

MAIN CHARACTERISTICS OF PLAN PROPOSAL

PART-A

1. DETAILS OF REGISTERED DEED: BOOK NO.- I VOL. NO. - 93 PAGE NO. - 166 TO 170 BEING NO. - 5818 YEAR - 1959 REGD. AT S.R. ALIPORE SADAR, 24 PGS (S) DATED : 11.07.1959	3. DETAILS OF REGISTERED STRIP OF LAND : BOOK NO.- I VOL. NO. - 1603 - 2022 PAGE NO. - 293837 TO 293863 BEING NO. - 160308355 YEAR - 2022 REGD. AT D.S.R. - III, 24 PGS (S) DATED : 01.06.2022
2. DETAILS OF REGISTERED BOUNDARY DECLARATION : BOOK NO.- I VOL. NO. - 1603 - 2022 PAGE NO. - 293813 TO 293836 BEING NO. - 160308354 YEAR - 2022 REGD. AT D.S.R. - III, 24 PGS (S) DATED : 01.06.2022	4. DETAILS OF REGISTERED GEN. POWER OF ATTORNEY: BOOK NO.- I VOL. NO. - 1603 - 2022 PAGE NO. - 290584 TO 290611 BEING NO. - 160308269 YEAR - 2022 REGD. AT D.S.R. - III, 24 PGS (S) DATED : 31.05.2022

DIGITAL SIGNATURE OF A.E. (C)/Bldg/Br-X/KMC

PART-B

- LAND AREA AS PER TITLE DEED & ASSESSMENT BOOK COPY = 267.094 Sqm. (3 K - 15 CH - 40 SOFT.)
- NET AREA OF LAND = 254.180 Sqm.
- PERMISSIBLE GRD. COVERAGE = 58.194% = 147.918 SQM.
- PROPOSED GRD. COVERAGE = 51.074% = 129.82 SQM.
- AREA OF STRIP OF LAND = 3.872 SQM.
- ASSEESSEE NO. - 21-100-08-0005-7

2. PROPOSED AREA :

	TOTAL FLOOR AREA	STAIRWELL	LIFTWELL	EFF. FLOOR AREA (T. FL. A.-L.W.-ST.W.)	TOTAL EXAMTED AREA STAIR + STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	129.82 SQM.	-	-	129.82 SQM.	09.50 SQM.	2.01 SQM.	118.31 SQM.
FIRST FLOOR	129.82 SQM.	0.88 SQM.	1.60 SQM.	127.34 SQM.	09.50 SQM.	2.01 SQM.	115.83 SQM.
SECOND FLOOR	92.77 SQM.	0.88 SQM.	1.60 SQM.	90.29 SQM.	09.50 SQM.	2.01 SQM.	78.78 SQM.
TOTAL	352.41 SQM.	1.76 SQM.	3.20 SQM.	347.45 SQM.	28.50 SQM.	6.03 SQM.	312.92 SQM.

3. TENEMENT & PARKING CALCULATION

FLOOR	NO. OF TENEMENT	MKD OF TENEMENT	COMMON AREA TO BE ADDED	TENEMENT AREA	ACTUAL TENEMENT AREA	REQUIRED PARKING
GROUND	3 (THREE)	A	3.45 SQM.	+ 24.82 SQM.	= 28.27 SQM.	NIL
		B	5.29 SQM.	+ 38.03 SQM.	= 43.32 SQM.	
		C	5.33 SQM.	+ 38.30 SQM.	= 43.63 SQM.	
TOTAL			14.07 SQM.	+ 101.15 SQM.	= 115.22 SQM.	
FIRST	3 (THREE)	A	5.38 SQM.	+ 38.69 SQM.	= 44.07 SQM.	NIL
		B	5.29 SQM.	+ 38.03 SQM.	= 43.32 SQM.	
		C	5.33 SQM.	+ 38.30 SQM.	= 43.63 SQM.	
TOTAL			16.00 SQM.	+ 115.02 SQM.	= 131.02 SQM.	
SECOND	2 (TWO)	A	5.35 SQM.	+ 38.42 SQM.	= 43.77 SQM.	NIL
		B	5.33 SQM.	+ 38.29 SQM.	= 43.62 SQM.	
TOTAL			10.68 SQM.	+ 76.71 SQM.	= 87.39 SQM.	

- B) NO. OF PARKING PROVIDED : COVERED = NIL
 C) PERMISSIBLE AREA OF PARKING : a) GROUND FLOOR = NIL
 D) ACTUAL AREA OF PARKING : NIL

4. PERMISSIBLE F. A. R. = 1.25
 5. PROPOSED F. A. R. = (312.92 SQM. / 00.00 SQM.) / 254.180 Sqm. = 1.231 < 1.25
 6. STATEMENT OF OTHER AREAS FOR FEES :

FLOOR	LOFT	CUPBOARD	LEDGE/TAND
GROUND	2.248 SQM.	NIL	NIL
FIRST	3.248 SQM.	1.650 SQM.	NIL
SECOND	2.325 SQM.	1.101 SQM.	NIL
TOTAL	7.821 SQM.	2.751 SQM.	NIL

7. STAIR HEAD ROOM AREA = 12.88 SQM.
 8. ROOF TOILET AREA IF ANY = NIL
 9. ROOF TANK AREA = 4.50 SQM.
 10. LIFT MACHINE ROOM AREA = 9.45 SQM.
 11. LIFT MACHINE ROOM STAIR AREA = 2.83 SQM.
 12. RELAXATION OF AUTHORITY, IF ANY = AVERAGE BACK
 13. TREE COVER AREA (PERM.) = 2.44 SQM.
 14. TREE COVER AREA (PROP.) = 2.47 SQM.
 15. SHOP COVERED AREA = 13.87 SQM.
 16. SHOP CARPET AREA = 12.45 SQM.
 17. TOTAL ADDITIONAL AREA = 35.732 SQM.
 18. TOTAL COVERED AREA FOR FEES = 383.26 SQM.

DECLARATION OF L.B.S

CERTIFIED 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 THE ABUTTING ROAD CERTIFIED 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.

ANKITA GHATAK
 L.B.S-I/1535
 NAME OF L.B.S.

DECLARATION OF E.S.E

THE STRUCTURAL DESIGN & DRAWINGS BOTH THE FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEMIC IN LOAD AS PER NATIONAL BUILDING OF INDIA AND CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

ANKITA GHATAK
 L.B.S-I/1535
 NAME OF L.B.S. (AS STRUCTURAL ENGINEER)

OWNERS DECLARATION


I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S DURING CONSTRUCTION OF THE BUILDING (AS PER BS PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER TAKEN UNDER THE GUIDANCE OF L.B.S BEFORE STARTING OF BUILDING FOUNDATION WORK. K.M.C IS GIVING SANCTION ON THE BASIS OF DOCUMENTS SUBMITTED BY ME AND PLOT IDENTIFIED BY ME. IF ANY DOCUMENT IS FOUND FAKE/WRONG K.M.C WILL REVOKE SANCTION. PLOT IS IDENTIFIED BY ME. THERE IS NO TENANT. THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

BISWAJIT SARKAR
 NEW ARCHI CONSTRUCTION,
 PROPRIETOR
 AS A CONSTITUTED ATTORNEY OF
 1. PRODIP KUMAR BASAK
 2. MANASH KUMAR BASAK
 3. SANKAR BASAK
 4. MANIKA BASAK
 5. ANITA BASAK
 NAME OF APPLICANT / OWNERS

BUILDING PERMIT NO.:- 2022100068
 DT:- 04-JUL-2022 VALID FOR 5 YEARS FROM DATE OF SANCTION.

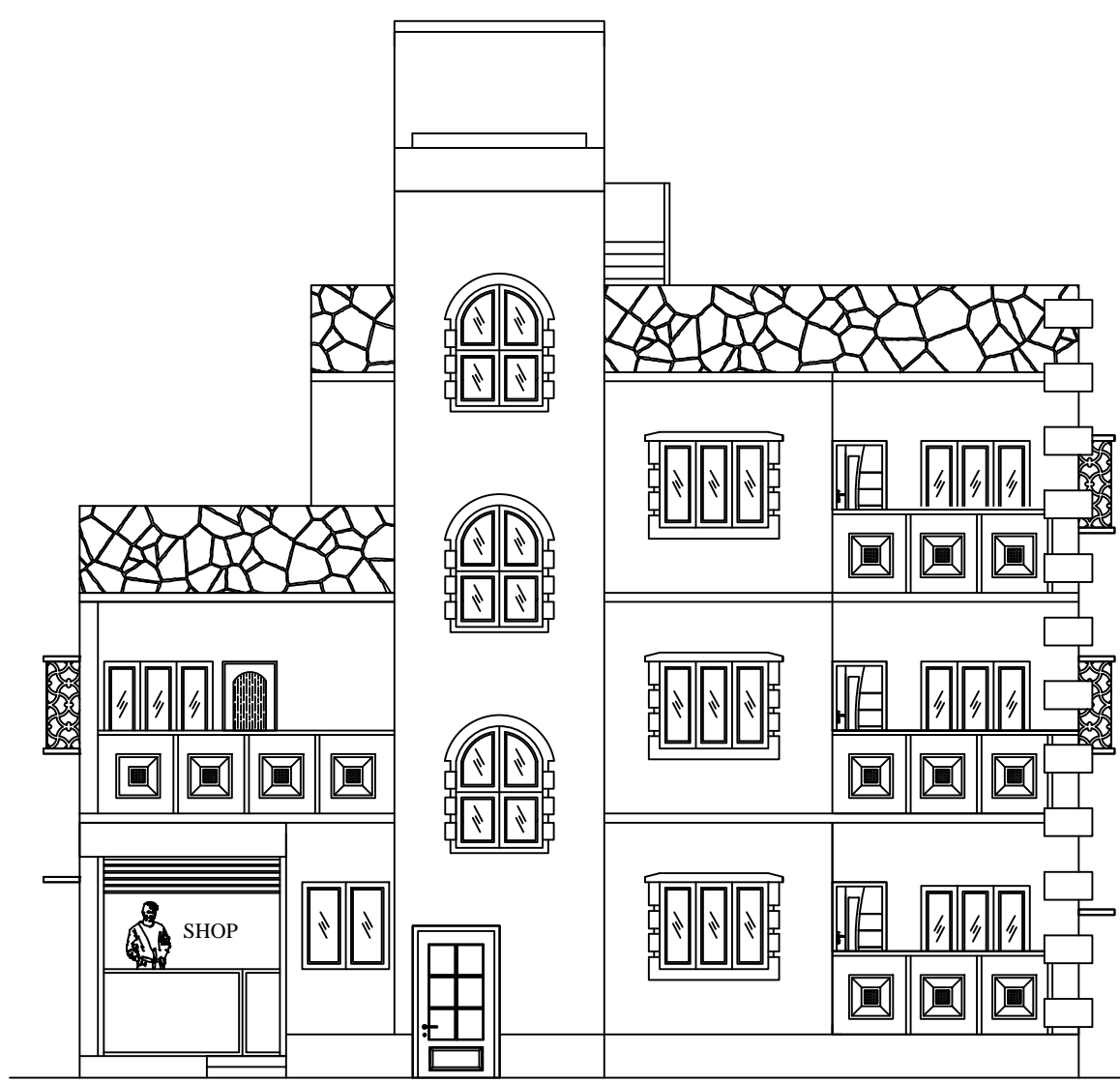
PROPOSED THREE STORIED RESIDENTIAL BUILDING PLAN U/S-393A OF K.M.C. ACT, 1980 & K.M.C. BUILDING RULE 2009 AT PREMISES NO.- 85/2, RAJA SUBODH CHANDRA MULLICK ROAD, WARD NO.- 100, BOROUGH NO. - X, P.S. - NETAJI NAGAR, P.O.- NAKTALA, KOLKATA - 700047, KHATIAN NO.- 499, TOUZI NO.- 56, J.L. NO.- 33, MOUZA- RAIPUR.

 DRAWN BY :
 ANKITA GHATAK

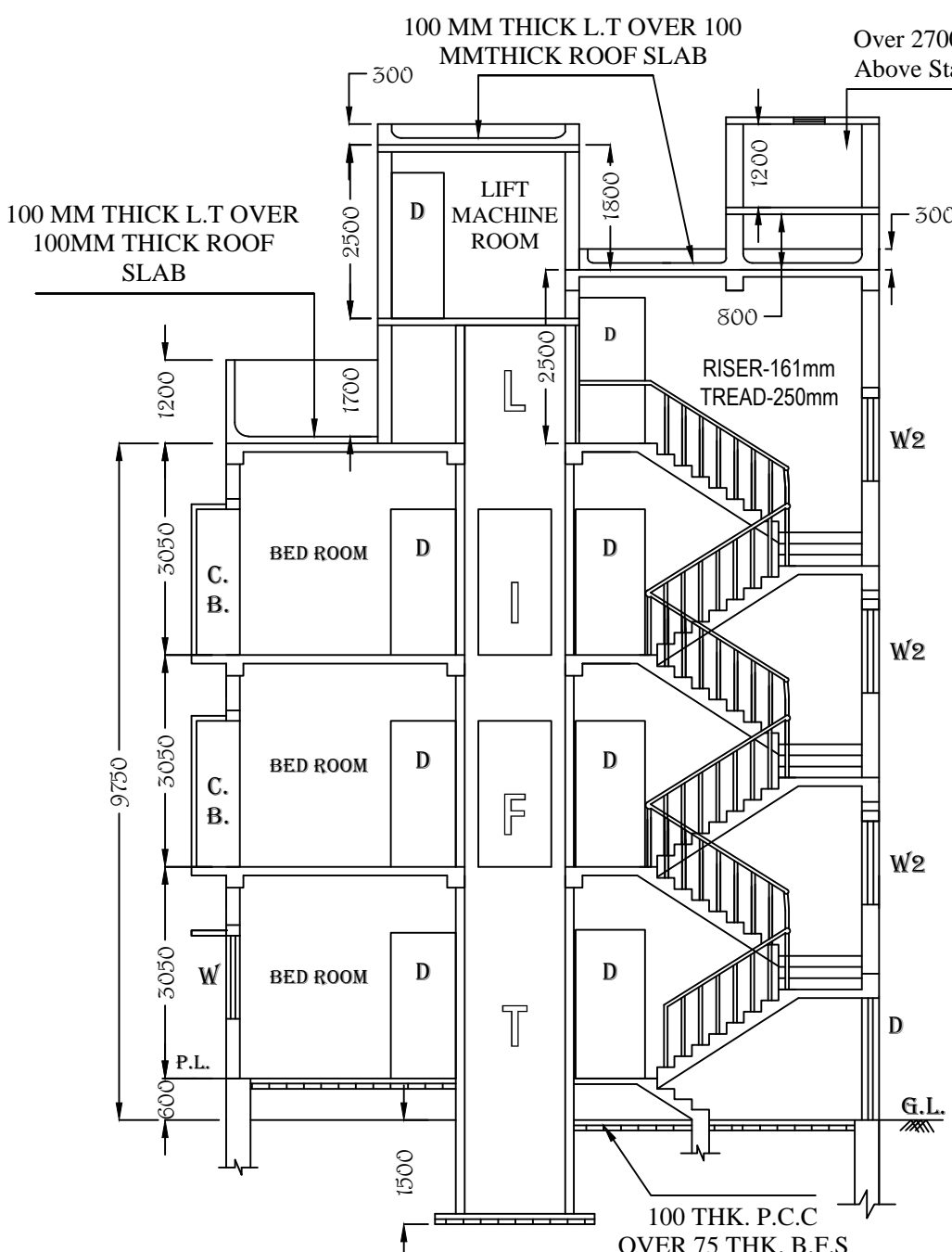
 **SCALE -**
1:50, 1:100,
1:600, 1:4000.

- NOTES :-**
- DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR WILL NOT EXCEED THE FOUNDATION OF NEIGHBORING COLUMN.
 - ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN DURING DEMOLITION OF EXISTING STRUCTURE. CONSTRUCTION OF BUILDING, SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR
 - REAR SPACE PROVIDED VIDE NOTIFICATION 80/MA/O/C-4/3R-7/2017 DATED - 31/01/2018
 - RELAXATION OF AVERAGE BACK HAS BEEN DONE AS PER AMENDMENT OF BUILDING RULE 2009 VIDE NOTIFICATION NO. - 480/MA/O/C-4/3R - 13/2012, DULY ISSUED BY D.G. (BLDG.) DATED - 21/10/2014

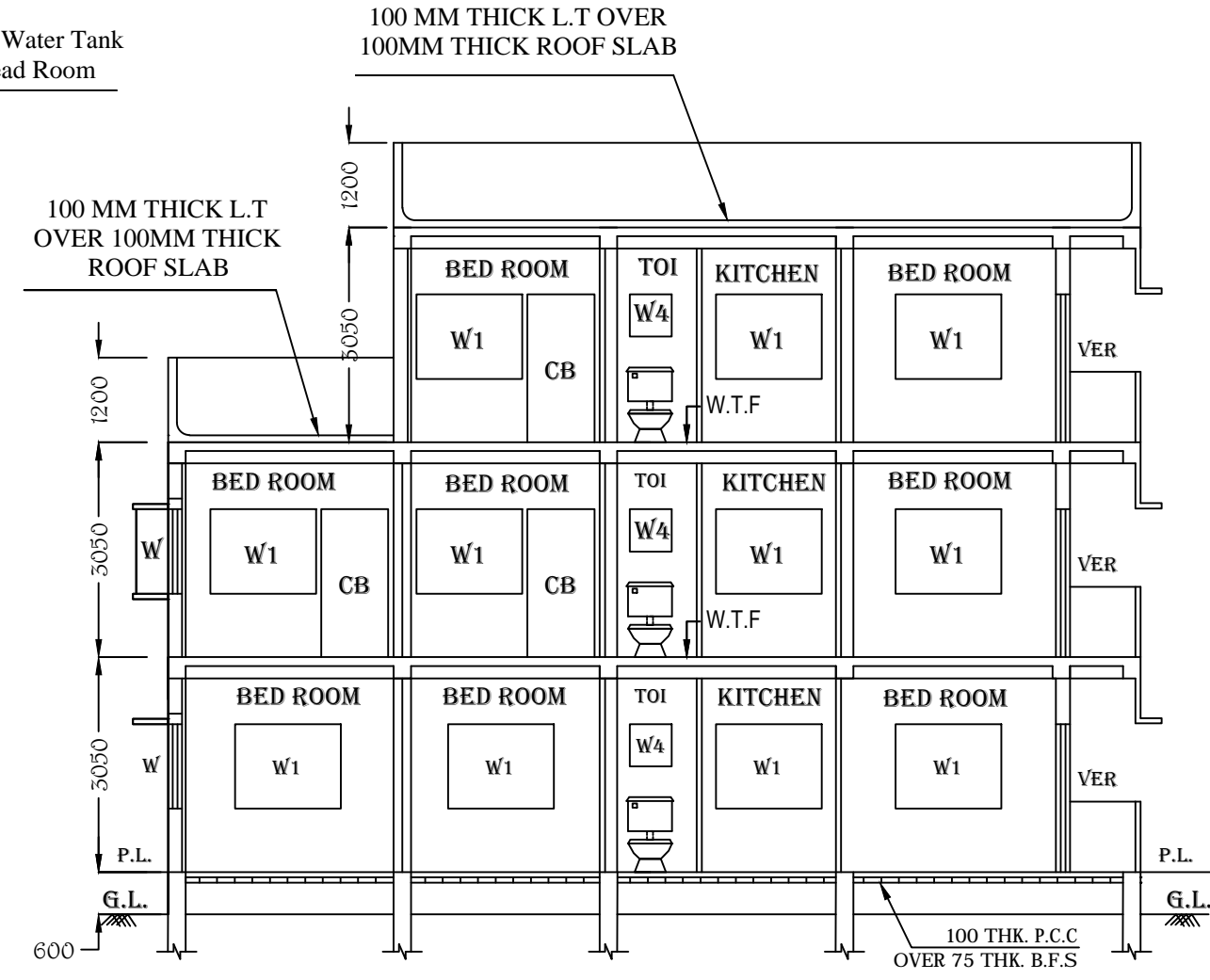
- NOTES :-**
- ALL DIMENSIONS ARE M.M.
 - ALL MAIN WALL 200THICK, PARTITION WALL 75THICK, OTHER WISE MENTIONED DEPTH OF SEPTIC-TANK, S. U.G.R. DONOT GO BEYOND THE FOUNDATION OF THE BLDG.
 - ALL SORTS OF PRECAUTIONARY MEASUREMENTS WILL BE TAKEN DURING CONSTRUCTION OF WORK
 - P.C.C. 1:4:8, R.C.C-1:2:4, M-20 GRADE OF CONCRETE, Fe -415 GRADE STEEL
 - THE SITE IS WITH IN 500 M FROM E.M. BYE PASS
- SPECIFICATION :-**
- D.P.C. BELOW WALL 1:2:4
 - WALL WITH 1ST CLASS BRICK 1:4 & 1:6
 - PLASTER WITH SAND CEMENT 1:4 & 1:6
 - DOOR, WINDOW WOODEN /STEEL
 - FLOOR MARBLE, MOSAIC FINISH
 - SANITARY, PLUMBING WORKS WITH C.I. G.I PIPES 1ST CLASS FITTINGS



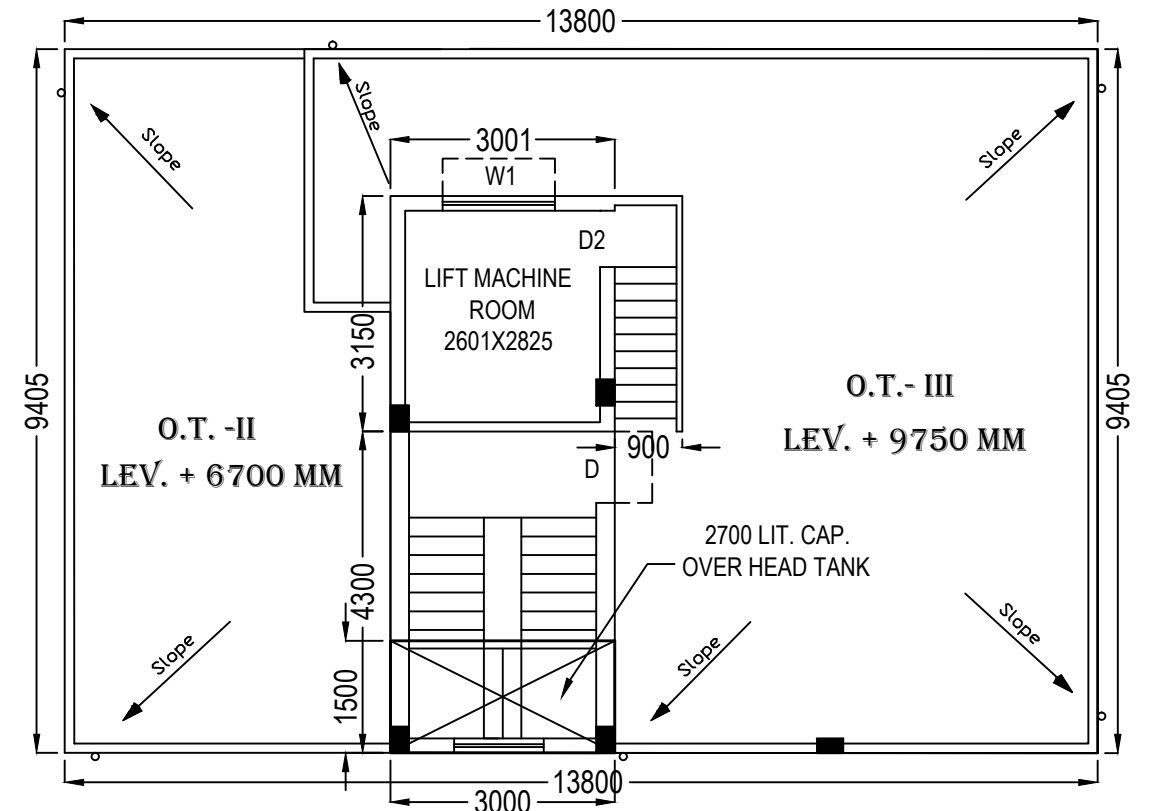
FRONT ELEVATION



SECTION Y-Y



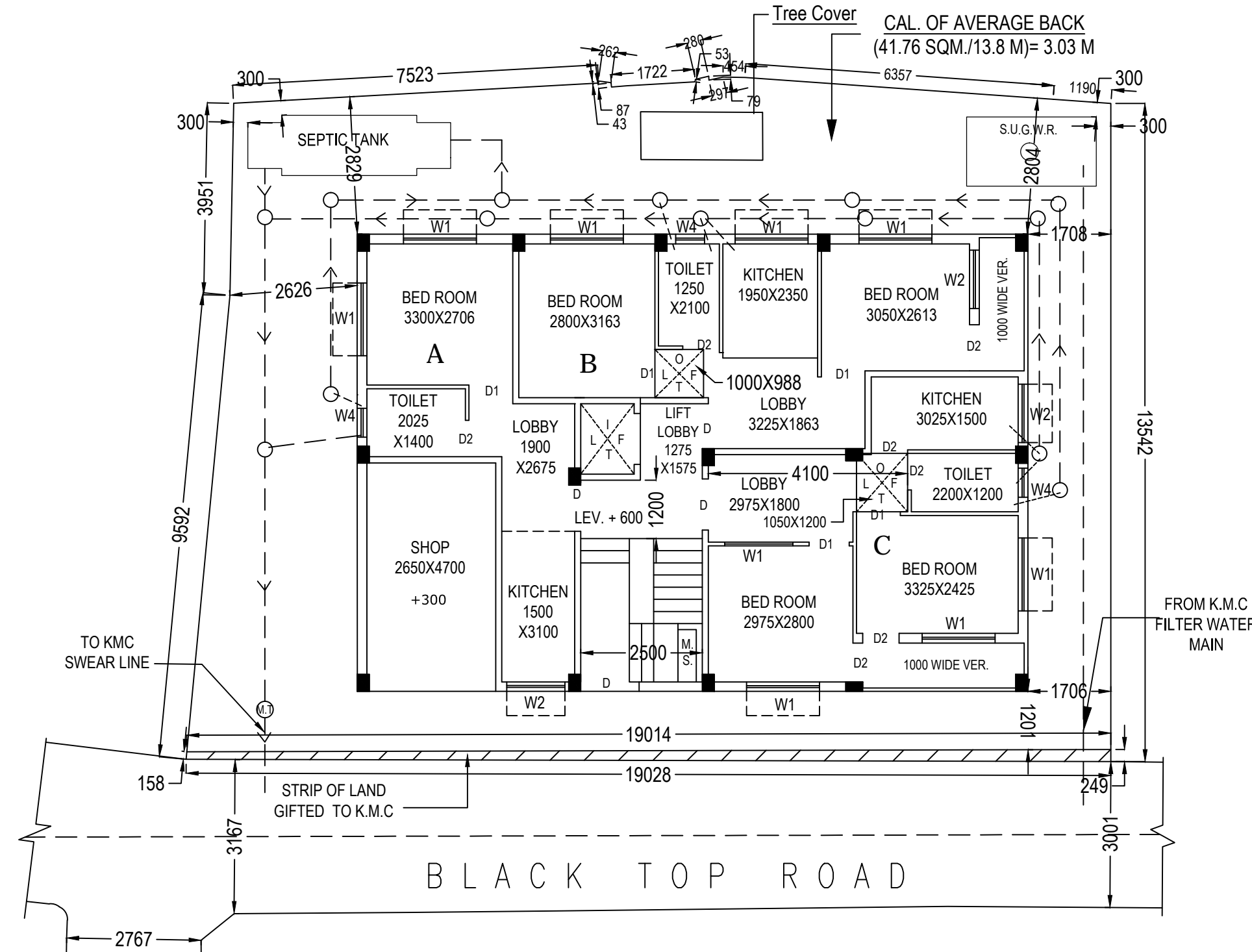
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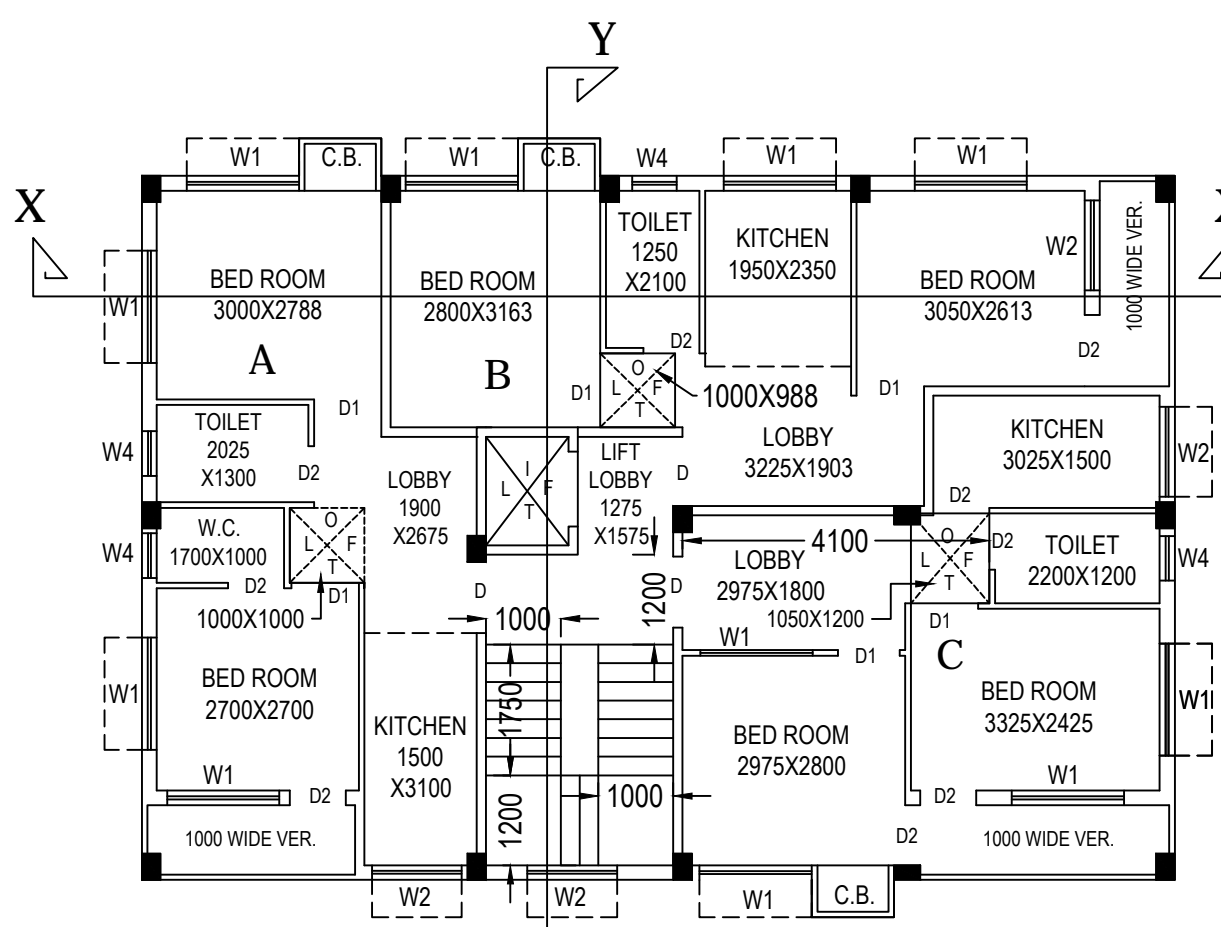
ROOF PLAN SCALE-1:100

SCHEDULE OF DOORS & WINDOWS

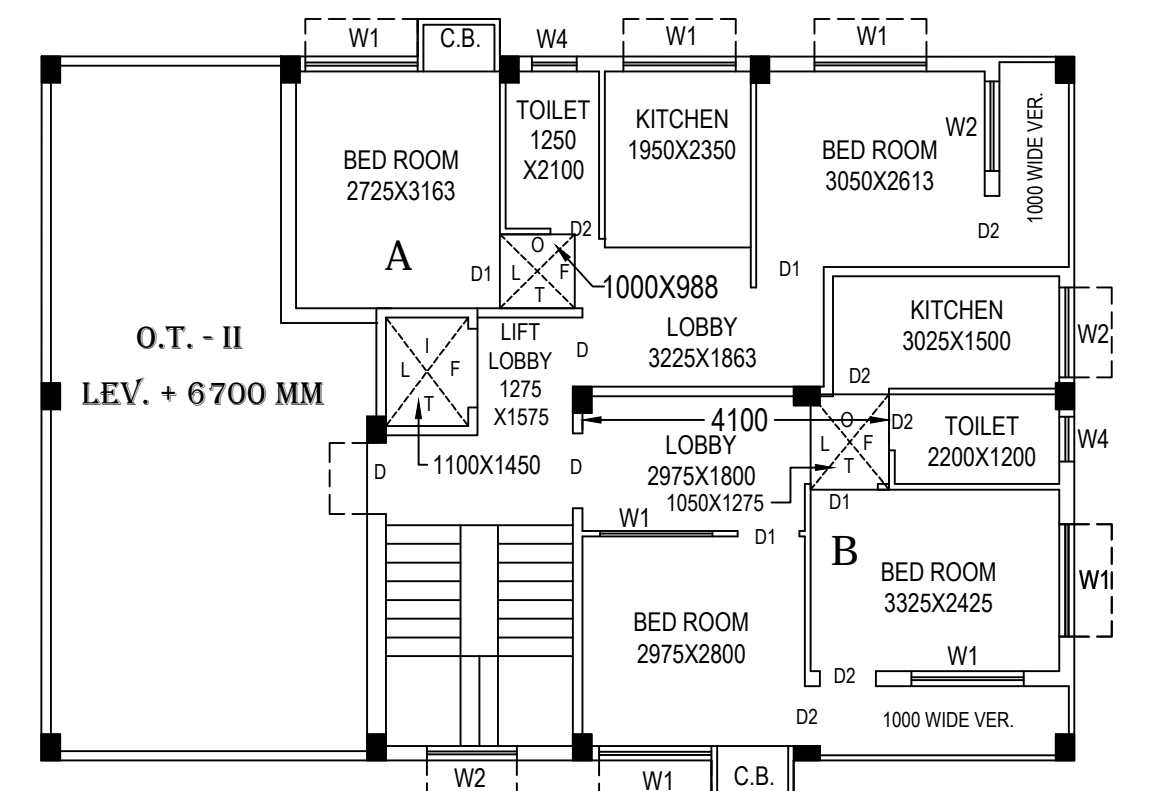
DOORS & WINDOWS					
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D	1000	2100	W1	1500	1200
D1	900	2100	W2	1200	1200
D2	750	2100	W3	900	1200
W	1800	1200	W4	600	600



GROUND FLOOR PLAN SCALE- 1:100



1ST FLOOR PLAN SCALE- 1:100



2ND FLOOR PLAN SCALE- 1:100