

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

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

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 K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW

(KUN TAL PAUL LBS. NO-14000)
NAME OF L.B.S.

STATEMENTS OF PLAN PROPOSAL (PLAN CASE NO-2022100393)	
A	B
1. ASSESSEE NO :- 21-099-03-0087-2 BOOK - 1 VOL NO.-9, PAGE- 1179 TO 1192 BEING NO.- 03431, REG. AT D.S.R.-I SOUTH 24 PGS, WEST BENGAL DATED - 24/12/2008 3. DETAILS OF REGISTERED DEED OF DECLARATION :- BOOK - 1 VOL NO.- 1601-2015, PAGE- 43340 TO 44383 BEING NO.- 160103482 REG. AT D.S.R.-I SOUTH 24 PGS, WEST BENGAL DATED - 16-09-2015 4. DETAILS OF REGISTERED DEED OF CONVEYANCE :- BOOK - 1 VOL NO.- 1603-2021, PAGE- 95835 TO 95853 BEING NO.- 160302798, REG. AT D.S.R.-II 24 PGS(S), WEST BENGAL DATED - 27/04/2021 5. DETAILS REGISTERED BOUNDARY DECLARATION :- BOOK - 1 VOL NO.- 1904-2023, PAGE- 101464 TO 101476 BEING NO.- 190400993, REG. AT A.R.A.-IV, KOLKATA, WEST BENGAL DATED - 30/01/2023	6. DETAILS OF REGISTERED STRIP OF LAND :- BOOK - 1 VOL NO.1904-2023, PAGE- 101814 TO 101826 BEING NO.- 190400991 REG. AT A.R.A.-IV, KOLKATA WEST BENGAL, DATED - 30/01/2023 7. DETAILS OF REGISTERED DEED :- BOOK - 1 VOL NO.14, PAGE- 167 TO 169 BEING NO.- 246 REG. AT D.S.R. SOUTH 24 PGS, WEST BENGAL, DATED - 15/10/1966 8. DETAILS OF REGISTERED STRIP OF LAND :- BOOK - 1 VOL NO.1904-2023, PAGE- 287930 TO 287942 BEING NO.- 190405506 REG. AT A.R.A.-IV, KOLKATA WEST BENGAL, DATED - 27/04/2023 9. DETAILS OF REGISTERED DECLARATION OF PASSAGE :- BOOK - 1 VOL NO.1904-2023, PAGE- 287921 TO 287929 BEING NO.- 190405501 REG. AT A.R.A.-IV, KOLKATA WEST BENGAL, DATED - 27/04/2023
1. a. AREA OF LAND :- 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. b. AREA OF STRIP OF LAND :- 1.228 Sqm. + 0.409 Sqm = 1.637 Sqm. c. NET AREA OF LAND AFTER SPLAY :- 220.739 Sqm.	2. ROAD WIDTH :- 3.200 M (MINIMUM) 3. PERMISSIBLE GROUND COVERAGE = 131.757 SQM. = 59.25 % 4. PROPOSED GROUND COVERAGE = 101.256 SQM. = 45.533 % 5. PROPOSED HEIGHT OF THE BUILDING = 9.975 M. 6. TENEMENT SIZE- 50 SQM TO 75 SQM- 6 NO

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.S. 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

7. A) PROPOSED AREA :-

FLOOR	TOTAL AREA (SQM.)	STAIR & STAIR LOBBY (SQM.)	NET 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.

CERTIFICATE OF OWNER :-

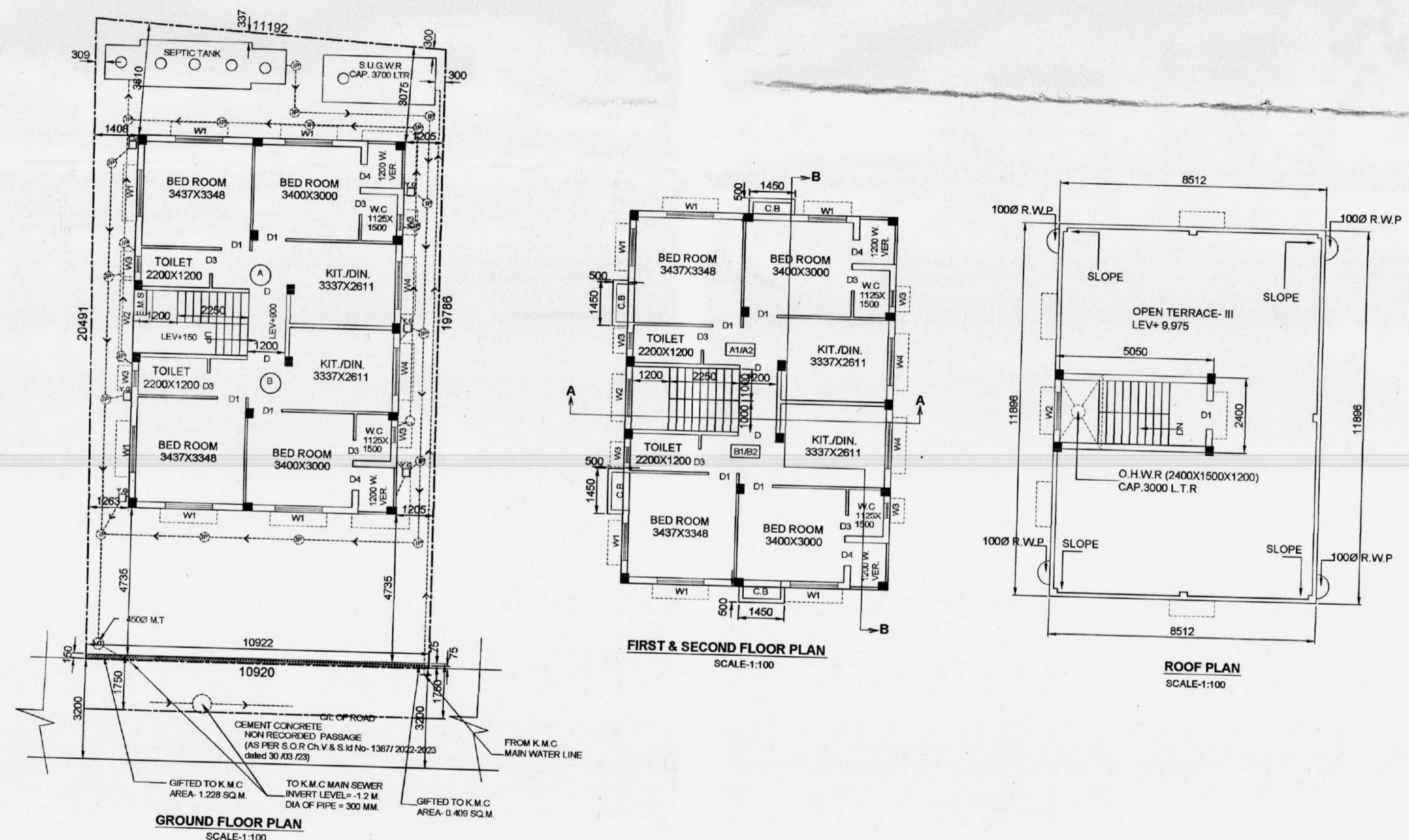
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. DURING CONSTRUCTION I SHALL FOLLOW THE INSTRUCTION OF L.B.S. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE. IF ANY SUBMITTED 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 UNDERTAKEN 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.

7. B) PARKING CALCULATION.

FLAT MKD.	TENEMENT SIZE			TENEMENT NUMBER	REQUIRED PARKING
	COVERED AREA	SHARE OF COM. AREA	BUILT-UP AREA		
A	45.797 Sqm.	4.85 Sqm.	50.65 Sqm.	3	
B	41.769 Sqm.	4.85 Sqm.	50.62 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 = 1.240 < 1.25
- 11) TOTAL AREA OF CUPBOARD = 5.800 Sqm.
- 12) STAIR COVER AREA = 12.12 Sqm.
- 13) DEPTH OF BUILDING = 11.896 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.



SCHEDULE OF DOORS & WINDOWS

MKD.	SIZE	MKD.	SIZE
D1	1000x2100	W1	1500x1350
D2	900x2100	W2	1200x1350
D3	750x2100	W3	500x600
D4	800x2100	W4	1500x1100

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

A.dwg / SHEET NO-2 OF 2

B.P. NO.- 2023100040

DATED - 30-MAY-2023

VALID UPTO - 5 years from date of sanction.

DIBAKAR CHOWDHURY
Digitally signed by DIBAKAR CHOWDHURY
Date: 2023.05.30 16:06:30 +05'30'

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

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 ADJOINING 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.

KUN TAL PAUL
L.B.S. NO. 1400, CLASS - I
NAME OF L.B.S.

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 :- KUN TAL PAUL
KUN TAL PAUL & ASSOCIATES
PLANNER, DESIGNER, ESTIMATOR, LAND SURVEYOR

