

PROPOSED IV (FOUR) STORIED RESIDENTIAL BUILDING PLAN AT MOUZA - KAMDHARI, R.S. NO. -200, DAG NO.- 410, KHATIAN NO.- 450, J.L. NO.- 49, UNDER K.M.C. PREMISES NO.- 89, VIVEK PARK, WARD NO.- 111, BR.- XI, KOLKATA-700084, P.S.- BANSDRONI, U/S 393 A OF K.M.C. ACT 1980 AND BUILDING RULE 2009.

**NAME OF OWNERS :-
M/S SKYRISE CONSTRUCTION
REPRESENTED BY
SRI. SUKDEB SAHA**

HEIGHT OF THE BUILDING - 12.5 M

CERTIFICATE OF OWNER :-

- I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
- I SHALL ENGAGE L.B.S. DURING CONSTRUCTION
- I SHALL FOLLOW THE INSTRUCTION OF L.B.S. 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 STRUCTURE.
- IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K. M. C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- THE CONSTRUCTION OF S.U. WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK
- THE PLOT HAS IS VACANT AND IT IS BUTTED AND BOUNDED BY BOUNDARY WALL.
- THE PLOT IS IDENTIFIED BY ME IF ANY DISCREPANCY ARISES THEN L.B.S. & K.M.C.
- AUTHORITY WILL NOT BE RESPONSIBLE FOR THAT AND K.M.C. WILL EVERY RIGHT TO REVOKE THE PLAN.

SRI. SUKDEB SAHA PROPRIETOR OF
M/S. SKYRISE CONSTRUCTION
NAME OF OWNER

G.T.E. DECLARATION :-

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.

KALLOL KR. GHOSHAL
L.B.S. NO. 14, CLASS -II
NAME OF G.T.E.

SCHEDULE OF DOORS & WINDOWS

| MKD. | SIZE | MKD. | SIZE |
|------|-----------|------|-----------|
| D1 | 1000x2100 | W1 | 1500x1200 |
| D2 | 900x2100 | W2 | 1200x1200 |
| D3 | 750x2100 | W3 | 1000x1200 |
| | | W4 | 600x750 |

SPECIFICATIONS :-

- 200 THICK BRICK WALL IN 1:6 MORTAR
- 125 THICK AND 75 THICK BRICK WALLS ARE 1:4 MORTAR
- ALL MATERIALS SHOULD BE AS PER SPECIFICATION OF I.S.I. & N.B. CODES AS SPECIFIED BY THE ENGINEER-IN-CHARGE
- GRADE OF CONCRETE M 20
- GRADE OF STEEL Fe - 500
- BEARING CAPACITY OF SOIL TAKEN INTO ACCOUNT AS PER GEO - TECHNICAL INVESTIGATION REPORT
- PROPORTION OF P.C.C. 1:4:8
- PROPORTION OF R.C.C. 1:1.5:3

NOTES :-

- ALL DIMENSIONS ARE IN MILLIMETER
- ALL OUTER WALL 200 THICK
- ALL PARTITION WALLS ARE 125 THICK AND 75 THICK
- DEPTH OF SEMI UNDER GROUND WATER RESERVOIR & SEPTIC TANK SHOULD NEVER EXCEED THE DEPTH OF NEAREST BUILDING FOUNDATION
- ALL SHORTS OF PRECAUTIONARY MEASURES SHOULD BE TAKEN DURING CONSTRUCTION

B.P. NO. - 2022110394

SANCTION DATE - 19/12/2022

VALID UPTO- 18/12/2027

DIGITAL SIGNATURE OF A.E.

STATEMENTS OF PLAN PROPOSAL

A

- ASSEESSE NO. - 311112700898.
- NAME OF THE OWNER : M/S SKYRISE CONSTRUCTION REPRESENTED BY SRI. SUKDEB SAHA. REG. AT D.S.R. - V. ALIPORE, 24 PGS(S), WEST BENGAL, DATED - 23/11/2022.
- DETAILS OF REGISTERED DEED: - BOOK - I, VOL NO.1605-2016, PAGE- 189543 TO 189549, BEING NO. - 160506967, REG. AT A.D.S.R. ALIPORE, SOUTH 24 PGS, WEST BENGAL DATED - 20/10/2016.
- DETAILS OF REG. BOUNDARY DECLARATION BOOK - I, VOL NO. 1630-2022, PAGE- 139949 TO 139959, BEING NO.- 163003545, REG. AT D.S.R. - V, ALIPORE 24 PGS(S), WEST BENGAL DATED - 07/07/2022.
- DETAILS OF REG. STRIP OF LAND BOOK - I, VOL NO. 1630-2022, PAGE- 188296 TO 188306, BEING NO.- 163005312, REG. AT D.S.R. - V, ALIPORE, 24 PGS(S), WEST BENGAL DATED - 23/11/2022.
- DETAILS OF REG. STRIP OF LAND BOOK - I, VOL NO. 1630-2022, PAGE- 188327 TO 188337, BEING NO. - 163005311, REG. AT D.S.R. - V, ALIPORE, 24 PGS(S), WEST BENGAL, DATED - 23/11/2022.
- K.M.C. MUTATION O/11/11-NOV-16/19989, DATED - 11/11/2016, SOUTH 24 PGS, WEST BENGAL
- BL&LRO CONVERSION CERTIFICATE 17/4422/BL&LRO/KOL, DATED - 16/11/2022.

B

- a. AREA OF LAND :- AS PER DEED & ASSESSMENT BOOK :- 3 K. - 09 CH. - 39 SFT. = 241.917 Sqm. AS PER BOUNDARY DECLARATION :- 240.221 Sqm.
- b. AREA OF CORNER SPLAY :- NIL
- c. AREA OF STRIP OF LAND :- 31.646 Sqm.
- d. NET AREA OF LAND :- 208.575 Sqm.
- ROAD WIDTH :- 3.05 M.
- PERMISSIBLE GROUND COVERAGE = 140.912 SQM. = 58.669 %
- PROPOSED GROUND COVERAGE = 107.042 SQM. = 44.560 %

| FLOOR | TOTAL AREA (SQM.) | STAIR DUCT (SQM.) | LIFT DUCT (SQM.) | NET BUILT UP AREA (SQM.) | TOTAL EXEMPTED AREA (STAIR+STAIR LOBBY (SQM) LIFT LOBBY (SQM)) | NET FLOOR AREA (SQM) |
|----------|-------------------|-------------------|------------------|--------------------------|--|----------------------|
| GR. FL. | 76.752 Sqm. | --- | --- | 76.752 Sqm. | 10.465 Sqm. | 64.609 Sqm |
| 1st. FL. | 107.042 Sqm. | 0.438 Sqm | 1.715 Sqm | 104.889 Sqm. | 10.465 Sqm. | 92.746 Sqm |
| 2nd. FL. | 107.042 Sqm. | 0.438 Sqm | 1.715 Sqm | 104.889 Sqm. | 10.465 Sqm. | 92.746 Sqm |
| 3rd. FL. | 62.605 Sqm. | 0.438 Sqm | 1.715 Sqm | 60.452 Sqm. | 10.465 Sqm. | 48.309 Sqm |
| TOTAL. | 353.441 Sqm. | 1.314 Sqm | 5.145 Sqm | 346.982 Sqm. | 41.86 Sqm. | 298.410 Sqm |

7. PARKING CALCULATION.

A)

| FLAT MKD. | COVERED AREA | SHARE OF COM. AREA | BUILT - UP AREA | TENEMENT NUMBER | REQUIRED PARKING |
|-----------|--------------|--------------------|-----------------|-----------------|------------------|
| A | 45.712 Sqm. | 11.618 Sqm. | 57.330 Sqm. | 5 | 0 NO. |

B)

| OFFICE SIZE | | REQUIRED PARKING |
|-----------------------|-------------------------|------------------|
| CARPET AREA OF OFFICE | BUILT UP AREA OF OFFICE | |
| 26.735 Sqm. | 30.597 Sqm. | NIL. |

- C) TOTAL REQUIRED PARKING = NIL. 12) SUPPORT OF O. H. W.T. = 0.6 m.
D) NO.S OF PARKING PROVIDED = NIL. 13) O. H. WATER TANK AREA = 5.535 Sqm.
E) AREA OF TWO WHEELER PARKING PROVIDED = 29.739 Sqm. 14) LIFT MACHINE ROOM AREA = 4.787 Sqm.
8) PERMISSIBLE F.A.R - 1.25 15) STAIR COVER AREA = 12.904 Sqm.
9) PROPOSED F.A.R - 1.242 16) LIFT MACHINE ROOM STAIR = 3.656 Sqm.
10) ADDI. AREA FOR FEES - 29.747 Sqm. 17) DEPTH OF BUILDING = 14.80 m.

11) TOTAL AREA OF CUP BOARD

| FLOOR | CUPBOARD |
|-------------|----------|
| 1st. FLOOR. | 1.2 Sqm |
| 2nd. FLOOR. | 1.2 Sqm |
| 3rd. FLOOR. | 0.6 Sqm |
| TOTAL. | 3.0 Sqm |

18) HEIGHT OF THE BUILDING = 12.5 m.
19) TOTAL AREA OF LOFT = 3.6 Sqm.
20) TOTAL AREA OF ROOF = 107.042 Sqm.
21) AREA OF TREE COVER = 1.347 Sqm.

L. B. S. DECLARATION :-

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING PLAN RULES, 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITIONS INCLUDING THE ABUTTING ROAD 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 LAND IS DEMARCATED BY BOUNDARY WALL. THE PREMISES IS OCCUPIED BY THE OWNER & THERE IS NO TENANT.

- THE CONSTRUCTION OF SEMI U. G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK
- ROAD WIDTH - 3.05 M. WIDTH BLACK TOP ROAD ON THE NORTHERN SIDE OF THE PREMISES.
- PLOT IS BEYOND 500 M. C/L OF E. M. BYE PASS

SUMAN KR. MITRA
L.B.S. NO. 1701, CLASS - I
NAME OF L.B.S.

E. S. E. DECLARATION :-

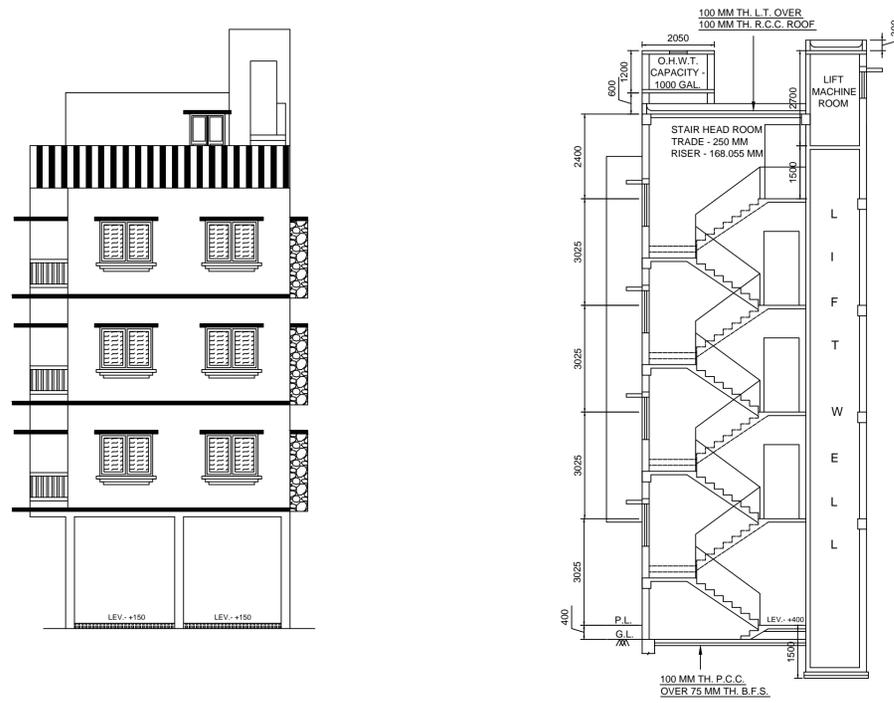
I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SUMAN KR. MITRA
E.S.E. NO. 602, CLASS -II
NAME OF E.S.E.

SCALE :- 1:50, 1:100, 1:200, 1:600, 1:4000
(UNLESS OTHERWISE NOTED)

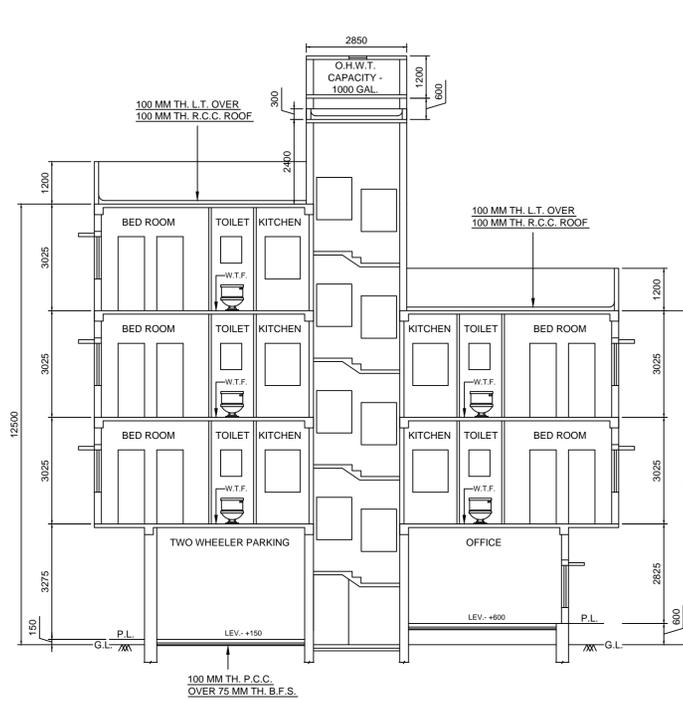
DRAWN BY :- PRATIK DAS

D.P. CONSULTANCY
707/B, S.P.D. Block, Baghajatin,
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EMAIL ID : pratikdas2907@gmail.com,
MOB - 8961437828

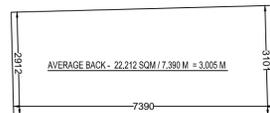


FRONT ELEVATION

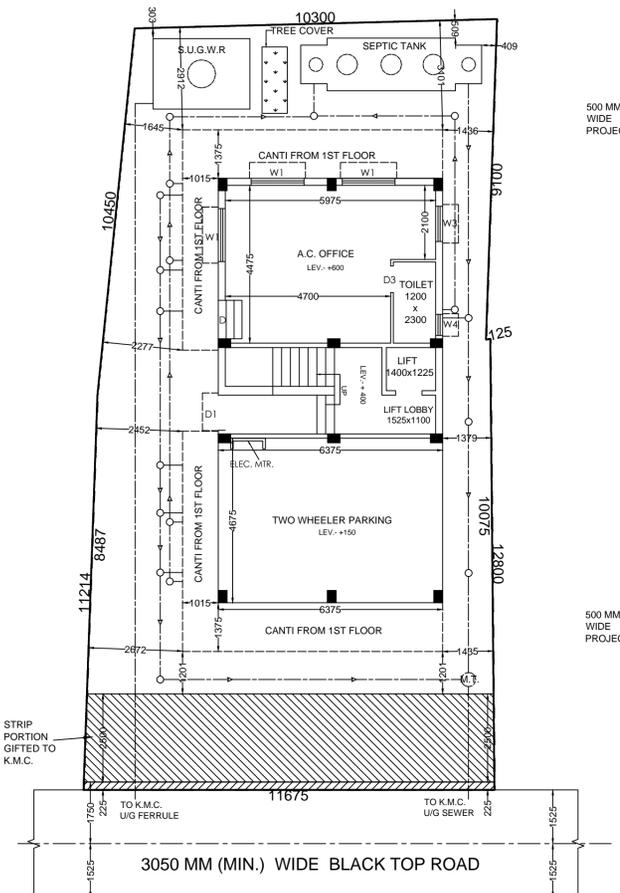
SECTION A-A



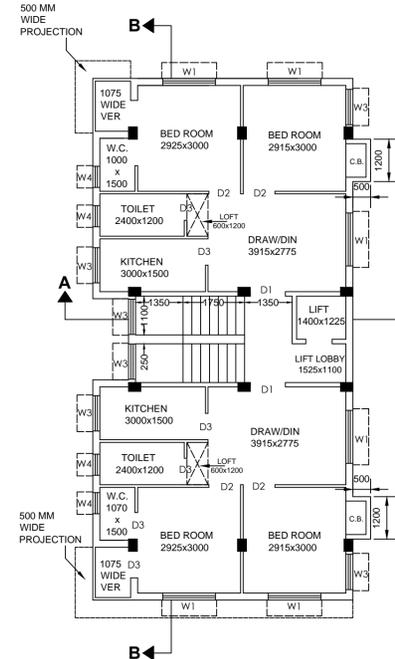
SECTION B-B



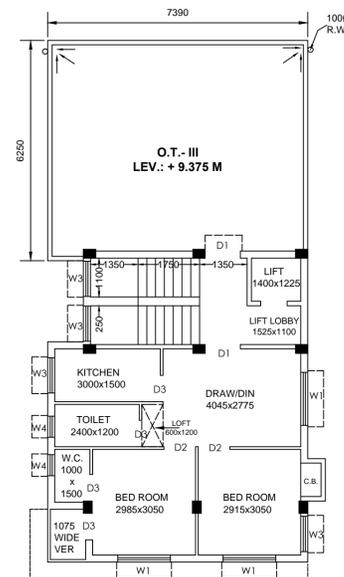
AVG BACK REAR OPEN SPACE HAS KEPT 3005 MM. AND MINIMUM BACK SPACE IS KEPT 2912 MM. AS PER AMENDED OF K.M.C BLDG. RULE 2009 VIDE NOTIFICATION AT 480/(20)MA/O/C-4/38-13/2012 ISSUED BY D.S. (BLDG.) DT. 21/10/2014. PROVIDED THE FOUNDATION OF BLDG. WILL NOT BE ENCLOSED HEREIN.



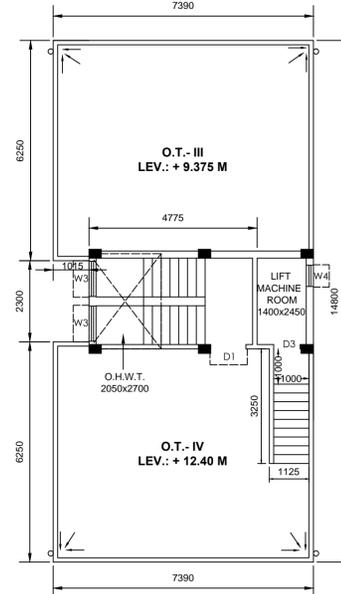
**GROUND FLOOR PLAN
SCALE: 1:100**



**FIRST & SECOND FLOOR PLAN
SCALE: 1:100**



**THIRD FLOOR PLAN
SCALE: 1:100**



**ROOF PLAN
SCALE: 1:100**