

RECORDED-10"-0"(3.048M),

PHYSICAL-10'-10"(3.302M)

AS PER SOR DT. 06/01/2023

KMC PASSAGE

BED ROOM

2969x3098

YG 1894x1400

1894x2400

PROJECTION FROM

TO KMC

4.7MT WIDE COMMON PASSAGE

GROUND FLOOR PLAN

SCALE-1:100

SEWER LINE

1ST FLOOR

TREE COVER

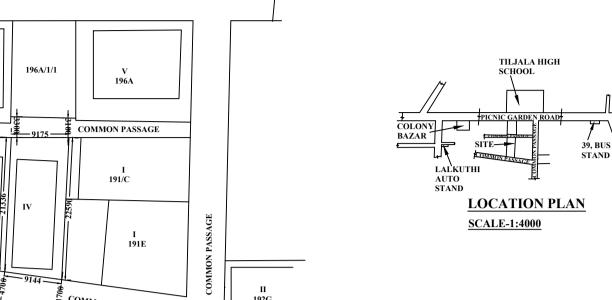
PROJECTION FROM

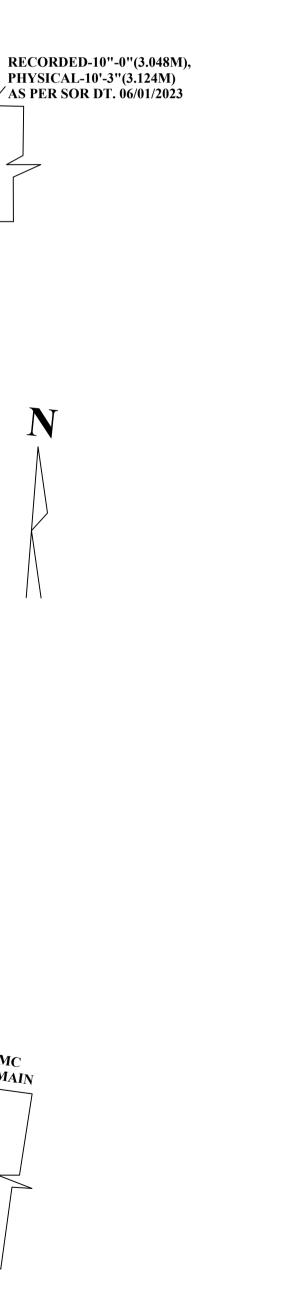
BED ROOM 2970x3148

TENANT

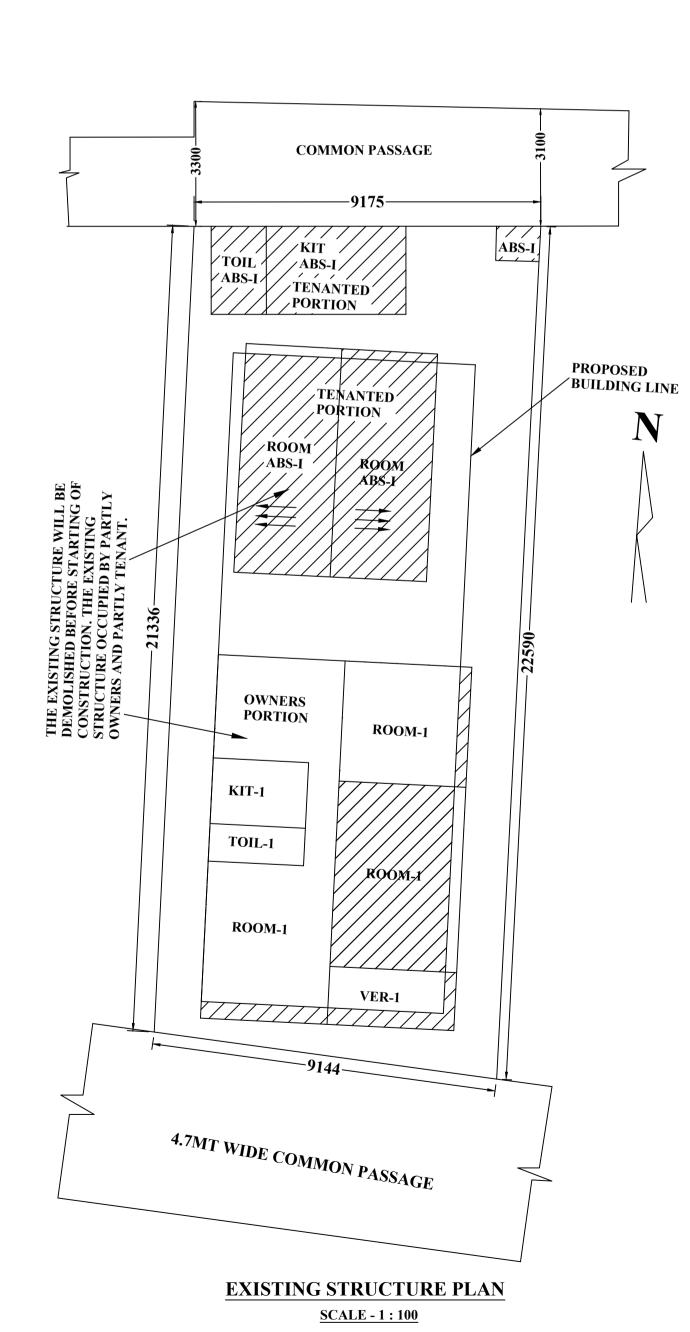
REHABILITATION

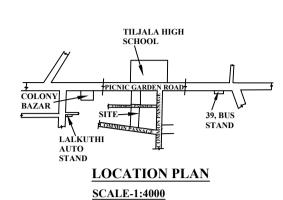
DINING





WATER MAIN





7. Covered Area

A-Book No - I Actual area of parking provided = 37.874 Sqm. Volume number- 158 9. Permissible FAR = 1.75Page from 215 to 221 Being no. 9983 Date:- 15/12/1959 Regd. at S.R. Alipore Sadar 4. Details of Regd Boundary Declaration: Book No - I Volume number- 16032022 Page from 512202 to 512215 Being no. 160316046 Date:- 12/10/2022 Regd. at D.S.R.-III South 24-Parganas Details of Regd. Deed of Gift (Strip of Land): Book No - I Volume number- 16032022 ALL R.C.C. WORKS SHOULD BE (1:1.5:3) Page from 512216 to 512230 Being no. 160316047 Date:- 12/10/2022 Regd. at D.S.R.-III South 24-Parganas 25TH. D.P.C. WILL BE 1:2:4 WITH PROPER WATER PROOFING Details of Regd. Undertaking (Tenant): COMPOUND. Book No - I Volume number- 16032022 Page from 512190 to 512201 EXCEED THE DEPTH BUILDING FOUNDATION. Being no. 160316048 Date:- 12/10/2022 Regd. at D.S.R.-III South 24-Parganas Details of Regd. Undertaking (Common Passage): Book No - I Volume number- 16032022

Page from 512179 to 512189 Being no. 160316045 Date:- 12/10/2022 Regd. at D.S.R.-III South 24-Parganas

Part- B Area of land:-As per title of deed: 200.669 Sqm (3K- 0 Ch-0 Sft) As per boundary declaration = 200.669 Sqm Area of Strip of Land= 1.376 Sqm Net Land Area = 200.669 Sqm

Permissible Ground Coverage (59.978%):120.357 Sqm. 4. Proposed Ground Coverage :110.185 Sqm. (54.91%)

5. Width of Common Passage - 4.70 mt. on Southern side and 3.1m on Northern side of plot 6. Height of Building - 12.500 mt

Covered Area (Sqm) **Net Floor A** Exempted Area Cut Out Lift Well Stair Cut out Gross Area Stairway Lift lobby 100.072 Ground floor 100.072 10.559 0.996-0.437 1.868 110.185 1.54 0.437 108.208 =10.559 10.559 2nd floor | 110.185 | 1.54 0.437 108.208 3rd floor | 110.185 | 1.54 10.559 1.868 0.437 108.208 TOTAL 430.627 4.62 1.311 424.696 42.236 7.411 375.049

SCHEDULE OF

DOORS & WINDOWS

SL.NO.MKD. WIDTH HEIGHT

D1 900

D2 | 750 |

SL.NO. MKD. WIDTH HEIGHT

W2 450

W3 750

W4 650

WINDOW

W | 1500 | 1200

W1 1000 1200

02.

DOOR

D | 1000 | 2100

2100

2100

1200

1200

Part- A

1. Assessee No:-21-067-18-0177-5

SMT. SARASWATI MAJUMDAR

AND SRI KALYAN MAJUMDER

3. Details of Regd. title deed:

2. Name of the Owners:

MAIN CHARACTERISTICS OF THE PROPOSAL 8. A) Parking Calculation Net Area Parking No 7.985 Sqm | 52.049 Sqm 47.283 Sqm | 8.568 Sqm | 55.851 Sqm | 3 47.190 Sqm 8.551 Sqm 55.741 Sqm 3 **Total Common Area-59.342 Sqm** Required Parking: 1 No

No. of Parking provided - 2 Nos

10. Proposed FAR: (375.049 -25.0) / 200.669 = 1.744<1.75 11. Stair Cover Area = 13.362 Sqm 12. Area of Lift M/Head = 4.916 Sqm13. Area of lift Stair = 1.62 Sqm 14. Roof Tank Area (PVC) = 1.767 Sqm 15. Area of Cupboard = 7.5 Sqm **16.** Area of Terrace = **110.185** Sqm 17. Area of Tree Cover = 2.751 Sqm (1.371% > 1.062%)NOTES AND SPECIFICATIONS

ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION. ALL MAIN WALL 200 TH. ALL PARTITION WALL 125 TH. & 75 TH. BRICK WORK 250th. MORTER 1:6 & BRICK WORK 125th.& 75th MORTER

GRADE OF STEEL Fe-500, I.S. CODE 1786-1979. GRADE OF CONC. M-20. ALL OTHER MATERIALS USED AS PER I.S.CODE

LIME TERRACING BRICK KHOA SURKI & LIME 7:2:2. THE DEPTH OF S.U.G.W. RESV. AND SEPTIC TANK WILL NOT BE

11. THE FLOOR WILL BE FINISH BY MARBLE TILES.

CERTIFICATE OF ARCHITECT

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER THE PROVISIONS OF THE KMC BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME, THAT THE SITE CONDITIONS, INCLUDING THE ABUTTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. THE EXISTING STRUCTURE WILL BE DEMOLISHED BEFORE STARTING OF CONSTRUCTION. THE EXISTING STRUCTURE PARTLY OCCUPIED BY OWNERS THEM SELVES AND PARTLY BY TENANT. IT IS ALSO A BUILD ABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARKED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G WATER RESERVOIR WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

(SNEHA PRADHAN-CA/2021/139322)

STRUCTURAL CERTIFICATE

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING PLAN WILL BE MADE BY ME AFTER GETTING THE SOIL INVESTIGATION REPORT. AS THE PREMISES IS TOTALLY COVERED BY EXISTING STRUCTURE SO SOIL INVESTIGATION IS NOT POSSIBLE AT THIS STAGE. SOIL INVESTIGATION WILL BE DONE AFTER DEMOLISHING OF THE EXISTING STRUCTURE BEFORE STARTING OF NEW CONSTRUCTION. IT IS UNDERTAKE THAT THE STRUCTURAL DESIGN CALCULATION AND DRAWING WILL BE SUBMITTED AT THE TIME OF PLINTH LEVEL COMPLETION REPORT.

(TAPAN KUMAR PRADHAN-ESE/II/523)

CERTIFICATE OF GEO-TECH ENGINEER:

UNDERSIGNED HAS INSPECTED THE SITE AND AND FOUND THE PREMISES IS COVERED BY EXISTING STRUCTURES SO SOIL INVESTIGATION IS NOT POSSIBLE AT THIS STAGE. SOIL INVESTIGATION WILL BE DONE AFTER DEMOLISHING OF THE EXISTING STRUCTURE BEFORE STARTING OF NEW CONSTRUCTION IT IS UNDERTAKE THAT THE SOIL INVESTIGATION REPORT WILL BE SUBMITTED AT THE TIME OF PLINTH LEVEL COMPLETION REPORT.

(TAPAN KUMAR PRADHAN-G.T/II/29)

DECLARATION OF OWNERS:

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT: 1) WE SHALL ENGAGE ARCHITECT/ESE DURING CONSTRUCTION. 2) WE SHALL FOLLOW THE INSTRUCTION OF ARCHITECT/ESE DURING CONSTRUCTION OF THE BUILDING (AS PER PROPOSE PLAN). 3) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURE. 4) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. 5) THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED UNDER THE GUIDANCE OF ESE/ARCHITECT BEFORE STARTING OF BUILDING FOUNDATION WORK. 6) THE EX. STRUCTURE WILL BE DEMOLISHED BEFORE STARTING OF

CONSTRUCTION.THE EX. STRUCTURE PARTLY OCCUPIED BY OWNERS THEM SELVES AND PARTLY BY TENANT. 7) DURING INSPECTION PLOT IS IDENTIFIED BY US.

8) THERE IS NO COURT CASE ARE PENDING AGAINST THIS PREMISES.

(SMT. SARASWATI MAJUMDAR AND SRI KALYAN MAJUMDER)

OWNERS/APPLICANTS-

PROPOSED PLAN OF G+III STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT. 1980, AND COMPLYING BUILDING RULES 2009 AT OF PREMISES NO. 193B, PICNIC GARDEN ROAD, P.S.-KASBA, KOLKATA-700039 IN WARD NO 67, BOROUGH-VII

SCALE - 1:4000, 1:600,	1:100, 1:50	SHEET SIZE-A1
ECONOMIC CIVIL CONSTRUCTOR 96/5, K. N. SEN ROAD KASBA, KOLKATA-700042.	CHECK BY-T. K. PRADHAN	
	DRAWING NOECC/193B/2022-23	
B. P. NO2022070188	DT 30.01.2023 VALID	UPTO- 29.01.2028

DIGITAL SIGNATURE OF A.E.(C)