

PLAN OF A PROPOSED G+THREE STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980 UNDER K.M.C. BUILDING RULE 2009 AT PREMISES NO.-213, BANSDRONI NEW GOVT. COLONY, WARD NO.- 113, BOROUGH-XI, UNDER THE KOLKATA MUNICIPAL CORPORATION.

NAME OF APPLICANT : M/S GEETA CONSTRUCTION
 PROPRIETOR: ASHIS BHATTACHARJEE, CONSTITUENT ATTORNEY OF SUNIL KUMAR GHOSH.

SPECIFICATIONS		SCHEDULE OF DOORS AND WINDOWS		
NO.	DESCRIPTION	MKD.	WIDTH	HEIGHT
1.	GRADE OF CONCRETE -- M20.	CG	1000	2100
2.	GRADE OF STEEL -- FE 415.	D1	1000	2100
3.	PROPORTION OF MORTER FOR 200/250 THK. WALL - 1:6.	D2	900	2100
4.	PROPORTION OF MORTER FOR 125.75 THK. WALL - 1:4.	D3	750	2100
5.	PROPORTION OF LIME TERRACING - 2:2:7.	W1	1500	1200
6.	ALL DIMENSIONS ARE IN MM.	W2	1200	1200
7.	SCALE - 1:100, OTHER WISE MENTIONED.	W3	900	1200
		W4	600	700

STATEMENT OF THE PLAN PROPOSAL

- A) 1. ASSESSEE NO - 31-113-04-0490-3
- 2.A) DETAILS OF REG. DEED OF :
 BOOK NO - I , VOL. NO. - 1603-2023, PAGE- 187155 TO 187173, BEING NO - 160306623, (DSR - III, SOUTH 24 PARGANAS) DATE OF REGISTRATION - 16.05.2023
- B) DETAILS OF REG. DEED OF :
 BOOK NO - I , VOL. NO. - 1603-2023, PAGE- 187156 TO 187154, BEING NO - 160306624, (DSR - III, SOUTH 24 PARGANAS) DATE OF REGISTRATION - 16.05.2023
- 2.C) DETLS. OF REG. DEED OF BOUNDARY DECL :
 BOOK NO - I , VOL. NO. - 1602-2023, PAGE- 325979 TO 325990, BEING NO - 160209622, (DSR - II, SOUTH 24 PARGANAS) DATE OF REGISTRATION - 10.07.2023
- 2.D) DETL. OF REG. DEED OF NON EVICTION OF TENANT:
 BOOK NO - I , VOL. NO. - 1602-2023, PAGE- 326018 TO 326028, BEING NO - 160209620, (DSR - II, SOUTH 24 PARGANAS) DATE OF REGISTRATION - 10.07.2023
- 2.E) DETAILS OF POWER OF ATTORNEY:
 BOOK NO - I , VOL. NO. - 1603-2023, PAGE- 242770 TO 242782, BEING NO - 160308483, (DSR - III, SOUTH 24 PARGANAS) DATE OF REGISTRATION - 16.06.2023
- 4.A) AREA OF LAND (AS PER DEED) = 3 K- 00 CH-05 SQ.F. = 201.133 SQ.M.
- B) AREA OF LAND (AS PER B/D) = 3 K- 02 CH-13.64 SQ.F. = 210.297 SQ.M.
5. NO OF TENEMENTS - 7 NOS
6. SIZE OF TENEMENTS - < 50 SQ.M.-1 NO
 50-75 SQ.M. - 6 NOS
7. A. AREA OF GROUND FLOOR = 100.996 SQ.M.
 B. AREA OF FIRST FLOOR = 107.981 SQ.M.
 C. AREA OF SECOND FLOOR = 107.981 SQ.M.
 D. AREA OF THIRD FLOOR = 107.981 SQ.M.
 E. TOTAL COVERED AREA = 424.939 SQ.M.
- B) 1. GROUND COVERAGE
 PERMISSIBLE = 120.603 SQ.M.(59.962%)
 PROPOSED = 111.021 SQ.M.(55.198%)
2. F.A.R.
 PERMISSIBLE = 1.75
 PROPOSED = 1.748
3. TOTAL COVERED AREA EXCLUDING THE SPACES EXEMPTED IN THIS RULE = 376.649 SQ.M.
4. TOTAL AREA EXEMPTED IN THIS RULE = 48.29 SQ.M.
5. GROSS TOTAL COVERED AREA (AREA INCLUDING THE SPACES EXEMPTED IN THIS RULE) = 424.939 SQ.M.
6. TOTAL COMMON AREA = 56.44 SQ.M.
7. AREA OF STAIR HEAD ROOM = 13.095 SQ.M.
8. AREA OF O.H. RESERVOIR = 5.13 SQ.M.
9. AREA OF LIFT MACHINE ROOM = 5.014 SQ.M.
10. AREA OF LIFT MACHINE ROOM STAIR = 3.2 SQ.M.
11. A. TOTAL CAR PARKING (REQUIRED) - 1 NO
 B. CAR PARKING PROVIDED - 1 NO
 C. CAR PARKING AREA = 34.663 SQ.M.
12. AREA OF TERRACE = 109.521 SQ.M.
13. A) TOTAL AREA OF C.B. = 3.90 SQ.M.
 B) TREE COVERED = 5.349 SQ.M.
14. A) COVERED AREA OF SHOP = 21.621 SQ.M.
 B) CARPET AREA OF SHOP = 19.115 SQ.M.

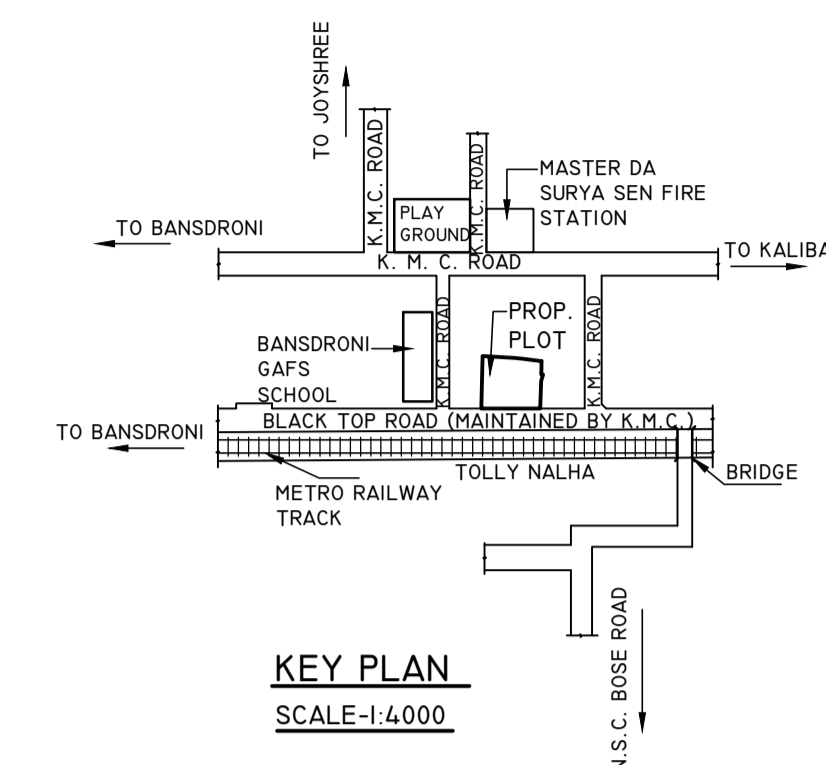
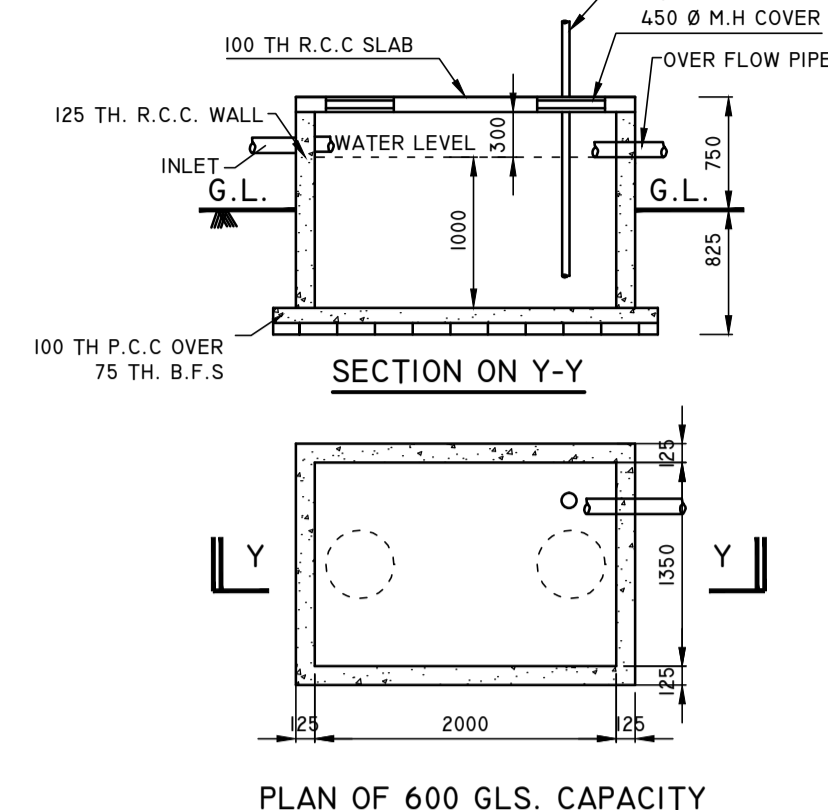
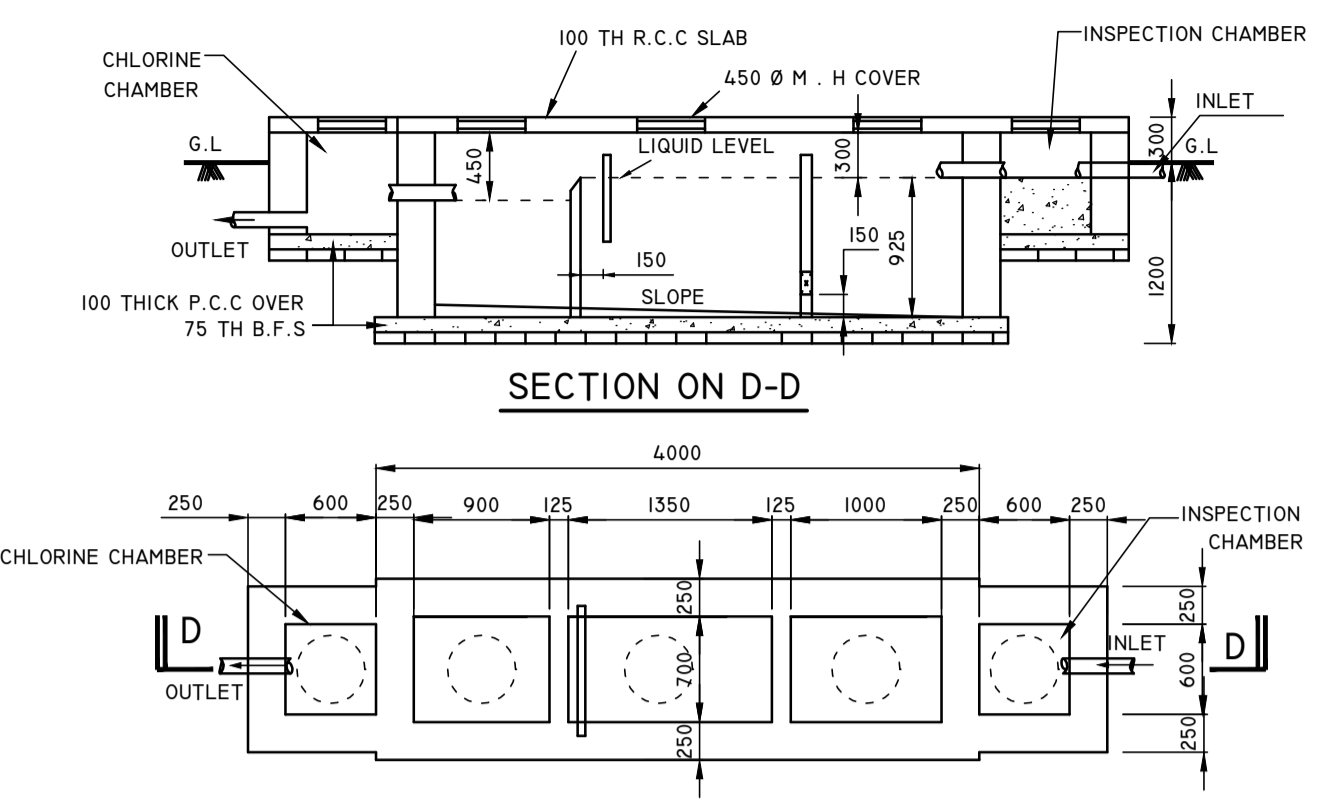
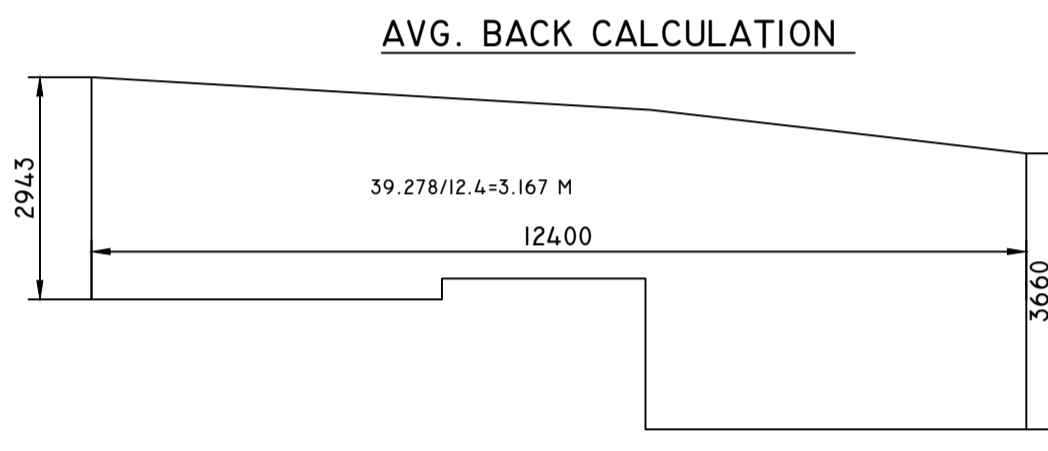
CERTIFICATE
 PREMISES NO. : 213, BANSDRONI NEW GOVT. COLONY
 ASSESSEE NO. : 31-113-04-0490-3
 NAME OF OWNER(S)/APPLICANT(S) : M/S GEETA CONSTRUCTION
 PROPRIETOR: ASHIS BHATTACHARJEE CONSTITUENT ATTORNEY OF SUNIL KUMAR GHOSH.
 AREA OF LAND : 3 K- 02 CH-13.64 SQ.F. = 210.297 SQ.M.
 NAME OF LBS / ARCHITECT : KUSH KUNDU
 NO.: LBS/11/1412.

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84	Site elevation (AMSL)
A, B	LATITUDE LONGITUDE	
	22°-28'-12.24"N 88°-21'-50.39"E	8 Mr.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN WE SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

M/S GEETA CONSTRUCTION
 PROPRIETOR: ASHIS BHATTACHARJEE
 CONSTITUENT ATTORNEY OF SUNIL KUMAR GHOSH
 NAME OF APPLICANT/S

KUSH KUNDU
 (LBS/11/1412)
 NAME OF L.B.S.

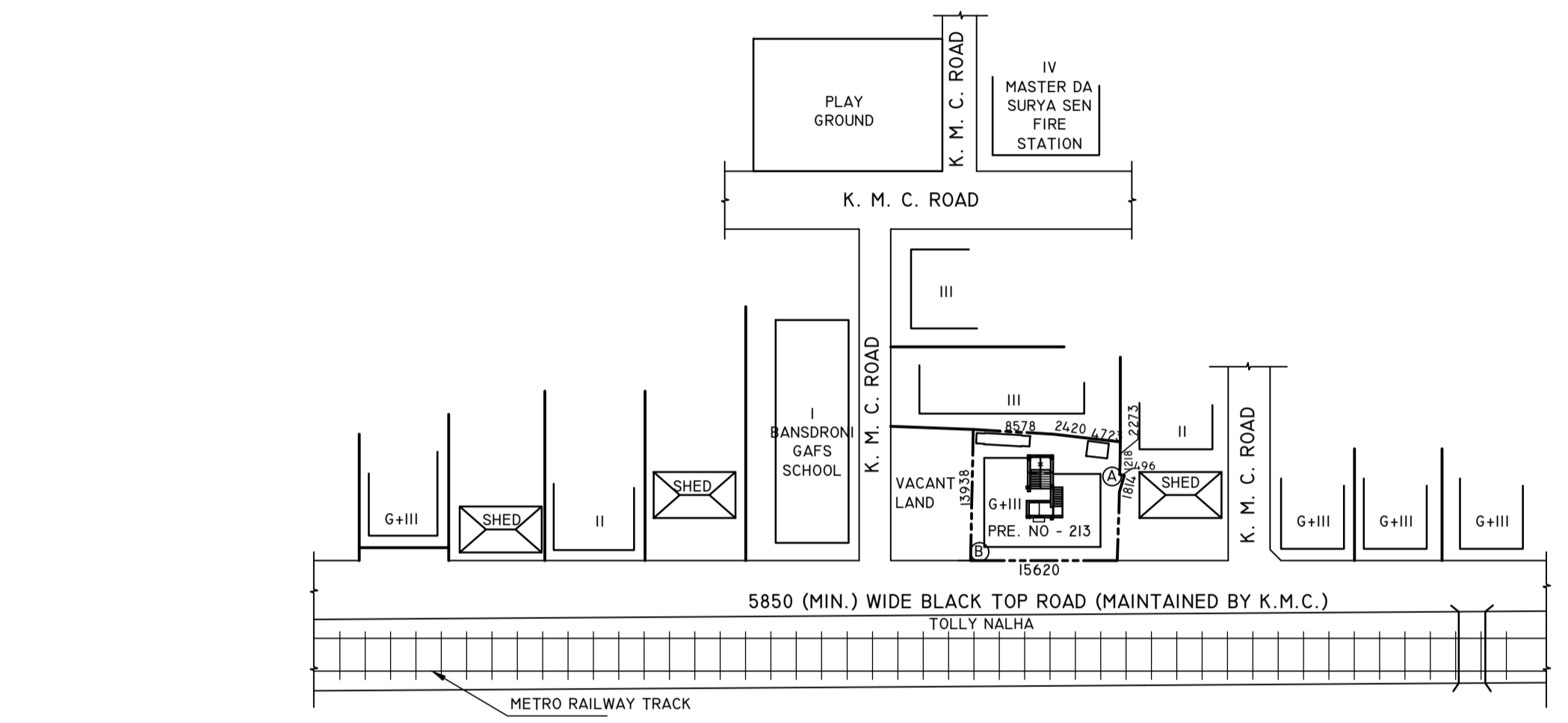


PLAN OF 30 USERS SEPTIC TANK
 SCALE : 1:50

PLAN OF 600 GLS. CAPACITY SEMI U/G WATER RESERVOIR
 SCALE : 1:50

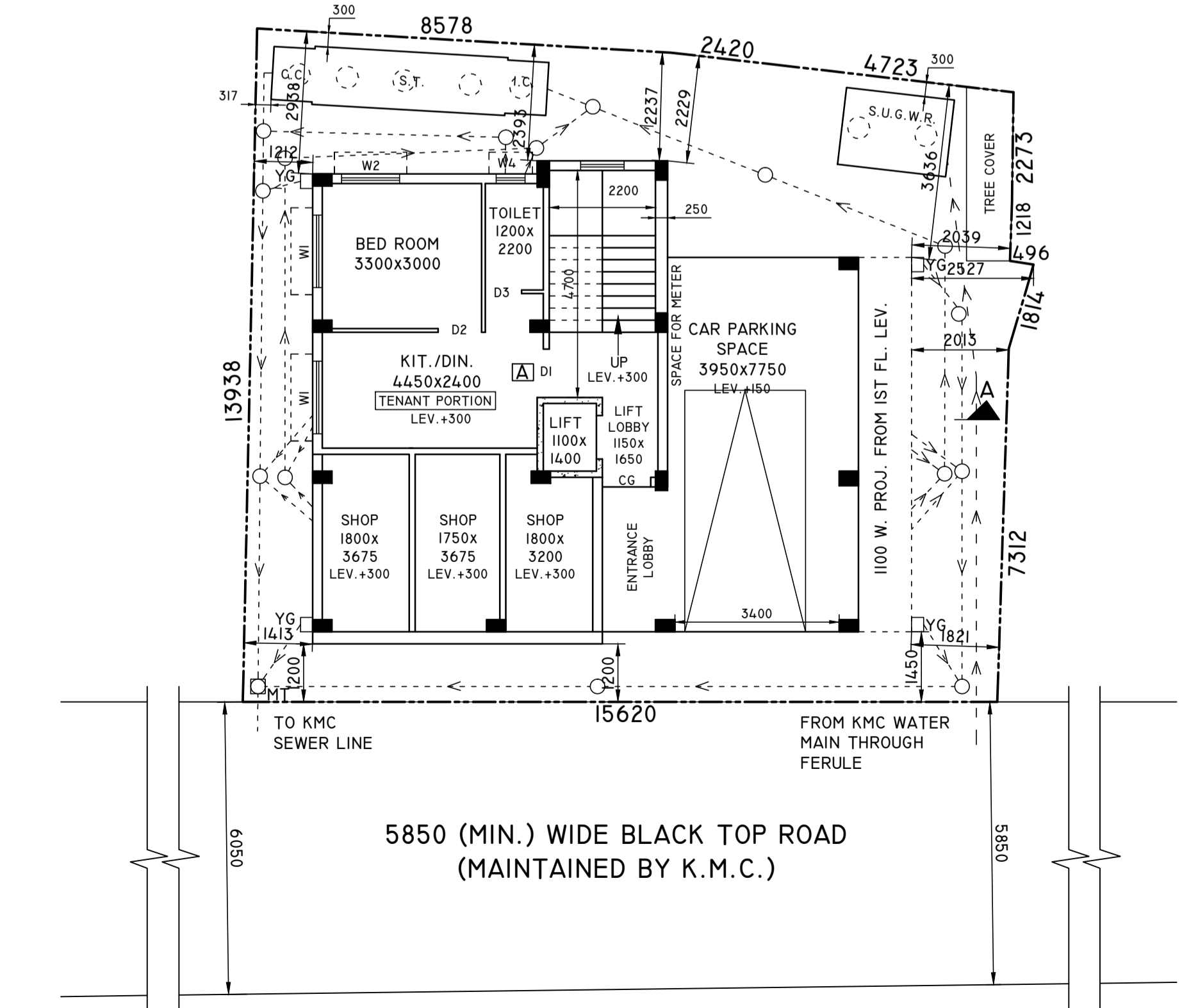
KEY PLAN
 SCALE-1:4000

AVG. BACK CALCULATION

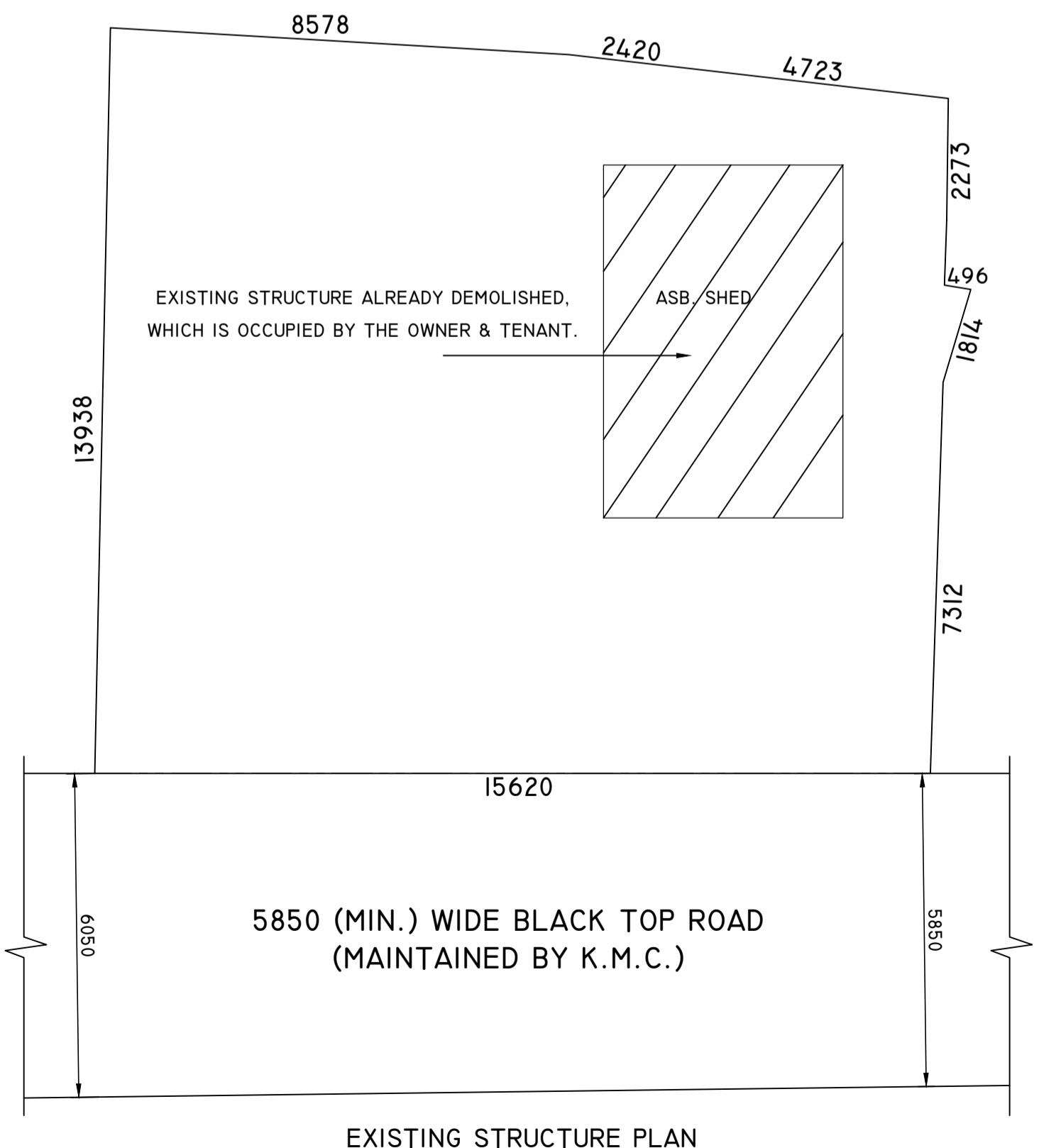


SITE PLAN
 SCALE-1:600

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



GROUND FLOOR PLAN
 SCALE -1:100



EXISTING STRUCTURE PLAN
 SCALE -1:100

DECLARATION OF GEO-TECHNICAL ENGINEER
 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 IN ALL RESPECT FROM THE GEOTECHNICAL POINT OF VIEW.

BHASKAR JYOTI ROY
 G.T./1/50
 NAME OF GEOTECHNICAL ENGINEER.

DECLARATION 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 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 ME AND IF ANY DISPUTE ARISES REGARDING THE OWNERSHIP OF THE LAND / PLOT K.M.C. AUTHORITY WILL BE NOT RESPONSIBLE.

M/S GEETA CONSTRUCTION
 PROPRIETOR: ASHIS BHATTACHARJEE
 CONSTITUENT ATTORNEY OF SUNIL KUMAR GHOSH
 NAME OF APPLICANT/S

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 5.85 M. (MIN.) WIDE BLACK TOP 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/11/1412)
 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 SOIL TESTING HAS BEEN DONE BY M/S. SOIL-TECH OF 51/H, PRINCE GOLAM HOSSAIN SHAH ROAD, KOLKATA-700032, THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

SUBHRA DAS
 ESE/11/658
 NAME OF STRUCTURAL ENGINEER

B.P. NO. : 2023110169
 SANCTION DATE : 31.08.2023
 VALID UPTO : 30.08.2028

DIGITAL SIGNATURE OF A.E.

CALCULATION FOR FLOOR AREA STATEMENT:-

FLOORS	RESIDENTIAL (SQ.M.)	STAIR (SQ.M.)	STAIR WELL (SQ.M.)	LIFT LOBBY (SQ.M.)	LIFT WELL (SQ.M.)	NET FLOOR AREA (SQ.M.)	GROSS FLOOR AREA (SQ.M.)
GROUND	100.996	10.34	—	1.8975	—	88.7585	100.996
FIRST	109.521	10.34	—	1.6775	1.54	95.9635	107.981
SECOND	109.521	10.34	—	1.6775	1.54	95.9635	107.981
THIRD	109.521	10.34	—	1.6775	1.54	95.9635	107.981
TOTAL	429.559	41.36	—	6.93	4.62	376.649	424.939

TENEMENT CALCULATION:

TENEMENT MKD.	TENEMENT AREA (SQ.M.)	PROPORTIONATE AREA TO BE ADDED (SQ.M.)	ACTUAL AREA OF TENEMENT (SQ.M.)	NOS
A	28.289	5.114	33.403	1
B	47.042	8.504	55.546	3
C	47.600	8.605	56.205	3