

PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN AT PREMISES NO.- 3/4Q, BADE RAIPUR ROAD, IN K.M.C. WARD NO. -096, BOROUGH NO. -X., COMPLYING K.M.C. BUILDING RULE 2009 UNDER SECTION 393A OF K.M.C. ACT-1980.

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL PART-A

1. ASSESSEE NO. : 21-096-01-1456-5  
 2. NAME OF THE OWNER :- Mr. ARUN CHOWDHURY C.A OF i)ASHOKE KUMAR PAUL. ii) SONALI SAHA. iii) RUPA PAUL. iv) TAMALI GHOSH.

3) DETAILS OF REGISTERED DEED-

BOOK VOLUME	PAGES	BEING	DATE	OFFICE	
1	8	109-112	553	1990	A.D.R, W.B

4. DETAILS OF POWER OF ATTORNEY:-

BOOK VOLUME	PAGES	BEING	DATE	OFFICE	
1	1605-2023	73281-73306	160501912	06.02.2023	A.D.S.R ALIPORE

3) DETAILS OF REGISTERED BOUNDARY DECLARATION:-

BOOK VOLUME	PAGES	BEING	DATE	OFFICE	
1	1605-2024	5719-5730	160500071	19.01.2024	A.D.S.R ALIPORE

P A R T - B

1. a) AREA OF LAND:-  
 i) (As per Boundary Declaration = 03 K-12 CH- 40 SPT.= 254.552 SQ.M.  
 ii) (As per deed- 03 K-14 CH- 00 SPT.= 259.197 SQ.M.

2. ROAD WIDTH -4.366 M.  
 3. PERMISSIBLE GROUND COVERAGE (58.182%)= 148.102 SQM.  
 4. PROPOSED GROUND COVERAGE =145.821 SQM.(=57.285%)

STATEMENT OF AREA

FLOOR	FL. AREA	STAIR + STAIR LOBBY	LIFT LOBBY	LIFT WELL	NET FLOOR AREA
GR. FLOOR	145.821 SQ.M	12.690 SQ.M	2.228	NIL	130.904 SQ.M
1ST. FLOOR	145.821 SQ.M	12.690 SQ.M	2.228	1.540	129.364 SQ.M
2ND. FLOOR	145.821 SQ.M	12.690 SQ.M	2.228	1.540	129.364 SQ.M
3RD. FLOOR	145.821 SQ.M	12.690 SQ.M	2.228	1.540	129.364 SQ.M
TOTAL	583.285 SQ.M	50.760 SQ.M	6.910	4.620	518.995 SQ.M

5. TOTAL FLOOR AREA =583.285 SQ.M. (INCLUDING STAIR & STAIR LOBBY + LIFT, LIFT LOBBY)  
 6. TENEMENT SIZE :

Size of Tenement (Sq.m.)					Required Car Parking
FLOOR	FLAT MARKED	INDIVIDUAL AREA	PROPORTIONET SHARE OF COMMON AREA	TENEMENT AREA	PARKING CALCULATION (Multiple Tenement)
FIRST	FLAT-A	64.000	13.062	77.062	TOTAL NO. OF FLAT =05 nos (>75- <100= 4NO, >100=1NO). CAR PARKING GENERATE=3 NOS
	FLAT-B	64.343	13.132	77.475	
SECOND	FLAT-C	128.342	26.194	154.537	
THIRD	FLAT-D	64.000	13.062	77.062	
	FLAT-E	64.343	13.132	77.475	

8. CAR PARKING-  
 i) REQUIRED =3 NOS, PROVIDE = 3 NOS (COVERED)  
 ii) CAR PARKING AREA- REQUIRED =75.00 SQM, PROVIDE =115.054 SQM  
 9. PROPOSED F.A.R = 518.995-75=443.995/254.552=1.744<1.75  
 10. CUP BOARD AREA=10.800 SQM  
 11. OTHER AREA FOR FEES-70.470 SQM (STAR +LIFT LOBBY+CUP BOARD)  
 12. AREA OF STAIR HEAD ROOM- 15.810 SQ.M.  
 13. AREA OF LIFT MACHINE ROOM-8.828 SQ.M.  
 14. AREA OF LIFT MACHINE ROOM STAIR-2.975 SQ.M.  
 15. AREA OF ROOF TANK = 4.805 SQ.M.  
 16. TERRACE AREA = 145.821 SQ.M.  
 17. TREE COVER AREA-  
 i). PERMISSIBLE TREE COVER AREA=8.506 SQM.(1.548%)  
 ii) PROPOSED TREE COVER AREA=9.008 SQM.(1.544 %)  
 18. TOTAL NUMBER OF TENEMENT= 05 NOS

Certificate of Owner / Applicant:  
 I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I ENGAGE L.B.S & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S AND E.S.E. DURING CONSTRUCTION OF THE BUILDING ( AS PER B.S. PLAN).K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURE STABILITY OF THE BUILDING AND 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 WITH THE GUIDANCE OF E.S.E./ L.B.S BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING DEPARTMENTAL INSPECTION OF THE SITE, THE PLOT IS IDENTIFIED BY ME, THERE IS NO TENENT. EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCE OF WORK. THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

ARUN CHOWDHURY  
 AS CONSTITUTED ATTORNEY OF  
 i) ASHOKE KUMAR PAUL  
 ii) SONALI SAHA  
 iii) RUPA PAUL  
 iv) TAMALI GHOSH  
 NAME OF OWNER/APPLICANT

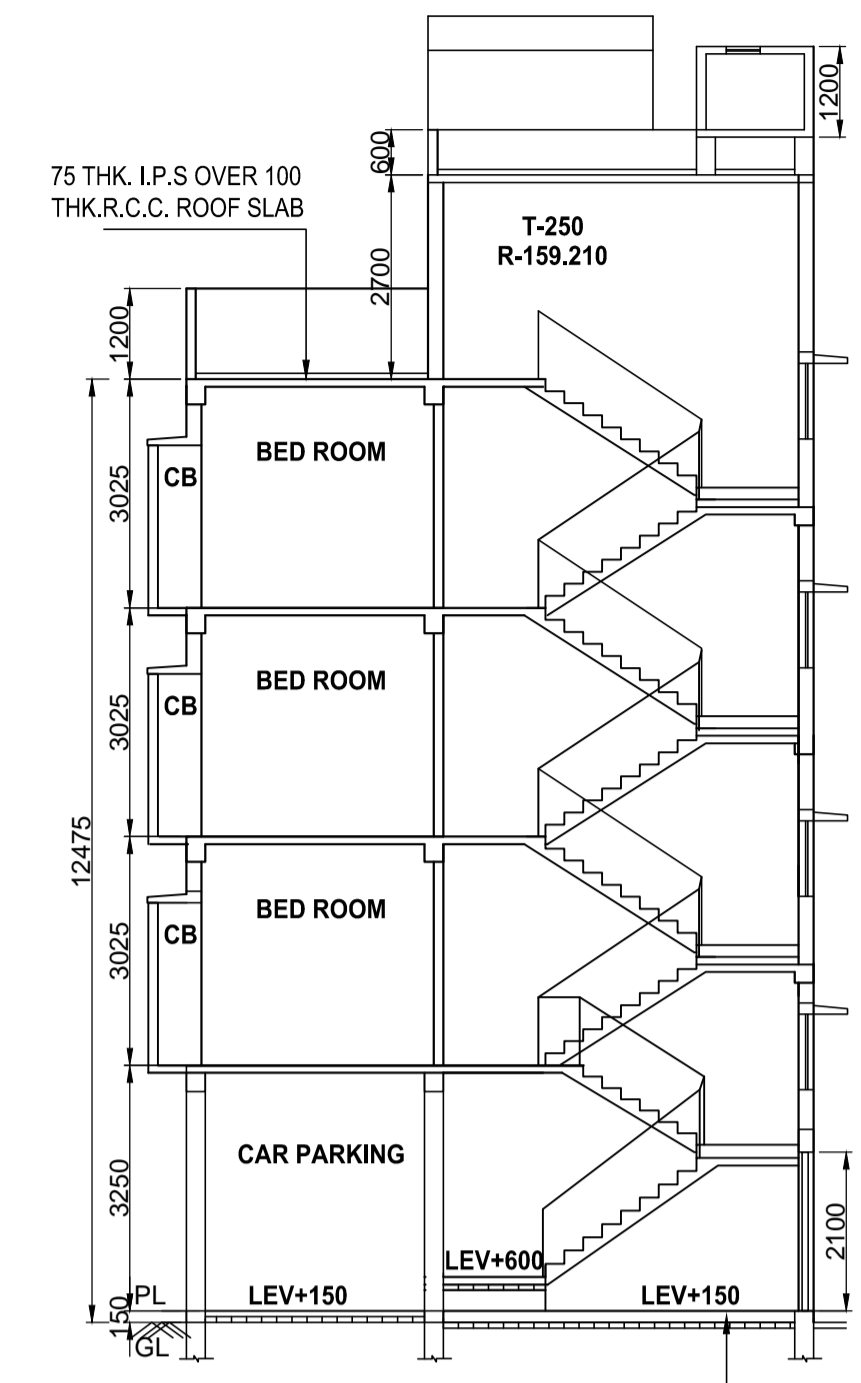
Certificate of E.S.E.:

I DO, HEREBY, UNDERTAKE THAT I SHALL CARRY OUT SOIL INVESTIGATION AFTER DEMOLISHING THE EXISTING STRUCTURE AND DESIGN THE FOUNDATION AND ALL STRUCTURAL ELEMENTS AS PER RELEVANT I.S. CODE OF PRACTICE & NATIONAL BUILDING CODE BEFORE COMMENCEMENT OF THE WORK. THE WORK WILL BE EXECUTED STRICTLY AS PER STRUCTURAL DESIGN AND DRAWING AND THE SAME WILL BE SUPERVISED BY ME DURING CONSTRUCTION WORK. I WILL SUBMIT THE STRUCTURAL DESIGN CALCULATIONS, STRUCTURAL DRAWING, SOIL TEST REPORT ETC. AT THE TIME OF PLINTH LEVEL APPLICATION.

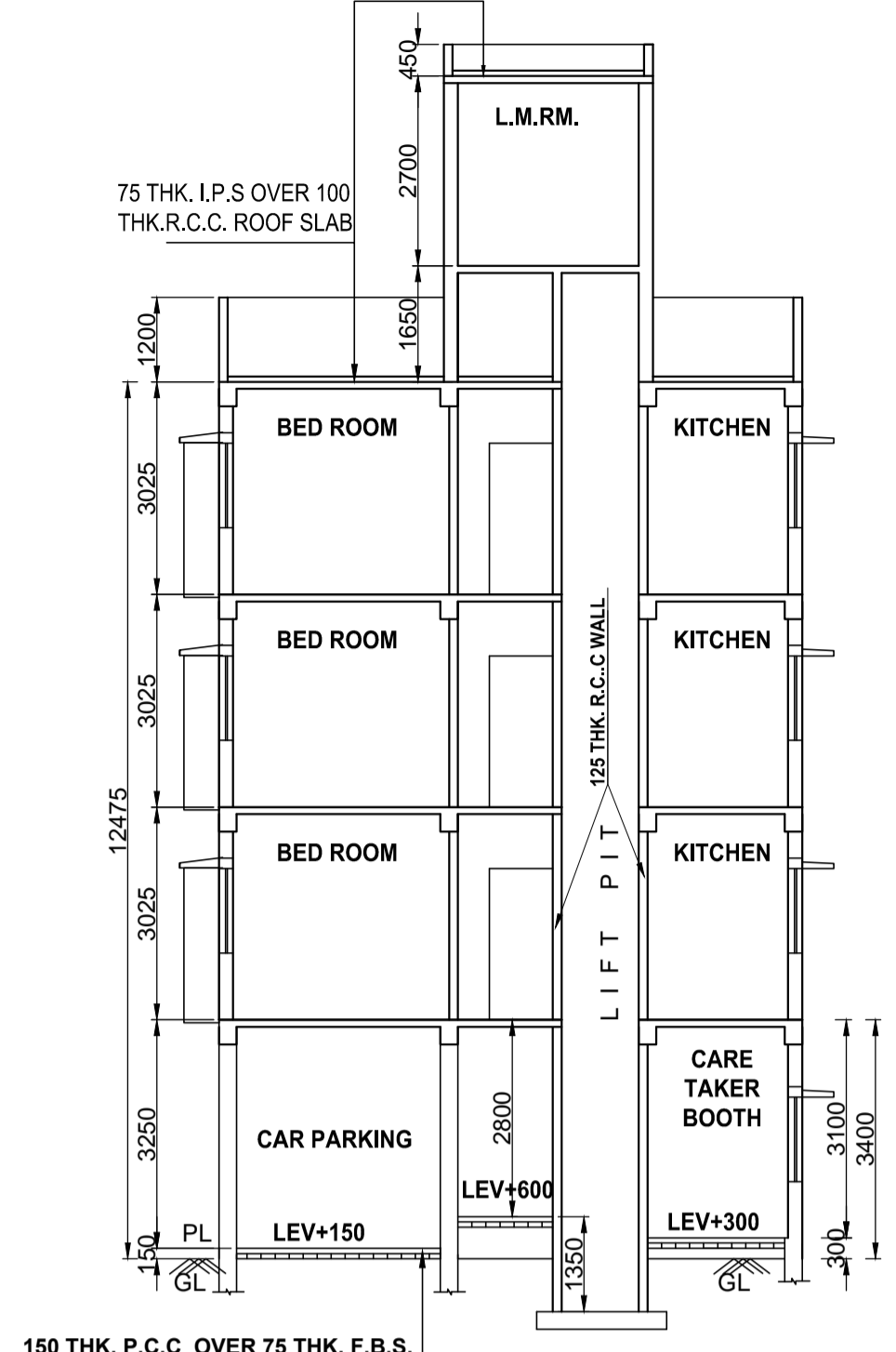
I DO, HEREBY, ALSO UNDERTAKE THAT DURING EXECUTION OF THE WORK ALL PRECAUTIONARY MEASURES WILL BE TAKEN BY ME IN RESPECT OF SAFETY AND STABILITY OF THE ADJOINING STRUCTURE AND PROPERTIES.



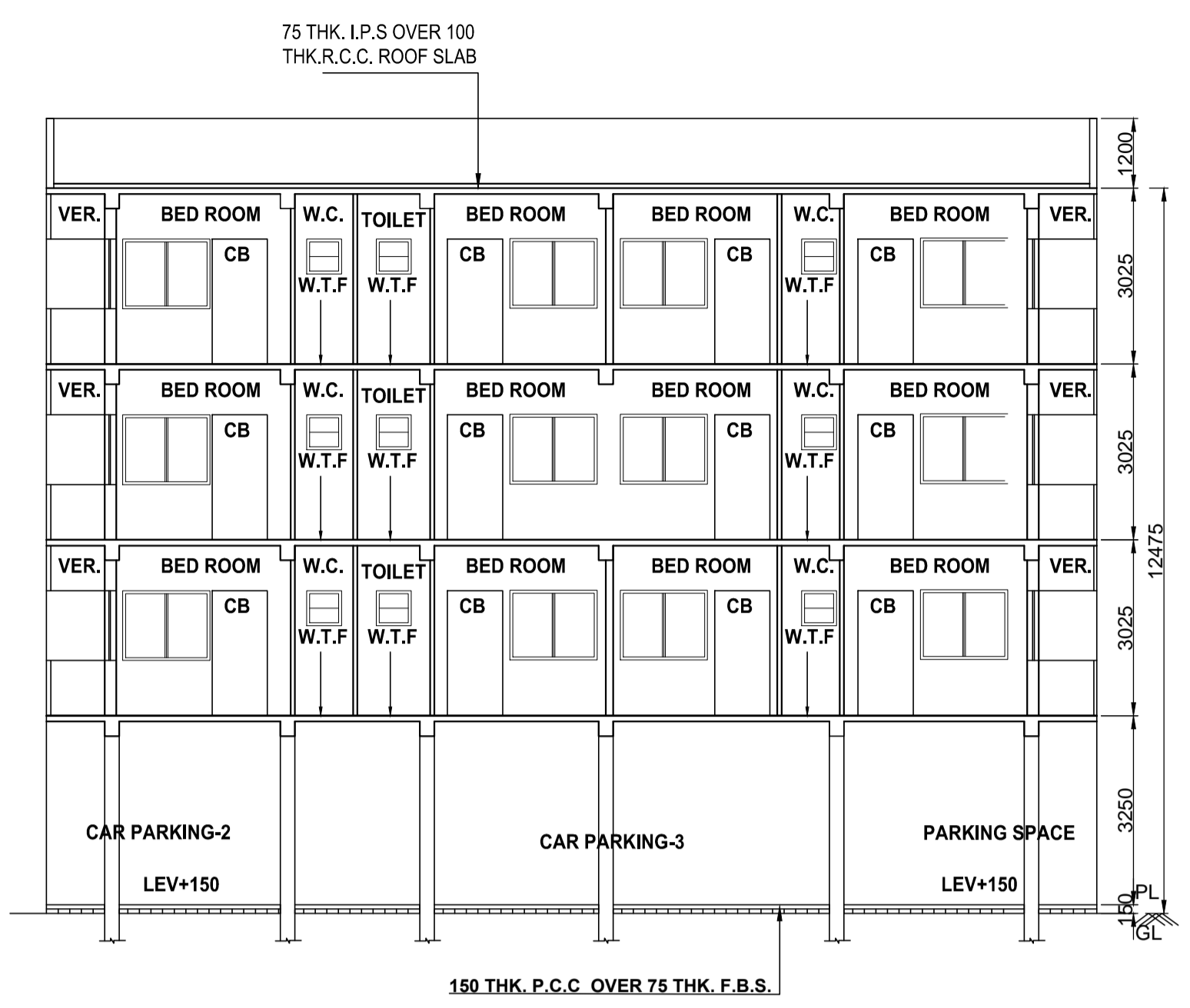
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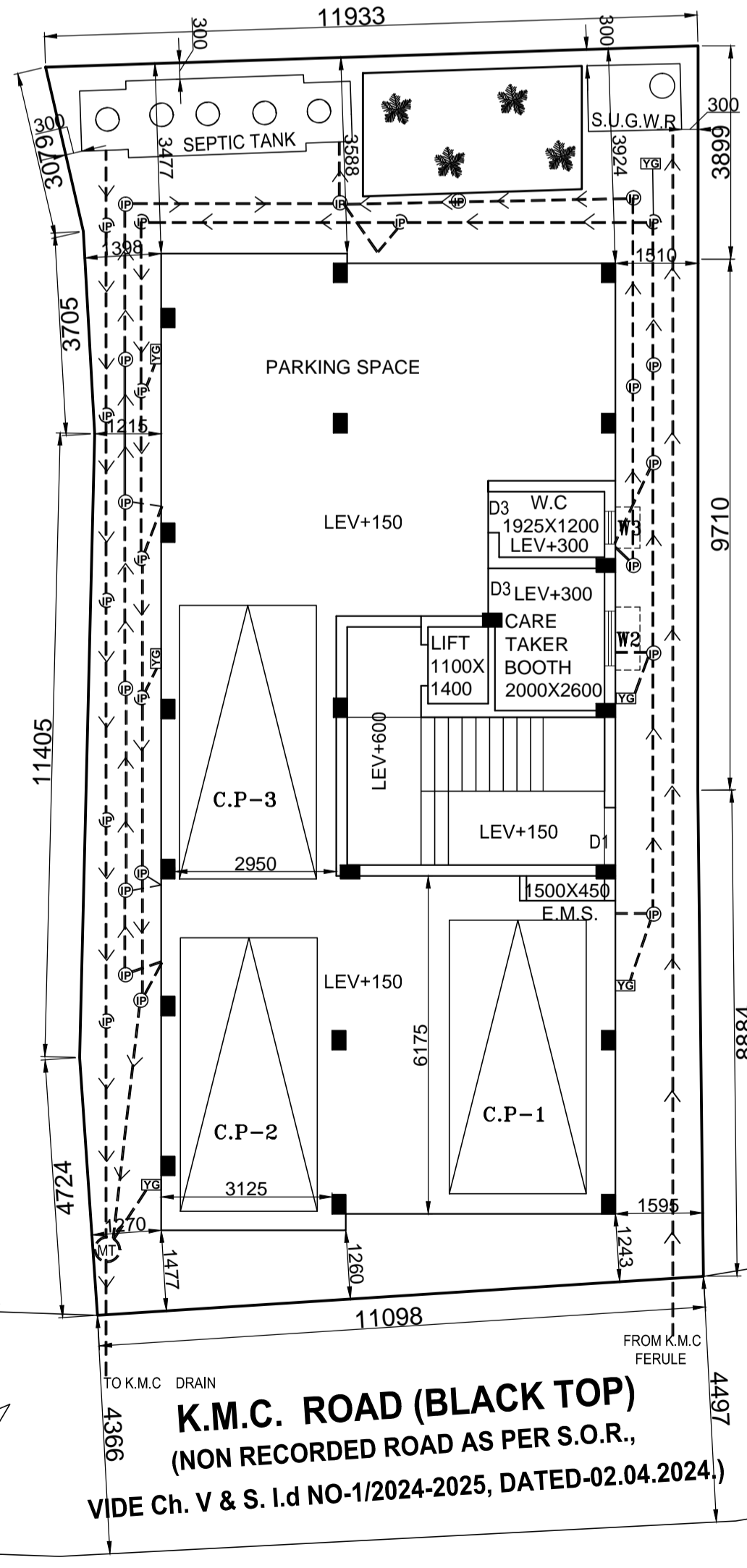
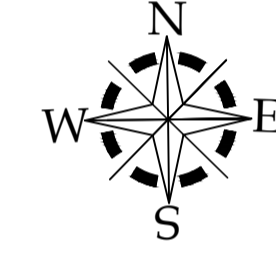
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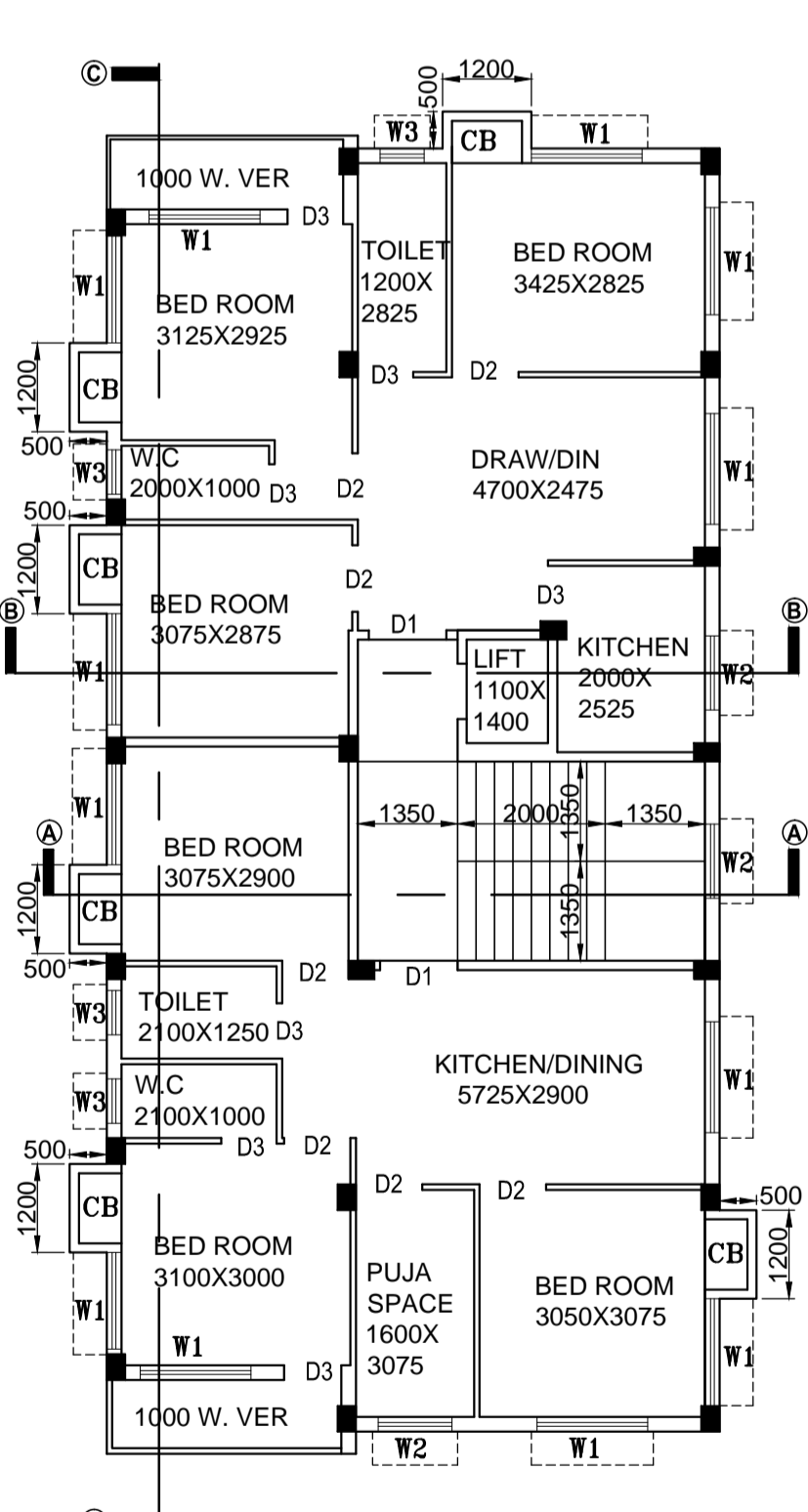
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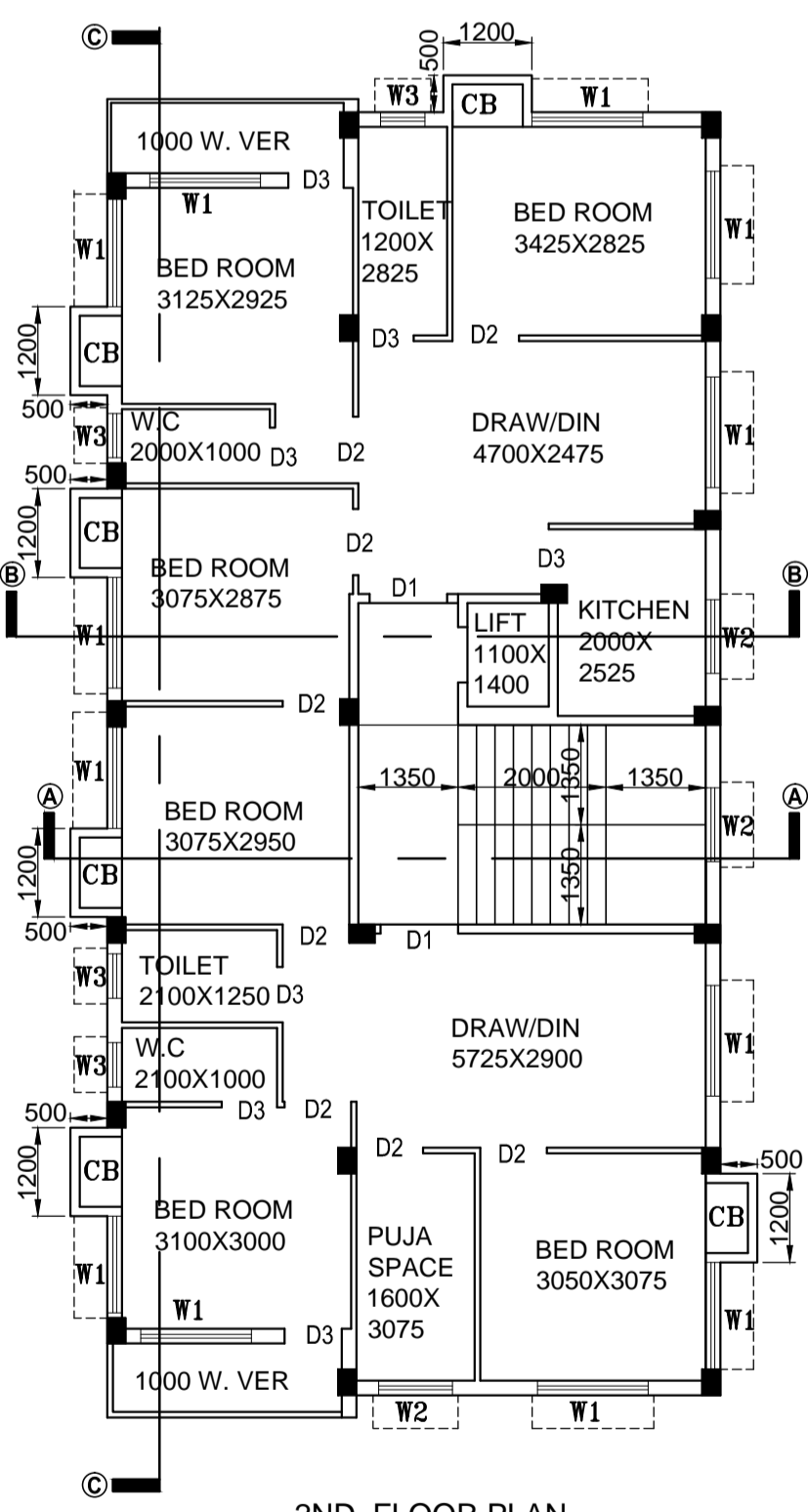
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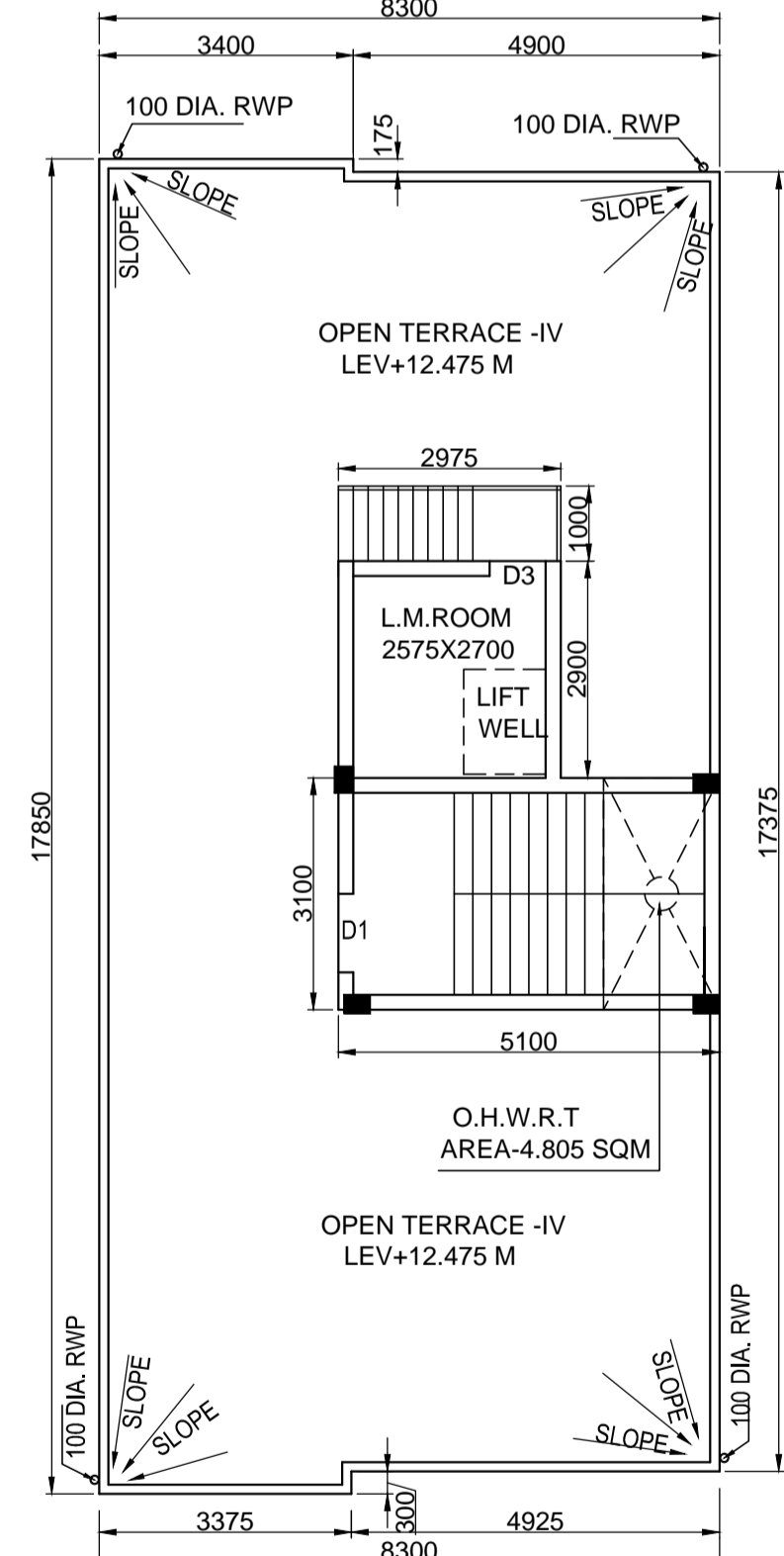
GROUND FLOOR PLAN  
SCALE-1:100



1ST & 3RD FLOOR PLAN  
SCALE-1:100



2ND. FLOOR PLAN  
SCALE-1:100



ROOF PLAN  
SCALE-1:100

DOOR & WINDOW SCHEDULE

DOOR MKD.	SIZE	WIN. MKD.	SIZE
D1	1000x2100	W1	1500x1200
D2	900x2100	W1	1200x1200
D3	750x2100	W2	1000x1000
		W4	600x750

- SPECIFICATIONS
- FOUNDATION : R.C.C. FOOTING WITH FOUNDATION BEAM .
  - SUPERSTRUCTURE : R.C.C. FRAME STRUCTURE WITH 200 THK. EXTERNAL WALL AND 125 /75 THK. INTERNAL WALL Unless mentioned) WITH (1:4) CEMENT MORTAR
  - FLOORING : MARBLE FLOORING AND DADO
  - DOORS : SALWOOD FRAME AND TEAK WOOD PANELED SHUTTERS
  - WINDOWS : SALWOOD FRAME AND GAMARI WOOD PANELED SHUTTER FRAME AND GLASS
  - PLASTERS: EXTERNAL WALL-18mm. Thk. SAND CEMENT MORTAR 1:6, INTERNAL WALL-12 mm.Thk. SAND CEMENT MORTAR 1:5, CEILING-6mm. THK. SANDCEMENT MORTAR 1:5
  - ROOF : 100 THK. (Av.) LIME TERRACING/APPROVED ROOF TREATMENT
  - PAINTING : EXTERNAL SURFACE WITH CEMENT BASED PAINT, INTERNAL SURFACE WITH DRY DISTEMPERND GRILL, DOORS AND WINDOWS WITH SYNTHETIC ENAMEL PAINT
  - ELECTRICAL& PLUMBING : ALL CONFIRMS TO IS.

Sanction No. 2024100012 dated 09-APR-2024  
 valid upto : 09-APR-2029

ASSISTANT ENGINEER (CIVIL)  
 BUILDING DEPARTMENT, BR -X

Certificate of L.B.S.:

I 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 CONDITIONS INCLUDING THE WIDTH OF ABUTTING ROAD 4.366 M. (NON RECORDED ROAD AS PER S.O.R., VIDE Ch. V&S I.d NO-1/2024-2025, DATED-02.04.2024.) CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE PLOT IS DEBARRED BY BOUNDARY WALL. THE CONSTRUCTION OF SEMI UNDER GROUND WATER TANK & SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.WHICH IS FULLY OCCUPIED BY THE OWNER.

SUPTA PRAKASH BANERJEE LICENCE NO-1070(I)  
 NAME OF L.B.S.

Certificate of G.T.E.:-

I DO, HEREBY, UNDERTAKE THAT I SHALL CARRY OUT SOIL INVESTIGATION AFTER DEMOLISHING THE EXISTING STRUCTURE. THE WORK WILL BE EXECUTED STRICTLY AS PER STRUCTURAL DESIGN & DRAWING. THE SITE WILL BE SUPERVISED BY ME DURING CONSTRUCTION WORK. I WILL SUBMIT THE STRUCTURAL DESIGN CALCULATIONS, STRUCTURAL DRAWING, SOIL TEST REPORT ETC. AT THE TIME OF PLINTH LEVEL APPLICATION.

I DO, HEREBY, ALSO UNDERTAKE THAT DURING EXECUTION OF THE WORK ALL PRECAUTIONARY MEASURES WILL BE TAKEN BY ME IN RESPECT OF SAFETY AND STABILITY OF THE ADJOINING STRUCTURE AND PROPERTIES.

KALLOL KUMAR GHOSAL (G.T.E.-49I)  
 NAME OF G.T.E.

CHKD. BY : S.P. BANERJEE  
 DRAWN BY : SUPTA MANDAL  
 SCALE = 1:100,1:50,1:600,1:4000  
 DATE-29/01/2024

CONSTECH INDIA  
 28D RAJA S.C. MALLIK ROAD  
 JADAVPUR, KOLKATA -700032

SUPTA PRAKASH BANERJEE ESE 554(II)  
 NAME OF E.S.E.