

PLAN OF A PROPOSED THREE STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009, AT PREMISES NO.- 905, SOUTH RAYNAGAR, WARD NO.-112, BOROUGH NO.-XI, UNDER THE KOLKATA MUNICIPAL CORPORATION.

NAME OF APPLICANT/S - SANJOY SARDAR, ABHISEK SENGUPTA, PARTNERS OF MAA TARA ENTERPRISE, CONSTITUENT ATTORNEY OF BASANTI MANDAL ALIAS BASANTI BALA MANDAL.

SPECIFICATIONS	SCHEDULE OF DOORS AND WINDOWS		
	MKD.	WIDTH	HEIGHT
1. GRADE OF CONCRETE -- M20.	D1	1000	2100
2. GRADE OF STEEL -- FE 415.	D2	900	2100
3. PROPORTION OF MORTAR FOR 200/250 THK. WALL - 1:6.	D3	750	2100
4. PROPORTION OF MORTAR FOR 125.75 THK. WALL - 1:4.	W1	1500	1200
5. PROPORTION OF LIME TERRACING - 2:2:7.	W2	1200	1200
6. ALL DIMENSIONS ARE IN MM.	W3	900	1200
7. SCALE - 1:100, OTHER WISE MENTIONED.	W4	600	700

STATEMENT OF THE PLAN PROPOSAL	
A)	A)
1. ASSESSEE NO - 31-112-19-0905-8	7. A. AREA OF GROUND FLOOR = 139.811 SQ.M.
2. DETAILS OF REG. DEED OF : BOOK NO - I, VOL. NO. - 117, PAGE- 162 TO 168, BEING NO.- 4029, (DSR - ALIPORE) DATE OF REGISTRATION - 23.05.1980	B. AREA OF FIRST FLOOR = 139.811 SQ.M.
3. DETLS. OF REG. DEED OF BOUNDARY DECL : BOOK NO - I, VOL. NO. - 1603-2022, PAGE- 462332 TO 462345, BEING NO.- 160312545, (DSR - III, SOUTH 24 PARGANAS) DATE OF REGISTRATION - 31.08.2022	C. AREA OF SECOND FLOOR = 138.761 SQ.M.
4. DETLS. OF REGD. DEED OF STRIP OF LAND: BOOK NO - I, VOL. NO. - 1603-2022, PAGE- 462287 TO 462300, BEING NO.- 160312547, (DSR - III, SOUTH 24 PARGANAS) DATE OF REGISTRATION - 31.08.2022	D. TOTAL COVERED AREA = 418.383 SQ.M.
5. DETAILS OF POWER OF ATTORNEY: BOOK NO - I, VOL. NO. - 1603-2022, PAGE- 460967 TO 460992, BEING NO - 160312532, (DSR - III, SOUTH 24 PARGANAS) DATE OF REGISTRATION - 30.08.2022	B)
6 AREA OF LAND (AS PER B. L. & L. R. O.) = 317.678 SQ.M.	1. GROUND COVERAGE PERMISSIBLE = 172.488 SQ.M.(56.488%) PROPOSED = 139.811 SQ.M.(45.787%)
7 AREA OF LAND (AS PER B/D) = 4 K- 09 CH-1.83 SQ.F. = 305.354 SQ.M.	2. F.A.R. PERMISSIBLE = 1.25 PROPOSED = 1.249
8 AREA OF STRIP OF LAND = 3.622 SQ.M.	3. TOTAL COVERED AREA EXCLUDING THE SPACES EXEMPTED IN THIS RULE = 381.303 SQ.M.
9. NET AREA OF LAND = 301.732 SQ.M.	4. TOTAL AREA EXEMPTED IN THIS RULE = 37.08 SQ.M.
10. NO OF TENEMENTS - 9 NOS	5. GROSS TOTAL COVERED AREA (AREA INCLUDING THE SPACES EXEMPTED IN THIS RULE) = 418.383 SQ.M.
II. SIZE OF TENEMENTS - <50 SQ.M.-9 NOS	6. TOTAL COMMON AREA = 39.96 SQ.M.
	7. AREA OF STAIR HEAD ROOM = 15.54 SQ.M.
	8. AREA OF O.H. RESERVOIR = 5.04 SQ.M.
	9. A. TOTAL CAR PARKING (REQUIRED) - NIL B. CAR PARKING PROVIDED - NIL
	10. AREA OF TERRACE = 139.811 SQ.M.
	II. A. AREA OF TREE COVER (REQUIRED)= 3.194 SQ.M. B. AREA OF TREE COVER (PROVIDED)= 6.0 SQ.M.

CALCULATION FOR FLOOR AREA STATEMENT:-						TENEMENT CALCULATION:					
FLOORS	RESIDENTIAL (SQ.M.)	STAIR (SQ.M.)	WELL (SQ.M.)	LOBBY (SQ.M.)	NET FLOOR AREA (SQ.M.)	GROSS FLOOR AREA (SQ.M.)	TENEMENT MKD.	TENEMENT AREA (SQ.M.)	PROPORTIONATE BE ADDED (SQ.M.)	ACTUAL AREA OF TENEMENT (SQ.M.)	NOS
GROUND	139.811	12.36	—	—	127.451	139.811	A	38.11	4.024	42.134	3
FIRST	139.811	12.36	—	—	127.451	139.811	B	44.190	4.666	48.856	2
SECOND	138.761	12.36	—	—	126.401	138.761	C	44.190	4.666	48.856	3
TOTAL	418.383	37.08	—	—	381.303	418.383	D	43.158	4.557	47.715	1

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 3.05 M. WIDE 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/1/14/2)
NAME OF L.B.S.

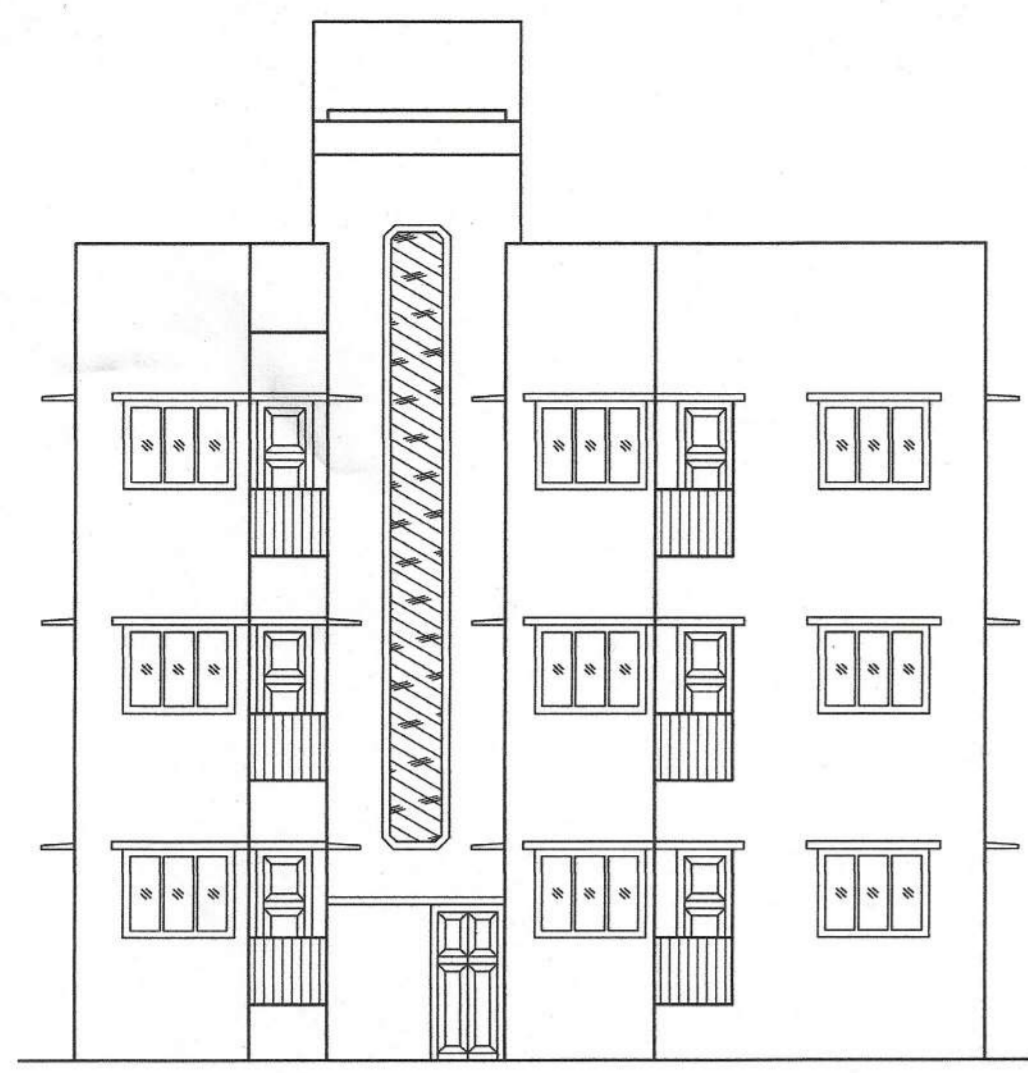
DECLARATION OF STRUCTURAL ENGINEER
THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER NATIONAL BUILDING CODE OF INDIA (LATEST REVISION) AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

KUSH KUNDU
(LBS/1/14/2)
NAME OF STRUCTURAL ENGINEER

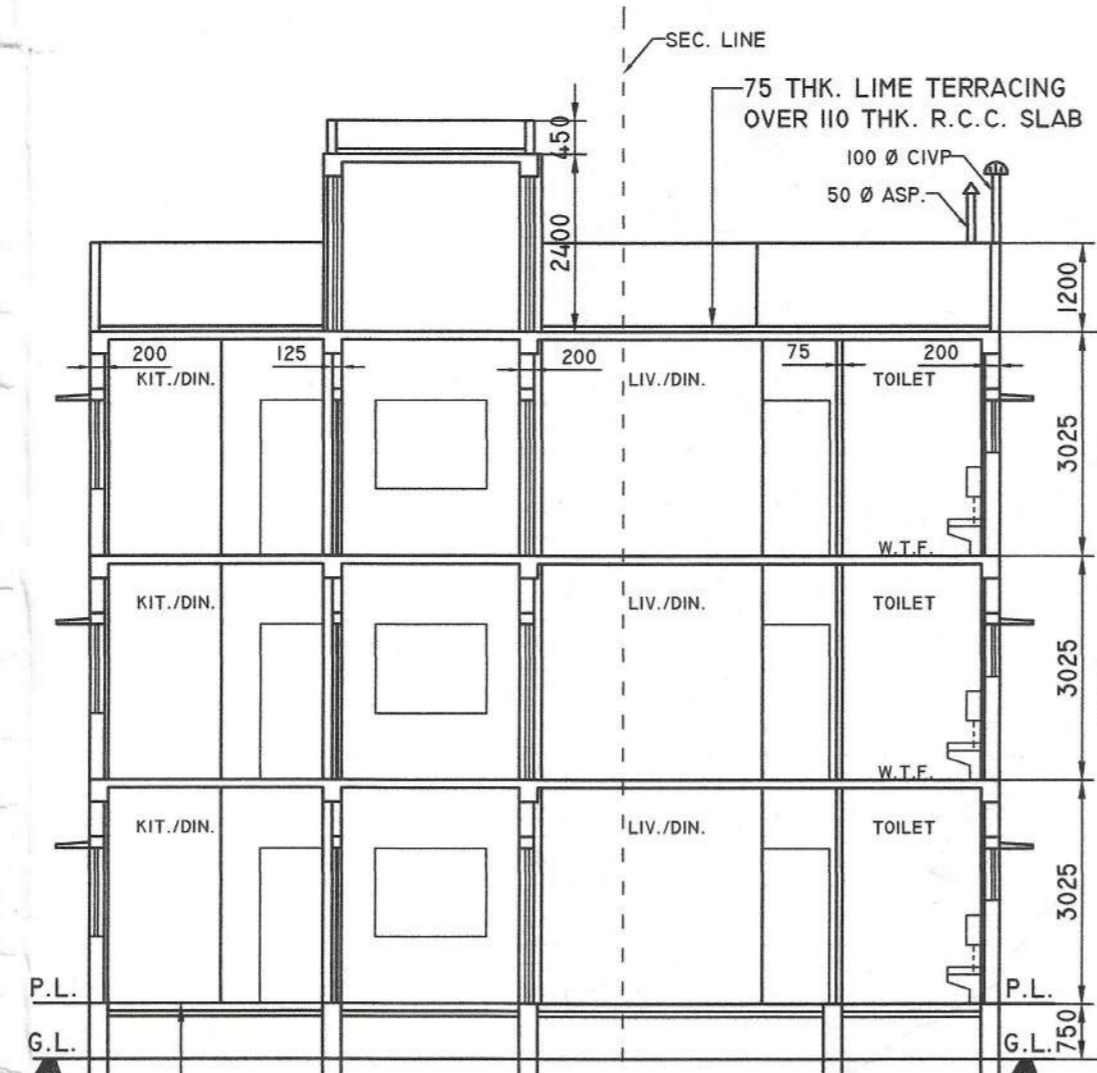
DECLARATION OF OWNER

• WE, DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
• WE, SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION.
• WE, SHALL FOLLOW THE INSTRUCTION OF L.B.S. AND E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER 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 US AND IF ANY DISPUTE ARISES REGARDING THE OWNERSHIP OF THE LAND / PLOT K.M.C. AUTHORITY WILL BE NOT RESPONSIBLE.

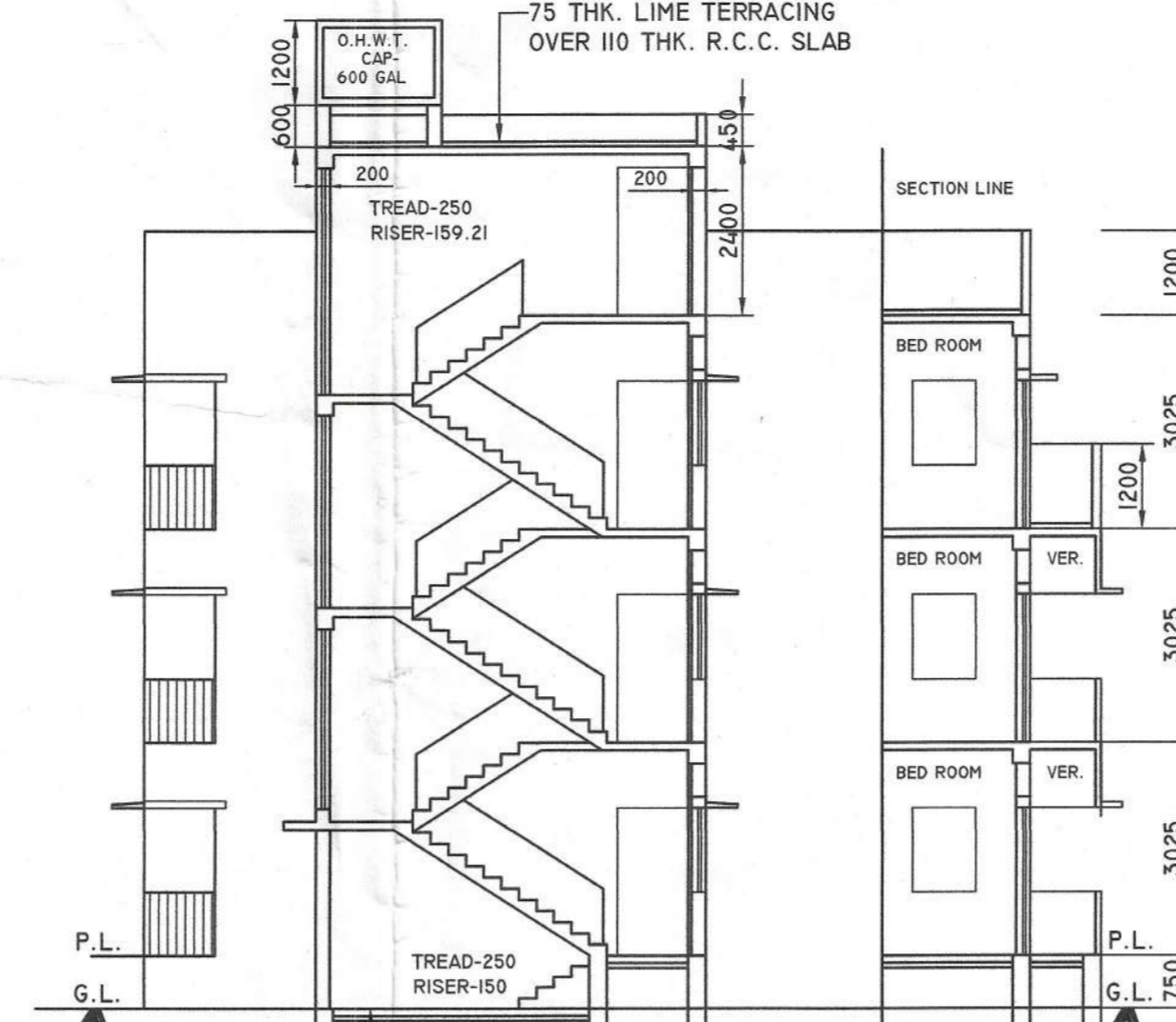
SANJOY SARDAR, ABHISEK SENGUPTA,
PARTNERS OF MAA TARA ENTERPRISE
CONSTITUENT ATTORNEY OF
BASANTI MANDAL ALIAS
BASANTI BALA MANDAL
NAME OF APPLICANT/S



FRONT ELEVATION
SCALE : 1:100

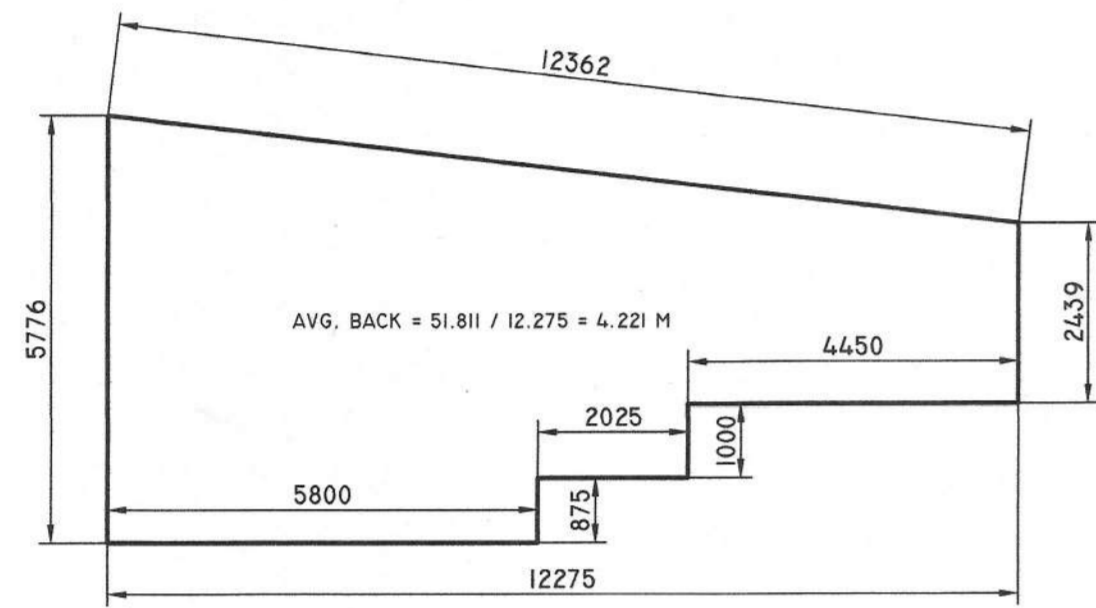


SECTION ON A-A
SCALE : 1:100

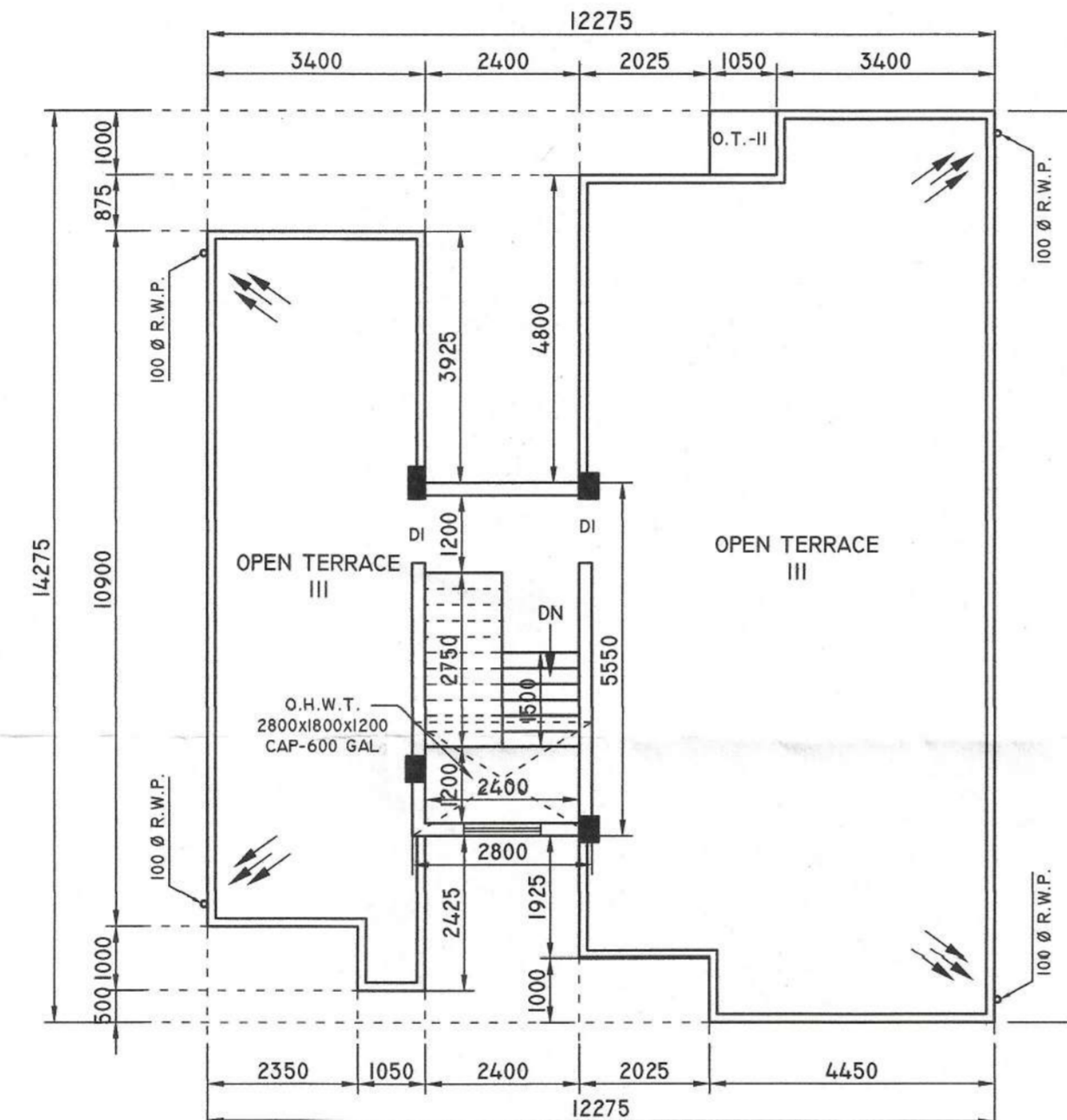


SECTION ON B-B
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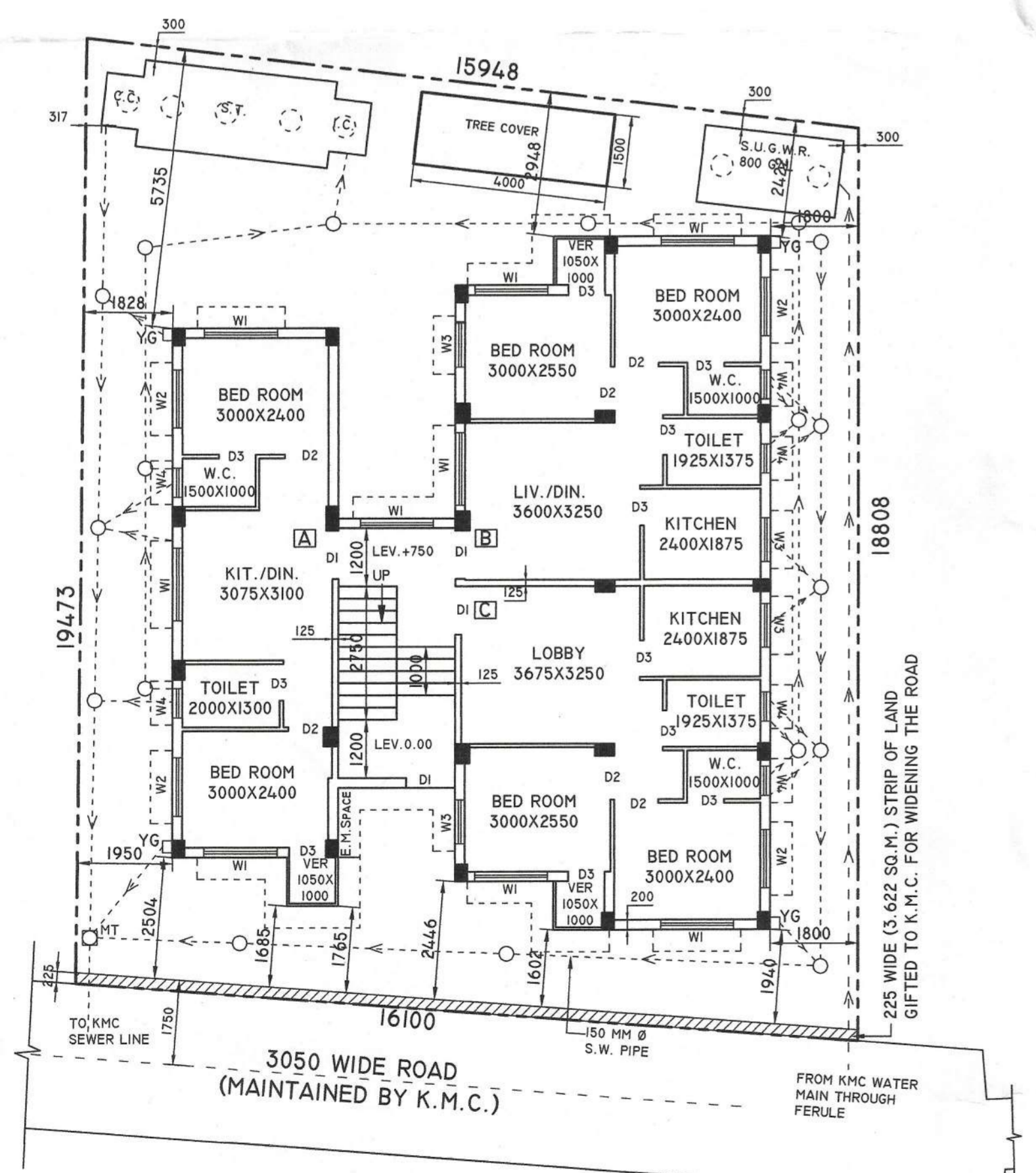
B. L. & L. R. O. CONVERSION MEMO NO - 17 / 2031 / B.L & L.R.O / KOL, DATE:- 22/08/2023



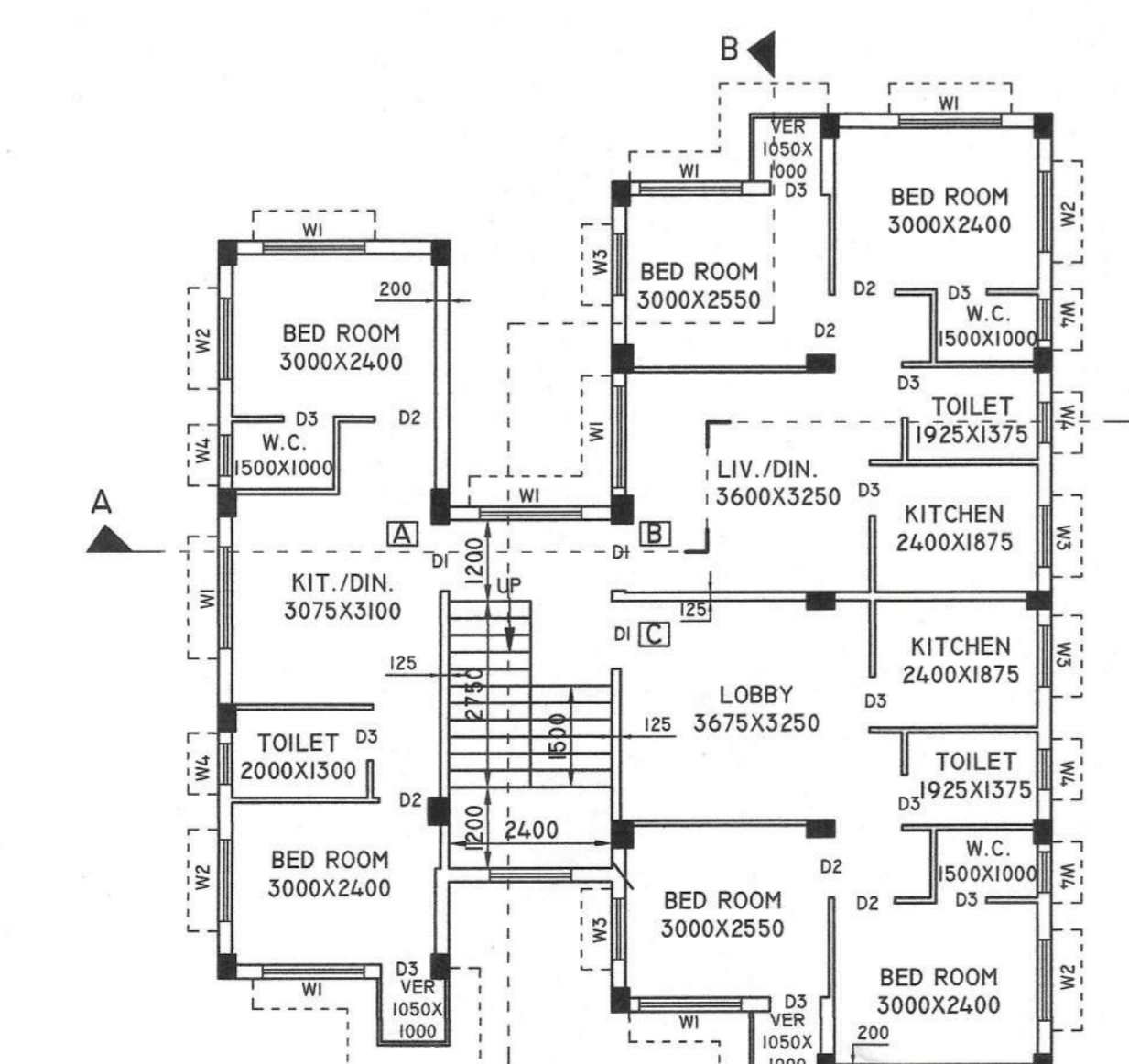
DEPTH OF SEPTIC TANK & S.U.G. RESEV. SHOULD NOT EXCEEDS THE DEPTH OF BUILDING FOUNDATION



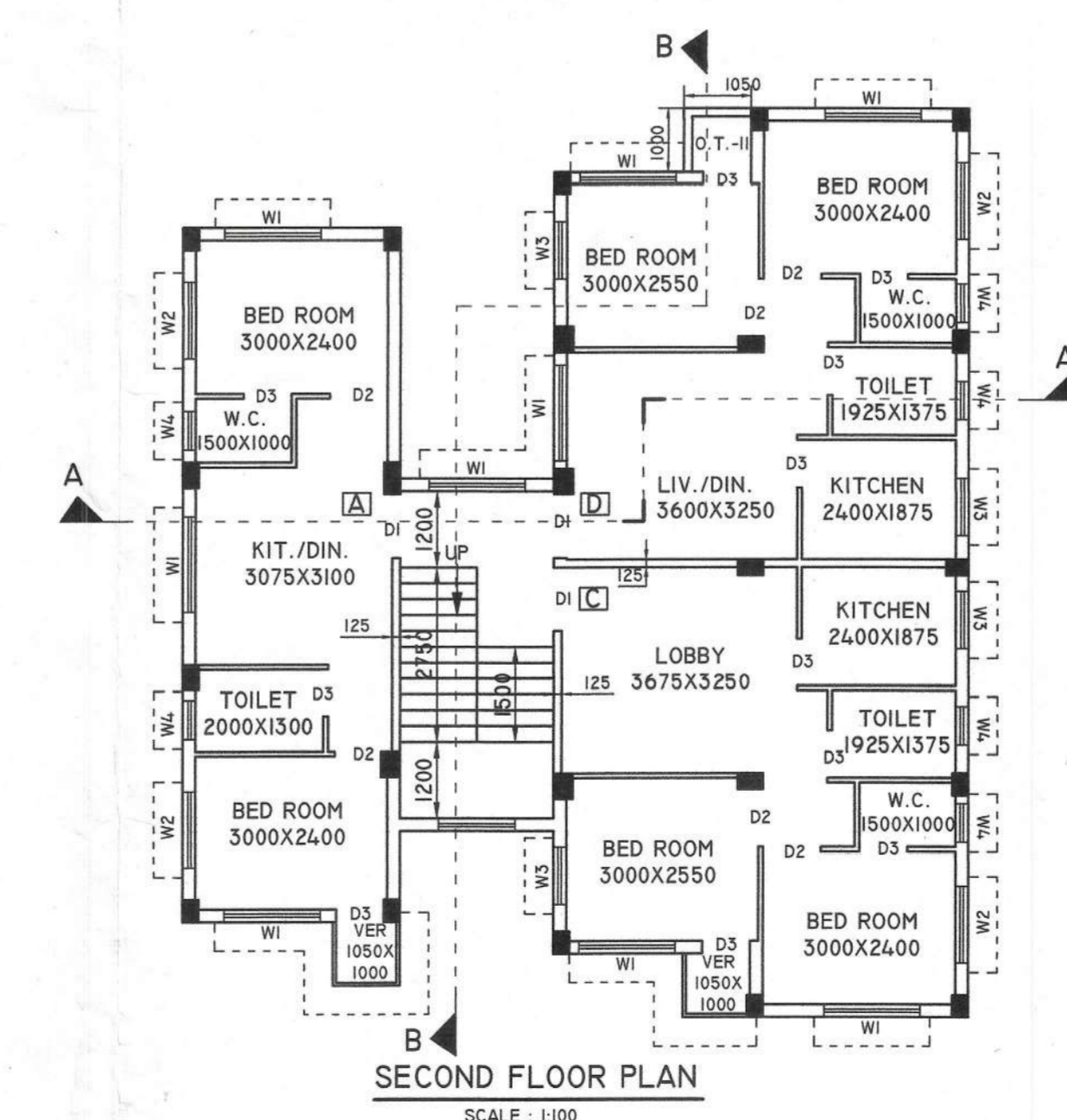
ROOF PLAN
SCALE : 1:100



GROUND FLOOR PLAN
SCALE : 1:100



FIRST FLOOR PLAN
SCALE : 1:100



SECOND FLOOR PLAN
SCALE : 1:100

B.P NO.:2023II0260
VALID UPTO : 09.II.2028

MODHU SUDAN HALDER
Digitally signed by MODHU SUDAN HALDER
Date: 2023.11.10 13:50:26 +05'30'
DIGITAL SIGNATURE OF A.E.

SUBHASISH DAS
Digitally signed by SUBHASISH DAS
Date: 2023.11.10 13:53:01 +05'30'
DIGITAL SIGNATURE OF E.E.

SANCTION DATE : 10.II.2023