

MAIN CHARACTERISTICS OF THE PROPOSAL

Part - A
 1. Assessee No :- 21097120065
 2. Name of the Owner : TAPAS ROY (C.A.)
 4. Details of Registered deed of Amalgamation
 Book No. - I CD Volume No. - 1605-2019
 Page from - 207618 to 207667
 Being No. - 160506121 for the year 2019
 Registered at - A.D.S.R., Alipore DATE - 01.11.2019

2. Details of Power of attorney, if any
 Book No. - I, Volume No - 1605-2021
 Page No. - 33835 to 33865, Being No. - 160500381
 for the year 2021, Dt.-25.02.2021
 3. Details of Non Eviction of Tenant :
 Book No. - IV, Volume No - 1605-2021
 Page No. - 5114 to 5123 Being No. - 160500233
 for the year 2021, Dt.-09.08.2021

Part - B
 1. Area of land = 445.652 sq.m. (as per deed)
 = 445.284 sq.m. (as per phy)
 ROAD WIDTH = 13.76 m. N.S.C BOSE ROAD
 Permissible Ground Coverage = 51.812 % = 230.710 sq.m.
 Proposed Ground Coverage = 237.646 sq.m. (51.123%)
 Permissible F.A.R = 2.25

2. Details of Boundary Declaration
 Book No. - I CD Volume No. - 1605-2021
 Page from - 74258 to 74268
 Being No. - 16050171 for the year 2021
 Date - 09.08.2021

Covered Area	Proposed Area	Cutout	Effective Area	Total Exempted Area		Net Floor Area
				(ST I) Area	(ST II) Area	
Ground Floor	283.435 sq.m.	-	283.435 sq.m.	13.365 sq.m.	8.625 sq.m.	2.227 sq.m.
1st. Floor	227.646 sq.m.	2.16 sq.m.	225.487 sq.m.	13.365 sq.m.	2.396 sq.m.	200.858 sq.m.
2nd. Floor	227.646 sq.m.	2.16 sq.m.	225.487 sq.m.	13.365 sq.m.	2.396 sq.m.	209.726 sq.m.
3rd Floor	227.646 sq.m.	2.16 sq.m.	225.487 sq.m.	13.365 sq.m.	2.396 sq.m.	209.726 sq.m.
4th. Floor	227.646 sq.m.	2.16 sq.m.	225.487 sq.m.	13.365 sq.m.	2.396 sq.m.	209.726 sq.m.
Total	1144.019 sq.m.	8.64 sq.m.	1096.515 sq.m.	66.825 sq.m.	8.625 sq.m.	11.811 sq.m.
Total Floor Area (incl. lift and lift shaft)	152.284 sq.m.					
Business Area	45.855 sq.m.					
Mercantile Area (Retail)						
Residential Area = 899.161 sq.m.						

7. Parking Calculation

Mkd.	Tenement Size	Proportional Area to be added	Actual Tenement Area	No. of Tenement	CATEGORY	Required Car parking
A	55.032 sq.m.	12.837 sq.m.	67.469 sq.m.	1	50-75 sqm no of flat	1
B	49.635 sq.m.	11.218 sq.m.	60.853 sq.m.	1	7 nos	1
C	49.492 sq.m.	11.18 sq.m.	60.677 sq.m.	1	75-100 sqm no of flat	1
D	95.711 sq.m.	21.911 sq.m.	117.342 sq.m.	2	2 nos	1
E	56.120 sq.m.	12.83 sq.m.	68.803 sq.m.	2	2 nos	1
F	60.838 sq.m.	13.79 sq.m.	74.587 sq.m.	2	ABOVE 100sqm	1
G	77.880 sq.m.	17.901 sq.m.	95.481 sq.m.	1	1 no	1
Mkd.	Carpet area			No. of shop/Off		
SH-I	23.024 sq.m.			1		1
SH-II	17.143 sq.m.			1		1
OFFICE	133.573 sq.m.			1		2
TOTAL CAR PARKING REQD.						
8. Common Area at Ground Floor = 33.659 sq.m.						
9. Common Area at First floor = 18.867 sq.m.						
10. Common Area at Typ. floor = 91.944 sq.m. (30.648 x 3)						
10. Pro. of Parking :- 7 Nos.						
A) No. of Parking Provided :- Covered = 6 Nos						
B) Permissible Area of Parking = 6 x 25 = 150 sq.m.						
C) Open Car Parking = 1 nos.						
D) Actual Area of Parking provided at Ground Floor = 115.145 sq.m.						

Floor	Loft	Cupboard
1st. Floor		1.537 sq.m.
2nd. Floor	4.283 sq.m.	4.587 sq.m.
3rd Floor	4.283 sq.m.	4.212 sq.m.
4th. Floor	4.283 sq.m.	4.212 sq.m.
Total	12.849 sq.m.	14.548 sq.m.

12. Stair Case Area = 16.023 sq.m.
 13. Roof Tank Area = 12.403 sq.m.
 14. Total Other Area for Fees = (16.023+3.150+14.555+12.849+3.754) = 50.332 sqm
 15. Permissible FAR = 2.25
 16. M.R.L Cover Area = 3.150 sq.m.
 17. Roof W.C Area = 3.754 sqm
 18. Proposed FAR = $\frac{1009.254 + 15.145}{445.284} = 2.008$
 19. TOTAL AREA FOR FEES = 1146.847 sqm

SCHEDULE OF DOOR

TYPE	WIDTH	HEIGHT
D1	1100	2250
D2	900	2250
D3	750	2250
RS	3300	2250

SCHEDULE OF WINDOW

TYPE	WIDTH	HEIGHT	SILL
W2	1800	1500	750
W3	1500	1500	750
W4	1200	1500	750
W5	1000	1250	1000
W6	600	600	1650
SW	1500	1950	300
GW	4200	1950	300
GW1	3200	1950	300
GW2	3900	1950	300
GW3	2973	1950	300
GW4	2800	1950	300

NOTES & SPECIFICATIONS

- ALL SORTS PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONST.
- ALL MAIN WALL 200 TH. ALL PARTITION WALL 125 TH. & 75 TH.
- BRICK WORK 250 TH. MORTAR 1:4 & BRICK WORK 125 TH. & 75 TH. MORTAR 1:4.
- ALL R.C.C. WORKS SHOULD BE (1:1.5:3)
- GRADE OF STEEL Fe - 500, I.S. CODE 1786-1979.
- GRADE OF CONC. M-20.
- ALL OTHER MATERIALS USED AS PER I.S. CODE.
- 25 TH. D.P.C. WILL BE 1:2:4 WITH PROPER WATER PROOFING COMPOUND.
- LIME TERRACING BRICK KHOA SURKI & LIME 7: 2: 2.
- THE DEPTH OF S.U.G.W. RESV. WILL NOT BE EXCEED THE DEPTH BUILDING FOUNDATION.
- THE FLOOR WILL BE FINISH BY MARBLE TILES.

CERTIFICATE OF L.B.S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF THE KMC BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME. THAT THE SITE CONDITIONS, INCLUDING THE ABUTTING ROAD CONFIRMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. THE SITE IS COVERED BY AN EXISTING STRUCTURE. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARKATED BY BOUNDARY WALL. THE WIDTH OF THE COMMON PASSAGE IN FRONT OF THE SITE IS 9.144M WIDE. THE CONSTRUCTION OF SEMI U/G WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

SANKAR DAS (L.B.S.NO. - 575(II))
NAME OF L.B.S.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE AFTER DEMOLITION OF EXISTING STRUCTURE BY GEOTEST ENGINEERS PVT. LTD. 6A, MILAN PARK, KOLKATA - 700 084. CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT. PRESENTLY THE SITE IS ENTIRELY COVERED BY EXISTING STRUCTURE AND SOIL TESTING IS NOT POSSIBLE.

NAME OF STRUCTURAL ENGINEER
SANKAR DAS (NO. - E.S.E. - 1/12)

CERTIFICATE OF GEO-TECHNICAL ENGINEER

SOIL INVESTIGATION REPORT SHALL BE DONE AFTER DEMOLITION OF EXISTING STRUCTURE BY GEOTEST ENGINEERS PVT. LTD. 6A, MILAN PARK, KOLKATA - 700 084. PRESENTLY THE SITE IS ENTIRELY COVERED BY EXISTING STRUCTURE AND SOIL TESTING IS NOT POSSIBLE.

(ALOK ROY, G.T.E-I/11)
NAME OF GEO-TECHNICAL ENGINEER

DECLARATION OF OWNER

I, DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I WILL ENGAGE L.B.S. / E.S.E. DURING CONSTRUCTION. I WILL FOLLOW THE INSTRUCTION OF L.B.S. / E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PROPOSE PLAN) K.M.C. AUTHORITY SHALL 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 THE SEMI UNDER GROUND WATER RESERVOIR & SEPTIC TANK WILL BE COMPLETED UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK. EXISTING STRUCTURE IS OCCUPIED BY OWNER AND THERE IS TENANT. THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

NAME OF OWNER
TAPAS ROY (C.A.)
C.A. OF (i) DR. SUBODH CHANDRA ROY M.D. OF M/S. ROYTECH EXIM PVT. LTD., (ii) SRL NIRMAL GANGULY, (iii) SRL ASHOK KUMAR GANGULY & (iv) SMT. BANI GANGULY

(16.023+3.150+14.555+12.849+3.754) = 50.332 sqm

m.

145 = 2.008

146.847 sqm

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THE CONSTRUCTION OF THE SEMI UNDER GROUND WATER RESERVOIR & SEPTIC TANK WILL BE COMPLETED UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK. EXISTING STRUCTURE IS OCCUPIED BY OWNER AND THERE IS TENANT. THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

NAME OF OWNER
TAPAS ROY (C.A.)
C.A. OF (i) DR. SUBODH CHANDRA ROY M.D. OF M/S. ROYTECH EXIM PVT. LTD., (ii) SRL NIRMAL GANGULY, (iii) SRL ASHOK KUMAR GANGULY & (iv) SMT. BANI GANGULY

PROPOSED G + IV STORIED RESIDENTIAL BUILDING AT PREMISES NO. -56 N.S.C BOSE ROAD, WARD NO.- 97, KOLKATA-700040, U/S 393A OF K.M.C. ACT 1980 & K.M.C. BUILDING RULE 2009. UNDER KOLKATA MUNICIPAL CORPORATION.

JOB NO.	C/1250	DATE = 11/ 02/ 2022
DRG. NO. -	1	REVISION - 0
SCALE:-	1:100,UNLESS OTHERWISE	
TITLE :	ARCHITECTURAL PLAN, ELEVATION , SECTION	
DRAWN BY.	R.D	
CONSULTANT TETRAGON ENGINEERING CONSULTANCY (P) LTD. 2T CORNFIELD ROAD, KOLKATA - 700019. PHONE NO. 3335514457 E-mail : tecpl.kolkata@gmail.com		
SCALE: 1:100	B.P. NO.: 2021100205	
DATE: 24-MAR-2022	valid for 5 years from date of sanction.	

TUSHAR JATI Digitally signed by TUSHAR JATI
Date: 2022.03.24 17:37:30 +05'30'

DIGITAL SIGNATURE OF E.E.

DIBAKAR CHOWDHURY Digitally signed by DIBAKAR CHOWDHURY
Date: 2022.03.24 13:25:29 +05'30'

DIGITAL SIGNATURE OF A.E.

(II) STD.
135

LVL. (+) 750

(II) STD.
56C

(IV) STD.
54

3923 (AS PER PHYSICAL)
3048 (10'-0" AS PER S.O.R.)

3731 (AS PER PHYSICAL)
3048 (10'-0" AS PER S.O.R.)

(II) STD.
56C

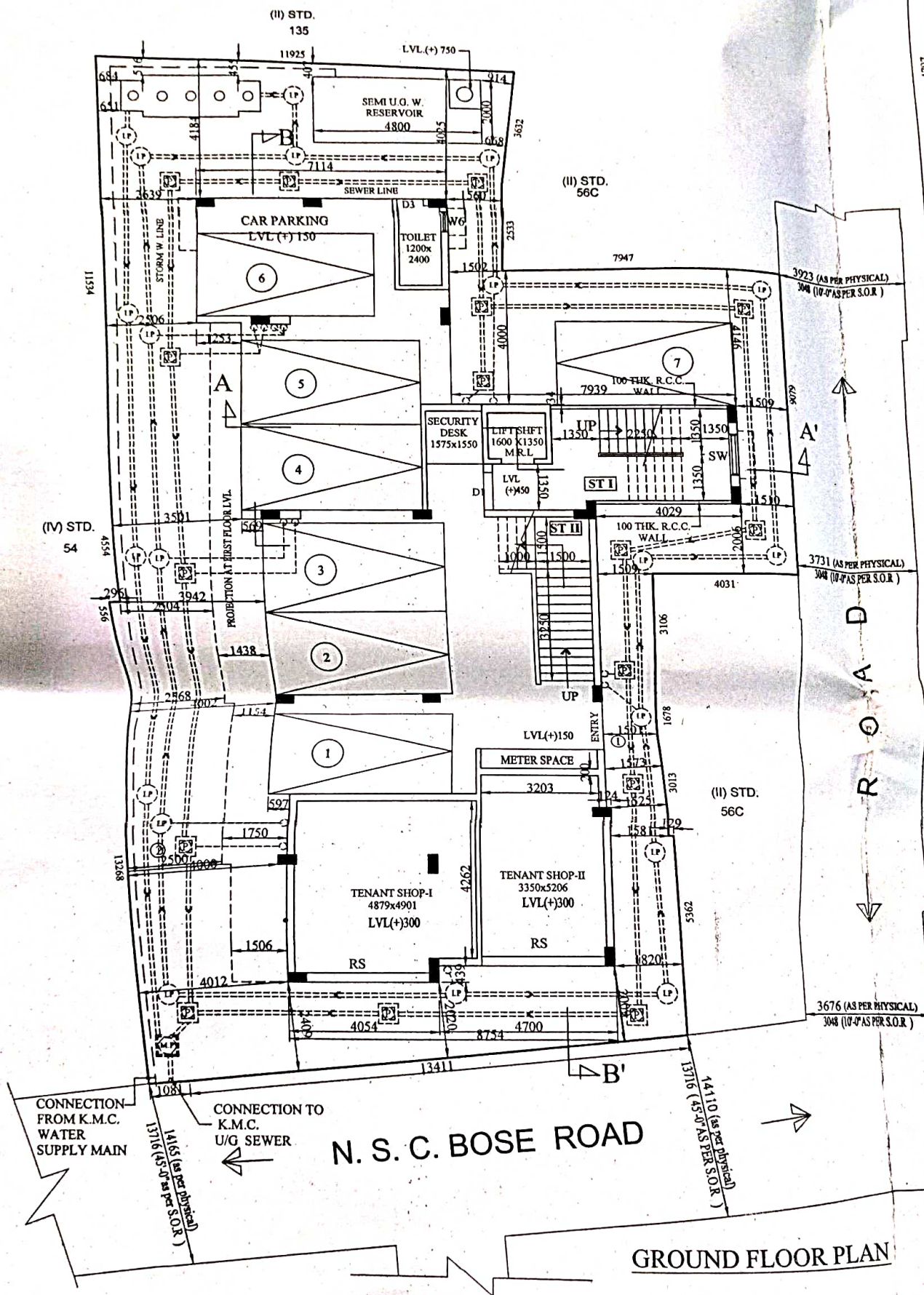
3676 (AS PER PHYSICAL)
3048 (10'-0" AS PER S.O.R.)

CONNECTION
FROM K.M.C.
WATER
SUPPLY MAIN

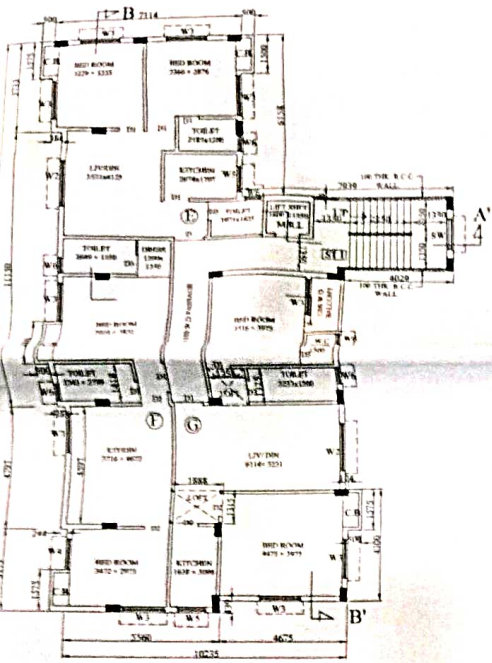
CONNECTION TO
K.M.C.
U/G SEWER

N. S. C. BOSE ROAD

GROUND FLOOR PLAN

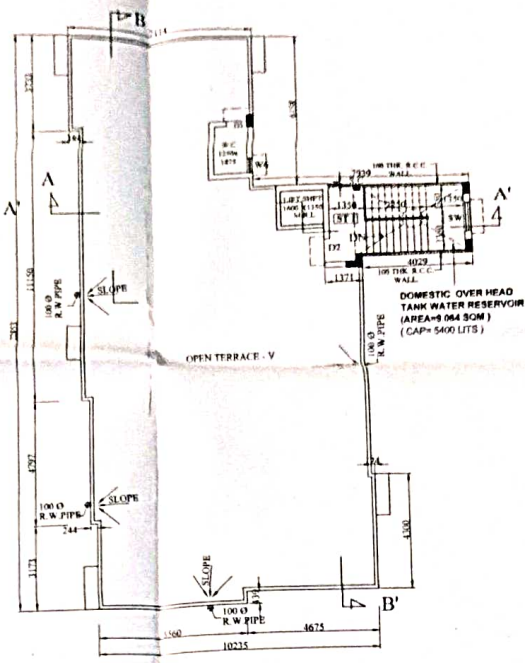


SECTION - A - A'



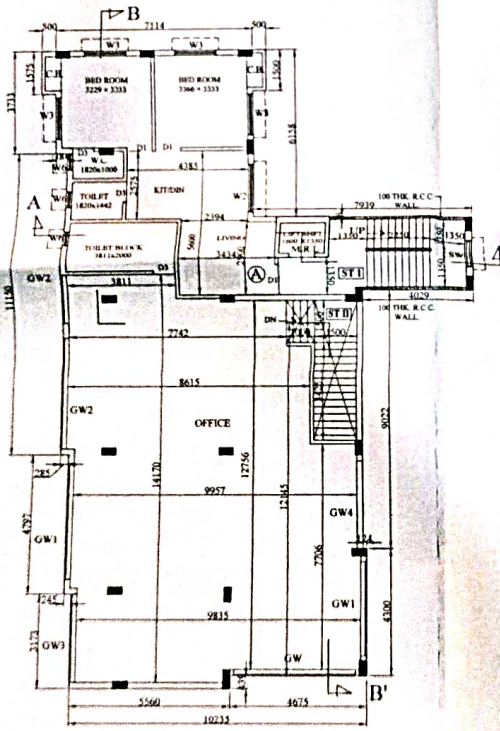
3RD & 4TH FLOOR PLAN

SECTION - B - B'

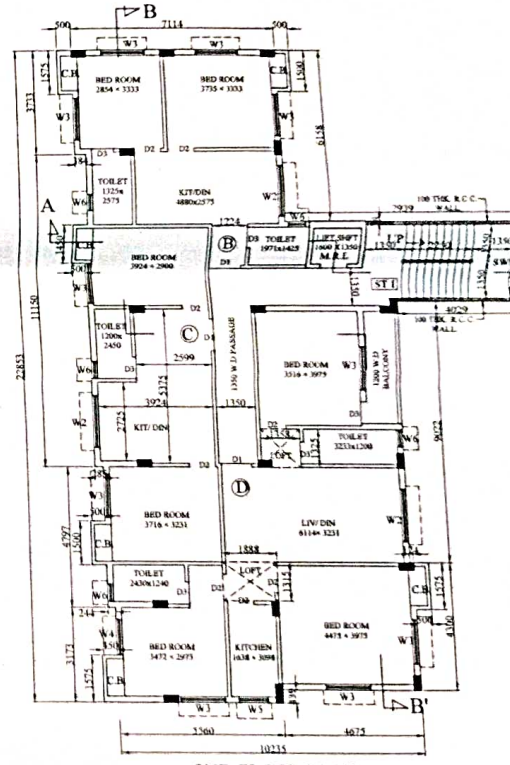


ROOF PLAN

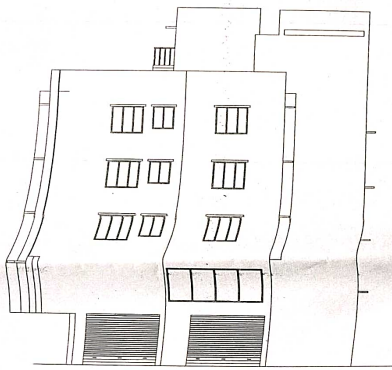
11	1st Floor	4,281 sqm
12	2nd Floor	4,281 sqm
13	3rd Floor	4,281 sqm
14	4th Floor	4,281 sqm
15	Total	17,124 sqm
16	Roof	1,500 sqm
17	Domestic W.C. Area	1,500 sqm
18	Proposed F.A.R.	189,254 sqm
19	TOTAL AREA FOR F.F.F.'S	18,624 sqm



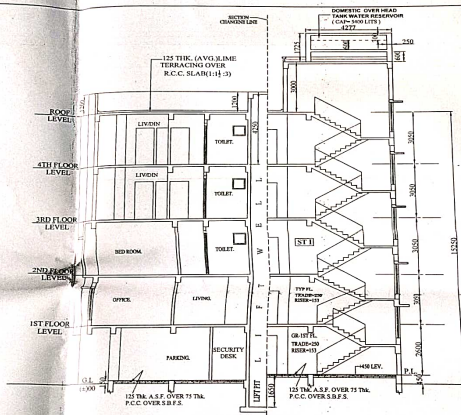
1ST FLOOR PLAN



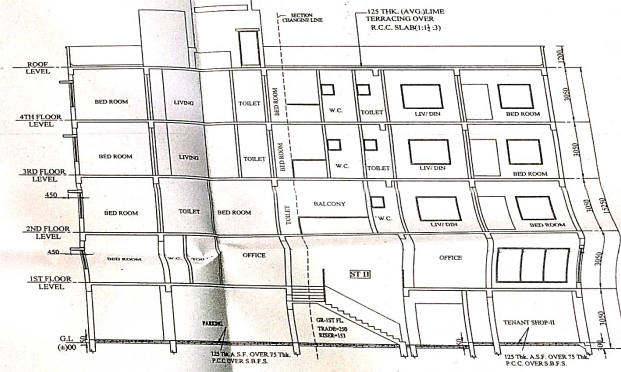
2ND FLOOR PLAN



ELEVATION



SECTION - 'A - A'



SECTION - B - B'