



MAIN CHARACTERISTICS OF THE PROPOSAL																															
Part - A	Part - B																														
1. Assessee No: 210661001549	As per title of deed = 759.618 sqm (11K-05 CH-10 SFT)																														
2. Name of the Owner: ASHOK KUMAR PODDAR	As per boundary declaration = 714.70 sqm (10 K-10 CH-43 SFT)																														
3. Details of Regd. title deeds:	As per U.L.C = 709.68 sqm																														
A. Book No. 1 Volume No. 280 Page From 425 to 445 Being No. 14951 Date: 19/10/1993 Regd. at D.S.R. Alipore	2. Net area of land = 709.68 sqm																														
B. Book No. 1 Volume No. 280 Pages 385 to 404 Being No. 14949 Date: 18/10/1993 Regd. at D.S.R. Alipore	3. Permissible Ground Coverage: (50% of 709.68) = 354.84 sqm.																														
C. Book No. 1 CD Volume No. 30 Page From 3442 to 3460 Being No. 07863 Date: 07/12/2009 Regd. at D.S.R.-III South 24-Parganas, WB	4. Proposed Ground Coverage: 354.646 sqm. (49.947%)																														
D. Book No. 1 CD Volume No. 16 Page From 8528 to 8556 Being No. 08722 Date: 02/12/2010 Regd. at D.S.R.-III South 24-Parganas, WB	5. Details of Regd. Declarations: Boundary Declaration: Book No. 1 Volume No. 1606-2021 Page from 162771 to 162801 Being No. 160603919 Date: 07/10/2021 Regd. at A.D.S.R. Sealdah, WB																														
	6. Details of U.L.C.: NO.743ULC/Kolkata/2021 Dated: 29/06/2021																														
	6. Parking Calculation 1) Residential: <table border="1"> <thead> <tr> <th>MARK</th> <th>TENEMENT SIZE</th> <th>PROPORTIONAL AREA TO BE ADDED</th> <th>ACTUAL TENEMENT AREA</th> <th>NO. OF TENEMENT</th> <th>REQUIRED CARPARKING</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>80.899 sqm</td> <td>8.222 sqm</td> <td>89.121 sqm</td> <td>4</td> <td></td> </tr> <tr> <td>B</td> <td>85.066 sqm</td> <td>8.645 sqm</td> <td>93.711 sqm</td> <td>4</td> <td>8</td> </tr> <tr> <td>C</td> <td>84.287 sqm</td> <td>8.566 sqm</td> <td>92.853 sqm</td> <td>4</td> <td></td> </tr> <tr> <td>D</td> <td>80.899 sqm</td> <td>8.222 sqm</td> <td>89.121 sqm</td> <td>4</td> <td></td> </tr> </tbody> </table>	MARK	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CARPARKING	A	80.899 sqm	8.222 sqm	89.121 sqm	4		B	85.066 sqm	8.645 sqm	93.711 sqm	4	8	C	84.287 sqm	8.566 sqm	92.853 sqm	4		D	80.899 sqm	8.222 sqm	89.121 sqm	4	
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	Total Common Area = 134.618 sqm																														
	10. No. of Parking provided - Covered = 12 No & Open = Nil C) Permissible area of parking: 200.0 Sqm D) Actual area of parking provided: 303.368 Sqm Parking at Ground Floor = 303.368 Sqm 7. Permissible FAR = 2.25 (Road width-12.192 mt KMC road) 8. Proposed FAR = 1681.93, 200.00/709.68 = 2.838 = 2.25 9. Statement of other Areas for fees = 66.825+13.835+21.60 = 102.26 Sqm 10. Area of Stair Head Room = 20.15 sqm 11. Roof Tank Area = PVC Tank- 3.534 sqm 12. Area of Lift M.C Room (M.R.) = 7.425 sqm 13. Area of Lift = 23.456 sqm 14. Area of Terrace = 354.646 sqm 15. Area of Cupboard = 21.60 sqm 16. Area of Tree Cover = 38.653 sqm (5.4%-4.406%)																														

Floor	Proposed Area	Covered Area (Sqm)	Exempted Area (Sqm)	Net Floor Area (Sqm)
Ground floor	354.646	354.646	13.365	338.514
1st floor	354.646	2.66	351.986	13.365
2nd floor	354.646	2.66	351.986	13.365
3rd floor	354.646	2.66	351.986	13.365
4th floor	354.646	2.66	351.986	13.365
TOTAL	1773.23	10.64	1762.59	66.825

NOTES AND SPECIFICATIONS

- ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION.
- ALL MAIN WALL 200 TIL. ALL PARTITION WALL 125 TH. & 75 TH
- BRICK WORK 250th. MORTAR 1:6 & BRICK WORK 125th. & 75th MORTAR 1:4
- GRADE OF STEEL Fe-500, S.S. CODE 1786-1979.
- GRADE OF CONC. M-25
- ALL OTHER MATERIALS USED AS PER IS CODE
- 25TH. D.P.C. WILL BE 1:2 WITH PROPER WATER PROOFING COMPOUND
- LIME TERRACING BRICK KHOA SURKI & LIME 7:2:2
- THE DEPTH OF S.U.G.W. RESV. & SEPTIC TANK WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION.
- THE FLOOR WILL BE FINISH BY MARBLE TILES.
- THE FOOTING OF THE FOUNDATION WILL NOT ENCLOSED THE PASSAGE OR OTHERS PREMISES.

CERTIFICATE OF L.B.S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER THE PROVISIONS OF THE KMC BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME. THAT THE SITE CONDITIONS, INCLUDING THE ADJUTING ROADS CONFERS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. THE SITE IS VACANT LAND. IT IS ALSO A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARKED BY BOUNDARY WALL. THE PLOT ABUTS ON 12.192 M WIDE KMC ROAD ON NORTHERN SIDE AND 13.72M WIDE COMMON PASSAGE ON SOUTHERN SIDE. THE CONSTRUCTION OF S.U.G WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

(TAPAN KUMAR PRADHAN- L.B.S./I/688)

STRUCTURAL CERTIFICATE

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING PLAN HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IS SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATIONS OF SOIL TEST REPORT PREPARED BY "UNDERBUILD" OF 12A, HAZRA BAGAN LANE, KOLKATA - 700016 AND SIGNED BY TAPAN KUMAR PRADHAN AS G.T.E. OF KMC, HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

(TAPAN KUMAR PRADHAN-G.T.E./II/523)

CERTIFICATE OF GEO-TECH ENGINEER:

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

(TAPAN KUMAR PRADHAN-G.T/II/29)

DECLARATION OF OWNERS

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE LBS & ESE, DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF LBS & ESE, DURING CONSTRUCTION OF THE BUILDING (AS PER PROPOSED PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING ADJOINING STRUCTURE. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED UNDER THE GUIDANCE OF ESE&LBS. BEFORE STARTING OF BUILDING FOUNDATION WORK.

1) SURESH KUMAR GUPTA, 2) MD SHAKIR AHMED, 3) SHAKIL AHMED, 4) HITERAM AZMI, 5) AMROZ AZMI & 6) MD KALIMUDDIN, ALL ARE PARTNERS OF MS NEPTLEX NIRMAN AND ALL ARE CONSTITUTED ATTORNEY OF ASOK KUMAR PODDAR)

OWNER/APPLICANT.

PROPOSED PLAN OF G+FOUR STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT. 1980 AT PREMISES NO. 111/B, MATHESWARTOLA ROAD, WARD NO. -66, P.S.- PRAGATI MAIDAN, BOROUGH NO. VII, KOLKATA-700046

TITLE: ARCHITECTURAL SCALE - 1:4000, 1:600, 1:100, 1:50

ECONOMIC CIVIL CONSTRUCTOR
96/5, K. N. SEN ROAD
KASRA, KOLKATA - 700042

DRAWING BY: T. K. PRADHAN **DRAWING NO:** ECC/11B/2021-22 **SHEET NO.:** A-0

BUILDING PERMIT NO. 2022/0089 DATED 26/08/2022. VALID UP TO 25/08/2027

DIGITAL SIGNATURE OF A.E./C) DIGITAL SIGNATURE OF E.E./C)