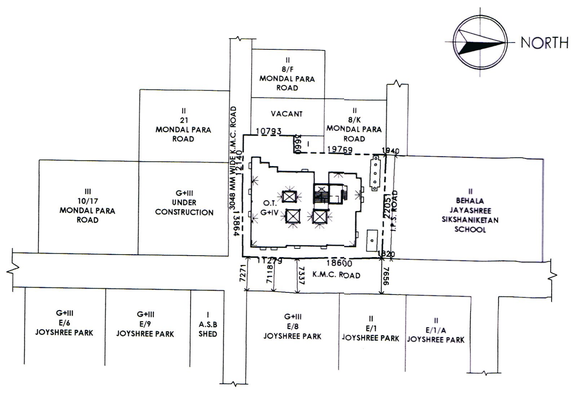
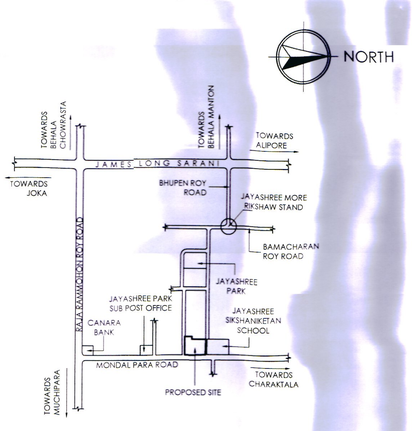
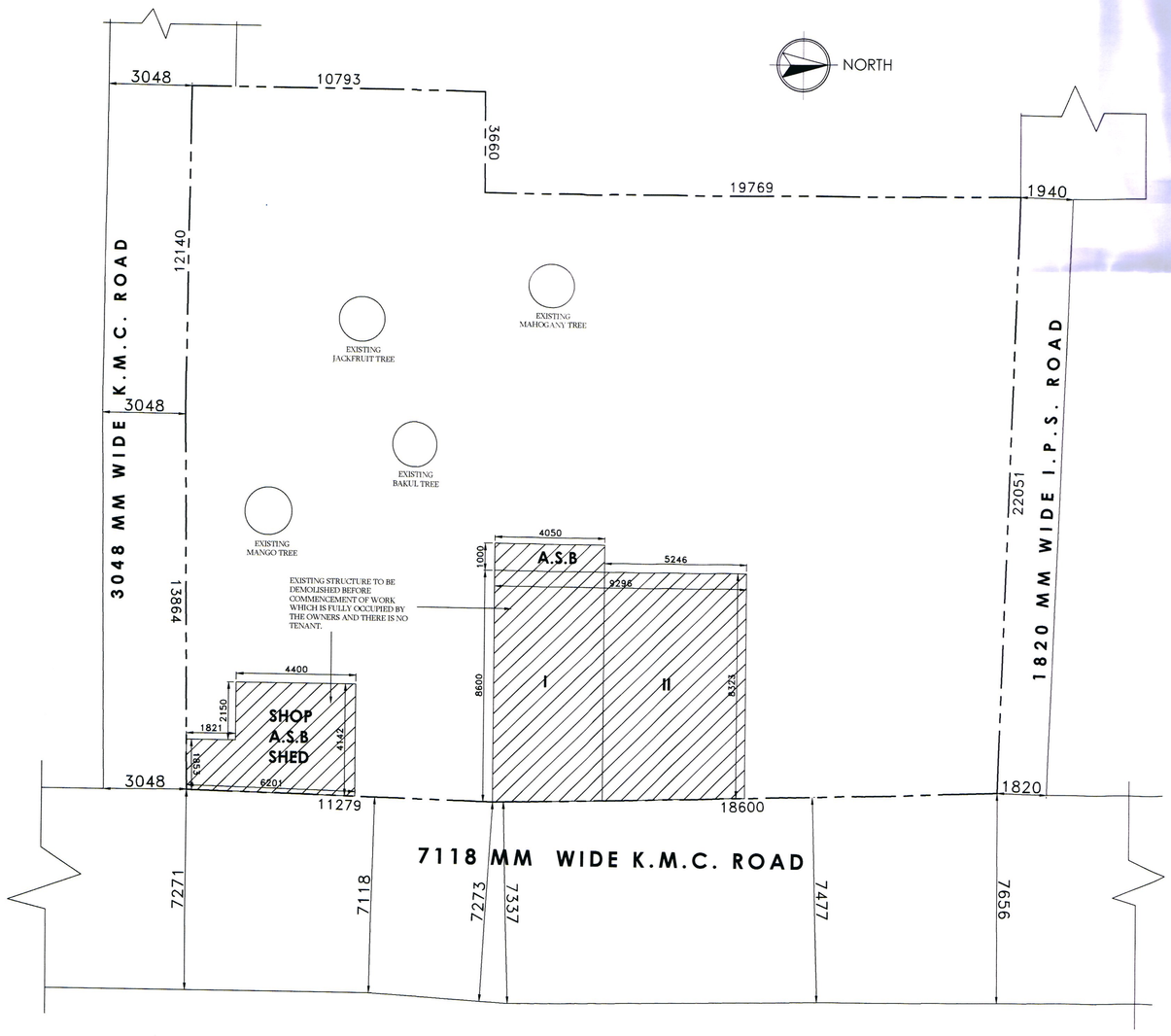


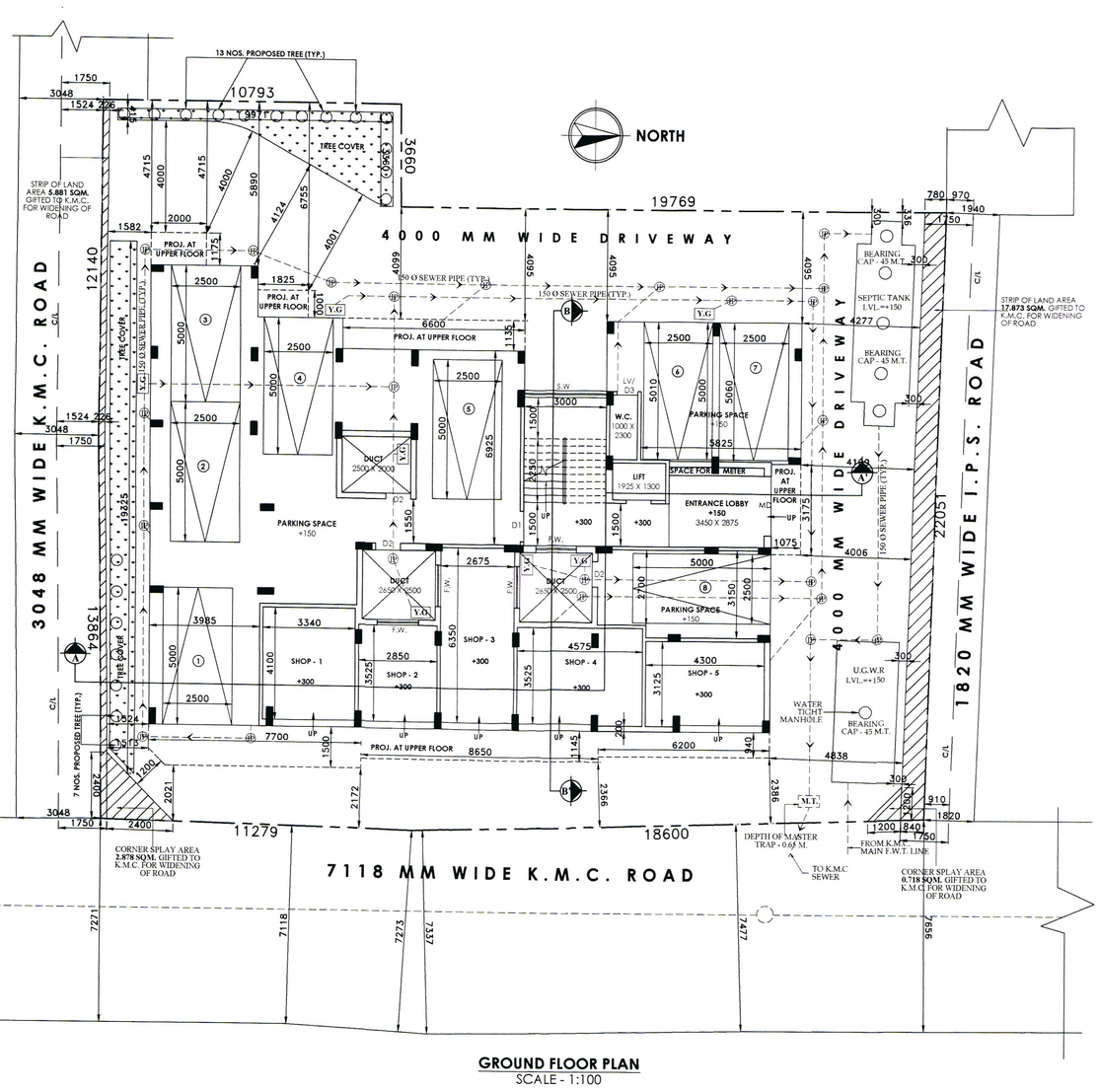
SITE PLAN
SCALE - 1:600



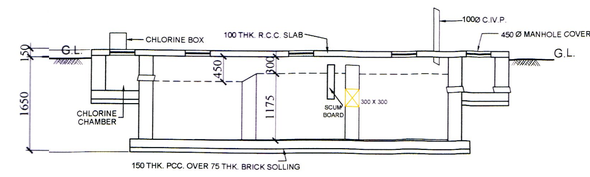
KEY PLAN
SCALE - 1:4000



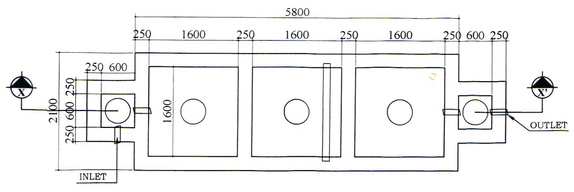
EXISTING BUILDING PLAN
SCALE - 1:100



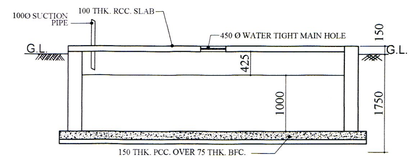
GROUND FLOOR PLAN
SCALE - 1:100



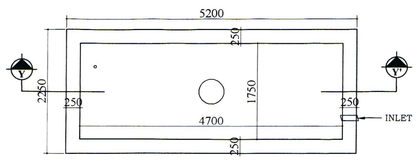
SECTION @ XX'
(SCALE - 1:50)



PLAN OF SEPTIC TANK FOR 100 USERS
(SCALE - 1:50)



SECTION @ YY'
(SCALE - 1:50)



PLAN OF SEMI UNDERGROUND WATER RESERVOIR (CAP - 1800 GALS.)
(SCALE - 1:50)

NOTE : THERE ARE 4 NOS OF EXISTING TREES, WHICH WILL BE FELLED DURING CONSTRUCTION AND 20 NOS OF NEW TREES TO BE PLANTED IN THE DESIGNATED GREEN AREAS.

SPECIFICATION :

1. STRUCTURAL CEMENT CONCRETE M - 25 GRADE WITH 19 MM DOWN STONECHIPS.
2. GRADE OF REINFORCEMENT Fe - 500 .
3. 200TH FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED .
4. 75TH FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED .
5. 75TH LIME TERRACING (2:2:7) ON ROOF .
6. ALL DIMENSIONS ARE IN MILIMETER .
7. 25TH D.P.C. WITH CEMENT CONCRETE (1:2:4) WITH 6 MM DOWN STONE CHIPS & 5% WATER PROOFING COMPOUND .
8. 19 MM THICK CEMENT PLASTER (1:4) TO THE EXTERNAL WALLS .
9. 12 MM THICK CEMENT PLASTER (1:4) TO THE INTERNAL WALLS .
10. 6 MM THICK CEMENT PLASTER (1:4) TO BEAM , CEILING , ETC.
11. 32 MM THICK CAST -IN -SITU MARBLE FLOOR.
12. WOOD WORK IN DOOR FRAMES WITH SAL WOOD.
13. 200 MM X 25 MM X 6 MM M.S.CLAMP FOR DOORS & WINDOWS .
14. SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION.
15. WRITTEN DIMENSION ARE TO BEFOLLWED .
16. 450 MM CHAJJA PROJECTION .
17. DEPTH OF EMI UNDER GROUND RESERVOIR AND SEPTIC TANK DOES NOT EXCEED THE DEPTH OF THE FOUNDATION.

SCHEDULE OF DOORS

MKD.	SIZE	LINTEL	SILL	REMARKS
MD	2100 X 2100	2100	-	-
D1	1050 X 2100	2100	-	-
D2	900 X 2100	2100	-	-
D3	750 X 2100	2100	-	-
SFD - 1	1550 X 2100	2100	-	-
SFD - 2	2200 X 2100	2100	-	-
SFD - 3	2100 X 2100	2100	-	-
SFD - 4	1200 X 2100	2100	-	-
SFD - 5	1925 X 2100	2100	-	-
SFD - 6	1625 X 2100	2100	-	-
SFD - 7	1425 X 2100	2100	-	-
SFD - 8	1800 X 2100	2100	-	-

NOTE : ALL SFDs INCLUDE AN OPENABLE WINDOW FOR VENTILATION

SCHEDULE OF WINDOWS

MKD.	SIZE	LINTEL	SILL	REMARKS
CW-1	1575 X 1350 + 1175 X 1350	2100	750	-
CW-2	1225 X 1350 + 825 X 1350	2100	750	-
W1	2400 X 1350	2100	750	-
W2	1800 X 1350	2100	750	-
W3	1500 X 1350	2100	750	-
W4	1200 X 1350	2100	750	-
W5	1000 X 1350	2100	750	-
W6	900 X 1350	2100	750	-
W7	600 X 750	2100	1350	-
FW	1500 X 1350	2100	750	-
SW	3000 X 1350	2100	750	-

CERTIFICATE OF STRUCTURAL ENGINEER :

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTUREOF THE BUILDING HAS BEEN PREPAREDBY 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 DR. SUJITKUMAR 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
EMPANELMENT NO. - II/228 (K.M.C.)
NAME OF STRUCTURAL 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 CONDITION INCLUDING THE WIDTH OF THE ABUTTING 7.118 M. & 3.048 M. WIDE KMC ROAD & 1.820 M. WIDE I.P.S. ROAD, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE & NOT A TANK OR FILLED - UP TANK. **THEREIS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENTWHICH IS FULLY OCCUPIED BY THE OWNERS.** THERE IS NO TENANT. THE PLOT IS BOUNDED BY BOUNDARY WALL. 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

CERTIFICATE OF GEO-TECHNICAL ENGINEER :

UNDERSIGNEDHAS INSPECTEDTHE SITE AND CARRIEDOUT SOIL INVESTIGATIONTHEREON. IT IS CERTIFIEDTHAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATIONSYSTEM PROPOSEDHEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

DR. SUJIT KUMAR BOSE
EMPANELMENT NO. -G.T./I/12 (K.M.C.)
NAME OF GEO TECHNICAL ENGINEER

OWNERS/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 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.

ANJAN DUTTA PROPRIETOR OF E SQUARE DEVELOPER
SELF & CONSTITUTED ATTORNEY OF NILADRI BANERJEE CHOWDHURY, DEBABRATA BANERJEE CHOWDHURY, PRIYABRATA BANERJEE CHOWDHURY, DEBAPRIYA BANERJEE CHOWDHURY ALIAS DEBAPRIYA BAKSHI, SOMESWAR BANERJEE CHOWDHURY & BIRESWAR BANERJEE CHOWDHURY
NAME OF OWNERS/APPLICANT

PLAN OF A PROPOSED G+IV STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 (AMENDED) AT PREMISES NO. - 34, MONDAL PARA ROAD, WARD - 121, BOROUGH - XIV.

OWNER NAME:-
E SQUARE DEVELOPER, DEBABRATA BANERJEE CHOWDHURY, PRIYABRATA BANERJEE CHOWDHURY, DEBAPRIYA BANERJEE CHOWDHURY ALIAS DEBAPRIYA BAKSHI, NILADRI BANERJEE CHOWDHURY, SOMESWAR BANERJEE CHOWDHURY & BIRESWAR BANERJEE CHOWDHURY

STATEMENT OF PLAN PROPOSAL

PART - A

ASSESSEE NO. :- 41121080340

1. **DETAILS OF GIFT DEED** BOOK NO. - I, VOLUME NO. - 1607-2019, PAGES - 310086 TO 310106, BEING NO. - 160709752, YEAR - 2019, DATED - 12/09/2019, A.D.S.R. BEHALA, WEST BENGAL.
2. **DETAILS OF GIFT DEED** BOOK NO. - I, VOLUME NO. - 73, PAGES - 141 TO 152, BEING NO. - 3305, YEAR - 2006, DATED - 21/08/2006, A.D.S.R. BEHALA, WEST BENGAL.
3. **DETAILS OF GIFT DEED :** BOOK NO. - I, VOLUME NO. - 20, PAGES - 4540 TO 4557, BEING NO. - 06391, YEAR - 2014, DATED - 28/07/2014, A.D.S.R. BEHALA, WEST BENGAL.
4. **DETAILS OF GIFT DEED :** BOOK NO. - I, VOLUME NO. - 96, PAGES - 375 TO 386, BEING NO. - 4446, YEAR - 2006, DATED - 07/12/2006, A.D.S.R. BEHALA, WEST BENGAL.
5. **DETAILS OF GIFT DEED :** BOOK NO. - I, VOLUME NO. - 1604-2023, PAGES - 139477 TO 139504, BEING NO. - 160404866, YEAR - 2023, DATED - 25/04/2023, D.S.R-IV, SOUTH 24 PARGANAS.
6. **DETAILS OF GIFT DEED :** BOOK NO. - I, VOLUME NO. - 1604-2022, PAGES - 398447 TO 398467, BEING NO. - 160413432, YEAR - 2022, DATED - 23/11/2022, D.S.R-IV, SOUTH 24 PARGANAS.
7. **DETAILS OF GIFT DEED :** BOOK NO. - I, VOLUME NO. - 20, PAGES - 4522 TO 4539, BEING NO. - 06390, YEAR - 2014, DATED - 28/07/2014, A.D.S.R. BEHALA, WEST BENGAL.
8. **DETAILS OF DEED :** BOOK NO. - I, VOLUME NO. - 1607-2022, PAGES - 211877 TO 211904, BEING NO. - 160706186, YEAR - 2022, DATED - 10/05/2022, A.D.S.R. BEHALA, WEST BENGAL.
9. **DETAILS OF DEED OF AMALGAMATION :** BOOK NO. - I, VOLUME NO. - 1604-2023, PAGES - 157014 TO 157057, BEING NO. - 160405587, YEAR - 2023, DATED - 12/05/2023, D.S.R-IV, SOUTH 24 PARGANAS.
10. **DETAILS OF POWER OF ATTORNEY :** BOOK NO. - I, VOLUME NO. - 1607-2020, PAGES - 809 TO 846, BEING NO. - 160713597, YEAR - 2019, DATED - 02/01/2020, A.D.S.R. BEHALA, WEST BENGAL.
11. **DETAILS OF POWER OF ATTORNEY :** BOOK NO. - I, VOLUME NO. - 1607-2022, PAGES - 223806 TO 223824, BEING NO. - 160706785, YEAR - 2022, DATED - 18/05/2022, A.D.S.R. BEHALA, WEST BENGAL.
12. **DETAILS OF POWER OF ATTORNEY :** BOOK NO. - I, VOLUME NO. - 1604-2023, PAGES - 139441 TO 139460, BEING NO. - 160404882, YEAR - 2023, DATED - 25/04/2023, D.S.R-IV, SOUTH 24 PARGANAS.
13. **DETAILS OF POWER OF ATTORNEY :** BOOK NO. - I, VOLUME NO. - 1604-2023, PAGES - 139295 TO 139314, BEING NO. - 160404874, YEAR - 2023, DATED - 25/04/2023, D.S.R-IV, SOUTH 24 PARGANAS.
14. **DETAILS OF BOUNDARY DECLARATION :** BOOK NO. - I, VOLUME NO. - 1604-2023, PAGES - 374812 TO 374828, BEING NO. - 160412408, YEAR - 2023, DATED - 05/10/2023, D.S.R-IV, SOUTH 24 PARGANAS.
15. **DETAILS OF STRIP OF LAND :** BOOK NO. - I, VOLUME NO. - 1604-2023, PAGES - 374857 TO 374875, BEING NO. - 160412409, YEAR - 2023, DATED - 05/10/2023, D.S.R-IV, SOUTH 24 PARGANAS.
16. **DETAILS OF CORNER SPLAYED PORTION :** BOOK NO. - I, VOLUME NO. - 1604-2024, PAGES - 80553 TO 80572, BEING NO. - 160402761, YEAR - 2024, DATED - 11/03/2024, D.S.R-IV, SOUTH 24 PARGANAS.
17. **DETAILS OF U.L.C NOC :** MEMO NO. 1645/ULC/Alipore/2023 DT. 16/10/2023
18. **AAI NOC :** **N.O.C ID. - BEHA/EAST/B/111023/825366** **DATE - 15.11.2023** **PERMISSIBLE TOP ELEVATION = 33.00 M.** **SITE ELEVATION = 4.95 M. (AMSL)**
19. **A) AREA OF LAND AS PER DEED :** 11K-01CH-39SFT = 743.590 SQM. **B) AREA OF LAND AS PER B.D :** 10K-11CH-26.415SFT = 717.337 SQM. **C) AREA OF LAND AS PER ULC :** 10K-11CH-26.415SFT = 717.340 SQM. **D) AREA OF LAND AS PER B.L & L.R.O :** 0.1847 ACRE = 747.448 SQM.
20. **NO. OF STORIES INCLUDING BASEMENT IF ANY :** G+IV
21. **NO. OF TENEMENTS :** 23 NOS.
22. **SIZE OF TENEMENTS :** BELOW 50 SQM.---------- 4 NOS. 50 TO 75 SQM.---------- 14 NOS. 75 TO 100 SQM.---------- 4 NOS. 100 SQM.TO 200 SQM. --- 1 NO.

PART - B

1. ACTUAL AREA OF LAND : (AS PER B/D) = 717.337 SQM.
2. PERMISSIBLE GROUND COVERAGE : (50%) 358.669 SQM.
3. PROPOSED GROUND COVERAGE : 354.904 SQM. (49.475%)
4. **AREA CALCULATION**

GROSS COVERED AREA		CUT - OUT			NET COVERED AREA (SQM.)	EXEMPTED AREA		NET FLOOR AREA (SQM.)
FLOOR (SQM.)	AREA (SQM.)	STAIR WELL (SQM.)	LIFT WELL (SQM.)	VERTICAL SHAFT (SQM.)		STAIR CARPET (SQM.)	LIFT LOBBY (SQM.)	
GROUND	330.977	-	-	6.625 + 6.625 + 5.000 = **18.250**	312.727	15.750	3.000	293.977
FIRST	372.219	-	**2.503**	6.625 + 6.625 + 5.000 = **18.250**	351.466	15.750	3.000	332.716
SECOND	372.219	-	**2.503**	6.625 + 6.625 + 5.000 = **18.250**	351.466	15.750	3.000	332.716
THIRD	372.219	-	**2.503**	6.625 + 6.625 + 5.000 = **18.250**	351.466	15.750	3.000	332.716
FOURTH	372.219	-	**2.503**	6.625 + 6.625 + 5.000 = **18.250**	351.466	15.750	3.000	332.716
TOTAL	1819.853	-	10.012	91.250	1718.591	78.750	15.000	1624.841

5. **TENEMENT CALCULATION**

FLAT MKD.	TENEMENT AREA	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NOS.	PARKING REQUIRED
1A/4A	58.363 SQM.	8.902 SQM.	67.265 SQM.	2	8 NOS. [FOR RESIDENTIAL = 6 NOS. FOR MERCANTILE = 2 NOS.]
1B/4B	74.175 SQM.	11.314 SQM.	85.489 SQM.	2	
1C/2C/3C/4C	44.804 SQM.	6.834 SQM.	51.638 SQM.	4	
1D/2D/3D/4D	50.878 SQM.	7.760 SQM.	58.638 SQM.	4	
1E/2E/3E/4E	46.801 SQM.	7.138 SQM.	53.939 SQM.	4	
1F/2F/3F/4F	37.761 SQM.	5.760 SQM.	43.521 SQM.	4	
2A	65.272 SQM.	9.956 SQM.	75.228 SQM.	1	
2B	67.266 SQM.	10.260 SQM.	77.526 SQM.	1	
3A	135.781 SQM.	20.710 SQM.	156.491 SQM.	1	

6. REQUIRED CAR PARKING : 8 NOS. [FOR RESIDENTIAL = 6 NOS. FOR MERCANTILE_RETAIL = 2 NOS]
7. PROVIDED CAR PARKING : 8 NOS.
8. EFFECTIVE CAR PARKING AREA : 191.292 SQM.
9. PERMISSIBLE F.A.R : 2.00
10. PROPOSED F.A.R : (1624.841 - 191.292) / 717.337 = 1.998
11. PROPOSED HEIGHT OF THE BUILDING : 15.475 M.
12. PROPOSED DEPTH OF THE BUILDING : 19.325 M.
13. OPEN TERRACE AREA : 354.904 SQM.
14. STAIR HEAD ROOM AREA : 19.094 SQM.
15. LIFT MACHINE ROOM AREA : 12.375 SQM.
16. LIFT MACHINE ROOM STAIR AREA : 2.950 SQM.
17. ROOF TANK AREA : 7.313 SQM.
18. CUPBOARD AREA : 29.588 SQM.
19. LOFT AREA : 21.943 SQM.
20. A) TREE COVER AREA (REQUIRED) : 30.831 SQM.(4.298%) B) TREE COVER AREA (PROVIDED) : 30.889 SQM.(4.306%)
21. SHOP AREA (MERCANTILE RETAIL) : CARPET AREA = 70.206 SQM. COVERED AREA = 81.614 SQM.

UTTAM PARAMANIK Digitally signed by UTTAM PARAMANIK Date: 2024.04.08 13:36:58 +05'30'

DIGITAL SIGNATURE OF A.E

DEBOJIT DAS Digitally signed by DEBOJIT DAS Date: 2024.04.08 13:27:55 +05'30'

DIGITAL SIGNATURE OF E.E

MBC RESOLUTION VIDE MEETING NO:-632 MEETING DATE:- 28.02.2024, MBC ITEM NO:-324/23-24

B.P.NO.:...2024140004..... DATE:...05.04.2024.....VALID UPTO:.....04.04.2029.....