

MAIN CHARACTERISTICS OF THE PLAN CASE NO. 2022010052

- PART - A**
- ASSEESSEE NO. 11 - 002 - 09 - 0009 - 0
 - NAME OF THE OWNER (RECORDED): JDR INFRASTRUCTURE & SMT. BANASHIRI GHOSH
 - DETAILS OF REGD. DEED: BOOK No.: I VOL. No.: 218 PAGES : 153 to 162 BEING No.: 7899 YEAR : 2006 DATE : 14/09/2006 REGD. AT: ADRS COSSIPORE, DUM DUM
 - DETAILS OF REGD. DEED: BOOK No.: I VOL. No.: 1506 - 2022 PAGES : 5466-5503 BEING No.: 150600040 YEAR : 2022 DATE : 04/01/2022 REGD. AT: ADRS COSSIPORE, DUM DUM
 - DETAILS OF REGD. BOUNDARY DECLARATION: BOOK No.: I VOL. No.: 1506 - 2022 PAGES : 222282 BEING No.: 150604765 DATE : 01/04/2022 REGD. AT: ADRS COSSIPORE, DUM DUM
 - DETAILS OF REGD. POWER OF ATTORNEY: BOOK No.: I VOL. No.: 1506 - 2022 PAGES : 5504 - 5562 BEING No.: 150600041 YEAR : 2022 DATE : 04/01/2022 ADRS COSSIPORE, DUM DUM
 - DETAILS OF TENANT UNDERTAKING: BOOK No.: I VOL. No.: 1506 - 2022 PAGES : 96520 - 96535 BEING No.: 150602295 YEAR : 2022 DATE : 21/02/2022 REGD. AT: ADRS COSSIPORE, DUM DUM
 - NAME OF THE APPLICANT: (POWER OF ATTORNEY) DEBJIT BHATTACHARYA & RONJOY SAHA
 - NO. OF TENEMENT : 8 NOS.
 - NO. OF STOREY : G + III
 - SIZE OF TENEMENT : BELOW 50 SQM. - 2 NOS. 50 TO 75 SQM. = 3 Nos. 75 TO 100 SQM. = 3 Nos.

- PART - B**
- AREA OF LAND: As per title deed : 234.114 SqMt. (3K.-8Ch.-0Sqft.)
 - As per Physical Measurement & boundary declaration : 228.03 Sqm. (3K.-6Ch.-24 Sqft.)
 - Area of splay corner : N. A.
 - Area of strip : N. A.
 - Net Land Area : 228.03 Sqm.
 - PERMISSIBLE GR. COV. : 59.07 % = 134.69 SqMt.
 - PROPOSED GR. COV. : 56.999 % = 129.975 SqMt.
 - Permissible F.A.R. : 2.0
 - Proposed F.A.R. : 1.855
 - Proposed Height : 12.425 M.
 - Depth of Building : 22.624 M.
 - Frontage of Plot : 8.670 M.

10. BLOCK WISE FLOOR AREA :

Floors	Gross Covered Area (SQM.)	Cutout Stair Well (SQM.)	Lift Well (SQM.)	Net Covered Area (SQM.)	Exempted Area Stair & lobby (SQM.)	Lift lobby (SQM.)	Net Floor Area (SQM.)
Ground Floor	129.975 SqMt.	-	-	129.975 SqMt.	14.401 SqMt.	2.295 SqMt.	113.279 SqMt.
1st. floor	129.975 SqMt.	-	1.74 SqMt.	128.235 SqMt.	14.401 SqMt.	2.295 SqMt.	111.539 SqMt.
2nd. floor	129.975 SqMt.	-	1.74 SqMt.	128.235 SqMt.	14.401 SqMt.	2.295 SqMt.	111.539 SqMt.
3rd. floor	129.975 SqMt.	-	1.74 SqMt.	128.235 SqMt.	14.401 SqMt.	2.295 SqMt.	111.539 SqMt.
Total	519.900 SqMt.	5.22 SqMt.	5.14 SqMt.	514.680 SqMt.	57.604 SqMt.	9.180 SqMt.	447.896 SqMt.

11. BLOCK WISE AREA FOR CAR PARKING REQUIREMENT :

Block	Use Group	Floor Area (SqM.)	Carpet Area (SqM.)	Admin Area (SqM.)	Common Area (SqM.)
A	Residential	514.68	0.00	0.00	0.00

12. BLOCK WISE AREA FOR F.A.R. CALCULATION:

Block	Floor Area (SqM.)	Stair Area (SqM.)	Lift Lobby (SqM.)	Car Parking (SqM.)	Car Parking Area (SqM.)	Total Floor Area For F.A.R. (SqM.)	Proposed F. A. R.
A	514.680	57.604	9.180	43.844	25.0	660.308	1.855

13. TOTAL AREA FOR F.A.R. CALCULATION :

Floor Area (SqM.)	Stair Area (SqM.)	Lift Lobby (SqM.)	Car Parking (SqM.)	Car Parking Area (SqM.)	Total Floor Area For F.A.R. (SqM.)	Proposed F. A. R.
514.680	57.604	9.180	43.844	25.0	660.308	1.855

14. TOTAL FLOOR AREA FOR FEES :

Floor Area (SqM.)	Total Additional Floor Area For Fees (SqM.)	Total Floor Area For Fees (SqM.)
514.680	38.542	553.222

15. TENEMENT AREA :

Mkd.	Tenement Size	Prop. Area To Be Added	Actual Area of Tenement	No. of Tenement	Required Parking
B	49.037 SqMt.	12.005 SqMt.	61.042 SqMt.	3 Nos.	
C	60.696 SqMt.	14.859 SqMt.	75.555 SqMt.	3 Nos.	1 No.
A	26.738 SqMt.	6.546 SqMt.	33.284 SqMt.	1 No.	
D	22.300 SqMt.	5.459 SqMt.	27.759 SqMt.	1 No.	

- Area of Cupboard : (0.75 X 4) SqM. X 3 Nos. = 9.0 SqM.
- Open Terrace Area : 129.975 SqM.
- Proposed F.A.R. : (447.896 - 25.0) / 228.031 = 1.855 < 2
- Stair Head Room area : 17.345 SqMt
- Area of lift machine room : 8.681 SqMt
- Area of O.H.W. Tank : 8.774 SqMt
- Area of L.M.R. stair : 3.516 SqMt
- No. of Covered Car Parking : 1 Nos. (Provided)
- No. of Covered Car Parking : 1 Nos. (Required)
- Total Roof Structure Area : (17.345+8.681+3.516) = 29.542 SqMt

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT :

- I shall engage L.B.S. & E.S.E. during construction.
- We shall follow the instructions 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 S.U.G. Water reservoir will be undertaken under the guidance of L.B.S./E.S.E. before starting of building foundation work.
- The plot is identified by me during Departmental inspection.
- This is a solid land and not a filled up land.
- Existing Structure to be demolished before construction of work. There is no Tenant, occupied by the owners.

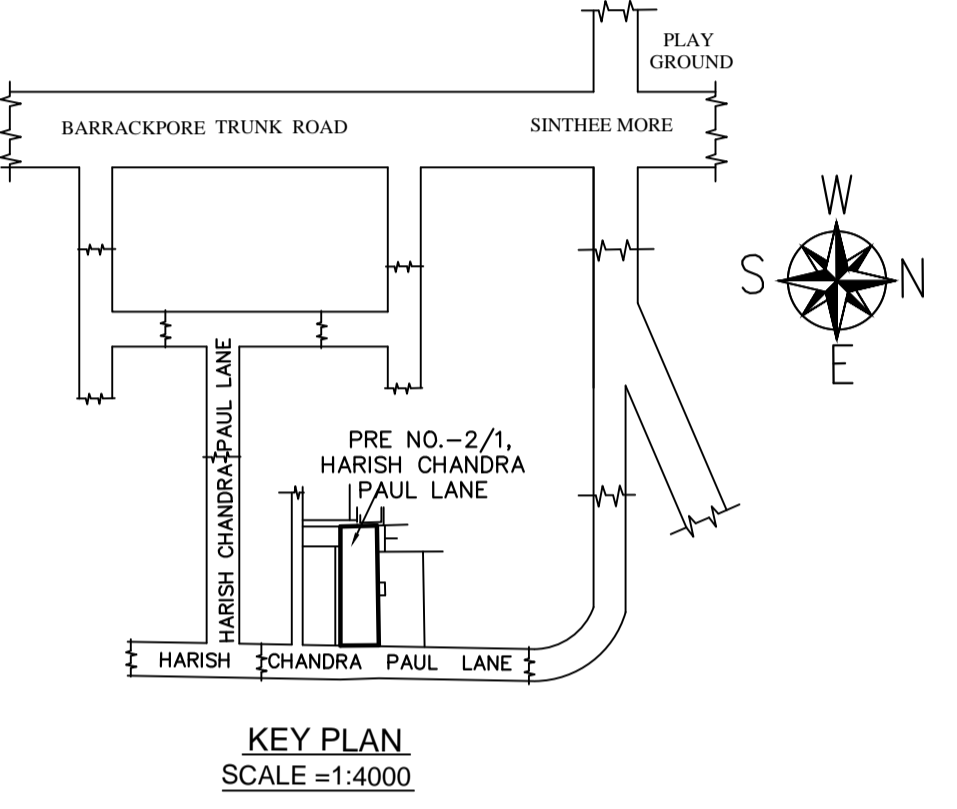
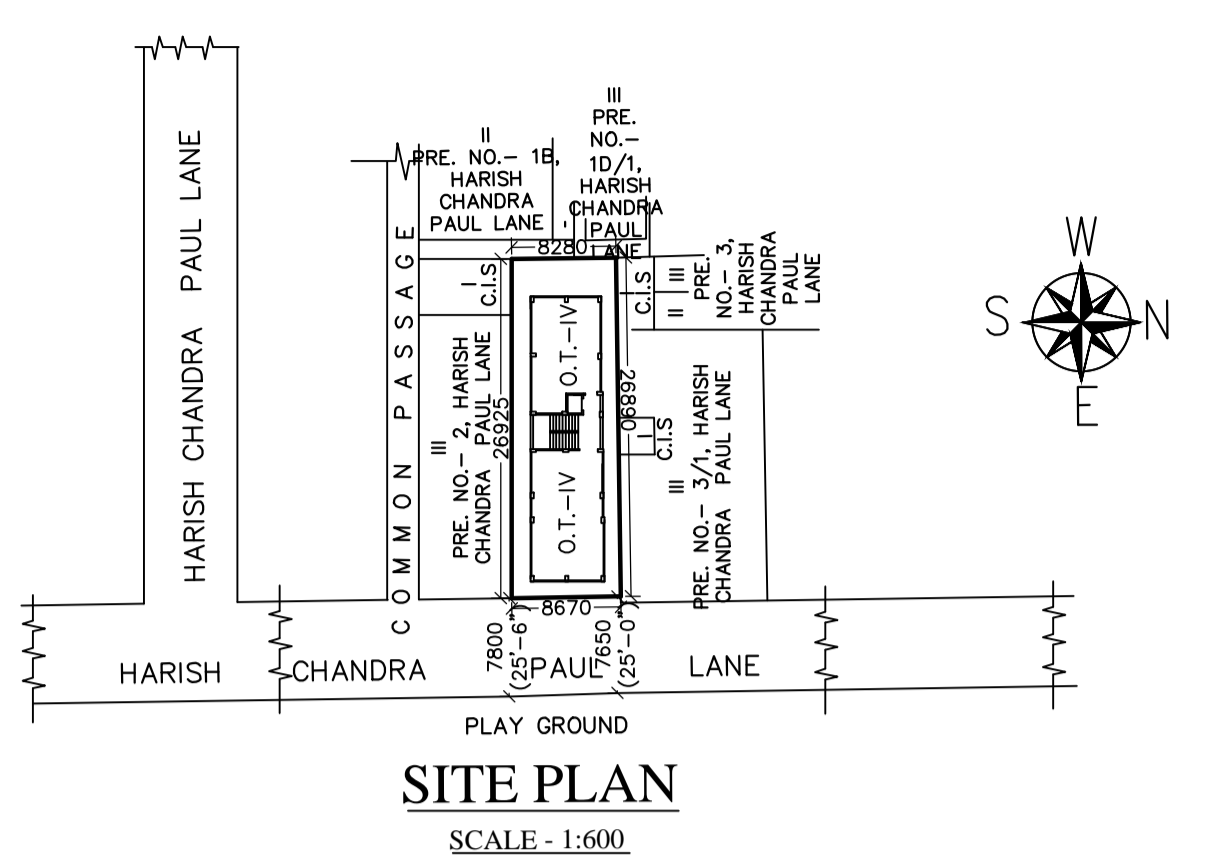
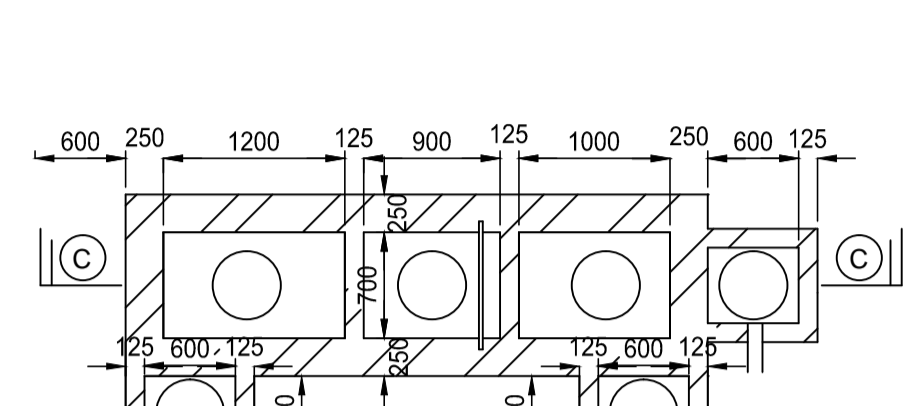
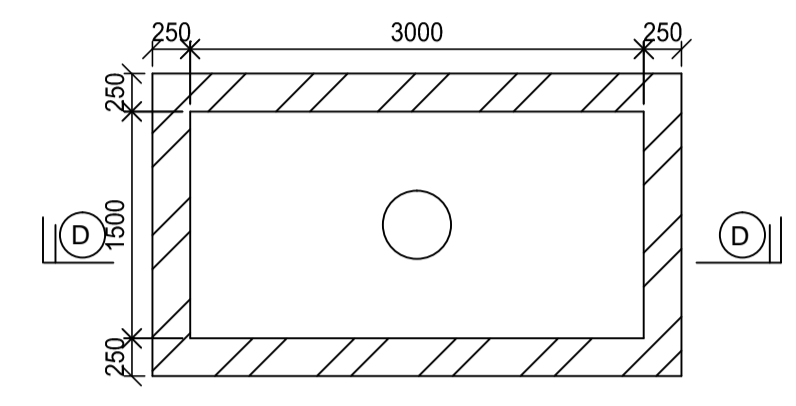
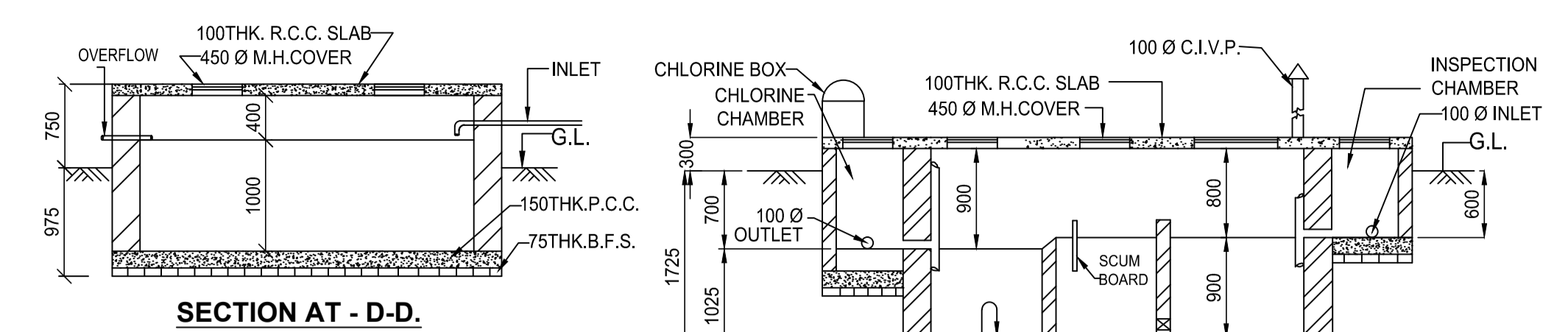
THIS IS TO BE CERTIFIED WITH FULL RESPONSIBILITY THAT :-

- The building plan has been drawn as per the K.M.C. BUILDING RULES 2009, as amended from time to time, and the site conditions including the width of the abutting road at North and Road at East including Existing structures are conform with the plan which has been measured and verified by me.
- Presently the premises appears to be a buildable site and not a tank or a filled up tank.
- The land is butted & bounded by boundary walls.
- The construction of Semi Under Ground Water Reservoir and Septic Tank will be completed before starting of building foundation work.

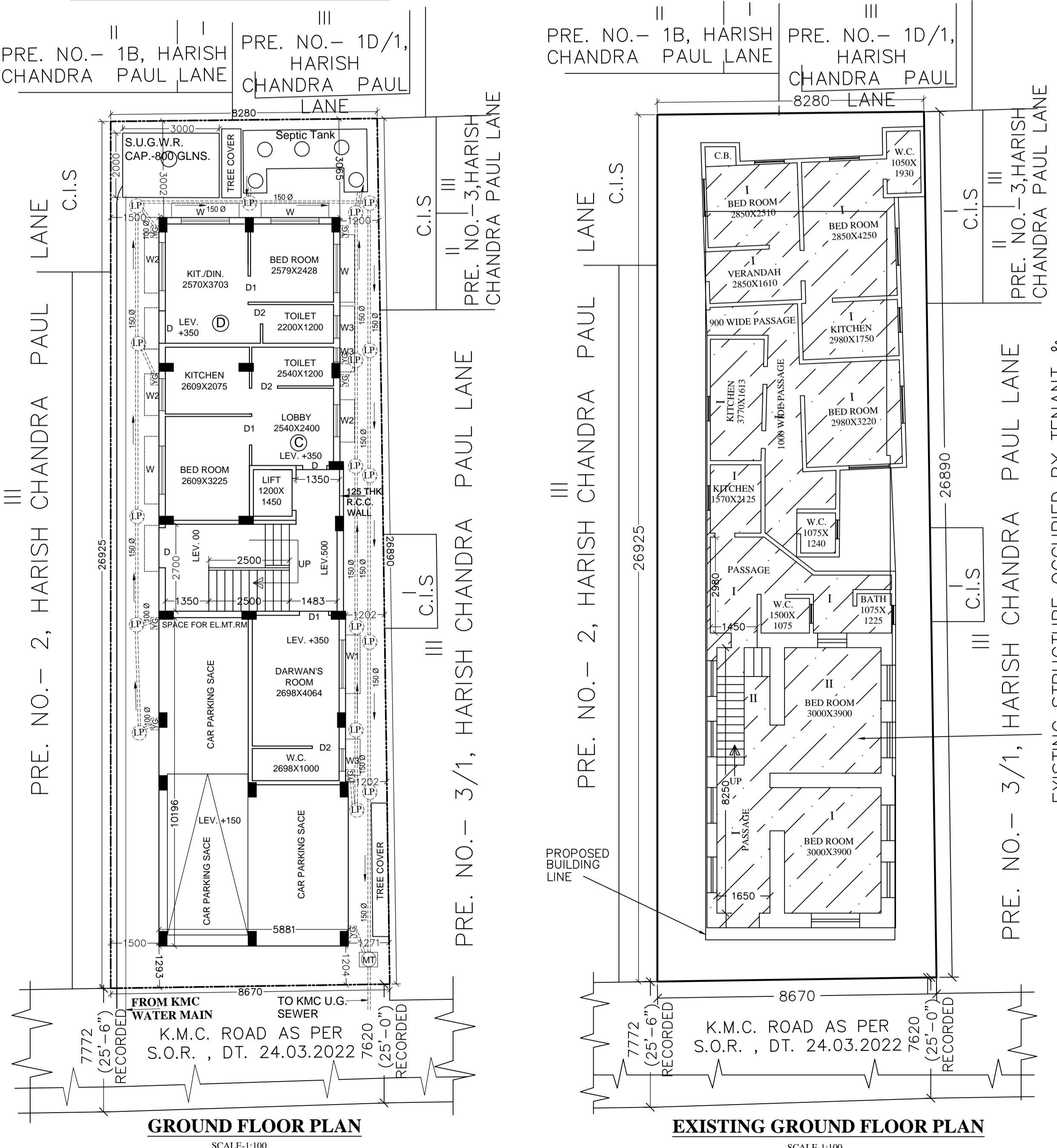
DR. SUJIT KUMAR BOSE
GT - 12/1 (K.M.C.)
NAME OF GEO-TECHNICAL ENGINEER

SOUKIM DE SARKAR
L.B.S. - I / 1057
NAME OF L. B. S.

NIRANJAN BANERJEE
E.S.E. - II (462) (K.M.C.)
NAME OF E.S.E.



NOTE :
THE DEPTH OF SEMI UNDER GROUND RESERVOIR SHOULD NOT EXCEED DEPTH OF BUILDING FOUNDATION.
ALL SORTS OF PRECAUTIONARY MEASURES TO BE TAKEN DURING CONSTRUCTION DEMOLITION OF EXISTING BUILDING & CONSTRUCTION OF SEPTIC TANK, WATER RESERVOIR, CONSTRUCTION OF BUILDING.



EXISTING STRUCTURE OCCUPIED BY TENANT & OWNER AND WILL BE DEMOLISHED TOTALLY BEFORE STARTING OF NEW CONSTRUCTION. THERE IS NO TENANT

DOOR/WINDOW SCHEDULE.

TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D	1000	2100	W	1500	1200
D1	900	2100	W1	1200	1200
D2	750	2100	W2	1000	1200
			W3	750	750

- NOTES AND SPECIFICATIONS :-**
- All dimensions are in mm.
 - 25 thk. D.P.C. will be 1:2:4 P. C. C. with approved water proofing compound.
 - Brick work with 1st. class picked and mortar (sand-cement) for 200 & 250 thk. brick work - 6:1, & for 75thk. brick brick work - 4:1.
 - For all P.C.C. / R.C.C. work use M20 grade of concrete, with 20mm down aggregate, coarse sand & portland cement, with water-cement ratio 0.4 to 0.5.
 - For all R.C.C. work use Fe415 grade of steel.
 - The depth of SUGWR should not exceed the depth of the nearby foundation.

PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF KMC ACT. 1980 COMPLYING BLDG. RULE 2009, AT PREMISES NO. - 2/1, HARISH CHANDRA PAUL LANE, KOLKATA - 700 050. P.O.- SINTHEE, P.S. - SINTHEE, WARD.- 002, BOROUGH - I.

SCALE
1 : 100, 1 : 50, 1 : 600, 1 : 4000

GROUND FLOOR PLAN, FIRST, SECOND, THIRD FLOOR PLAN, ROOF PLAN, SECTION XX & YY, FRONT ELEVATION.

DRAWN BY
Building Permit No. : 2022010049
DATE : 20/06/2022 VALID UP TO : 19/06/2027

DIGITAL SIGNATURE OF A.E.(C)/Bldg./Br.-I