

NOTES & SPECIFICATION

1. ALL DIMENSION ARE IN MM. UNLESS OTHERWISE NOTED.
2. ALL OUTER WALLS ARE 200TH IN C.M-10% & PARTITION WALLS ARE 125TH & 75TH IN C.M-10.
3. GRADE OF STEEL Fe-500.
4. GRADE OF CONCRETE - M20.
5. ALL MATERIALS & CONSTRUCTION SHALL BE AS PER I.S. CODE & N.B.S.
6. PROPORTION OF D.P.C. - 1:2:4 WITH CGO POWDER.
7. DEPTH OF SEPTIC TANK & S.U.W.R. SHALL NOT EXCEED THE DEPTH OF NEAREST BUILDING FOUNDATION.
8. PROPORTION OF LIME TERRACING - 2:2:7.

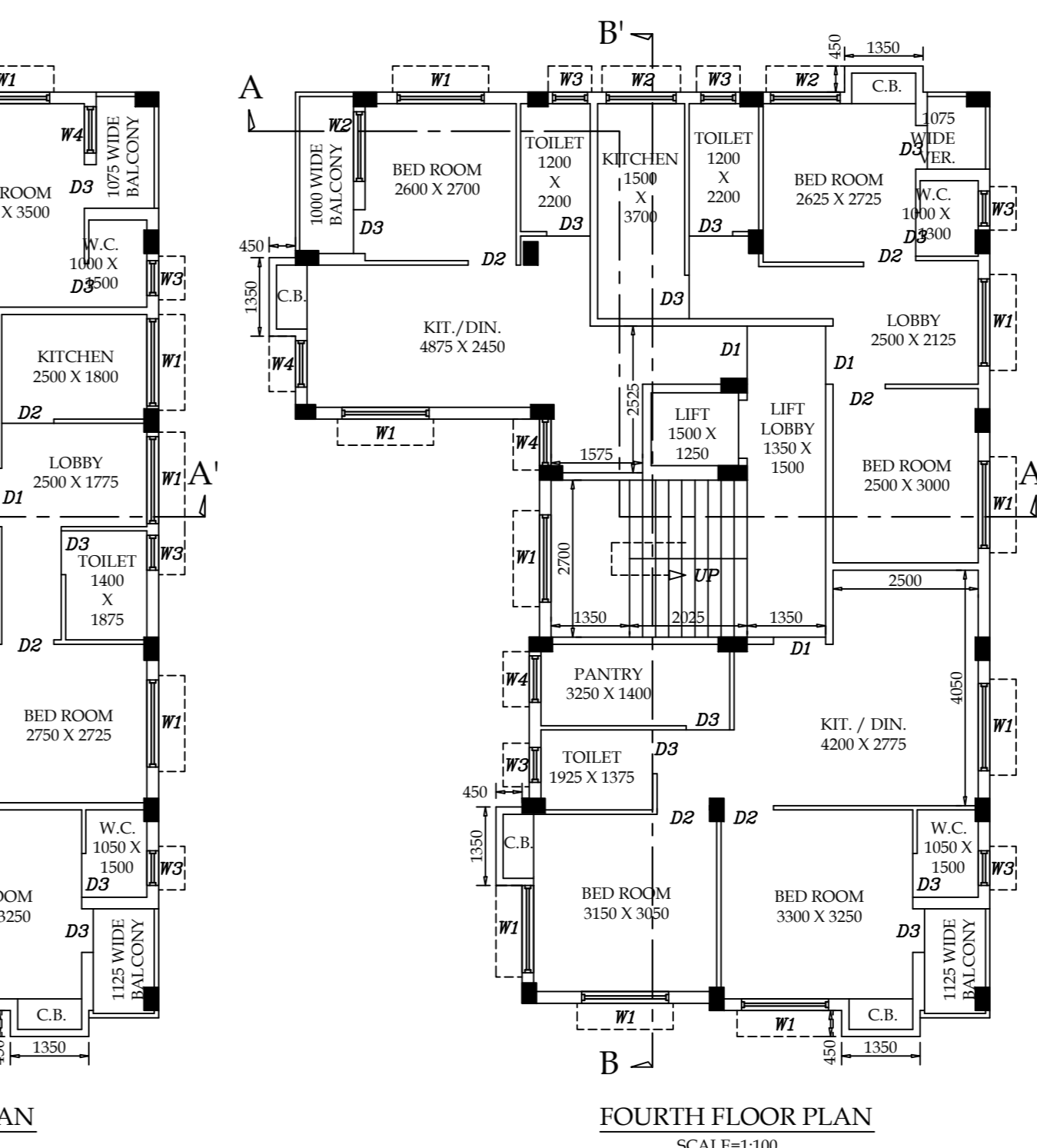
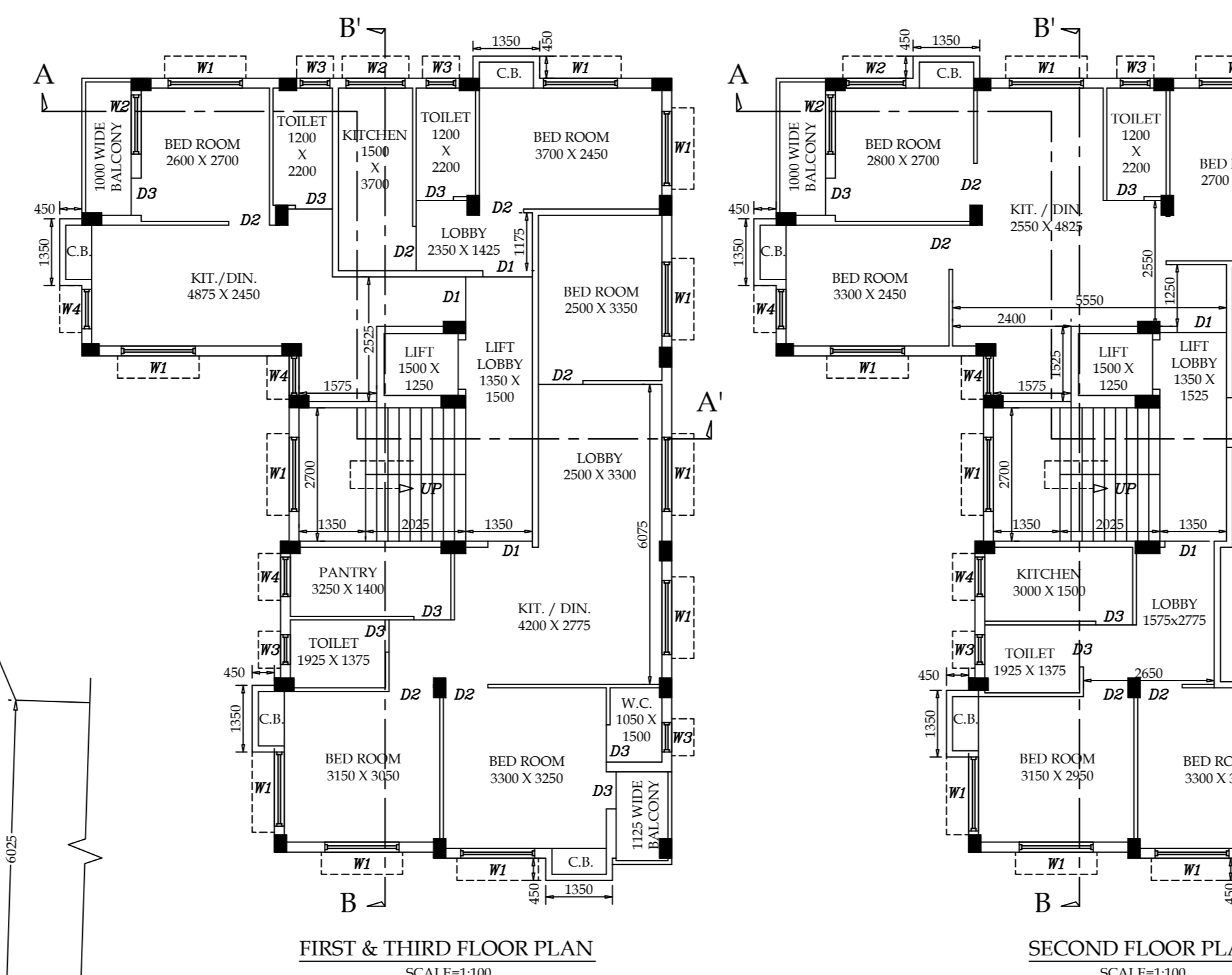
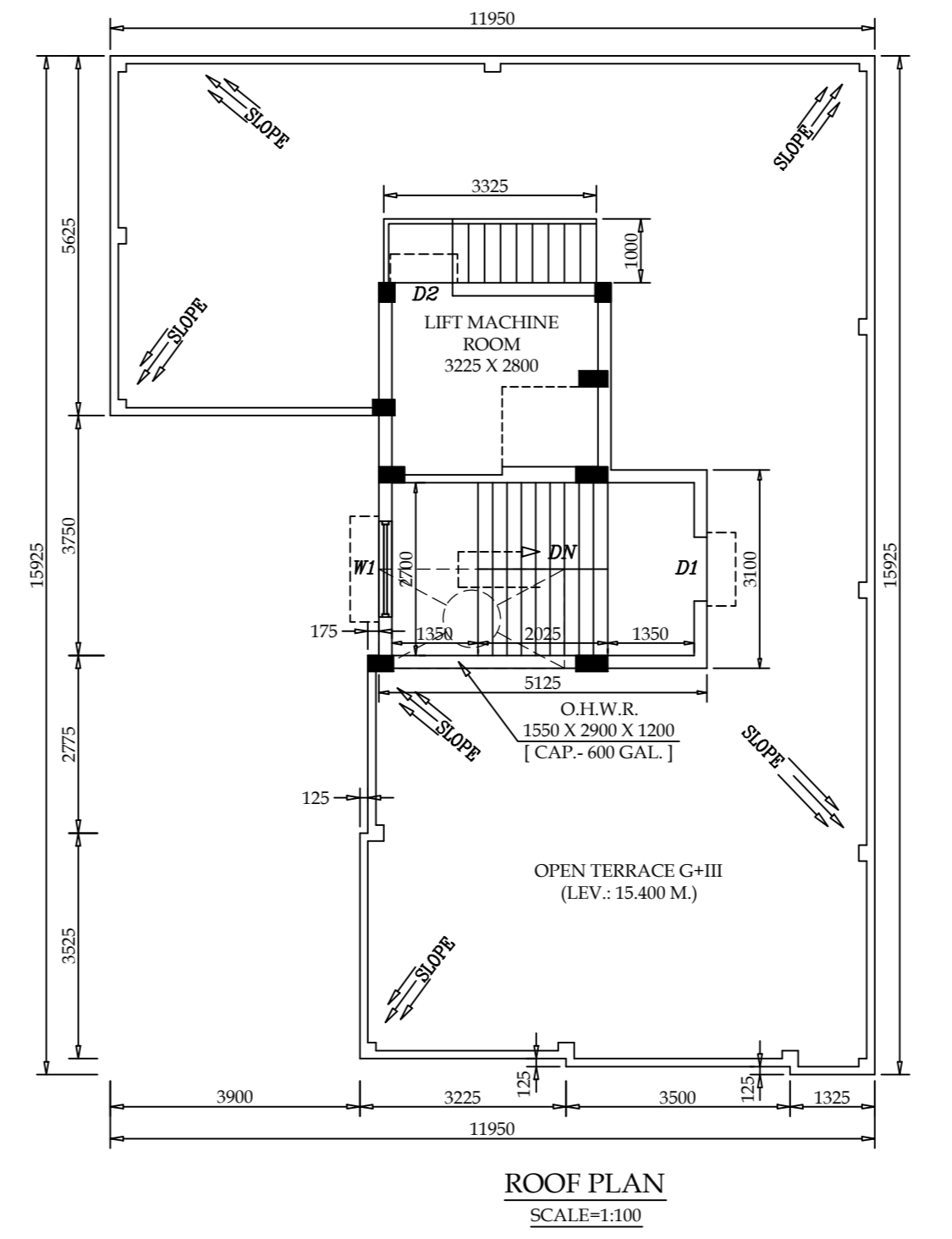
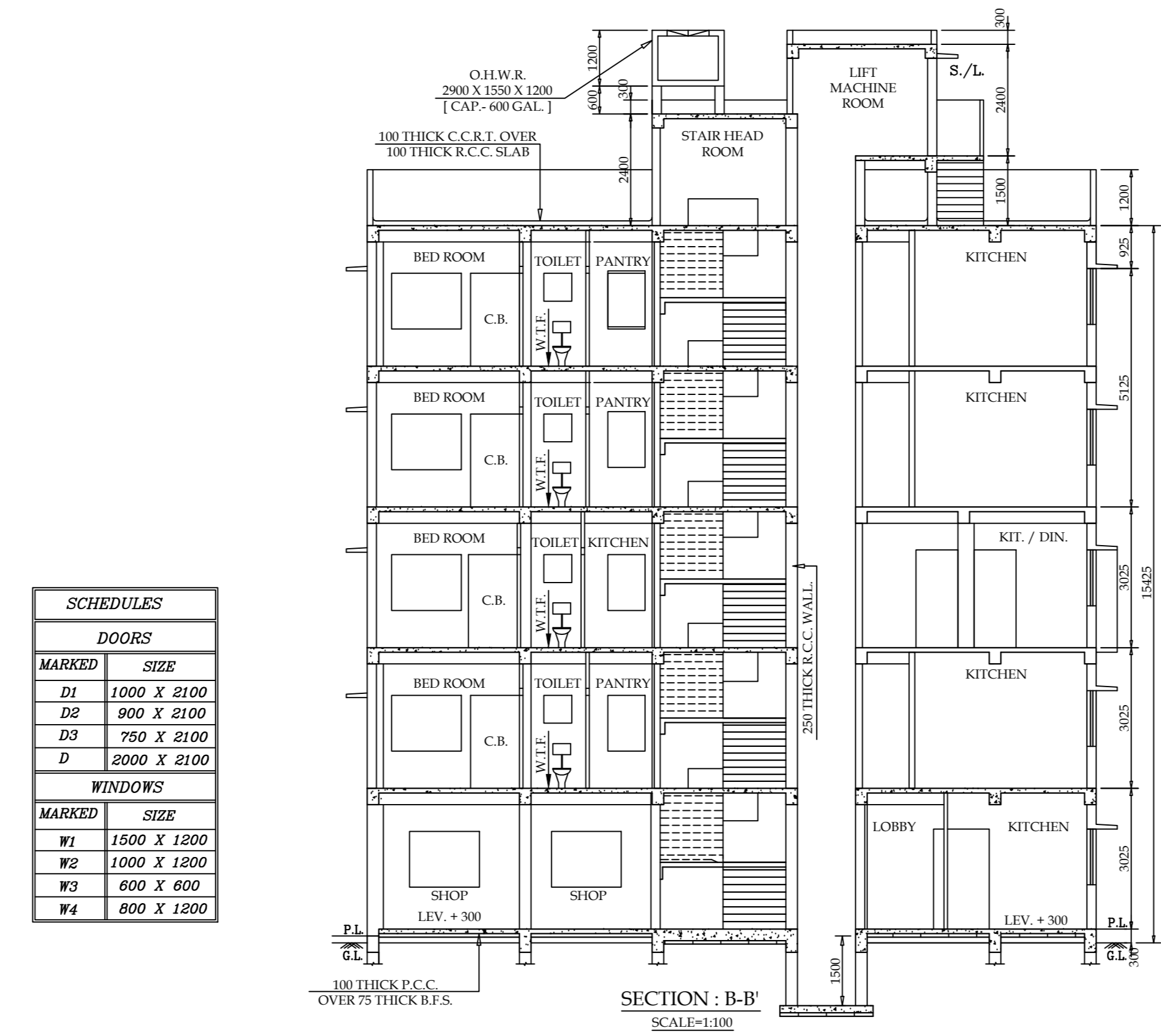
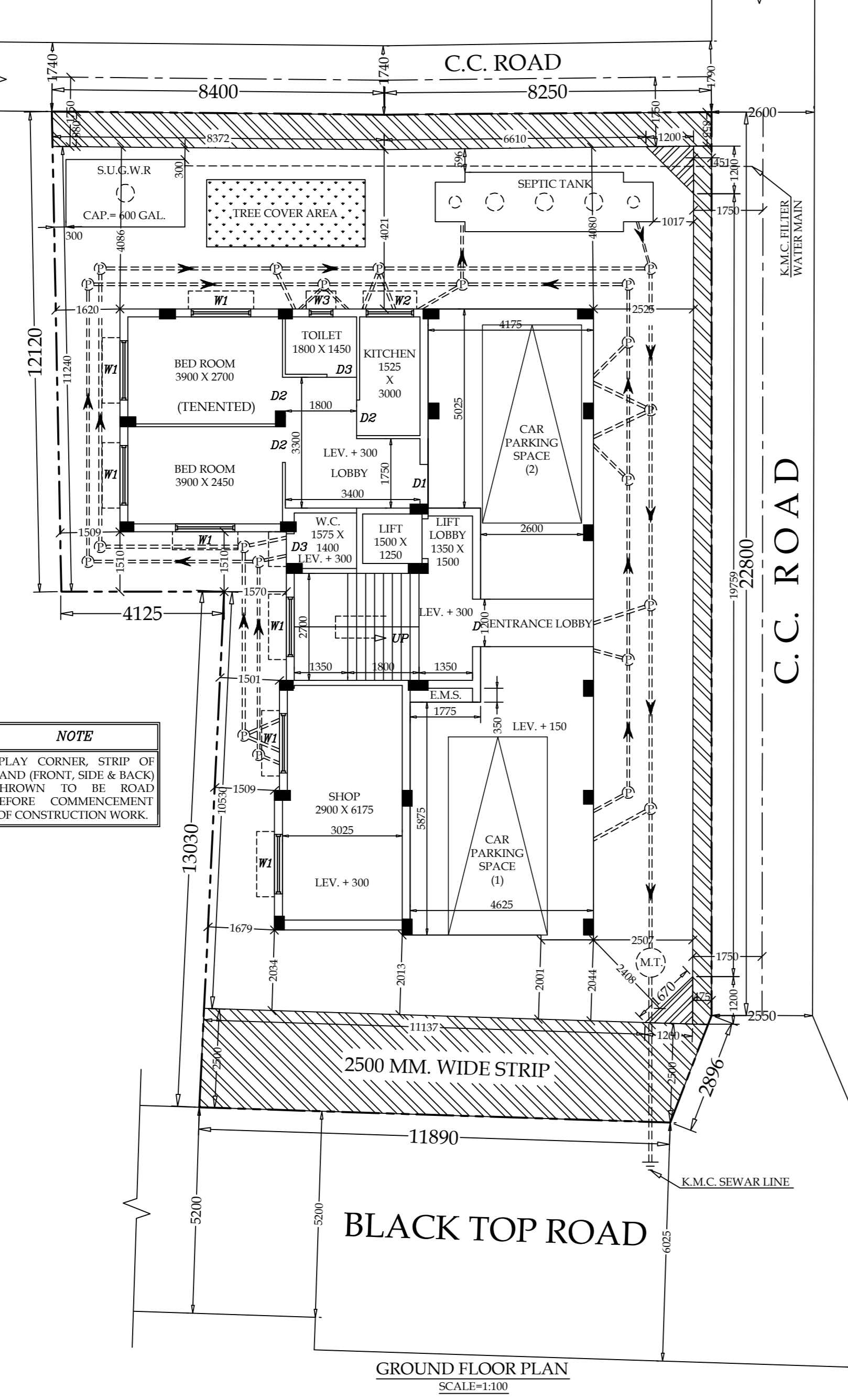
SCHEDULES

DOORS

MARKSD	SIZE
D1	1000 X 2100
D2	900 X 2100
D3	750 X 2100
D	2000 X 2100

WINDOWS

MARKSD	SIZE
W1	1500 X 1200
W2	1000 X 1200
W3	600 X 600
W4	800 X 1200



STATEMENT OF THE PLAN PROPOSAL

1) ASSESSE NO: 31-111-204041-4

2) DETAILS OF REGISTERED DEED:-
 a) BK NO - I, VOL. NO. - 12, PAGES = 197 TO 202 BEING = 5560, DATED ON = 22.11.1974, AT D.S.R. ALIPORE SOUTH 24 PGS.
 b) BK NO - I, VOL. NO. - 15, PAGES = 288 TO 291 BEING = 737, DATED ON = 13.02.1971, ISR. ALIPORE SOUTH 24 PGS.

3) DETAILS OF REGISTERED DEED OF FAMILY SETTLEMENT:-
 a) BK NO - I, VOL. NO. - 52, PAGES = 301 TO 313 BEING = 2148, DATED ON = 11.05.1992, A.D.S.R. ALIPORE SOUTH 24 PGS.

4) DETAILS OF REGISTERED DEED OF GIFT:-
 a) BK NO - I, VOL. NO. - 58, PAGES = 131 TO 135 BEING = 2914, DATED ON = 11.06.1969, I.S.R. ALIPORE SOUTH 24 PGS.

5) DETAILS OF REGISTERED DEED OF DECLARATION:-
 a) BK NO - IV, VOL. NO. - 1605-2018, PAGES = 7090 TO 7104 BEING = 1607924, DATED ON = 06.04.2018, AT I.D.R. ALIPORE.

6) DETAILS OF REGISTERED DEED OF EXCHANGE:-
 a) BK NO - I, VOL. NO. - 1601-2017, PAGES = 47998 TO 48026 BEING = 1601924, DATED ON = 11.06.2017, AT D.S.R.-III SOUTH 24 PGS.

7) DETAILS OF REGISTERED DEED OF DECLARATION:-
 a) BK NO - IV, VOL. NO. - 1601-2017, PAGES = 7550 TO 7541 BEING = 1601924, DATED ON = 14.11.2017, AT D.S.R.-III SOUTH 24 PGS.

8) DETAILS OF REGISTERED DEED OF CONVEYANCE:-
 a) BK NO - I, VOL. NO. - 1603-2022, PAGES = 37225 TO 37241 BEING = 1603924, DATED ON = 21.11.2022, AT D.S.R.-III SOUTH 24 PGS.

9) DETAILS OF REGISTERED DEED OF EXCHANGE FOR AMALGAMATION:-
 a) BK NO - I, VOL. NO. - 1603-2022, PAGES = 63964 TO 63947 BEING = 1603924, DATED ON = 21.11.2022, AT D.S.R.-III SOUTH 24 PGS.

10) DETAILS OF REGISTERED POWER OF ATTORNEY:-
 a) BK NO - I, VOL. NO. - 1603-2022, PAGES = 63267 TO 63269 BEING = 1603924, DATED ON = 27.12.2022, AT D.S.R.-III SOUTH 24 PGS.

11) DETAILS OF REGISTERED BOUNDARY DECLARATION:-
 a) BK NO - I, VOL. NO. - 1603-2023, PAGES = 19775 TO 19787 BEING = 1603716, DATED ON = 22.05.2023, AT D.S.R.-III SOUTH 24 PGS.

12) DETAILS OF REGISTERED DEED OF GIFT FOR DISPLAYED CORNER PORTION:-
 a) BK NO - I, VOL. NO. - 1603-2023, PAGES = 19788 TO 19781 BEING = 1603716, DATED ON = 22.05.2023, AT D.S.R.-III SOUTH 24 PGS.

13) DETAILS OF REGISTERED DEED OF GIFT FOR FRONT STRIP PORTION:-
 a) BK NO - I, VOL. NO. - 1603-2023, PAGES = 19782 TO 19781 BEING = 1603716, DATED ON = 22.05.2023, AT D.S.R.-III SOUTH 24 PGS.

14) DETAILS OF REGISTERED DEED OF GIFT FOR BACK STRIP PORTION:-
 a) BK NO - I, VOL. NO. - 1603-2023, PAGES = 19786 TO 19782 BEING = 1603716, DATED ON = 22.05.2023, AT D.S.R.-III SOUTH 24 PGS.

15) DETAILS OF NON-EVICTION OF TENANT:-
 a) BK NO - I, VOL. NO. - 1603-2023, PAGES = 20279 TO 20289 BEING = 1603037, DATED ON = 27.02.2023, AT D.S.R.-III SOUTH 24 PGS.

16) B.L.L.R.O AS STATED BASTU

SL. NO.	COPY NO.	DATED
i) 1630049	520	13.01.2023
ii) 1630049	517	13.01.2023
iii) 1630049	519	13.01.2023
iv) 1630049	522	13.01.2023
v) 1630049	523	13.01.2023
vi) 1630049	624	18.01.2023
vii) 1630049	707	19.01.2023
viii) 1630049	756	22.11.2019
ix) 1630049	11599	17.07.2023

17) AREA OF LAND = 05 KT.-08 CH.-00 SQ.FT. (367.893 SQ.M.)
 (AS PER DEED AND ASSESSMENT BOOK COPY)

17a) AREA OF LAND = 364.895 SQ.M. (AS PER BOUNDARY DECLARATION)

18) AREA OF STRIP OF LAND = 30.766+10.256+14.545 = 55.567 SQ.M.

19) AREA OF SPLAY CORNER = 0.720+0.720 = 1.440 SQ.M.

20) ACTUAL AREA OF LAND AFTER STRIP OF LAND AND SPLAY CORNER = (35.56+1.440) + 57.007 = 364.995 = 37.007 = 307.988 SQ.M.

21) PERMISSIBLE GROUND COVERAGE = 198.922 SQ.M. (54.500%)

22) PROPOSED GROUND COVERAGE = 147.418 SQ.M. (40.389%)

23) PERMISSIBLE FAR = 1.75

24) PROPOSED FAR = $\frac{147.418 \text{ SQ.M.}}{364.995 \text{ SQ.M.}} = 1.662$

25) FLOOR AREA:-

FLOOR	FLOOR AREA (G.C.A.)	STAIR AREA	LIFT AREA	LIFT LOBBY	EFFECTIVE AREA
GROUND	147.418 SQ.M.	12.150 SQ.M.	---	1.631 SQ.M.	133.637 SQ.M.
1ST	147.418 SQ.M.	12.758 SQ.M.	1.875 SQ.M.	2.025 SQ.M.	130.760 SQ.M.
2ND	147.418 SQ.M.	12.758 SQ.M.	1.875 SQ.M.	2.025 SQ.M.	130.726 SQ.M.
3RD	147.418 SQ.M.	12.758 SQ.M.	1.875 SQ.M.	2.025 SQ.M.	130.760 SQ.M.
4TH	147.418 SQ.M.	12.758 SQ.M.	1.875 SQ.M.	2.025 SQ.M.	130.760 SQ.M.
TOTAL	737.090 SQ.M.	63.182 SQ.M.	7.500 SQ.M.	9.765 SQ.M.	656.643 SQ.M.

26) TENEMENTS AND CARPARKING CALCULATION:-

MARKSD	TENEMENT AREA	PROPORTIONATE TENEMENT AREA	ACTUAL AREA TO BE ALLOTTED	TENEMENT SIZE	PARKING REQUIRED	REMARKS
1	42.175 SQ.M.	0.168189283	7.094 SQ.M.	40.270 SQ.M.	<50	
2	69.876 SQ.M.	0.168189283	11.752 SQ.M.	81.628 SQ.M.	75-100	
3	34.562 SQ.M.	0.168189283	5.813 SQ.M.	40.375 SQ.M.	<50	
4	23.630 SQ.M.	0.168189283	3.974 SQ.M.	27.604 SQ.M.	<50	
5	42.347 SQ.M.	0.168189283	7.122 SQ.M.	49.469 SQ.M.	<50	
6	62.485 SQ.M.	0.168189283	10.542 SQ.M.	73.223 SQ.M.	50-75	
7	24.541 SQ.M.	0.168189283	4.128 SQ.M.	28.671 SQ.M.	<50	
8	69.876 SQ.M.	0.168189283	11.752 SQ.M.	81.628 SQ.M.	75-100	
9	34.562 SQ.M.	0.168189283	5.813 SQ.M.	40.375 SQ.M.	<50	
10	23.630 SQ.M.	0.168189283	3.974 SQ.M.	27.604 SQ.M.	<50	
11	54.562 SQ.M.	0.168189283	9.177 SQ.M.	63.739 SQ.M.	50-75	
12	34.562 SQ.M.	0.168189283	5.813 SQ.M.	40.375 SQ.M.	<50	
13	38.944 SQ.M.	0.168189283	6.530 SQ.M.	45.484 SQ.M.	<50	
TOTAL	555.951 SQ.M.	0.168189283	93.505 SQ.M.	649.456 SQ.M.		2 NOS. INGS. FOR RESIDENTIAL

27) AREA OF C.B. = 0.668 X 16 = 9.288 SQ.M.

28) AREA OF LOFT = NIL

29) NO. OF TENEMENT = 13 NOS.

30) COVER AREA OF SHOP = 21.256 SQ.M.

31) CARPET AREA OF SHOP = 17.554 SQ.M.

32) CAR PARKING REQUIRED = 2 NOS

33) CAR PARKING PROVIDED = 2 NOS

34) PARKING AREA = 58.861 S.Q.M.

35) COMMON AREA = 93.505 S.Q.M.

36) OPEN TERRACE AREA = 147.394 SQ.M.

37) ROOF STRUCTURE:-
 i) AREA OF CH.W. T. = 4.495 SQ.M.
 ii) AREA OF AIR HEAD = 15.828 SQ.M.
 iii) AREA OF L.M.R. = 11.328 SQ.M.
 iv) AREA OF STAR FOR L.M.R. = 3.125 SQ.M.
 v) ADDITIONAL AREA FOR FEES = 36.573 SQ.M.
 vi) PROPOSED TREE COVER AREA = 6.800 SQ.M.

L.B.S. DECLARATION

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. ACT - 1980 BUILDING RULES 2009 AND THAT THE SITE CONDITION INCLUDING THE 5200 M. (MINIMUM) EASTERN SIDE ROAD, 1250 M. (MINIMUM) NORTHERN SIDE ROAD AND 1200 M. (MINIMUM) WESTERN SIDE ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND WITH EXISTING STRUCTURE IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF S.U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

RABINDRA NATH GHOSH
 L.B.S. - 1/1038
 NAME OF L.B.S.

GEO-TECH ENGINEER DECLARATION

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION AND FOUNDATION DESIGN. HE 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 RESPECTS FROM GEO-TECHNICAL POINT OF VIEW.

KALLOO KUMAR GHOSH
 B.E (CIVIL), MIE (INDIA)
 67749 (INDIA)
 NAME OF GEO-TECH ENGINEER

E.S.E DECLARATION

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 LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SAKTIBRATA BHATTACHARYA
 E.S.E - 7/16
 NAME OF STRUCTURAL ENGINEER

OWNER DECLARATION

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. & 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. 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 E.S.E. / L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING INSPECTION THE PLOT WAS IDENTIFIED BY ME. THE LAND WITH EXISTING STRUCTURE AND IS DEMARCATED BY BOUNDARY WALL.

BSWARUP SAMADDER
 PROP. OF M/S. TRIVA ENTERPRISE
 AND CONSTITUTED ATTORNEY OF
 PROBR CHANDRA MUKHERJEE,
 TANMAY MUKHERJEE, BHARATI MUKHERJEE,
 PUNESH KANTI SAHA, CHANDANA SAHA,
 MISHA PODDAR, ARNAB SAHA
 & BSWARUP SAMADDER
 NAME OF OWNER

B.P. NO - 2023110148 VALID UPTO: 07.08.2028
 SANCTION DATE : 08.08.2023

DIGITAL SIGNATURE OF A.E. DIGITAL SIGNATURE OF E.E.
PROPOSED PLAN OF G+IV STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT - 1980 AND COMPLYING THE BUILDING RULES 2009 AT PREMISES NO. - 41, SANTI SARANI, UNDER THE K.M.C. WARD NO. - 111, BOROUGH NO. - XI, P.S. - BANDSDRONI, DAG NO.- 153, KHATIAN NO.- 381, MOUZA - KAMDHARI, KOLKATA - 700084.
 DRAWN BY:- A. DAS