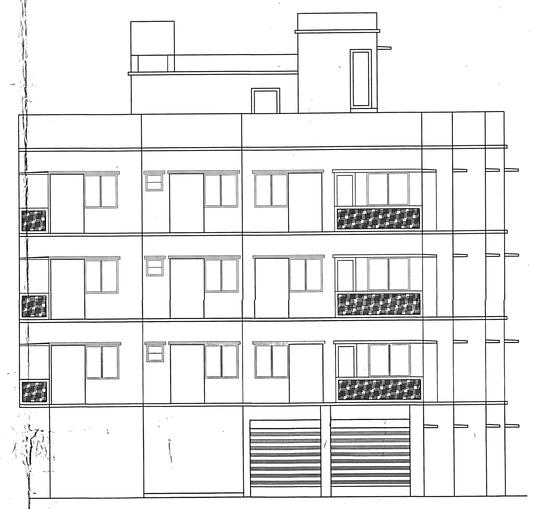
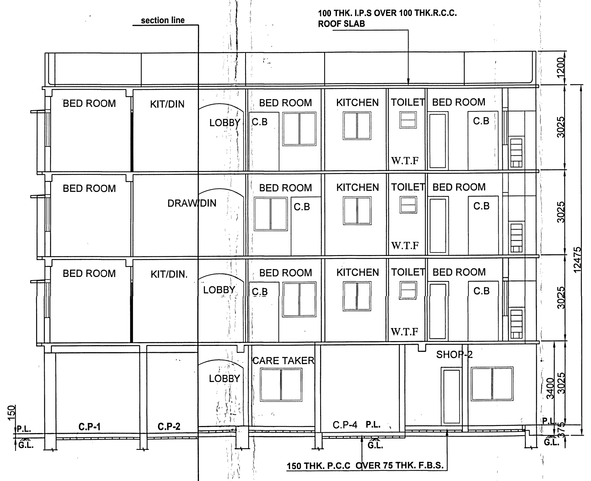
PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN AT PREMISES NO. -143, BAKSHI PALLY, IN WARD NO. -112, BOROUGH NO. -XI.

COMPLYING K.M.C. BUILDING RULE 2009.UNDER SECTION -393A OF K.M.C. ACT–1980.
PLAN CASE NO–2021110071

FRONT ELEVATION



NORTH ELEVATION



SECTION AT - AA
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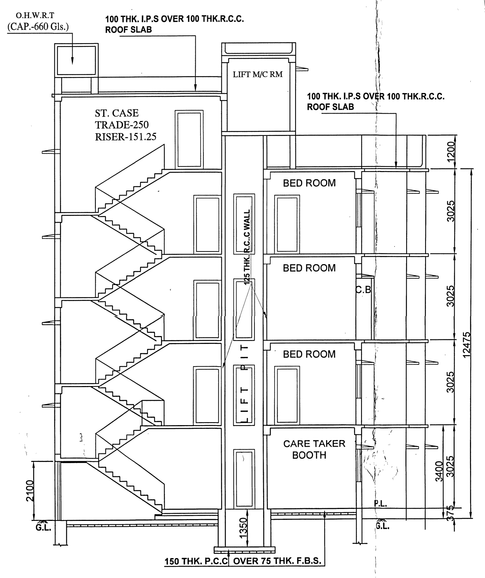

SECTION AT - BB
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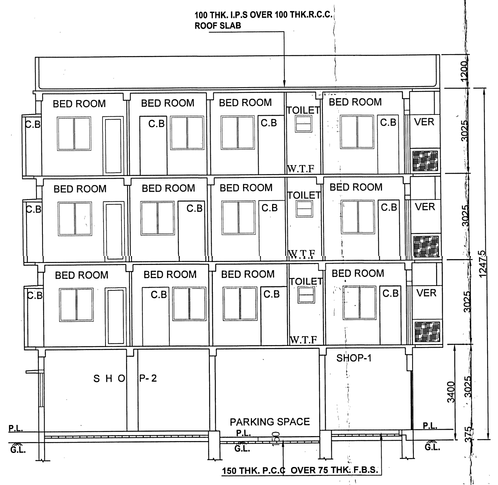
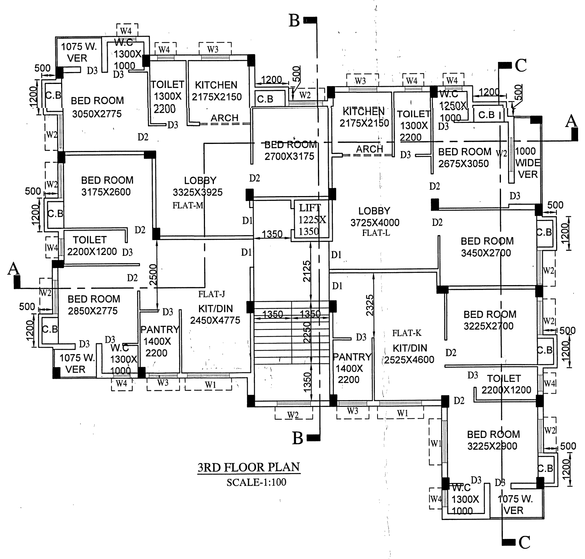
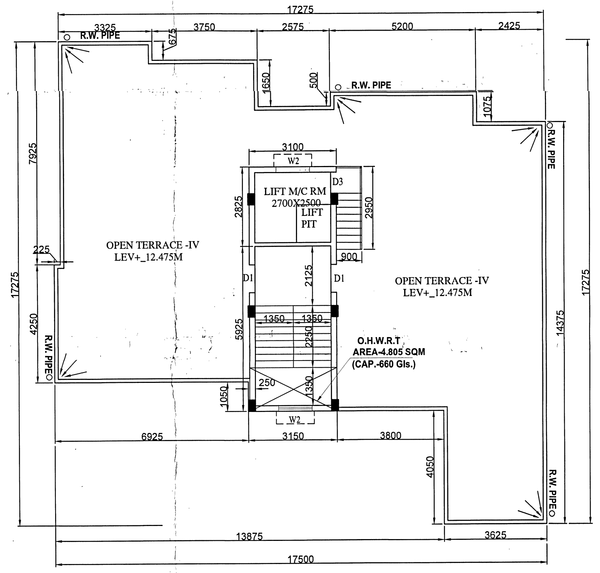


SECTION AT - CC
SCALE-1:100



3RD FLOOR PLAN
SCALE-1:100



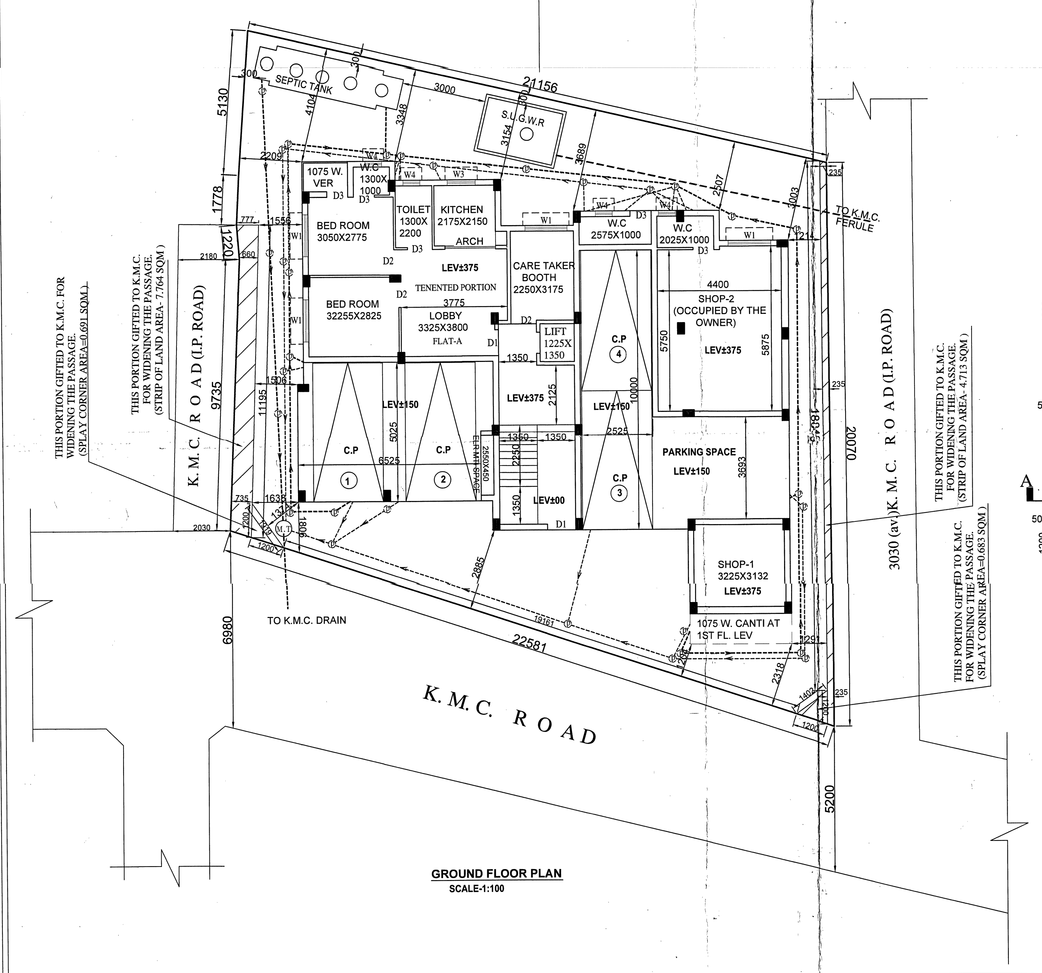
ROOF PLAN
SCALE-1:100

DOOR & WINDOW SCHEDULE

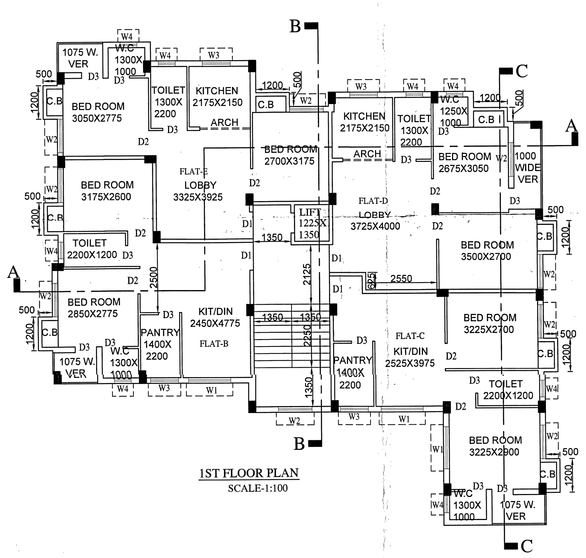
DOOR MKD.	SIZE	WIN. MKD.	SIZE
D1	1000x2100	W1	1500x1200
D2	900x2100	W2	1200x1200
D3	750x2100	W3	1000x1000
		W4	600x750

TENANTED AREA PROVODED AT GROUND FLOOR:-

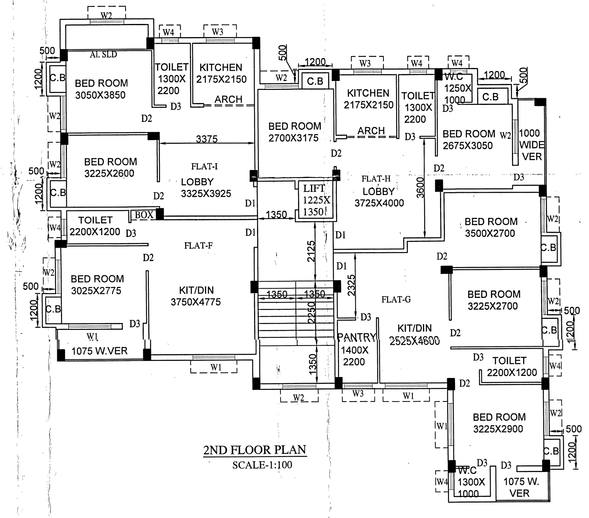
SL. NO. NO.	NAME OF TENANT	OCCUPIED AREA (RESIDENTIAL)	PROVIDED AREA (RESIDENTIAL)
1	MR. DULAL CHANDA & MR. DHULAPADA PURKAIT	626 SFT	56.232 SQM =605.281 SFT



GROUND FLOOR PLAN
SCALE-1:100



1ST FLOOR PLAN
SCALE-1:100



2ND FLOOR PLAN
SCALE-1:100

SPECIFICATIONS

1.FOUNDATION : R.C.C. FOOTING WITH FOUNDATION BEAM .
2.SUPERSTRUCTURE : R.C.C. FRAME STRUCTURE WITH 200 THK. EXTERNAL WALL AND 125 /75 THK. INTERNAL WALL (Unless mentioned) WITH (1:4) CEMENT MORTAR
3.FLOORING : MARBLE FLOORING AND DADO
4.DOORS : SALWOOD FRAME AND TEAKWOOD PANELLED SHUTTERS
5.WINDOWS : SALWOOD FRAME AND GAMARWOOD PANELLED SHUTTER FRAME AND GLASS
6.PLASTERS: EXTERNAL WALL-18mm. THK. SAND CEMENT MORTAR 1:6, INTERNAL WALL -12mm. THK. SAND CEMENT MORTAR 1:5, CEILING-6mm. THK. SAND CEMENT MORTAR 1:3
7.ROOF : 100 THK. (Av.) LIME TERRACING/APPROVED ROOF TREATEMENT
8.PAINTING : EXTERNAL SURFACE WITH CEMENT BASED PAINT, INTERNAL SURFACE WITH DRY DISTEMPER AND GRILL, DOORS AND WINDOWS WITH SYNTHETIC ENAMEL PAINT
9.ELECTRICAL& PLUMBING : ALL CONFIRMS TO IS.

BUILDING PERMIT NO- 2021110246

SANCTION DATE- 17/12/2021

VALID UP TO - 16/12/2026

MODHU SUDAN HALDER
DIGITAL SIGNATURE OF A.E

Digitally signed by MODHU SUDAN HALDER
Date: 2021.12.17 14:09:43 +05'30'

ARUN KANTI GHOSH
Digitally signed by ARUN KANTI GHOSH
Date: 2021.12.17 14:12:44 +05'30'
DIGITAL SIGNATURE OF E.E

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL
PART-A

1. ASSESSEE NO. : 31-112-02-0143-1
2. NAME OF THE OWNER :-i) PIJUSH KANTI DEY, ii) TAPASH KUMAR DAY iii) MANESH KUMAR DEY, ALIAS MANISH KUMAR DEY, iv) MOUSUMI ROY, v) PRADIP GHOSH, vi) SANDHA ROY.

3 (i). DETAILS OF REGISTETED DEED-(1) :-

BOOK	VOL.	PAGES	BEING	DATE	OFFICE
I	107	121-127	3163	24.05.1968	S.R-ALIPORE 24 PGS

3 (ii). DETAILS OF REGISTETED DEED-(2) :-

BOOK	VOL.	PAGES	BEING	DATE	OFFICE
I	105	141-162	01302	27.03.06	D.S.R-I 24 PGS(S)

3 (iii). DETAILS OF REGISTETED DEED-(3) :-

BOOK	VOL.	PAGES	BEING	DATE	OFFICE
I	105	163-178	01303	27.03.06	D.S.R-ALIPORE 24 PGS(S)

3 (iv). DETAILS OF REGISTETED DEED-(4) :-

BOOK	VOL.	PAGES	BEING	DATE	OFFICE
I	48	121-122	1158	25.03.1969	D.S.R-ALIPORE 24 PGS

4 . DEED OF EXCHANGE:-

BOOK	VOLUME	PAGES	BEING	DATE	OFFICE
I	1605-2019	140926-140964	160504058	16/07/2019	A.D.S.R ALIPORE

5. DETAILS OF BOUNDARY DECLARATION:-

BOOK	VOLUME	PAGES	BEING	DATE	OFFICE
I	1604-2020	182921-182954	160404802	09.12.2020	D.S.R-IV 24PGS(S)

6. DETAILS OF STRIP OF LAND:-

BOOK	VOLUME	PAGES	BEING	DATE	OFFICE
I	1604-2020	182955-182984	160404803	09.12.2020	D.S.R-IV 24PGS(S)

7. DETAILS OF CORNER OF SPLAY :-

BOOK	VOLUME	PAGES	BEING	DATE	OFFICE
I	1604-2020	182999-183028	160404804	09.12.2020	D.S.R-IV 24PGS(S)

8.(i) DETAILS OF POWER OF ATTORNEY:-

BOOK	VOLUME	PAGES	BEING	DATE	OFFICE
I	1605-2019	72195-72223	160502065	09.04.2019	A.D.S.R. ALIPORE

8. (ii) DETAILS OF POWER OF ATTORNEY:-

BOOK	VOLUME	PAGES	BEING	DATE	OFFICE
I	1605-2019	136900-136914	160503956	15.07.2019	A.D.S.R. ALIPORE

8. (iii) DETAILS OF POWER OF ATTORNEY:-

BOOK	VOLUME	PAGES	BEING	DATE	OFFICE
I	1605-2019	139848-139868	160504055	17.07.2019	A.D.S.R. ALIPORE

9. DETAILS OF NON-EVICTION OF TENANT

BOOK	VOLUME	PAGES	BEING	DATE	OFFICE
I	1605-2019	163949-163960	160504770	19/08/2019	A.D.S.R ALIPORE

10. DETAILS OF B.L.L.R.O MUTATION :-
i) MEMO NO-17/575/CON CERTIFICATE/BLLR/O/ 524-POS/KOL/2021, DT- 10/05/2021, CLASSFICATION OF LAND- BASTU
ii) MEMO NO-17/620/CONCERTIFICATE/BLLR/O/ 524-POS/KOL/2021, DT- 25/06/2021, CLASSFICATION OF LAND- BASTU

11. DETAILS OF B.L & L.R.O CONVERSION :-
i) MEMO NO-17/297/CON. CERTIFICATE/BLRO/KOL/2021, DATED-05/02/2021, CLASSFICATION OF LAND - BASTU
ii) MEMO NO-17/298/CON. CERTIFICATE/BLRO/KOL/2021, DATED-05/02/2021, CLASSFICATION OF LAND- BASTU
iii) MEMO NO-17/299/CON. CERTIFICATE/BLRO/KOL/2021, DATED-05/02/2021, CLASSFICATION OF LAND- BASTU
iv) MEMO NO-17/300/CON. CERTIFICATE/BLRO/KOL/2021, DATED-05/02/2021, CLASSFICATION OF LAND- BASTU)

P A R T - B

1. a) AREA OF LAND:-
i) (As per Boundary Declaration =05 K-15 CH- 44 SFT.= 401.245 SQ.M.
ii) (As per deed-05 K-15 CH- 44 SFT.= 401.245 SQ.M.
iii) (As per B.L.L.R.O Conversion Land Area= 401.245 SQ.M.
b) Strip of Land Area=(7.764+4.713)=12.477 SQ.M.
c) Corner Splay Area= (0.691+0.685)=1.374 SQ.M.
d) NET LAND AREA= 387.394 SQ.M.
2. ROAD WIDTH - 5.200 M.
3. PERMISSIBLE GROUND COVERAGE (53.292%)= 213.831 SQM.
4. PROPOSED GROUND COVERAGE =212.024 SQM.=(52.841%)
5. PERMISSIBLE F.A.R.=1.75
6. PROPOSED F.A.R. (769.442-77.824 /401.245)=1.724 <1.75
7. STAIR COVER AREA = 18.368 SQ.M.
8. LIFT M/C ROOM AREA = 8.758 SQ.M.
9. CAR PARKING AREA = 77.824 SQ.M. (Covered at Gr.Fl.)
10. TERRACE AREA = 212.024 SQ.M.
11. TREE COVER AREA= 8.505 SQ.M.
12. No. of Tenement -13 NOS
11. REQUIRED NOS. OF CAR PARKING--03
12. PROPOSED NOS. OF CAR PARKING-04
13. SHOP AREA- CARPET-37.325 SQM, COVER-45.123 SQM
14. NOS. OF TENEMENTS = 13 NOS
(i) TEN.-A=56.243 Sqm. (1NO.)
(ii) TEN.-B,L - 53.191 Sqm. (2NOS.) (vii) TEN.-G - 69.143 Sqm. (1NO.)
(iii) TEN.-C - 54.798 Sqm. (1NOS.) (viii) TEN.-H - 55.323 Sqm. (1NO.)
(iv) TEN.-D-58.526 Sqm. (1NO.) (ix) TEN.-I - 52.908 Sqm. (1NO.)
(v) TEN.-E,M - 53.501 Sqm. (2NOS.) (x) TEN.-K - 56.716 Sqm. (1NO.)
(vi) TEN.-F -42.642 Sqm.(1NO.) (xi) TEN.-L - 56.608 Sqm. (1NO.)

STATEMENT OF AREA

TOTAL EXEMPTED AREA					
FLOOR	FL. AREA	STAIR + STAIR LOBBY	LIFT LOBBY	LIFT WELL	NET FLOOR AREA
GR. FLOOR	208.127 SQ.M	15.458 SQ.M	1.991	NIL	190.678 SQ.M
1ST. FLOOR	212.024 SQ.M	15.458 SQ.M	1.991	1.654	192.921 SQ.M
2ND. FLOOR	212.024 SQ.M	15.458 SQ.M	1.991	1.654	192.921 SQ.M
3RD. FLOOR	212.024 SQ.M	15.458 SQ.M	1.991	1.654	192.921 SQ.M
TOTAL	844.198 SQ.M	61.830 SQ.M	7.965	4.961	769.442 SQ.M

Required Car Parking -04 Nos
Proposed Covered Car Parking -04 Nos
Proposed Open Car Parking -NIL.
Lift M/C Stair Area = 2.885 SQM
Depth of Building -17.275 M.
Total Cap Board Area = 14.400 Sqm
Building Height-12.475M.
Roof tank Area = 4.805 SQM
Total Exempted area = 86.850 SQ.M
(stair way , lift well & lift lobby, lift stair & c.b)

Size of Tenement (Sq.m.)					Required Car Parking
FLOOR	FLAT MARKED	INDIVISUAL AREA	PROPORTIONET SHARE OF COMMON AREA	TENEMENT AREA	PARKING CALCULATION (Multiple Tenement)
GR. FL.	FLAT-A	49.025	7.218	56.243	TOTAL NO. OF 11.AT =13 nos. c.=20 x 1no). (c)=(c.c25=12 nos). SO AS PER RIC RULE 7b(2)(i)(b) REQUIRED NO. OF PARKING GENERAT=7 nos.
FIRST	FLAT-B	46.365	6.826	53.191	
	FLAT-C	47.766	7.032	54.798	
	FLAT-D	51.015	7.511	58.526	
	FLAT-E	46.635	6.866	53.501	
SECOND	FLAT-F	37.170	5.472	42.642	
	FLAT-G	60.210	8.833	69.143	
	FLAT-H	48.223	7.100	55.323	
	FLAT-I	46.118	6.790	52.908	
THIRD	FLAT-J	46.365	6.826	53.191	
	FLAT-K	49.437	7.278	56.716	
	FLAT-L	49.343	7.264	56.608	
	FLAT-M	46.635	6.866	53.501	

Certificate of Owner:
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, WE 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 UNDER TAKEN 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.

AJOY KUMAR CHANDA PROPRIETOR OF " M/S. CONCORD CONSTRUCTION"
i) PIJUSH KANTI DEY,ii) TAPASH KUMAR DAY iii) MANESH KUMAR DEY, ALIAS MANISH KUMAR DEY, iv) MOUSUMI ROY, v) PRADIP GHOSH, vi) SANDHA ROY.
SIGNATURE OF OWNER

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 5.200 M. CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VARIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE PLOT IS DEMARKED BY BOUNDARY WALL. THE CONSTRUCTION OF SEMI UNDER GROUND WATER TANK & SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. WHICH IS OCCUPIED BY THE OWNER & TENANTED.

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

WE DO, HEREBY, UNDERTAKE THAT WE 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 OF INDIA 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/ US DURING CONSTRUCTION WORK. WE WILL SUBMIT THE STRUCTURAL DESIGN CALCULATIONS, STRUCTURAL DRAWING, SOIL TEST REPORT (IF APPLICABLE) ETC. AT THE TIME OF PLINTH LEVEL APPLICATION.
WE DO, HEREBY, ALSO UNDERTAKE THAT DURING EXECUTION OF THE WORK ALL PRECAUTIONARY MEASURES WILL BE TAKEN BY US IN RESPECT OF SAFETY AND STABILITY OF THE ADJOINING STRUCTURE AND PROPERTIES.

SUPTA PRAKASH BANERJEE LICENCE NO-5544(II)
SIGNATURE STRUCTURAL ENGINEER
(NAME & LICENSE)

RUPAK KUMAR BANERJEE , LICENCE NO. GT-II(O)(K.M.C)
SIGNATURE GEO-TECH. ENGINEER
(NAME & LICENSE)

Confirmed by

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

CHKD. BY : S.P. BANERJEE
DRAWN BY : SUDIP MANDAL
SCALE = 1:100,1:50,1:600,1:4000
DATE-29/08/2021

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