

PLAN OF A PROPOSED G+THREE STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 AT PREMISES NO - 100/J, SARAT PALLY, WARD NO. - 113, BOROUGH-XI, UNDER THE KOLKATA MUNICIPAL CORPORATION.

SPECIFICATIONS		SCHEDULE OF DOORS AND WINDOWS	
1. GRADE OF CONCRETE - M20.		MKD	WIDTH HEIGHT
2. GRADE OF STEEL - Fe 415.		C6	1200 2100
3. PROPORTION OF MORTAR FOR 200/250 THK. WALL - 1:6.		D1	1000 2100
4. PROPORTION OF MORTAR FOR 125.75 THK. WALL - 1:4.		D2	900 2100
5. PROPORTION OF LIME TERRACING - 2:2:7.		D3	750 2100
6. ALL DIMENSIONS ARE IN MM.		W1	1500 1200
7. SCALE - 1:100, OTHERS MENTIONED.		W2	1200 1200
		W3	900 1200
		WC	600 700

STATEMENT OF THE PLAN PROPOSAL

- A) 1. ASSESSEE NO - 31-113-22-0497-8
 2. A) DETAILS OF REG. DEED OF PARTITION : BOOK NO - 1, VOL. NO - 1901-2015, PAGE - 164525 TO 164547, BEING NO - 190109154, A. R. - 1, KOLKATA) DATE OF REGISTRATION - 28.11.2015
 2 B) DETLS. OF REG. DEED OF BOUNDARY DECL. : BOOK NO - 1, VOL. NO - 1603-2023, PAGE - 405890 TO 405901, BEING NO - 160319511, D. S. R. - III, SOUTH 24 PARGANAS) DATE OF REGISTRATION - 04.10.2023
 3. DETAILS OF POWER OF ATTORNEY: BOOK NO - 1, VOL. NO - 1603-2023, PAGE - 354757 TO 354774, BEING NO - 160319197, D. S. R. - III, SOUTH 24 PARGANAS) DATE OF REGISTRATION - 24.08.2023
- B) 1. GROUND COVERAGE PERMISSIBLE = 209.296 SQ.M. (53.667%) PROPOSED = 208.459 SQ.M. (53.452%)
 2. F.A.R. PERMISSIBLE = 1.75 PROPOSED = 1.723
 3. TOTAL COVERED AREA EXCLUDING THE SPACES EXEMPTED IN THIS RULE = 746.977 SQ.M.
 4. TOTAL AREA EXEMPTED IN THIS RULE = 61.999 SQ.M.
 5. GROSS TOTAL COVERED AREA (AREA INCLUDING THE SPACES EXEMPTED IN THIS RULE) = 808.976 SQ.M.
 6. TOTAL COMMON AREA = 76.701 SQ.M.
 7. AREA OF STAIR HEAD ROOM = 4.957 SQ.M.
 8. AREA OF O.H. RESERVOIR = 4.96 SQ.M.
 9. AREA OF LIFT MACHINE ROOM = 7.13 SQ.M.
 10. AREA OF LIFT MACHINE ROOM STAIR = 2.6 SQ.M.
 II. A. TOTAL CAR PARKING (REQUIRED) - 3 NOS
 B. CAR PARKING PROVIDED - 4 NOS COVERED AND 1 NO OPEN
 C. CAR PARKING AREA = 98.949 SQ.M.
 12. AREA OF TERRACE = 208.459 SQ.M.
 13. A. TOTAL AREA OF C.B. = 15.014 SQ.M.
 B. AREA OF TREE COVER (REQUIRED) = 7.887 SQ.M.
 C. AREA OF TREE COVER (PROVIDED) = 9.0 SQ.M.
 14. A) COVERED AREA OF SHOP = 49.675 SQ.M.
 B) CARPET AREA OF SHOP = 44.506 SQ.M.
 15. A) COVERED AREA OF GODOWN = 20.53 SQ.M.
 B) CARPET AREA OF GODOWN = 16.549 SQ.M.
4. A) AREA OF LAND (AS PER DEED) = 05 K-15 CH-38 SQ.F. = 400.687 SQ.M.
 B) AREA OF LAND (AS PER B.L.R.O.) = 0.986 ACRES = 399.02 SQ.M.
 C) AREA OF LAND (AS PER D.O.) = 05 K-15 CH-12 SQ.F. = 389.991 SQ.M.
5. NO OF TENEMENTS - 12 NOS
 6. SIZE OF TENEMENTS - < 50 SQ.M. - 3 NOS
 50-75 SQ.M. - 9 NOS
7. A. AREA OF GROUND FLOOR = 191.009 SQ.M.
 B. AREA OF FIRST FLOOR = 205.989 SQ.M.
 C. AREA OF SECOND FLOOR = 205.989 SQ.M.
 D. AREA OF THIRD FLOOR = 205.989 SQ.M.
 E. TOTAL COVERED AREA = 808.976 SQ.M.

CALCULATION FOR FLOOR AREA STATEMENT

FLOORS	RESIDENTIAL (SQ.M.)	STAIR (SQ.M.)	STAIR WELL (SQ.M.)	LIFT LOBBY (SQ.M.)	LIFT WELL (SQ.M.)	NET FLOOR AREA (SQ.M.)	GROSS FLOOR AREA (SQ.M.)
GROUND	191.009	12.69	—	2.734	—	175.585	191.009
FIRST	208.459	12.69	—	2.835	2.47	190.464	205.989
SECOND	208.459	12.69	—	2.835	2.47	190.464	205.989
THIRD	208.459	12.69	—	2.835	2.47	190.464	205.989
TOTAL	816.386	50.76	—	11.239	7.41	746.977	808.976

TENEMENT CALCULATION

TENEMENT NO.	AREA TO BE ADDED (SQ.M.)	PROPORTIONATE AREA (SQ.M.)	ACTUAL AREA OF TENEMENT (SQ.M.)	NOS
A	30.011	4.088	36.099	3
B	52.907	7.206	60.113	3
C	52.866	7.201	60.067	3
D	51.924	7.072	58.996	3

DECLARATION OF L.B.S.
 CERTIFY 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 AND THAT THE SITE CONDITION INCLUDING WIDTH OF ABUTTING 5.75 M. (MIN.) WIDE BLACK TOP ROAD (MAINTAINED BY K.M.C.) CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP A TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

KUSH KUNDU
 (LBS/11/12)
 NAME OF L.B.S.

DECLARATION OF STRUCTURAL ENGINEER
 THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER NATIONAL BUILDING CODE OF INDIA (LATEST REVISION) AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY M/S TECHN SOIL OF P.25, C.I.T. MARKET, JADAVPUR, KOLKATA-700032. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

SUBHRA DAS
 ESE/16/59
 NAME OF STRUCTURAL ENGINEER

DECLARATION 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 AND STABLE IN ALL RESPECT FROM THE GEOTECHNICAL POINT OF VIEW.

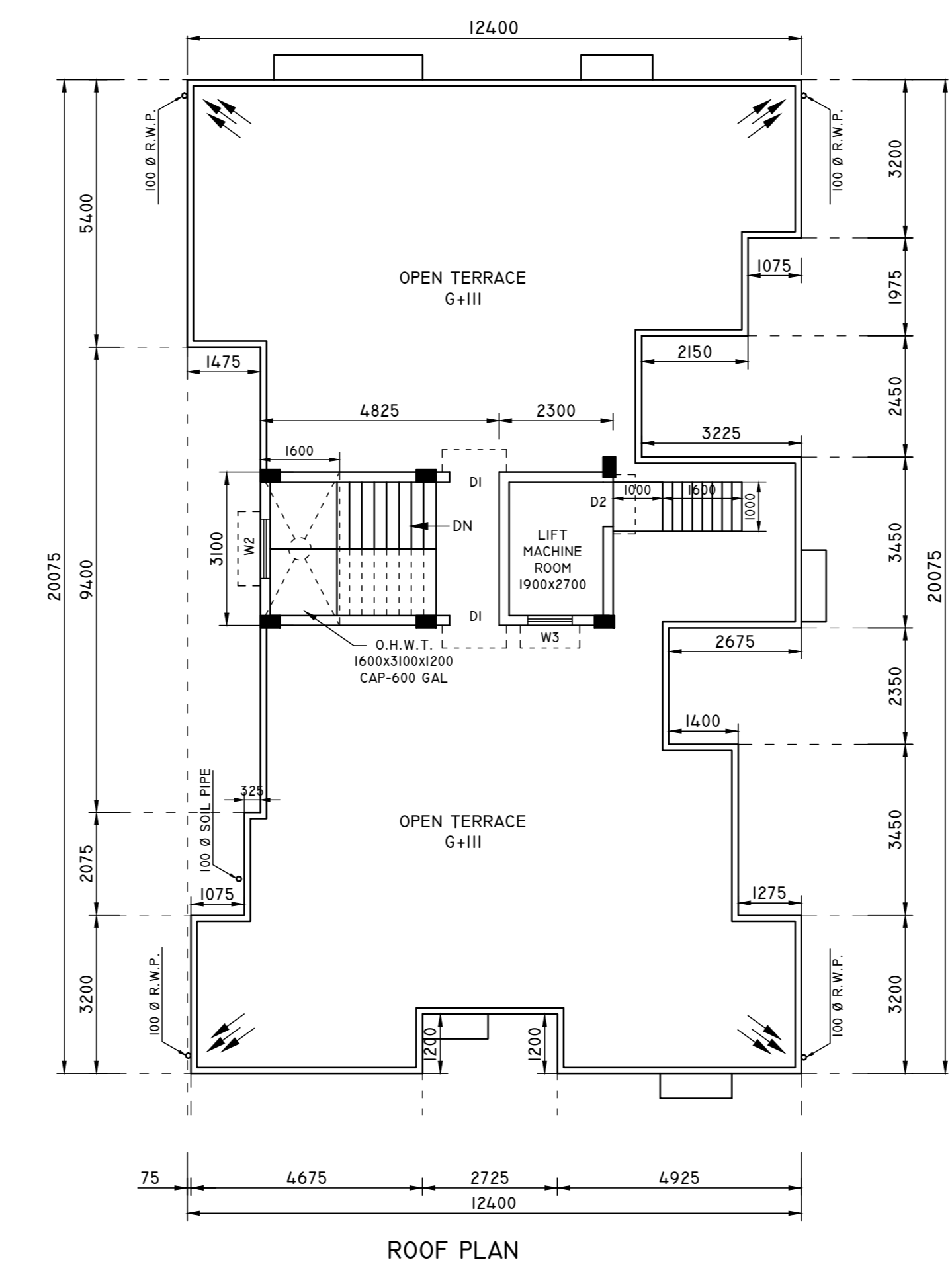
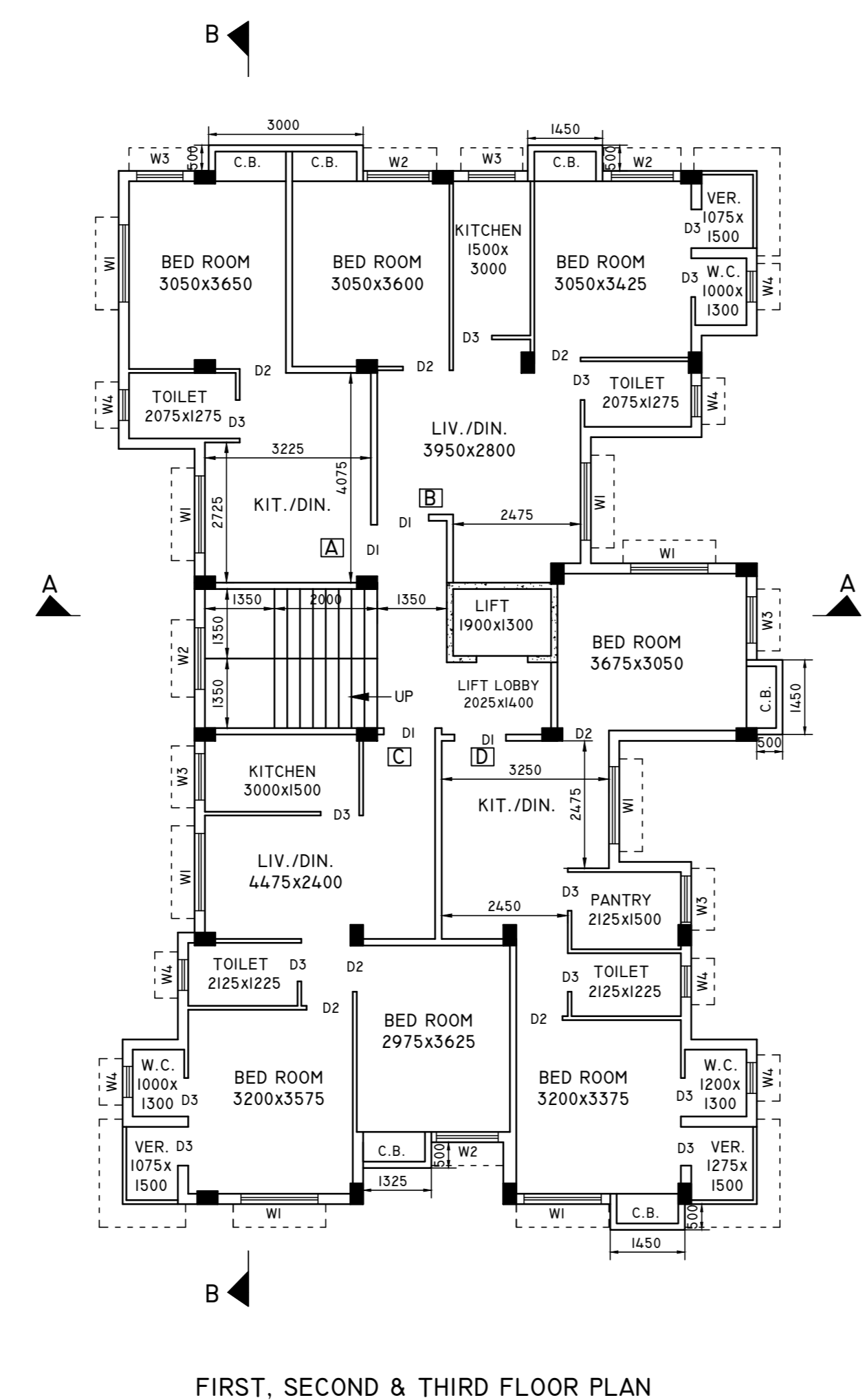
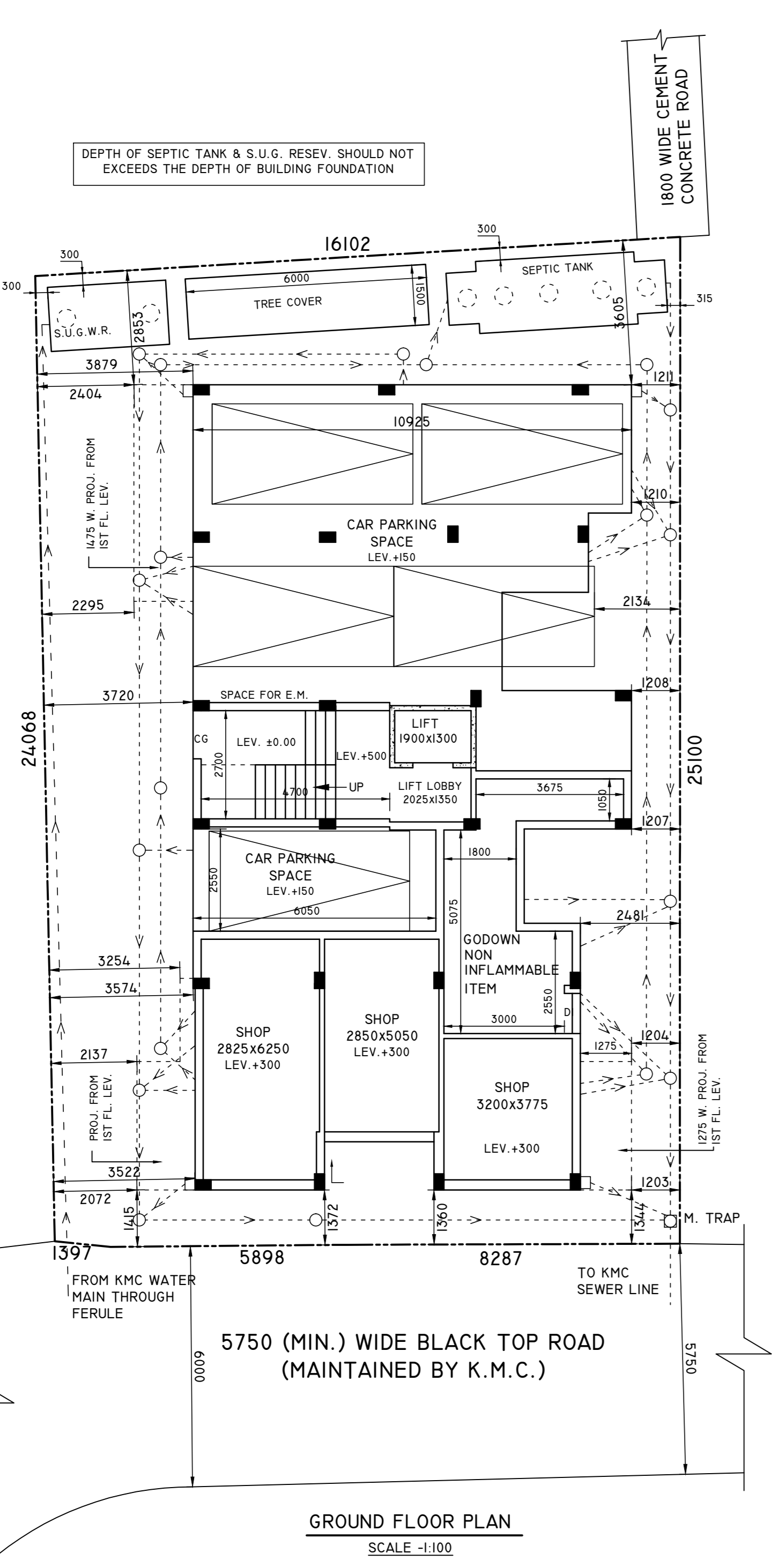
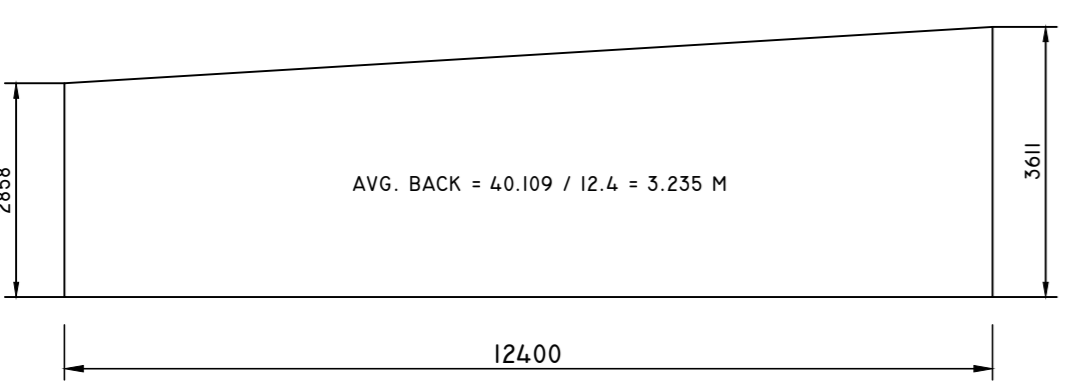
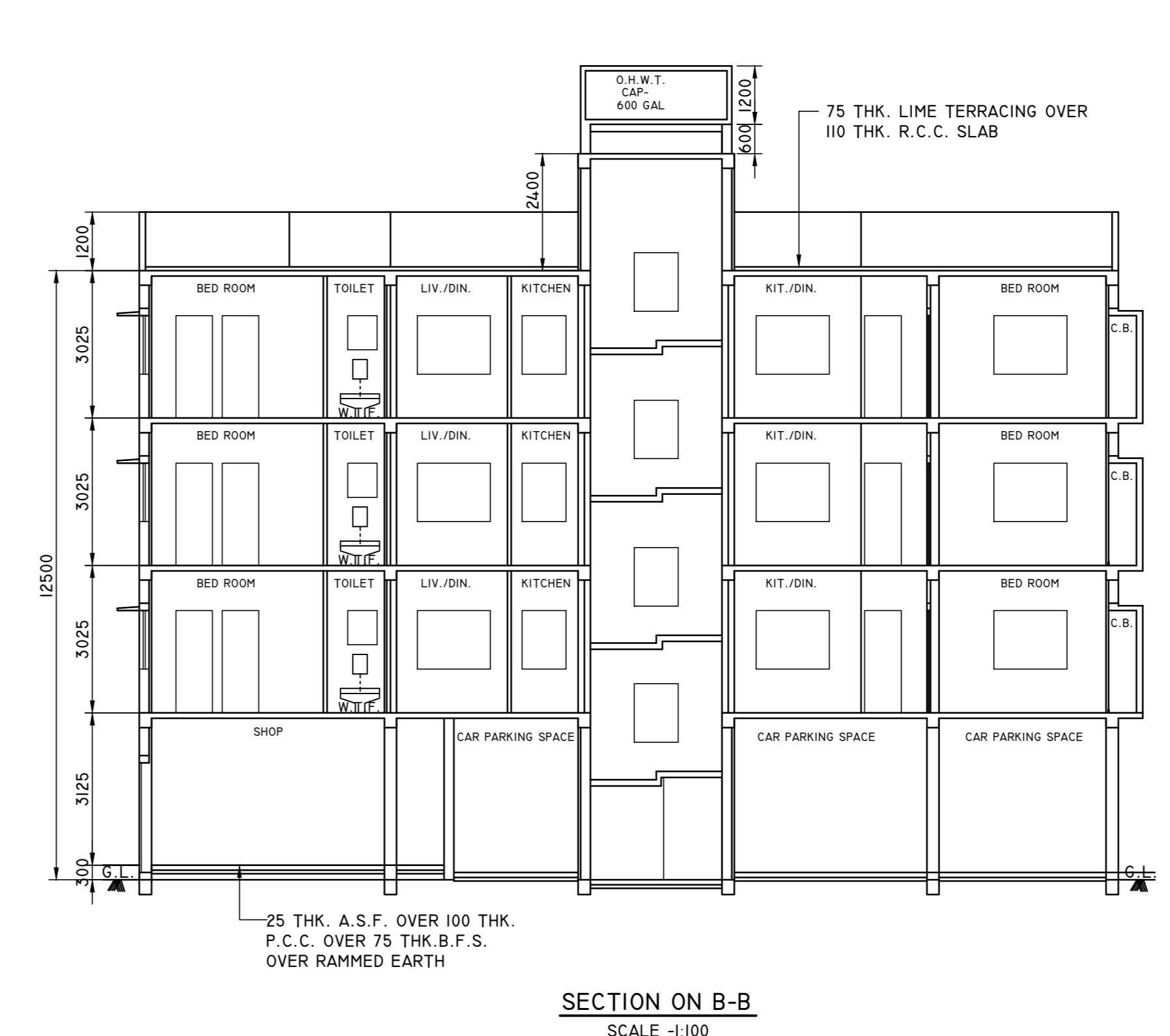
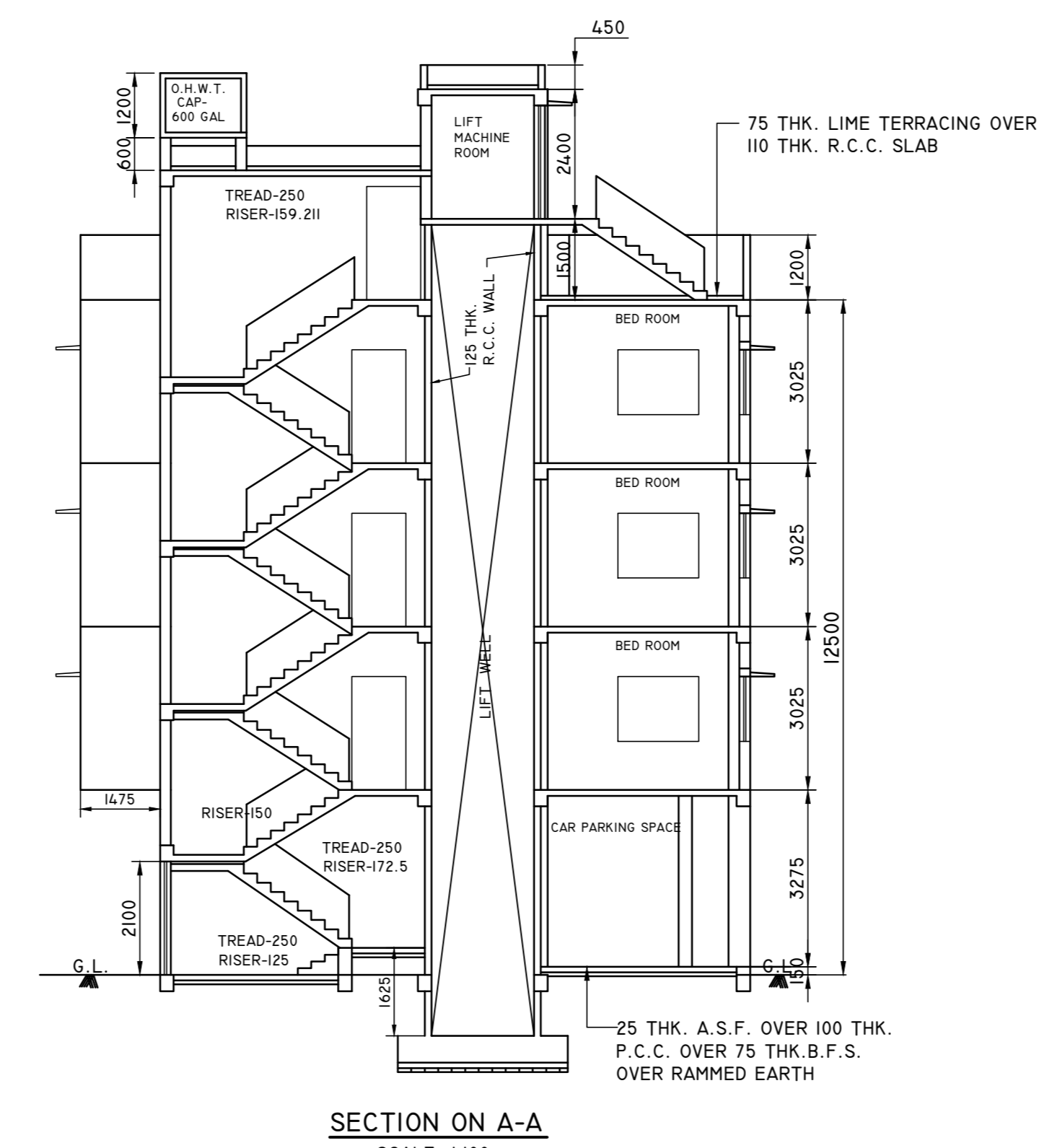
BHASKAR JYOTI ROY
 G.T./1/50
 NAME OF GEOTECHNICAL ENGINEER

DECLARATION OF OWNER
 I, DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
 I, SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION.
 I, SHALL FOLLOW THE INSTRUCTION OF L.B.S. AND 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 AND 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 L.B.S. / E.S.E.
 BEFORE STARTING OF BUILDING FOUNDATION WORK.
 DURING INSPECTION PLOT WAS IDENTIFIED BY ME AND IF ANY DISPUTE ARISES REGARDING THE OWNERSHIP OF THE LAND / PLOT K.M.C. AUTHORITY WILL BE NOT RESPONSIBLE.

RAHUL SINGHA,
 PROPRIETOR OF
 M/S SINGHA CONSTRUCTION
 CONSTITUENT ATTORNEY OF
 BASUDEB DAS & BASUDEB DAS
 NAME OF APPLICANTS

B.P. NO - 202310368 VALID UPTO - 20.02.2029
 SANCTION DATE - 21.02.2024

DIGITAL SIGNATURE OF A.E. DIGITAL SIGNATURE OF E.E.



DETAIL OF B.L.R.O. CONVERSION
 MEMO NO. 17/AS2/CON CERTIFICATE/B.L.R.O./KOL/2022
 DATE - 28.02.2022