

SUPERSEDING PLAN OF PROPOSED G+III STORIED RESIDENTIAL BUILDING U/S 393 A OF KMC ACT 1980 ALONG WITH KMC BUILDING RULES 2009 AT PREMISES NO.- 292, RAJA RAM MOHAN ROY ROAD, WARD NO. 121, BR. XIV, UNDER K.M.C.

PREVIOUS B.P. NO. 2020140154  
DATE : 05 /10 /2020

OWNER :- M.B.R.K. DEVELOPERS  
PARTNERS: SRI SUBIR MUKHERJEE, SRI GORA BOSE, SRI UPANANDA ROY, SRI BALAI KARMAKAR

- SPECIFICATIONS**
- GRADE OF CONCRETE USED - M20
  - GRADE OF STEEL USED - Fe- 500
  - MORTAR USED IN 200mm & 250mm TH BRICK WALLS = 1:6
  - MORTAR USED IN 75mm & 125mm TH BRICK WALLS = 1:4
  - FIRST CLASS BRICKS TO BE USED ONLY
  - CICO TO BE USED IN 40mm TH D.P.C
  - LIME TERRACING ON ROOF - 2:2.7
  - ASSUMED BEARING CAPACITY : 7 TON / SQM

**STATEMENT OF THE PLAN PROPOSAL**

- A.**
- ASSEESSEE NO. 411211405215
  - DETAILS DEED OF CONVEYANCE : BOOK NO.- I, VOLUME NO.- 1603-2022, BEING NO.- 160301434, PAGES: 43697 - 43740, YEAR : 31/01/2022, REGD. AT - D.S.R. - III 24 PGS (S)
  - DETAILS OF BOUNDARY DECLARATION : BOOK NO.- I, VOLUME NO.- 1604-2022, BEING NO.-160402461, PAGES: 98996 - 99017, YEAR: 15/03/2022, REGD. AT - D.S.R. - IV 24 PGS (S)
  - DETAILS OF NON EVICTION OF TENANT : BOOK NO.- I, VOLUME NO.- 1604 - 2022, BEING NO.- 160406265, PAGES - 199626 - 199637, YEAR: 13/06/2022
  - AAI NOC ID : BEHA / EAST / B / 042522 / 608088; DATE : 18/05/2022  
PERMISSIBLE TOP ELEVATION (AMSL) : 25.87 M.  
SITE ELEVATION (AMSL) : 3.87 M.
  - A) AREA OF PLOT = 04 KH.- 05 CH.- 15 SFT. = 289.845 SQM. ( AS PER DEED)  
B) AREA OF PLOT = 289.845 SQM. ( AS PER B/D)  
C) NO. OF STORIES = G + III
  - NO. OF TENEMENTS = 7 NOS
  - SIZE OF TENEMENTS = < 50 SQ.M. - 1 NO ; 75 TO 100 SQ.M. - 6 NOS
- B.**
- GROUND COVERAGE:- i) PERMISSIBLE = 165.226 SQM. ( 57.005 % )  
ii) CONSUMED = 163.650 SQM. ( 56.461 % )
  - F.A.R.:- i) PERMISSIBLE = 1.75  
ii) CONSUMED = 1.749
  - TOTAL FLOOR AREA EXCLUDING THE SPACE EXEMPTED IN THIS RULE = 582.066 SQM.
  - TOTAL AREA EXEMPTED IN THIS RULE = 63.584 SQM.
  - TOTAL FLOOR AREA INCLUDING THE SPACE EXEMPTED IN THIS RULE = 161.132 + (161.506 X 3 ) SQM. = 645.650 SQM.
  - TOTAL STAIR COV. AREA = 16.353 SQM.
  - CAR PARKING AREA = 97.879 SQM.
  - CAR PARKING ( PROVIDED ) = FOUR
  - CAR PARKING ( REQUIRED ) = THREE
  - TOTAL C.B. AREA = 6.300 SQM.
  - OVER-HEAD WATER TANK AREA = 6.51 SQM.
  - LIFT MACHINE ROOM AREA WITH STAIR = 6.433 + 3.319 = 9.752 SQM.

I HEREBY UNDERTAKE WITH FULL RESPONSIBILITY & CERTIFY THAT THE BLDG. PLAN HAVE BEEN DRAWN UP AS PER PROVISION OF BLDG. RULES 2009, AS AMENDED FROM TIME TO TIME & THE SITE CONDITION INCLUDING THE WIDTH OF THE ADJUTING K.M.C. ROAD CONFIRMS WITH THE BLDG. PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. & IT IS A BUILDABLE SITE & NOT A TANK OR FILLED TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G. WATER TANK & SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

NAME OF ARCHITECT  
(MALA MUKHERJEE, REGN. NO.- CA/2016/76788)

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

NAME OF GEO-TECHNICAL  
(RANABIR SANKAR BHATTACHARJEE ; G.T. NO - GT /1 /27)

THE STRUCTURAL DESIGNS & DRAWINGS OF BOTH FDN. & SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BLDG. CODE LATEST REVISION OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS. SOIL TESTING HAS BEEN DONE BY SYSTEM ENGINEERS (INDIA) P. O. BANDRORNI, KOLKATA - 700070. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

NAME OF STRUCTURAL ENGINEER  
(BHASKAR ROY, E.S.E. NO. -1 /143)

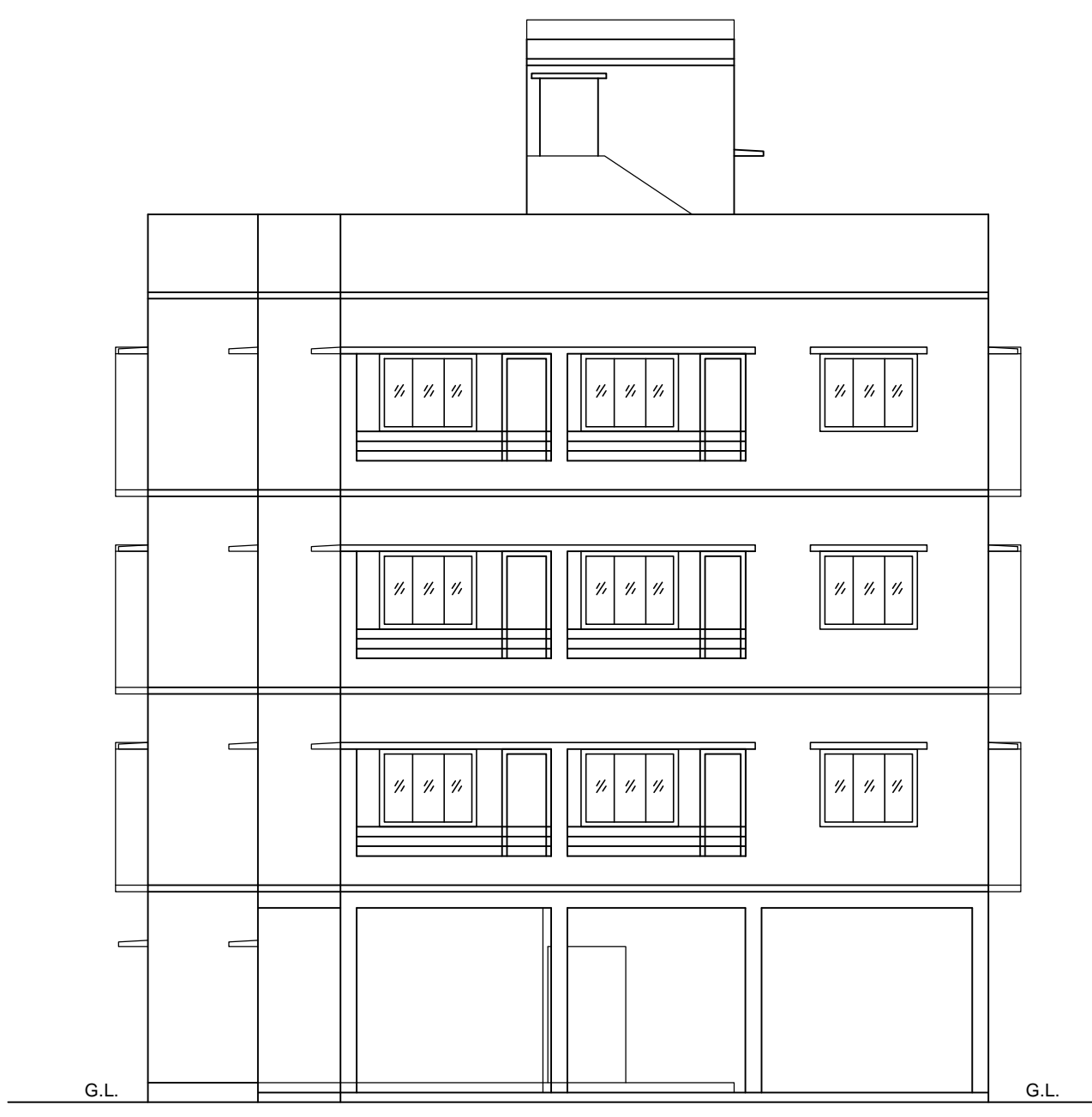
I/WE HEREBY DECLARE WITH FULL RESPONSIBILITY THAT IF WE SHALL ENGAGE L.B.S & E.S.E DURING CONSTRUCTION. I / WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER B. S. PLAN). K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING 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 & SEPTIC TANK WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E.S.E./ L.B.S BEFORE STARTING THE BUILDING FOUNDATION WORK. THE PLOT HAS BEEN IDENTIFIED BY ME / US, IF ANY DISPUTE ARISES IN FUTURE REGARDING OWNERSHIP AND WIDTH OF ROAD, THE K.M.C. AUTHORITY WILL NOT LIABLE AND REVOKE THE SANCTION PLAN.

NAME OF OWNER  
(M.B.R.K. DEVELOPERS PARTNERS: SRI SUBIR MUKHERJEE, SRI GORA BOSE, SRI UPANANDA ROY, SRI BALAI KARMAKAR )

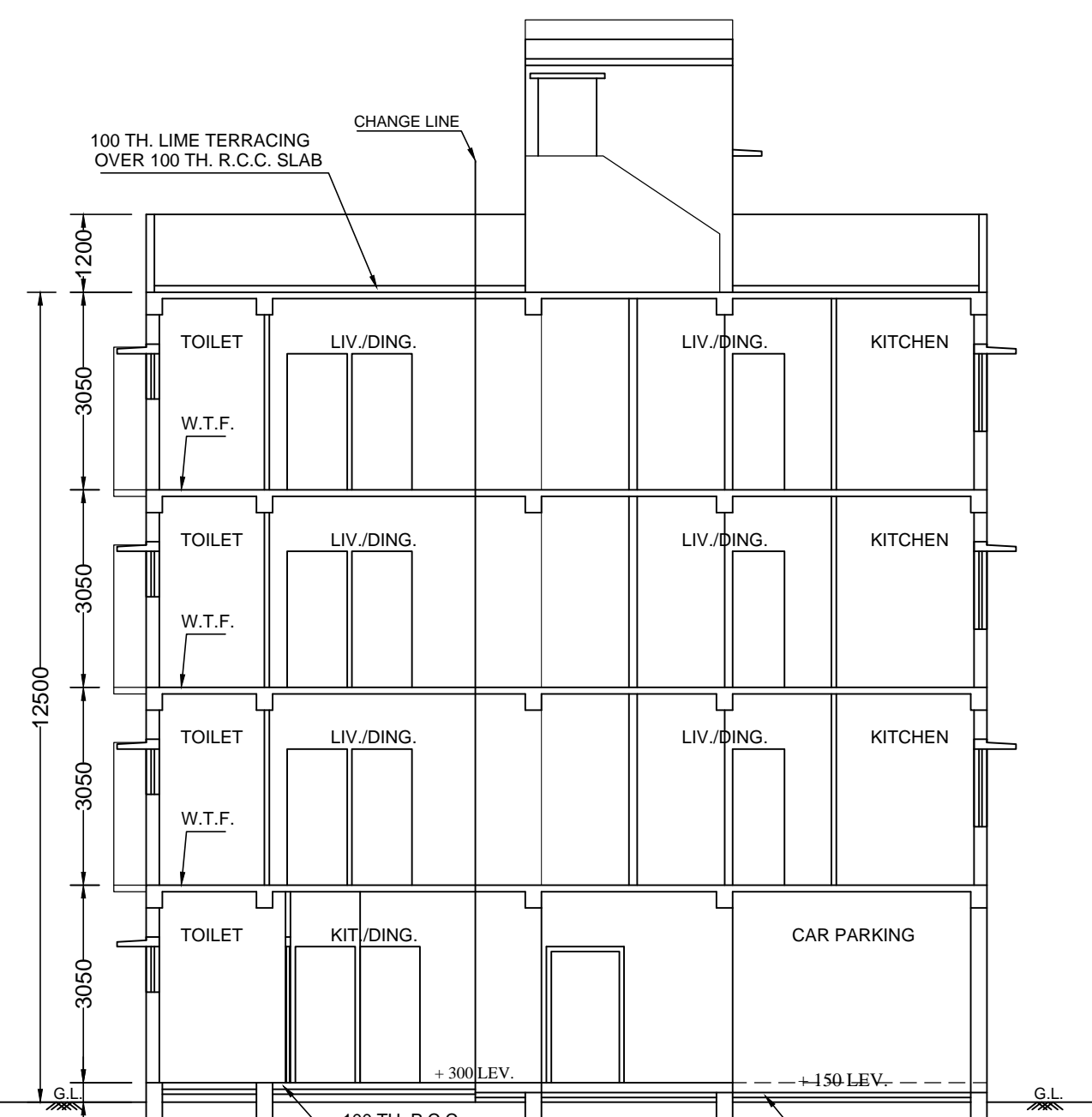
DRAWN BY : BISWAJIT PAL  
SCALE :- 1:100  
NORTH  
6, SUBODH BANERJEE ROAD, BARISHA, KOLKATA - 700 008.  
HELLO: 9331080804

BLOCK-A ( SHEET NO. 01 OF 02 )  
B.P NO.- 2022140174 DATE -25/07/2022  
VALID UPTO - 24/07/2027

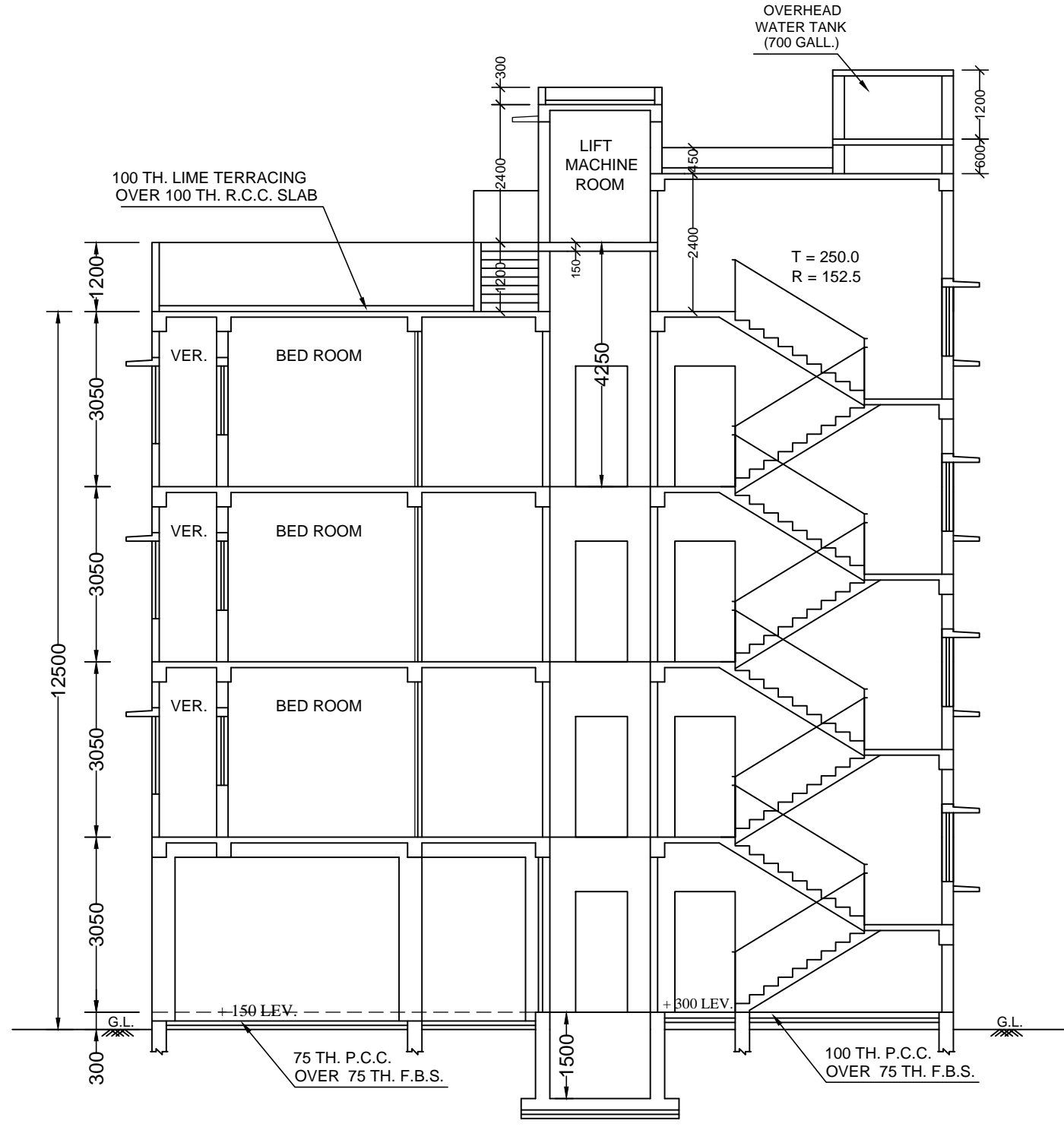
DIGITAL SIGNATURE OF A.E



FRONT ELEVATION  
(SCALE = 1:100)

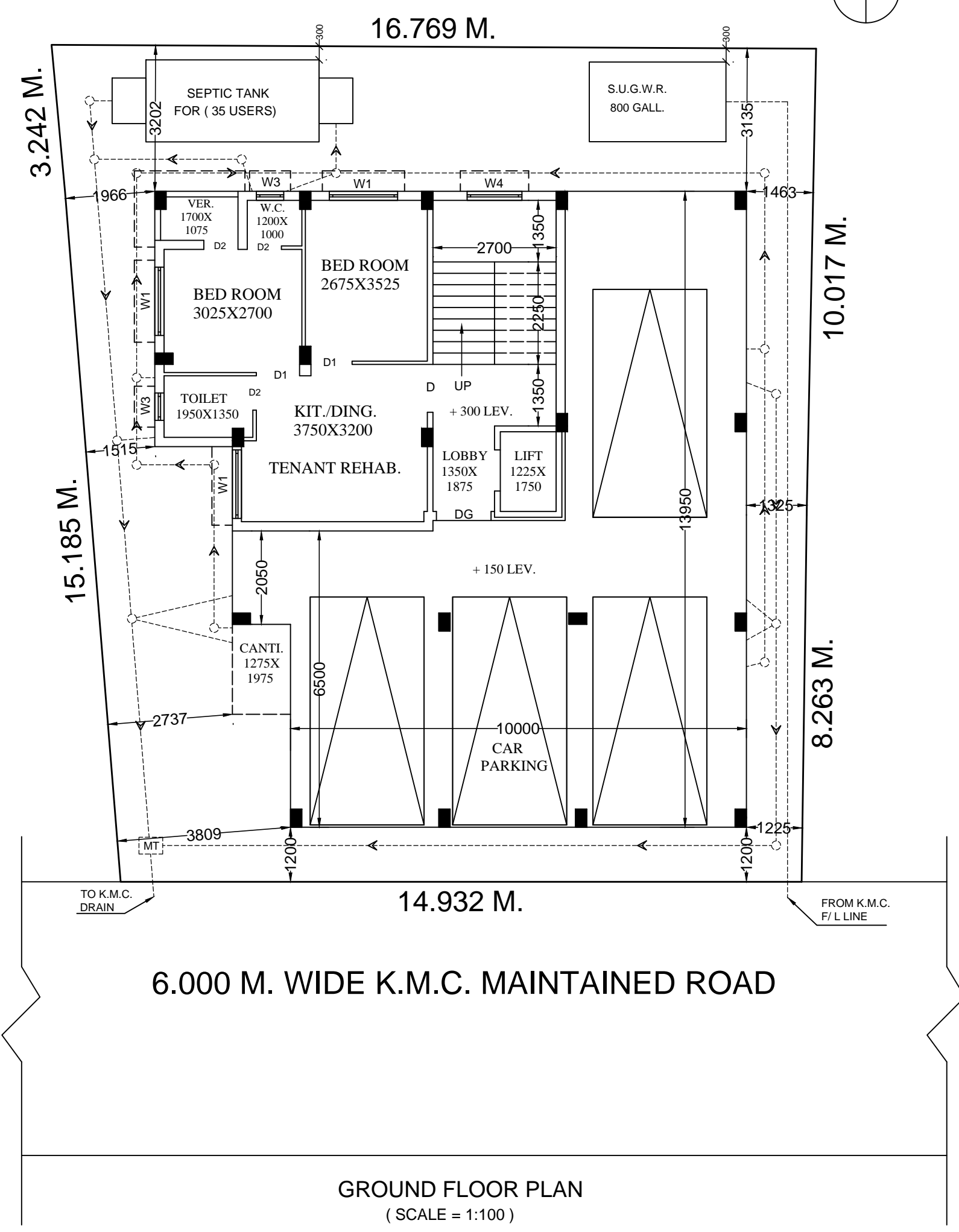


SECTION AT 'A-A'  
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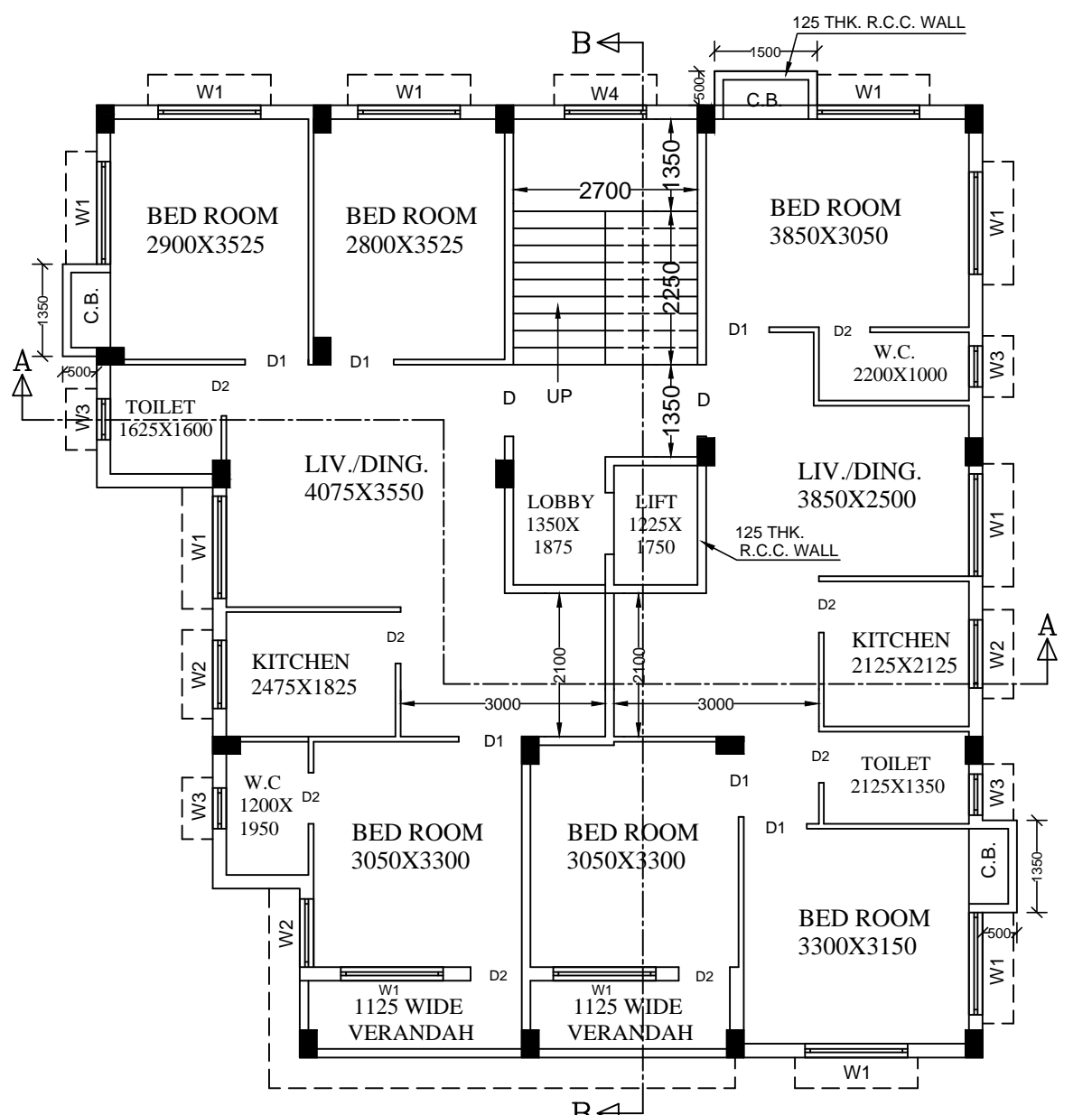


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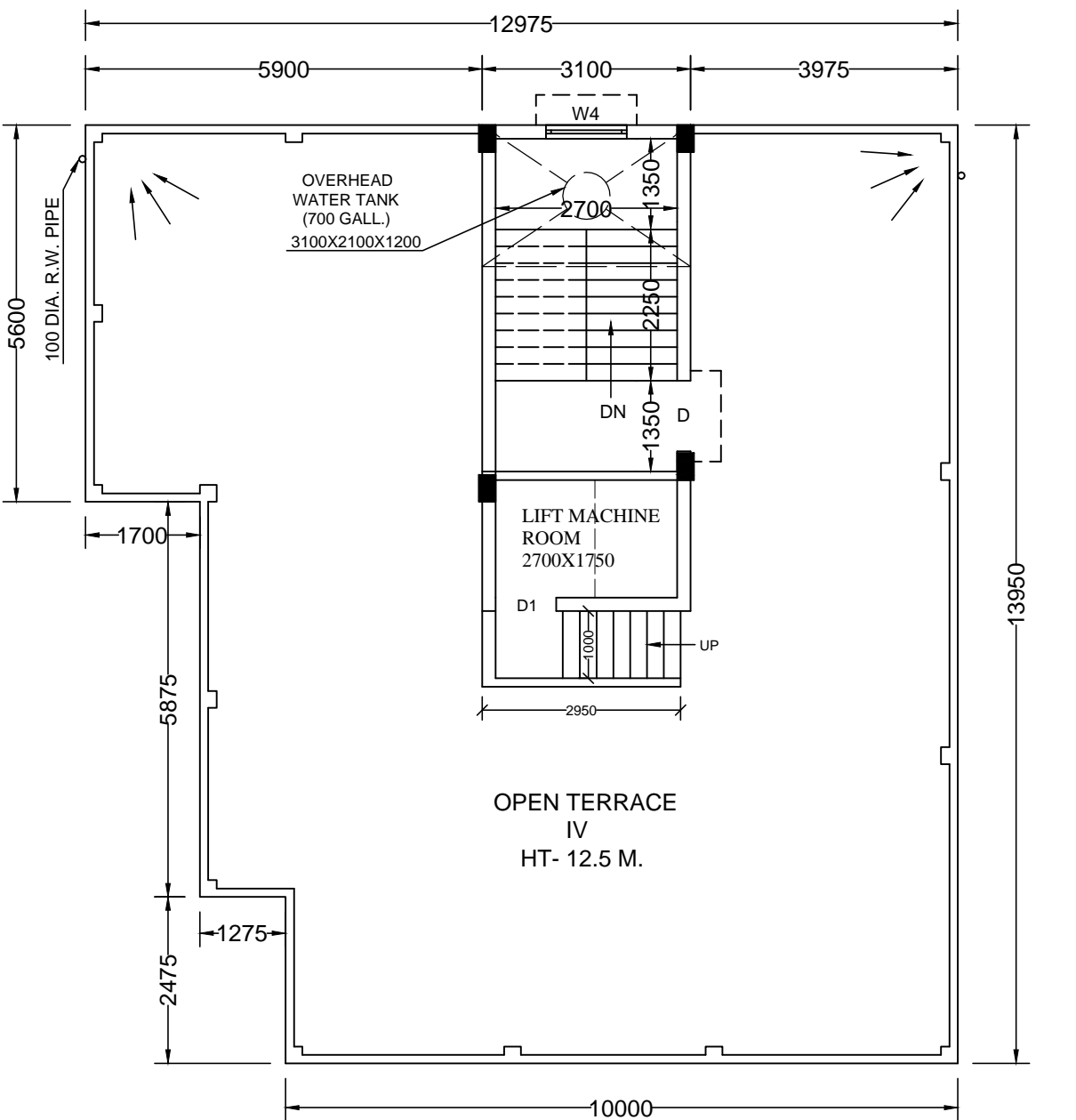
THE DEPTH OF THE SEMI U/G WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF THE FOUNDATION OF THE BUILDING. ALL PRECAUTIONS SHALL BE TAKEN DURING THE CONSTRUCTION OF THE SAME.  
ALL EXTERNAL WALLS 200 MM THK. AND ALL INTERNAL WALLS 75 MM THK. UNLESS OTHERWISE MENTIONED



GROUND FLOOR PLAN  
(SCALE = 1:100)



FIRST, SECOND & THIRD FLOOR PLAN  
(SCALE = 1:100)



ROOF PLAN  
(SCALE = 1:100)

DOOR & WINDOW SCHEDULE			
TYPE	WIDTH	HEIGHT	REMARKS
DG	1200	2100	
D	1050	2100	SINGLE LEAF
D1	900	2100	SINGLE LEAF
D2	750	2100	SINGLE LEAF
W1	1500	1200	THREE SHUTTER
W2	1000	1200	DOUBLE SHUTTER
W3	600	700	SINGLE SHUTTER
W4	1200	1200	DOUBLE SHUTTER