

PLAN OF A PROPOSED G-IV STORED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 (AMENDED) AT PREMISES NO. - 101, SARAT CHATTERJEE ROAD, WARD - 131, BOROUGH - XIV, KOLKATA - 700 060 . DISTRICT - SOUTH 24 PARGANAS.

OWNERS NAME:-
MITALI BOSE

SPECIFICATION :

- STRUCTURAL CEMENT CONCRETE M - 25 GRADE WITH 19 MM DOWN STONECHIPS.
- GRADE OF REINFORCEMENT Fe - 500.
- 200TH FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED .
- 75TH FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED .
- 75TH LIME TERRACING (2:2:7) ON ROOF .
- ALL DIMENSIONS ARE IN MILLIMETER .
- 25TH D.P.C. WITH CEMENT CONCRETE (1:2:4) WITH 6 MM DOWN STONE CHIPS & 5% WATER PROOFING COMPOUND.
- 19 MM THICK CEMENT PLASTER (1:4) TO THE EXTERNAL WALLS .
- 12 MM THICK CEMENT PLASTER (1:4) TO THE INTERNAL WALLS .
- 6 MM THICK CEMENT PLASTER (1:4) TO BEAM , CEILING , ETC.
- 32 MM THICK CAST -IN -SITU MARBLE FLOOR .
- WOOD WORK IN DOOR FRAMES WITH SAL WOOD.
- 200 MM X 25 MM X 6 MM M.S.CLAMP FOR DOORS & WINDOWS .
- SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION .
- WRITTEN DIMENSION ARE TO BE FOLLOWED .
- 450 MM CHAJJA PROJECTION .
- DEPTH OF EMI UNDER GROUND RESERVOIR AND SEPTIC TANK DOES NOT EXCEED THE DEPTH OF THE FOUNDATION .

STATEMENT OF PLAN PROPOSAL

PART - A

- ASSESSEE NO. :- 411311701014
- DETAILS OF GIFT DEED :-**
BOOK NO. - I, VOLUME NO. - 1607-2021, PAGES:- 373523 TO 373547, BEING NO:- 160710165, YEAR - 2021, OFF - A.D.S.R. BEHALA, WEST BENGAL
- DETAILS OF BOUNDARY DECLARATION :-**
BOOK NO. - I, VOLUME NO. - 1607-2022, PAGES:- 337711 TO 337727, BEING NO:- 160710856, YEAR - 2022, OFF - A.D.S.R. BEHALA, WEST BENGAL
- DETAILS OF POWER OF ATTORNEY :-**
BOOK NO. - I, VOLUME NO. - 1607-2022, PAGES:- 254088 TO 254107, BEING NO:- 160707928, YEAR - 2022, OFF - A.D.S.R. BEHALA, WEST BENGAL
- AREA OF LAND AS PER DEED :- 4K -9CH - 34SFT. (308.343 SQM).
- ACTUAL AREA OF LAND :- 4K -9CH -17.406SFT. (306.801 SQM).
- NO. OF STORIES INCLUDING BASEMENT IF ANY :- G+IV
- NO. OF TENEMENTS : 8 NOS.
- SIZE OF TENEMENT : 50 SQM - 75 SQM - 4 NOS.
75 SQM - 100 SQM - 4 NOS.

PART - B

- ACTUAL AREA OF LAND (AS PER B/D) :- = 306.801 SQM
- PERMISSIBLE GROUND COVERAGE :- (56.440 %) = 173.158 SQM.
- PROPOSED GROUND COVERAGE :- 145.723 SQM. (47.498 %)

FLOOR	TOTAL COVERED AREA	LIFT WELL	CUT OUT	STAIR (CARPET)	LIFT LOBBY	EXEMPTED AREA FOR F.A.R
GROUND FLOOR	121.283 SQM.	-	-	15.000 SQM.	2.063 SQM.	104.220 SQM.
FIRST FLOOR	145.723 SQM.	2.100 SQM.	-	15.000 SQM.	2.063 SQM.	126.560 SQM.
SECOND FLOOR	145.723 SQM.	2.100 SQM.	-	15.000 SQM.	2.063 SQM.	126.560 SQM.
THIRD FLOOR	145.723 SQM.	2.100 SQM.	-	15.000 SQM.	2.063 SQM.	126.560 SQM.
FOURTH FLOOR	145.723 SQM.	2.100 SQM.	-	15.000 SQM.	2.063 SQM.	126.560 SQM.
TOTAL	704.175 SQM.	8.400 SQM.	-	75.000 SQM.	10.315 SQM.	610.460 SQM.

FLAT MKD.	TENEMENT AREA	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NOS.	REQUIRED CAR PARKING
A	52.526 SQM.	10.966 SQM.	63.492 SQM.	4	3 NOS.
B	71.509 SQM.	14.928 SQM.	86.437 SQM.	4	

- NO. OF CAR PARKING (MANDATORY) : 3 NOS. (75 SQM.)
- NO. OF CAR PARKING (PROVIDED) : 3 NOS. (63.640 SQM.)
- PERMISSIBLE F.A.R :- 2.25
- PROPOSED F.A.R : 610.460 - 63.640 / 306.801 = 1.782
- PROPOSED HEIGHT OF THE BUILDING :- 15.475 M.
- PROPOSED DEPTH OF THE BUILDING :- 23.180 M.
- OPEN TERRACE AREA :- 145.723 SQM.
- STAIR HEAD ROOM AREA :- 18.393 SQM.
- LIFT MACHINE ROOM AREA :- 5.954 SQM.
- LIFT MACHINE ROOM STAIR AREA :- 3.094 SQM.
- ROOF TANK AREA :- 5.688 SQM.
- SHOP AREA (MERCANTILE RETAIL) :
CARPET = 13.884 SQM.
COVERED = 16.455 SQM.
- OFFICE (BUSINESS) : CARPET = 12.600 SQM. & COVERED = 15.969 SQM.
- CUPBOARD AREA :- 15.404 SQM.

AAI NOC ID : BEHA/EAST/B/061922/678397
DATED : 01.07.2022
SITE ELEVATION IN MTRS. AMSL : 5.35 M
PERMISSIBLE TOP ELEVATION ON METER ABOVE MEAN SEA LEVEL (AMSL) : 30.35 M

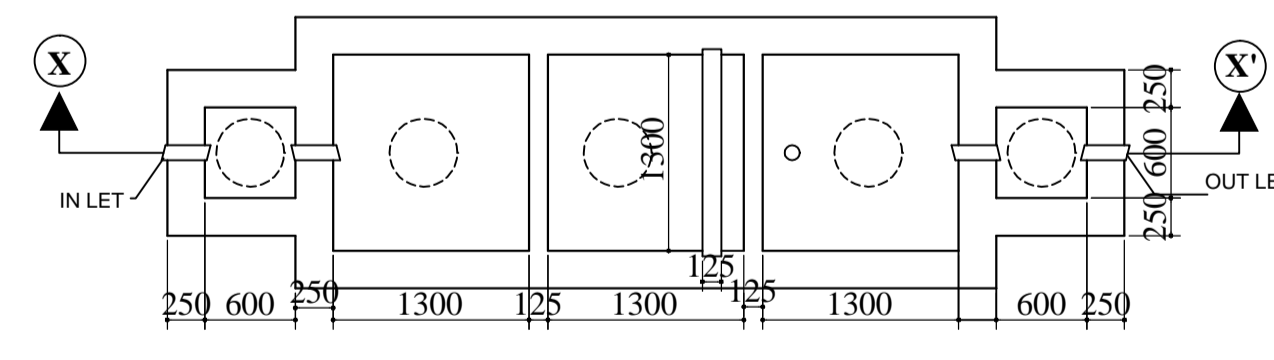
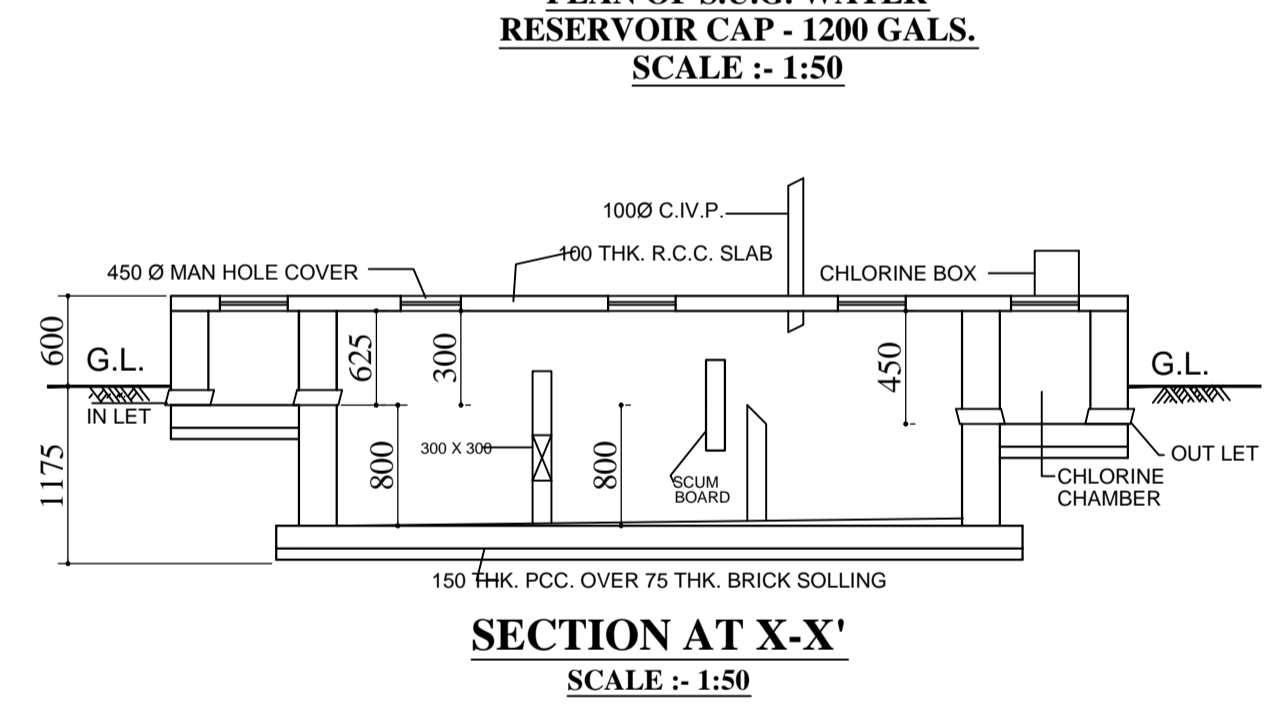
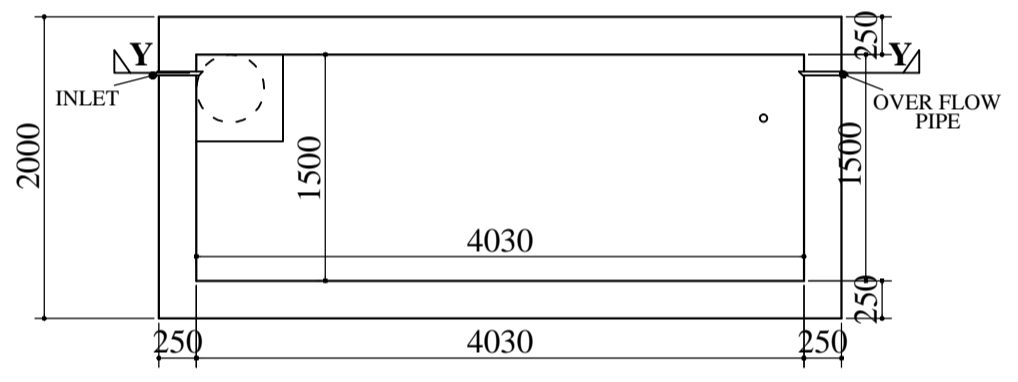
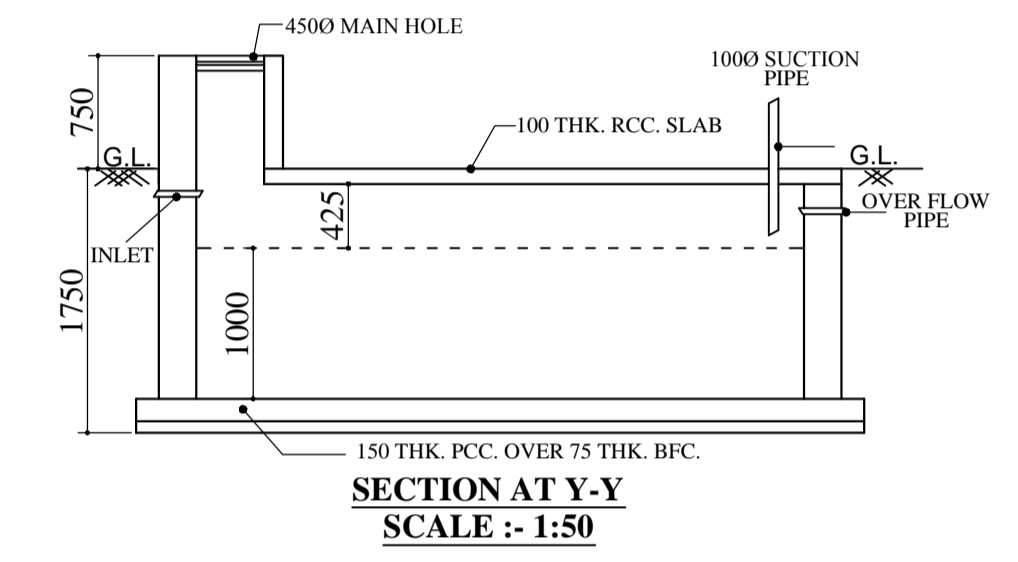
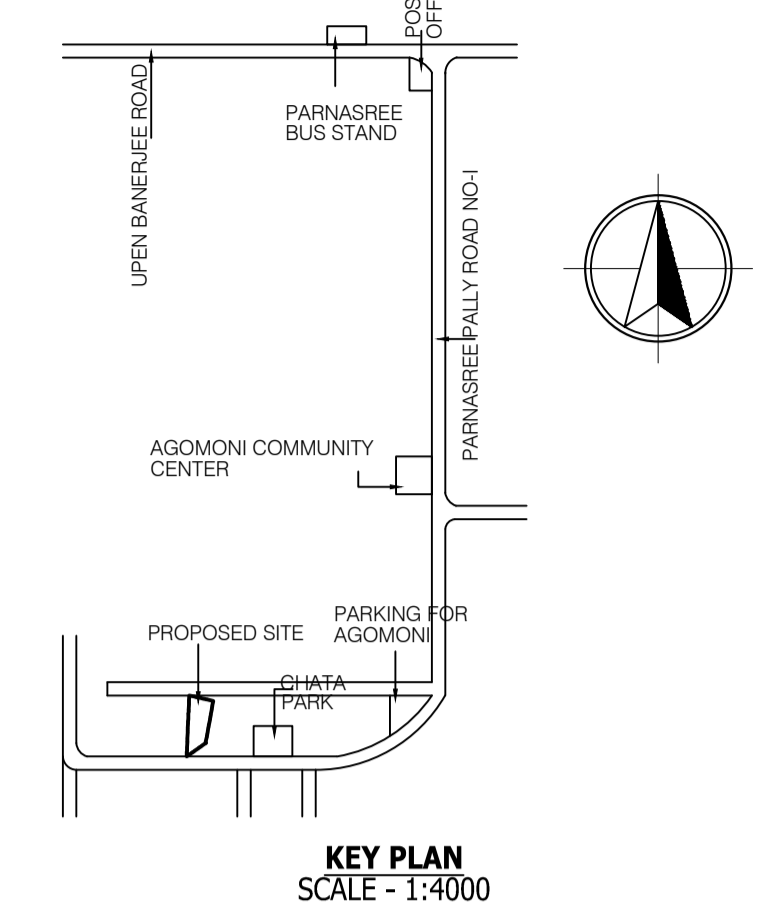
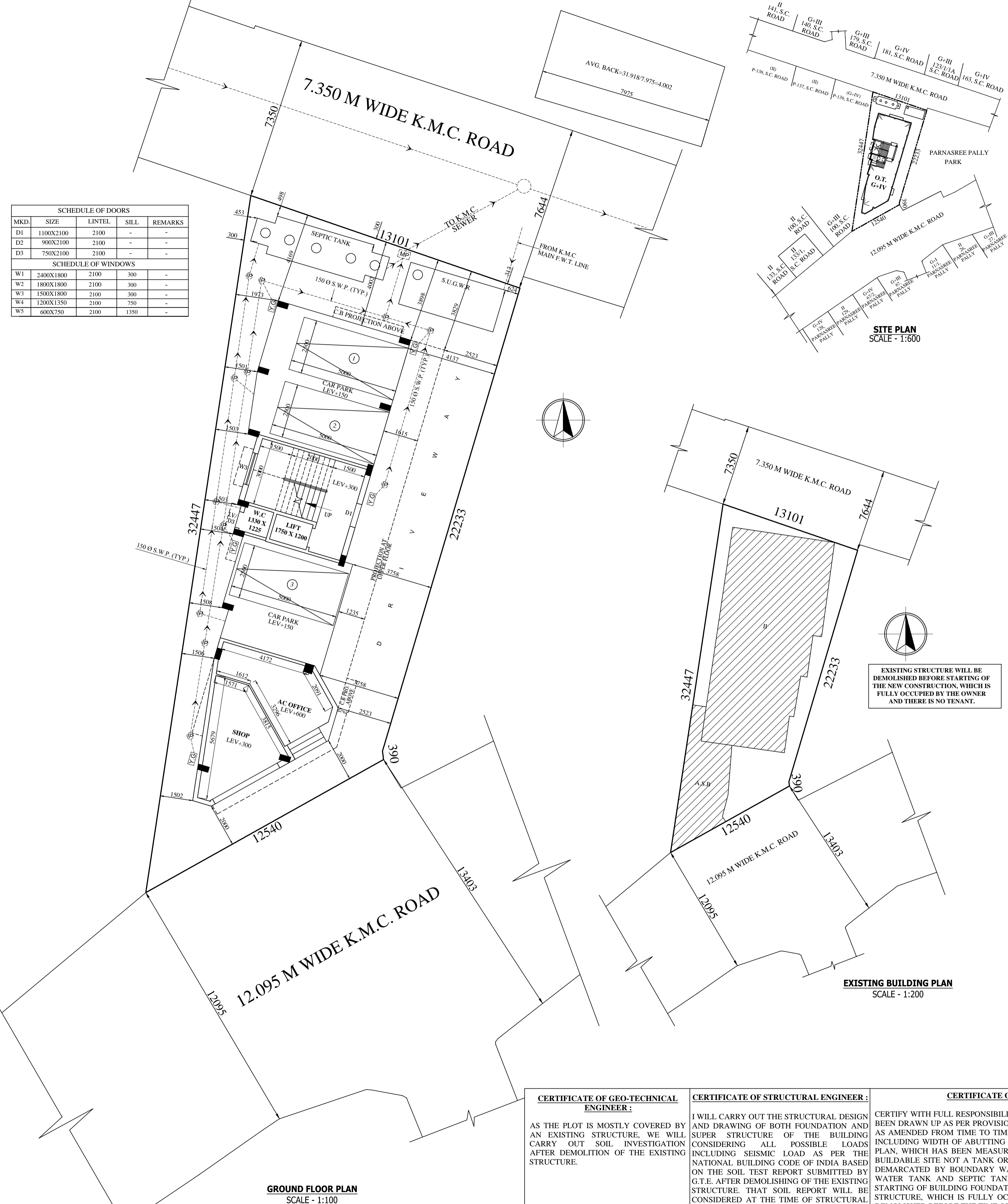
B.P.NO. : 2022140322..... DATE: 01.12.2022.....
VALID UP TO : ...30.11.2027.....

DIGITAL SIGNATURE OF A.E

DIGITAL SIGNATURE OF E.E

SCHEDULE OF DOORS				
MKD	SIZE	LINTEL	SILL	REMARKS
D1	1100X2100	2100	-	-
D2	900X2100	2100	-	-
D3	750X2100	2100	-	-

SCHEDULE OF WINDOWS				
W1	SIZE	LINTEL	SILL	REMARKS
W1	2400X1800	2100	300	-
W2	1800X1800	2100	300	-
W3	1500X1800	2100	300	-
W4	1200X1350	2100	750	-
W5	600X750	2100	1350	-



CERTIFICATE OF GEO-TECHNICAL ENGINEER :
AS THE PLOT IS MOSTLY COVERED BY AN EXISTING STRUCTURE, WE WILL CARRY OUT SOIL INVESTIGATION AFTER DEMOLITION OF THE EXISTING STRUCTURE.
DR. SUJIT KUMAR BOSE
EMPANELMENT NO. - G.T./1/12 (K.M.C.)
NAME OF GEO TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER :
I WILL CARRY OUT THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA BASED ON THE SOIL TEST REPORT SUBMITTED BY G.T.E. AFTER DEMOLISHING OF THE EXISTING STRUCTURE. THAT SOIL REPORT WILL BE CONSIDERED AT THE TIME OF STRUCTURAL DESIGN AND CALCULATION.
D.GHOSH
EMPANELMENT NO. - II/228(K.M.C.)
NAME OF STRUCTURAL ENGINEER

CERTIFICATE OF ARCHITECT :
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 K.M.C. ROAD 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. THERE IS AN EXISTING STRUCTURE, WHICH IS FULLY OCCUPIED BY THE OWNER, WILL BE DEMOLISHED BEFORE THE TIME OF NEW CONSTRUCTION.
ANJAN DUTTA
(CA/93/16409)
NAME OF ARCHITECT

OWNER'S DECLARATION :
I / WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION I / WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER (B.S.PLAN) K.M.C. AUTHORITY WILL NOT 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.A. BEFORE STARTING OF BUILDING FOUNDATION WORK.
ANJAN DUTTA DIRECTOR OF GOPAKRISHN PROJECT
PRIVATE LIMITED C.A. OF MITALI BOSE
NAME OF OWNERS

GROUND FLOOR PLAN
SCALE - 1:100

EXISTING BUILDING PLAN
SCALE - 1:200

SITE PLAN
SCALE - 1:600

KEY PLAN
SCALE - 1:4000

SECTION AT Y-Y
SCALE - 1:50

PLAN OF S.U.G. WATER RESERVOIR CAP - 1200 GAL.
SCALE - 1:50

SECTION AT X-X'
SCALE - 1:50

PLAN
DETAIL OF SEPTIC TANK FOR 50 USERS
SCALE - 1:50