



Space for seal of K.M.C.

AIRPORT DEC. -
NO. ID - BEHA/EAST/8/01292/1523347
DATED - 12.02.2021, SITE ELEVATION - 4.57 M,
PERMISSIBLE TOP ELEV. - 23.97 M

NOTES

1. ALL DIMENSIONS ARE IN MM.
2. ALL PROJECTED CHAJIA ARE 450 WIDE.
3. ALL TOILET FLOOR ARE WATER TIGHT.
4. ALL EXTERNAL WALLS ARE 200THK & ALL INTERNAL WALLS WALLS ARE 75THK EXCEPT OTHER WISE MENTIONED.
5. THE DEPTH OF FOUNDATION OF SEPTIC TANK AND SEWER UNDER GROUND WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF FOUNDATION OF BUILDING.

SPECIFICATIONS

1. GRADE OF CONCRETE USED - M20
2. GRADE OF STEEL USED - F460
3. MORTAR USED IN 200mm & 250mm TH BRICK WALLS
4. MORTAR USED IN 75mm & 125mm TH BRICK WALLS
5. FIRST CLASS BRICKS TO BE USED ONLY - 1:6
6. C/C TO BE USED IN 40mm TH D.P.C
7. LIME TERRACING ON ROOF - 2:27 = 1:4

DOOR & WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	REMARKS
D1	750	2100	SINGLE LEAF
D2	900	2100	SINGLE LEAF
D3	1000	2100	SINGLE LEAF
D4	FULL	2100	SLICING DOOR
W1	600	700	SINGLE SHUTTER
W2	1000	1200	DOUBLE SHUTTER
W3	1000	1200	THREE SHUTTER
W4	900	1000	FOUR SHUTTER

PART - A

ASSESSER NO. - 41-131-19-0019-9

DETAILS OF REGD. DEED :-
DEED NO. - 07396, 09979, 07305, 09977, 16207863,
BOOK NO. - I, VOL. NO. - 10, 1602, 2015
PAGES NO. - 7900 TO 7937, 7891 TO 7874, 7874 TO 7905,
7920 TO 7950, 7933 TO 7945.
DATED - 08.07.2014, 08.04.2015, D.S.R. II

DETAILS OF POWER OF ATTORNEY :-
DEED NO. - 16020485
BOOK NO. - I, VOL. NO. - 1602, 2019
PAGES NO. - 14841 TO 14927
DATED - 07.08.2019, D.S.R. - II

DETAILS OF B.D. :-
BOOK NO. - 16300042
BOOK NO. - I, VOL. NO. - 1630 - 2021
PAGES NO. - 31774 TO 31778
DATED - 25.02.2021, D.S.R. - V

DETAILS OF TENANT DECL. :-
BOOK NO. - 16300061
BOOK NO. - I, VOL. NO. - 1630 - 2021
PAGES NO. - 31767 TO 31777
DATED - 25.02.2021, D.S.R. - V

SIZE OF TENEMENTS :-
+90 SQ.M. - +100 SQ.M. = 22 NOS.
+75 SQ.M. - +100 SQ.M. = 16 NOS.
+100 SQ.M. = 03 NOS.

PART - B

AREA OF LAND AS PER DEED :-
O.T.B. - O.T.B. - O.T.B. = 1600.532 SQ.M.
AREA OF LAND AS PER PHYSICAL MEASUREMENT :-
O.T.B. - O.T.B. - O.T.B. = 1557.162 SQ.M.

AREA OF LAND AS PER B.L.R.C. :-
O.T.B. - 2K - 14CH - 39.2428FT. = 1533.746 SQ.M.

PARKING CALCULATION

MARKED	NET AREA	ACTUAL SIZE	TENEMENT NO.
FLAT - A	50.700 SQ.M.	59.042 SQ.M.	1 NO.
FLAT - B	44.784 SQ.M.	52.152 SQ.M.	1 NO.
FLAT - C	45.169 SQ.M.	52.601 SQ.M.	1 NO.
FLAT - D	47.952 SQ.M.	55.842 SQ.M.	1 NO.
FLAT - E	44.449 SQ.M.	51.762 SQ.M.	1 NO.
FLAT - F	78.724 SQ.M.	89.348 SQ.M.	1 NO.
FLAT - G	57.419 SQ.M.	66.866 SQ.M.	1 NO.
FLAT - H	53.453 SQ.M.	62.248 SQ.M.	1 NO.
FLAT - I	53.568 SQ.M.	62.382 SQ.M.	1 NO.
FLAT - J	64.804 SQ.M.	75.466 SQ.M.	1 NO.
FLAT - K	59.173 SQ.M.	68.909 SQ.M.	1 NO.
FLAT - L	69.282 SQ.M.	80.681 SQ.M.	1 NO.
FLAT - M	57.609 SQ.M.	67.088 SQ.M.	1 NO.
FLAT - N	64.770 SQ.M.	75.427 SQ.M.	1 NO.
FLAT - O	91.753 SQ.M.	105.849 SQ.M.	3 NOS.
FLAT - P	57.419 SQ.M.	66.866 SQ.M.	3 NOS.
FLAT - Q	53.453 SQ.M.	62.248 SQ.M.	3 NOS.
FLAT - R	53.568 SQ.M.	62.382 SQ.M.	3 NOS.
FLAT - S	64.804 SQ.M.	75.466 SQ.M.	3 NOS.
FLAT - T	64.430 SQ.M.	75.031 SQ.M.	3 NOS.
FLAT - U	73.448 SQ.M.	85.533 SQ.M.	3 NOS.
FLAT - V	62.938 SQ.M.	73.293 SQ.M.	3 NOS.
FLAT - W	70.170 SQ.M.	81.715 SQ.M.	3 NOS.

PERM. GROUND COV. = 768.873 SQ.M. (50 %)
(CONSIDERING LAND AREA 1533.746 SQ.M.)

PROP. GROUND COV. = 688.957 SQ.M. (44.894%)
(CONSIDERING LAND AREA 1533.746 SQ.M.)

PERMISSIBLE F.A.R. = 2.0

PROPOSED HEIGHT = 1:18.35

PROPOSED HEIGHT = 15.425 M
(CONSIDERING LAND AREA 1533.746 SQ.M.)

NO. OF PARKING REQUIRED = 16 NOS.
NO. OF PARKING PROVIDED = 16 NOS.
AREA = 342.211 SQ.M.
STAR COVER AREA = 34.173 SQ.M.
ROOF TANK AREA = 15.600 SQ.M.

LIFT M/C ROOM AREA = 29.255 SQ.M.
GROSS FLOOR AREA = 3300.196 SQ.M.
EXEMPTED AREA = 174.017 SQ.M.
FEEES FOR OTHERS AREA = 182.613 SQ.M. (8.325%)
TREE COVER AREA:
REQUIRED = 129.634 SQ.M. (8.325%)
PROVIDED = 131.022 SQ.M. (8.413%)

PROPOSED FLOOR AREA

FLOOR	TOTAL FLOOR AREA	TOTAL EXEMPTED AREA	LIFT WELL	DUCT	NET FLOOR AREA
GROUND FLOOR	684.944 SQ.M.	28.827 SQ.M.	5.882 SQ.M.	4.397 SQ.M.	596.138 SQ.M.
FIRST FLOOR	707.405 SQ.M.	28.827 SQ.M.	5.882 SQ.M.	4.397 SQ.M.	613.641 SQ.M.
SECOND FLOOR	742.564 SQ.M.	28.827 SQ.M.	5.882 SQ.M.	4.397 SQ.M.	648.800 SQ.M.
THIRD FLOOR	742.564 SQ.M.	28.827 SQ.M.	5.882 SQ.M.	4.397 SQ.M.	648.800 SQ.M.
FOURTH FLOOR	742.564 SQ.M.	28.827 SQ.M.	5.882 SQ.M.	4.397 SQ.M.	648.800 SQ.M.
TOTAL	3199.941 SQ.M.	144.135 SQ.M.	29.828 SQ.M.	19.790 SQ.M.	2606.208 SQ.M.

DECLARATION BY THE STRUCTURAL ENGINEER:
THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT.

DECLARATION BY THE L.B.S.:
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2020 AS AMENDED FROM TIME TO TIME THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ROAD (7.05 M) CONFORM WITH THE PLAN & SITE, WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G. WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

DECLARATION BY THE OWNER:
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. / L.B.A. & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & 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 & ADDING 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 COMPLETED UNDER THE GUIDANCE OF E.S.E. / L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

DECLARATION BY THE STRUCTURAL ENGINEER:
THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT.

DECLARATION BY THE L.B.S.:
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2020 AS AMENDED FROM TIME TO TIME THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ROAD (7.05 M) CONFORM WITH THE PLAN & SITE, WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G. WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

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SIGNATURE OF STRUCTURAL ENGINEER
Rajiv Kumar Basu
Rajiv Kumar Basu
E.S.E. - 1997
K.M.C.

SIGNATURE OF L.B.S.
Rajiv Kumar Basu
Rajiv Kumar Basu
E.S.E. - 978

SIGNATURE OF OWNER'S ATTORNEY
MR. DEBARATTA SARKAR
DIRECTOR OF DEBARATTA PROPERTIES PRIVATE LIMITED
PARTNER OF MR. DEBARATTA SARKAR, MR. SHYAMAL KUMAR MONDAL, MR. SUBRATA GOSWAMI, & MR. SUBODH DAS

NAME OF OWNERS:
MR. DEBARATTA SARKAR, DIRECTOR OF DEBARATTA PROPERTIES PRIVATE LIMITED
C.A. OF MR. DEBARATTA SARKAR, PARTNER OF MR. DEBARATTA SARKAR, MR. SHYAMAL KUMAR MONDAL, MR. SUBRATA GOSWAMI, & MR. SUBODH DAS

DECL. OF GEO-TECHNICAL
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 FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

SIGNATURE OF GEO-TECHNICAL ENGINEER
DR. SANTOSH KUMAR CHAKRABORTY
G.T.E.

PROPOSED G+V STORED RESIDENTIAL BUILDING PLAN UNDER SECTION 293(A) OF K.M.C. ACT 1980 AT PRE. NO. - 15, UPENDRA NATH BANERJEE ROAD, WARD NO. - 131, BOROUGH NO. - XIV, UNDER K. M. C. (S.S. UNIT)

SCALE: 1:100 OR AS NOTED

ARCHITECTURAL DRAWING

