

PROPOSED G+III STORED RESIDENTIAL BUILDING PLAN AT PREMISES NO. - 9A/1, SARAT GHOSH GARDEN ROAD, IN WARD NO. -091, 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. : 21-091-16-1511-3
- NAME OF THE OWNER :- SMT. DEBANI GHOSH
- DETAILS OF REGISTERED DEED:
 

BOOK VOLUME	PAGES	BEING	DATE	OFFICE	
1	1603-2020	30314-30399	16030816	18.03.2020	D.S.R.III 24PG(S)
- DETAILS OF POWER OF ATTORNEY:
 

BOOK VOLUME	PAGES	BEING	DATE	OFFICE	
1	1603-2023	70960-70977	160302240	15.02.2023	D.S.R.III 24PG(S)
- DETAILS OF REGISTERED BOUNDARY DECLARATION:
 

BOOK VOLUME	PAGES	BEING	DATE	OFFICE	
1	1630-2023	55901-55911	163001939	27.06.2023	D.S.R.IV 24PG(S)
- DETAILS OF REGISTERED SPALY CORNER DECLARATION:
 

BOOK VOLUME	PAGES	BEING	DATE	OFFICE	
1	1630-2023	55912-55923	163001940	27.06.2023	D.S.R.IV 24PG(S)

- 1. a) AREA OF LAND:-**  
 i) (As per Boundary Declaration = 04 K-14 CH- 28 SPT= 328.694 SQ.M.  
 ii) (As per deed= 04 K-14 CH- 28 SPT= 328.694 SQ.M.  
 iii) SPALY CORNER AREA=2841 SQ.M.  
**2. ROAD WIDTH =12.192M**  
**3. PERMISSIBLE GROUND COVERAGE (55.10%)= 183.118 SQ.M.**  
**4. PROPOSED GROUND COVERAGE =179.255 SQ.M.(=54.536%)**

STATEMENT OF AREA

FLOOR	FL. AREA	STAR + STAR LOBBY	LIFT LOBBY	LIFT WELL	NET FLOOR AREA
GR. FLOOR	174.390 SQ.M.	12.689 SQ.M.	2.965	NIL	187.044 SQ.M.
1ST. FLOOR	179.255 SQ.M.	12.689 SQ.M.	2.965	2.013	197.922 SQ.M.
2ND. FLOOR	179.255 SQ.M.	12.689 SQ.M.	2.965	2.013	197.922 SQ.M.
3RD. FLOOR	179.255 SQ.M.	12.689 SQ.M.	2.965	2.013	197.922 SQ.M.
TOTAL	714.147 SQ.M.	50.755 SQ.M.	11.550	6.038	822.492 SQ.M.

5. TOTAL FLOOR AREA =714.147 SQ.M. (INCLUDING STAR + STAR LOBBY + LIFT, LIFT LOBBY)  
 6. TENEMENT SIZE :-

FLOOR	FLAT MARKED	INDIVIDUAL AREA	PROPORTIONATE SHARE OF COMMON AREA	TENEMENT AREA	PARKING CALCULATION (Multiple Tenement)
FIRST	FLAT-A	81.314	14.080	95.394	TOTAL NO. OF FLAT =06 nos (272-4100-800) CAR PARKING GENERATE=06 NOS
	FLAT-B	78.031	13.511	91.542	
SECOND	FLAT-C	81.314	14.080	95.394	
	FLAT-D	78.031	13.511	91.542	
THIRD	FLAT-E	81.314	14.080	95.394	
	FLAT-F	78.031	13.511	91.542	

8. CAR PARKING:-  
 i) REQUIRED =3 NOS, PROVIDE =4 NOS (COVERED)  
 ii) CAR PARKING AREA- REQUIRED =37.50 SQ.M. PROVIDE =115.826 SQ.M.  
 iii) PROPOSED P.A.R = 646.505-70.00=576.505/328.694=1.756<2.25  
 10. CIP BOARD AREA=10.800 SQ.M.  
 11. OTHER AREA FOR FEES=73.405 SQ.M (STAR +LIFT LOBBY+CUP BOARD)  
 12. AREA OF STAIR HEAD ROOM=19.150 SQ.M.  
 13. AREA OF LIFT MACHINE ROOM=6.895 SQ.M.  
 14. AREA OF LIFT MACHINE ROOM STAIR=3.150 SQ.M.  
 15. AREA OF ROOF TANK = 4.687 SQ.M.  
 16. TERRACE AREA = 182.447 SQ.M.  
 17. TREE COVER AREA:-  
 i) PERMISSIBLE TREE COVER AREA=12.961 SQ.M.(1.785%)  
 ii) PROPOSED TREE COVER AREA=13.123 SQ.M.(2.033%)  
 18. TOTAL NUMBER OF TENEMENT= 06 NOS  
 19. STOP AREA- CARPET= 28.349 SQ.M, COVER= 31.482 SQ.M

Certificate of Owner:  
 WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE ENGAGE L.B.S & E.S.E. DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S & E.S.E. DURING CONSTRUCTION OF THE BUILDING. AS PER B.S. PLAN, I.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 FALSE, THE I.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN 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 TENENT. EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCE OF WORK. THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

NILABJA DUTTA PROPRIETOR OF PINTAC DECOR AS CONSTITUTED ATTORNEY OF SMT. DEBANI GHOSH  
 NAME OF OWNER/APPLICANT

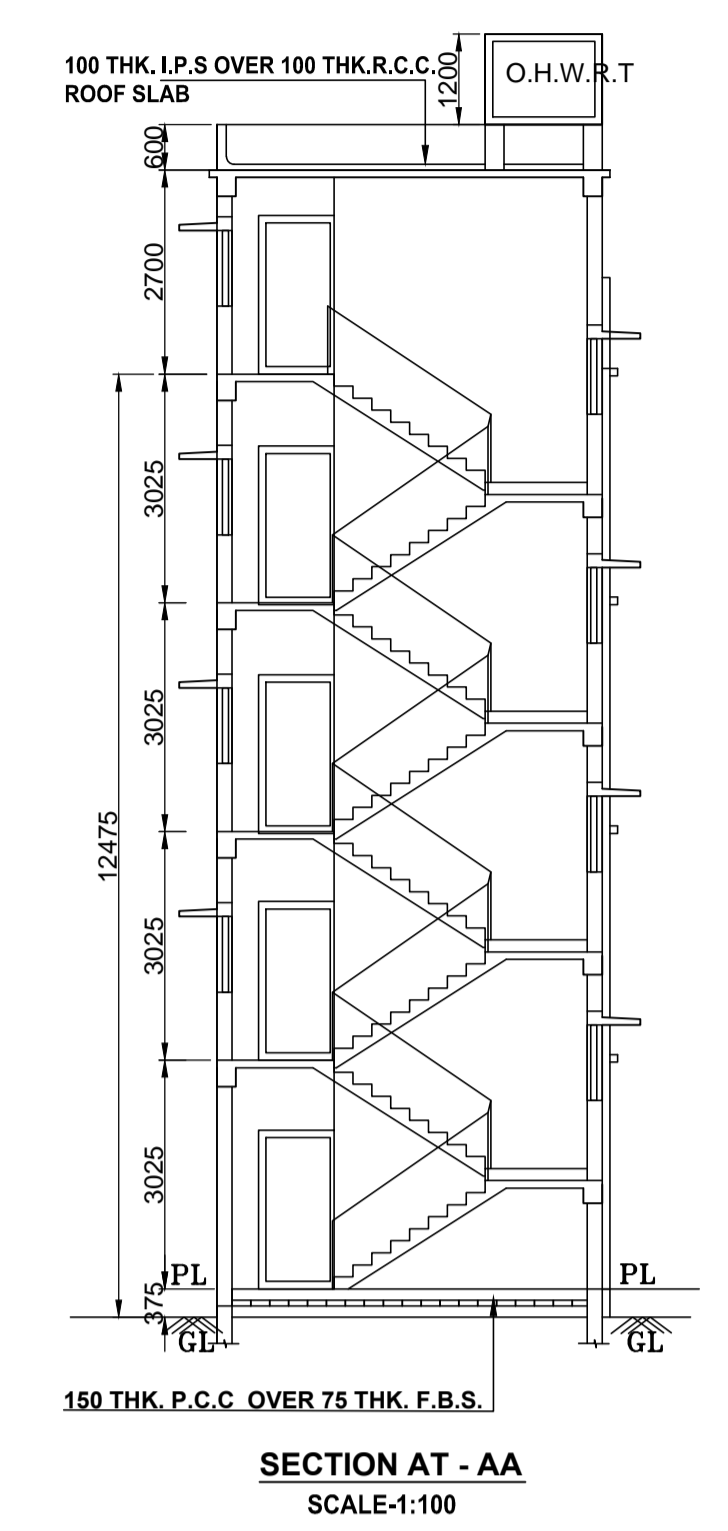
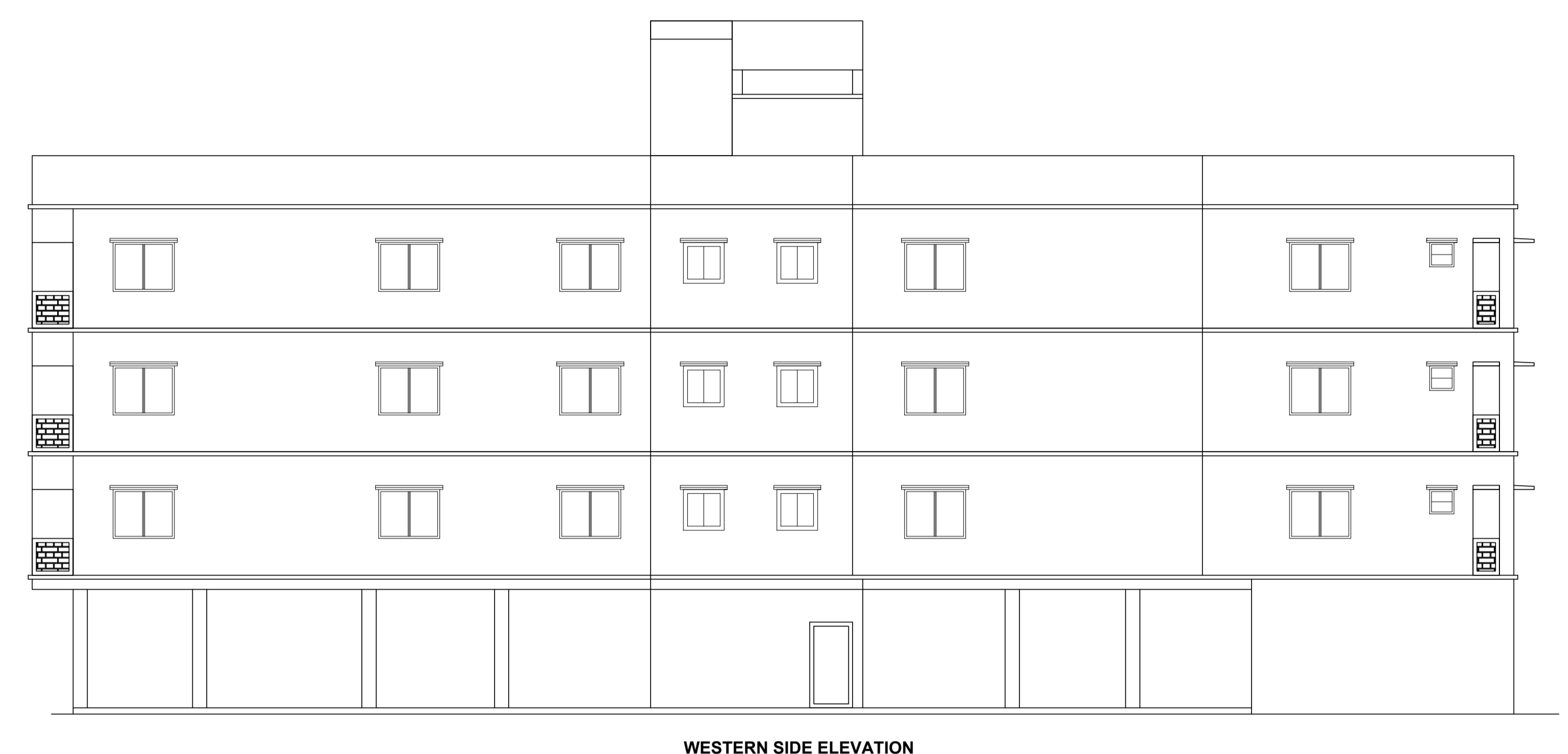
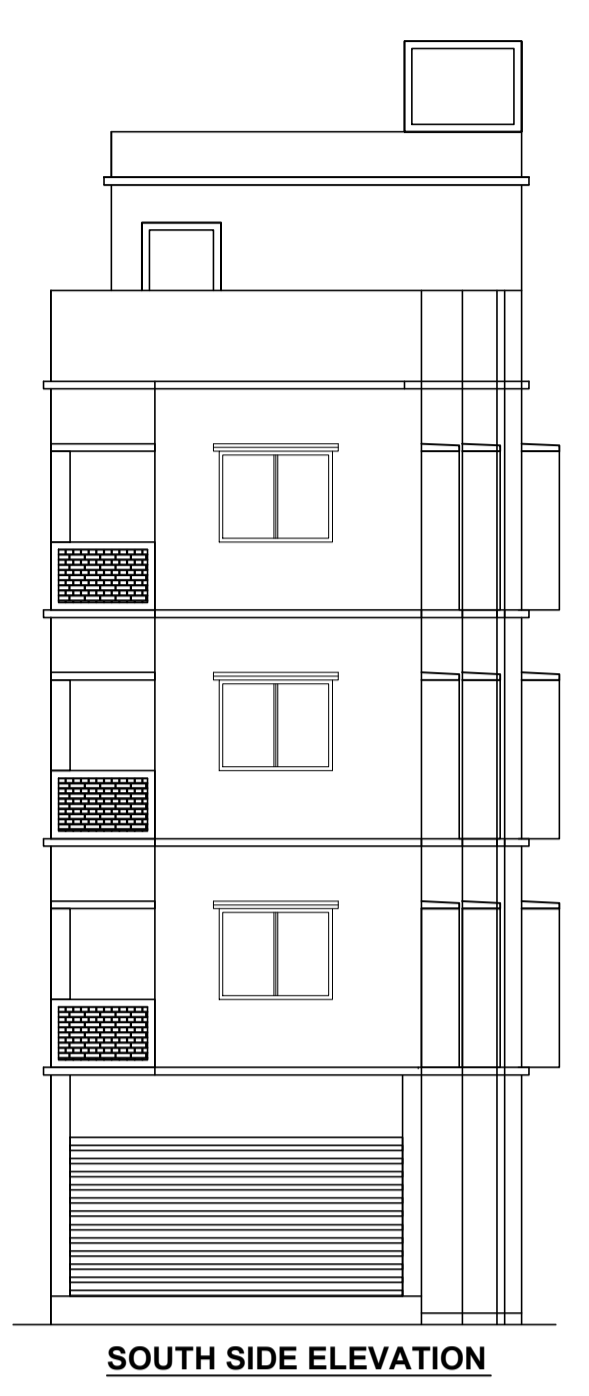
Certificate of E.S.E.:-  
 I DO HEREBY UNDERTAKE THAT I SHALL CARRY OUT SOIL INVESTIGATION AFTER DEMOLISHING THE EXISTING STRUCTURE AND DESIGN THE FOUNDATION AND ALL STRUCTURAL ELEMENTS AS PER RELEVANT I.S. CODE OF PRACTICE & NATIONAL BUILDING CODE BEFORE COMMENCEMENT OF THE WORK. THE WORK WILL BE EXECUTED 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.  
 SUPTA PRAKASH BANERJEE (E.S.E-5540)  
 NAME OF E.S.E.

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 A BUTTING ROAD 12.192 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 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 FULLY OCCUPIED BY THE OWNER.  
 SUPTA PRAKASH BANERJEE (L.B.S-10701)  
 NAME OF L.B.S.

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.  
 RUPAK KUMAR BANERJEE (G.T.E.-31)  
 NAME OF G.T.E.

CHKD. BY : S.P. BANERJEE  
 DRAWN BY : SUPD MANDAL  
 SCALE = 1:100, 1:500, 1:400  
 DATE=27/06/2023

CONSTECH INDIA  
 280 RAJA S.C. MALIK ROAD  
 JADAVPUR, KOLKATA -700026



**DOOR & WINDOW SCHEDULE**

DOOR MKD.	SIZE	WN. MKD.	SIZE
D1	1000x2100	W1	1500x1200
D2	900x2100	W1	1200x1200
D3	750x2100	W2	1000x1500
		W4	600x750

- SPECIFICATIONS**
- FOUNDATION: R.C.C. FOOTING WITH FOUNDATION BEAM.
  - SUPERSTRUCTURE: R.C.C. FRAME STRUCTURE WITH 200 THK. EXTERNAL WALL AND 25/75 THK. INTERNAL WALL (Unless mentioned) WITH 1:4 CEMENT MORTAR
  - FLOORING: MARBLE FLOORING AND DADO
  - DOORS: SALWOOD FRAME AND TEAK WOOD PANELED SHUTTERS
  - WINDOWS: SALWOOD FRAME AND GAMARI WOOD PANELED SHUTTER FRAME AND GLASS
  - PLASTERS: EXTERNAL WALL-18mm. THK. SAND CEMENT MORTAR + 6. INTERNAL WALL-12mm.HK. SAND CEMENT MORTAR + 5. CEILING-6mm. THK. SAND CEMENT MORTAR + 5
  - ROOF: 100 THK. (A-) LIME TERRACING/APPROVED ROOF TREATMENT
  - SPANNING: EXTERNAL SURFACE WITH CEMENT BASED PAINT, INTERNAL SURFACE WITH DRY OBTAMPINGND GRILL. DOORS AND WINDOWS WITH SYNTHETIC ENAMEL PAINT
  - ELECTRICAL & PLUMBING: ALL CONFIRMS TO IS.

B.P. No- 2023100149 DATE- 13-OCT-23  
 VALID UPTO : 5 years from date of sanction.  
 ASSISTANT ENGINEER(C)/BLDG/BE-X EXECUTIVE ENGINEER(C)/BLDG/BE-X

