

SPECIFICATION

- UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN M.M.
- 75 TH. 1st CLASS B.F.S. IN FOUNDATION AND FLOOR.
- 200 TH. OUTER WALL WITH (1:6) SAND CEMENT MORTAR AND 75x25 TH. PARTITION WALL WITH (1:4) SAND CEMENT MORTAR.
- 75MM SCREED CONCRETE WILL BE USING WATER PROOFING COMPOUND OVER 100 TH. R.C.C. ROOF.
- ALL CEILING AND R.C.C. PLASTER 12mm TH. WITH (1:4) SAND CEMENT MORTAR AND ALL WALL PLASTER 12mm TH. WITH (1:6) SAND CEMENT MORTAR.
- ALL STEEL GRADE IS F415.
- ALL CONCRETE GRADE IS M20.
- ALL SHORTS OF PRECAUTIONARY MEASURES SHOULD BE TAKEN DURING CONSTRUCTION OF SEPTIC TANK AND RESERVOIR.
- ALL BUILDING MATERIALS WILL BE AS PER IS. CODE AND N.S.C. RECOMMENDATION.
- ALL FLOOR WILL BE PROVIDED MARBLE FINISH.

UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. 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.

Name of GEO-TECH ENGINEER
MR. KALLOL KUMAR GHOSHAL
G.T.E. / II / 14(K.M.C)

STATEMENT OF PLAN PROPOSAL

- ASSEESSEE NO. - 31-111-28-0135 - 6
- DETAILS OF REGD. DEED (1) :- BEING NO. - 2100; BOOK NO. - I; VOL. NO. - 46; PGS.-180 TO 184 YEAR -1961; DATED :-14/03/1961; FORM OFFICE OF THE S.R ALIPORE SADAR SOUTH 24 PGS.
- DETAILS OF REGD. DEED (2) :- BEING NO. - 2891; BOOK NO. - I; VOL. NO. - 80; PGS.-225 TO 228 YEAR -1975; DATED :-10/06/1975; FORM OFFICE OF THE S.R ALIPORE SOUTH 24 PGS.
- DETAILS OF REGD. DEED GIFT (1) :- BEING NO. - 160100246; BOOK NO. - I; VOL. NO. - 1601-2018; PGS.- 9251 TO 9281 YEAR -2018; DATED :-01/02/2018; FORM OFFICE OF THE D.S.R-III SOUTH 24 PGS.
- DETAILS OF REGD. DEED GIFT (2) :- BEING NO. - 160308779; BOOK NO. - I; VOL. NO. - 1603-2021; PGS.- 173004 TO 173030 YEAR -2021; DATED :-19/09/2021; FORM OFFICE OF THE D.S.R-III SOUTH 24 PGS.
- DETAILS OF REGD. BOUNDARY DECLARATION - BEING NO. - 160308783; BOOK NO. - I; VOL. NO. - 1603-2022; PGS.- 309628 TO 309643 YEAR -2022; DATED :-09/06/2022; FORM OFFICE OF THE D.S.R-III SOUTH 24 PGS.
- DETAILS OF REGD. STRIP OF LAND - BEING NO. - 160308779; BOOK NO. - I; VOL. NO. - 1603-2022; PGS.- 309644 TO 309659 YEAR -2022; DATED :-09/06/2022; FORM OFFICE OF THE D.S.R-III SOUTH 24 PGS.
- DETAILS OF REGD. POWER OF ATTORNEY - BEING NO. - 160305467; BOOK NO. - I; VOL. NO. - 1603-2021; PGS.-175710 TO 175741 YEAR -2021; DATED :-31/03/2021; OFFICE OF THE D.S.R-III SOUTH 24 PGS.
- BLRRO CONVERSION - MEMO NO.17/2210 & 2211/BLRRO/KOL, DATED - 22/06/2022 AS BASTU
- AREA OF LAND AS PER DEED (6K-02CH-00 SFT.) 342.809 SQM.
LAND AREA AS PER B.L.L.R.O 338.721 SQM.
AS PER BOUNDARY DECLARATION 360.639 SQM.
AREA OF STRIP OF LAND 5.489 SQM.
NET LAND AREA 395.150 SQM.
- NO. OF TENEMENTS - 8 NOS.
- SIZE OF TENEMENT - 50 m² TO 75 m² = 6 NOS.
75 m² TO 100 m² = 2 NOS.
- PERMISSIBLE GROUND COVERAGE (55.375 %) = 187.567 SQM.
PROPOSED GROUND COVERAGE (53.841%) = 182.372 SQM.
PERMISSIBLE F. A. R. = 1.75
PROPOSED F. A. R. = 1.718
TOTAL COVERED AREA = 724.150 SQM.
PROVIDED TREE COVER AREA = 6.042 Sq.m.

AREA STATEMENT

FLOOR	TOTAL COVERED AREA IN m ²	LIFT WELL	STAIR DUCT	Lift lobby	STAIR WELL	NET FLOOR AREA IN m ²
GROUND	177.034	---	---	2.484	12.690	161.860
FIRST	162.372	2.188	---	2.484	12.690	165.010
SECOND	162.372	2.188	---	2.484	12.690	165.010
THIRD	162.372	2.188	---	2.484	12.690	165.010
TOTAL	724.150	6.564	---	9.936	50.760	656.890

8. TENEMENT AREA

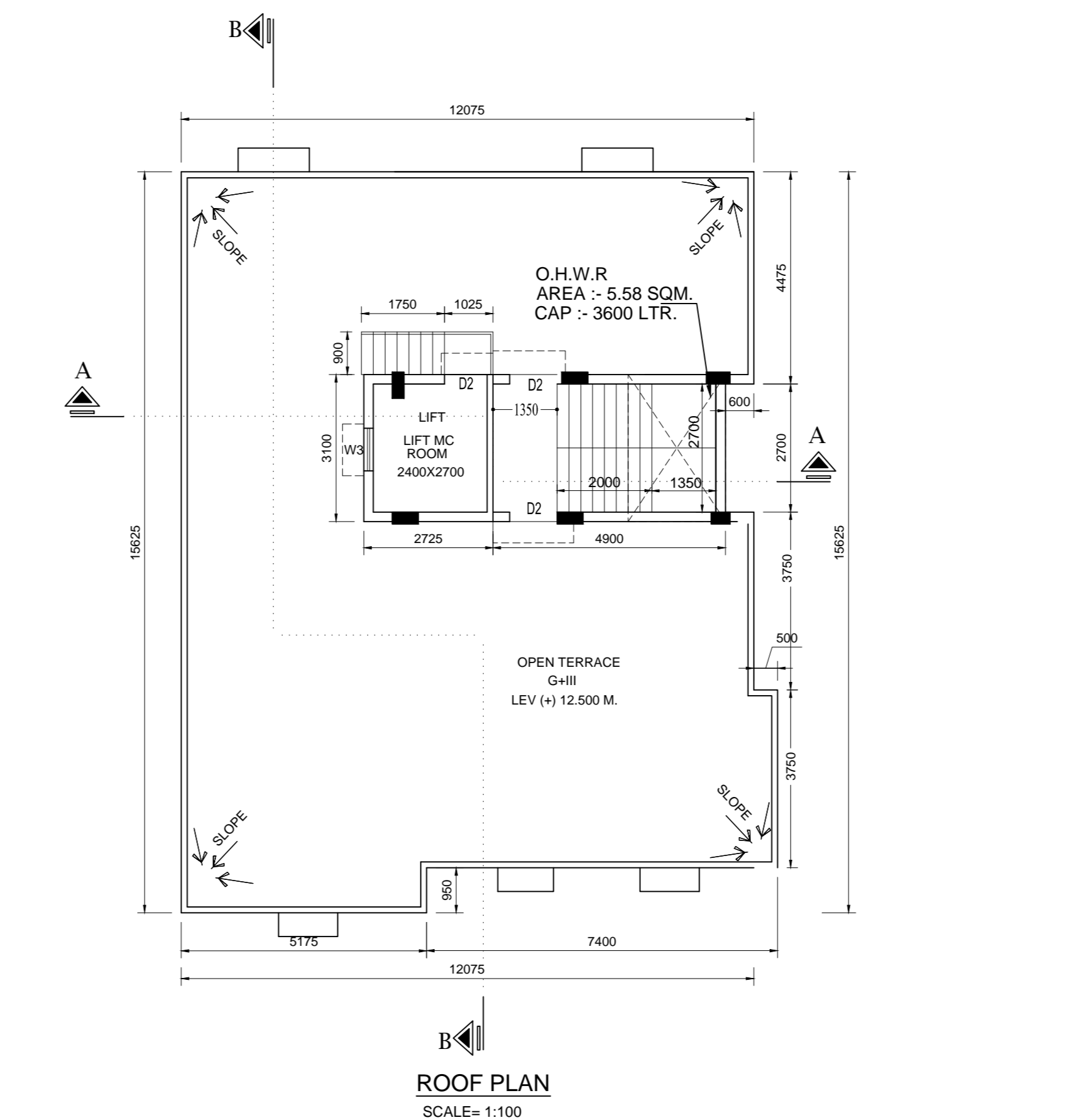
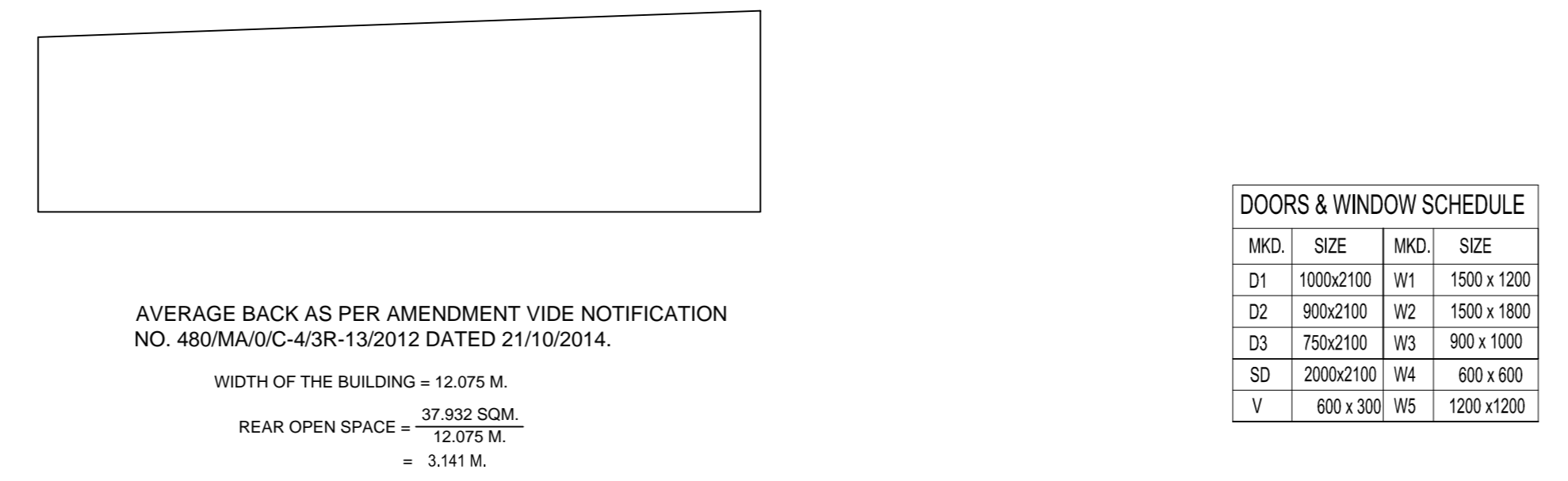
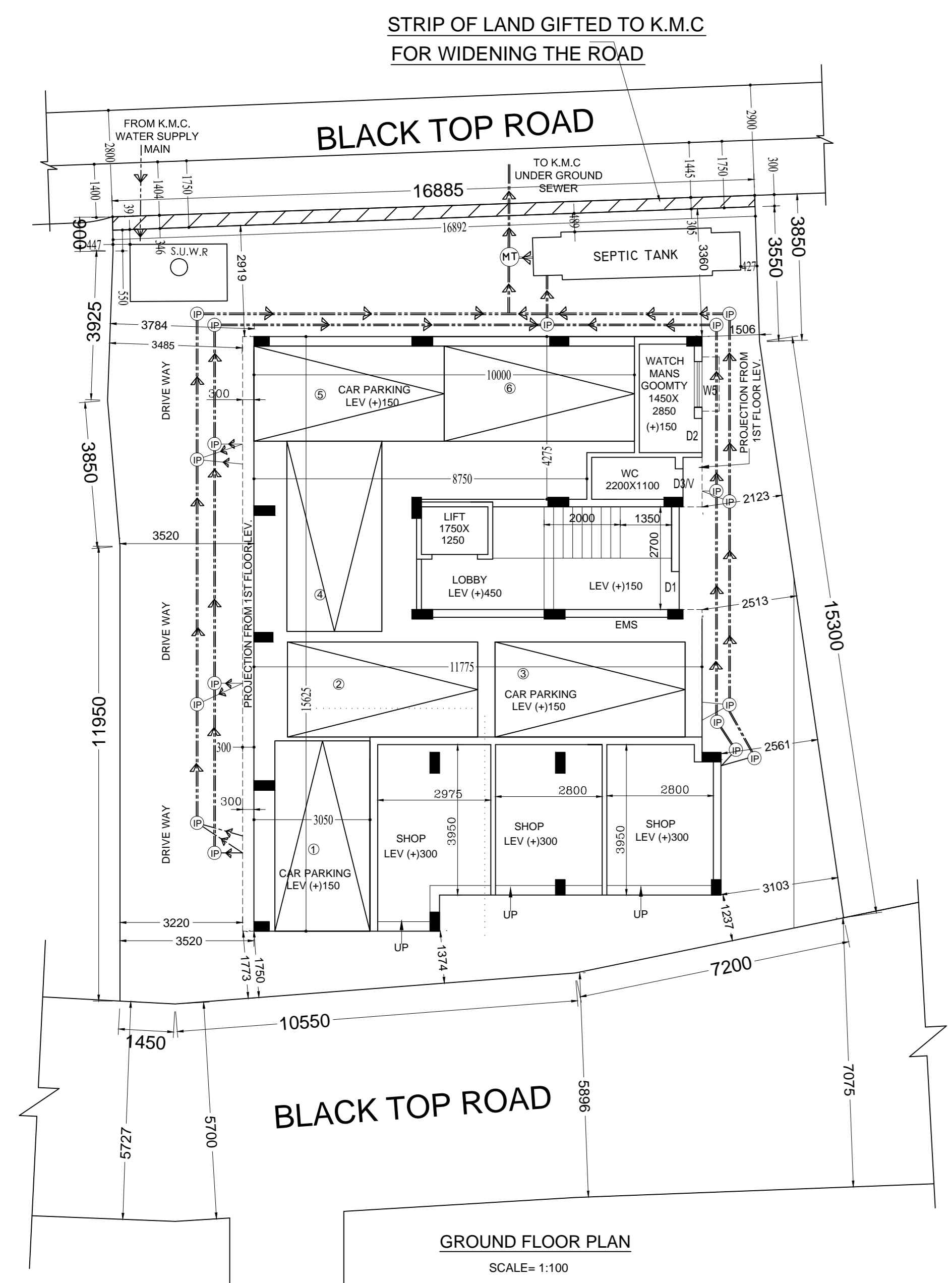
TENEMENT MARKED	TENEMENT SIZE IN m ²	Multiplication Factor	ACTUAL TENEMENT AREA INCLUDING PROP. AREA IN m ²	No of Tenament	No of Car Required
F1.T1	54.799	1.15064	63.517	2	
F2.T2	54.624	1.15064	63.315	2	1
F3.T3	54.656	1.15064	63.352	2	
S1	80.138	1.15064	92.888	1	1
S2	83.941	1.15064	97.296	1	
SHOP AREA COVERED				39.817 SQM.	
SHOP AREA CARPET				35.190 SQM.	1
TOTAL					3

9. CALCULATION OF F.A.R

A. LAND AREA FOR FAR		338.721 SQM.
TOTAL REQUIRED CAR PARKING		3
TOTAL COVERED CAR PARKING PROVIDED		6
PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m ²		75 SQM.
ACTUAL CAR PARKING AREA IN m ²		107.218 SQM.
PERMISSIBLE F.A.R		1.75
PROPOSED F.A.R		1.718

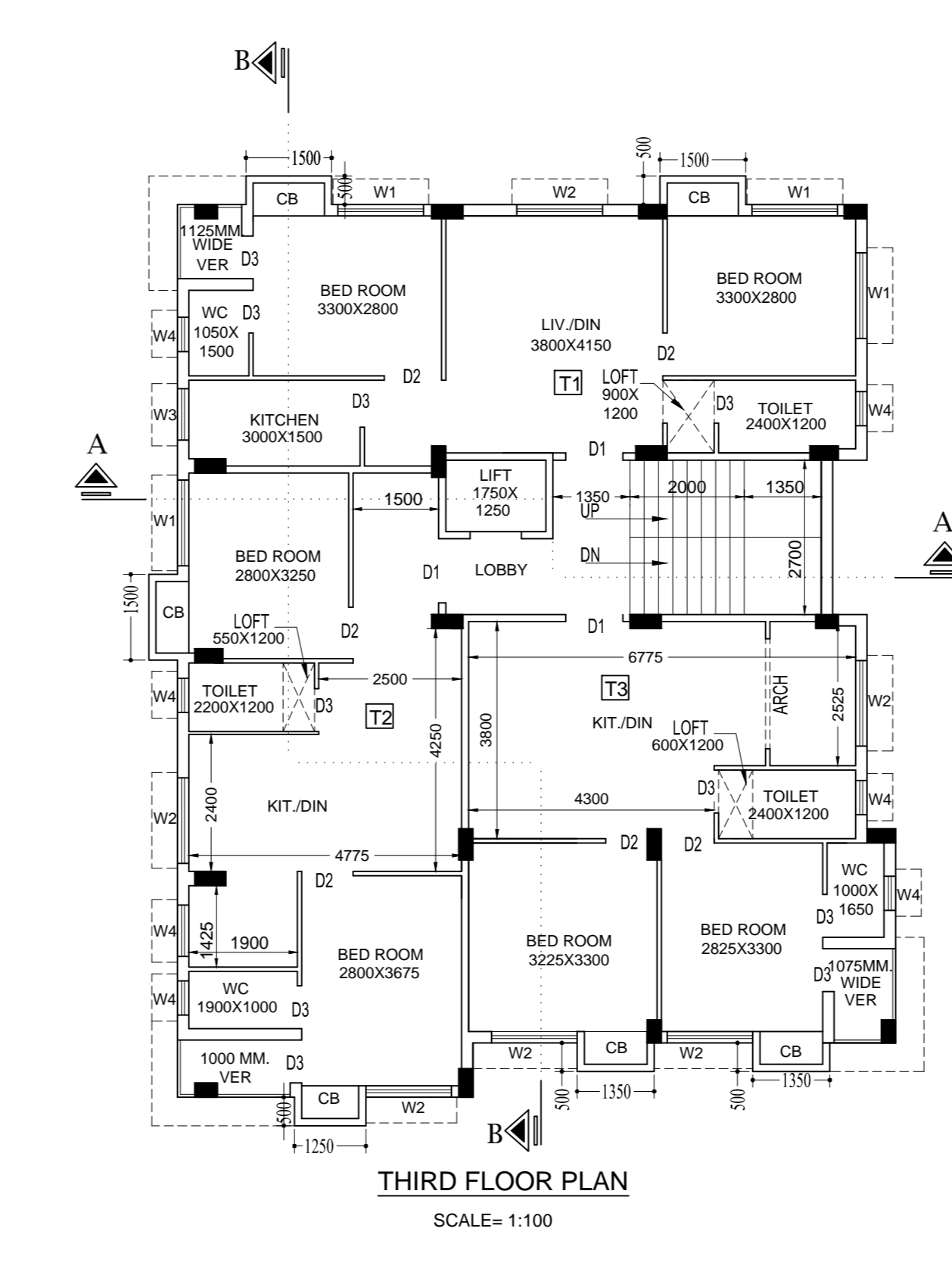
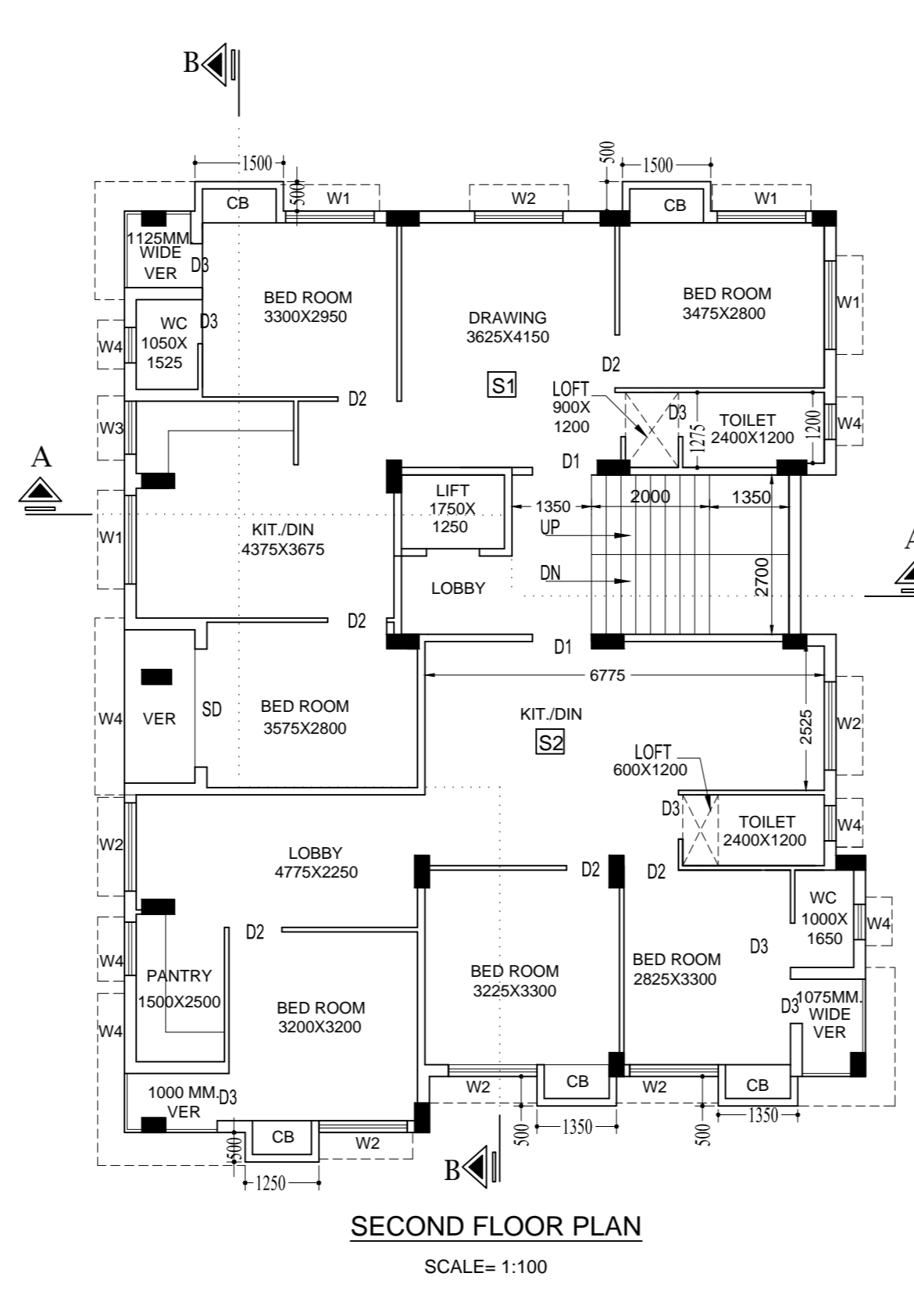
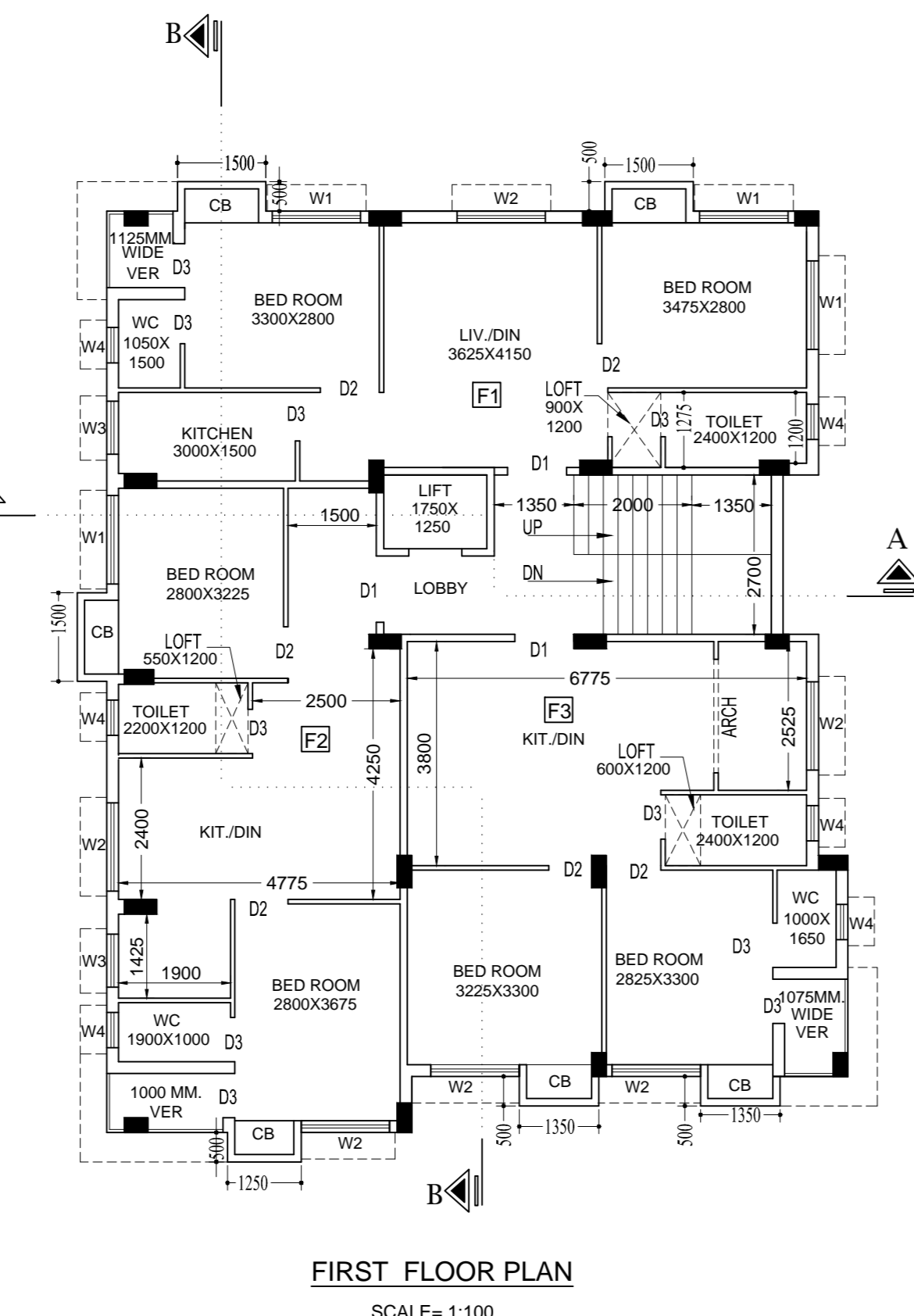
10. STATEMENT FOR OTHER AREA		11. CALCULATION OF OTHER FEES	
FLOOR	LOFT	STAIR HEAD ROOM AREA	15.190 m ²
GR.FL.	0.00	LIFT MACHINE ROOM AREA	8.448 m ²
1ST.FL.	2.528	OVER HEAD RESERVOIR AREA	6.355 m ²
2ND.FL.	1.868	LIFT MACHINE ROOM STAIR AREA	2.498 m ²
3RD.FL.	2.528		
TOTAL	6.924		

ARCHITECTURAL DRAWING (SHEET NO. 2 OF 2)



DOORS & WINDOW SCHEDULE

MKD	SIZE	MKD	SIZE
D1	1000x2100	W1	1500 x 1200
D2	900x2100	W2	1500 x 1800
D3	750x2100	W3	600 x 1900
D4	200x2100	W4	600 x 600
V	600 x 300	W5	1200 x 4200



MANI BHUSAN CHAKRAVARTY
E.S.E. NO. 97(II)
NAME STRUCTURAL ENGINEER

L.B.S. DECLARATION

CERTIFIED WITH FULL RESPONSIBILITY THAT THE G+III STORIED RESIDENTIAL BUILDING PLAN AT PREMISES NO. - 135, VIVEKANANDA PARK IN WARD NO. - 111 OF BOROUGH NO. XI, P.S.- BANSDRONI, KOLKATA :- 700070 HAS BEEN DRAWN AS PER PROVISIONS OF THE KMC BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME THAT THE SITE CONDITIONS, INCLUDING THE ABUTTING 7.234(MIN). WIDE BLACK TOP ROAD ON THE NORTHERN SIDE & 5.650M (MIN) ON THE WESTERN. CONFORMS WITH THAT IN THE PLAN AND IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND.

SUDHANGSHU LAHARI
L.B.S. NO. 32(II)
Name of L.B.S.

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 L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING(S) PER PLAN.
- 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 & SEPTIC TANK WILL BE CONSTRUCTED UNDER THE GUIDANCE OF L.B.S. & E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
- THE SITE IS PHYSICALLY IDENTIFIED BY ME DURING THE SITE INSPECTION BY K.M.C. ENGINEER.

SRI MAHAJAN MAHARAJ & SOUMITRA CHOWDHURY PROP. OF M/S MAJARA ENTERPRISE C.A OF DIGANTA BANERJEE, ISHANI BANDYOPADHYAY
Name of Owner

BUILDING PERMIT NUMBER:- 2022110300
SANCTION DATE:- 29/09/2022
VALID UPTO:-28/09/2027

DIGITAL SIGNATURE OF A.E/ BR -XI

PROPOSED G+III STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 UNDER BUILDING RULES - 2009 AT PREMISES NO. - 135, VIVEKANANDA PARK IN WARD NO. - 111 OF BOROUGH NO. XI, P.S.- BANSDRONI, KOLKATA :- 700070 UNDER THE KOLKATA MUNICIPAL CORPORATION, VIDE OFFICE CIRCULAR NO. 02 OF 2020-21 DATED - 13/06/2020

DIGITAL SIGNATURE OF E.E (C)/BR -XI