PLAN OF A PROPOSED G+III STORIED RESIDENTIAL BUILDING U/S. 393(A), OF K.M.C. ACT. 1980 ALONG WITH BUILDING RULE 2009, AT PREMISES NO - 410, BAMA CHARAN ROY ROAD, WARD NO - 121, BOROUGH NO - XIV. UNDER K.M.C.

OWNER NAME :- SMARAJIT KUMAR DAS, INDRAJIT KUMAR DAS, JOLLY ROY, ABHIJIT ROY, SUSMITACHANDRA, ANU ROY, LILY DAS, DOLLY ROY, POLLY SEN, MOLLY PANDIT

SCALE - 1:100,1:200,1:50,1:500,1:4000

SPECIFICATION

1. GRADE OF CONCRETE M20.
2. GRADE OF STEEL FE - 500.
3. BEARING CAPACITY OF SOIL. (AS PER SOIL TEST REPORT).
4. 200 & 250 THK. BRICK WORK WALL IN C.M. 4:1.
5. 125 & 75 THK. BRICK WORK WALL IN C.M. 4:1.
6. ALL OTHER RELEVANT SPECIFICATION IS TO BE FOLLOW AS PER I.S. CODE 456 & N.B.C. (LATEST REVISION)

SCHEDULE OF DOOR & WINDOWS

MKD.	WIDTH	HEIGHT	TYPE
D	1000	2100	PANNELD
D1	900	2100	DO
D2	750	2100	DO
W1	1600	1200	GLAZED
W2	900	1200	DO
W3	600	750	DO

STATEMENT OF THE PLAN PROPOSAL

A.
1. ASSESSEE NO - 41 -121 - 01 - 0911 - 4
2. DETAILS OF REGISTERED DEED.
a) DEED NO - 2571 b) VOL. NO - 36
c) BOOK NO - I d) DATE -17.07.1907
e) PAGES - 273 TO 276, A.D.S.R. - BEHALA

3. a) AREA OF LAND - (AS PER ASSESSMENT BOOK) 06K- 09CH- 11 SFT = 573.096 SQ.M.
a) AREA OF LAND - (AS PER B.D.) 06K- 04CH- 31.758 SFT = 364.121 SQ.M.

4. DETAILS OF REG. POWER OF ATTORNEY.
a) DEED NO - 1607100079 b) VOL. NO - 1607-3021
c) BOOK NO - I d) DATE - 04/01/2021
e) PAGES - 1803 TO 1881, A.D.S.R. - BEHALA

5. DETAILS OF REG. NON EVICTION OF TENANT
a) DEED NO - 160704247 b) VOL. NO - 1607-2021
c) BOOK NO - I d) DATE - 18.03.2021
e) PAGES - 161412 TO 161441, A.D.S.R. -BEHALA

6. DETAILS OF REG. BOUNDARY DECL.
a) DEED NO - 160704248 b) VOL. NO - 1607-2021
c) BOOK NO - I d) DATE - 18.03.2021
e) PAGES - 161442 TO 161474, A.D.S.R. - BEHALA

7. NO OF STORIED INCLUDING BASEMENT IF ANY- G+III STORIED.

8. NO OF TENEMENT - 10 NOS.

9. SIZE OF TENEMENT - a) 50 SQM. TO 75 SQM. (10 NOS)

B.
1. GROUND COVERAGE:-
a) PERMISSIBLE - 184.281 SQ.M. (54.563%)
b) CONSUMED - 168.184 SQ.M. (53.141%)
c) GROUND FLOOR AREA - 171.616 SQ.M.

2. F.A.R.-
a) PERMISSIBLE - 1.75
b) PROPOSED - 1.749

3. TOTAL COVERED AREA EXCLUDING THE SPACES EXEMPTED IN THIS RULE = 869.227 SQ.M.

4. TOTAL AREA EXEMPTED IN THIS RULE= 61.696 M2

5. GROSS TOTAL COVERED AREA -730.823 SQ.M. (INCLUDING THE SPACES EXEMPTED IN THIS RULE)

6. STAIR HEAD ROOM AREA :- 16.88 SQ.M.

7. TERRACE AREA :- 168.184 SQ.M.

8. OVER HEAD TANK AREA :- 4.80SQ.M.

9. LIFT MACHINE ROOM AREA :- 8.88 SQ.M.

9. C.B. AREA = 6.614 SQ.M.

10 a) REQ. CAR PARKING = 2 NOS.
b) PRV. CAR PARKING = 4 NOS.

11. CAR PARKING AREA = 101.036 SQ.M.

DECLARATION OF GEOTECHNICAL :-

THE 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 IF ALL RESPECT FROMTHE GEOTECHNICAL POINT OF VIEW.

BHASKAR ROY
GTE NO.-G.T/8/2
NAME OF GEOTECHNICAL

DECL. 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 ROAD (MAINTAINED BY K.M.C.) CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT AT TANK OR FILLED UP A TANK. THE LAND IS DEMARCATED AND BOUNDED BY BOUNDARY WALL. THE CONSTRUCTION OF SEMI U./G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

SUSANTA BOSE
L.B.S. NO. 01634
NAME OF L.B.S.

DECL. OF STRUC. ENGG.

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE N.B.C. OF INDIA (LATEST REVISION) AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.
THE STRUCTURAL DESIGN HAVE BEEN DONE DUE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY CIVIL-TECH, 48A, GARFA MAIN ROAD, KOLKATA - 700 075 AND SIGNED BY BHASKAR ROY, GTE NO. G.T/8/2

BHASKAR ROY
E.S.E. NO. 9143
NAME OF STRUC. ENGG.

DECL. 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 U/G. WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S./E.S.E.BEFORE STARTING OF BUILDING FOUNDATION WORK.

"M/S M. S. CONSTRUCTION"
PARTNERS ARUP MITRA & AKHILESH KUMAR SINGH C.A. OF SMARAJIT KUMAR DAS, INDRAJIT KUMAR DAS, JOLLY ROY, ABHIJIT ROY, SUSMITA CHANDRA, ANU ROY, LILY DAS, DOLLY ROY, POLLY SEN, MOLLY PANDIT
NAME OF OWNERS

B.P NO.-2021140166 DATE - 14/08/2021 VALID UP TO - 13/08/2026

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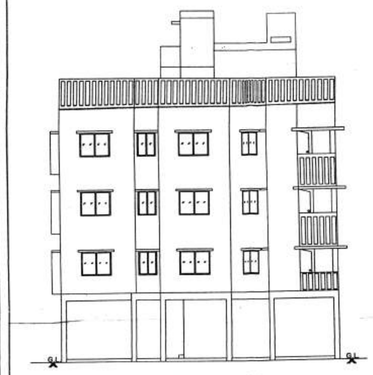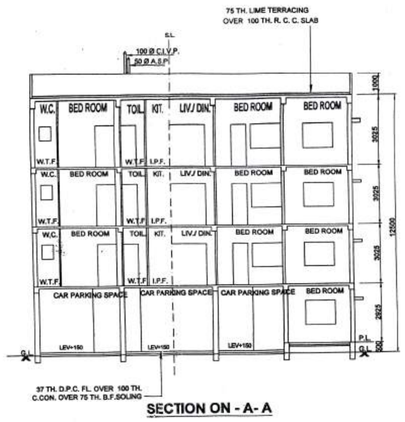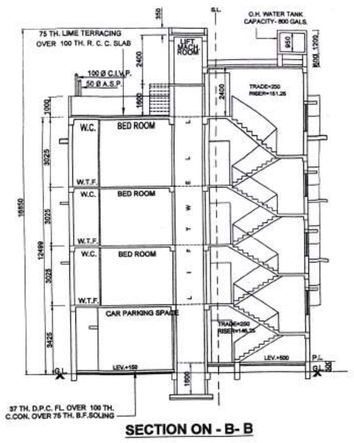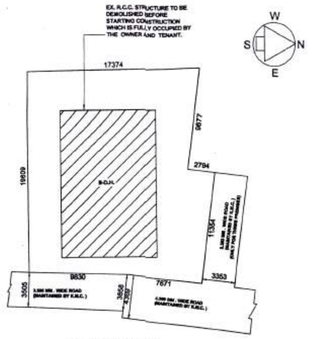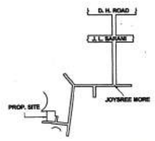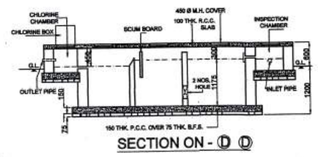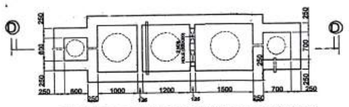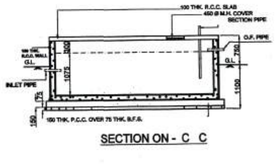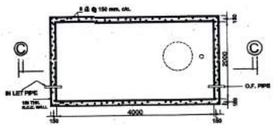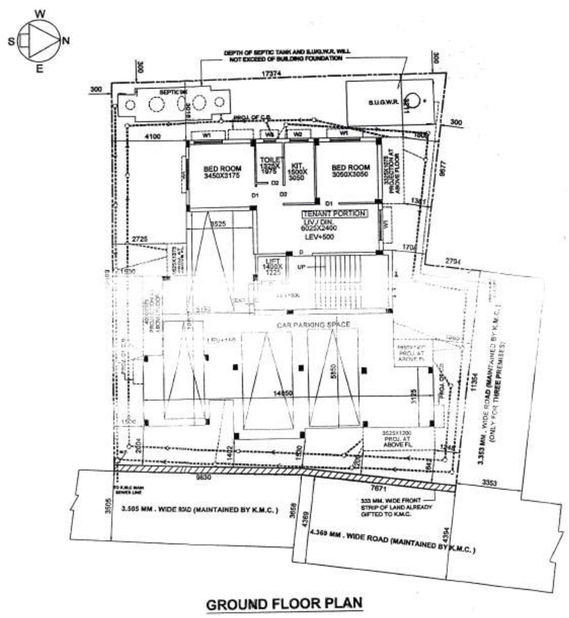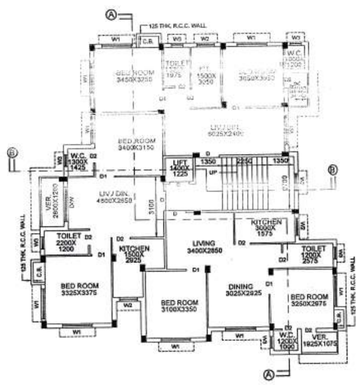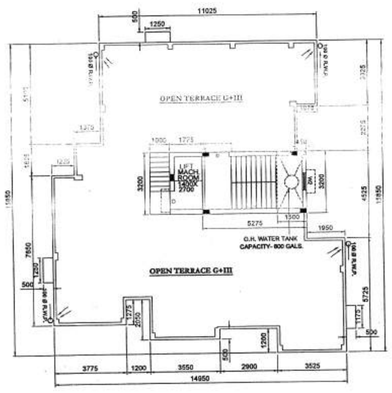
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