

PLAN OF PROPOSED G+IV STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 COMPLYING K.M.C. BUILDING RULES 2009 ALONG WITH OFFICE CIRCULAR NO. 02 OF 2020-21 ; DATED : 13/06/2020 AT PREMISES NO.- 13/2, NABAPALLY MAIN ROAD, WARD NO- 143, BR.- XVI, UNDER K.M.C.

OWNER :- SRI DIPAK BHATTACHARYYA, SRI PARTHA SARKAR, SRI SANJAY BHATTACHARYYA & SMT ARCHANA CHAKRABORTY

- SPECIFICATIONS**
- GRADE OF CONCRETE USED - M20
  - GRADE OF STEEL USED - Fe-500
  - MORTAR USED IN 200mm & 250mm TH BRICK WALLS = 1:6
  - MORTAR USED IN 75mm & 125mm TH BRICK WALLS = 1:4
  - FIRST CLASS BRICKS TO BE USED ONLY
  - CICO TO BE USED IN 40mm TH D.P.C
  - LIME TERRACING ON ROOF - 2:2:7
  - ASSUMED BEARING CAPACITY : 7 TON / SQM

- STATEMENT OF THE PLAN PROPOSAL**
- A.
- ASSEESSEE NO. 711431700595
  - DETAILS OF REGD. DEED :- BOOK NO.- I, VOLUME NO- 143, BEING NO - 9147, PAGES : 140 -145, YEAR : 1957, REGD. AT- ALIPORE SADAR
  - DETAILS DEED OF GIFT :- BOOK NO.- I, VOLUME NO.- 1607-2017, BEING NO : 160709333, PAGES: 274825-274847, YEAR: 01/11/2017, REGD. AT- A.D.S.R. BEHALA
  - DETAILS DEED OF GIFT :- BOOK NO.- I, VOLUME NO.- 1607-2017, BEING NO : 160709334, PAGES: 274848-274870, YEAR: 01/11/2017, REGD. AT- A.D.S.R. BEHALA
  - DETAILS DEED OF GIFT :- BOOK NO.- I, VOLUME NO.- 1607-2019, BEING NO : 160712126, PAGES: 388348-388375, YEAR: 28/11/2019, REGD. AT- A.D.S.R. BEHALA
  - DETAILS DEED OF CONVEYANCE :- BOOK NO.- I, VOLUME NO.- 1607-2022, BEING NO : 160701976, PAGES: 49469-49494, YEAR: 08/02/2022, REGD. AT- A.D.S.R. BEHALA
  - DETAILS DEED OF AMALGAMATION :- BOOK NO.- I, VOLUME NO.- 1607-2022, BEING NO : 160703599, PAGES: 128123-128163, YEAR: 10/03/2022, REGD. AT- A.D.S.R. BEHALA
  - DETAILS OF POWER OF ATTORNEY :- BOOK NO.- I, VOLUME NO.- 1607-2022, BEING NO : 160707941, PAGES: 254609-254629, YEAR: 08/06/2022, REGD. AT- A.D.S.R. BEHALA
  - DETAILS OF BOUNDARY DEC. :- BOOK NO.- I, VOLUME NO.- 1607-2022, BEING NO : 160709753, PAGES: 307246-307283, YEAR: 25/07/2022, REGD. AT- A.D.S.R. BEHALA
  - DETAILS OF STRIP OF LAND :- BOOK NO.- I, VOLUME NO.- 1607-2022, BEING NO : 160709751, PAGES: 320020-320038, YEAR: 04/08/2022, REGD. AT- A.D.S.R. BEHALA
  - DETAILS OF SPLAYED CORNER :- BOOK NO.- I, VOLUME NO.- 1607-2022, BEING NO : 160709752, PAGES: 307264-307281, YEAR: 25/07/2022, REGD. AT- A.D.S.R. BEHALA
- B)
- AREA OF PLOT = 05 KH.-08 CH.-44 SFT.= 371.981 SQM. (AS PER DEED)
  - AREA OF PLOT = 386.671 SQM. (AS PER B / D)
  - NO. OF STORIES = G + IV
8. NO. OF TENEMENTS = 12 NOS.
9. SIZE OF TENEMENTS : 50 - 75 SQM. = 12 NOS.

- B.
- GROUND COVERAGE:-
    - PERMISSIBLE = 201.863 SQM. (54.267 %)
    - PROPOSED = 184.059 SQM. (49.481 %)
  - F.A.R.-:
    - PERMISSIBLE = 2.00
    - PROPOSED = 1.989
  - TOTAL FLOOR AREA EXCLUDING THE SPACE EXEMPTED IN THIS RULE = 814.837 SQM.
  - TOTAL AREA EXEMPTED IN THIS RULE = 76.622 SQM.
  - TOTAL FLOOR AREA INCLUDING THE SPACE EXEMPTED IN THIS RULE = 891.462 SQM.
  - STAIR COV. AREA = 17.191 SQM.
  - TOTAL CAR PARKING AREA = 104.345 SQM.
  - TOTAL NO. OF CAR PARKING (PROVIDED) = 5 NOS.
  - TOTAL NO. OF CAR PARKING (MAND.) = 3 NOS
  - LIFT MACHINE ROOM WITH ITS STAIR AREA = 10.859 + 2.921 = 13.780 SQM.
  - OVERHEAD WATER TANK AREA = 7.44 SQM.
  - TOTAL C.B. AREA = 12.30 SQM. ; TOTAL LOFT AREA = 8.776 SQM.
  - SHOP AREA (COVERED) = 32.191 SQM.
  - SHOP AREA (CARPET) = 26.018 SQM.
  - TREE COVER AREA (REQUIRED) = 8.291 SQM. ( 2.229 % )
  - TREE COVER AREA (PROVIDED) = 9.617 SQM. ( 2.585 % )

I HEREBY UNDERTAKE WITH FULL RESPONSIBILITY & CERTIFY THAT THE BLDG. PLAN HAVE BEEN DRAWN UP AS PER PROVISION OF BLDG. RULES 2009, AS AMENDED FROM TIME TO TIME & THE SITE CONDITION INCLUDING THE WIDTH OF THE ADJUTING K.M.C. ROAD CONFIRMS WITH THE BLDG. PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME & IT IS A BUILDABLE SITE & NOT A TANK OR FILLED TANK, THE LAND IS DEMARCATED BY BOUNDARY WALL, THE CONSTRUCTION OF U.G. WATER TANK & SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

NAME OF ARCHITECT  
(MALA MUKHERJEE, REGN. NO.- CA/2016/76768)

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.

NAME OF GEO-TECHNICAL  
(BHASKAR ROY : G.T. /GT/II)

THE STRUCTURAL DESIGNS & DRAWINGS OF BOTH FDN. & SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE LOAD AS PER THE NATIONAL BLDG. CODE LATEST REVISION OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS. SOIL TESTING HAS BEEN DONE BY M/S SOIL-TECH. OFFICE : 51/7/1H, PRINCE GOLAM HOSSAN SHAH ROAD, JADAVPUR, KOLKATA - 700 052. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

NAME OF STRUCTURAL ENGINEER  
(BHASKAR ROY, E.S.E. NO. -1/143)

I/WE HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I/ WE SHALL ENGAGE ARCHITECT & E.S.E DURING CONSTRUCTION. I / WE SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT & 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 WATER RESERVOIR & SEPTIC TANK WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E.S.E./ ARCHITECT BEFORE STARTING THE BUILDING FOUNDATION WORK. THE PLOT HAS BEEN IDENTIFIED BY ME / US, IF ANY DISPUTE ARISES IN FUTURE REGARDING OWNERSHIP AND WIDTH OF ROAD, THE K.M.C. AUTHORITY WILL NOT LIABLE AND REVOKE THE SANCTION PLAN.

NAME OF APPLICANT  
(SRI CHANDAN PAUL PROPRIETOR OF PAUL ENTERPRISE CIA OF SRI DIPAK BHATTACHARYYA, SRI PARTHA SARKAR, SRI SANJAY BHATTACHARYYA & SMT ARCHANA CHAKRABORTY.)

DRAWN BY : BISWAJIT PAL consultant : **DISHARI**

SCALE :- 1:100

NORTH

6, SUBODH BANERJEE ROAD, BARISHA, KOLKATA - 700 008. HELLO: 9331080804

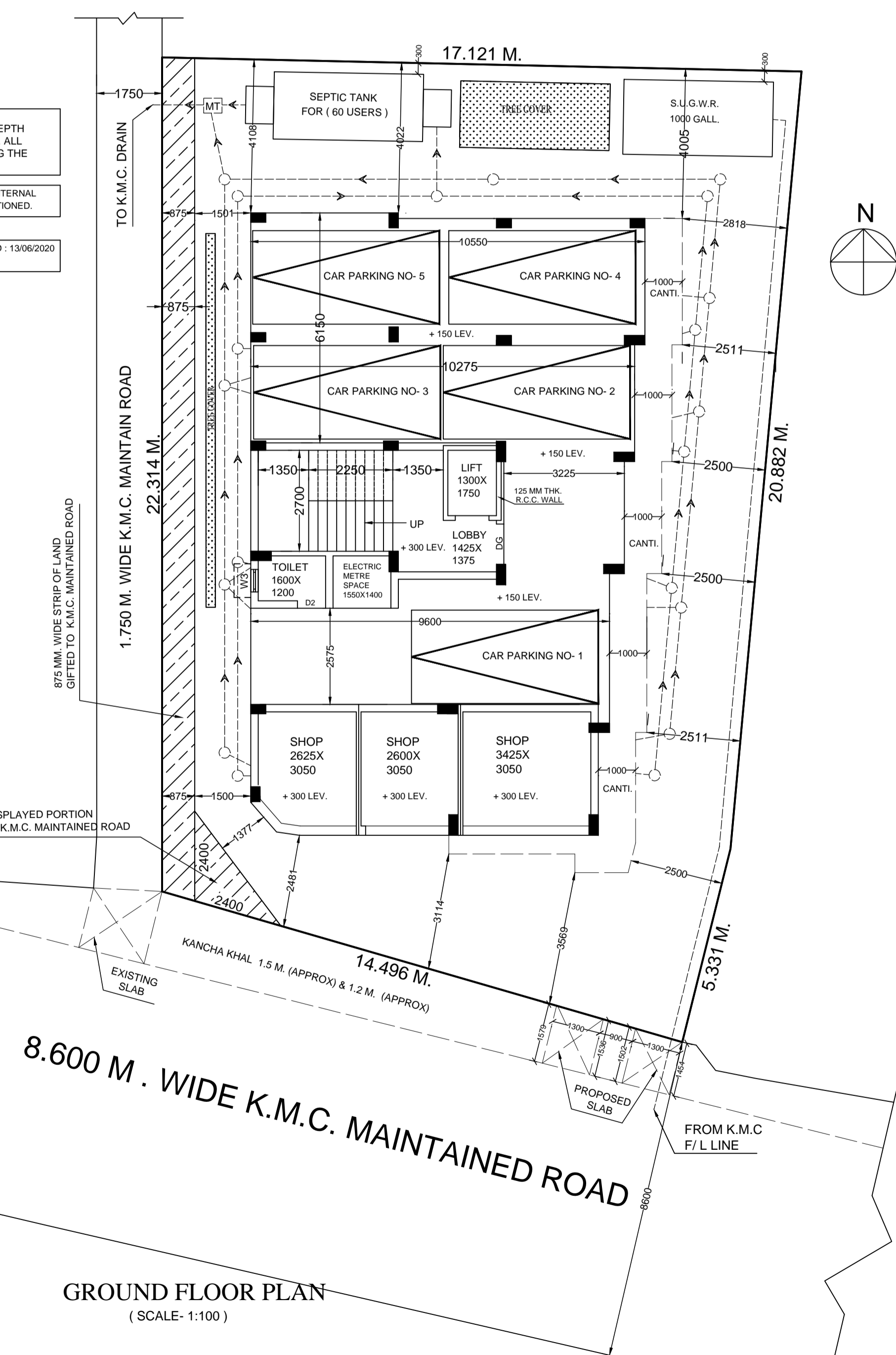
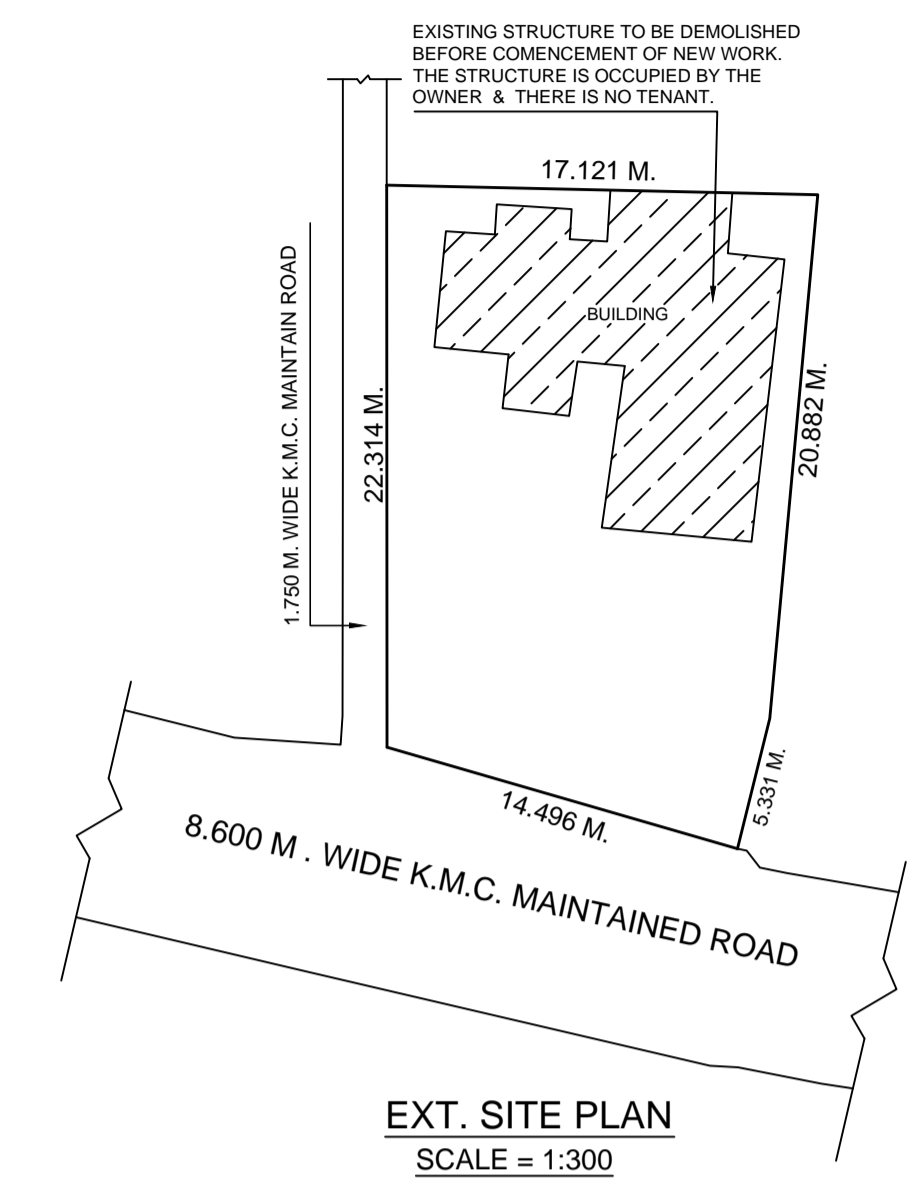
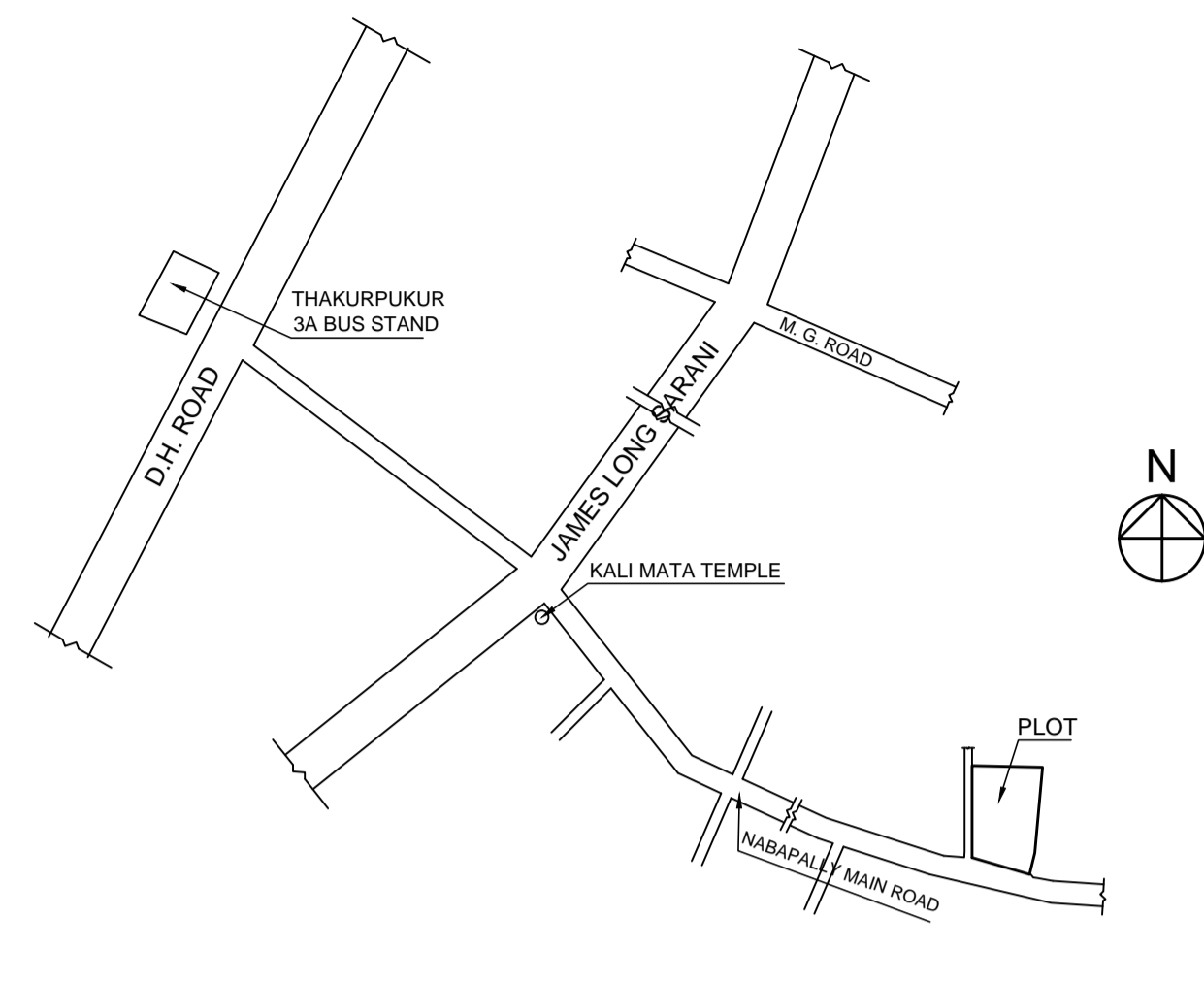
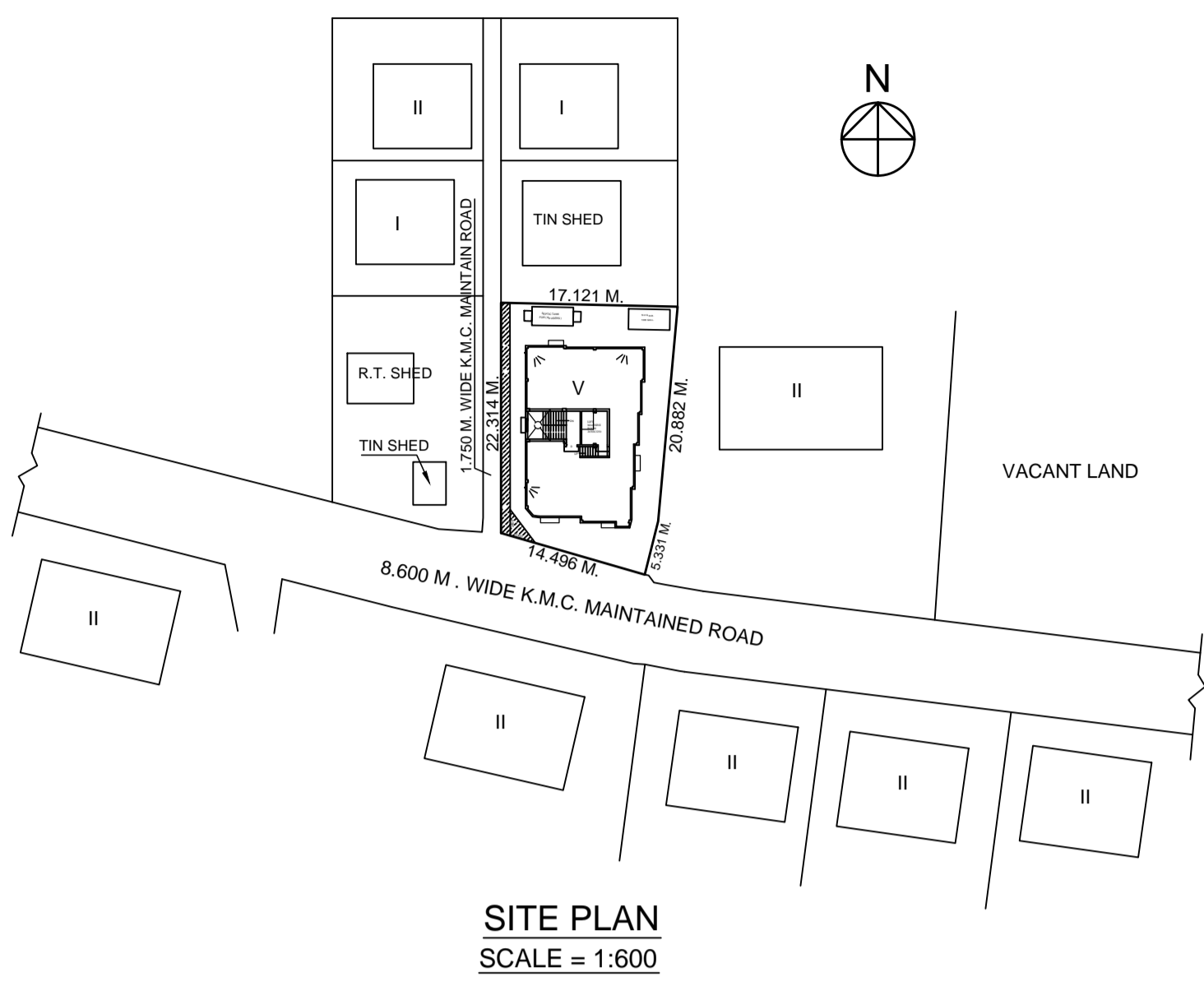
(SHEET NO. 02 OF 02)

B.P NO.- 2023160124 DATE - 10.06.2023

VALID UPTO:- 09.06.2028

DIGITAL SIGNATURE OF E.E

DIGITAL SIGNATURE OF A.E



THE DEPTH OF THE SEMI U/G WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF THE FOUNDATION OF THE BUILDING. ALL PRECAUTIONS SHALL BE TAKEN DURING THE CONSTRUCTION OF THE SAME.

ALL EXTERNAL WALLS 200 MM THK AND ALL INTERNAL WALLS 75 MM THK, UNLESS OTHERWISE MENTIONED.

OFFICE CIRCULAR NO. - 02 OF 2020 - 21, DATED : 13/06/2020

LOCATION PLAN (SCALE = 1:4000)

EXT. SITE PLAN (SCALE = 1:300)

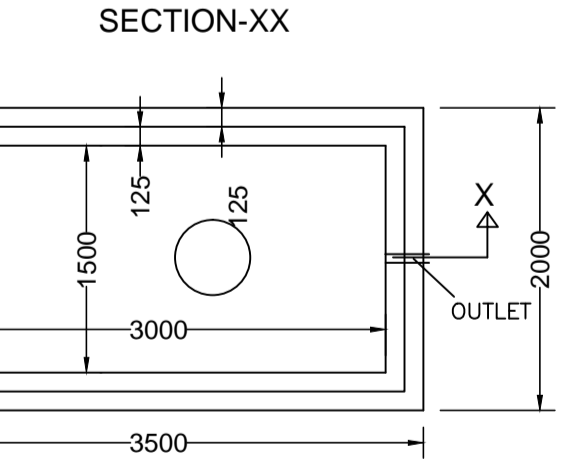
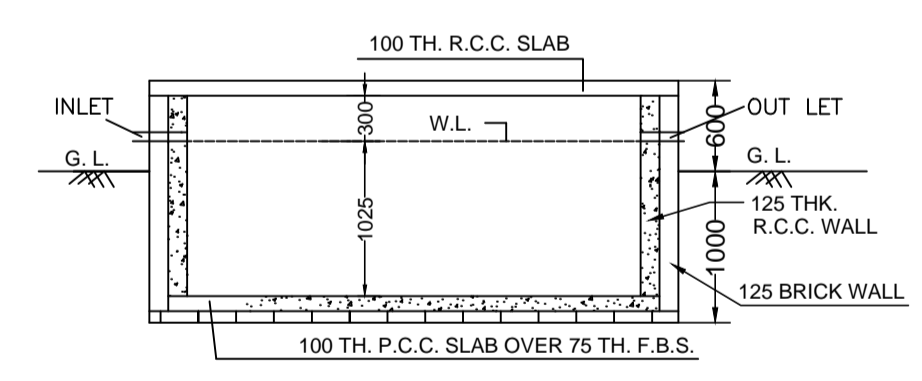
Premises No : 13/2, NABAPALLY MAIN ROAD  
Assessee No : 711431700595  
Name of the Owner(s) / Applicant(s) : SRI CHANDAN PAUL PROPRIETOR OF PAUL ENTERPRISE CIA OF SRI DIPAK BHATTACHARYYA, SRI PARTHA SARKAR, SRI SANJAY BHATTACHARYYA & SMT ARCHANA CHAKRABORTY  
Area of Land : 371.981 SQM  
Name of LBS / Architect : MALA MUKHERJEE  
Permissible height in reference to CCZM issued by AA1 : 100.65 M. (AMSL)  
Co-ordinate in WGS 84 and site elevation (AMSL)

Reference points marked in the site plan of the proposal	Latitude	Longitude	Site elevation (AMSL)
	22° - 27' 14.8" N	88° - 18' 25.0" E	8.0 M

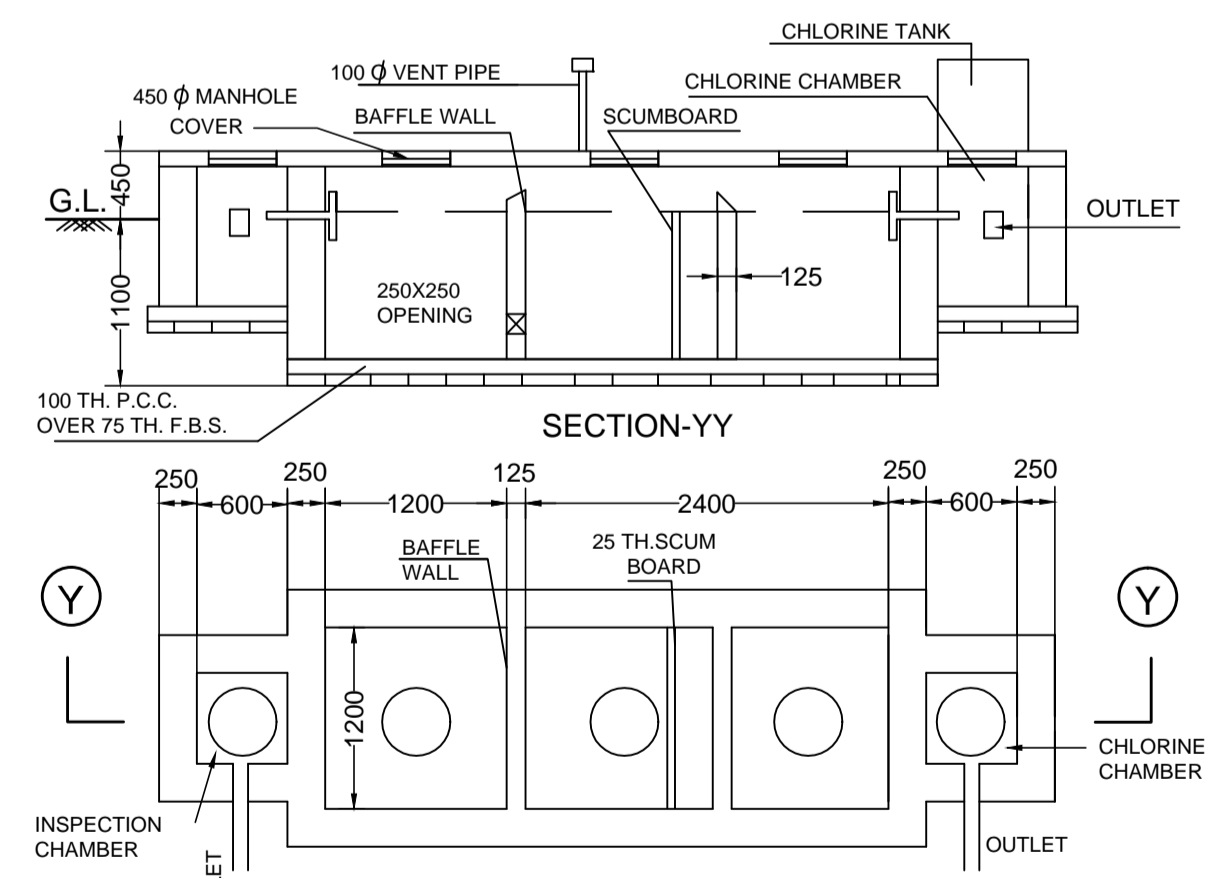
The above information is true and correct in all respect and if at any stage, it is found otherwise, then I shall be fully liable for which KMC and other appropriate authority reserve the right to take appropriate action against me as per law.

SRI CHANDAN PAUL PROPRIETOR OF PAUL ENTERPRISE CIA OF SRI DIPAK BHATTACHARYYA, SRI PARTHA SARKAR, SRI SANJAY BHATTACHARYYA & SMT ARCHANA CHAKRABORTY  
NAME OF APPLICANTS

MALA MUKHERJEE, REGN. NO. CA/2016/76768  
NAME OF ARCHITECT



DETAILS OF SEMI U/G WAT. RES. CAP- 1000 GALLS (SCALE- 1 : 50)



PLAN OF 60 USERS SEPTIC TANK (SCALE- 1 : 50)

DOOR & WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	REMARKS
DG	1200	2100	
D	1050	2100	SINGLE LEAF
D1	900	2100	SINGLE LEAF
D2	750	2100	SINGLE LEAF
W1	1500	1200	THREE SHUTTER
W2	1000	1200	DOUBLE SHUTTER
W3	600	700	SINGLE SHUTTER
W4	1200	1350	DOUBLE SHUTTER