NIRMALENDU SARDAR

Digitally signed by NIRMALENDU SARDAR
Date: 2022.03.16 18:37:21 +05'30'

DIGITAL SIGNATURE OF A.E. (C)

SHIBA PRASAD JANA

Digitally signed by SHIBA PRASAD JANA
Date: 2022.03.16 18:41:18 +05'30'

DIGITAL SIGNATURE OF E.E. (C)

SCHEDULE OF DOORS & WINDOWS

DOORS & WINDOWS					
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D	1000	2100	W1	1500	1200
D1	900	2100	W2	1200	1200
D2	750	2100	W4	900	1200
W	1800	1200	W3	600	600

MAIN CHARACTERISTICS OF PLAN PROPOSAL

PART-A

1. ASSESSEE NO. - 31-101-22-0106-4
2. DETAILS OF REGISTERED DEED (1)
   BOOK NO.- I
   VOL NO.- 1
   PAGE NO.- 545 - 548
   BEINQ NO.- 138
   YEAR - 1989
   REGD. AT A.D.R., ALIPORE, SOUTH 24 PARGANAS
   DATED : 14/03/1989
3. DETAILS OF REGISTERED DEED (2)
   BOOK NO.- I
   VOL NO.- 12
   PAGE NO.- 4391 TO 4406
   BEINQ NO.- 02748
   YEAR - 2013
   REGD. AT D.S.R.-I, 24 PGS.(S)
   DATED : 04.07.2013
4. DETAILS OF REGISTERED POWER OF ATTORNEY:
   BOOK NO.- IV
   VOL NO.- 1
   PAGE NO.- 1 TO 18
   BEINQ NO.- 00002
   YEAR - 2013
   REGD. AT D.S.R.-I, 24 PGS.(S)
   DATED : 04.01.2013
5. DETAILS OF REGISTERED BOUNDARY DECLARATION :
   BOOK NO.- I
   VOL NO.- 1603 - 2021
   PAGE NO.- 60715 TO 60730
   BEINQ NO.- 160303120
   YEAR - 2021
   REGD. AT D.S.R.- III, ALIPORE, 24 PGS.(S)
   DATED : 23.03.2021
6. DETAILS OF REGISTERED CORNER SPLAY :
   BOOK NO.- I
   VOL NO.- 1603 - 2021
   PAGE NO.- 18568 TO 18604
   BEINQ NO.- 160303120
   YEAR - 2021
   REGD. AT D.S.R.- III, ALIPORE, 24 PGS.(S)
   DATED : 08.04.2021
7. DETAILS OF NON EVICTION OF TENANT :
   BOOK NO.- I
   VOL NO.- 1603 - 2021
   PAGE NO.- 247661 TO 247665
   BEINQ NO.- 160306895
   YEAR - 2021
   REGD. AT D.S.R.- III, ALIPORE, 24 PGS.(S)
   DATED : 04.10.2021
8. AREA OF CORNER SPLAY: 2.871 SQM.

PART-B

1. AREA OF LAND :-
   AS PER TITLE DEED & ASSESSMENT BOOK CGP'= 267.559 SQ.M.
   (R.K.-06 CH.- 09 SQFT.)
   AS PER BOUNDARY DECLARATION = 266.427 SQ.M.
2. NET AREA OF LAND :- 267.559 SQ.M.
3. PERMISSIBLE GRD. COVERAGE : 67.24% + 154.510 SQM.
4. PROPOSED GRD. COVERAGE : 50.89% = 136.645 SQM.
5. PROPOSED AREA :

	TOTAL FLOOR AREA	TOTAL EXMPTED AREA STAIR + STAIR LOBBY	LIFT + LIFT LOBBY		NET FLOOR AREA
GROUND FLOOR	136.645 SQM.	12.690 SQM.	-	2.372 SQM.	120.583 SQM.
FIRST FLOOR	139.545 SQM.	12.690 SQM.	1.820 SQM.	2.372 SQM.	118.663 SQM.
SECOND FLOOR	139.545 SQM.	12.690 SQM.	1.820 SQM.	2.372 SQM.	118.663 SQM.
THIRD FLOOR	139.545 SQM.	12.690 SQM.	1.820 SQM.	2.372 SQM.	118.663 SQM.
FORTH FLOOR	139.545 SQM.	12.690 SQM.	1.820 SQM.	2.372 SQM.	118.663 SQM.
TOTAL	678.225 SQM.	63.450 SQM.	7.680 SQM.	11.860 SQM.	595.235 SQM.

6. TENEMENT & PARKING CALCULATION

FLOOR	NO. OF TENEMENT	MKD OF TENEMENT	PROPORTIONAL AREA TO BE ADDED	TENEMENT AREA	ACTUAL TENEMENT AREA	REQUIRED PARKING
GROUND			-	+ - =	-	
TOTAL			-	+ - =	-	
FIRST	3 (TWO)	A	11.632 SQM.	+ - =	-	
		B	16.059 SQM.	+ 63.149 SQM. =	74.791 SQM.	
TOTAL	3 (TWO)		21.691 SQM.	+ 54.859 SQM. =	54.857 SQM.	
SECOND	3 (TWO)	A	11.632 SQM.	+ 117.757 SQM. =	139.448 SQM.	
		B	16.059 SQM.	+ 63.149 SQM. =	74.791 SQM.	1 (ONE)
TOTAL	3 (TWO)		21.691 SQM.	+ 54.859 SQM. =	54.857 SQM.	
THIRD	3 (TWO)	A	11.632 SQM.	+ 117.757 SQM. =	139.448 SQM.	
		B	16.059 SQM.	+ 63.149 SQM. =	74.791 SQM.	
TOTAL	3 (TWO)		21.691 SQM.	+ 54.859 SQM. =	54.857 SQM.	
FORTH	3 (THREE)	A	7.392 SQM.	+ 117.757 SQM. =	139.448 SQM.	
		B	4.410 SQM.	+ 38.365 SQM. =	47.337 SQM.	
		C	9.914 SQM.	+ 23.969 SQM. =	28.384 SQM.	
TOTAL	3 (THREE)		21.691 SQM.	+ 53.823 SQM. =	63.737 SQM.	
			21.691 SQM.	+ 117.757 SQM. =	139.448 SQM.	
SHOP COVERED AREA = 65.808 SQM. (REQUIRED CAR PARKING = TWO)						
TOTAL						1 (ONE)
						2 (TWO)

B) NO. OF PARKING PROVIDED : COVERED = 2 (TWO)
C) PERMISSIBLE AREA OF PARKING : 4) GROUND FLOOR = 35X3 = 105 SQM.
D) ACTUAL AREA OF PARKING : 51.564 SQM.

7. PERMISSIBLE F. A. R. = 3.50
8. PROPOSED F. A. R. = 2556.235 SQM.- 55.00 SQM.)/ 267.559 SQM. = 2.038 < 3.50
9. STATEMENT OF OTHER AREAS FOR FEES :

FLOOR	LOFT	CUPBOARD	LEDGE/TAND
GROUND	NIL	NIL	NIL
FIRST	3.345 SQM.	1.793 SQM.	NIL
SECOND	3.345 SQM.	1.793 SQM.	NIL
THIRD	3.345 SQM.	1.793 SQM.	NIL
FORTH	3.345 SQM.	1.793 SQM.	NIL
TOTAL	13.382 SQM.	5.676 SQM.	NIL
		7.469 SQM.	NIL

10. STAIR HEAD ROOM AREA : 15.102 SQM.
11. LIFT MACHINE ROOM AREA : 11.059SQM.
12. LIFT MACHINE ROOM STAIR AREA : 3.235* SQM.
13. ROOF TOILET AREA, IF ANY = NIL
14. ROOF TANK AREA = 4.849 SQM.
15. RELAXATION OF AUTHORITY, IF ANY =
16. A.C. SHOP COVERED AREA = 65.808 SQM.
17. A.C. SHOP CARPET AREA = 51.757 SQM.
18. TREE COVER AREA = 1.281 SQM.
19. ADDITIONAL AREA = 99.122 SQM.

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 AMMENDED FROM TIME TO TIME AND 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 WITH EXISTING STRUCTURE IS DEMARCATED BY BOUNDARY WALL.

ANKITA GHATAK
L.B.S-I/1535

NAME OF L.B.S.

DECLARATION OF E.S.E & G.T.E

THE STRUCTURAL DESIGN & DRAWINGS BOTH THE FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING OF INDIA AND CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS. SOIL TESTING HAS BEEN SIGNED BY KALLOL KR. GHOSAL, B.E.(CIVIL), MIE (G.T.E.–II/14) & DONE BY M A S, 4, GARFA MAIN ROAD, KOLKATA– 700075. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

KALLOL KR. GHOSAL, B.E.(CIVIL),MIE
G.T.E-II/14

NAME OF G.T.E.(K.M.C)

SAKTI BRATA BHATTACHARYA
E.S.E-I/116

NAME OF E.S.E

OWNERS DECLARATION

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.S & E.S.E DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER BS PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER TAKEN UNDER THE GUIDANCE OF L.B.S & E.S.E BEFORE STARTING OF BUILDING FOUNDATION WORK. THE EXISTING TWO STORIED BUILDING TO BE DEMOLISH BEFORE COMMENCEMENT OF WORK WHICH IS OCCUPIED BY OWNER & TENANT. PLOT IS IDENTIFIED BY US (DURING INSPECTION) IF ANY SUBMITTED DOCUMENT IS FOUND FAKE/WRONG K.M.C WILL REVOKE SANCTION PLAN.

1. SRI. SUBRATA DHAR
2. SRI. JAYDEEP BISWAS
3. SRI. SUKAMAL BISWAS

NAME OF OWNERS

BUILDING PERMIT NO.:- 2021120449

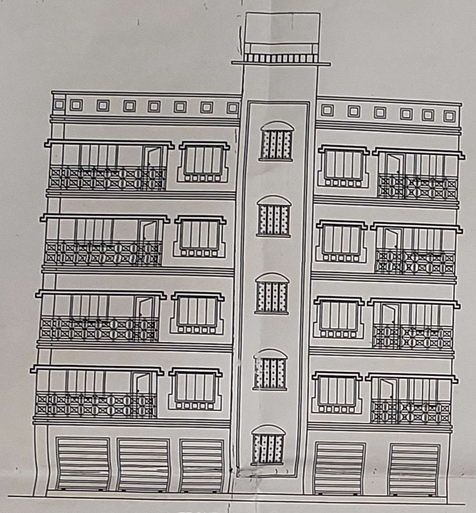
DATE:- 16-MAR-22 | VALID UP TO:- 15-MAR-27

PROPOSED G+FOUR STORIED RESIDENTIAL BUILDING PLAN (U/S-393A OF K.M.C. ACT, 1980 & BUILDING RULE 2009) AS WELL AS COMPLYING WITH OFFICE CIRCULAR NO.- 02 OF 2020-21, DATED: 13/06/2020 AT PREMISES NO.- 106, ROYPUR ROAD, HAVING MAILING ADDRESS - 40, ROYPUR ROAD, WARD NO.- 101, BOROUGH NO.-XII, P.S.- PATULI, KOLKATA- 700084. L.O.P. NO.- 40, C.S. PLOT NO.- 1257(P) OF MOUZA- ROYPUR, J.L. NO.- 33.

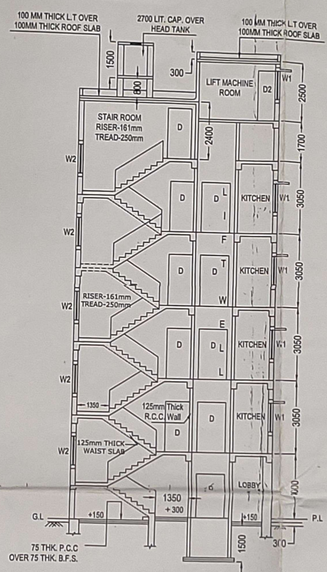
DRAWN BY :
ANKITA GHATAK

SCALE -
1:50, 1:100,
1:600, 1:4000.

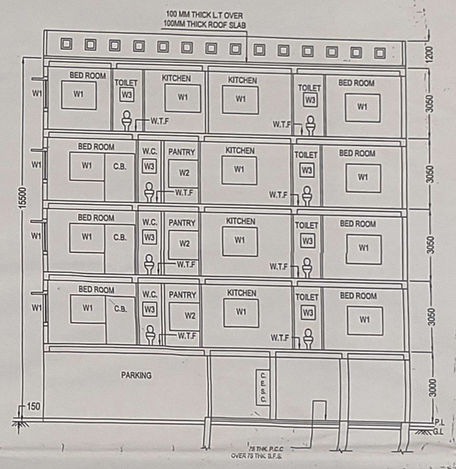
DATE : 01- MAY - 2021



FRONT ELEVATION



SECTION A - A



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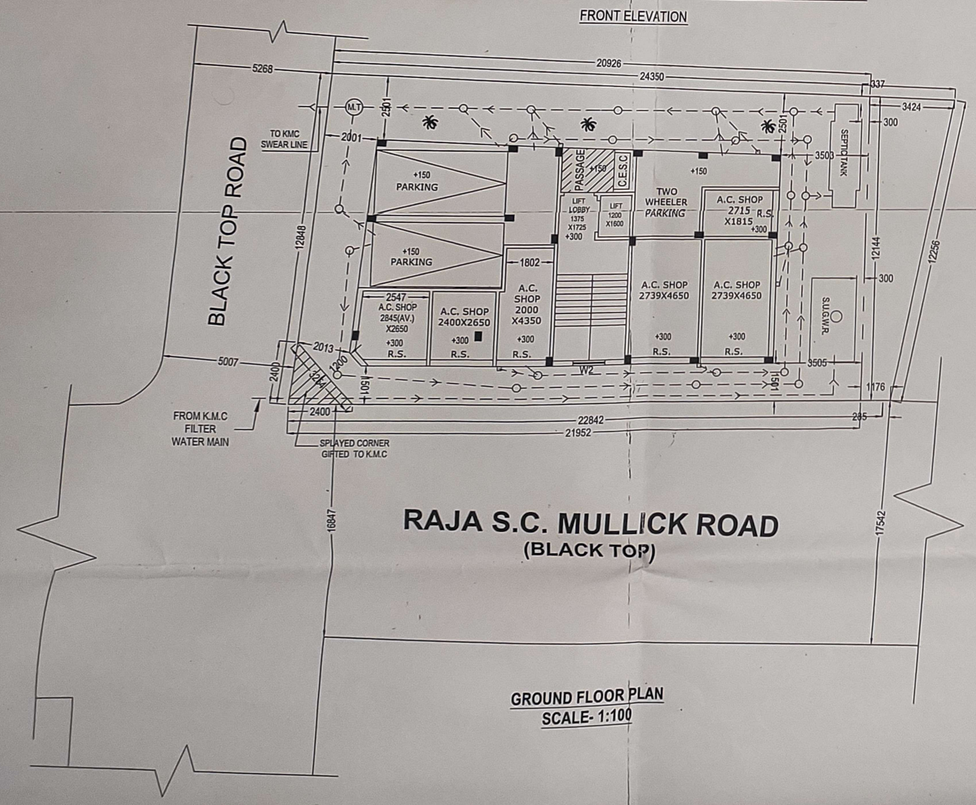
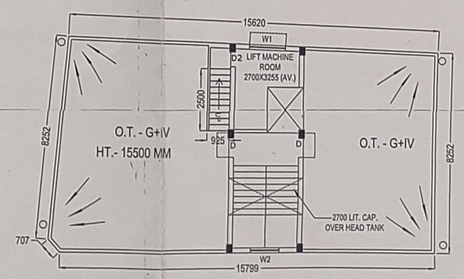


GROUND FLOOR PLAN
SCALE- 1:100



ROOF PLAN
SCALE-1:100

NOTES :-

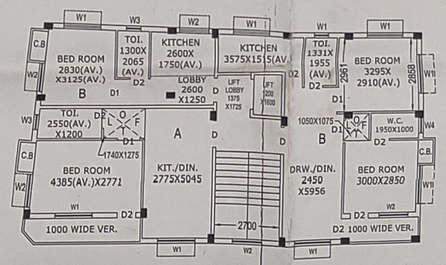
1. DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR WILL NOT EXCEED THE FOUNDATION OF NEIGHBORING COLUMN.
2. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN DURING DEMOLITION OF EXISTING STRUCTURE, CONSTRUCTION OF BUILDING, SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR
3. REAR SPACE PROVIDED VIDE NOTIFICATION 80/MA/O/C-4/3R-7/2017 DATED- 31/01/2018

NOTES :-

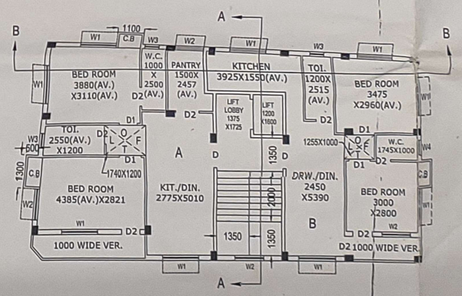
1. ALL DIMENSIONS ARE M.M.
2. ALL MAIN WALL 200THICK, PARTITION WALL 75THICK, OTHER WISE MENTIONED DEPTH OF SEPTIC-TANK , S.U.G.R. DONOT GO BEYOND THE FOUNDATION OF THE BLDG.
3. ALL SORTS OF PRECAUTIONARY MEASUREMENTS WILL BE TAKEN DURING CONSTRUCTION OF WORK
4. P.C.C:- 1:4:8 ; R.C.C:-1:2:4 , M-20 GRADE OF CONCRETE ; Fe -415 GRADE STEEL
5. THE SITE IS WITH IN 500 M FROM E.M. BYE PASS

SPECEFICATION :-

1. D.P.C. BELOW WALL 1:2:4
2. WALL WITH 1ST CLASS BRICK 1:4 & 1:6
3. PLASTER WITH SAND CEMENT 1:4 & 1:6
4. DOOR, WINDOW WOODEN /STEEL
5. FLOOR MARBLE, MOSAIC FINISH
6. SANITARY, PLUMBING WORKS WITH C.I.,G.I PIPES 1ST CLASS FITTINGS



FOURTH FLOOR
SCALE-1:100



TYPICAL (1ST, 2ND & 3RD) FLOOR PLAN
SCALE-1:100