



NOTE
THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION. PRECAUTIONARY MEASURE TAKEN AT THE TIME OF CONSTRUCTION OF BUILDING AND SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR & ADJOINING BUILDING AND DEMOLITION OF EXISTING STRUCTURE.

AVERAGE BACK AS PER AMENDMENT OF K.M.C BUILDING RULE 2009 AS PER NOTIFICATION OF MPL AFFAIRS VIDE NO 480/MA/O/C-4/3/13/2012, DT-21/10/2014 TOTAL PROJECTED AREA OF THE AVERAGE REAR OPEN SPACE IS 34.827 Sqm AND THE WIDTH OF THE REAR SIDE OF THE BUILDING - 11.300 mt i.e. AVERAGE REAR OPEN SPACE OF THE BUILDING = 34.827 / 11.300 = 3.082 mt

NOTE
TWO NOS. OF SPLAYED CORNER IS PROVIDED (1,2X1,2) AS PER OFFICE ORDER NO - 21 OF 2010-2011 DATED ON - 12/01/2011

PART - B

- AREA OF LAND = 271.739 SQ.M (04K- 01CH - 00 SH) (AS PER DEED, ASSESSMENT BOOK COPY AND REGISTERED BOUNDARY DECLARATION)
AREA OF STRIP OF LAND = 2.28 + 4.486 + 1.919 = 8.684 SQM
AREA OF SPLAYED CORNER AREA = 0.719 + 0.695 = 1.414 SQM
NET LAND AREA = (271.739 - 8.684 - 1.414) = 261.641 SQM
- PERMISSIBLE GROUND COVERAGE 57.61% = 156.55 SQ.M.
- PROPOSED GROUND COVERAGE: 56.55% = 153.66 SQ.M.
- PROPOSED AREA:

FLOOR	GROSS FLOOR AREA	AREA OF LIFT WELL	ACTUAL FLOOR AREA	TOTAL EXMP AREA STAIR & STAIR LOBBY LIFT LOBBY	NET FLOOR AREA
GROUND	RESI. = 133.25 SQ.M. OFFICE = 16.75 SQ.M. TOTAL = 150.00 SQ.M.	150.00 SQ.M.	12.15 SQ.M. 1.86 SQ.M.	135.99 SQ.M.
FIRST	153.66 SQ.M.	1.72 SQ.M.	151.94 SQ.M.	12.15 SQ.M. 1.86 SQ.M.	137.93 SQ.M.
SECOND	153.66 SQ.M.	1.72 SQ.M.	151.94 SQ.M.	12.15 SQ.M. 1.86 SQ.M.	137.93 SQ.M.
THIRD	153.66 SQ.M.	1.72 SQ.M.	151.94 SQ.M.	12.15 SQ.M. 1.86 SQ.M.	137.93 SQ.M.
TOTAL	610.98 SQ.M.	5.16 SQ.M.	605.82 SQ.M.	48.60 SQ.M. 7.44 SQ.M.	549.78 SQ.M.

5. PARKING CALCULATION

TENE. MKD.	TENEMENT AREA	COMMON AREA	ACTUAL TENE AREA INCLUDING COMMON AREA	TENE. NO.	REQUIRED PARKING	PROPOSED PARKING
A	68.03 SQ.M.	12.87	80.90 SQ.M.	3 NOS	3 NOS	3 NOS
B	68.00 SQ.M.	12.86	80.86 SQ.M.	3 NOS	3 NOS	3 NOS

B. NO. OF PARKING PROVIDED= 3 NOS. COVERED = 3 NOS. & OPEN = NIL
C. PERMISSIBLE AREA FOR PARKING a) GROUND FLOOR = 3 NOS. X 25 = 75 SQ.M.
D. ACTUAL AREA OF PARKING PROVIDED AT GROUND FLOOR = 103.783 SQM.

6. PERMISSIBLE F.A.R. = 1.75
7. PROPOSED F.A.R. = (549.78 - 75) Sqm / 271.739 Sqm = 1.747 < 1.75
8. STATEMENT OF OTHER AREAS

FLOOR	LOFT	CUPBOARD	LEDGE / TEND
GROUND FLOOR	NIL	NIL	
FIRST FLOOR	2.42 Sqm	2.50 SQ.M.	
SECOND FLOOR	2.42 Sqm	2.50 SQ.M.	
THIRD FLOOR	2.42 Sqm	2.50 SQ.M.	
TOTAL	7.26 Sqm	7.50 SQ.M.	

9. COMMON AREA AT GROUND FLOOR = 29.47 SQ.M.
10. AT 1ST TO 3RD FLOOR = (17.63 - 1.72)X3 = 47.73 SQ.M.
11. STAIR HEAD ROOM AREA = 15.44 SQ.M.
12. LIFT MACHINE ROOM AREA = 5.24 SQ.M.
13. OVER HEAD WATER TANK AREA = 7.84 SQ.M.
14. AREA OF STAIR FOR LIFT MACH. ROOM = 2.75 SQ.M.
15. COVERED AREA OF OFFICE = 16.75 SQ.M.
16. CARPET AREA OF OFFICE = 13.95 SQ.M.
17. TOTAL OTHERS AREA = (15.44 + 5.24 + 2.75 + 7.50 + 7.26) = 38.19 SQ.M.
18. TOTAL AREA FOR FEES = 605.82 + 38.19 = 644.01 SQ.M.
19. (i) PERMISSIBLE TREE COVER AREA = 0.068% = 1.848 SQ.M.
(ii) PROPOSED TREE COVER AREA = 1.85 Sqm = 0.0681%
20. TOTAL AREA OF ROOF = 153.66 SQ. M.
21. HEIGHT OF THE BUILDING = 12.50 M.

STATEMENT OF THE PLAN PROPOSAL

PART - A

- ASSEESSEE NO. : 211000818876
- NAME OF THE OWNERS : SMT MAHUA BANERJEE, SMT SOUMI GANGOPADHYAY
- NAME OF THE APPLICANT : SRI SONA MOHANTA PROPRIETOR OF M/S. S. ENTERPRISES (AS CONSTITUTED POWER OF ATTORNEY)
- DETAILED OF REGISTERED R.R. DEED :-
(a) (i) BOOK NO - I, (ii) VOLUME NO - 4, (iii) PAGE FROM 233 TO 236, (iv) BEING NO - 284 FOR THE YEAR 1991, (v) REG. AT - A.D.R. - ALIPORE (vi) DATED ON - 19/03/1991
- DETAILED OF REGISTERED DEVELOPMENT POWER OF ATTORNEY :-
(i) BOOK NO - I, (ii) VOLUME NO - 1605-2021 (iii) PAGE FROM 11098 TO 11123 (iv) BEING NO - 106500069 FOR THE YEAR 2021, (v) REG. AT - A.D.S.R. - ALIPORE (vi) DATED ON - 20/01/2021
- DETAILED OF REGISTERED BOUNDARY DECLARATION :-
(i) BOOK NO - I, (ii) VOLUME NO - 1605-2021 (iii) PAGE FROM 50572 TO 50588 (iv) BEING NO - 160501152 FOR THE YEAR 2021 (v) REG. AT - A.D.S.R. - ALIPORE (vi) DATED ON - 07/04/2021
- DETAILED OF REGISTERED OF GIFT (STRIP OF LAND) :-
(i) BOOK NO - I, (ii) VOLUME NO - 1605-2021 (iii) PAGE FROM 50552 TO 50571 (iv) BEING NO - 160501151 FOR THE YEAR 2021 (v) REG. AT - A.D.S.R. - ALIPORE (vi) DATED ON - 07/04/2021
- DETAILED OF REGISTERED OF GIFT (SPLAYED CORNER) :-
(i) BOOK NO - I, (ii) VOLUME NO - 1605-2021 (iii) PAGE FROM 50532 TO 50551 (iv) BEING NO - 160501150 FOR THE YEAR 2021 (v) REG. AT - A.D.S.R. - ALIPORE (vi) DATED ON - 07/04/2021

DECLARATION OF STRUCTURAL ENGINEER :-
THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODES OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT CONSIDERING THE CAPACITY OF SOILS AS PER THE SOIL INVESTIGATION REPORT PREPARED BY "NEO-GEO STRUCTUR AT 3, FULBAGAN ROAD, KOLKATA - 700 084." WHICH IS DULY SIGNED BY SRI KALLOL KUMAR GHOSHAL (G.T. NO - 14 / II)

SRI SAKTI BRATA BHATTACHARYYA
E.S.E. NO - 116 CLASS - I
NAME OF THE STRUCTURAL ENGINEER

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

SRI KALLOL KUMAR GHOSHAL
G.T. NO - 14 CLASS - II
NAME OF THE GEO - TECHNICAL ENGINEER

DECLARATION OF L.B.S. :-
CERTIFIED THAT THE BUILDING PLAN HAS BEEN MADE BY ME AS PER PROVISION OF C.M.C. ACT 1980 AND K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF ABUTTING ROAD IS 4.404 TO 5.80 mt WIDE BLACK TOP ROAD ON EASTERN SIDE, (IN FRONT) & 2.731 mt TO 3.444 mt WIDE BLACK TOP ROAD ON NORTHERN SIDE & 3.020 mt TO 2.952 mt WIDE BLACK TOP ROAD ON SOUTHERN SIDE & 3.020 mt. TO 2.921 mt. BLACK TOP ROAD ON WESTERN SIDE OF THE PREMISES CONFORM WITH THE PLAN & THAT IS A BUILDABLE SITE & NOT A TANK OR A FILLED UP TANK. THE PLOT IS DEMARCATED BY BOUNDARY WALL. THERE IS EXISTING TWO STORIED BUILDING WHICH IS SHOWN IN THE PLAN AND TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK THE EXISTING TWO STORIED BUILDING IS FULLY OCCUPIED BY THE OWNER AND THERE IS NO TENENT.

SRI KINGSUK NANDI
L.B.S. NO -1313 CLASS - I
NAME OF THE L.B.S.

DECLARATION OF OWNER'S / APPLICANT :-
WE DO HEREBY UNDERTAKE WITH CAREFUL RESPONSIBILITY THAT -
1. WE SHALL ENGAGE LBS/ E.S.E. DURING CONSTRUCTION
2. WE SHALL FOLLOW THEIR INSTRUCTIONS DURING CONSTRUCTION
3. K.M.C. AUTHORITY WILL NOT BE LIABLE FOR THE STABILITY OF THE STRUCTURE
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE SANCTION PLAN.
5. THE CONSTRUCTION OF U.G. TANK AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE SUPER VISION /GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING INSPECTION THE PLOT IS IDENTIFIED BY US.
THERE IS AN EXISTING TWO STORIED BUILDING WHICH WILL BE DEMOLISHED BEFORE COMMENCEMENT OF WORK THE EXISTING BUILDING FULLY OCCUPIED BY THE OWNER AND THERE IS NO TENENT, NO LEGAL CASE PEINDING AGAINST THIS PREMISES.

SRI SONA MOHANTA
PROPRIETOR OF M/S. S. CONSTRUCTION & CONSTITUTED ATTORNEY OF SMT MAHUA BANERJEE SMT SOUMI GANGOPADHYAY
NAME OF THE OWNERS / APPLICANTS

PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF C.M.C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AT PREMISES NO - 87/12/183D, RAJA SUBODH CHANDRA MULLICK ROAD IN WARD NO - 100, BOROUGH - X, KOLKATA - 700032, P.S. - NETAJINAGAR. PLAN CASE NO - 2021100053.

BUILDING PERMIT NO :- DATE :-
VALID UPTO:-

NOTES :-

- ALL DIMENSIONS ARE IN M.M.
- ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
- ROAD CREST LEVEL IS TAKEN AS ± 0.00 DATUM.
- UNLESS OTHERWISE MENTIONED ALL INTERNAL & EXTERNAL WALLS ARE 75 & 200 TH. RESPECTIVELY.
- DEPTH OF SEMI UNDER GROUND WATER TANK & SEPTIC TANK DOES NOT EXCEED THE DEPTH OF MAIN FOUNDATION.

DOOR & WINDOW SCHEDULE

WINDOW MKD.	SIZE	DOOR MKD.	OPENING
W1	1200X1800	D1	1050 X 2100
W2	1200X1500	D2	900 X 2100
W3	1200X1200	D3	750 X 2100
W3	650X650	D4	850 X 2100

DIGITAL SIGNATURE OF A.E. (C) / Bldg. Br - X OF K.M.C.