



CHARACTERISTICS OF THE COMPLETION PLAN

PART - A :

- AREA OF THE LAND AS PER DEED, ASSESSMENT BOOK, AND REGISTERED BOUNDARY DECLARATION : 3 K. - 08 Ch. - 00 Sq.ft. = 234.114 Sq.m.
- NET AREA OF THE LAND : 234.114 Sq.m.
- PERMISSIBLE GROUND COVERAGE : 137.81 Sq.m. (58.86%)
- REGULARISED GROUND COVERAGE : 145.33 Sq.m. (62.08%)
- EXECUTED GROUND COVERAGE : 145.33 Sq.m. (62.08%)
- PERMISSIBLE F.A.R. : 1.75
- REGULARISED F.A.R. : 1.955
- EXECUTED F.A.R. : 1.955

9. REGULARISED AREA

FLOOR	TOTAL FLOOR AREA	TOTAL EXEMPTED AREA	NET FLOOR AREA
GROUND	134.31	11.26	120.77
FIRST	145.33	11.26	128.95
SECOND	145.33	11.26	128.95
THIRD	145.33	11.26	128.95
TOTAL	570.30	45.04	507.62

10. PARKING CALCULATION

TENEMENT MKD.	TENEMENT SIZE (Sq.m.)	TENEMENT RANGE (Sq.m.)	TENEMENT No.	REQUIRED PARKING
FLAT A	39.05	BELOW 50	1	0
FLAT B & E	76.88	75-100	2	1
FLAT C & F	71.49	50-75	2	0
FLAT D	150.00	ABOVE 100	1	1
TOTAL				2

12. EXECUTED AREA

FLOOR	TOTAL FLOOR AREA	TOTAL EXEMPTED AREA	NET FLOOR AREA
GROUND	134.31	11.26	120.77
FIRST	145.33	11.26	128.95
SECOND	145.33	11.26	128.95
THIRD	145.33	11.26	128.95
TOTAL	570.30	45.04	507.62

13. PARKING CALCULATION

TENEMENT MKD.	TENEMENT SIZE (Sq.m.)	TENEMENT RANGE (Sq.m.)	TENEMENT No.	REQUIRED PARKING
FLAT A	38.807	BELOW 50	1	
FLAT B	76.197	75-100	1	
FLAT C	70.899	50-75	1	
FLAT D	149.066	ABOVE 100	1	
FLAT E	76.393	75-100	1	
FLAT F	71.048	50-75	1	
TOTAL				2

14. EXECUTED F.A.R. : (507.62 - 50) / 234.114 = 1.955

15. COMPARATIVE AREA STATEMENT OF OTHER AREAS

AREA	REGULARISED	EXECUTED
AREA OF STAIR HEAD ROOM	15.18 sq.m.	15.18 sq.m.
AREA OF LIFT MACHINE ROOM	10.70 sq.m.	10.70 sq.m.
AREA OF LIFT MACHINE ROOM STAIR	3.10 sq.m.	3.10 sq.m.
AREA OF OVERHEAD TANK	6.04 sq.m.	6.04 sq.m.
TOTAL CUP BOARD AREA	10.448 sq.m.	9.82 sq.m.
OTHER EXEMPTED AREA FOR FEES	93.93 sq.m.	92.42 sq.m.

SPECIFICATIONS

- STRUCTURAL CEM. CONC. M-20 GRADE WITH 19 MM DOWN STONE CHIPS.
- GRADE OF REGULARIZATION Fc 415.
- SINGLE LAYER BFs WITH PICKED JHAMA BRICKS.
- CEM. CONC. WITH JHAMA KHOJA IN FOUNDATION AND UNDER FLOOR.
- 250 MM AND 200 MM THICK FIRST CLASS BRICKWORK WITH CEMENT MORTAR (1:4) AT OUTSIDE WALLS.
- 125 MM & 75 MM THICK FIRST CLASS BRICKWORK WITH CEMENT MORTAR (1:4) WITH APPROVED HB NETTING IN EVERY ALTERNATE LAYER AT INSIDE WALLS.
- 25 MM THICK DPC WITH CEM. CONC. (1:2:4) WITH 6 MM DOWN STONE CHIPS AND 5% WATER PROOFING COMPOUND.
- WOODWORK IN DOOR FRAMES WITH SAL WOOD.
- 38 MM THICK DOOR SHUTTERS WITH TEAK WOOD ALSO FLUSH DOORS WITH COMMERCIAL PLY.
- WINDOWS ARE ALUMINIUM FULLY GLAZED AND PANELED FITTED WITH M.S. GRILL.
- 19 MM THK. CEM. PLASTER (1:3) TO INSIDE AND OUTSIDE WALLS.
- 6 MM THK. CEM. PLASTER (1:3) TO CEILING, BEAMS, CHUJJA ETC.
- 32 MM THK. CAST-IN-SITU MOSAIC FLOOR INCLUDING UNDERLAY AND WITH 3-4 SIZE MARBLE CHIPS OF DIFFERENT COLOUR AS PER DIRECTION, ALSO MARBLE FLOORING AS PER SPECIFIC REQUIREMENT.
- PAINTING AND COLOUR WASHING HAS BEEN DONE IN TWO COATS OVER A COAT OF PRIMING AS PER APPROVED STANDARD PAINT.
- RAIN WATER PIPES ARE CAST IRON, FINISHED WITH PAINT. ALL SANITARY, WATER SUPPLY & ELECTRICAL FITTINGS ARE FIRST CLASS MATERIAL.
- DEPTH OF SEMI UNDER GROUND WATER RESERVOIR HAS NOT EXCEED THE DEPTH OF FOUNDATION OF NEIGHBORING COLUMNS.

SHEET TITLE
GROUND, FIRST, SECOND & THIRD FLOOR PLANS, ROOF PLAN, ELEVATIONS, SECTIONS, LOCATION PLAN, SITE PLAN, EXISTING SITE PLAN, DETAIL OF S.U.G.W.R. AND SEPTIC TANK
DRAWN BY - D.H. DATE - 21.08.2024

DEALT BY - J.D.

SCALE - 1:100

SCHEDULE FOR DOOR AND WINDOW

MKD	WIDTH	HEIGHT	MKD	WIDTH	HEIGHT
D1	1200	2100	W1	1800	1800
D2	1050	2100	W2	1500	1800
D3	900	2100	W3	1350	1800
D4	750	2100	W4	1050	1350
D/W1	2650	2100	W5	900	1050
			W6	450	750
			W7	2275	1800

PART - B :

- ASSEESSEE No. 210921501470
- NAME OF THE RECORDED OWNER - Mr. MANAS KUMAR BANERJEE
- BOOK No. 1, VOLUME No. 54, PAGES: 291-296, BEING No. 2666 DATED 01-10-1947, AT SADAR JUB-REGISTRAR, ALIPORE.
- DETAILS OF GIFT DEED BOOK No. 1, VOLUME No. 127, PAGES: 235-238, BEING No. 8153, DATED 12-11-1955, AT S.R. ALIPORE.
- DETAILS OF REGISTERED POWER OF ATTORNEY BOOK No. 1, VOLUME No. 1601-2018, PAGE FROM 60883 TO 60907, BEING No. 160101723, DATED 30-05-2018, AT D.S.R.-I (S) 24 PARGANAS.
- DETAILS OF REGISTERED BOUNDARY DECLARATION BOOK No. 1, VOLUME No. 1601-2018, PAGE FROM 79196 TO 79206, BEING No. 160102265, DATED: 12-07-2018 AT D.S.R.-I (S) 24 PARGANAS.

CERTIFICATE OF THE GEO TECHNICAL ENGINEER

I CERTIFY THAT THE SOIL INVESTIGATION AT PREMISES No. 62D, MAHARAJA TAGORE ROAD, WARD - 92, BOROUGH - X, P.S. - LAKE, KOLKATA - 700031 HAS BEEN CARRIED OUT BY ME AND IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE EXECUTED CONSTRUCTION OF G+III STORIED RESIDENTIAL BUILDING COMPLETED ON 14-08-2024 IN ACCORDANCE WITH THE SANCTIONED U/R 26(a) & (b) OF K.M.C. BUILDING RULES 2009 AND REGULARIZED VIDE D/CASE No. 121-D/Br.-X/2022-2023 DATED 14-02-2024, ORDER OF S.O.(Bldg.) DATED 02-11-2023. ALONG WITH DEVIATIONS SHOWN IN THIS DRAWING, SOUGHT TO BE REGULARIZED U/R 26(a) & (b) OF K.M.C. BUILDING RULES 2009.

THE FOUNDATION SYSTEM EXECUTED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO TECHNICAL POINT OF VIEW.

SIGNATURE OF G.T.E.
Rupok Kumar Banerjee
G.T./1/3

I DO HEREBY CERTIFY THAT THE G+III STORIED RESIDENTIAL BUILDING (12.50 Mtr. HEIGHT) AT PREMISES No. 62D, MAHARAJA TAGORE ROAD, WARD - 92, BOROUGH - X, P.S. - LAKE, KOLKATA - 700031 HAS BEEN SUPERVISED BY ME AND HAS BEEN COMPLETED ON 14-08-2024 IN ACCORDANCE WITH THE SANCTIONED VIDE B.P. No. 2019100090 DATED 02-09-2019 AND REGULARIZED VIDE D/CASE No. 121-D/Br.-X/2022-2023 DATED 14-02-2024, ORDER OF S.O.(Bldg.) DATED 02-11-2023. ALONG WITH DEVIATIONS SHOWN IN THIS DRAWING, SOUGHT TO BE REGULARIZED U/R 26(a) & (b).

THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE SANCTIONED PLAN ALONG WITH THE AFORESAID DEVIATION TO OUR BEST SATISFACTION, THE WORKMANSHIP AND ALL THE MATERIALS (TYPE AND GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH GENERAL AND DETAILED SPECIFICATION, NO PROVISIONS OF THE KOLKATA MUNICIPAL CORPORATION ACT, 1980 AND THE KOLKATA MUNICIPAL CORPORATION BUILDING RULES, 2009 HAVE BEEN VIOLATED IN COURSE OF THE WORK.

THE BUILDING IS STRUCTURALLY SAFE AND FIT FOR HUMAN HABITATION.

E.S.E.
Kunal Sinha Mahapatra
E.S.E. II/617

I DO HEREBY CERTIFY THAT THE G+III STORIED RESIDENTIAL BUILDING (12.50 Mtr. HEIGHT) AT PREMISES No. 62D, MAHARAJA TAGORE ROAD, WARD - 92, BOROUGH - X, P.S. - LAKE, KOLKATA - 700031 HAS BEEN SUPERVISED BY ME AND HAS BEEN COMPLETED ON 14-08-2024 IN ACCORDANCE WITH THE SANCTIONED VIDE B.P. No. 2019100090 DATED 02-09-2019 AND REGULARIZED VIDE D/CASE No. 121-D/Br.-X/2022-2023 DATED 14-02-2024, ORDER OF S.O.(Bldg.) DATED 02-11-2023. ALONG WITH DEVIATIONS SHOWN IN THIS DRAWING, SOUGHT TO BE REGULARIZED U/R 26(a) & (b).

THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE SANCTIONED PLAN ALONG WITH THE AFORESAID DEVIATION TO OUR BEST SATISFACTION, THE WORKMANSHIP AND ALL THE MATERIALS (TYPE AND GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH GENERAL AND DETAILED SPECIFICATION, NO PROVISIONS OF THE KOLKATA MUNICIPAL CORPORATION ACT, 1980 AND THE KOLKATA MUNICIPAL CORPORATION BUILDING RULES, 2009 HAVE BEEN VIOLATED IN COURSE OF THE WORK.

THE BUILDING IS FIT FOR HUMAN HABITATION.

SIGNATURE OF ARCHITECT
A.K. MUKHERJEE
CoA Regn. No. CA/J7/3770

DECLARATION OF OWNER/C.A.

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT :-

- I WILL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.
- I WILL FOLLOW THE INSTRUCTIONS OF ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER REGULARIZED PLAN).
- K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THE STRUCTURAL STABILITY OF THE BUILDING AND THE ADJOINING STRUCTURE.
- IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY MAY REMOVE THE SANCTION PLAN.
- THE CONSTRUCTION OF THE WATER RESERVOIR AND SEPTIC TANK HAS BEEN DONE UNDER THE GUIDANCE OF ARCHITECT & E.S.E. BEFORE STARTING THE BUILDING FOUNDATION WORK.
- DURING DEPARTMENTAL INSPECTION THE SITE WAS IDENTIFIED BY ME.
- THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

SIGNATURE OF C.A.
OSIUR RAHAMAN & AVIJIT GHOSHAL
CONSTITUTED ATTORNEY OF
MR. MANAS KUMAR BANERJEE

FULL COMPLETION PLAN ALONG WITH REGULARIZATION UNDER RULE 26 (2a) & (2b) FOR A G+III STORIED (12.500 Mtr. HEIGHT) RESIDENTIAL BUILDING AT PREMISES No. 62D, MAHARAJA TAGORE ROAD, KOLKATA - 31, WARD - 92, BOROUGH - X, P.S. - LAKE, MOUZA - DHAKURIA, PARGANA - KHASPUR, J.L. No. - 18, TOUZI No. 230/233, DAG No. 1045, KHATIAN No. 97 SANCTIONED VIDE B.P. No. 2019100090 DATED: 02-09-2019, REGULARIZED VIDE D/CASE No. 121-D/Br.-X/2022-2023 DATED 14-02-2024 OF S.O.(Bldg.) DATED 02-11-2023.