

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1. ASSESSEE NO. - 31 - 111 - 03 - 0089 - 3

2. NAME OF OWNERS - SRI DEBRAJ BANERJEE, SRI SAMRAT BANERJEE, SRI CHIRADEEP BANERJEE, SRI PINAKI BANERJEE, SMT. RUMA BANERJEE, SMT. MANJU BANERJEE, SMT. REBA MUKHERJEE ALIAS UMA MUKHERJEE, SMT. SOMTAPA NATH, SMT. TRINA CHATTOPADHYAY

3. NAME OF APPLICANT - SRI SOVAN BHATTACHARJEE (PROPRIETOR OF S. B. CONSTRUCTION) AS CONSTITUTED POWER OF ATTORNEY FOR SRI DEBRAJ BANERJEE, SRI SAMRAT BANERJEE, SRI CHIRADEEP BANERJEE, SRI PINAKI BANERJEE, SMT. RUMA BANERJEE, SMT. MANJU BANERJEE, SMT. REBA MUKHERJEE ALIAS UMA MUKHERJEE, SMT. SOMTAPA NATH, SMT. TRINA CHATTOPADHYAY

4. DETAILS OF REGD. TITLE DEED

5. DETAILS OF REGD. POWER OF ATTORNEY

6. DETAILS OF BOUNDARY DECLARATION

7. DETAILS OF NON EXEC. OF TENENT

BOOK NO.	I	I	I
VOLUME NO.	1601 2023	1630 2024	1630 2024
PAGE NO.	153 to 156	45419 to 45447	12533 to 12546
BEING NO.	1601 01247	1630 00482	1630 00483
DATE	16 / 11 / 2023	19 / 02 / 2024	19 / 02 / 2024
REGD. AT	A.D.S.R., ALIPORE SOUTH 24-PARGANAS	D.S.R. - I SOUTH 24-PARGANAS	D.S.R. - V SOUTH 24-PARGANAS

8. DETAILS OF K. M. C. MUTATION - CASE NO. - O / 111 / 11 - AUG - 23 / 36986, DATED: 11 / 08 / 2023, APPROVED BY DY. ASSESSOR COLLECTOR

PART - B

1. AREA OF LAND :-

a) AS PER TITLE DEED & ASSESSMENT BOOK = 05 K. - 00 CH. - 00 SFT / 334.448 SQM (MORE / LESS)

b) AS PER PHYSICAL MEASUREMENT & BOUNDARY DECLARATION = 05 K. - 05 CH. - 11.81 SFT / 356.448 SQM (MORE / LESS)

2. PERMISSIBLE GROUND COVERAGE :- 55.518 % OF L.A. = 185.680 SQM

3. PROPOSED GROUND COVERAGE :- 55.506 % OF L.A. = 185.639 SQM

4. AREA STATEMENT :-

GR. FL.	R	LIFT WELL (SQM)	GROSS FLOOR AREA (SQM)	STAIR + STAIR LOBBY (SQ)	LIFT LOBBY (SQM)	NET COVER AREA (SQM)	CUP BOARD (SQM)	LOFT (SQM)
R	168.914	15.750	182.564	14.040	3.000	165.524	---	---
1ST. FL.	185.639	2.013	183.626	14.040	3.000	166.586	2.025	6.441
2ND. FL.	185.639	2.013	183.626	14.040	3.000	166.586	2.025	6.520
3RD. FL.	180.239	2.013	178.226	14.040	3.000	161.186	2.700	---
TOTAL	734.081	6.039	728.042	56.160	12.000	659.882	6.750	12.961

5. TENEMENTS CALCULATION

(A) RESIDENTIAL:

TENEMENT MKD.	AREA ACT. (SQM)	AREA TO BE ADDED (SQM)	TOTAL TENEMENT AREA (SQM)	NO. OF TENEMENT
A	47.361	2.794	50.155	01
B	86.256	14.194	100.450	02
C	39.643	6.524	46.167	03
D	39.351	6.476	45.827	02
E	40.512	6.867	47.379	01
F	42.818	7.046	49.864	01
G	36.876	6.068	42.944	01

8. TOTAL COMMON AREA = 88.486 SQM

9. CARPET AREA OF THE SHOP = 12.840 SQM

10. PERMISSIBLE F.A.R. = 1.75

11. PERMISSIBLE TOTAL FLOOR AREA = 585.284 SQM + EXEMPTED AREA + MANDATORY CAR PARKING AREA

12. PROPOSED F.A.R. = 659.882 - 75.00 / 334.448 = 1.749 < 1.75

13. AREA OF O. H. W. TANK = 7.040 SQM

14. AREA OF TREE COVER = 6.054 SQM

11. TOTAL AREA FOR FEES = 178.733 SQM

12. TOTAL AREA FOR FEES = 12.961 SQM

13. STAIR HEAD ROOM AREA = 17.920 SQM

14. LIFT MACHINE ROOM AREA = 9.360 SQM

15. AREA OF LIFT M/C ROOM STAIR = 3.700 SQM

16. ADDITIONAL AREA FOR FEES = 50.691 SQM

17. CAR PARKING CALCULATION

NOS.	AREA (SQM)
8. TOTAL COMMON AREA	= 88.486 SQM
9. CARPET AREA OF THE SHOP	= 12.840 SQM
10. PERMISSIBLE F.A.R.	= 1.75
11. TOTAL AREA FOR FEES	= 178.733 SQM
12. TOTAL AREA FOR FEES	= 12.961 SQM
13. STAIR HEAD ROOM AREA	= 17.920 SQM
14. LIFT MACHINE ROOM AREA	= 9.360 SQM
15. AREA OF LIFT M/C ROOM STAIR	= 3.700 SQM
16. ADDITIONAL AREA FOR FEES	= 50.691 SQM
17. CAR PARKING CALCULATION	

OWNER / APPLICANT DECLARATION :-

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT

(i) I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.

(ii) I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).

(iii) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES.

(iv) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REMOVE THE SANCTION PLAN.

(v) THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S., E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.

(vi) DURING DEPARTMENTAL INSPECTION AND SEPTIC TANK WILL BE IDENTIFIED BY ME.

(vii) BOUNDARY OF THE PLOT IS DEMARKED BY BOUNDARY WALL.

(viii) THERE IS NO LEGAL CASE PENDING AGAINST THESE PREMISES.

(ix) EXISTING STRUCTURE OCCUPIED BY OWNERS AND TENANT.

(x) THE EXISTING STRUCTURE SHOULD BE DEMOLISHED BEFORE COMMENCEMENT OF THE CONSTRUCTION WHICH IS OCCUPIED BY THE OWNERS AND TENANT. THE LAND IS DEMARKED BY BOUNDARY WALLS.

SRI SOVAN BHATTACHARJEE (PROPRIETOR OF S.B. CONSTRUCTION) AS CONSTITUTED POWER OF ATTORNEY FOR SRI DEBRAJ BANERJEE, SRI SAMRAT BANERJEE, SRI CHIRADEEP BANERJEE, SRI PINAKI BANERJEE, SMT. RUMA BANERJEE, SMT. MANJU BANERJEE, SMT. REBA MUKHERJEE ALIAS UMA MUKHERJEE, SMT. SOMTAPA NATH, SMT. TRINA CHATTOPADHYAY

NAME OF OWNERS / APPLICANT

DECLARATION OF L. B. S. :-

I CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING WIDTH OF THE ABUTTING 4.75 M WIDE BLACK TOP ROAD ON WESTERN SIDE & 3.5 M WIDE BLACK TOP ROAD ON EASTERN SIDE CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK.

MANASH MOHAN GUHA MAJUMDAR (LBS / 1 / 1078) NAME OF L. B. S.

CERTIFICATE OF STRUCTURAL ENGINEER :-

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

SOIL TESTING REPORT HAS BEEN DONE BY SRI SUBHANKAR ROY OF HIS PROJECTS & ENGINEERS PVT. LTD. OF 237, KABI NABIN SEN ROAD, HAGER BAZAR, KOLKATA-700 028. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

MANASH MOHAN GUHA MAJUMDAR (E.S.E. / 18 / 588) NAME OF E. S. E.

CERTIFICATE OF GEO-TECHNICAL ENGINEER :-

UNDERIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

SRI SUBHANKAR ROY G.T.E. / 1 / 05 NAME OF GEO-TECHNICAL ENGINEER

PROJECT

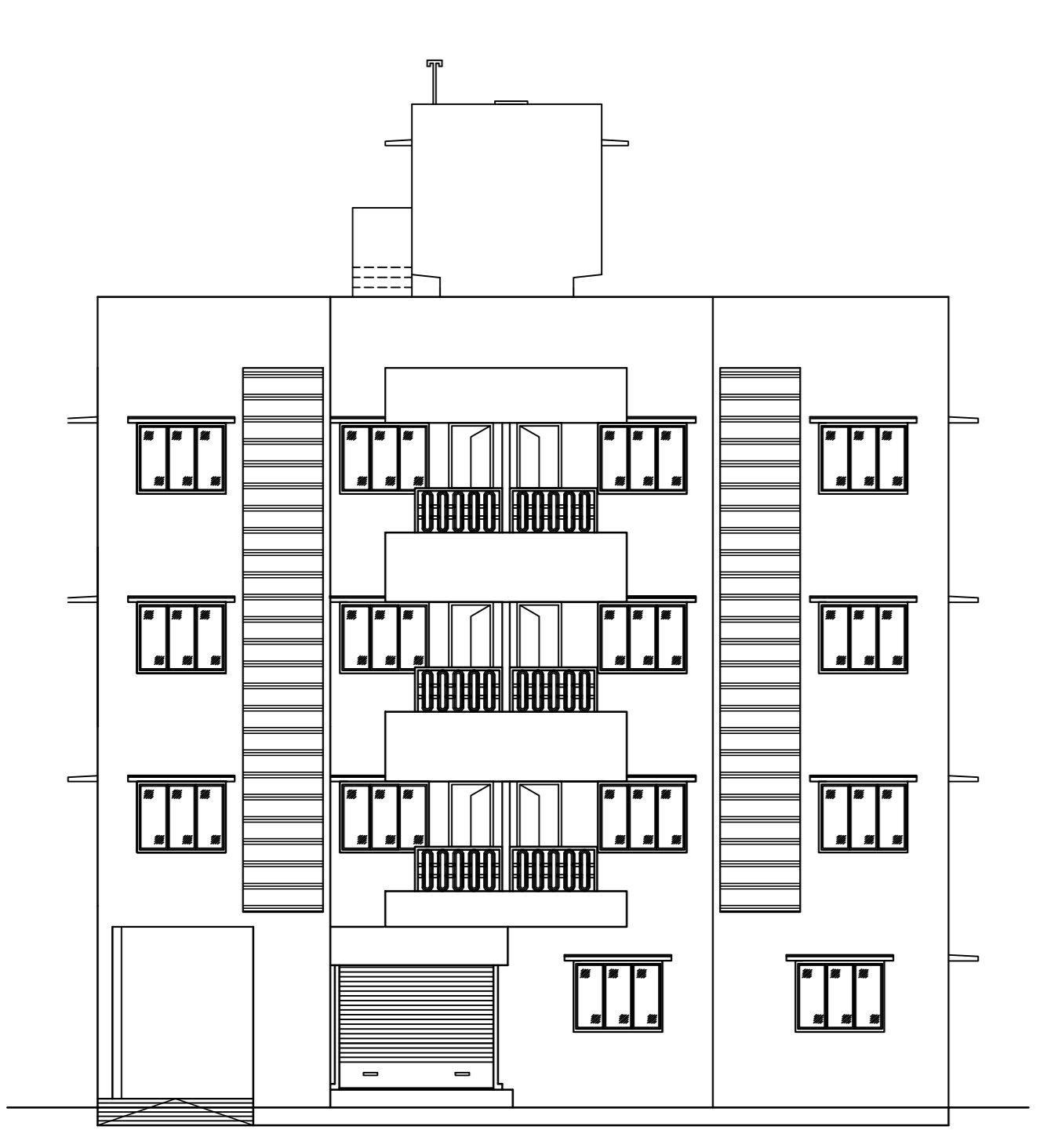
PROPOSED PLAN FOR G+III STORIED RESIDENTIAL BUILDING OF HEIGHT - 12.475 MT, U/S 393A OF K.M.C. ACT 1980 & K.M.C. BLDG. RULE - 2009, READ WITH CIRCULAR NO. - 02 OF 2020-21, DATED- 13.06.2020, AT PREMISES NO. - 89, BIDHANPALLY, WARD NO. - 111, BOROUGH - XI, P.S. - BANSDRONI, KOLKATA - 700084, E.P. NO. - 156, S.P. NO. - 104, C.S. PLOT NO. - 116 (PART), MOUZA - KAMDHARI, J.L. NO. - 49, UNDER THE KOLKATA MUNICIPAL CORPORATION

B.P. NO. - 2024110013 SANCTION DATE - 16.04.2024

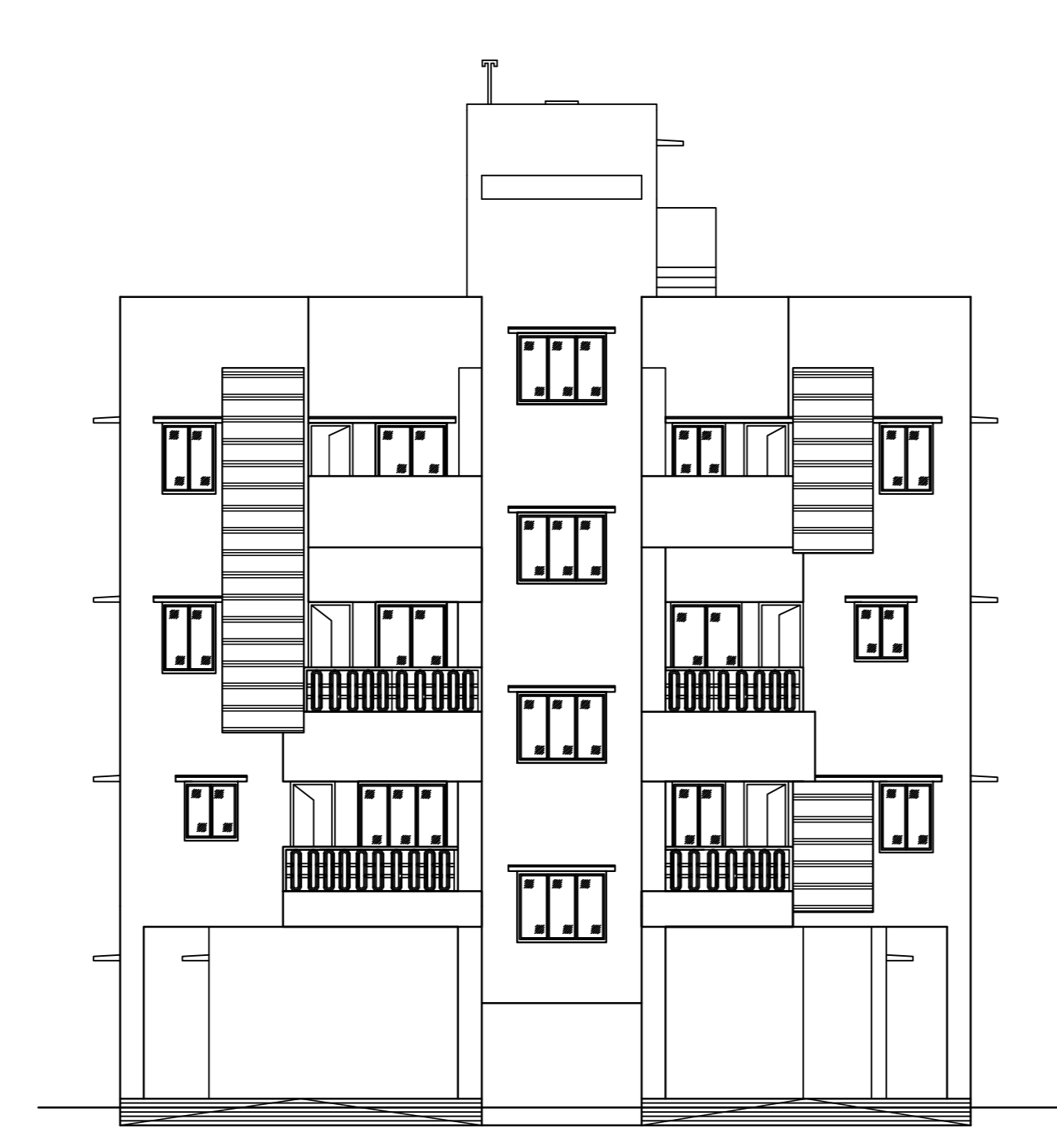
VALID UPTO - 15.04.2029

DIGITAL SIGNATURE OF A.E. (C) / BLDG/B-XI.

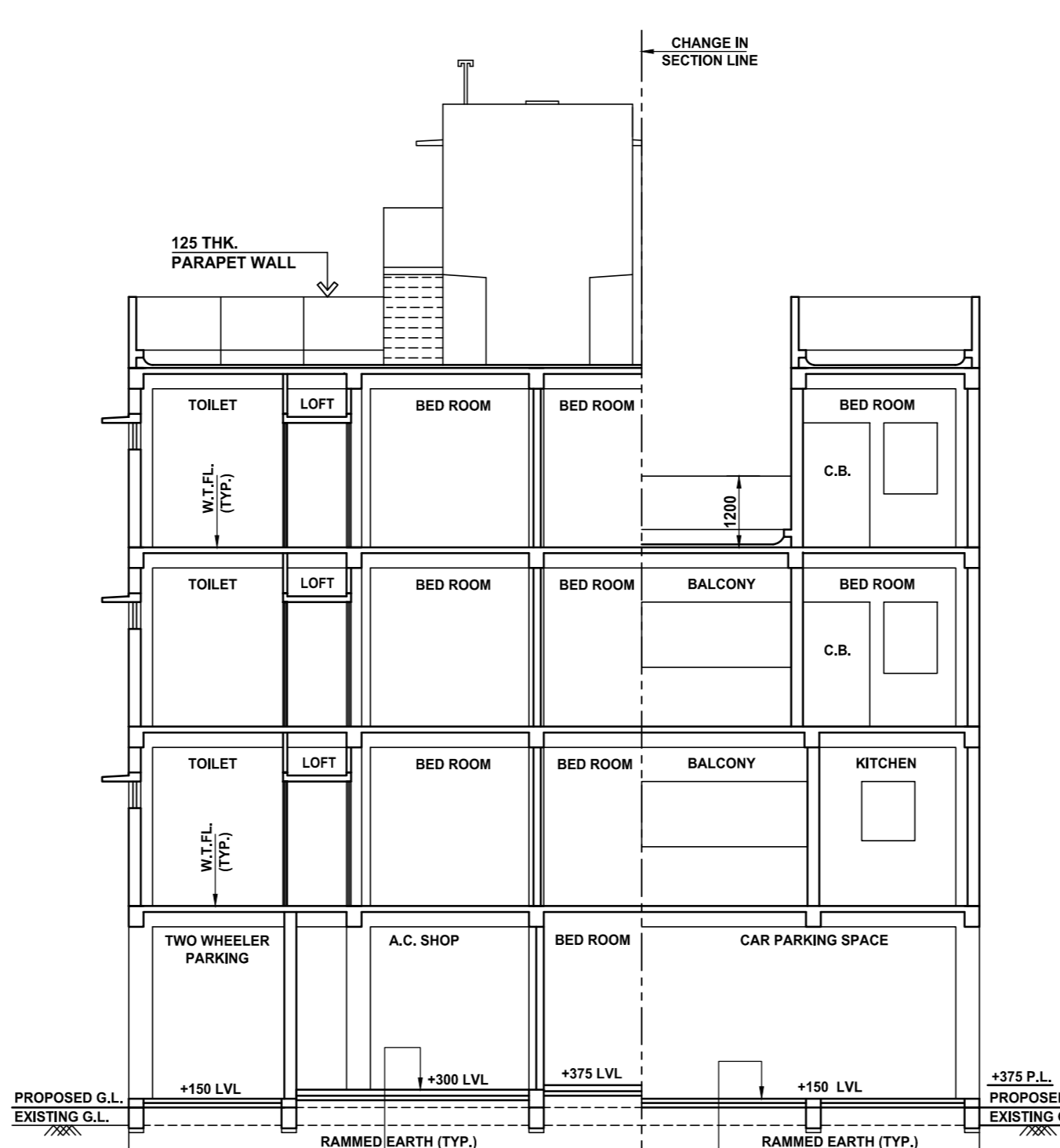
DIGITAL SIGNATURE OF E.E. (C) / BLDG/B-XI.



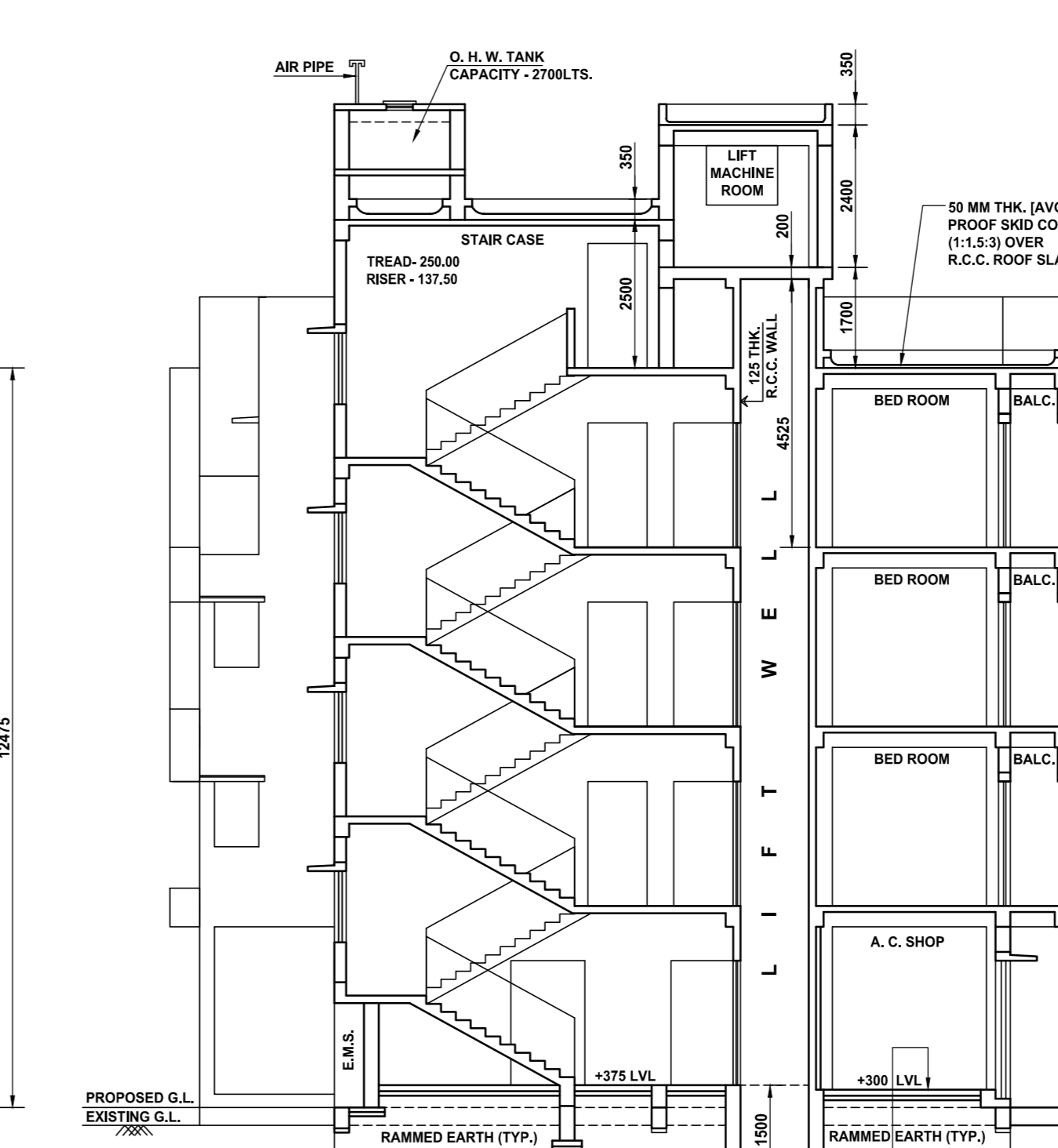
FRONT SIDE ELEVATION
SCALE - 1:100



EASTERN SIDE ELEVATION
SCALE - 1:100



SECTIONAL VIEW AT 'X - X'
SCALE - 1:100



SECTIONAL VIEW AT 'Y - Y'
SCALE - 1:100

- SPECIFICATIONS :-**
- ALL EXTERNAL WALLS 200 MM. THK. AND ALL INTERNAL AND PARTITION WALLS 125 & 75 MM. THK.
 - ALL 200 MM. THK. WALLS WITH 1ST. CLASS BRICK WITH (5:1) SAND, CEMENT MORTAR.
 - ALL 125 & 75 MM. THK. WALLS WITH 1ST. CLASS BRICK WITH (4:1 & 3:1) SAND, CEMENT MORTAR.
 - ALL R.C.C. WORK WITH STONE CHIPS, SAND & CEMENT (1:2:15-1:1) (UNLESS OTHERWISE MENTIONED).
 - GRADE OF CONCRETE - M20
 - GRADE OF STEEL - F450.
 - ALL MATERIALS SHALL BE CONFORMED TO THE PROPORTION OF NATIONAL BUILDING CODE OF INDIA.

- NOTE :-**
- ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN DURING DEMOLITION OF EXISTING STRUCTURE AND CONSTRUCTION OF BUILDING, SEPTIC TANK, SEMI UNDER GROUND WATER RESERVOIR.
 - DEPTH OF SEPTIC TANK & SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF COLUMN.

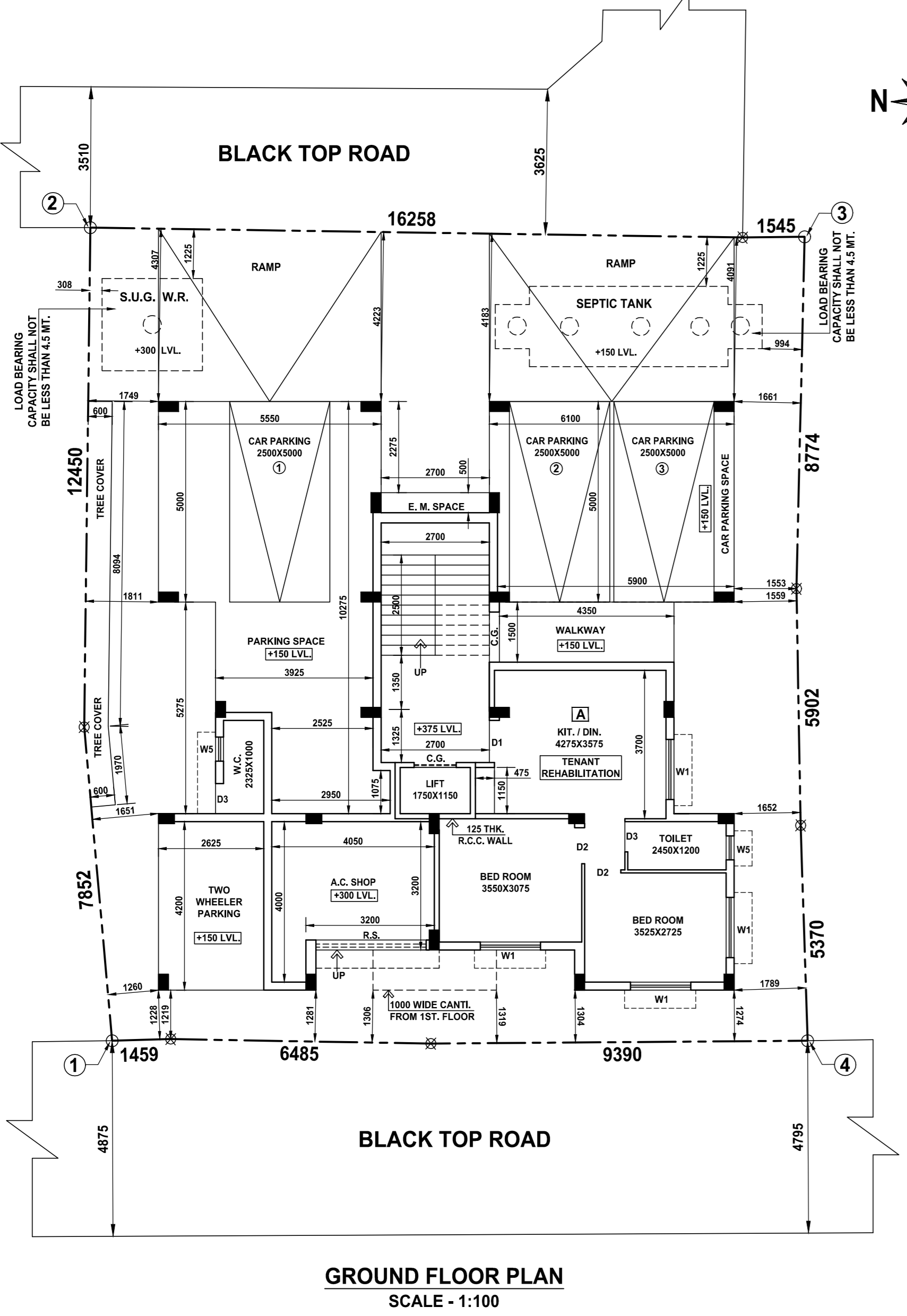
SCHEDULE OF DOOR & WINDOW

MKD.	OBJECT	SIZE (W. X H.)	MKD.	OBJECT	SIZE (W. X H.)
D1G	DOOR	1050 X 2100	W1	WINDOW	1800 X 1650
D1	DOOR	1000 X 2100	W2	WINDOW	1500 X 1200
D2	DOOR	900 X 2100	W2	WINDOW	1200 X 1200
D3	DOOR	750 X 2100	W3	WINDOW	900 X 1200
			W4	WINDOW	900 X 1000
			W5	WINDOW	600 X 450

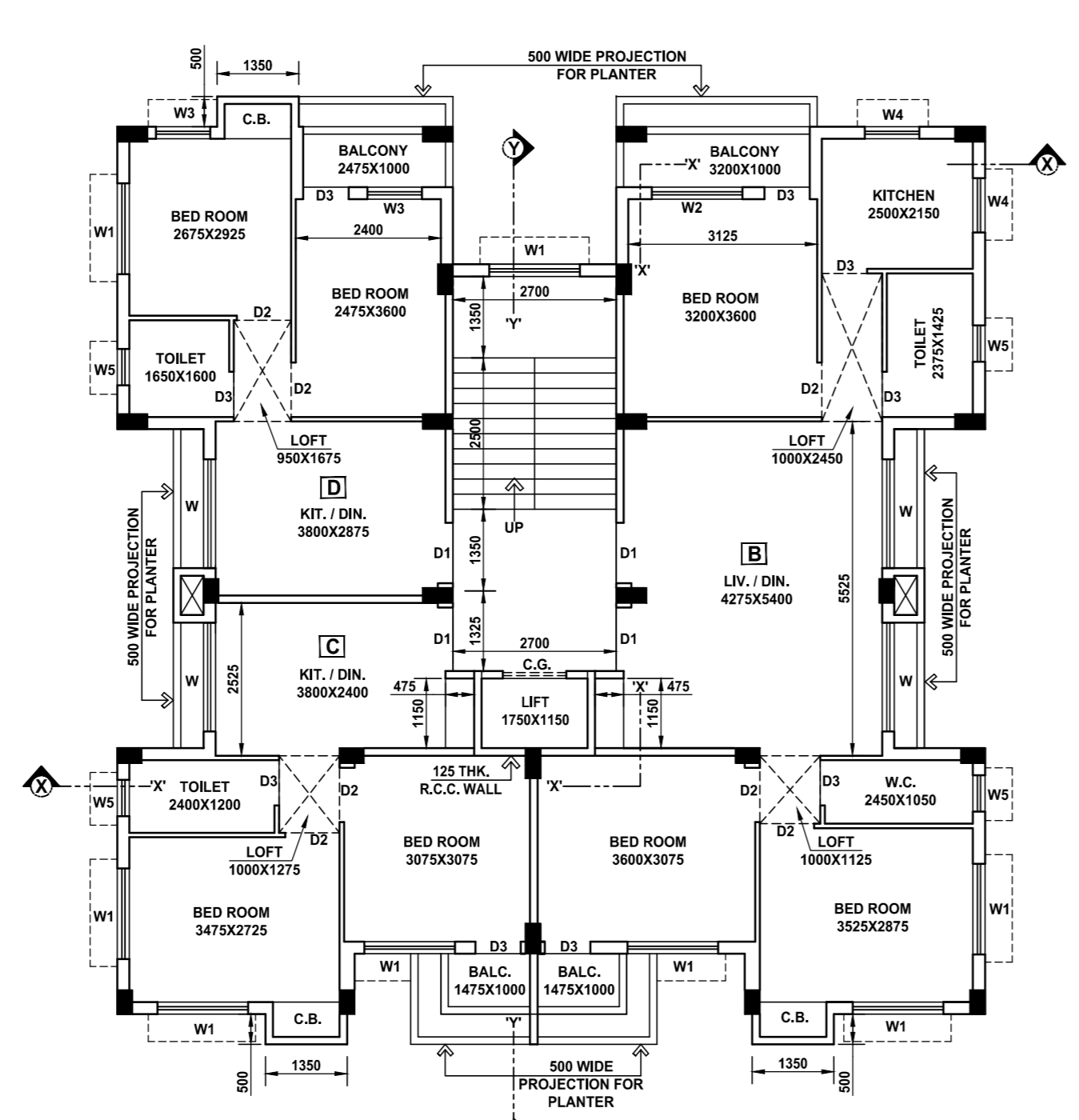
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI = 33 M CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS84	SITE ELEVATION (AMSL)
1	22° 28' 00" N 88° 22' 21" E	5.0 M.
2	22° 28' 00" N 88° 22' 22" E	5.0 M.
3	22° 27' 59" N 88° 22' 22" E	5.0 M.
4	22° 27' 59" N 88° 22' 21" E	5.0 M.

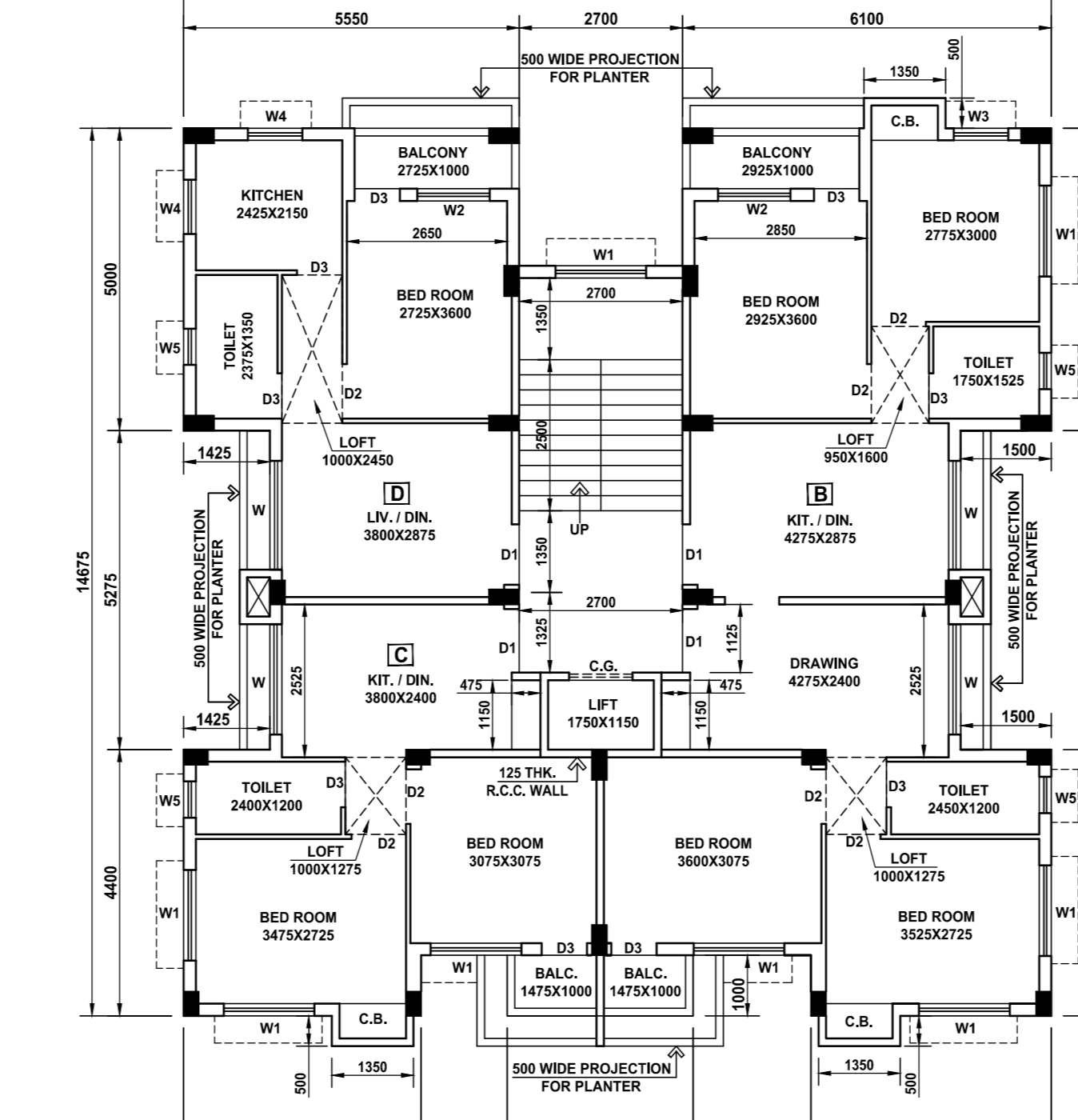
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IF IS FOUND OTHERWISE, THEN I SHALL BE LIABLE FOR WHICH K.M.C AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.



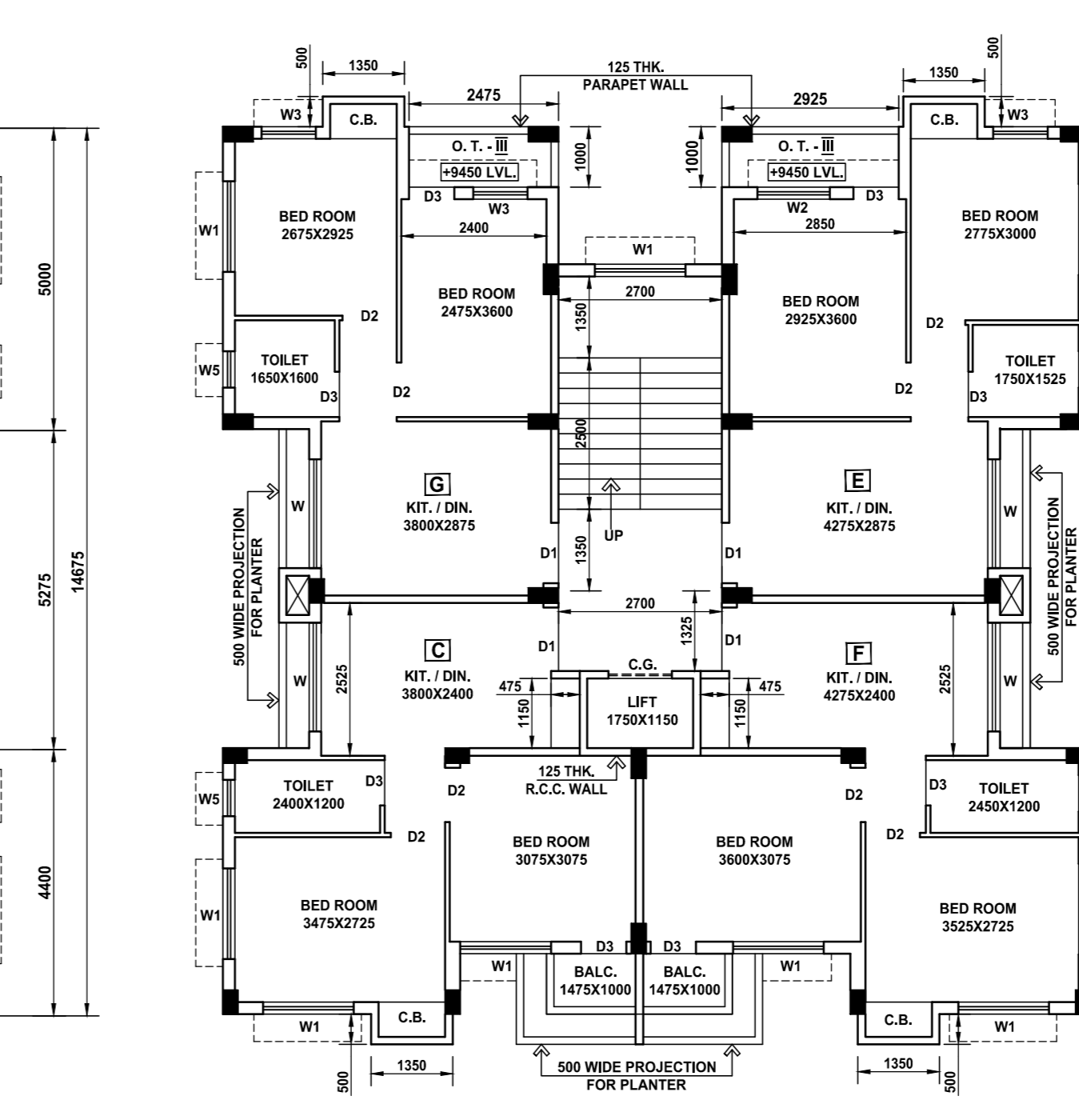
GROUND FLOOR PLAN
SCALE - 1:100



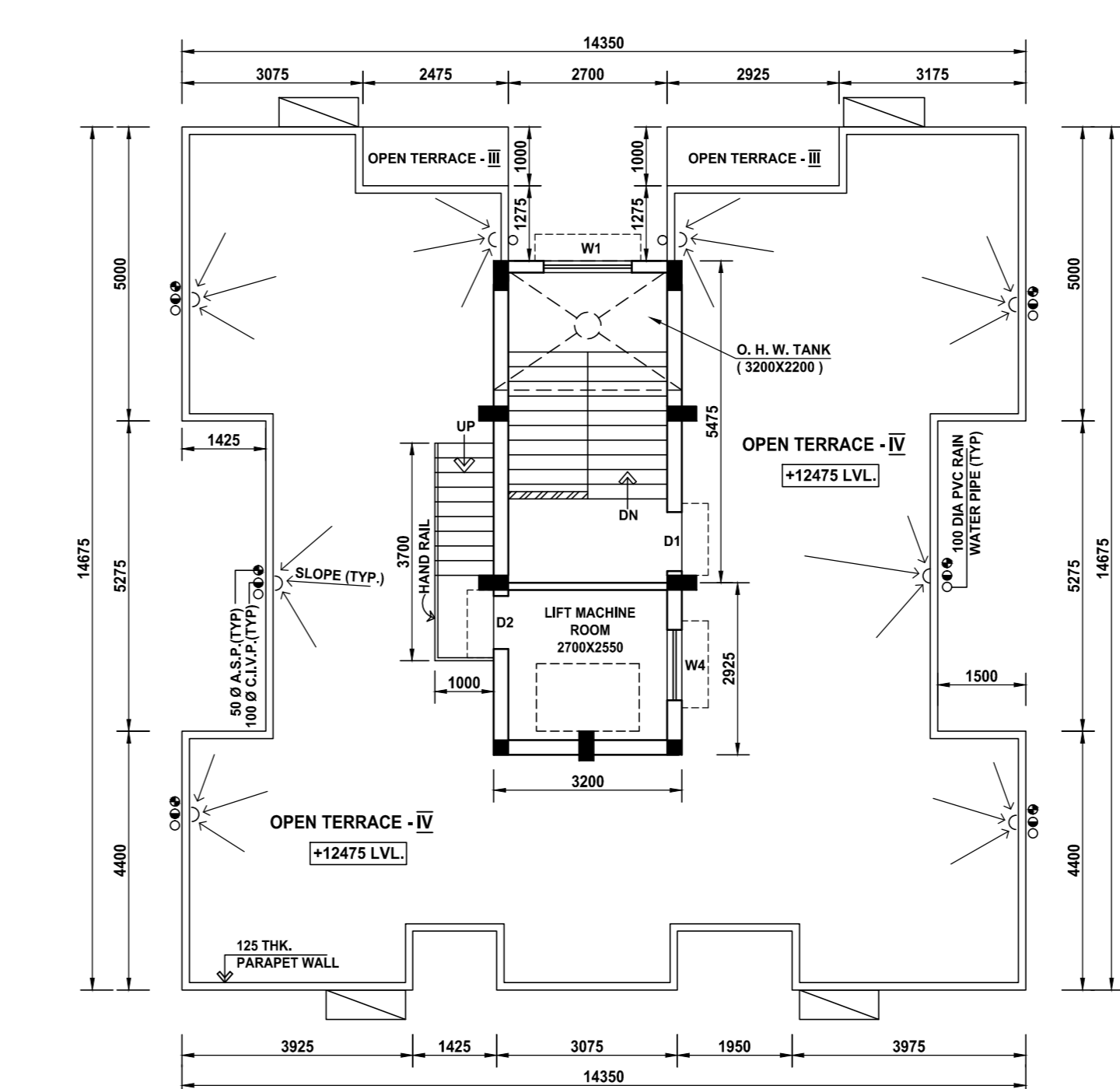
FIRST FLOOR PLAN
SCALE - 1:100



SECOND FLOOR PLAN
SCALE - 1:100



THIRD FLOOR PLAN
SCALE - 1:100



ROOF PLAN
SCALE - 1:100

Drawn by: Bikash Halder
Checked by: M.M.G.M.
Approved by: date 24/02/24
Filename: S-17/30/39A/1/0/23-24
Date: 21/02/2024
Scale: 1/100

Space-S
A House of Civil & Architectural
20/1, KANKARSAH, KOLKATA-700 047.
(M) - 9830429400, 98081513

FLOOR PLANS, SECTIONS, ELEVATIONS, DETAILS & SCHEDULES

PREMISES NO. - 89, BIDHANPALLY

Revision: 0
Sheet: 2/2

ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE MENTIONED.