



CERTIFICATE OF STRUCTURAL ENGINEER :

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS. SOIL TEST HAS BEEN DONE BY MRS SUJIT KUMAR BOSE OF 'BOSE ENGINEERS', ADDRESS : 53, PURNA CHANDRA MITRA LANE, KOLKATA - 700033. THE RECOMMENDATION OF SOIL TEST HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

D. GHOSH
EMPAANELMENT NO. - II / 110 (I.M.C.)
NAME OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECHNICAL ENGINEER :

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 & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

SUJIT KUMAR BOSE
EMPAANELMENT NO. - G.T. / 117 (K.M.C.)
NAME OF GEO TECHNICAL ENGINEER

CERTIFICATE OF ARCHITECT :

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 CONDITIONS INCLUDING THE WIDTH OF THE ABUTTING 4.293 M. WIDE ROAD, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE & NOT A TANK OR FILLED - UP TANK. THE PLOT IS BOUNDED BY BOUNDARY WALLS. THE CONSTRUCTION OF S.U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

(ANJAN DUTTA)
(CA/93/16409)
NAME OF ARCHITECT

OWNER'S/APPLICANT DECLARATION :

I / WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION I / WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER (B.S.PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. 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.A. BEFORE STARTING OF BUILDING FOUNDATION WORK.

SMT. SANDHYA DAS, SMT. GITA DAS, SHRI BIPLAB DAS
NAME OF OWNER/APPLICANT

SCHEDULE OF DOORS

MKD.	SIZE	LINTEL	SILL	REMARKS
D	1250X2100	2100	-	-
D1	1050X2100	2100	-	-
D2	900X2100	2100	-	-
D3	750X2100	2100	-	-

SCHEDULE OF WINDOWS

W	SIZE	LINTEL	SILL	REMARKS
W1	1500X1350	2100	750	-
W2	1200X1350	2100	750	-
W3	600X600	2100	750	-

PLAN OF A PROPOSED G+III STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 (AMENDED) AT PREMISES NO. - 63/2A, BANERJEE PARA ROAD, WARD NO. - 127, BOROUGH- XIV, P.S. - SARSUNA, KOLKATA - 700061,

OWNERS NAME:-
SMT. SANDHYA DAS, SMT. GITA DAS, SHRI BIPLAB DAS

DEBOJIT DAS (Digitally signed by DEBOJIT DAS)
DIGITAL SIGNATURE OF E.E.

UTTAM PARAMANIK (Digitally signed by UTTAM PARAMANIK)
DIGITAL SIGNATURE OF A.E.

- SPECIFICATION :**
- STRUCTURAL CEMENT CONCRETE M - 25 GRADE WITH 19 MM DOWN STONECHIPS
 - GRADE OF REINFORCEMENT Fe - 500.
 - 200TH FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
 - 75TH FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
 - 75TH LIME TERRACING (2:2:7) ON ROOF.
 - ALL DIMENSIONS ARE IN MILLIMETER.
 - 25TH D.P.C. WITH CEMENT CONCRETE (1:2:4) WITH 6 MM DOWN STONE CHIPS & 5% WATER PROOFING COMPOUND
 - 19 MM THICK CEMENT PLASTER (1:4) TO THE EXTERNAL WALLS.
 - 12 MM THICK CEMENT PLASTER (1:4) TO THE INTERNAL WALLS.
 - 8 MM THICK CEMENT PLASTER (1:4) TO BEAM, CEILING, ETC.
 - 32 MM THICK CAST-IN-SITU MARBLE FLOOR.
 - WOOD WORK IN DOOR FRAMES WITH SAL WOOD.
 - 200 MM X 25 MM X 6 MM M.S. CLAMP FOR DOORS & WINDOWS.
 - SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTON.
 - WRITTEN DIMENSIONS ARE TO BE FOLLOVED.
 - 450 MM CHAJJA PROJECTION.
 - DEPTH OF EM UNDER GROUND RESERVOIR AND SEPTIC TANK DOES NOT EXCEED THE DEPTH OF THE FOUNDATION.

STATEMENT OF THE PLAN PROPOSAL

PART - A

- ASSESSOR NO. - 41127027757.
- BOOK NO. - I, VOLUME NO. - 21, PAGES 118 TO 130 BEING NO. - 1208, YEAR - 1981, DATED - 15.4.1981, OFFICE - D.S.R. - II SOUTH 24 - PGS, WEST BENGAL.
- DETAILS OF GIFT DEED (CORNER):- BOOK NO. - I, VOLUME NO. - 1907-2023, PAGES FROM 82492 TO 82508, BEING NO. - 190702473, YEAR - 2023, DATED-06.03.2023, OFFICE - ADJR BEHALA.
- DETAILS DEED OF BOUNDARY DECLARATION:- BOOK NO. - I, VOLUME NO. - 1907-2023, PAGES - 82509 TO 8254, BEING NO. - 190702474, YEAR - 2023, DATE- 06/03/2023, OFFICE - A.D.S.R. BEHALA, WEST BENGAL.
- DETAILS DEED OF COMMON PASSAGE DECLARATION:- BOOK NO. - I, VOLUME NO. - 1907-2023, PAGES - 8255 TO 8258, BEING NO. - 190702475, YEAR - 2023, DATED 06.03.2023, OFFICE - A.D.S.R. BEHALA, WEST BENGAL.
- DETAILS OF DEED OF EXCHANGE:- BOOK NO. - I, VOLUME NO. - 1907-2020, PAGES - 22092 TO 22109, BEING NO. - 190702478, YEAR - 2020, DATED 28.09.2020, OFFICE - A.D.S.R. BEHALA, WEST BENGAL.
- AREA OF LAND AS PER DEED - 4 K - 11 CH - 22 SFT. (315.589 SQM).
- ACTUAL AREA OF LAND - 4 K - 10 CH - 28.850 SFT. (312.030 SQM).
- NO. OF STORIES INCLUDING BASEMENT IF ANY - G + III
- NO. OF TENAMENTS : 9 NOS.
- SIZE OF TENAMENT : BELOW 50 SQM - NIL NOS.
50 SQM - 75 SQM - 9 NOS.
75 SQM - 100 SQM - NIL NOS.

PART - B

- ACTUAL AREA OF LAND :- (AS PER B/D) = 312.030 SQ.M
- PERMISSIBLE GROUND COVERAGE :- (56.256%) 175.567 SQM.
- PROPOSED GROUND COVERAGE :- 173.767 SQM. (55.689 %)

FLOOR	TOTAL COVERED AREA	STAIR (CARPET)	LIFT LOBBY	LIFT WELL	VENT SHAFT	EXEMPTED AREA FOR F.A.R
GROUND FLOOR	144.167 SQM.	13.365 SQM.	2.599 SQM.	-	2.780 SQM.	125.443 SQM.
FIRST FLOOR	176.527 SQM.	13.365 SQM.	2.599 SQM.	2.144 SQM.	2.780 SQM.	155.659 SQM.
SECOND FLOOR	176.527 SQM.	13.365 SQM.	2.599 SQM.	2.144 SQM.	2.780 SQM.	155.659 SQM.
THIRD FLOOR	176.527 SQM.	13.365 SQM.	2.599 SQM.	2.144 SQM.	2.780 SQM.	155.659 SQM.
TOTAL	673.748 SQM	53.460 SQM.	10.396 SQM.	6.432 SQM.	11.040 SQM.	592.420 SQM.

FLAT MKD	TENEMENT AREA	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NOS.	REQUIRED CAR PARKING
[FLAT - A]	50.930 SQM.	9.463 SQM.	60.393 SQM.	3	
[FLAT - B]	51.276 SQM.	9.528 SQM.	60.804 SQM.	3	2 NOS.
[FLAT - C]	51.387 SQM.	9.548 SQM.	60.935 SQM.	3	

- NO. OF CAR PARKING (MANDATORY) : 2 NOS. (50 SQM.)
- NO. OF CAR PARKING (PROVIDED) : 3 NOS. (109.866 SQM.)
- PERMISSIBLE F.A.R - 1.75
- PROPOSED F.A.R - (592.420 - 50.000) / 312.030 = 1.738
- PROPOSED HEIGHT OF THE BUILDING - 12.475 M.
- PROPOSED DEPTH OF THE BUILDING - 15.250 M.
- OPEN TERRACE AREA - 173.767 SQM.
- CUP BOARD AREA - 7.575 SQM.
- STAIR HEAD ROOM AREA - 16.480 SQM.
- LIFT MACHINE ROOM AREA - 6.880 SQM.
- LIFT MACHINE ROOM STAIR AREA - 3.200 SQM.
- ROOF TANK AREA - 6.560 SQM.
- TREE COVER:-
A. REQUIRED (1.641%)=5.120 SQ.M.
B. PROVIDED (1.923%)=6.000 SQ.M.

AIRPORTS NOC :
SITE ELEVATION IN MTRS AMSL AS SUBMITTED BY APPLICANT - 4.36 M
PERMISSIBLE TOP ELEVATION IN MTRS ABOVE MEAN SEA LEVEL (AMSL) - 26.36 M
NOC ID : BEHA/EAST/6/012523/738663.
DATE: 15.02.2023 VALID UPTO: 14.02.2031

B.P.NO:- 2023140224 DATE:- 01.12.2023...
VALID UPTO:- 30.11.2028...