PLAN OF A PROPOSED G+IV STORIED RESIDENTIAL BUILDING U/S 393 (A) OF K.M.C. ACT. 1980, ALONG WITH K.M.C. BUILDING RULE 2009, AT PRE. NO.- 44, NARAYAN ROY ROAD, UNDER K.M.C. WARD NO.-126, BR. NO.-XVI.

NAME OF OWNERS- PALLAB KUMAR CHAKRABARTI, PROVATI CHAKRABORTY, PRADIP CHAKRABORTY, PROGOTI CHAKRABORTY.

SCALE = 1:100 , 1: 50 , 1:300, 1: 600 , 1: 4000 .

DRAWN BY - SOMNATH HALDER.
MASTER SHEET (SHEET 01 OF 02)

SPECIFICATION

1. GRADE OF CONCRETE IS - M 20.
2. GRADE OF STEEL FE - 500.
3. BEARING CAPACITY OF SOIL 7 T/M2 (ASSUME)
4. 200 THK. BRICK WORK WALL IN C.M. - 1:6.
5. 125 & 75 THK. BRICK WORK WALL IN C.M.- 1:4
6. ALL OTHER SPECIFICATION AS PER I.S. CODE.

SCHEDULE OF DOORS & WINDOWS

MKD.	WIDTH	HEIGHT	TYPE
D	1000	2100	GLASED
D1	900	2100	DO
D2	750	2100	DO
W	1800	1200	PANEL
W1	1500	1200	DO
W2	1200	1200	DO
W3	900	1200	DO
W4	600	750	DO

STATEMENT OF THE PLAN PROPOSAL

1. ASSESSE NO: 41-126- 12 - 0043 - 4
2. DETAILS OF REGD. DEED :-
   (a) DEED NO. - 421 (b) BOOK NO.- I
   (c) VOLUME NO. - 8 (d) DATE - 15.05.1950
   (e) PAGES -161 TO 164 AT S.S.M.
3. DETAILS OF GIFT REGD :-
   (a) DEED NO. -160705357 (b) BOOK NO.- I
   (c) VOLUME NO.-1607-2022 (d) DATE - 20.04.2022
   (e) PAGES -185878 TO 185898 AT A.D.S.R. BEHALA
4. DETAILS OF SALE REGD :-
   (a) DEED NO. -160707039 (b) BOOK NO.- I
   (c) VOLUME NO.-1607-2022 (d) DATE - 23.05.2022
   (e) PAGES -229399 TO 229422 AT A.D.S.R. BEHALA
5. DETAILS OF POWER OF ATTORNEY REGD :-
   (a) DEED NO. -160410812 (b) BOOK NO.- I
   (c) VOLUME NO.-1604-2022 (d) DATE - 21.09.2022
   (e) PAGES -329743 TO 329763 AT D.S.R.-IV 24 PGS (S)
6. DETAILS OF BOUNDARY DECL. REGD :-
   (a) DEED NO. -160406692 (b) BOOK NO.- I
   (c) VOLUME NO.-1604-2023 (d) DATE -02.06.2023
   (e) PAGES -196052 TO 196066 AT D.S.R.-IV 24 PGS (S)
7. AREA OF THE PLOT OF LAND
   (a) AS PER DOCUMENT - (4 K. - 0 CH. - 0 SFT.) = 267.559 SQ.M.
   (b) AS PER PHYSICIAL MESUREMENT - 290.906 SQ.M. (BOUNDARY DECLARATION)
8. NO. OF STORIED= G+IV
9. NO. OF TENAMENT- 8 NOS.
10. SIZE OF TENAMENT =50 TO 75 SQ.M. = 4 NOS.
    75 TO 100 SQ.M. = 4 NOS.

1. GROUND COVERAGE
   (a) PERMISSIBLE - 154.510 SQ.M. (57.748 %) .
   (b) PROPOSED - 143.903 SQ.M. (53.784 %).
2. F.A.R. CONSUMED
   (a) PERMISSIABLE - 2.0
   (b) PROPOSED - 1.998
3. FLOOR AREA :-
   GROUND FLOOR AREA = 110.823 SQ.M.
   FIRST FLOOR AREA = 142.363 SQ.M.
   SECOND FLOOR AREA = 142.363 SQ.M.
   THIRD FLOOR AREA = 142.363 SQ.M.
   FOURTH FLOOR AREA = 142.363 SQ.M.
4. TOTAL COVERED AREA EXCLUDING THE SPACES EXEMPTED IN THIS RULE = 609.630 SQ.M.
5. TOTAL AREA EXEMPTED IN THIS RULE = 70.645 SQ.M.
6. GROSS TOTAL COVERED AREA- 680.275 SQ.M. (INCLUDING THE SPACES EXEMPTED IN THIS RULE)
7. TOTAL CAR PARKING AREA - 91.022 SQ.M. (MANDATORY)
8. NO. OF CARPARKING SPACE -
   REQUIRED = 3 NOS.
   PROVIDED = 4 NOS.
9. TOTAL C.B. AREA - 10.800 SQ.M.
10. STAIR HEAD ROOM AREA - 15.190 SQ.M.
11. OVER HEAD TANK AREA - 6.045 SQ.M.
12. LIFT MACHINE ROOM WITH STAIR AREA - 10.683 SQ.M.
13. TREE COVER:
    A. REQUIRED : 5.092 SQ.M. (1.701%)
    B. PROVIDED : 5.500 SQ.M. (1.837%)

DECL . OF GEOTECHNICAL ENGINEER

THE 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 AND STABLE IN ALL RESPECT FROM THE GEOTECHNICAL POINT OF VIEW.

ASIM SARKAR
G.T. / I / 2
NAME OF GEOTECHNICAL ENGINEER

DECL . OF L.B.S.

I, DO HERE BY CERTTIFY WITH FULL RESPONSIBLITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RUILS 2009. AS AMMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING WIDTH OF **ABUTTING 10.050 M. WIDE K.M.C. ROAD** CONFROM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT AT TANK OR FILLED UP A LAND. THE LAND IS DEMARCATED WITH BOUNDED BY BOUNDARY WALL. THE CONSTRUCTION OF SEMI U/G WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

SAMIR BANDHOPADHYAY
L.B.S.- I/700
NAME OF L.B.S.

DECL . OF E . S .E .

THE STRUCTURAL DESIGN CALCULATION AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER THE N.B.C. OF INDIA (LATEST REVISION) AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

THE STRUCTURE DESIGN HAS BEEN PREPARED CONSIDERING SOIL INVESTIGATION REPORT BY ASSOCIATED FOUNDATION ENGINEER AT 20, K. N. SEN ROAD, KOLKATA -700042.

SAMIR BANDYOPADHYAY
E.S.E- I/117
NAME OF E.S.E

DECL. OF POWER OF ATTORNEY

I, DO HERE BY DECLERE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. AND E.S.E. DURING CONSTRUCTION OF BUILDING (AS PER B.S. PLAN). K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING . IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF SEMI U/G WATER RESORVER AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK. IF ANY DISPUTE ARISES IN FUTURE REGARDING OWNERSHIP THE K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE AND WILL REVOKE SANCTION PLAN. EX. STRUCTURE TO BE DEMOLISHED BEFORE STARTING CONSTRUCTION WHICH IS FULLY OCCUPIED BY ME & THERE IS NO TENANT.

M/S ROYAN ASSOCIATE (OPC)
PRIVATE LIMITED
DIRECTOR SRI ARNAB ROY,
C.A. OF PALLAB KUMAR CHAKRABART,
PROVATI CHAKRABORTY,
PRADIP CHAKRABORTY,
PROGOTI CHAKRABORTY.
NAME OF POWER OF ATTORNEY

BUILDING SANCTION NO:- 2023160243
VALID UPTO :- 16.08.2028

DATE:- 17.08.2023

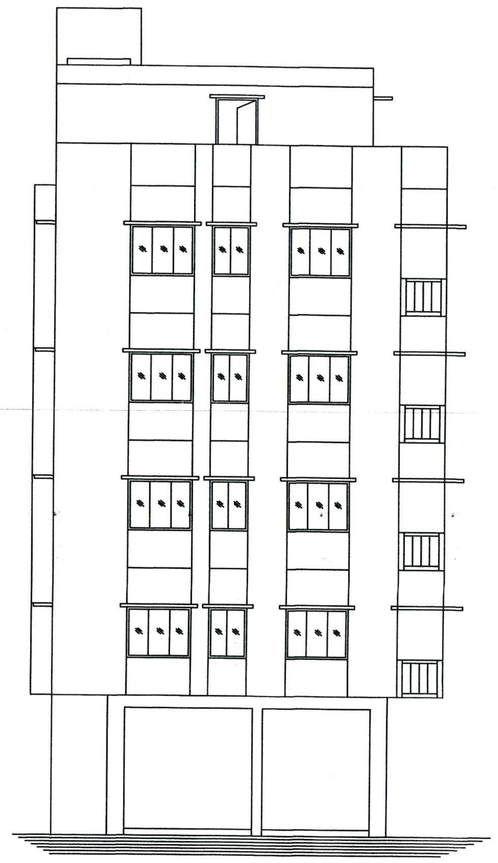
SANJIT MAJI
Digitally signed by SANJIT MAJI
Date: 2023.08.17 15:51:24 +05'30'

DIGITAL SIGN. OF A.E.

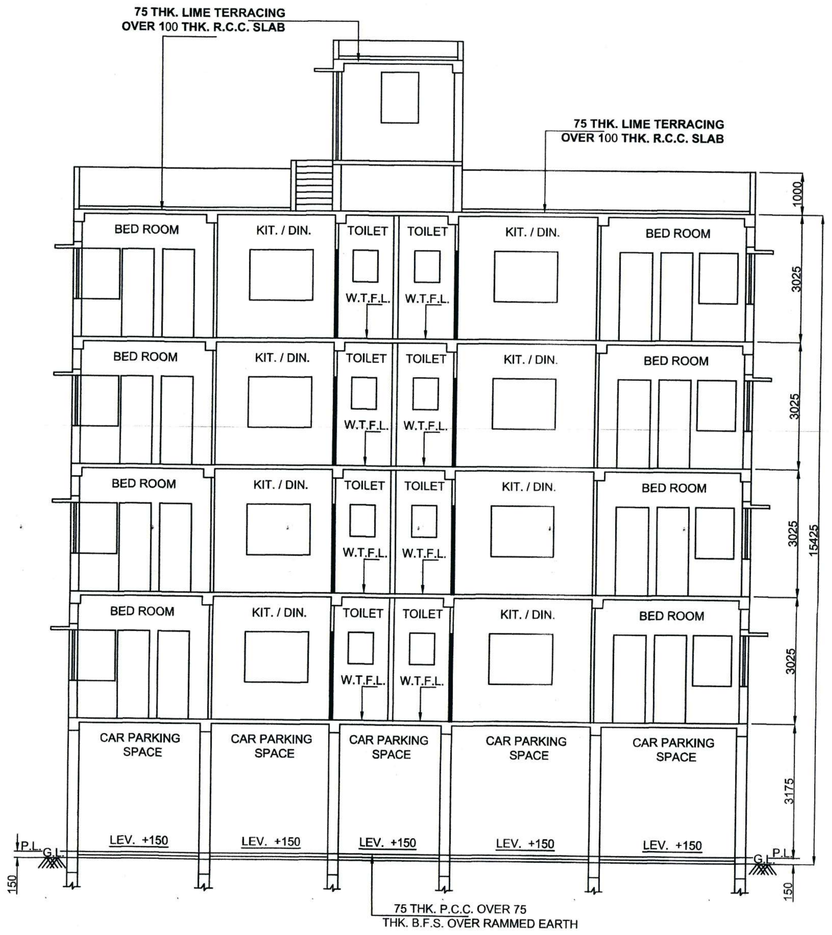
SHIBNATH DAS
Digitally signed by SHIBNATH DAS
Date: 2023.08.17 16:21:34 +05'30'

DIGITAL SIGN. OF E.E.

NOC ISSUED BY AIRPORTS AUTHORITY OF INDIA
NOC ID - BEHA/EAST/B/092922/700423
DATE- 14.10.2022 VALID UPTO : 13.10.2030



FRONT ELEVATION
SCALE - 1 : 100



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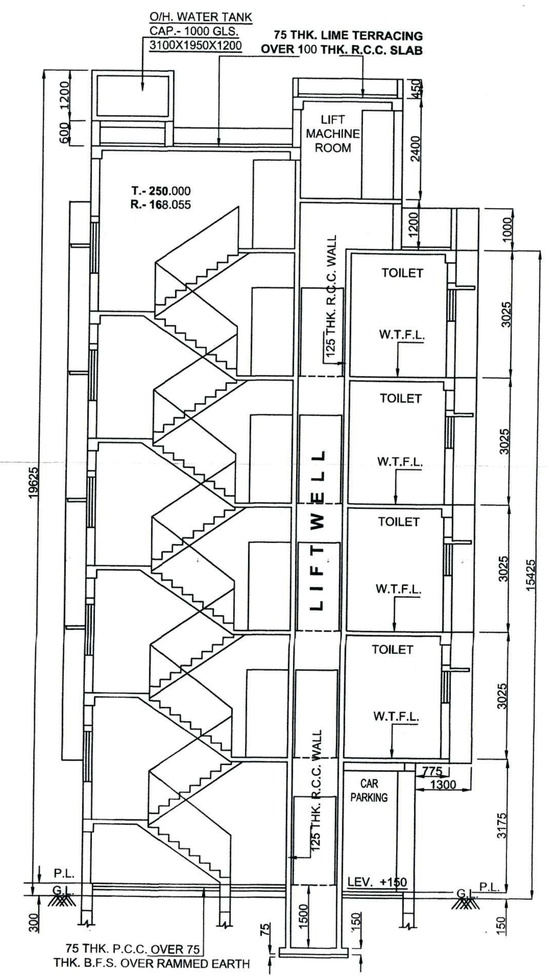

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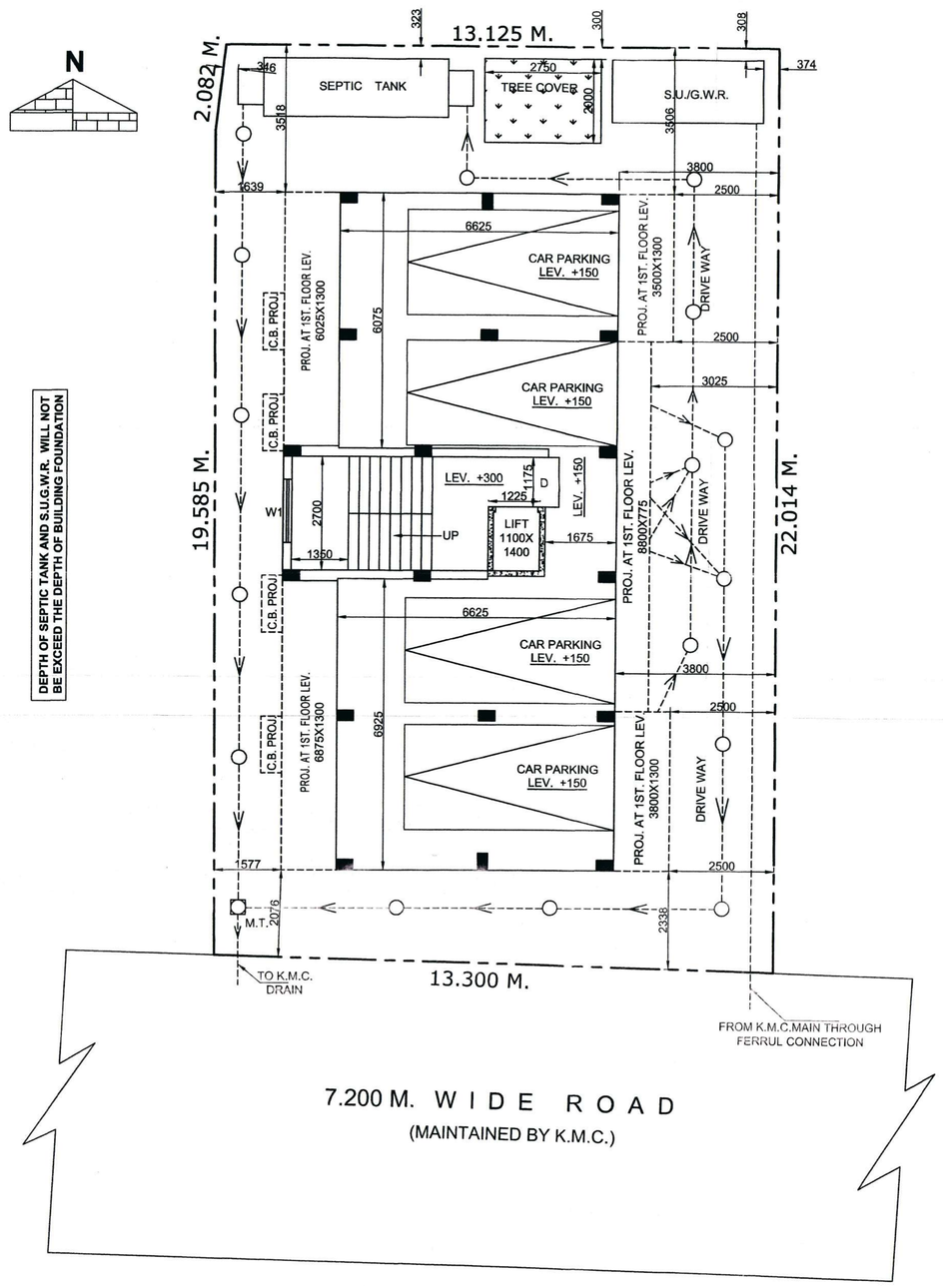
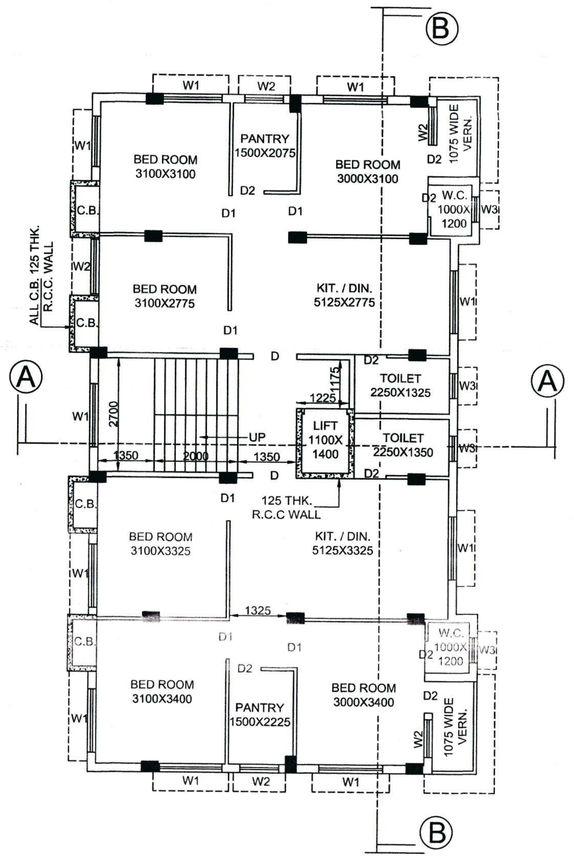
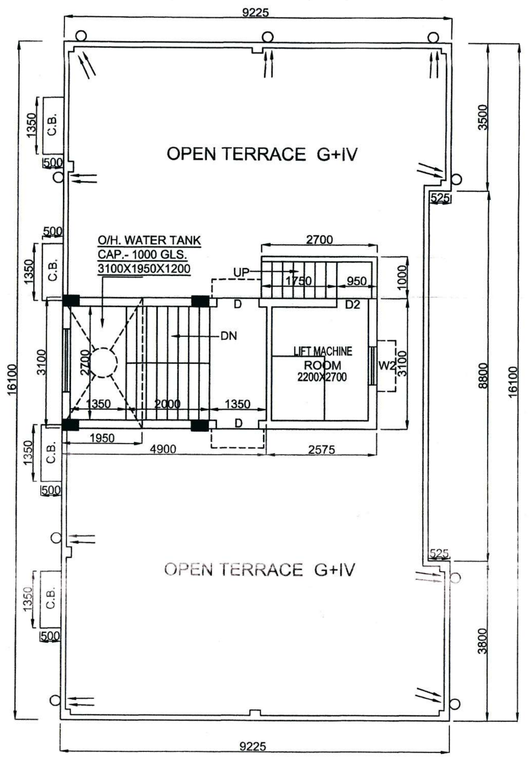


GROUND FLOOR PLAN
SCALE - 1 : 100



1ST. 2ND. 3RD. & 4TH. FLOOR PLAN
SCALE - 1 : 100



ROOF PLAN
SCALE - 1 : 100