

PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT. 1980 AND BUILDING RULE-2009 AT PREMISES NO. 12, SOUTH PARK, WARD -103, BOROUGH-XI, UNDER K.M.C. OF MOUZA - SANTOSH PUR, R.S. DAG NO. 78/1004, R.S. KHATIAN NO. 847, J.L. NO. 22, P.S. - SURVEY PARK. SHEET NO. 2 OF 2

MAIN CHARACTERISTICS OF THE PROPOSAL

PART A

- ASSEESSEE NO. 31-103-44-0012-3
- Name of the owners:
Smt. Gouri Datta, Sri Debraj Datta, Sri Debojyati Datta
Name of the Applicant:
Sri Debopriyo Dhar proprietor of M. M. Enterprise C.A. of Smt. Gouri Datta, Sri Debraj Datta, Sri Debojyati Datta
- Details of Power of attorney, if any - Book - I, Volume No.-1630-2021 Page no. 55168 - 55196, Being No. 163001394 Year :2021, DT. 25.03.2021 Reg. at. D.S.R.-V, South 24 parganas.
- Details of Registered Deed:
A. Book - I, Volume No.-30 Page no.- 105-111 ,Being no. - 1236 Year : 1952, Date: 29.02.1952 Reg. at S.R.- Allpore.
B. Book - I, Volume - 31 Being no. - 1491, Page - 143-149 Year : 1988, Date: 09.02.1988 Reg. at D.S.R. Allpore,24 Pgs.(S)
C. Book - I, Volume - 31 Being no. - 1492, Page 150- 156 Year : 1988, Date: 09.02.1988 Reg. at D.S.R. Allpore,24 Pgs.(S)
D. Book - I,Volume - 328 Being no. - 13761, Page - 32-40 Year : 1988, Date: 13.12.1988 Reg. at D.S.R.- Allpore, 24 Pgs (S).
E. Book - I, Volume - 33 Being no. - 1495, Page - 170-177 Year : 1988, Date: 09.02.1988 Reg. at D.S.R. Allpore,24 Pgs.(S)
F. Book - I, Volume - 31 Being no. - 1493, Page - 157-164 Year : 1988, Date: 09.02.1988 Reg. at D.S.R. Allpore,24 Pgs.(S)
G. Book - I,Volume - 31, Being no. - 1494, Page - 165-171 Year : 1988, Date: 09.02.1988 Reg. at D.S.R. Allpore,24 Pgs.(S)
- Details of Free gift, if any - nil
- Details of Boundary Declaration Book - I, Volume No.- 1603-2021 Page no.- 205134-205148 Being No.- 160306910 Year :2021, DT. 09.09.2021 Reg. at. D.S.R.- III, 24 PGS.(S)
- Details of strip of land Book - I, Volume No.- 1603-2021 Page no.- 205149-205165 Being No.- 160306912 Year :2021, DT. 09.09.2021 Reg. at. D.S.R.-III, 24 PGS. (S)
- Details of B.L. & L.R.O. Mutalon Certificate Memo no. - 18 / Mut /1816,1817,1818/BLLRO/ATM/KASBA/17 DT. 29.03.2017 Memo no. - 18 / Mut /61,62,63/BLLRO/ATM/KASBA/17 DT. 04.01.2018
- Details of B.L. & L.R.O. Conversion Certificate Memo no. - 17 /3735,3736,3738/ Con. Certificate /BLLRO/ATM/KASBA/19 DT. 22.08.2019

SPECIFICATIONS:

- ALL DIMENSIONS ARE IN MM OTHERWISE MENTIONED.
- DEPTH OF THE FOUNDATION OF SEPTIC TANK AND U.G.WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF THE BUILDING FOUNDATION.
- 200 THK. OUTSIDE BRICK WORK WITH CEMENT SAND MORTAR 1:6 AND 125,75 THK. BRICKWORK WITH 1:4 CEMENT MORTAR.
- R.C.C. WORK WITH STONECHIPS, SAND, AND CEMENT (3:1.5:1) GRADE OF CONCRETE M-20, GRADE OF STEEL Fe-500.
- PLASTERING WITH SAND CEMENT MORTAR 1:4 FOR CEILING AND 1:6 FOR WALL
- P.C.C. WITH BK. KHOA, SAND, CEMENT (6:3:1)
- LIME TERRACING WITH BK. KHOA, SURKI AND LIME (7:2:2).

DECLARATION OF GEO-TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

Kallol Kr. Ghoshal
Geo-tech No. 14 /II
NAME OF THE GEO-TECHNICAL ENGINEER

E.S.E. DECLARATION

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING 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 SOIL TEST HAS BEEN DONE BY KALLOL KR. GHOSHAL OF M. A. S. OF 4, GARFA LANE, KOLKATA - 700 075 THE RECOMMENDATION OF SOIL REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

ASOK CHAKRABARTI
E.S.E. NO. 135/I
NAME OF THE STRUCTURAL ENGINEER

L.B.S./L.B.A. DECLARATION

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTING 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 IS DEMARCATED BY BOUNDARY WALL. THE PLOT IS BEYOND 500 MR. FROM C/L OF E.M. BYE PASS. THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. WIDTH OF FRONT ABUTING ROAD IS 6.096 MTR. NATURE OF ROAD IS BLACK TOP ROAD. THERE IS NO EXISTING BUILDING STRUCTURE THE PLOT IS FULLY OCCUPIED BY THE OWNER. SITE PLAN AND KEY PLAN CONFORM WITH THE SITE. SIGNATURE OF OWNER IS AUTHENTICATED BY ME.

PRODYUT BHUSAN BHAUMIK
L.B.S. NO. 1037/I
NAME OF THE L.B.S.

OWNERS DECLARATION

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I/WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. I/WE 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 & 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 E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING DEPTT. INSPECTION SITE WAS IDENTIFIED BY ME.

Sri Debopriyo Dhar proprietor of M. M. Enterprise C.A. of Smt. Gouri Datta, Sri Debraj Datta, Sri Debojyati Datta
NAME OF THE OF OWNER

PART - B

- Area of land :
As per title deed = 363.712 sq.m. (05 KH - 07 CH - 00 SQ.FT.)
As per boundary declaration = 362.682 sq.m.
Area of strip of land = 44.275 sq.m.
- Net area of land: 362.682- 44.275 = 318.407 Sq.m.
- Permissible Ground coverage : 54.5778 % = 197.944 sq.m.
- Proposed Ground coverage : 43.791 % = 158.821 sq.m.

5. Proposed Area:

Floor Mkd.	Total Floor Area	Total Exempted Area			Net Floor Area
		Stair+Stair lobby	Str. well	Lift+Lift lobby	
Ground Floor	157.685	12.15	-	+ 2.329	143.206 sq.m.
1st Floor	158.821	12.15	-	1.96 + 2.329	142.382 sq.m.
2nd Floor	158.821	12.15	-	1.96 + 2.329	142.382 sq.m.
3rd Floor	158.821	12.15	-	1.96 + 2.329	142.382 sq.m.
4th Floor	158.821	12.15	-	1.96 + 2.329	142.382 sq.m.
Total	792.969 sq.m.	60.75 sq.m.	-	7.84 + 11.645	712.734 Sq.m.

6. Parking Calculation

(A)

Tenament Size	Tenament No.	Required Parking
43.677 SQ.M. - 1 no.	1 no.	nil
81.879 SQ.M. - 3 nos.	6 nos.	3 nos.
82.904 SQ.M. - 3 nos.	6 nos.	3 nos.
121.105 SQ.M. - 1 no.	1 no.	1 no.
Total Required Parking		4 nos.

- (B) No. of Parking provided = covered = 4 nos. & Open = nil
- (C) Required no. of car parking a) Ground floor = 4 x 25 sq.m.
- (D) Actual area of parking provided=97.202 sq.m. a)Ground floor=97.202 sq.m.
7. Shop area - Covered = 28.794 sq.m., Carpet = 23.654 sq.m.
8. Permissible F.A.R. = 1.75
9. Proposed F.A.R. = 1.697
10. Statement of other areas

Floor	Loft	Cupboard	Ledge / Tend
Ground Floor	-	-	-
1st Floor	3.918	2.70	-
2nd Floor	3.918	2.70	-
3rd Floor	-	2.70	-
4th Floor	3.918	2.70	-
Total	11.754 sq.m.	10.80 sq.m.	-

11. Stair Case area =15.190 sq.m.
12. Lift machine room area =9.920 sq.m.
13. O.H.W.Res. area = 5.580 sq.m.
14. Other area of fees = 86.295 sq.m.
15. Lift machine room stair area = 3.10 Sq.m.
16. Tree cover area = 6.50 sq.m.
17. Relaxation of authority, if any= nil

BUILDING PERMIT NO : 2021110349
SANCTION DATE:31/03 /2022

VALID UPTO :30/03 /2027

MODHU Digitally signed by MODHU
SUDAN SUDAN HALDER
HALDER Date: 2022.03.31 12:56:35 +05'30'

ARUN Digitally signed by ARUN KANTI GHOSH
KANTI GHOSH Date: 2022.03.31 12:59:58 +05'30'

DIGITAL SIGNATURE OF A.E.

DIGITAL SIGNATURE OF E.E.