

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	
1	50	139-146	2316	10.08.1990	D.S.R ALIPORE- 24PG(S)
- DETAILS OF POWER OF ATTORNEY-

BOOK VOLUME	PAGES	BEING	DATE	OFFICE	
1	1604-2023	84644-84682	160403099	15.03.2023	D.S.R-IV 24PG(S)
- DETAILS OF REGISTERED BOUNDARY DECLARATION-

BOOK VOLUME	PAGES	BEING	DATE	OFFICE	
1	1604-2023	376634-376646	160412516	06.10.2023	D.S.R-IV 24PG(S)

PART - B

- AREA OF LAND-
 - As per Boundary Declaration = 03 K-13 CH-26 SFT. = 257.430 SQ.M.
 - As per docd-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

5. TOTAL FLOOR AREA = 530.514 SQ.M. (INCLUDING STAIR & STAIR LOBBY + LIFT, LIFT LOBBY)
6. TENAMENTS SIZE:

FLOOR	FLAT MARKED	INDIVIDUAL AREA	PROPORTION SHARE OF COMMON AREA	TENEMENT AREA	PARKING CALCULATION (Multiple Tenement)
FIRST	FLAT-A	46.394	10.972	57.366	TOTAL NO. OF FLAT = 06 nos (>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	

8. CAR PARKING:
i) REQUIRED = 1 NO, PROVIDE = 4 NOS (COVERED)
ii) CAR PARKING AREA- PROVIDE = 96.696 SQM

9. PROPOSED F.A.R. = 473.424-25=448.424/257.430=1.742<1.75

10. CUP BOARD AREA=10.350 SQM

11. OTHER AREA FOR FEES-62.820 SQM (STAR +LIFT LOBBY+CUP BOARD)

12. AREA OF STAIR HEAD ROOM=18.800 SQ.M.

13. AREA OF LIFT MACHINE ROOM=6.807 SQ.M.

14. LIFT MACHINE RM STAIR=3.000 SQ.M.

15. AREA OF ROOF TANK = 4.030 SQ.M.

16. TERRACE AREA = 134.087 SQ.M.

17. TREE COVER AREA-
i) PERMISSIBLE TREE COVER AREA=7.036 SQ.M. (0.013%)
ii) 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 AND 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 P.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. DURING DEPARTMENTAL INSPECTION OF THE SITE, THE PLOT IS IDENTIFIED BY ME. THERE IS NO TENANT. 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.

SRI. AJOY KUMAR CHANDA PROPRIETOR OF M/S CONCORD CONSTRUCTION, C.A OF SMT. MIRA MUKHERJEE
NAME OF OWNER/APPLICANT

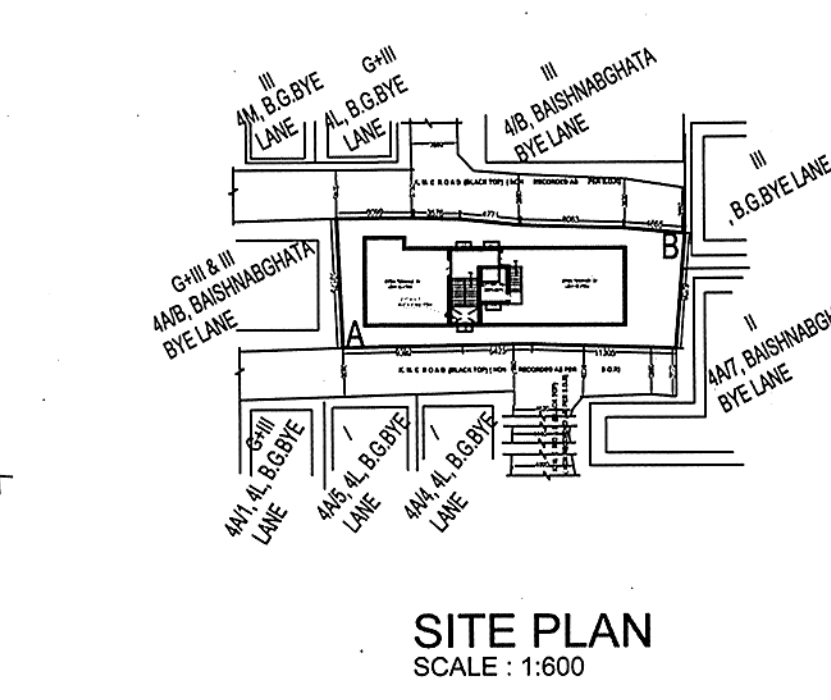
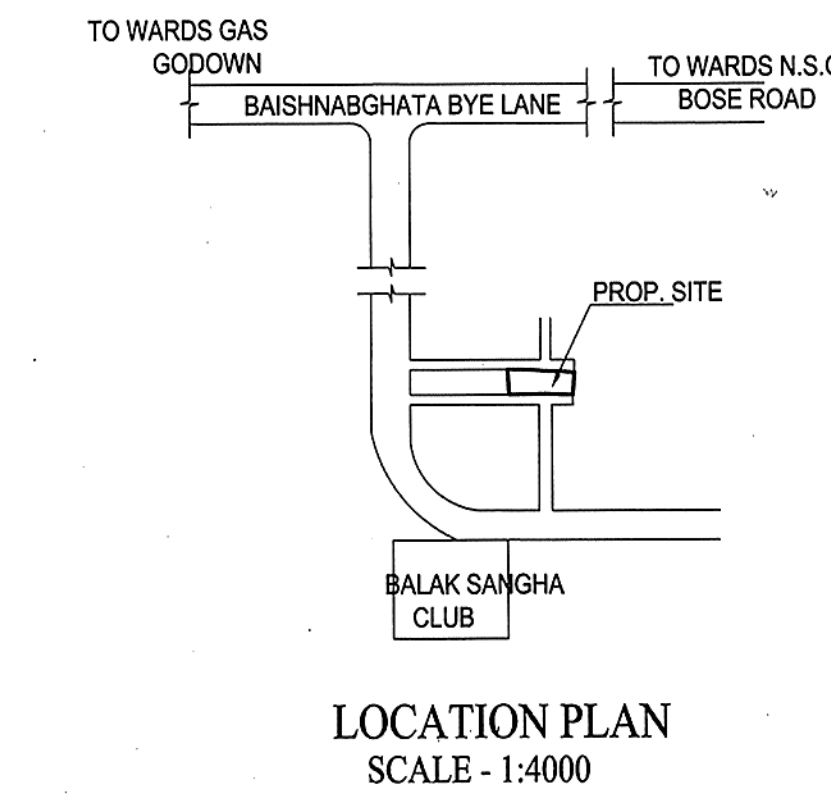
SUPTA PRAKASH BANERJEE LICENCE NO-1070(1)
NAME OF L.B.S.

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

CHKD. BY : S.P. BANERJEE
DRAWN BY : SUDIP MANDAL
SCALE = 1:100, 1:50, 1:600, 1:4000
DATE-04/01/2024

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

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



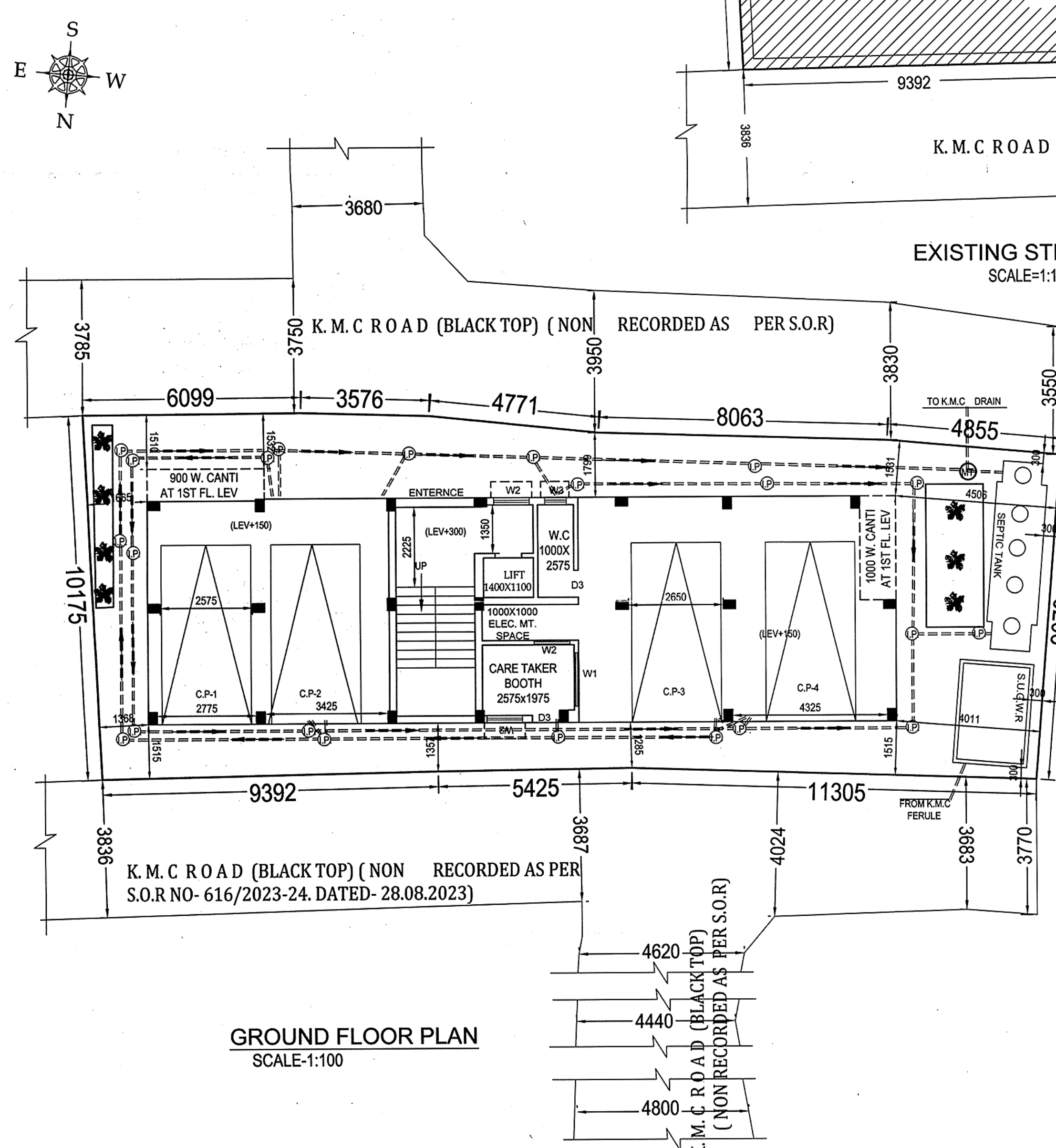
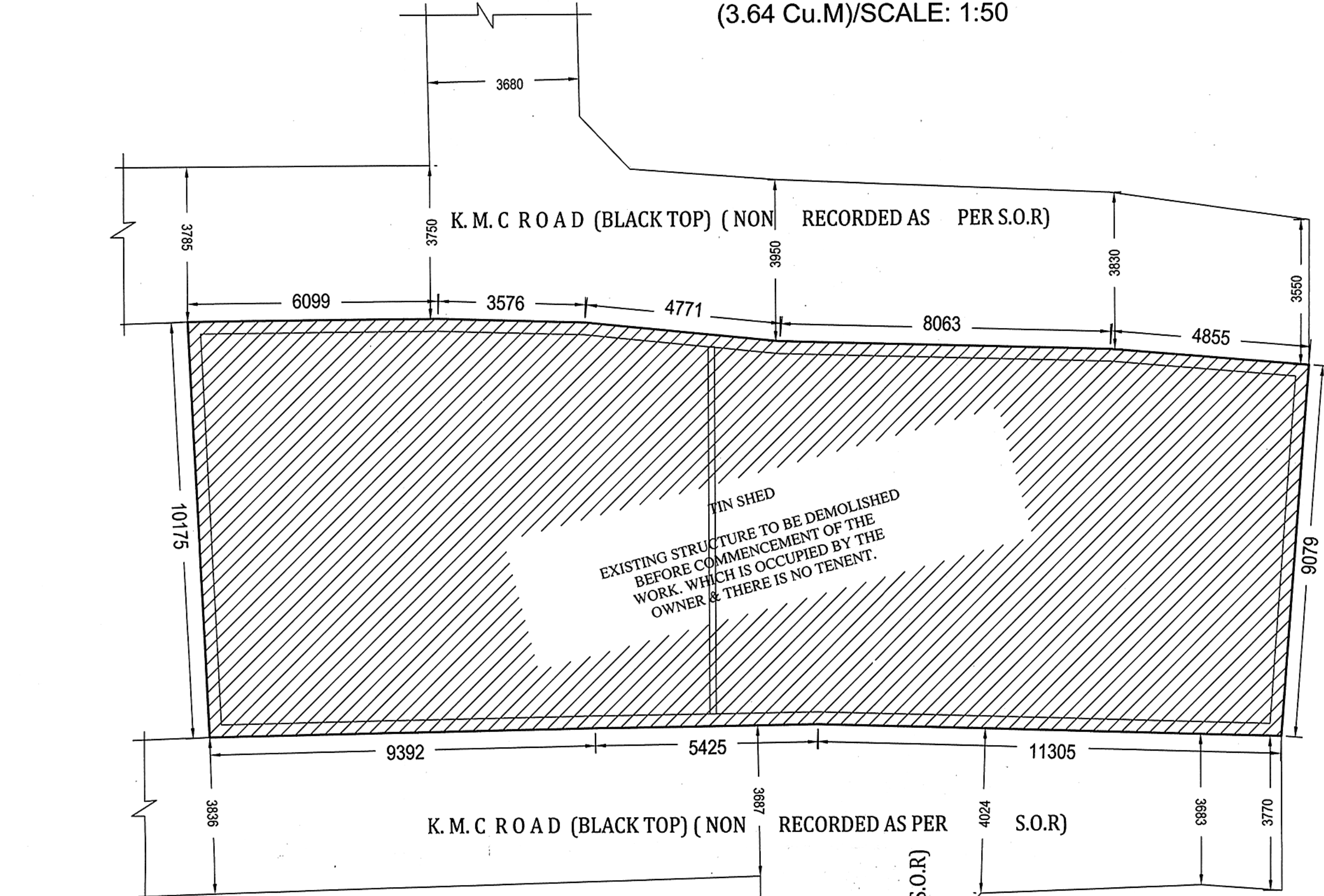
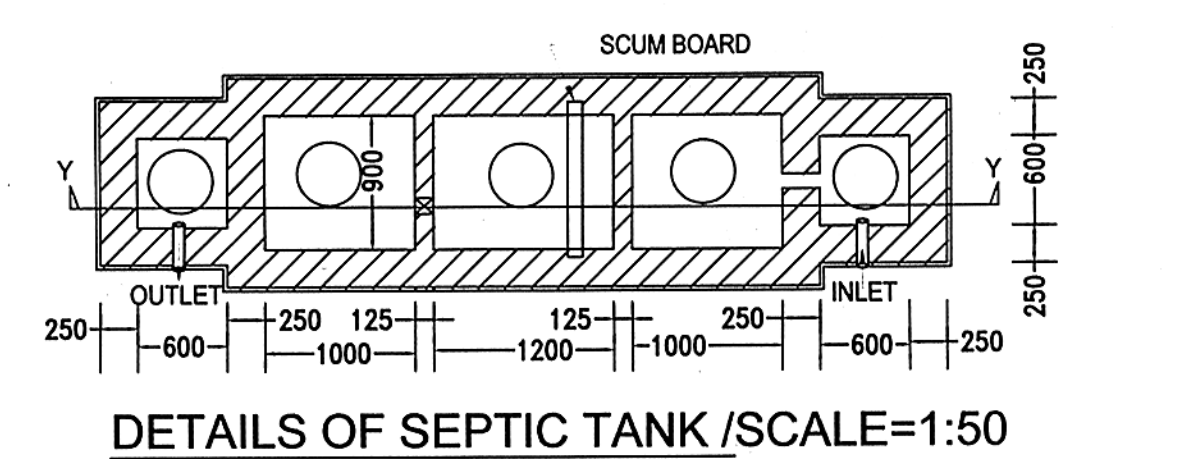
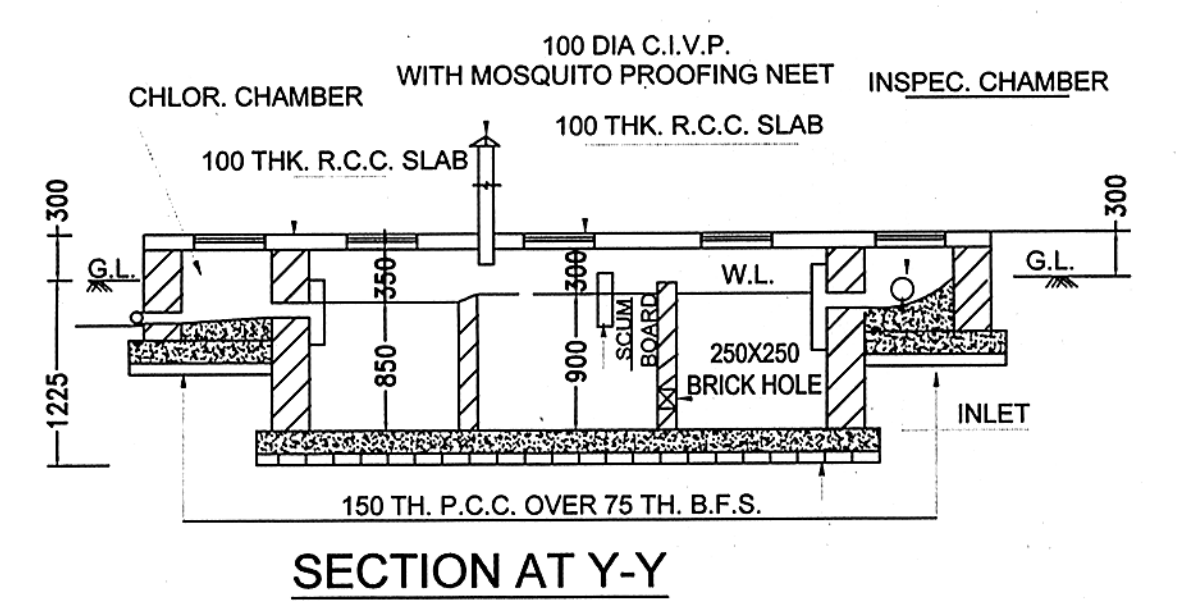
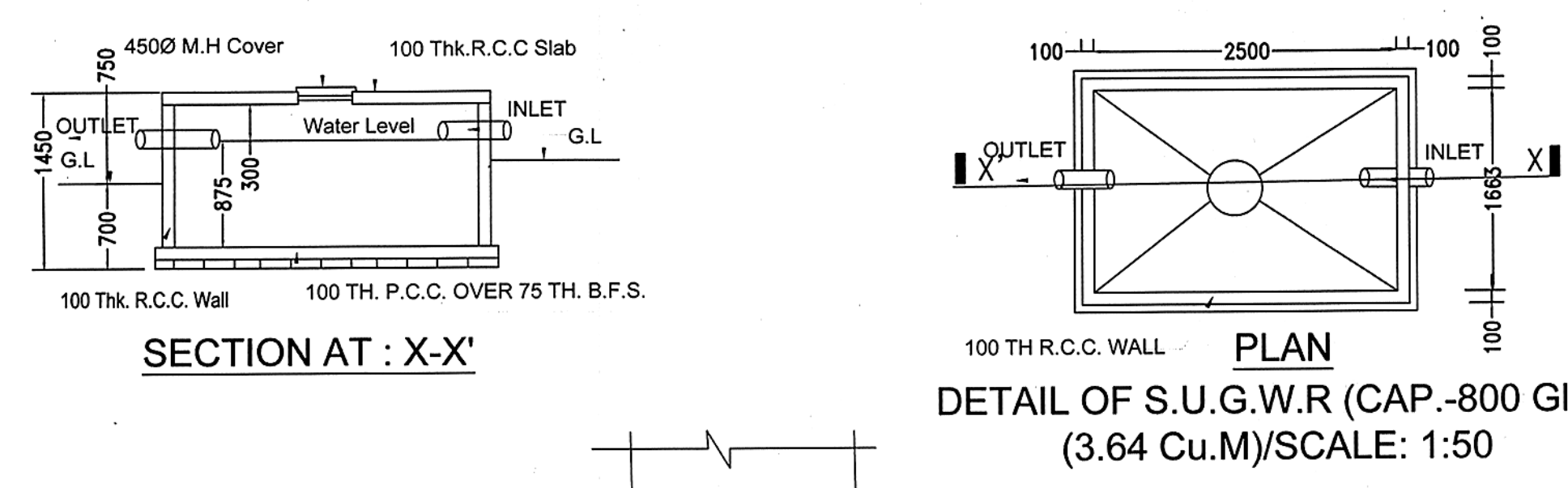
DEBARATI CHAKRABORTY
Digitally signed by DEBARATI CHAKRABORTY
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DIGITAL SIGNATURE OF A.E./C/By/Idg/KMC

B.P. NO. 2023100207 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.

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.



Premises No. -4A BAIASHNABGHATA BYE LANE, IN WARD NO. -100, BOROUGH NO. -X.
Name of the Owner: SMT. MIRA MUKHERJEE
Area of land: 271.739 SQ.M. = (04 K-01 CH-00 SFT.) as per deed & 257.430 SQ.M. = (03 K-13 CH-26 SFT.) as per physical measurement.
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAJ 33.00 M. (17)
Co-ordinate IN WGS 84 AND SITE ELEVATION (AMSL) :

Reference points marked in the site plan of the proposal	CO-ORDINATE	Site elevation (AMSL)	
	Latitude	Longitude	
A	22° - 28' - 13" North	88° - 22' - 19" East	9 Meters
B	22° - 28' - 13" North	88° - 22' - 20" East	9 Meters

CHKD. BY : S.P. BANERJEE
DRAWN BY : SUDIP MANDAL
SCALE = 1:100, 1:50, 1:600, 1:4000
DATE-04/01/2024

K.M.C ROAD (BLACK TOP) (NON RECORDED AS PER S.O.R) NO- 616/2023-24. DATED- 28.08.2023

K.M.C ROAD (BLACK TOP) (NON RECORDED AS PER S.O.R)

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