

PROPOSED G + III STORIED RESIDENTIAL BUILDING PLAN (U/S 393A OF K.M.C. ACT. 1980 & BUILDING RULE 2009) AT MOUZA- BADEMASUR, J.L. NO.- 31,C.S. DAG NO.- 109, L.R DAG NO.- 154, C.S. KHATIAN NO.- 135, L.R. KHATIAN NO.- 406 & E.P. NO.- 25, PLOT NO.- 153(P),789(P) PREMISES NO. - 44, BAGHAJATIN 'E' BLOCK EAST, WARD NO. - 101, BOROUGH NO. - XII, KOLKATA - 700086, P.S. - PATULI.

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A	
1. ASSESSEE NO. : 311010500441	6. DETAILS OF REGD. POWER OF ATTORNEY : BOOK No. : I VOL. No. 1604 - 2022 PAGES : 289686 to 289703 BEING No. : 163004335 DATE : 26/08/2022 REGD. AT : D.S.R-V (ALIPORE)
2. NAME OF THE OWNER : MADHURI LATA ROY & PROTIMA ROY.	7. DETAILS OF REGD. BOUNDARY DECLARATION : BOOK No. : I VOL. No. 1630 - 2022 PAGES : 161451 to 161461 BEING No. : 163004334 DATE : 02/09/2022 REGD. AT : D.S.R-V (ALIPORE)
3. NAME OF THE APPLICANT : SRI PRABAL CHOWDHURY & SRI SWAPAN KUMAR PANDA PROP. OF M/S SAP CONSTRUCTION & C.A. OF MADHURI LATA ROY & PROTIMA ROY.	8. DETAILS OF REGD. STRIP OF LAND : BOOK No. : I VOL. No. 1630 - 2022 PAGES : 161483 to 161494 BEING No. : 163004335 DATE : 02/09/2022 REGD. AT : D.S.R-V (ALIPORE)
4. DETAILS OF REG. DEED: BOOK No. : I CD VOL. No. 4 PAGES : 265 to 268 BEING No. : 442 DATE : 18/04/1990 REGD. AT : A.D.R. 24 PGS(S)	9. DETAILS OF REGD. NON EVICTION OF TENANT : BOOK No. : I VOL. No. 1630 - 2022 PAGES : 162406 to 162415 BEING No. : 163004398 DATE : 08/09/2022 REGD. AT : D.S.R-V (ALIPORE)
5. DETAILS OF REG DEED: BOOK No. : I CD VOL. No. 389 PAGES : 265 to 280 BEING No. : 05890 DATE : 29/10/2003 REGD. AT : A.D.S.R ALIPORE	10. BL&LRO CONVERSION: 17/2560/BL&LRO/KOL/2022/ DATED- 28/07/2022

PART - B	
1. AREA OF LAND a) As per title deed : 386.287 Sq.Mt. b) As per boundary declaration : 386.216 Sq.Mt. c) As per U.L.C. : - N. A. -	2. a) SPLAY PORTION OF LAND : N.A. b) STRIP PORTION OF LAND : 20.646 Sq.Mt. 3. PERMISSIBLE GR. COV.: 53.793% = 207.757 Sq.Mt. 4. PROPOSED GR. COV. : 51.535% = 199.037 Sq.Mt.

Floor	Total floor area	Lift Duct	Stair Duct	Net Built up Area	Total Exempted Area	Net Floor Area
				Stair + Stair lobby	Lift lobby	
Ground Floor	199.037 Sq.Mt.	-	0.00 Sq.Mt.	199.037 Sq.Mt.	13.365 Sq.Mt.	182.938 Sq.Mt.
1st. floor area	199.037 Sq.Mt.	2.470 Sq.Mt.	0.00 Sq.Mt.	196.567 Sq.Mt.	2.734 Sq.Mt.	180.468 Sq.Mt.
2nd. floor area	199.037 Sq.Mt.	2.470 Sq.Mt.	0.00 Sq.Mt.	196.567 Sq.Mt.	2.734 Sq.Mt.	180.468 Sq.Mt.
3rd. floor area	199.037 Sq.Mt.	2.470 Sq.Mt.	0.00 Sq.Mt.	196.567 Sq.Mt.	2.734 Sq.Mt.	180.468 Sq.Mt.
Total	796.148 Sq.Mt.	7.410 Sq.Mt.	0.00 Sq.Mt.	788.738 Sq.Mt.	53.460 Sq.Mt.	724.342 Sq.Mt.

6. PARKING CALCULATION :		B) No. of parking provided : Cov.: NIL Open: 2 Nos.
A)		C) Area for Required parking:
Tenement Marked	Tenement Size	a) Ground floor = 2 Nos. x 25 SqM = 50.0 SqM
A	60.733 Sq.Mt.	b) Basement = NIL.
B,B1,B2	60.003 Sq.Mt.	D) Actual area of parking provided :
C,C1,C2	59.316 Sq.Mt.	a) Ground floor = 105.963 SqM
D,D1,D2	60.194 Sq.Mt.	b) Basement = NIL
		7) Permissible F.A.R. : 1.75
		8) Proposed F.A.R. : 724.342 - 50 = 674.342 / 386.216 = 1.746 < 1.75

9. STATEMENT OF OTHER AREAS FOR FEES :		10) Stair cover area : 16.871 Sq.Mt.
FLOOR	LOFT	11) Area of lift machine room : 7.451 Sq.Mt.
Ground floor	1.475	12) Area of O.H. Tank : 4.80 Sq.Mt.
1st. floor	3.50	13) Area of lift machine stair : 3.400 SqM
2nd. floor	3.50	14) Carpet Area Of Office : 0.000 SqM
3rd. floor	3.50	15) Built Up Area Of Office : 0.000 SqM
4th. floor	-	16) Area Of Tree Cover : 6.770 SqM
TOTAL	11.975	17) Addt. Area For Fees : 47.572 SqM

SCHEDULE OF DOORS & WINDOWS			
MKD.	SIZE	MKD.	SIZE
D1	1000x2100	W1	1500x1200
D2	900x2100	W2	1200x1200
D3	750x2100	W3	1000x1200
		W4	600x750

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT :

- I shall engage L.B.S. & E.S.E. during construction.
- I 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.
- The plot has an existing IDH Structure & it is occupied by the owner & Tenant.
- There is no court case pending against this premises.

CERTIFICATE OF L.B.S. :- 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 conform with the plan which has been measured and verified by me.
- Presently the premise appears to be a buildable site and not a tank or a filledup tank.
- The land is butted & bounded by boundary walls.
- The plot is beyond 500 Mts. from the CL of E. M. Bye Pass.
- The construction of semi under ground water reservoir will be completed before starting of building foundation work.
- Road Width - 3.534 M. (MIN.) Width Black Top Road

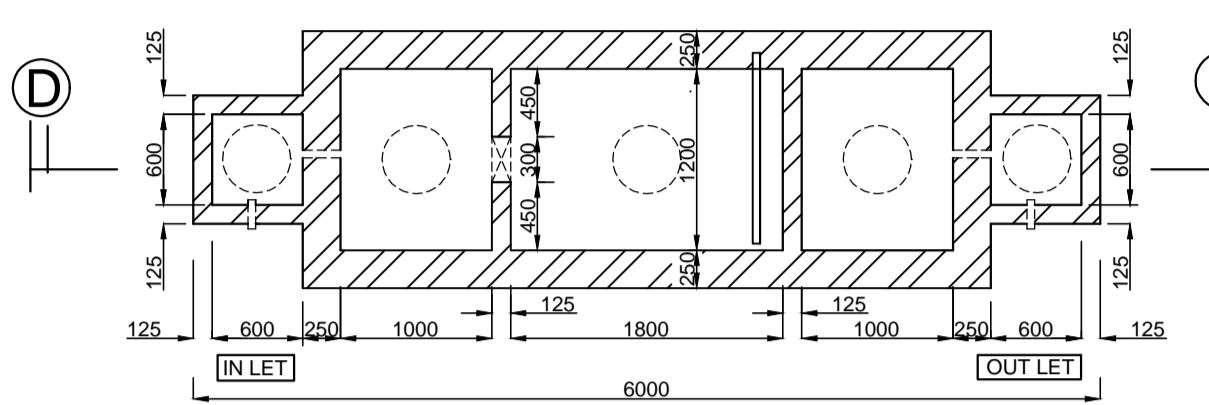
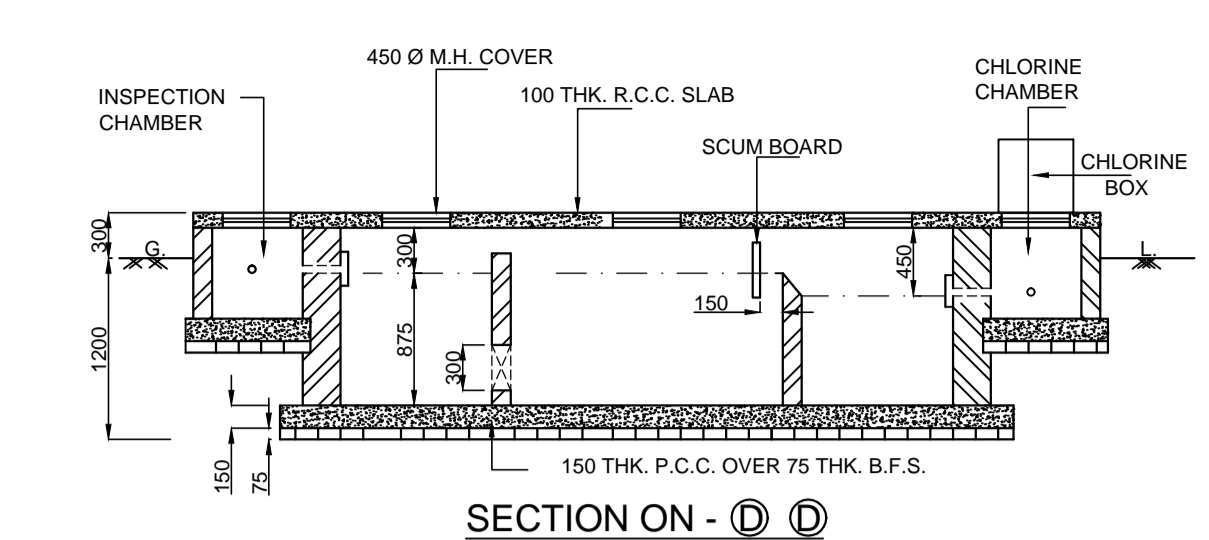
SRI PRABAL CHOWDHURY & SRI SWAPAN KUMAR PANDA PARTNERS OF M/S SAP CONSTRUCTION & C.A. OF SMT. MADHURI LATA ROY & SMT. PROTIMA ROY.
NAME OF OWNER/C.A.

SUMAN KUMAR MITRA
L.B.S. NO.- 1701/I
NAME OF L. B. S.

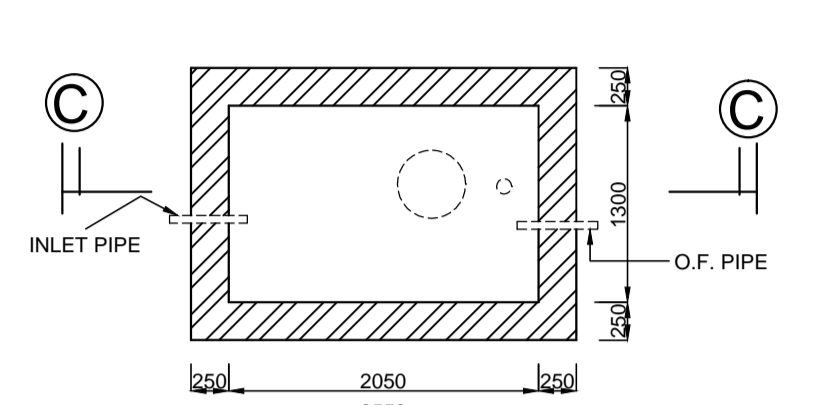
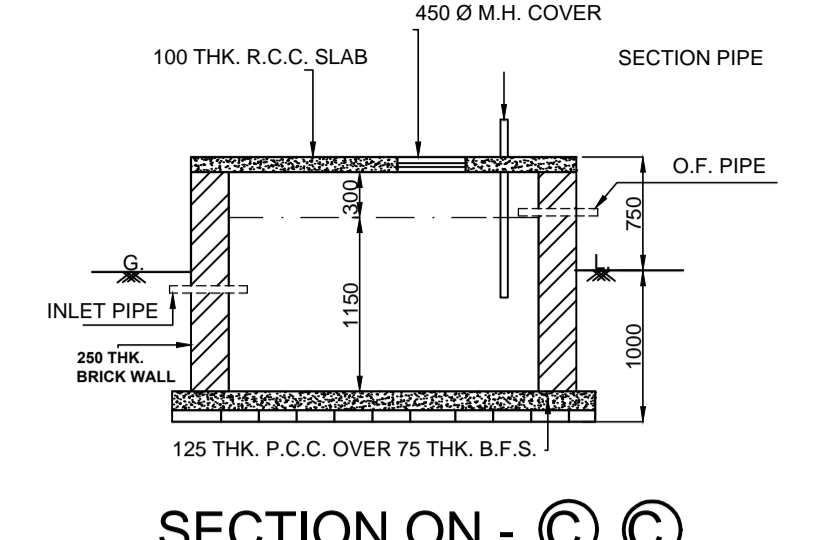
STRUCTURAL CERTIFICATE :-

The structural design and drawing of both foundation and super structure of the building has been made by me considering all possible loads including seismic load as per National Building Code of India and certified that it is safe and stable in all respect. The report of soil test has been considered during structural calculation.

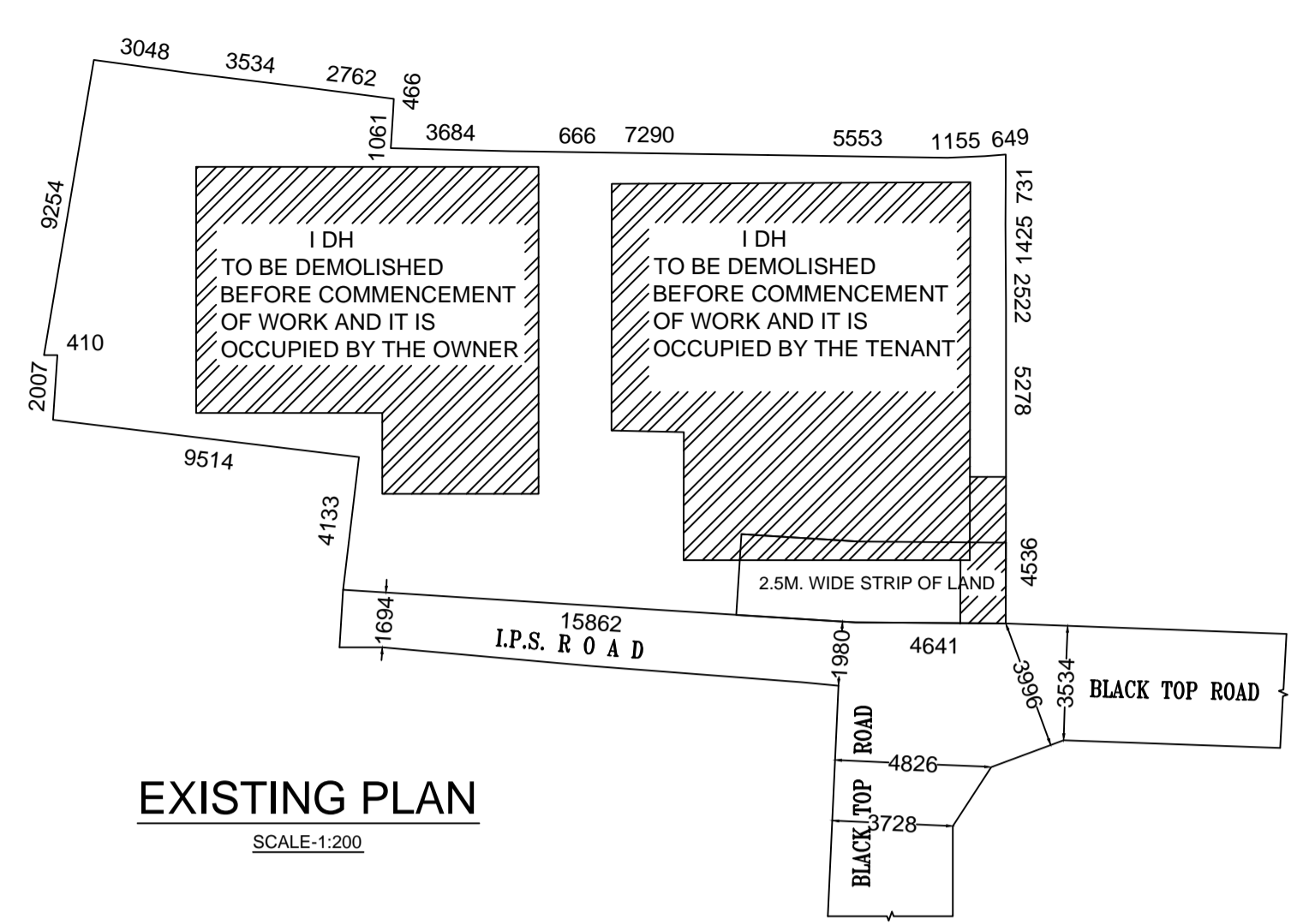
SIBOPROSD SARKAR
E.S.E. NO. - I/112
NAME OF E.S.E.



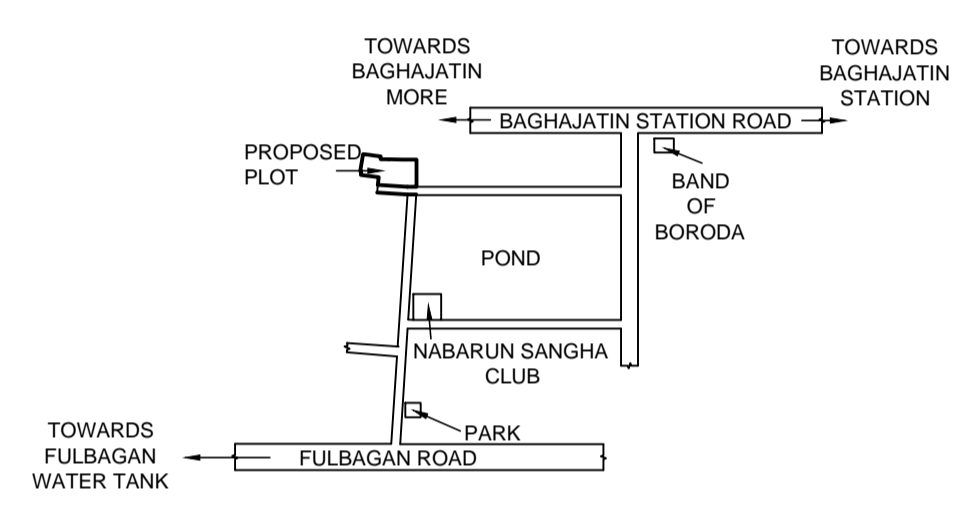
PLAN OF SEPTIC TANK FOR 40 USERS
SCALE: 1/50



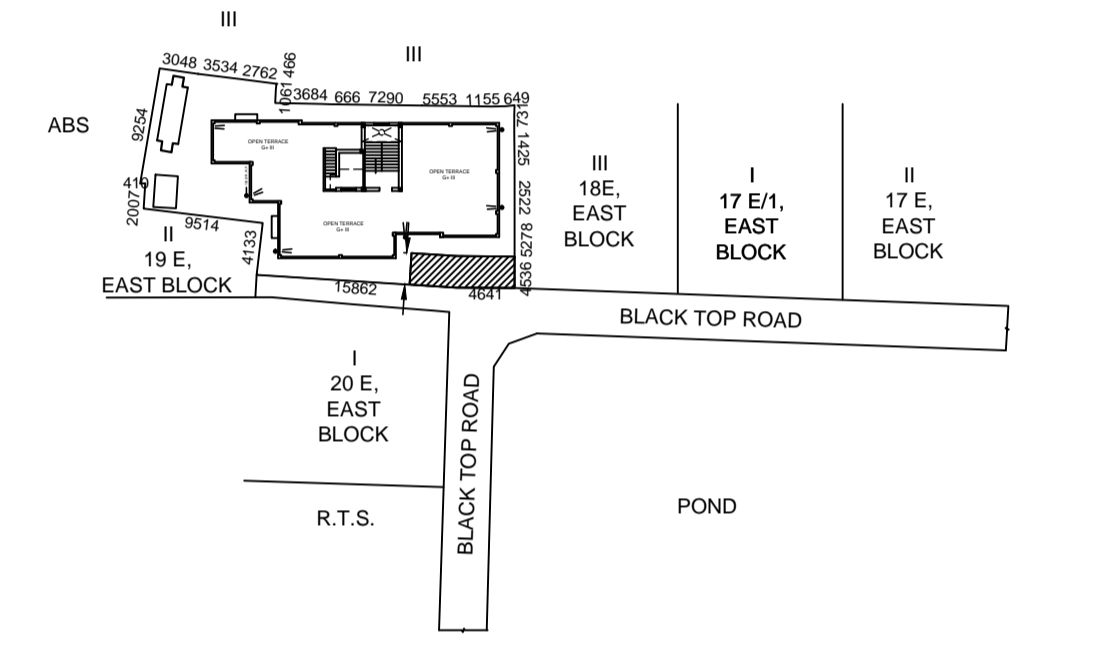
PLAN OF R.C.C. SEMI U./G. WATER RESERVOIR
CAPACITY - 800 GLS.
SCALE: 1/50



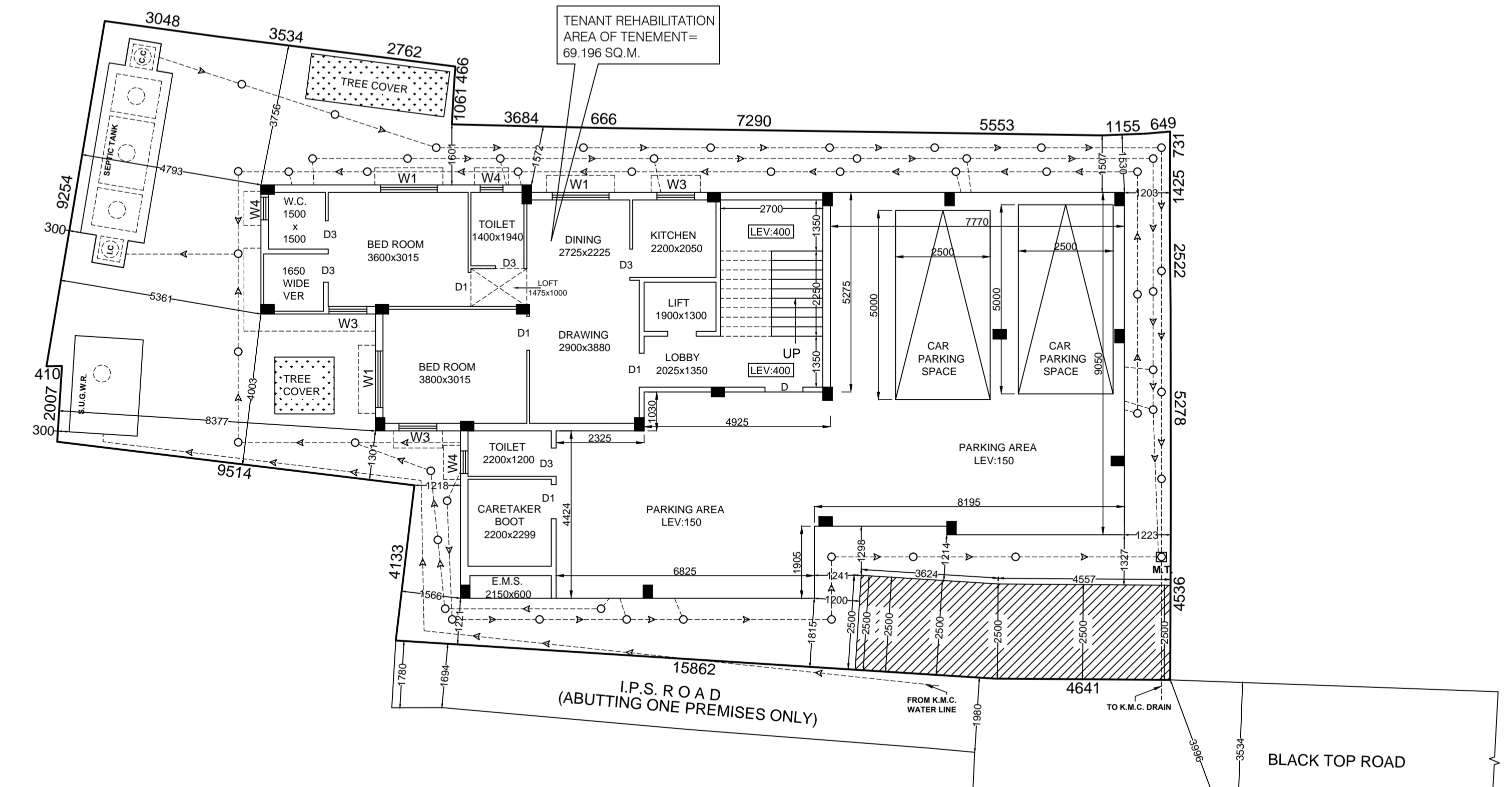
EXISTING PLAN
SCALE: 1/200



LOCATION PLAN
SCALE: 1/4000



SITE PLAN
SCALE: 1/600



GROUND FLOOR PLAN
SCALE: 1/100

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.

SIBOPROSD SARKAR
G.T.E. NO. - I/1
NAME OF GEO-TECHNICAL ENGINEER

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
- Brick work with 1st. class picked and mortar (sand-cement) for 200 & 250 thk. brick work - 6:1, & for 75thk. 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 S.Tank & SUGWR should not exceed the depth of the nearby foundation.

SCALE :- 1:50, 1:100, 1:200, 1:600, 1:4000
(UNLESS OTHERWISE NOTED)

DRAWN BY :- PRATIK DAS

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KOLKATA-700086.
EMAIL ID : pratikdas2907@gmail.com,
MOB - 8961437828

B.P. No. : 2022120328 **DATE : 28-SEP-22**

VALID UPTO : 27-SEP-27

DIGITAL SIGNATURE OF ASSISTANT ENGINEER (C)

DIGITAL SIGNATURE OF EXECUTIVE ENGINEER (C)