

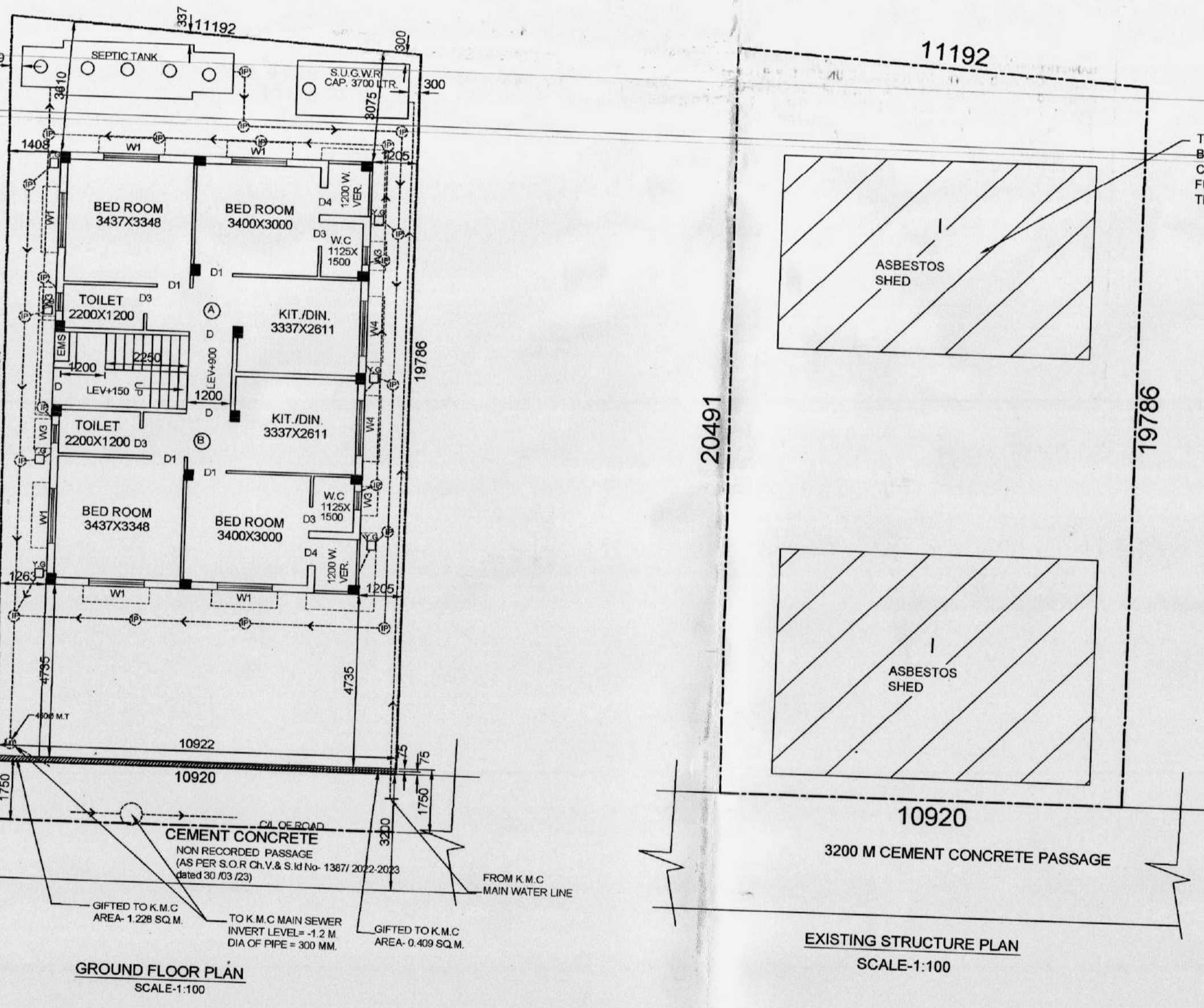
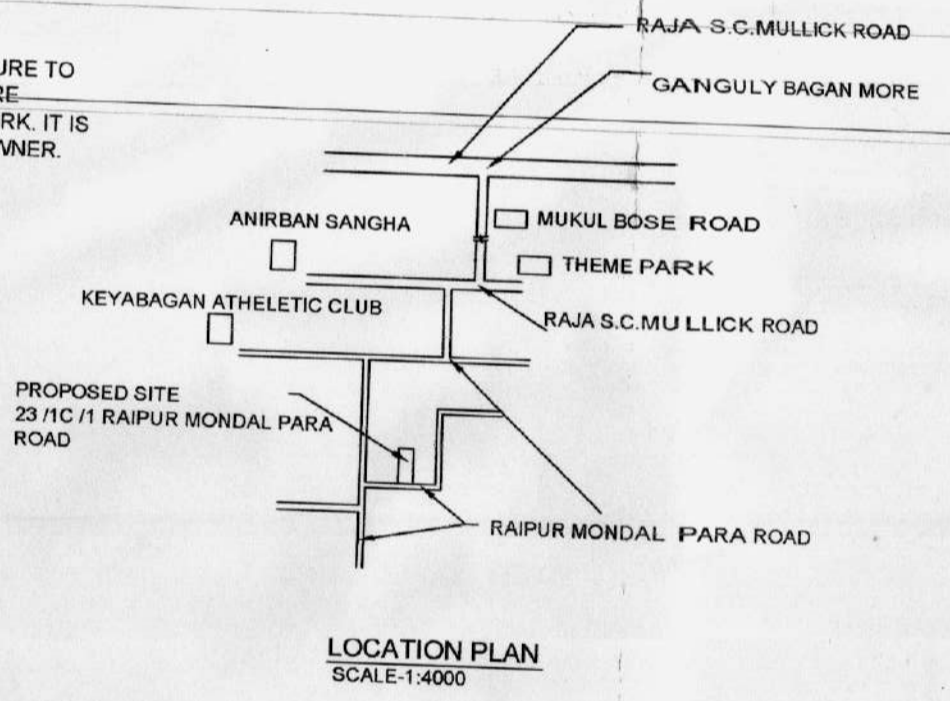
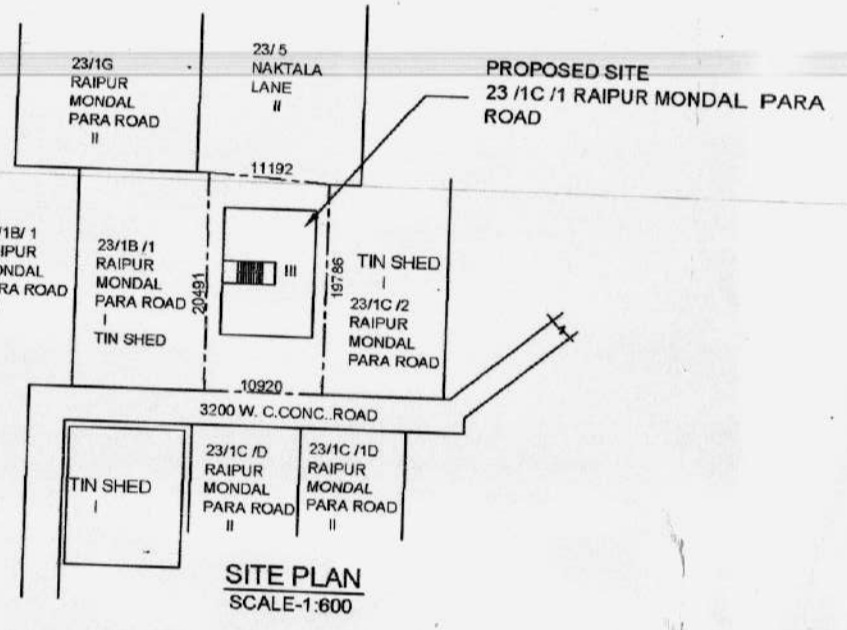
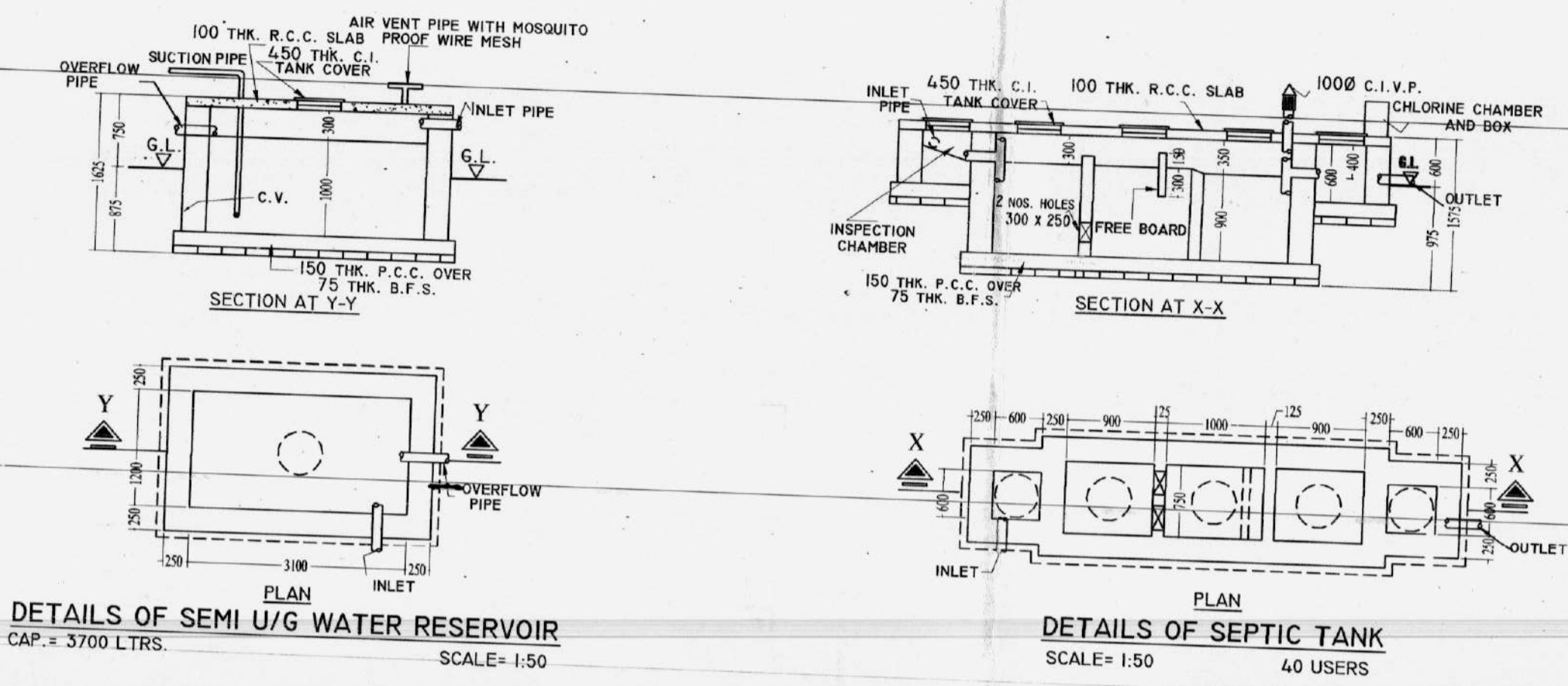
REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL		CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
A		22°24'32.40" N	88°24'25.20" E	12.0 M

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL): 33 M

STATEMENTS OF PLAN PROPOSAL (PLAN CASE NO. 2022100393)	
<p>1. ASSESSEE NO : 21-099-03-0087-2</p> <p>2. DETAILS OF REGISTERED DEED:- BOOK - I, VOL. NO.-9, PAGE-1179 TO 1192 BENG NO.- 03431, REG. AT D.S.R-I SOUTH 24 PGS, WEST BENGAL DATED - 24/12/2008</p> <p>3. DETAILS OF REGISTERED DEED OF DECLARATION :- BOOK - I VOL. NO.- 1601-2015, PAGE- 44340 TO 44353 BENG NO.- 160103682 REG. AT D.S.R.-I SOUTH 24 PGS, WEST BENGAL DATED - 16-09-2015</p> <p>4. DETAILS OF REGISTERED DEED OF COVENANCE:- BOOK - I VOL. NO.- 1603-2021, PAGE- 95835 TO 95853 BENG NO.- 160302798, REG. AT D.S.R.-III 24 PGS(S), WEST BENGAL DATED - 27/04/2021.</p> <p>5. DETAILS REGISTERED BOUNDARY DECLARATION :- BOOK - I VOL. NO.- 1904-2023, PAGE- 101444 TO 101476 BENG NO.- 190400993, REG. AT A.R.A-IV, KOLKATA, WEST BENGAL DATED - 30/01/2023</p>	<p>6. DETAILS OF REGISTERED STRIP OF LAND:- BOOK - I VOL. NO. 1904-2023, PAGE- 101814 TO 101826 BENG NO.- 190400991 REG. AT A.R.A-IV, KOLKATA WEST BENGAL, DATED - 30/01/2023.</p> <p>7. DETAILS OF REGISTERED DEED:- BOOK - I VOL. NO. 14 PAGES- 167 TO 169 BENG NO.- 246 REG. AT D.S.R. SOUTH 24 PGS. WEST BENGAL, DATED - 15/01/1966.</p> <p>8. DETAILS OF REGISTERED STRIP OF LAND:- BOOK - I VOL. NO. 1904-2023, PAGE- 287920 TO 287942 BENG NO.- 190405500 REG. AT A.R.A-IV, KOLKATA WEST BENGAL, DATED - 27/04/2023.</p> <p>9. DETAILS OF REGISTERED DECLARATION OF PASSAGE:- BOOK - I VOL. NO. 1904-2023, PAGE- 287921 TO 287929 BENG NO.- 190405501 REG. AT A.R.A-IV, KOLKATA WEST BENGAL, DATED - 27/04/2023.</p>

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

KUNTAL PAUL, LBS. NO-1400(I)
NAME OF L.B.S.



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. & 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

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 SEMI UNDER GROUND WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER TAKEN UNDER THE GUIDANCE OF L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT HAS TWO STORED BUILDING & THE PREMISES IS OCCUPIED BY THE OWNER & THERE IS NO TENANT. 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 HAVE EVERY RIGHT TO REVOKE THE PLAN THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

SMT. SAMPA BANERJEE
NAME OF OWNER

PLAN OF PROPOSED THREE STORED RESIDENTIAL BUILDING U/S 393 A OF K.M.C ACT 1980 AND BUILDING RULE 2009 AT PREMISES NO. 23 /1C / 1, RAIPUR MONDAL PARA ROAD, KOLKATA-700047, WARD NO-99 BR.- X, P.S.- NETAJI NAGAR.

NAME OF THE OWNER :-
SMT. SAMPA BANERJEE

MASTER SHEET. dwg/ SHEET NO- 1 OF 2

B.P. NO.- 2023100040

DATED - 30-MAY-2023

VALID UPTO - 5 years from date of sanction.

MKD.	SIZE	MKD.	SIZE
D1	1000x2100	W1	1200x1350
D2	900x2100	W2	1200x1350
D3	750x2100	W3	1500x1800
D4	800x2100	W4	1500x1100

DIBAKAR CHOWDHURY
Date: 2023.05.30 16:05:29 +05'30'

ASSISTANT ENGINEER(CIVIL),BLDG/BR-X (K.M.C.)

- AREA OF LAND :-
a. AS PER DEED & ASSESSMENT BOOK :- 3 K. - 05 CH. - 09 SFT. = 222.408 Sqm.
AS PER BOUNDARY DECLARATION :- 2 K. - 05 CH. - 8.6 SFT = 222.376 Sqm.
- ROAD WIDTH :- 3.200 M (MINIMUM)
- PERMISSIBLE GROUND COVERAGE = 131.757 SQM. = 59.25 %
- PROPOSED GROUND COVERAGE = 101.257 SQM. = 45.533 %
- PROPOSED HEIGHT OF THE BUILDING = 9.975 M.
- TENEMENT SIZE: 50 SQM TO 75 SQM. 6 NO

7. A) PROPOSED AREA :-

FLOOR	TOTAL AREA (SQM.)	STAIR & STAIR LOBBY (SQM.)	NFT FLOOR AREA (SQM)
GR. FL.	101.257 Sqm.	9.30 Sqm.	91.957 Sqm.
1st. FL.	101.257 Sqm.	9.30 Sqm.	91.957 Sqm.
2nd. FL.	101.257 Sqm.	9.30 Sqm.	91.957 Sqm.
TOTAL	303.771 Sqm.	27.90 Sqm.	275.871 Sqm.

7. B) PARKING CALCULATION.

FLAT MKD.	COVERED AREA	SHARE OF COM. AREA	BUILT - UP AREA	TENEMENT NUMBER	REQUIRED PARKING
A, A 1, A2	45.797 Sqm.	4.851 Sqm.	50.648 Sqm.	3	
B, B1, B2	41.769 Sqm.	4.849 Sqm.	50.618 Sqm.	3	1

AS PER BUILDING RULE 77(5) CAR PARKING MAY NOT INSISTING.

- 8) NOS. OF PARKING PROVIDED = 0.
- 9) PERMISSIBLE F.A.R = 1.25
- 10) PROPOSED F.A.R = 275.871 / 222.376 = 1.241 < 1.25
- 11) TOTAL AREA OF CUPBOARD = 5.800 Sqm.
- 12) STAIR COVER AREA = 12.12 Sqm.
- 13) DEPTH OF BUILDING = 11.876 m.
- 14) HEIGHT OF THE BUILDING = 9.975 m.
- 15) COMMON AREA = 29.10 Sqm.
- 16) TERRACE AREA = 101.257 Sqm.
- 17) O. H. WATER TANK AREA = 3.600 Sqm.
- 18) TOTAL NET FLOOR AREA (INCLUDING EXEMPTED AREA) = 321.691 Sqm.

L. B. S. DECLARATION :-

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 & 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 - 3.200 M. (MIN.) WIDTH CEMENT CONCRETE ROAD ON THE WESTERN SIDE.

E. S. E. DECLARATION :-

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SAKTI BRATA BHATTACHARYYA
E.S.E. NO. 116, CLASS - I
NAME OF THE E.S.E. (K.M.C.)

SCALE :- 1:50, 1:100, 1:150, 1:600, 1:4000 (UNLESS OTHERWISE NOTED)

DATE - 10 / 05 / 2023

DRAWN BY :- KUNTAL PAUL
KUNTAL PAUL & ASSOCIATES
PLANNER, DESIGNER, ESTIMATOR, LAND SURVEYOR

