

PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN AT PREMISES NO. - 4A BAIASHNABGHATA BYE LANE, IN WARD NO. -100, 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

- ASSEESSEE NO. : 21-100-01-0015-1
- NAME OF THE OWNER :- SMT. MIRA MUKHERJEE
- NAME OF THE APPLICANT :- SRI. AJOY KUMAR CHANDA PROPRIETOR OF M/S CONCORD CONSTRUCTION, C.A OF SMT. MIRA MUKHERJEE
- DETAILS OF REGISTERED DEED-

BOOK VOLUME	PAGES	BEING	DATE	OFFICE	
I	50	139-146	2316	10.08.1990	D.S.R ALIPORE, 24PGS(S)
- DETAILS OF POWER OF ATTORNEY:-

BOOK VOLUME	PAGES	BEING	DATE	OFFICE	
I	1604-2023	84644-84662	160403098	15.03.2023	D.S.R IV 24PGS(S)
- DETAILS OF REGISTERED BOUNDARY DECLARATION:-

BOOK VOLUME	PAGES	BEING	DATE	OFFICE	
I	1604-2023	376634-376646	160412516	06.10.2023	D.S.R-IV 24PGS(S)

- P A R T - B
- AREA OF LAND:-
 - As per Boundary Declaration = 03 K-13 CH-26 SFT = 257.430 SQ.M.
 - As per deed- 04 K-01 CH-00 SFT = 271.739 SQ.M.
 - ROAD WIDTH 4.440 M.
 - PERMISSIBLE GROUND COVERAGE (58.086%) = 149.530 SQ.M.
 - PROPOSED GROUND COVERAGE = 134.087 SQ.M. = (52.087%)

STATEMENT OF AREA

FLOOR	FL. AREA	STAIR + STAIR LOBBY	LIFT LOBBY	LIFT WELL	NET FLOOR AREA
GR. FLOOR	128.252 SQ.M	10.890 SQ.M	2.228	NIL	115.135 SQ.M
1ST FLOOR	134.087 SQ.M	10.890 SQ.M	2.228	1.540	119.430 SQ.M
2ND FLOOR	134.087 SQ.M	10.890 SQ.M	2.228	1.540	119.430 SQ.M
3RD FLOOR	134.087 SQ.M	10.890 SQ.M	2.228	1.540	119.430 SQ.M
TOTAL	530.514 SQ.M	43.560 SQ.M	8.912	4.620	473.424 SQ.M

- TOTAL FLOOR AREA = 530.514 SQ.M. (INCLUDING STAIR & STAIR LOBBY + LIFT, LIFT LOBBY)
- TENAMENT SIZE:-

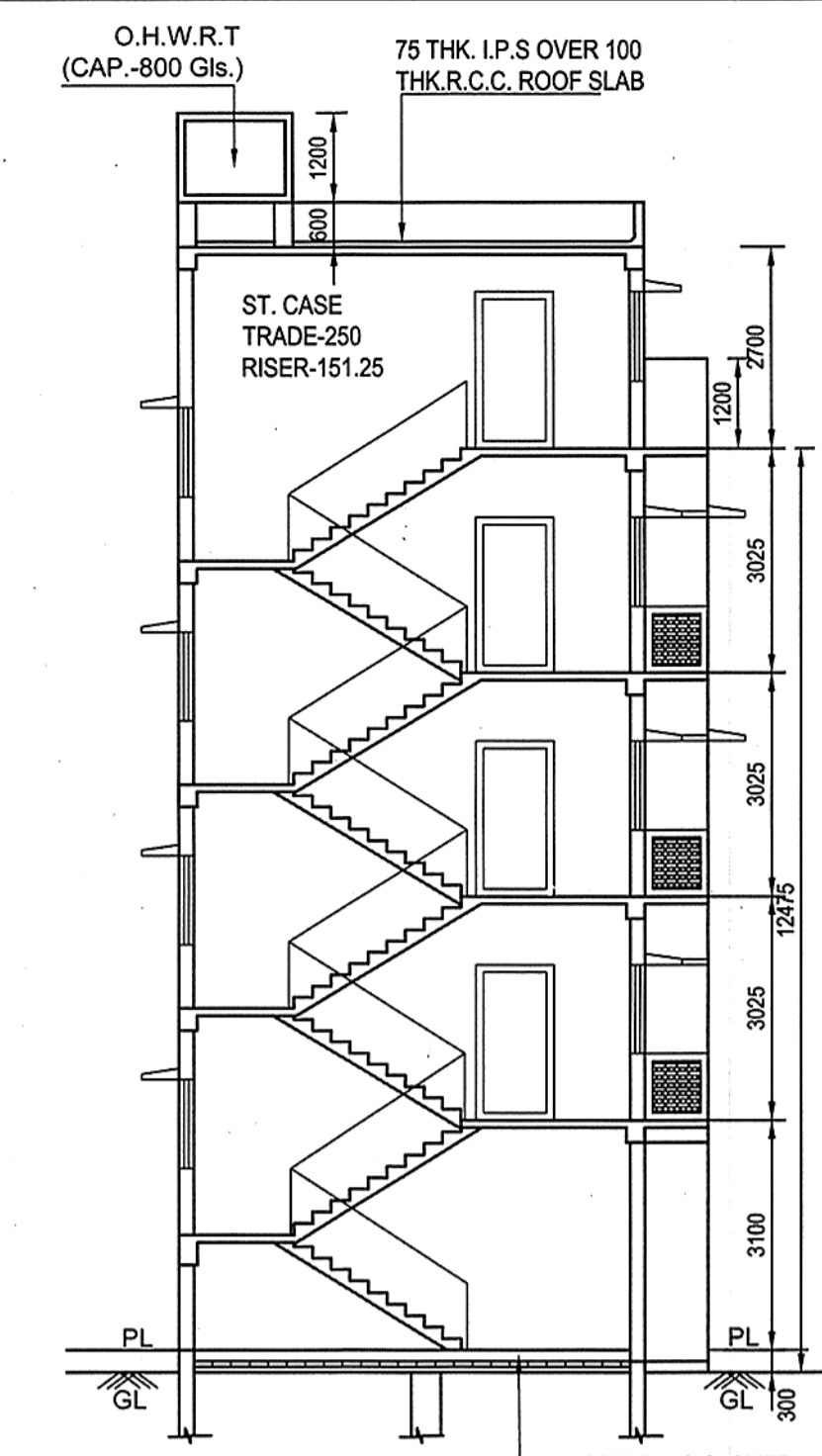
FLOOR	Size of Tenement (Sq.m.)				Required Car Parking (Multiple Tenement)
	FLAT MARKED	INDIVIDUAL AREA	PROPORTIONATE SHARE OF COMMON AREA	TENEMENT AREA	
FIRST	FLAT-A	46.394	10.972	57.366	TOTAL NO. OF FLAT = 06 NOS. (2-50, <75= 3NOS, >75 <100= 3NOS). CAR PARKING GENERATE= 1 NOS
	FLAT-B	69.309	16.391	85.700	
SECOND	FLAT-C	46.394	10.972	57.366	
	FLAT-D	69.309	16.391	85.700	
THIRD	FLAT-E	46.394	10.972	57.366	
	FLAT-F	69.309	16.391	85.700	

- CAR PARKING:-
 - REQUIRED = 1 NO. PROVIDE = 4 NOS (COVERED)
 - CAR PARKING AREA - PROVIDE = 96.696 SQ.M
- PROPOSED F.A.R. = 473.424-25=448.424/257.430=1.742<1.75
- CUP BOARD AREA=10.350 SQ.M
- OTHER AREA FOR FEES-62.820 SQ.M (STAR +LIFT LOBBY+CUP BOARD)
- AREA OF STAIR HEAD ROOM=18.800 SQ.M.
- TERRACE AREA = 134.087 SQ.M.
- AREA OF LIFT MACHINE ROOM=6.867 SQ.M.
- TREE COVER AREA-
- LIFT MACHINE RM STAIR=3.000 SQ.M.
- PERMISSIBLE TREE COVER AREA=7.036 SQ.M.(0.013%)
- AREA OF ROOF TANK = 4.030 SQ.M.
- PROPOSED TREE COVER AREA=9.039 SQ.M.(1.704%)

Certificate of Owner:
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 & 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 UNDER THE GUIDANCE OF E.S.E./L.B.S BEFORE STARTING OF BUILDING FOUNDATION WORK. DEPARTMENTAL INSPECTION OF THE SITE. THE PLOT IS IDENTIFIED BY ME. THERE IS NO TENENT. EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

Certificate of G.T.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.

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.



SECTION AT - BB SCALE:1:100

DEBARATI CHAKRABORTY
DIGITALLY SIGNED BY DEBARATI CHAKRABORTY
20240111 16:11:22

DIGITAL SIGNATURE OF A.E.(C)/BID/KMC

B.P. NO. - 2023/100207 DATE: 11-JAN-2024
VALID TILL: 10-JAN-2029

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 4.440 M. 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 DEMARCATED 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. THE SITE WILL BE SUPERVISED BY ME.

SUPTA PRAKASH BANERJEE LICENCE NO-1070(1)
NAME OF L.B.S.

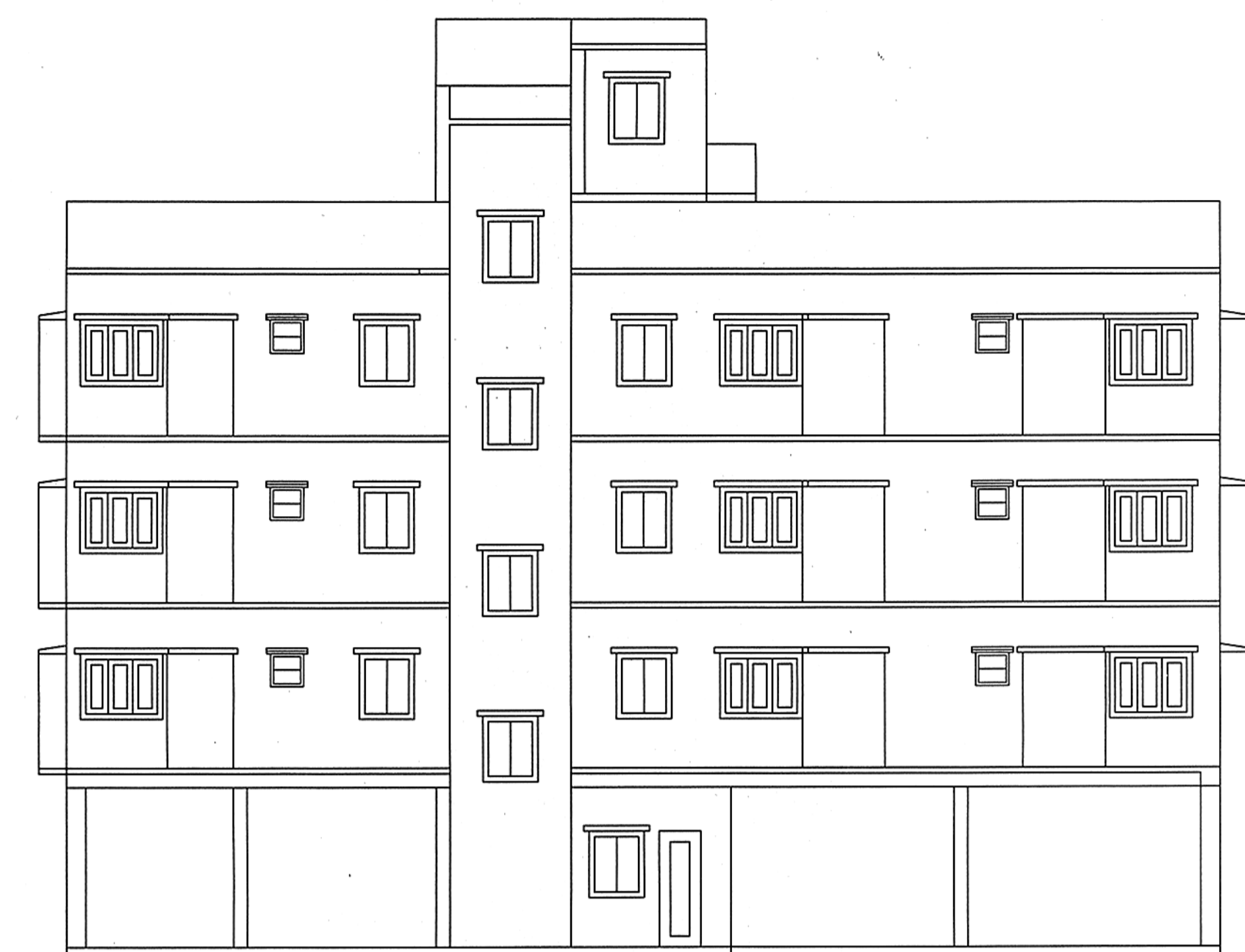
Certificate of G.T.E.:-
I DO, HEREBY, UNDERTAKE THAT I SHALL CARRY OUT SOIL INVESTIGATION AFTER DEMOLISHING THE EXISTING STRUCTURE AND DESIGN THE FOUNDATION AND ALL STRUCTURAL ELEMENTS AS PER RELEVANT I.S. CODE OF PRACTICE & NATIONAL BUILDING CODE BEFORE COMMENCEMENT OF THE WORK. THE WORK WILL BE EXECUTED 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.

RUPAK KUMAR BANERJEE LICENCE NO. GT- I/3(K.M.C)
NAME OF G.T.E.

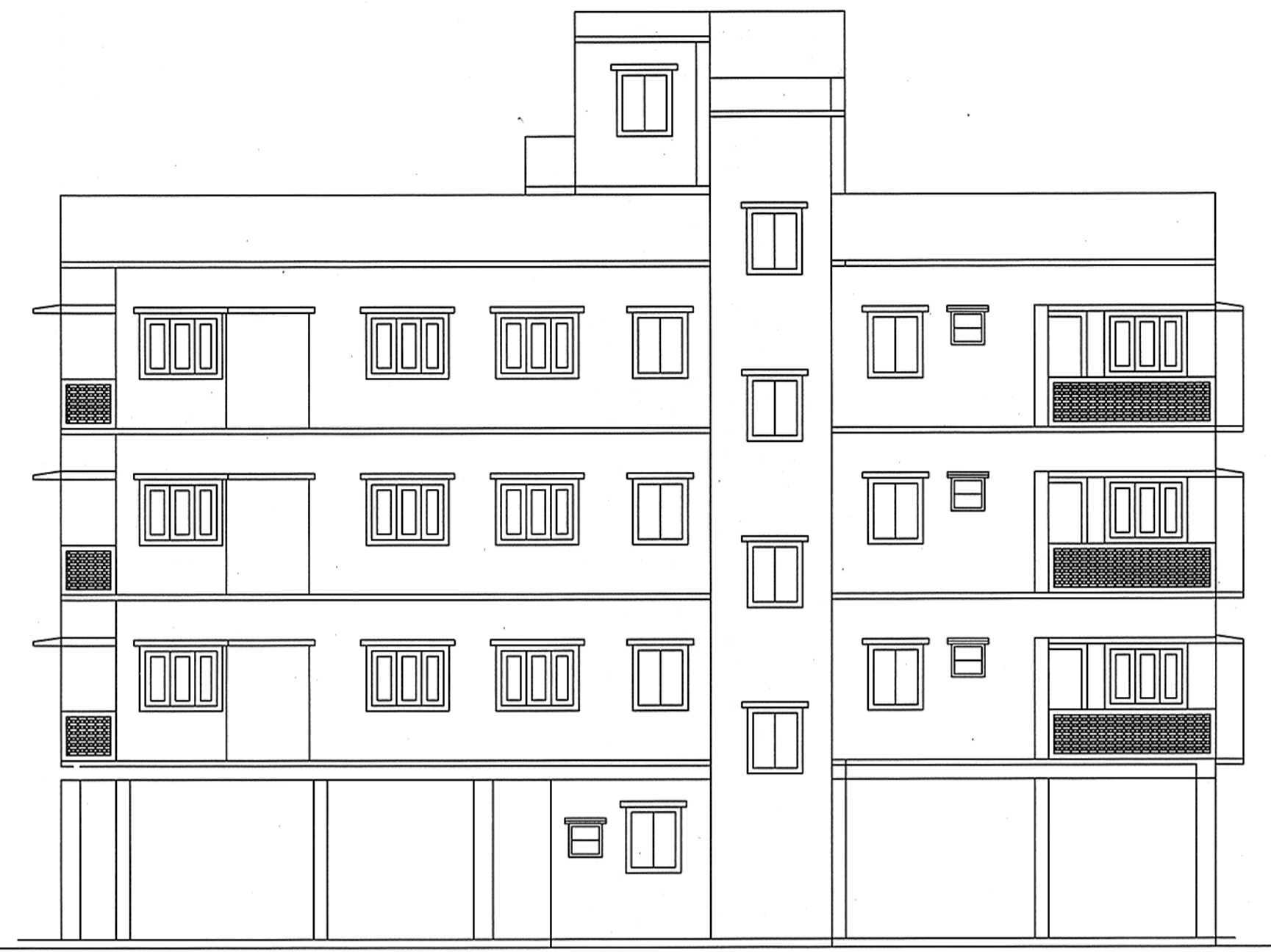
CHKD. BY : S.P. BANERJEE
DRAWN BY : SUDIP MANDAL
SCALE = 1:100, 1:500, 1:4000
DATE-04/01/2024

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

SUPTA PRAKASH BANERJEE ESE 554(1)
NAME OF E.S.E.



NORTH SIDE ELEVATION

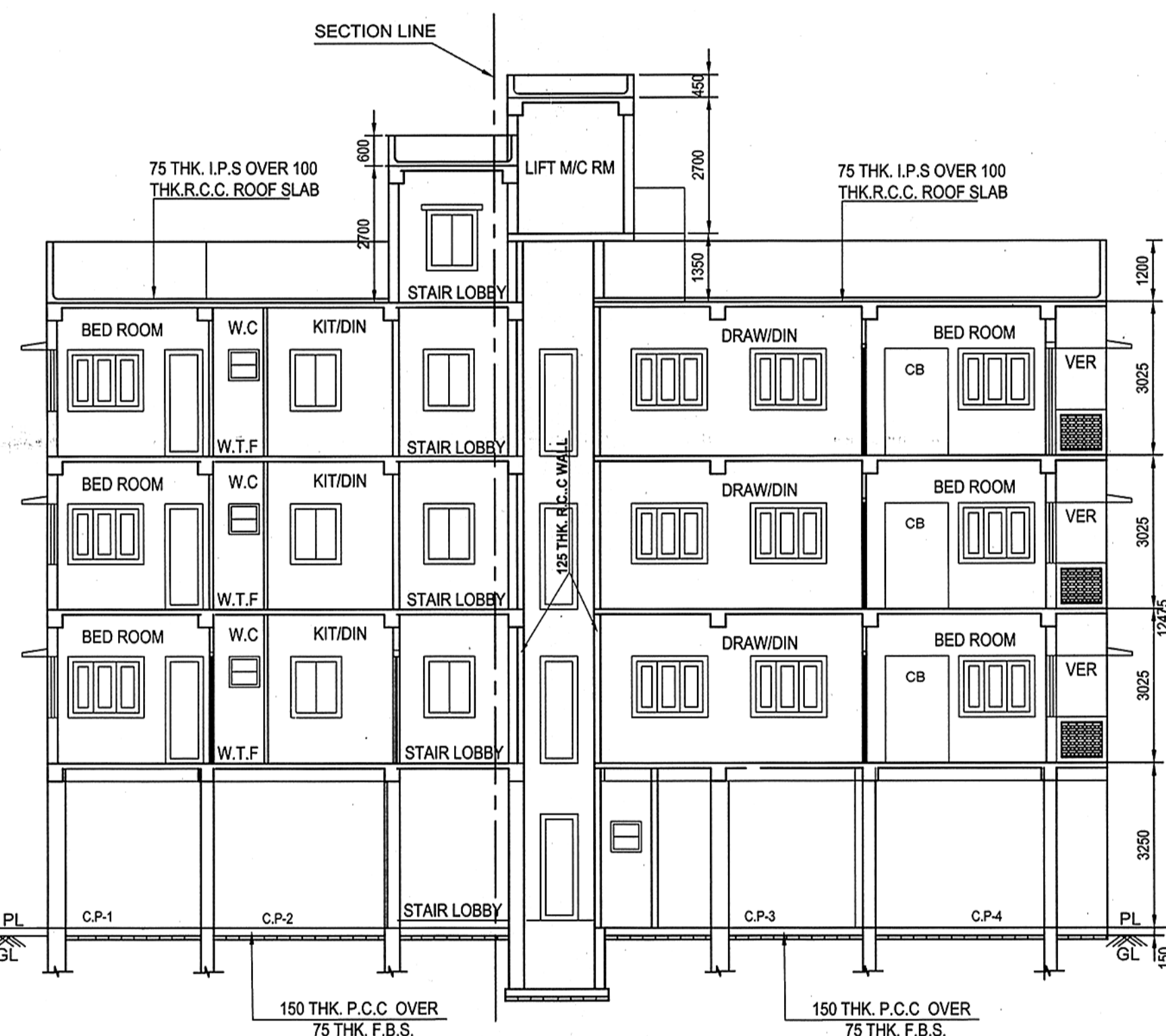


SOUTH SIDE ELEVATION

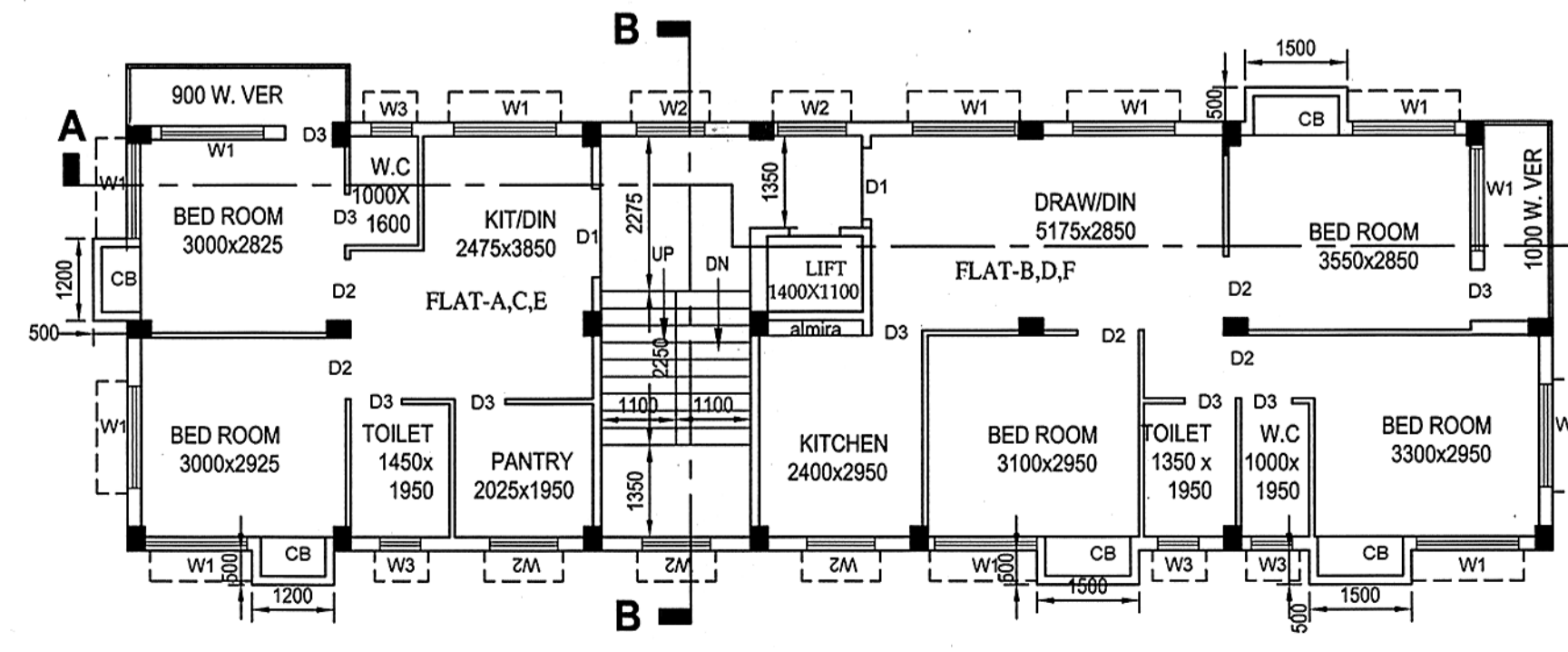
DOOR & WINDOW SCHEDULE

DOOR MKD.	SIZE	WIN. MKD.	SIZE
D1	1000x2100	W1	1500x1200
D2	900x2100	W2	1000x1000
D3	750x2100	W3	600x750
		W4	1200x1200

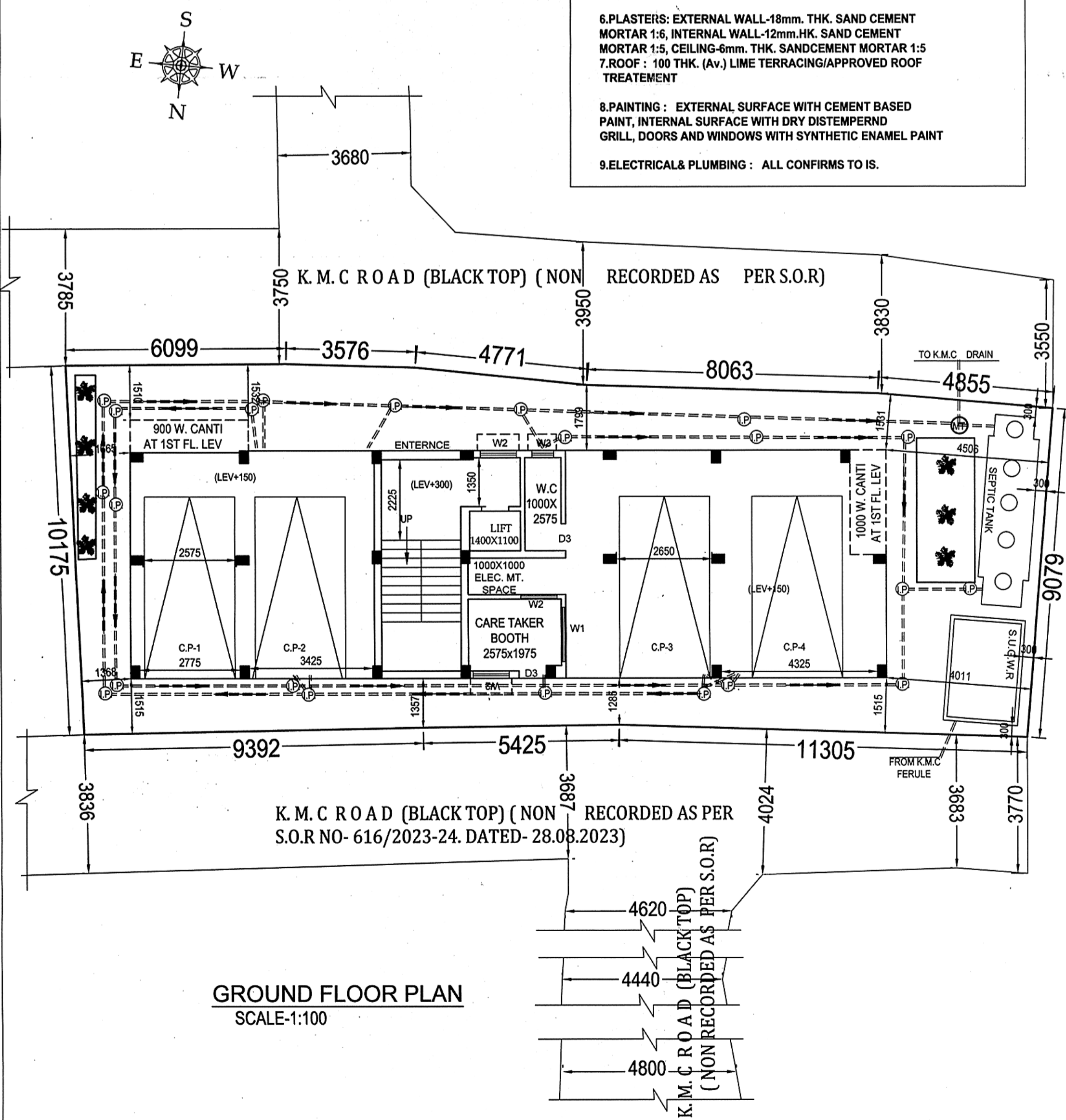
- SPECIFICATIONS
- FOUNDATION : R.C.C. FOOTING WITH FOUNDATION BEAM.
 - SUPERSTRUCTURE : R.C.C. FRAME STRUCTURE WITH 200 THK. EXTERNAL WALL AND 25/75 THK. INTERNAL WALL Unless mentioned) WITH (1:4) CEMENT MORTAR
 - FLOORING : MARBLE FLOORING AND DADO
 - DOORS : SALWOOD FRAME AND TEAK WOOD PANELED SHUTTERS
 - WINDOWS : SALWOOD FRAME AND GAMARI WOOD PANELED SHUTTER FRAME AND GLASS
 - PLASTERS: EXTERNAL WALL-16mm. THK. SAND CEMENT MORTAR 1:5. INTERNAL WALL-12mm.HK. SAND CEMENT MORTAR 1:5. CEILING-6mm. THK. SAND CEMENT MORTAR 1:5
 - ROOF : 100 THK. (Av.) LIME TERRACING/APPROVED ROOF TREATMENT
 - PAINTING : EXTERNAL SURFACE WITH CEMENT BASED PAINT. INTERNAL SURFACE WITH DRY DISTEMPERD GRILL, DOORS AND WINDOWS WITH SYNTHETIC ENAMEL PAINT
 - ELECTRICAL & PLUMBING : ALL CONFIRMS TO IS.



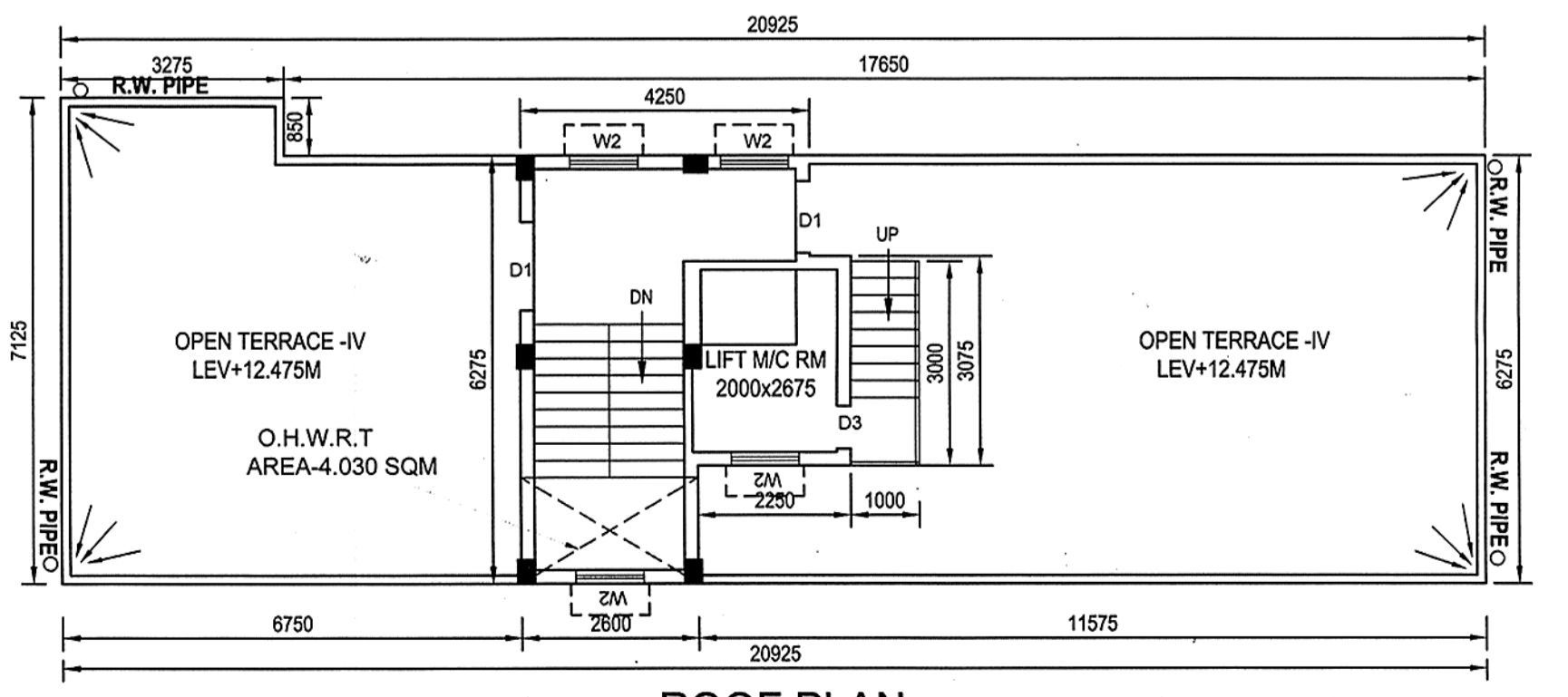
SECTION AT - AA SCALE:1:100



TYPICAL FLOOR PLAN (1ST, 2ND & 3RD) SCALE:1:100



GROUND FLOOR PLAN SCALE:1:100



ROOF PLAN SCALE:1:100