



SPECIFICATION

- UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN M.M.
- TO THE CLASS B & F IN FOUNDATION AND FLOOR FINISH TH PARTITION WALL WITH (1:1) SAND CEMENT MORTAR.
- 200 TH OUTER WALL WITH (1:1) SAND CEMENT MORTAR.
- THIN SPORE CONCRETE WILL BE USING WATER PROOFING COMPOUND OVER 100 MM THK. R.C.C. ROOF.
- ALL CEILING AND R.C.C. PLASTER (20MM THK) WITH LEVAGE CEMENT MORTAR AND ALL WALL PLASTER (20MM THK) WITH LEVAGE CEMENT MORTAR.
- ALL STEEL GRADE IS 4141.7. ALL CONCRETE GRADE IS M20 AND REINFORCEMENT SHOULD BE TAKEN DURING CONSTRUCTION OF SEPTIC TANK.
- ALL SHORTS OF PRECAUTIONARY MEASURES CODE AND N.B.C. RECOMMENDATION.
- ALL BUILDING MATERIALS WILL BE AS PER IS.
- ALL FLOOR WILL BE PROVIDED MARBLE FINISH.

DECLARATION OF GEO-TECHNICAL ENGINEER

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

DECLARATION OF STRUCTURAL ENGINEER

CERTIFIED WITH FULL RESPONSIBILITY THAT THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE CIVIL STORED RESIDENTIAL BUILDING AT PREMISES NO- 21C/1W, PADDAPUR ROAD, WARD NO 98, BOROUGH NO- X, 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.

DECLARATION OF L.B.S

CERTIFIED WITH FULL RESPONSIBILITY THAT THE CIVIL STORED RESIDENTIAL BUILDING PLAN AT PREMISES NO- 21C/1W, PADDAPUR ROAD, WARD NO 98, BOROUGH NO- X, HAS BEEN DRAWN AS PER PROVISIONS OF THE K.M.C BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME THAT THE SITE CONDITIONS INCLUDING THE SLOTTING 100 MM WIDE BLACK TOP ROAD AT WESTERN SIDE 3.548 M (MIN) WIDE BLACK TOP ROAD AT NORTHERN SIDE OF THE PREMISES, COMPARED WITH THAT IN THE PLAN AND IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND.

OWNER 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 THE L.B.S & E.S.E. DURING CONSTRUCTION OF THE BUILDINGS PER PLAN.
- K.M.C. AUTHORITY SHALL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
- IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FALSE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- THE CONSTRUCTION OF WATER RESERVOIR OR SEPTIC TANK SHALL BE CONSTRUCTED UNDER THE GUIDANCE OF L.B.S. (E.S.E.) BEFORE STARTING OF BUILDING FOUNDATION WORK.
- THE SITE IS HEREBY DECLARED BY ME UNDER THE SITE INSPECTION BY K.M.C. ENGINEER.
- THE LAND IS ACQUISIT AND BOUNDARY OF ROADWAY FINAL.

SCHEDULE OF DOORS & WINDOWS

| DOOR/NO | SIZE | WIN/NO | SIZE |
|---------|-----------|--------|-----------|
| D | 1000X1200 | W | 1500X1200 |
| D1 | 800X1200 | W1 | 1200X1200 |
| D2 | 700X1200 | W2 | 1000X1200 |

B.P NO. : 2022100255 DATE : 20-MAR-23
VALID FOR 5 YEARS FROM DATE OF SANCTION.

TUSHAR JAT
DIGITAL SIG. OF THE E.Eng(C)/BLDG/BR-X

DIBAKAR CHOWDHURY
DIGITAL SIG. OF THE A.E. (C)/BLDG/BR-X

STATEMENT OF PLAN PROPOSAL

PART-A

- ASSEESSEE NO- 21-096-07-0542-9
- NAME OF OWNER - 1. KALPANA SARDAR, 2. SHIVANI SARDAR, 3. SHARPA SHARMA SARDAR
- NAME OF APPLICANT - 1. DR ANIL CHANDRASHANKAR 2. DR TAPASH KUMAR GHOSH CONSULTANT ATTORNEY OF KALPANA SARDAR, 3. SHIVANI SARDAR, 4. SHARPA SHARMA SARDAR
- DETAILS OF REGD. DEED - BEING NO- 1589/2008 BOOK NO- 1 VOL. NO- 102 PAGE NO- 102 TO 1072 YEAR- 1993 DATED- 07/10/1993 REGISTERED AT KALKAJI ALPURJE
- DETAILS OF REGD. BOUNDARY DEC. - BEING NO- 1589/2008 BOOK NO- 1 VOL. NO- 102 PAGE NO- 1073 TO 1076 YEAR- 2022 DATED- 15/01/2022 REGISTERED AT KALKAJI ALPURJE
- DETAILS OF REGD. NON EVICTIONS OF TENANT - BEING NO- 1589/2008 BOOK NO- 1 VOL. NO- 102 PAGE NO- 1089 TO 1097 YEAR- 2022 DATED- 15/01/2022 REGISTERED AT KALKAJI ALPURJE
- DETAILS OF REGD. GENERAL POWERS OF ATTORNEY - BEING NO- 1584/2014 BOOK NO- 1 VOL. NO- 104 PAGE NO- 1055 TO 1059 YEAR- 2022 DATED- 07/09/2022 REGISTERED AT KALKAJI ALPURJE
- AREA OF LAND
- AS PER DEED & ASSESSMENT RECORD - 434.762 SQ. MTR (103.92 AC)
- AS PER MEASUREMENT / BOUNDARY DECLARATION - 434.762 SQ. MTR (103.92 AC)

PART-B

- PERMISSIBLE BUILDING COVERAGE (B.C.) 70% OF 224.151 SQ. MTR.
- PROPOSED COVERED COVERAGE (P.C.) 224.151 SQ. MTR.
- PERMISSIBLE F.A.R. = 1.75
- PROPOSED F.A.R. = 1.75
- TOTAL COVERED AREA = 806.804 SQ. MTR.

AREA STATEMENT

| FLOOR | TOTAL COVERED AREA IN SQ. FT. | EFFECTIVE PLANNED AREA IN SQ. FT. | STAIR WAY AREA IN SQ. FT. | LIFT LOBBY AREA IN SQ. FT. | NET FLOOR AREA IN SQ. FT. | COMMON AREA IN SQ. FT. |
|--------|-------------------------------|-----------------------------------|---------------------------|----------------------------|---------------------------|------------------------|
| GROUND | 224.151 | 224.151 | 12.89 | 2.734 | 237.077 | 38.100 |
| FIRST | 224.151 | 217.92 | 12.89 | 2.734 | 235.872 | 16.889 |
| SECOND | 224.151 | 217.92 | 12.89 | 2.734 | 235.872 | 16.889 |
| THIRD | 224.151 | 217.92 | 12.89 | 2.734 | 235.872 | 16.889 |
| TOTAL | 896.604 | 862.91 | 50.76 | 10.936 | 924.634 | 88.667 |

7. TENAMMENT AREA

| TENAMMENT SCHEDULE | TENAMMENT SIZE IN SQ. FT. | Subdivided Part Including Floor Area in sq. ft. | Actual Tenement Area in sq. ft. | No. of Tenement | No. of Car Payment |
|--------------------|---------------------------|---|---------------------------------|-----------------|--------------------|
| T1 | 23.39 | 1.112 | 24.987 | 1 | |
| T2 | 22.87 | 1.112 | 24.877 | 1 | |
| T3 | 22.47 | 1.112 | 25.543 | 1 | |
| T4 | 37.819 | 1.112 | 41.832 | 1 | |
| F1, F2, F3 | 72.881 | 1.112 | 87.493 | 3 | 1.000 |
| F4, F5, F6 | 22.881 | 1.112 | 24.800 | 3 | |

8. CALCULATION OF F.A.R.

| A. NET LAND AREA IN SQ.M | | 434.762 SQ.M |
|---|--|------------------------|
| TOTAL REQUIRED CAR PARKING | | 3 |
| TOTAL COVERED CAR PARKING PROVIDED | | 4 |
| PERMISSIBLE COVERED AREA FOR CAR PARKING IN SQ. FT. | | 75 |
| ACTUAL COVERED AREA IN SQ. FT. | | 88.669 |
| PERMISSIBLE F.A.R. | | 1.75 |
| PROPOSED F.A.R. | | 806.804 / 75 = 10.7573 |

9. CALCULATION OF OTHER FEES

| | |
|--------------------------------|--------------------|
| STAR HEAD ROOM AREA | 16.889 Sqm |
| COVER HEAD RESERVOIR AREA | 0.88 Sqm |
| LIFT MACHINE ROOM AREA | 0.769 Sqm |
| LIFT MACHINE ROOM STAIR AREA | 3.16 Sqm |
| TOTAL C.B. AREA | 11.507 Sqm |
| TOTAL ADDITIONAL AREA FOR FEES | 36.189 Sqm |
| TOTAL AREA FOR FEES | 824.53 Sqm |
| PROPOSED TREE COVERED AREA | 12.89 Sqm (3.1 %) |
| PERMISSIBLE TREE COVERED AREA | 10.936 Sqm (2.3 %) |

10. STATEMENT FOR OTHER AREA

| FLOOR | LCFT | LVS/CHQ. SQ. FT. | LEGGED SQ. FT. |
|--------|------|------------------|----------------|
| GRFL | 0.00 | 0.00 | 0.00 |
| 1ST FL | 0.00 | 1.75 | 0.00 |
| 2ND FL | 0.00 | 1.75 | 0.00 |
| 3RD FL | 0.00 | 1.75 | 0.00 |
| TOTAL | 0.00 | 5.25 | 0.00 |

ARCHITECTURAL DRAWING

PROPOSED G + III STORED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 & UNDER BUILDING RULE 2009, AT PREMISES NO. - 21C/1W, PADDAPUR ROAD, WARD NO. 98, BOROUGH NO.- X, P.S.- NETAJINAGR, KOLKATA- 70047, UNDER THE KOLKATA MUNICIPAL CORPORATION.

SCALE - 1 : 100 & AS NOTED **DRAWN BY - AMLAN BISWAS**