

STATEMENT OF THE PLAN PROPOSAL

AREA STATEMENT :

i). AREA OF LAND = (AS PER DEED) = 2 K - 13 CH. = 188.127 SQ.M.	
ii). AREA OF LAND = (AS PER ASSESSMENT BOOK COPY) = 2 K - 15 CH.35 SFT. = 199.739 SQ.M.	
iii). AREA OF LAND = (AS PER BOUN. DECL.) = 184.191 SQ.M.	
2. (i) PERMISSIBLE GROUND COVERAGE = 60 %	110.515 SQ.M.
(ii) PROPOSED GROUND COVERAGE = 47.487 %	87.469 SQ.M.
3. A) HEIGHT = 12.40 M.	4. B) ROAD WIDTH = 4.30 M.

5. PROPOSED AREA CALCULATION :-

AT FLOOR	COVERED AREA	CUTOUT E/D	STAIR WELL	LIFT WELL	EXEMPTED AREA		NET FLOOR AREA
					STAIR & STAIR LOBBY	LIFT LOBBY	
GROUND	87.469	---	---	---	9.90	---	77.569
1ST.	87.469	---	---	---	9.90	---	77.569
2ND.	87.469	---	---	---	9.90	---	77.569
3RD.	87.469	---	---	---	9.90	---	77.569
TOTAL	349.876	---	---	---	39.60	---	310.276

6. CAR PARKING CALCULATION :-

(A) RESIDENTIAL :

MARKED	TENEMENT SIZE (SQ.M.)	PROP. AREA TO BE ADDED (SQ.M.)	ACTUAL TENEMENT AREA (SQ.M.)	NO. OF TENEMENT	NUMBER OF FLAT IN BETWEEN
FLAT A	38.522	8.321	46.843	3NOS.	BELOW 50 sq.m.
FLAT B	37.667	8.136	45.803	3NOS.	BELOW 50 sq.m.

(B) BUSINESS :

MARKED	CARPET AREA (SQ.M.)	COVERED AREA (SQ.M.)	AREA IN BETWEEN
OFFICE	27.312	34.807	BELOW 50 sq.m.

7A. TOTAL REQUIRED CAR PARKING :-	1 NO.
7B. TOTAL PROVIDED CAR PARKING :-	1 NO.
8. PROVIDED AREA OF CAR PARKING :-	37.131 SQ.M.
9. PERMISSIBLE F.A.R =	1.75
10. PROPOSED F.A.R =	1.549
11. TOTAL C.B. AREA =	6.075 SQ.M.
12. LOFT AREA :-	4.41 SQ.M.
13. STAIR HEAD ROOM AREA :-	12.74 SQ.M.
14. OVER HEAD TANK AREA :-	5.035 SQ.M.

- Asessee NO. - 31 - 113 - 06 - 1018 - 7
- Details of Registered Deed of Conveyance :-
Book No.- 1, Volume No. - 19, Pages :- 81 TO 84, Being No - 2271, Date :- 11 / 10 / 1991. At A. D. S. R. - Aipur.
- Details of Registered Power of Attorney :-
Book No.- 1, Volume No.- 1604 - 2022, Page No. - 406710 To 406728, Being No. - 160413563, Date - 29 / 11 / 2022. At D. S. R. - IV South 24 pgs.
- Details of Boundary Declaration :-
Book No.- 1, Volume No.- 1604 - 2022, Page No. - 403001 To 403014, Being No. - 160413564, Date - 25 / 11 / 2022, At D. S. R. - IV South 24 pgs.

NOTES AND SPECIFICATION

- Thk. of all outer walls are 200 mm with 1:6 cement sand mortar.
- Thk. of all inner walls are 75 & 125 mm (mentioned in drawing) with 1:4 cement.
- Width of the chajja 450 mm.
- 19 mm thk. plastering to outer walls and 12 mm thk. to inner walls & 6 mm Thk. to ceiling.
- Depth of septic tank and S.U.G.W.R should not exceed more than depth of col. foundation.
- Grade of concrete M-20, Grade of steel Fe-500.

I do certify with full responsibility that the building plan has been drawn as per provision of K.M.C building rules 2009, as amended from time to time and the site condition including width of the abutting black top road [4300] conforming with the site and it is a buildable site not a tank or filled up tank. It is bounded by boundary wall. The existing structure should be demolished before construction which is occupied by the owner.

KUSH KUNDU
L. B. S. NO - 1 / 1412
NAME OF THE L. B. S.

The structural design and drawing of the both foundation and super structure of the building have been made by me considering all the possible loads including seismic load as per the National Building code of India latest revision and certify that it is safe and stable in all respect.
The Recommendations of Soil Report Has Been Considered During Structural Calculation.

SUBHRA DAS
E. S. E. NO - II / 658
NAME OF THE E. S. E.

Undersigned has inspected the site & carried out the soil investigation therein. It is certified that existing soil of the site is able to carry out the load from the proposed construction and the foundation system therein is safe & stable in all respect from Geo - Technical point of view.

BHASKAR JYOTI ROY
G. T. NO - I / 50
NAME OF THE G. T. E.

I do hereby undertake with full responsibility that-

- I shall engage L.B.S & E.S.E during Construction.
- I shall follow the instruction of L.B.S & E.S.E during
- K. M. C. authority will not be responsible for Structural
- 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 under the guidance of L. B. S./ E. S. E.
- During site inspection I was physically present & identified the plot on which plan proposal submitted.

RAJU SARKAR
Proprietor of
M/S SARKAR CONSTRUCTION,
CONSTITUTED ATTORNEY
SANKARI BHOWMIK,
HARADHAN MAJUMDER,
SUDIP KARMAKAR &
SANDIP KARMAKAR
NAME OF THE APPLICANT

PROJECT

PROPOSED PLAN OF A G +III STORIED RESIDENTIAL BUILDING AT PREMISES NO. 29 / 1, BANSDRONI PARK, WARD - 113, BOROUGH - XI, P.S. - BANSDRONI, KOLKATA - 700070, U/S 393A OF K.M.C. ACT 1980 UNDER BUILDING RULES 2009 .

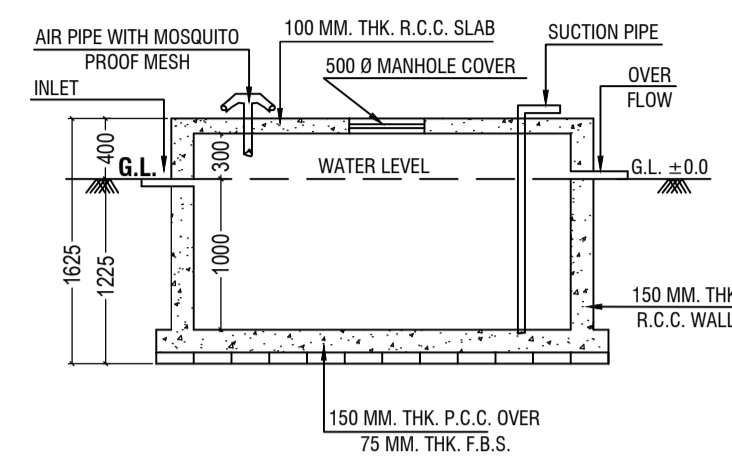
FOR OFFICE USE

B. P. NO :- 2022110494

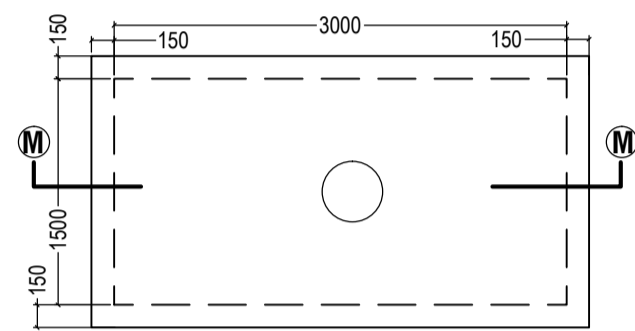
SANCTION DATE :- 21.03.2023

VALID UPTO :- 20.03.2028

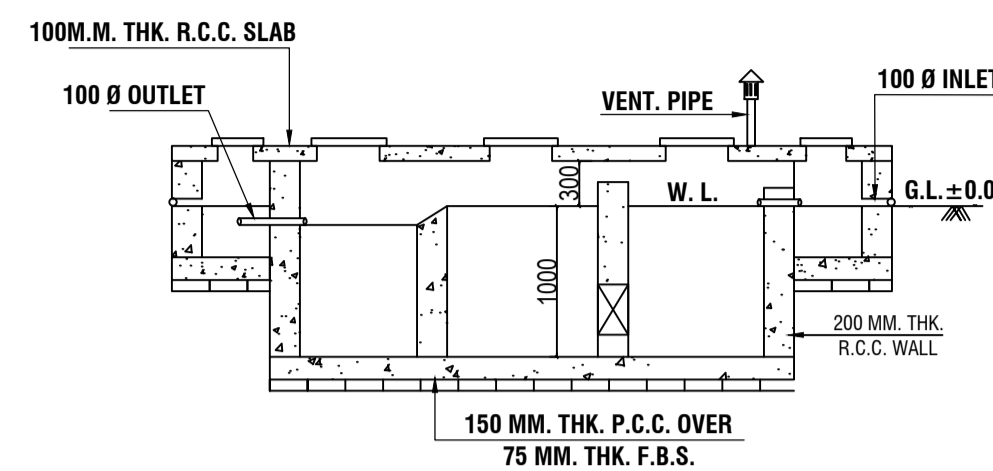
DIGITAL SIGNATURE OF A. E.[C]/BLDG/XI.



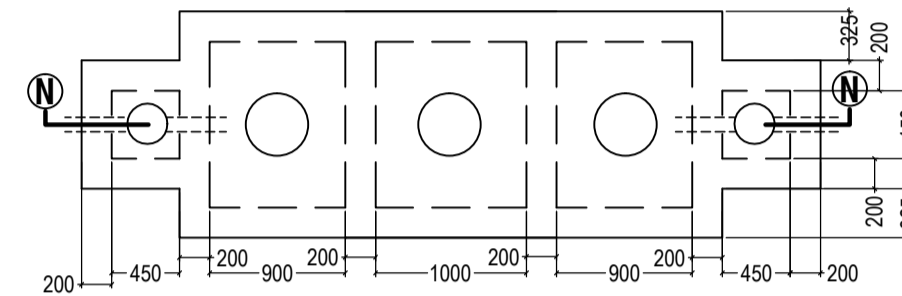
**SECTION AT M-M
SCALE - 1:50**



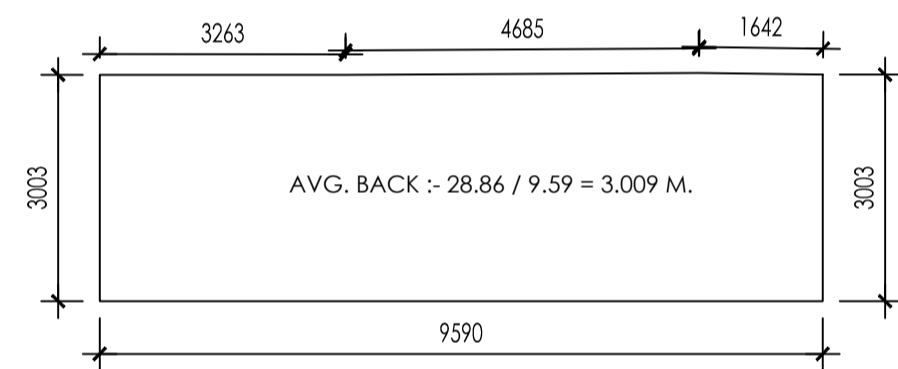
**PLAN OF S.U.G.W.R. CAP.-4500 LTR.
FOR DOMESTIC PURPOSE
SCALE - 1:50**



**SECTION AT NN
SCALE - 1:50**



**PLAN OF SEPTIC TANK FOR 30 USER
SCALE - 1:50**



CERTIFICATE

Premises No. : 29/1, Bansdronei Park, Ward No - 113, Borough No - XI.
Assessee No. : 31-113 -06- 1018 - 7
Name of Applicant's : Raju Sarkar Proprietor Of M/S SARKAR CONSTRUCTION
Area of land : 184.191 Sqm.
Name of L. B. S. : Kush Kundu. No. : 1412 / I.
Permissible Height in reference to CCZM issued by AAI : 33 M.
Co-ordinate in WGS 84 and site elevation (AMSL)

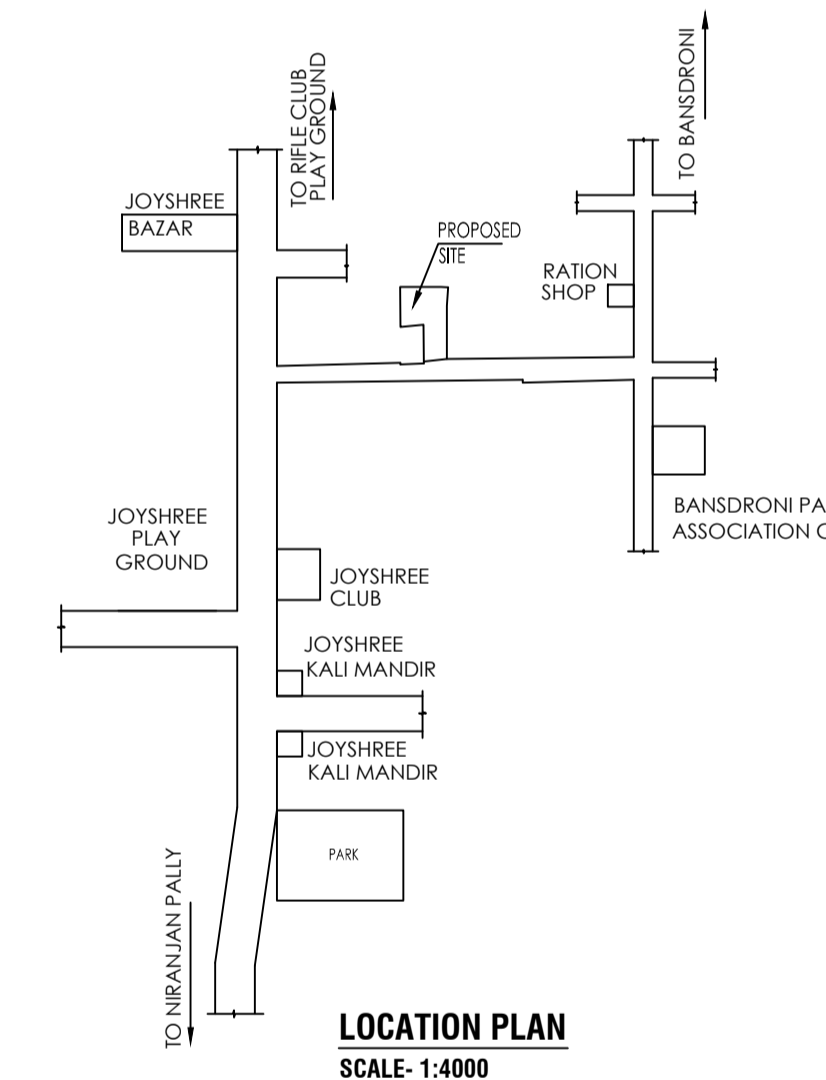
Reference points marked in the site plan of the proposal	Co-ordinate in WGS 84		Site Elevation (AMSL)
	Latitude	Longitude	
A	22° 28' 17 " N	88° 21' 30 " E	7.0 M.

The above information is true and correct in all respect and if at any stage, it is found otherwise, then I shall be fully liable for which KMC and other appropriate authority reserve the right to take appropriate action against me as per law.

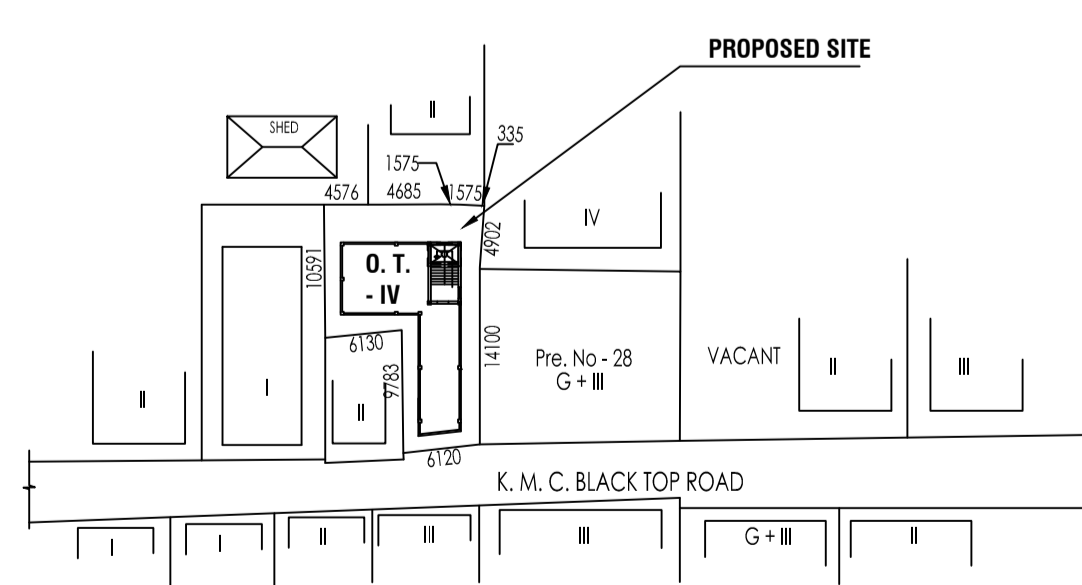
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KUSH KUNDU
L. B. S. NO - 1 / 1412
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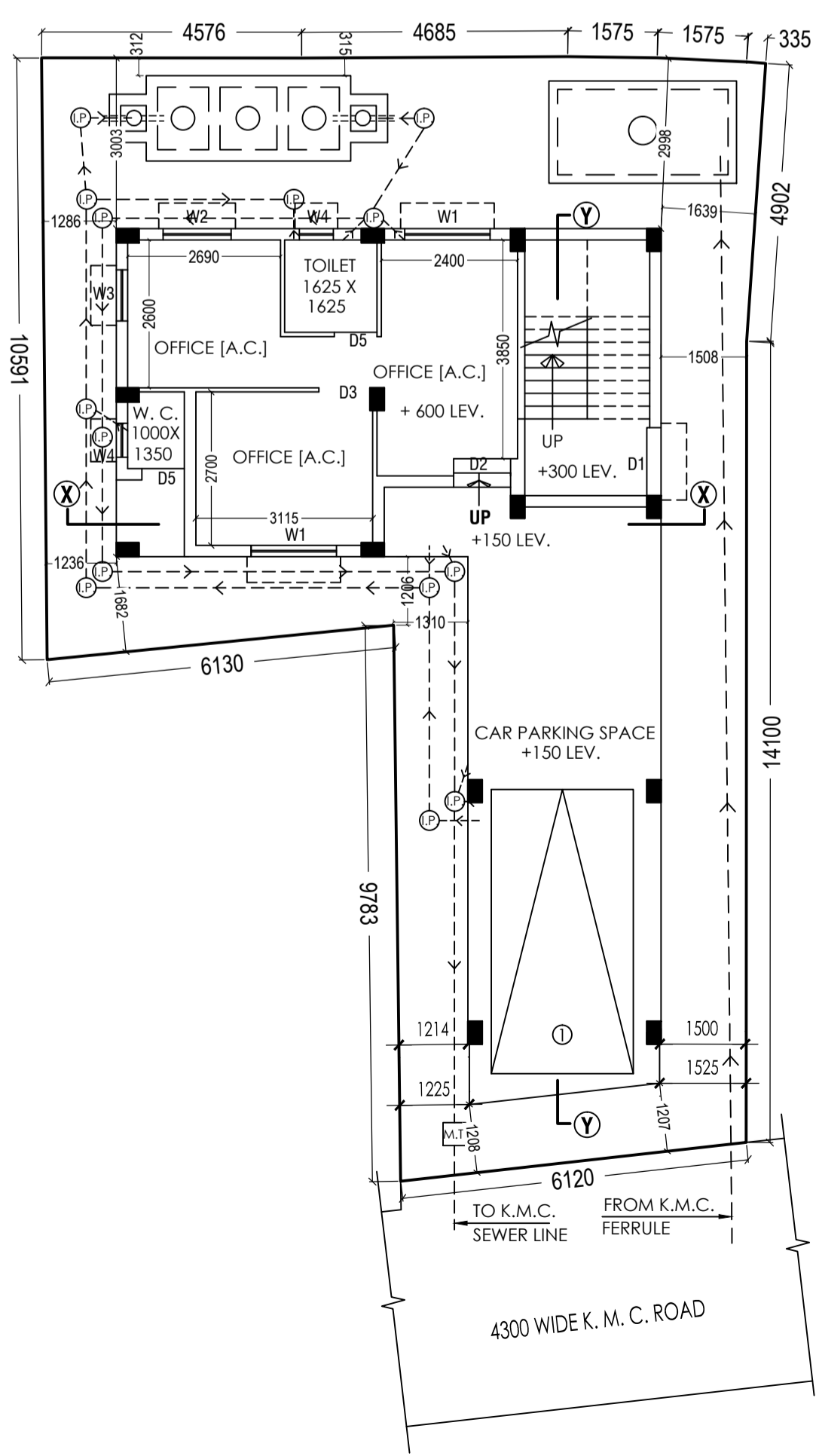
NAME OF THE APPLICANT



**LOCATION PLAN
SCALE - 1:4000**



**SITE PLAN
SCALE - 1:500**



**GROUND FLOOR PLAN
SCALE - 1:100**