

PROPOSED PLAN OF G + III STORIED RESIDENTIAL BUILDING U/S - 393 A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AT PREMISES NO.- 608A/5, PURBACHAL MAIN ROAD IN WARD NO.- 106, BOROUGH - XII, P.S.- GARFA, UNDER KOLKATA MUNICIPAL CORPORATION, DAG NO.- 2008, KHATIAN NO.- 633, MOUZA - GARFA, UNDER K.M.C.

STATEMENT OF PLAN

PART - A		4. DETAILS OF REGISTERED BOUNDARY DECLARATION :-	
1. ASSESSEE NO.- 31 - 106 - 16 - 2766 - 6		BOOK NO.- 1, VOLUME NO.- 1630 - 2022, PAGES - 28571 TO 28584, BEING NO.- 16300205, YEAR - 2022, REGISTERED AT - D.S.R. - V. 24, P.G.S. (S), DATED - 07/02/2022.	
2. NAME OF OWNER :- SRI. DUSMANTA KAYAL & SMT. SWAPNA KAYAL ADDRESS :- 43/2, ARYA VIDYALAY ROAD, KOLKATA - 700078.			
3. DETAILS OF REGISTERED DEED :-			
i) BOOK NO. - 1, VOL. NO. - 1603-2021, PAGES - 254881 TO 254898, BEING NO.- 160309433, YEAR - 2021, REG. AT - D.S.R. III, 24 P.G.S. (S), DATED - 08/10/2021.			
ii) BOOK NO. - 1, VOL. NO. - 1603-2021, PAGES - 255794 TO 255811, BEING NO.- 160309435, YEAR - 2021, REG. AT - D.S.R. III, 24 P.G.S. (S), DATED - 08/10/2021.			

PART - B		ii) 253.219 SQ.M. (AS PER BOUNDARY DECLARATION)	
1. AREA OF LAND = 317.726 SQ.M. (AS PER DEED)			
2. PERMISSIBLE GROUND COVERAGE = 147.439 SQ.M. (58.226 %)		3. PROPOSED GROUND COVERAGE = 130.943 SQ.M. (51.711 %)	
4. AREA :-			

PROPOSED AREA	COVERED AREA (Including Stair) (SQ.M.)	STAIR AREA (SQ.M.)	STAIR WELL AREA (SQ.M.)	LIFT WELL AREA (SQ.M.)	LIFT LOBBY AREA (SQ.M.)	EFFECTIVE AREA FOR F.A.R. (SQ.M.)
GROUND FLOOR	130.943	14.186	---	---	2.135	114.622
FIRST FLOOR	130.943	14.186	1.418	1.610	2.135	111.594
SECOND FLOOR	130.943	14.186	1.418	1.610	2.135	111.594
THIRD FLOOR	130.943	14.186	1.418	1.610	2.135	111.594
TOTAL	523.772	56.744	4.254	4.830	8.540	449.404

5. AREA :-				
NET TENEMENT SIZE (SQ.M.)	PROPORTION COMMON AREA (SQ.M.)	ACTUAL TENEMENT SIZE (SQ.M.)	NO OF TENEMENT	REQUIRED PARKING
54.524	13.832	68.355	3 NOS.	1 NO.
54.703	13.877	68.580	3 NOS.	

6. REQ. CAR PARKING = 1 NO.	PROVIDE = 1 NO.	PARKING AREA = 53.074 SQ.M.
7. PERMISSIBLE F.A.R = 1.75		14. BUSINESS AREA :-
8. PROPOSED F.A.R = 1.676		COVERED AREA = 50.812 SQ.M.
9. STAIR COVERED AREA = 18.782 SQ.M.		CARPET AREA = 44.826 SQ.M.
10. ROOF TANK AREA = 4.501 SQ.M.		15. TOTAL C.B. AREA = 8.100 SQ.M.
11. LIFT MACHINE ROOM AREA = 8.960 SQ.M.		16. TOTAL LOFT AREA = 7.245 SQ.M.
12. L.M.R. STAIR AREA = 3.900 SQ.M.		17. ADDITIONAL AREA FOR FEES = 46.988 SQ.M.
13. TREE COVERED AREA = 8.255 SQ.M.		18. PROPOSED BUILDING HEIGHT = 12.350 M.

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 ADJOINING 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 ADJOINING ROAD IS FRONT 4.60 M. ON THE EASTERN SIDE & 3.525 M. ON THE SOUTHERN SIDE OF THE PREMISES. SEMI U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS BEYOND 500 M. FROM G/L OF E.M. BYE PASS.

ER. Siboprosad Sarkar  
B.C.E., M.C.E. (Structure), M.E. (Geo. Tech.), M.I.G.S., M.I.C.I.M.I.R.C., M.I.E. (D.M.A.S.C.E. (S.S.)), Chartered Engineer, L.B.S. No. - 785/1, Kolkata Municipal Corporation, Ph. no. - 9830089605

NAME OF THE L.B.S.

DECLARATION OF E.S.E.

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE REPORT OF SOIL TEST DONE BY S.S. DESIGNER & FOUNDATION ENGINEERS, 27, AVENUE SOUTH, SANTOSH PUR, JADAVPUR, KOLKATA-700075, HAS BEEN CONSIDERED DURING STRUCTURAL DESIGN CALCULATION.

ER. Siboprosad Sarkar  
B.C.E., M.C.E. (Structure), M.E. (Geo. Tech.), M.I.G.S., M.I.C.I.M.I.R.C., M.I.E. (D.M.A.S.C.E. (S.S.)), Chartered Engineer, E.S.E. No. - 112/1, Kolkata Municipal Corporation, Ph. no. - 9830089605

NAME OF STRUCTURAL ENGINEER

GEO-TECHNICAL DECLARATION .-

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

ER. Siboprosad Sarkar  
B.C.E., M.C.E. (Structure), M.E. (Geo. Tech.), M.I.G.S., M.I.C.I.M.I.R.C., M.I.E. (D.M.A.S.C.E. (S.S.)), Chartered Engineer, Geo-tech No. - 1/E, Kolkata Municipal Corporation, Ph. no. - 9830089605

NAME OF GEO-TECHNICAL ENGINEER

DECLARATION OF OWNERS

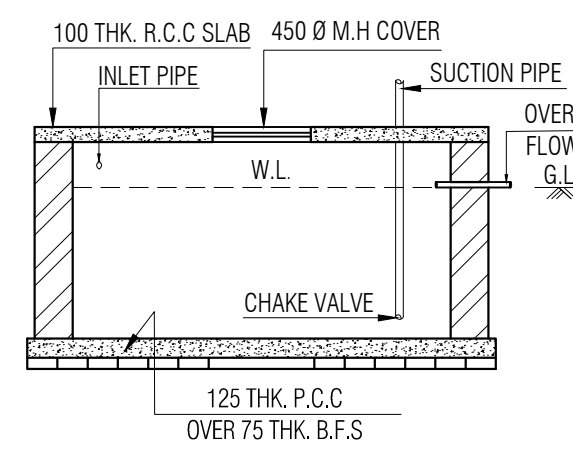
WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L. B. S. & E. S. E. DURING CONSTRUCTION. WE WILL FOLLOW THE INSTRUCTION OF L. B. S. & E. S. E. DURING CONSTRUCTION OF THE BUILDING. K. M. C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K. M. C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E. S. E. / L. B. S. BEFORE STARTING THE BUILDING FOUNDATION WORK. THE PLOT HAS BEEN IDENTIFIED BY US AT THE TIME OF JOINT INSPECTION. EXISTING STRUCTURE TO BE DEMOLISH BEFORE THE STARTING OF NEW CONSTRUCTION & THERE IS NO TENANT.

DUSMANTA KAYAL  
NAME OF OWNERS

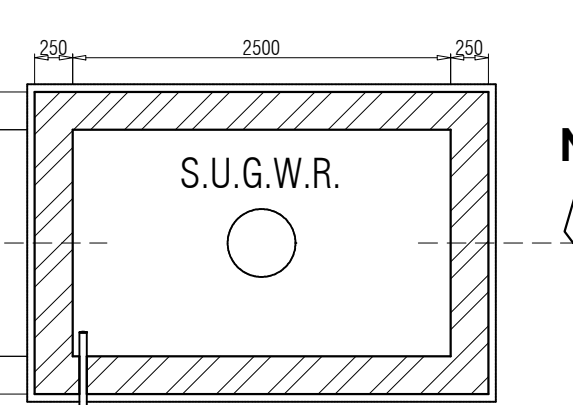
SWAPNA KAYAL  
NAME OF OWNERS

TITLE :- ARCHITECTURAL DRAWING

SCALE - 1:50, 1:100, 1:600, 1:4000 SHEET NO. - 1/2



SECTION - N - N'  
SCALE: 1:50

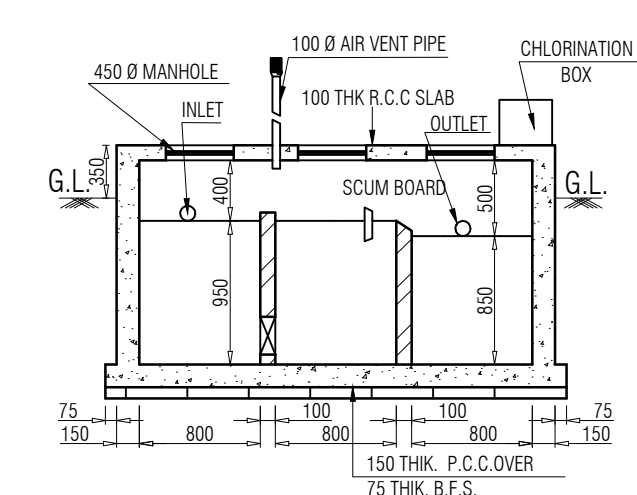


PLAN OF S.U.G.W.R.  
SCALE: 1:50  
CAPACITY - 2700 LITERS

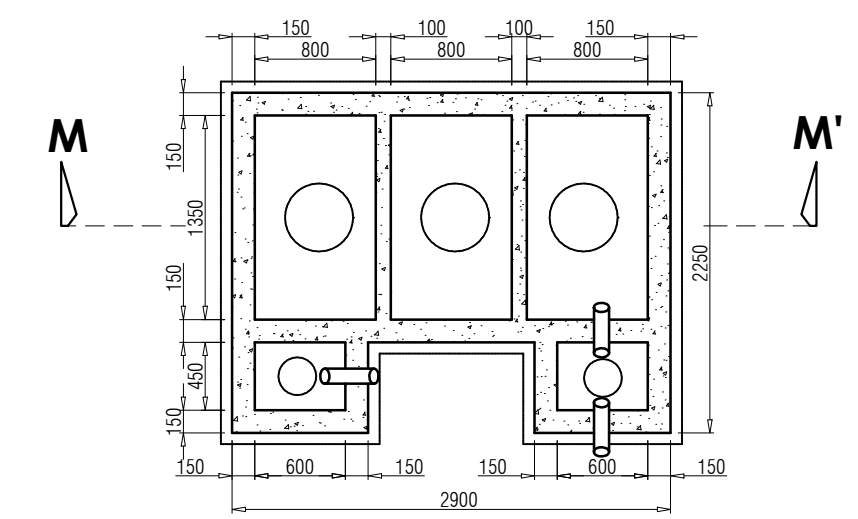
TOTAL AREA = 12.189 SQ.M. & TOTAL LENGTH = 4.050 M.  
AVERAGE BACK = 12.189 / 4.050 SQ.M. = 3.009 M.  
VIDE NOTIFICATION NO. - 480/MA/O/C-4/3R-13/2012, DATED - 21/10/2014

DOOR SCHEDULE			WINDOW SCHEDULE		
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D1	1000	2100	W1	1500	1350
D2	900	2100	W2	1200	1350
D3	750	2100	W3	1000	1350
--	--	--	W4	600	600

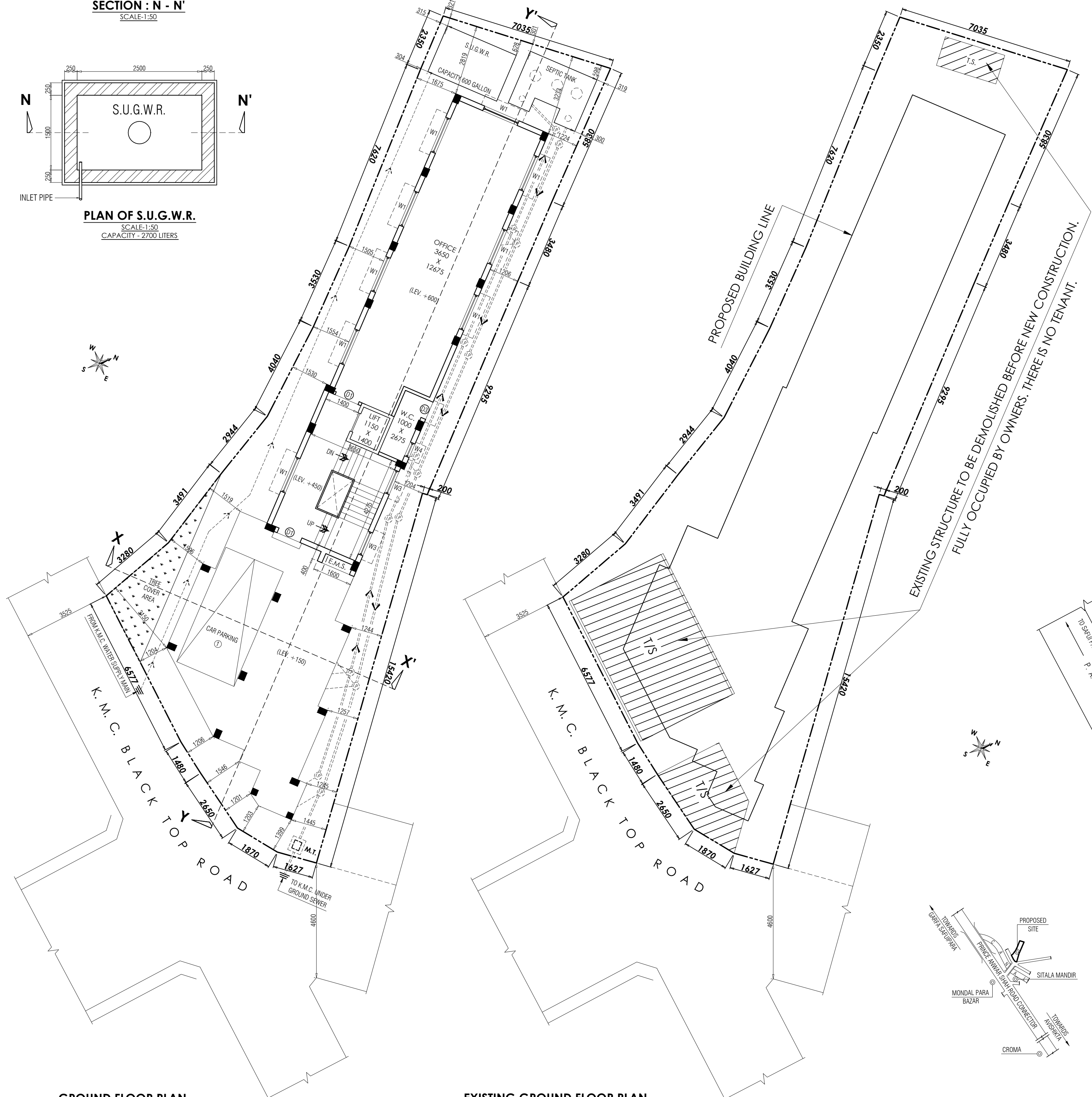
NOTES / SPECIFICATIONS  
\* ALL DIMENSIONS ARE IN M.M. OTHERWISE SPECIFIED  
\* DEPTH OF FOUNDATION OF SEPTIC TANK & S.U.G.V. RESV. WILL NOT EXCEED DEPTH OF BUILDING FOUNDATION  
\* 200 THK. OUTSIDE BRICK WORK WITH C.M. (1:6) 125 & 75 THK. INSIDE BRICK WORK WITH C.M. (1:4)  
\* R.C.C. WORK WITH STONE CHIPPIS, SAND, CEMENT (3:1:5:1)  
\* GRADE OF CONCRETE M-20, GRADE OF STEEL Fe-415  
\* PLASTERING WITH CM (1:6) FOR BRICK WORK & (1:4) FOR CEILING  
\* P. C. C. WITH BRICK 900A, SAND, CEMENT (6:3:1)  
\* I.P.S OF 35TH 1:2.4



SECTION - M - M'  
SCALE: 1:50



PLAN OF SEPTIC TANK  
SCALE: 1:50 / 25 USER



SPACE FOR OFFICE USE  
B.P. NO. : 2022120425 DATED : 17-DEC-22 VALID UP TO : 16-DEC-27

DIGITAL SIGNATURE OF A.E. (C) / BR. - XII