

PROPOSED PLAN OF G+III STORIED RESIDENTIAL BUILDING U/S 393 (A) OF K.M.C. ACT 1980, ALONG WITH BUILDING RULE 2009, FOLLOWED BY OFFICE CIRCULAR NO. - 02 OF 2020-2021, DATED - 13-06-2020, AT K.M.C. PREMISES NO. - 204 , USTAD AMIR KHAN SARANI, WARD NO.122, BOROUGH - XIII, ASSESSEE NO. - 411220902023, WITHIN THE LIMITS OF THE KOLKATA MUNICIPAL CORPORATION

GEO-TECHNICAL ENGINEER DECLARATION

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

SUBHANKAR ROY
GTE / I / 5
NAME OF G.T.E.

DECLARATION OF OWNER / S

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN). # KMC AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. # IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE KMC AUTHORITY WILL BE REVOKE THE SANCTION BUILDING. # THE CONSTRUCTION OF SEMI UNDERGROUND WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E. / L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. # DURING INSPECTION THE SITE WAS IDENTIFIED BY ME.

JOYSHANKAR CHAKRABORTY, UMASHANKAR CHAKRABORTY,
RINA CHAKRABORTY, BINA ROY.

NAME OF OWNERS

PART A

- ASSESSEE NO. - 41-122-09-0202-3
- NAME OF OWNER :- JOYSHANKAR CHAKRABORTY, UMASHANKAR CHAKRABORTY, RINA CHAKRABORTY, BINA ROY.
- DETAILS OF REGISTERED DEED :- BOOK NO. - I, VOLUME - 6, PAGE- 5 TO 8, BEING NO.-377, YEAR - 1992, AT A.D.R ALIPORE, 24 PGS(S).
- DETAILS OF BOUNDARY DECLARATION :- BOOK NO. - I, VOLUME - 1602-2023, PAGE- 543382 TO 543396, BEING NO.- 160214610, YEAR - 2023, AT D.S.R - II 24 PGS(S), WEST BENGAL.
- DETAILS OF POWER OF ATTORNEY :- N.A.
- DETAILS OF DEED OF GIFT (SPLAYED CORNER) :- BOOK NO. - I, VOLUME - 1602-2023, PAGE- 543367 TO 543381, BEING NO.- 160214609, YEAR - 2023, AT D.S.R - II, 24 PGS(S) WEST BENGAL.

PART B

- AREA OF LAND. - 3 K - 12 CH - 24 SFT. (253.066 SQM) (As per Title Deed)
- AREA OF LAND. - 226.418 SQM. (As per Physical Measurement)
- AREA OF LAND. - 3K - 6CH-07 SFT = 226.403 SQM. (As per Assessment Record)
- STRIP PORTION AREA. - 0.303 SQ.M.
- SPLAYED CORNER AREA. - 2.663 SQM.

3. PERMISSIBLE GROUND COVERAGE :- 133.849 SQM. (59.120%)

4. PROPOSED GROUND COVERAGE :- 130.092 SQM. (57.460 %)

5. PROPOSED AREA

BLOCK - 1	TOTAL FL. AREA	LIFT WELL AREA	NET COVERED AREA	TOTAL EXEMPTED AREA	NET FL. AREA	
GR. FLOOR	130.092 SQM.	-----	130.092 SQM.	10.340 SQM.	2.059 SQM.	117.693 SQM.
1ST. FLOOR	130.092 SQM.	1.540 SQM.	128.552 SQM.	10.340 SQM.	2.059 SQM.	116.153 SQM.
2ND. FLOOR	130.092 SQM.	1.540 SQM.	128.552 SQM.	10.340 SQM.	2.059 SQM.	116.153 SQM.
3RD. FLOOR	130.092 SQM.	1.540 SQM.	128.552 SQM.	10.340 SQM.	2.059 SQM.	116.153 SQM.
TOTAL	520.368 SQM.	4.620 SQM.	515.748 SQM.	41.360 SQM.	8.236 SQM.	466.152 SQM.

6. A) PARKING CALCULATION

TENAMENT SIZE	TENAMENT NO.	REQD. PARKING
BELOW 50 SQ.M.	3 NOS.	NIL
50 - 75 SQ.M.	4 NOS.	1 NO.
75-100 SQ.M.	01 NO.	NIL
SHOP CARPET AREA - 43.022 SQ.M.		1 NO.
TOTAL REQUIRED CAR PARKING		2 NOS.

- NOS. OF PARKING PROVIDED = COVERED = 2 NOS. OPEN = 01 NO.
- PERMISSIBLE AREA FOR PARKING a) GR. FLOOR = 50.00 SQ.M.
- ACTUAL AREA OF PARKING PROVIDED a) GR. FLOOR = 52.101 SQ.M.
- PERMISSIBLE F.A.R. = 2.000 8. PROPOSED F.A.R. = 1.838
- EXEMPTED AREA = 49.596 SQM.
- STAIR HEAD ROOM AREA :- 12.740 SQM.
- OVER HEAD TANK AREA :- 4.680 SQ.M.
- LIFT MACHINE ROOM AREA :- 4.680 SQ.M.
- LIFT MACHINE STAIR AREA :- 3.400 SQ.M.
- C/B AREA :- 6.933 SQ.M.
- SHOP COVER AREA :- 51.533 SQ.M.
- SHOP CARPET AREA :- 43.022 SQ.M.
- DEPTH OF THE BUILDING :- 14.150 M.
- HEIGHT OF THE BUILDING :- 12.475 M.
- FRONTAGE OF THE PLOT :- 12.172 M.
- HEIGHT OF STAIR HEAD ROOM :- 2.400 M.
- TREE COVERED AREA :- (A) PERMISSIBLE AREA :- 2.956 SQM. (B) PROPOSED AREA :- 3.625 SQM.

- NOTES :-**
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
 - OUTER WALL - 200, PARTITION WALL - 125, 75.
 - USED CONCRETE M-20; GRADE OF STEEL - Fe-415.
 - DEPTH OF SEPTIC TANK & S.U.G.W.R. DOES NOT EXCEED THE DEPTH OF FOUNDATION

DECLARATION OF L.B.S./A.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KMC BUILDING RULES 2009 AND AS AMENDMENT TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ADJOINING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK, THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF S.U.G. WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

ANURAG BHATTACHARYYA
LBS/1528
NAME OF L.B.S.

STRUCTURAL DECLARATION

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING OF ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE STRUCTURE DESIGN HAS BEEN PREPARED CONSIDERING SOIL INVESTIGATION REPORT BY "TECHNO SOIL" AT F-25, C.I.T. MARKET, JADAVPUR, KOLKATA -700032.

GOURAB CHOWDHURY
ESE / II / 632
NAME OF E.S.E.

B.P NO.- 2024130014 DATE - 20.04.2024

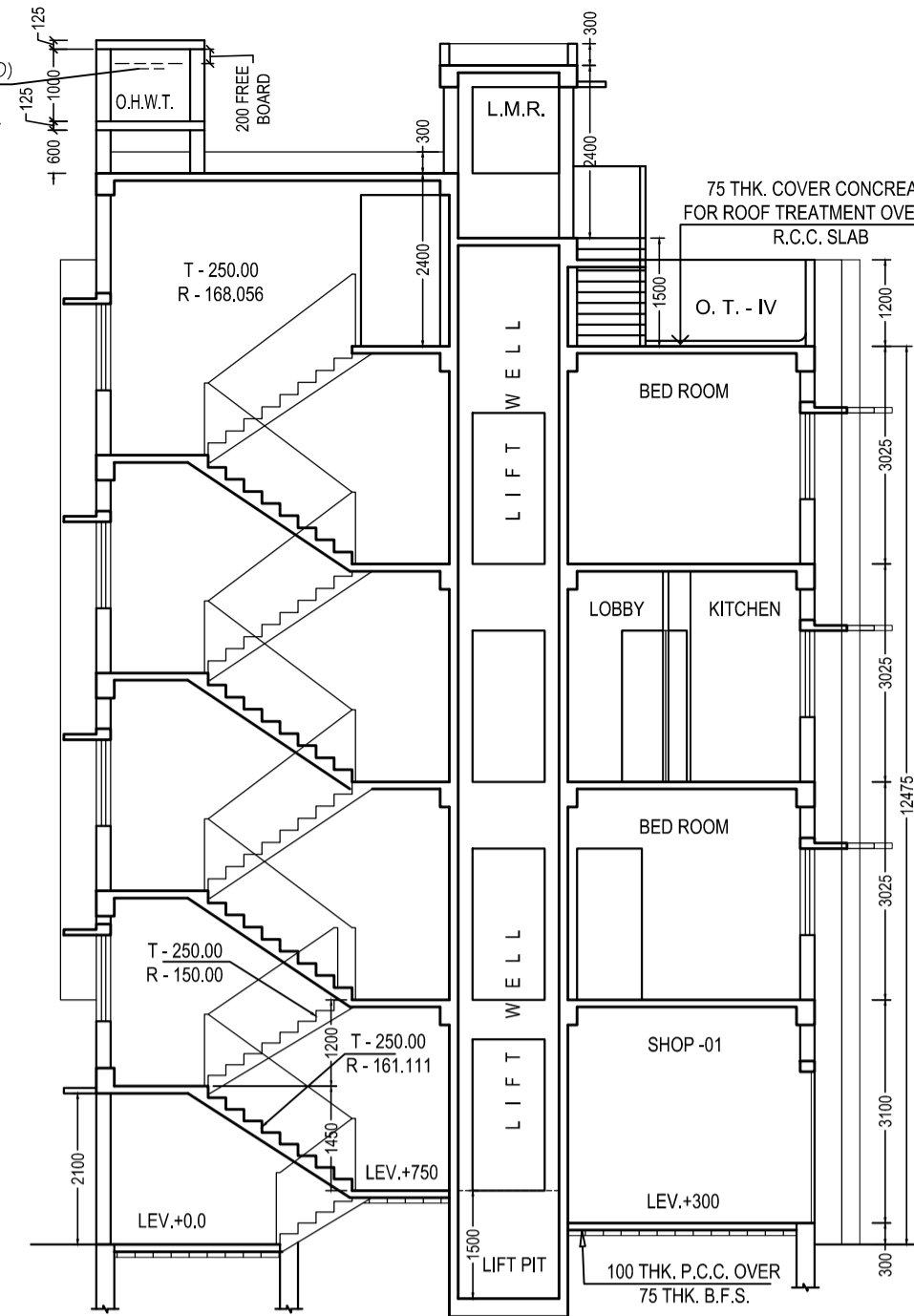
VALID UPTO - 19.04.2029

DIGITAL SIGNATURE OF A.E.



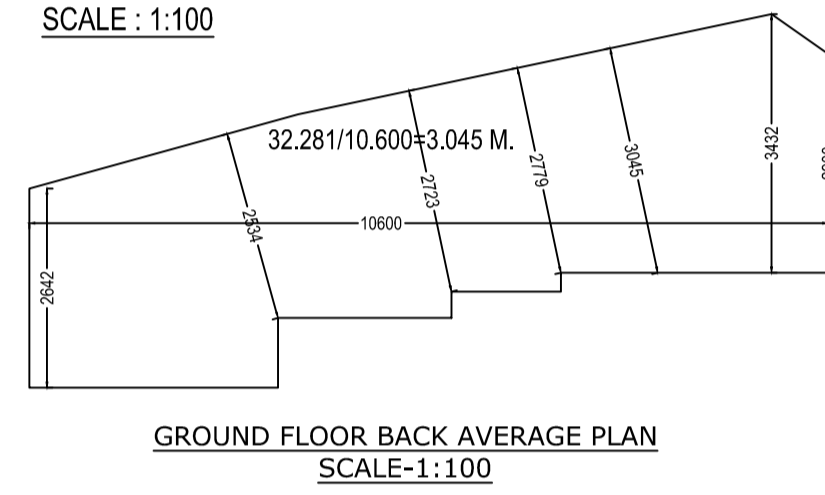
FRONT ELEVATION
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WEST SIDE ELEVATION
SCALE : 1:100

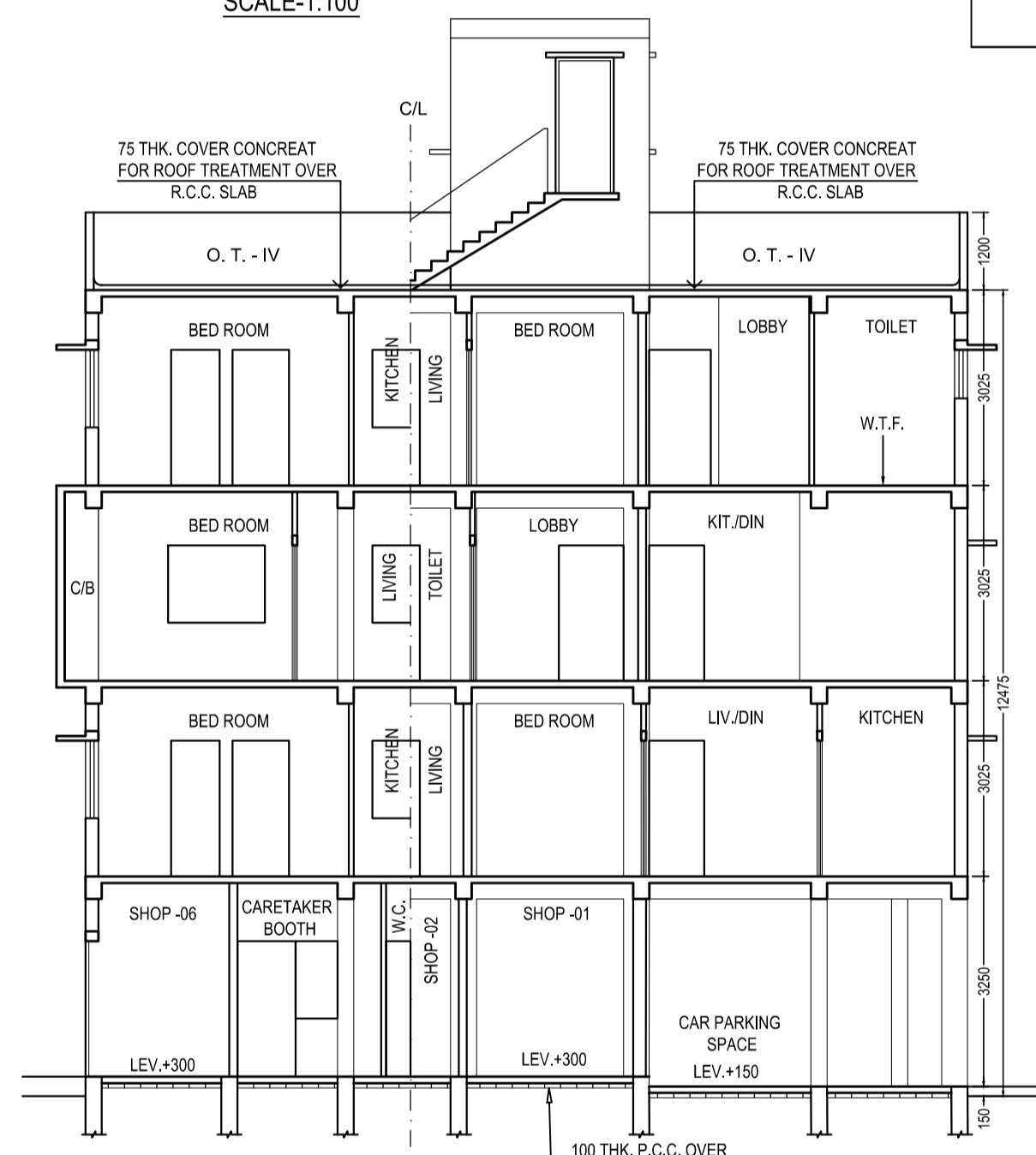


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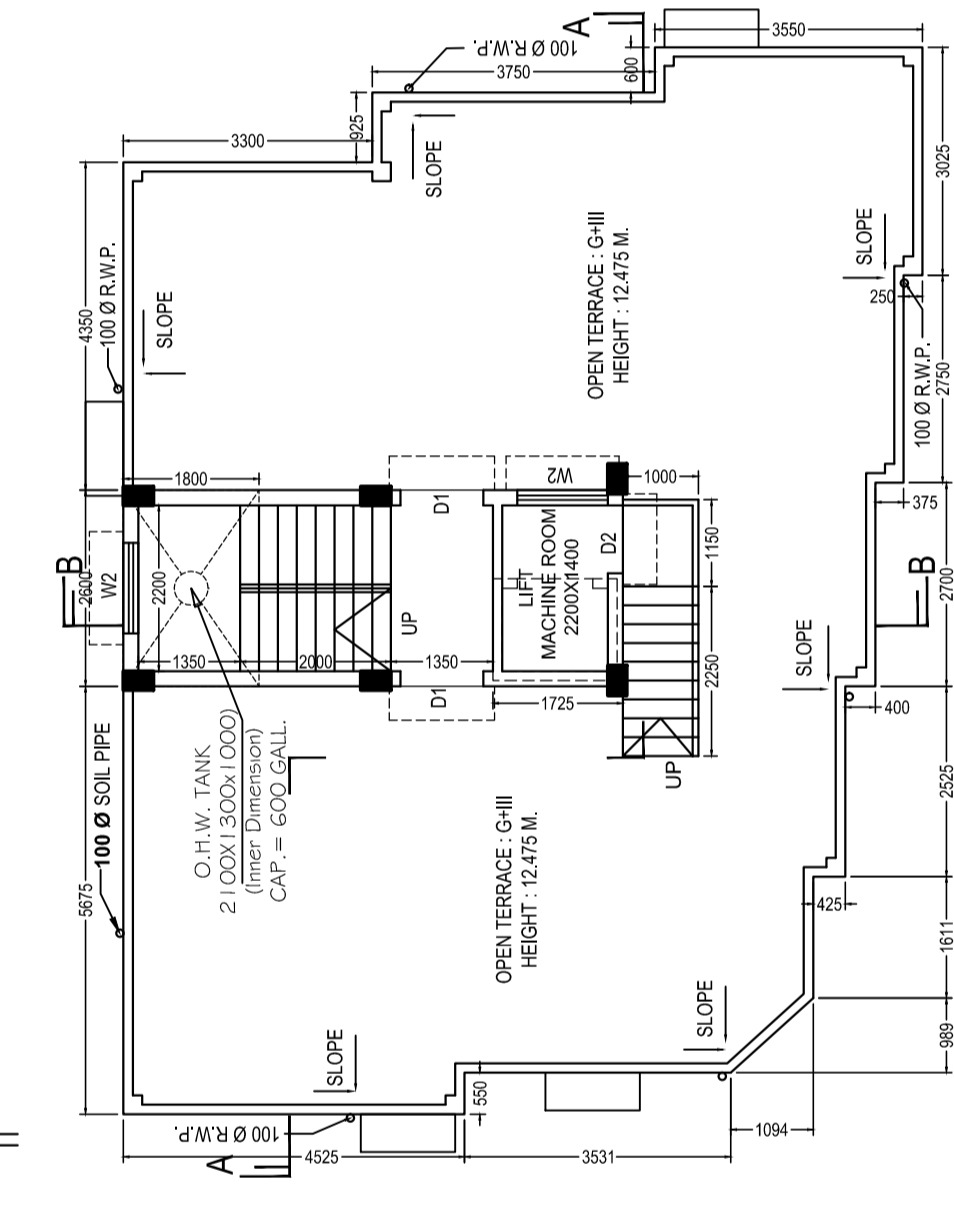
DETAILS OF AIRPORT N.O.C.
SITE COORDINATE - 22°47'60.85"N,
88°33'49.65"E,
PERMISSIBLE TOP ELEVATION (AMSL) :- 33.00 M
N.O.C NOT REQUIRED



GROUND FLOOR BACK AVERAGE PLAN
SCALE:1:100

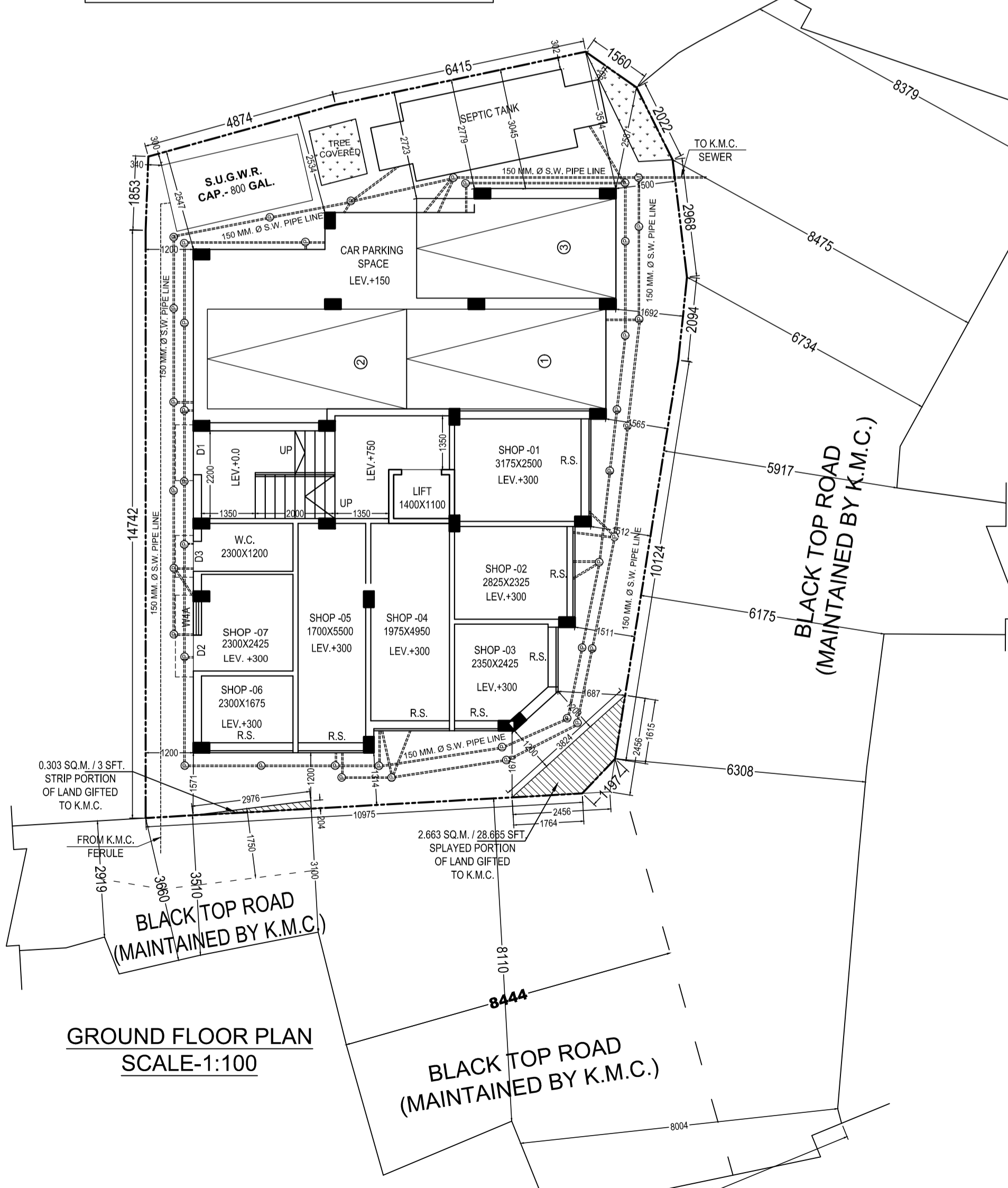


SECTION-A-A
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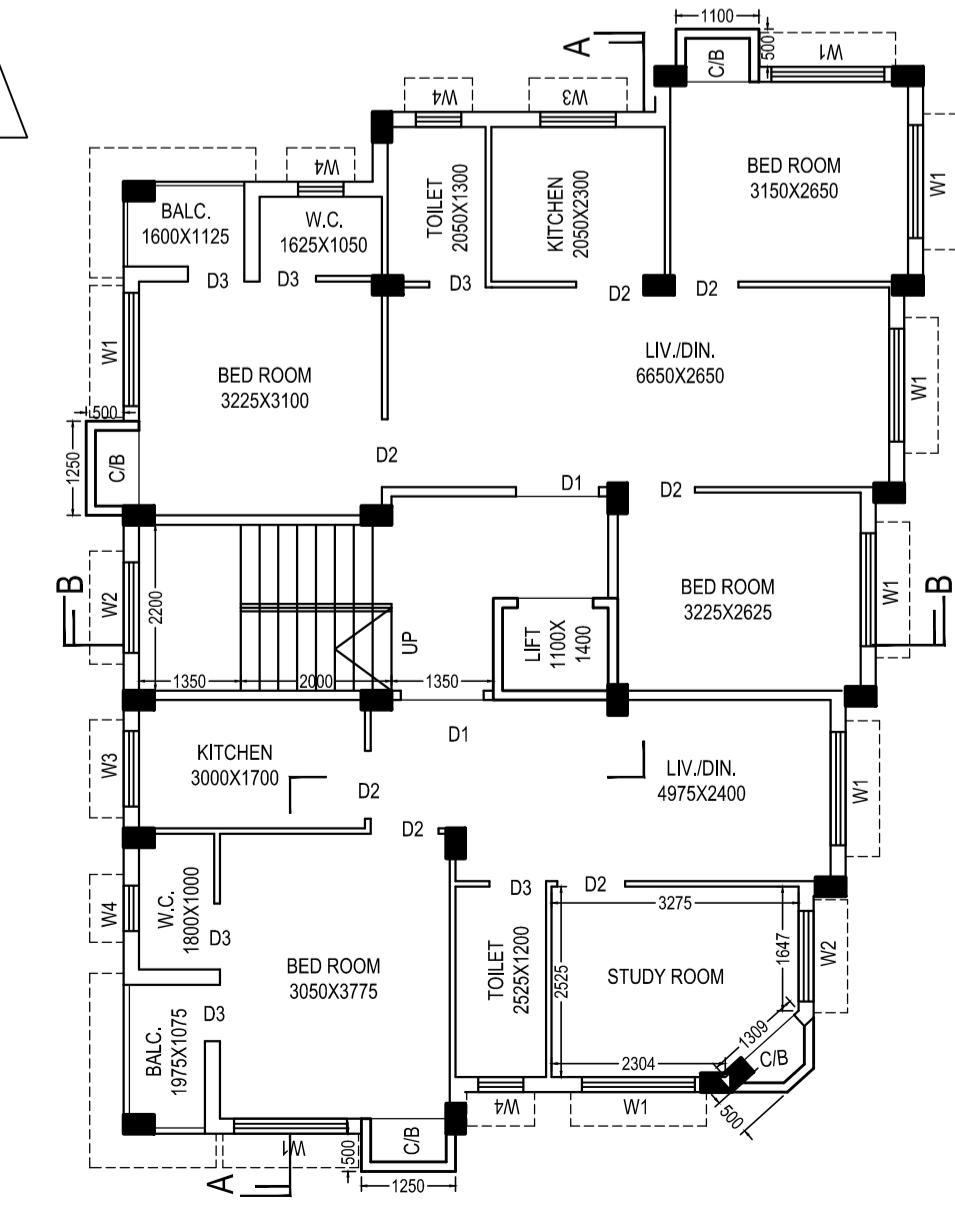


PROPOSED ROOF PLAN
SCALE:1:100

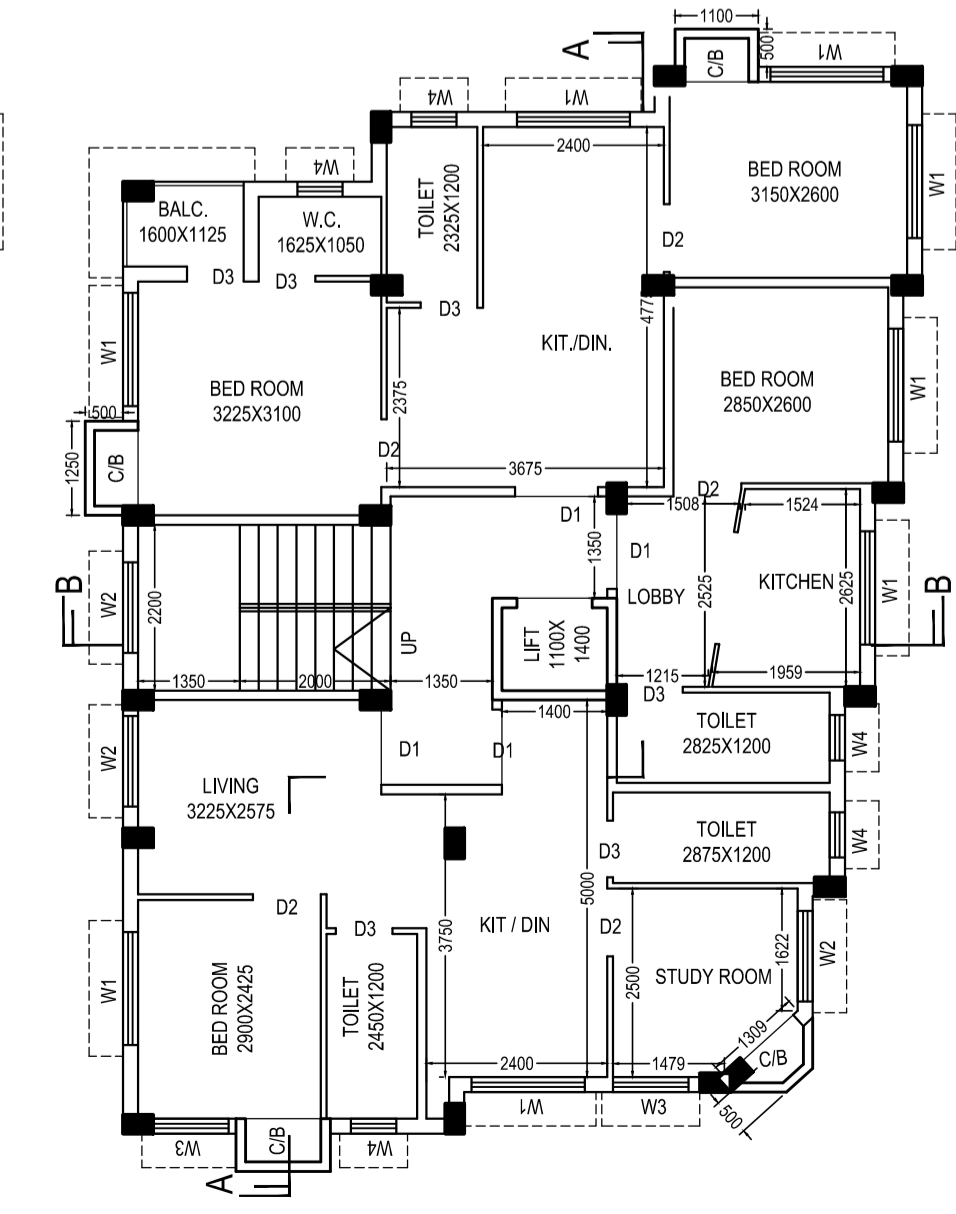
DOORS & WINDOWS SCHEDULE			DOOR SHCHEDULE			WINDOW SHCHEDULE		
MKD	WIDTH	HEIGHT	MKD	WIDTH	HEIGHT	MKD	WIDTH	HEIGHT
D1	1000	2100	W1	1500	1200			
D2	900	2100	W2	1200	1200			
D3	750	2100	W3	900	1200			
			W4A	850	1200			
			W4	800	750			



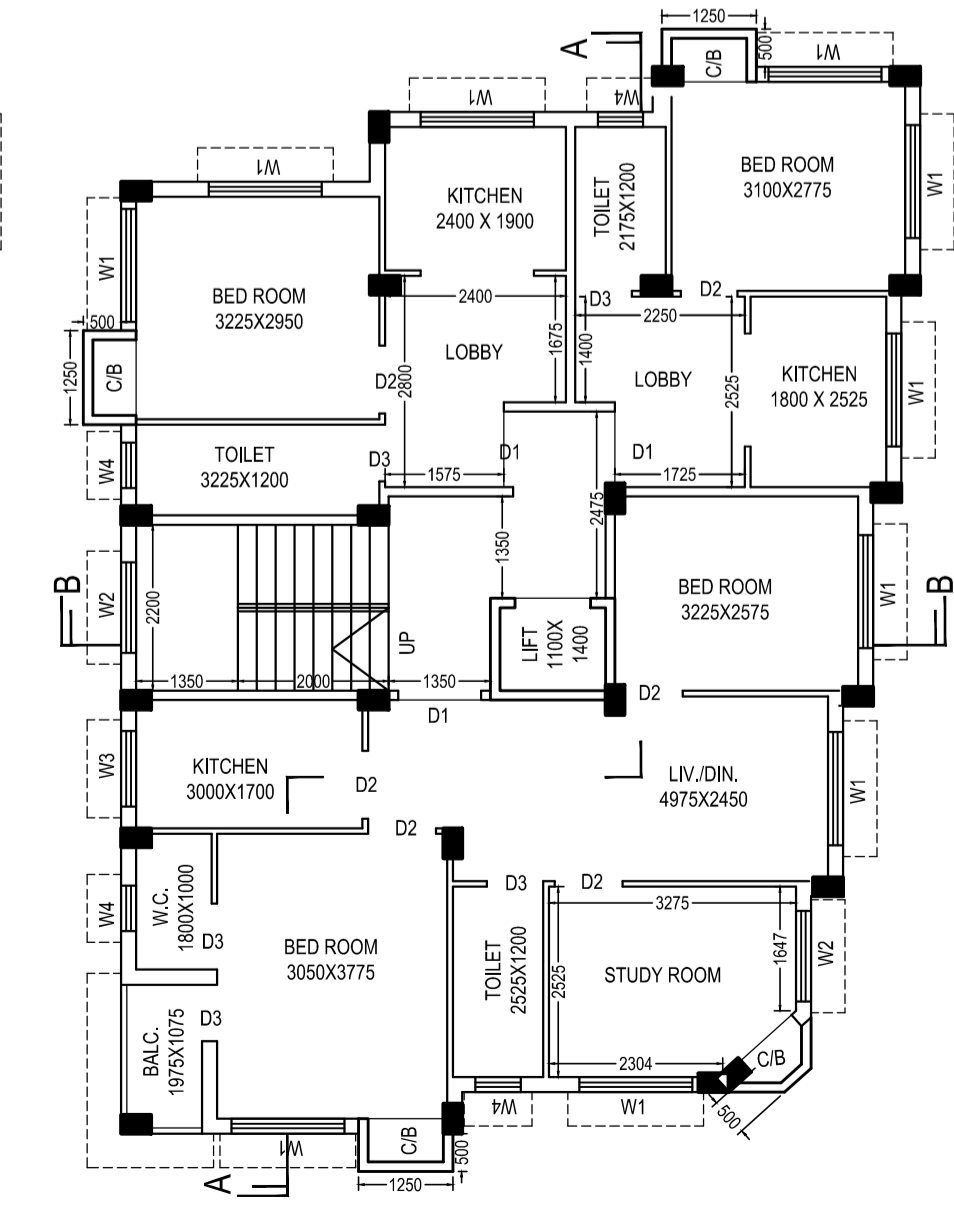
GROUND FLOOR PLAN
SCALE:1:100



FIRST FLOOR PLAN
SCALE:1:100



SECOND FLOOR PLAN
SCALE:1:100



THIRD FLOOR PLAN
SCALE:1:100