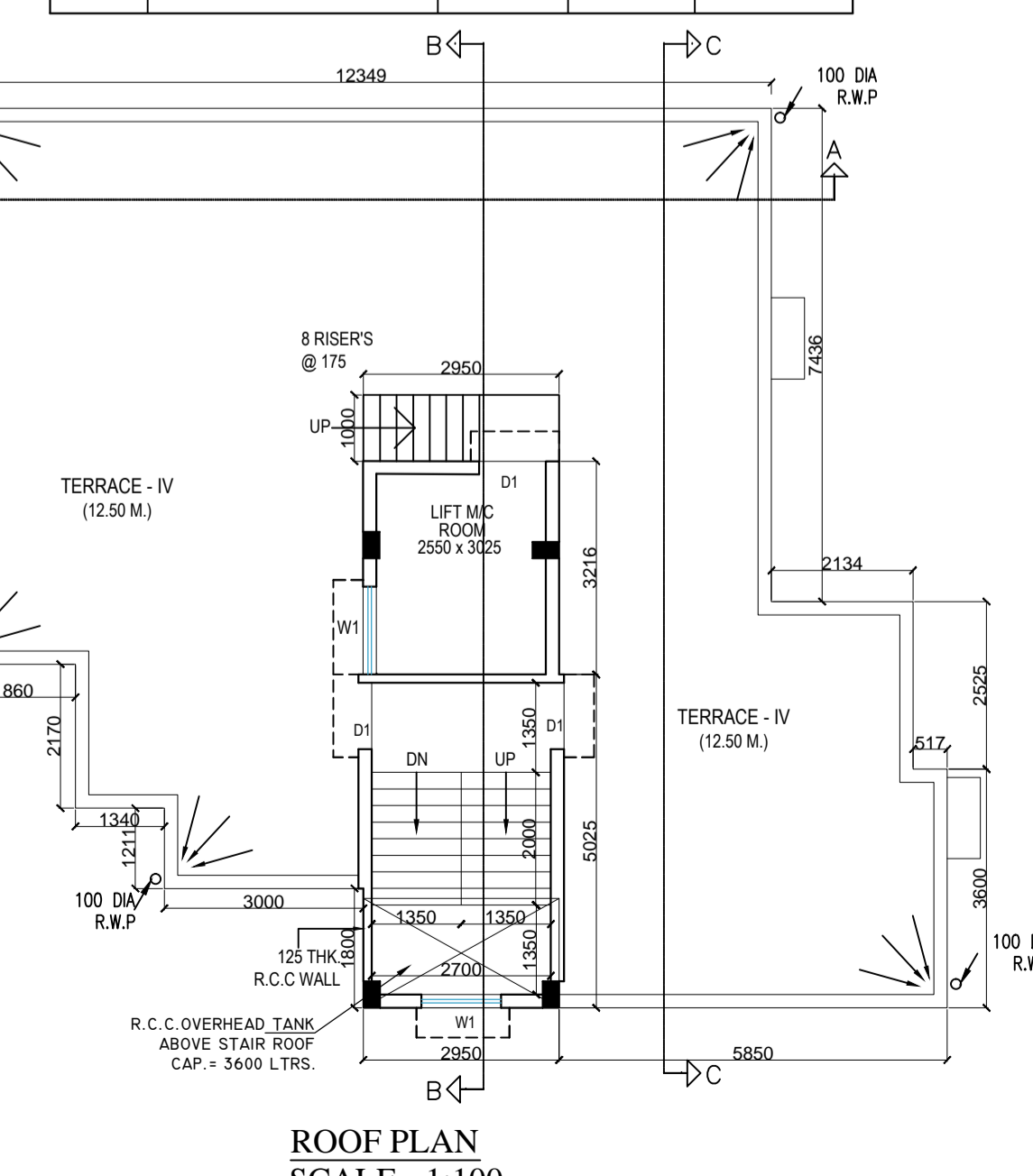
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW THE PREMISES DOES NOT FALL WITHIN RED ZONE OF CCZM

(1) SUBHRA DATTA
(2) SANKAR CHANDRA DATTA
NAME OF OWNERS/APPLICANT

ASHIM KUMAR MUKHERJEE (L.B.S-1591/I)
NAME OF LBS

SCHEDULE OF DOOR & WINDOW

DOOR MKD.	LINTEL HEIGHT	SIZE	WINDOW MKD.	LINTEL HEIGHT	SIZE
D1	2100	1000 X 2100	W1	2100	1200X1200
D2	2100	900 X 2100	W2	2100	1200X1050
D3	2100	750 X 2100	W3	2100	600X800
R.S.	AS PER ELEVATION		W4	2100	1650X1200



STATEMENT OF PLAN PROPOSAL

A

1. ASSESSEE NO. - 31-111-06-0979-0
2. DETAILS OF REGD. DEED - 1 BEING NO. - 16229; BOOK NO. - 1; VOL. NO. - 274; PAGES - 122 TO 128, DATE- 01/11/1991, DSR ALIPORE
3. DETAILS OF REGD. DEED - 2 BEING NO. - 07409; BOOK NO. - 1; VOL. NO. - 32; PAGES -2493 TO 2509, DATE-29/09/2011, ADSR-ALIPORE.
4. DETAILS OF REGD. BOUNDARY DECLARATION BEING NO. - 160304926; BOOK NO. - 1; VOL. NO. - 1603-2024; PAGES - 115217 TO 115228, DATE- 19/03/2024, DSR-III, S24 PGS.
5. DETAILS OF AMALGAMATION DEED BEING NO. - 160214770; BOOK NO. - 1; VOL. NO. - 1602-2023; PAGES - 483108 TO 483136, DATE- 06/10/2023, DSR -II, S24 PGS.
6. DETAILS OF POWER OF ATTORNEY BEING NO. -160200109; BOOK NO. - 1; VOL. NO. - 1602-2024; PAGES - 5492 TO 5513, DATE- 03/01/2024, DSR -II, S24 PGS.
7. DEED OF STRIP GIFT BEING NO. - 160203597; BOOK NO. - 1; VOL. NO. - 1602-2024; PAGES - 108710 TO 108721, DATE- 07/03/2024, DSR -II, S24 PGS.

B

AREA OF LAND (AS PER DEED) = 299.612 SQ.M.
AREA OF LAND (AS PER BOUNDARY DECLARATION) = 300.925 SQ.M.

1. PERMISSIBLE GROUND COVERAGE (56.680%) = 169.820 SQ.M.
2. PROPOSED GROUND COVERAGE (54.516%) = 163.337 SQ.M.
3. PERMISSIBLE F. A. R. = 1.75
4. PROPOSED F. A. R. = **1.680**
5. TOTAL COVERED AREA = 644.540 SQ.M.
6. TREE COVER AREA = 2.640 SQ.M.
7. NO. OF TENEMENTS - 9 NOS.
8. NO. OF STORED = FOUR
9. HEIGHT OF THE BUILDING = 12.500 M.

AREA STATEMENT

FLOOR	TOTAL COVERED AREA IN m ²	LIFT WELL IN m ²	ACTUAL FLOOR AREA IN m ²	EXEMPTED AREA	NET FLOOR AREA IN m ²
				Lift lobby in m ²	Stair & lobby in m ²
GROUND	154.529	0	154.529	2.531	12.690
FIRST	163.337	2.144	161.193	2.531	12.690
SECOND	163.337	2.144	161.193	2.531	12.690
THIRD	163.337	2.144	161.193	2.531	12.690
TOTAL	644.540	6.432	638.108	10.124	50.760

TENEMENTS & CAR PARKING CALCULATION

TENEMENT MARKED	TENEMENT SIZE in m ²	Multiplication Factor	ACTUAL TENEMENT AREA INCLUDING PRDP AREA IN m ²	No of Tenement	No of Car Required
A	45.605	1.15646	52.740	3	1
B	52.729	1.15646	60.979	3	1
C	46.485	1.15646	53.758	3	1
TOTAL					2

CALCULATION OF F.A.R

A. LAND AREA IN SQ.M		300.925
1. MERCANTILE RETAIL	COVERED AREA IN SQ.M	41.334
	CARPET AREA IN SQ.M	35.069
1a. OFFICE AREA	COVERED AREA IN SQ.M	22.516
	CARPET AREA IN SQ.M	18.856
2. REQUIRED CAR PARKING FOR MERCANTILE RETAIL		1
3. TOTAL REQUIRED CAR PARKING		3
4. TOTAL COVERED CAR PARKING PROVIDED		3
5. TOTAL OPEN CAR PARKING PROVIDED		0
6. CAR PARKING AREA PROVIDED IN m ²		71.809
7. PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m ²		7.5
8. PERMISSIBLE F.A.R		1.75
9. PROPOSED F.A.R		1.687

CALCULATION OF OTHER FEES

6. STAIR HEAD ROOM AREA IN m ²	15.412
7. LIFT MACHINE ROOM AREA IN m ²	9.505
8. AREA OF LIFT STAIR IN m ²	2.950
9. CUP BOARD AREA	5.70
10. LOFT AREA	0.0
11. OVER HEAD RESERVOIR AREA IN m ²	4.868
12. TOTAL ADDITIONAL AREA ONLY FOR FEES IN m ²	33.570
13. RELAXATION OF THE AUTHORITY, IF ANY	
14. TREE COVER AREA IN m ²	2.640
15. ROOF AREA IN m ²	163.337

PROPOSED G+III STORED RESIDENTIAL BUILDING PLAN AT PREMISES NO. - 979, BRAHMAPUR, P.S- BANSDRONI, KOLKATA -700096, WARD NO - 111, BOROUGH NO. - XI, DISTRICT - SOUTH 24 PARGANAS, MOUZA - BRAHMAPUR, J.L. - 48, R.S & L.R. DAG NO. - 844, KHATIAN NO. R.S. - 302, L.R. - 3941 & 3915 UNDER THE KOLKATA MUNICIPAL CORPORATION COMPLYING WITH OFFICE CIRCULAR NO- 02 OF 2020-21 DATED - 13/06/2020.

SCALE - 1:100/1:50/1:600/1:4000/1:200

B.P NUMBER- 2024110030

SANCTION DATE - 29.04.2024

VALID UPTO- 28.04.2029

SIGNATURE OF ASSISTANT ENGINEER / EXECUTIVE BR-XI [K.M.C]