

STATEMENT OF THE PLAN PROPOSAL

PART-A:
 1. ASSESSE NO: 41-115-05-0180-9
 2. DETAIL OF REGISTERED DEED.
 BOOK NO: 01 VOL. NO: 1602-2018. PAGE NO: 261183 TO 261220
 BEING NO: 160207817 YEAR: 2018 PLACE: D.S.R. II SOUTH 24 PARGANAS DATE: 20.07.2018
 3. DETAIL OF BOUNDARY DECLARATION.
 BOOK NO: 1 VOL. NO: 1602-2019 PAGE NO: 240072 TO 240084
 BEING NO: 160206938 YEAR: 2019 PLACE: D.S.R. II SOUTH 24 PARGANAS DATE: 26.08.19

4. DETAIL OF POWER OF ATTORNEY.
 BOOK NO: 03 CD VOL. NO: 1 PAGE NO: 21 TO 30
 BEING NO: 00003 YEAR: 2014 PLACE: A.D.S.R. BEHALA DATE: 06.01.14
 5. a) AREA OF LAND AS PER TITLE DEED: 748.328 SQM. DATE: 20.07.2018
 b) NO OF STOREY: G+V
 6. NO. OF TENEMENTS: 20 NOS.
 7. SIZE OF TENEMENTS: a) 50 Sqm. TO 75 sqm. 12 NOS.
 b) 75 Sqm. TO 100 sqm. 4 NOS.
 c) BELOW 50 sqm. 4 NOS.

PART-B:
 1. AREA OF LAND: AS PER TITLE DEED (11K-3CH-4SOFIT) = 748.328 SQM.
 AS PER PHYSICAL MEASUREMENT = 748.32 SQM.
 2. (i) PERMISSIBLE GROUND COVERAGE (50%) = 374.16 SQM.
 (ii) PROPOSED GROUND COVERAGE (50%) = 291.894 SQM.
 3. PROPOSED HEIGHT = 15.450 SQM.

4. PROPOSED AREA :-

FLOOR	COVERED AREA	STAIR & LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	261.883 SQM	11.8 SQM	2.303 SQM	276.0 SQM
1ST FLOOR	291.894 SQM	13.363 SQM	2.303 SQM	307.56 SQM
2ND FLOOR	291.894 SQM	13.363 SQM	2.303 SQM	307.56 SQM
3RD FLOOR	291.894 SQM	13.363 SQM	2.303 SQM	307.56 SQM
4TH FLOOR	291.894 SQM	13.363 SQM	2.303 SQM	307.56 SQM
TOTAL	1438.859 SQM	54.246 SQM	11.515 SQM	1504.620 SQM

5. TENEMENTS & CAR PARKING CALCULATION :-
 (A) RESIDENTIAL

WARD/MENTIONED SIZE	PROPORTIONAL AREA TO BE ALLOCATED	ACTUAL TENEMENT AREA	NO. OF TENEMENTS	ACQUIRED CAR PARKING
A	1198.50 SQM	77.891 SQM	4	1702
B	6.68 SQM	17.41 SQM	4	270
C	17.46 SQM	3.117 SQM	4	1700
D	13.26 SQM	1.547 SQM	4	0
E	41.81 SQM	10.292 SQM	4	1700

6. TOTAL PROVIDED CAR PARKING :- 07 NOS.
 7. BUILD UP AREA OF OFFICE :- 19.72 SQM
 8. CARPET AREA OF OFFICE :- 15.357 SQM
 9. PERMISSIBLE AREA FOR PARKING :- 125 SQM
 10. PROVIDED AREA OF PARKING :- 181.286 SQM
 11. BONUS FOR CAR PARKING :- 125 SQM
 12. EXEMPTED AREA (LIFT LOBBY + STAIR) = 11.515 + 62.578 = 74.093 SQM.
 13. PERMISSIBLE F.A.R. = 2.25
 14. PROPOSED F.A.R. (1344.768 - 125) / 748.324 = 1.63
 15. STAIR HEAD ROOM AREA = 17.12 SQM
 16. LIFT AREA AT ROOF = 2.87 SQM
 17. TERRACE AREA = 291.894 SQM
 18. W.C. AREA AT ROOF = 2.87 SQM
 19. RELAXATION OF AUTHORITY, IF ANY - N/A
 20. OVER HEAD RESERVOIR AREA = 13.6 SQM
 21. AREA OF CLIP BOARD = 15.250 SQM
 22. LIFT STAIR AREA = 4.718 SQM
 23. PROPOSED TREE COVER AREA = 27.206 SQM (3.635%)
 24. REQUIRED TREE COVER AREA = 25.642 SQM (3.437%)

6. SPECIFICATIONS
 R.C.C. FRAME STRUCTURE WITH CONC. GRADE - 1:1.5:3.
 200 M.M. THK EXTERNAL 125 & 75 M.M. THK INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
 STEEL Z-SECTION WINDOWS.
 CAST-IN-SITU MOSAIC FLOORING.
 1.8 & 1.4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
 WATER PROOFING TREATMENT.
 P.O.P. PLUNNING ON INTERNAL WALLS & CEILING.

CERTIFICATE OF STRUCTURAL ENGINEER
 THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE AFTER DEMOLITION OF EXISTING STRUCTURE BY AGENCIES GOVERN CONSULTANTS (RUPAK KR. BANERJEE) 29 NABAROY LANE, ALPORA KOLKATA-700027. CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT.

TAMAL KANTI BANERJEE
 B.C.E. (I.I.I.T.)
 ESE II/393
TAMAL KANTI BANERJEE
 SIG. OF STRUCTURAL ENGINEER

CERTIFICATE OF GEOTECHNICAL ENGINEER
 UNDETERMINED HAS INSPECTED THE SITE AND WILL CARRY OUT THE SOIL INVESTIGATION THEREIN IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THERE IN WILL BE SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

RUPAK KUMAR BANERJEE
 B.C.E. (I.I.T. KANPUR)
 G.7103 (K.M.C.I.) BANERJEE TECH. I/02
 619/RP. SONG. 10/214-15, 15/15R. HOD/08/0004
RUPAK KR. BANERJEE G.T.E. - I/3
 SIG. OF GEOTECHNICAL ENGINEER

DECLARATION OF ARCHITECT.
 CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009. AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ADJOINING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. IT IS FULLY OCCUPIED BY THE OWNER. THERE IS NO TENANT.

ANJAN UKIL
 ARCHITECT
 C.O.A. Reg. No. CA/94/16721
 L.S.A. A-251
ANJAN UKIL
 (CA/94/16721)
 SIG. OF ARCHITECT

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L&A & E&E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L&A & E&E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R. UNDER THE GUIDANCE OF LABE BEFORE STARTING OF BUILDING FOUNDATION.

ESHA INVESTMENT & TRADING PVT. LTD.
 Director

GROUND FLOOR PLAN, TYPICAL FLOOR PLAN, LOCATION PLAN, SITE PLAN, SECTION-AA & BB, SOUTH EAST SIDE ELEVATION & NORTH WEST SIDE ELEVATION & DOOR WINDOW SCHEDULE

PROJECT:
 PROPOSED G+V STORED (HT-15.450M) RESIDENTIAL BUILDING AT PREMISES NO- 05 KARUNAMOYEE GHAT ROAD, KOIKATA-700082, BOROUGH XIII, WARD NO- 115 P.S.-HARIDEEPUR U/S 393A OF KMC ACT 1980 WITH BUILDING RULE 2009.

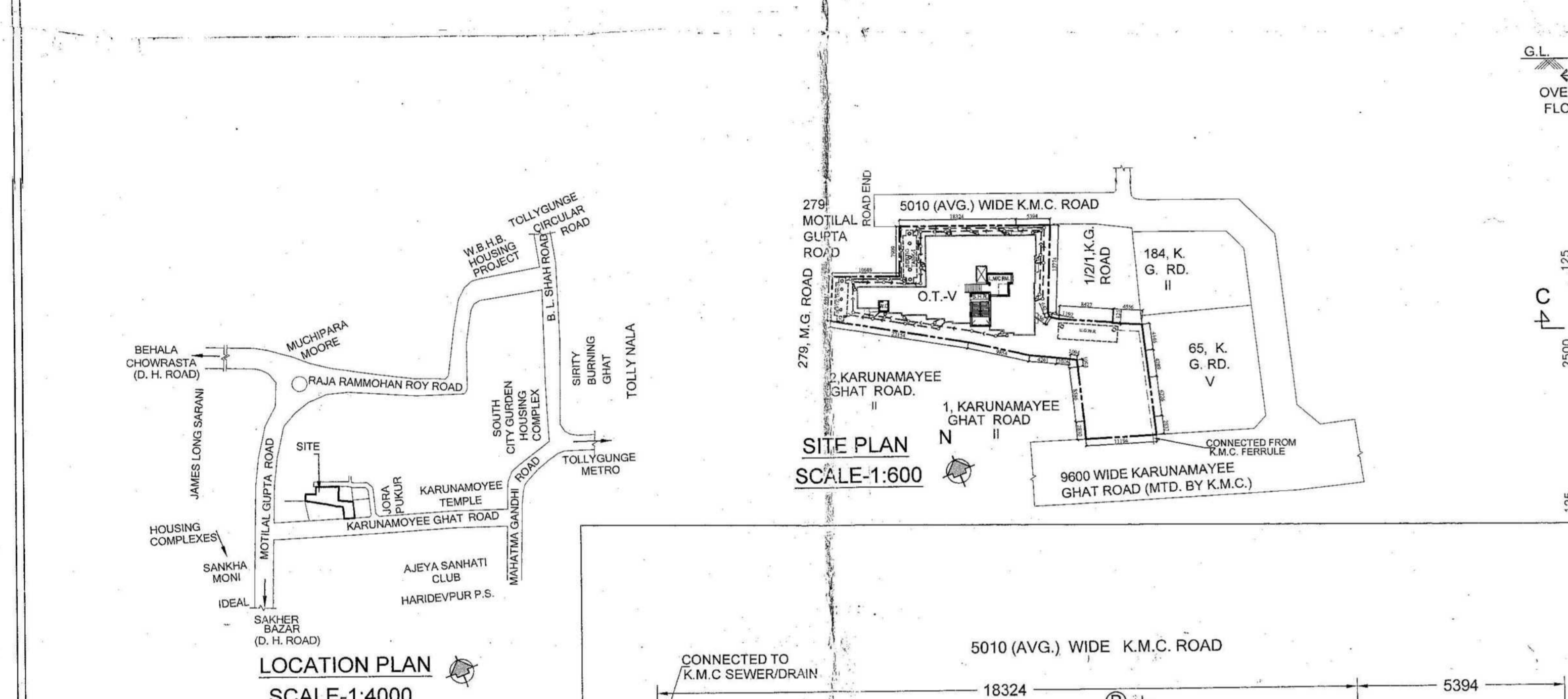
JOB NO.	DRG. NO.	DATE	DEALT
1088	ARCH/CORP-01	06.08.2020	SUSAMA



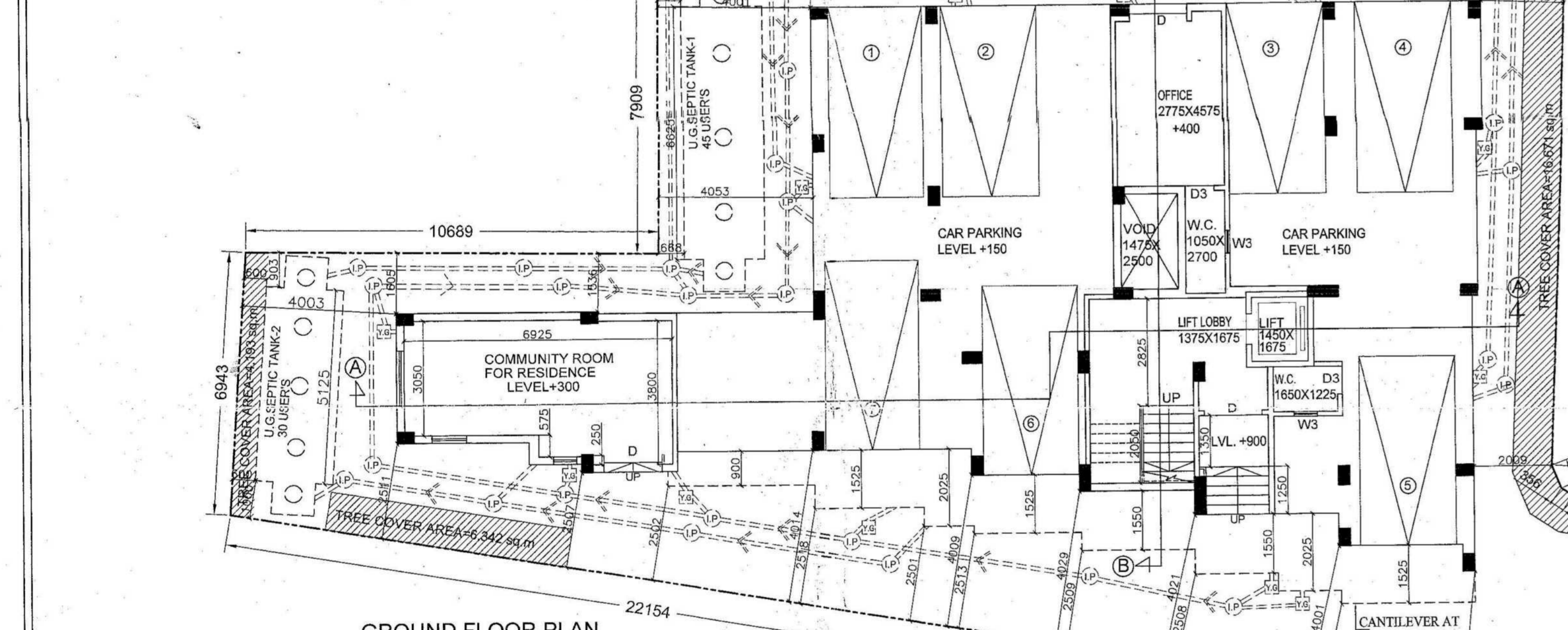
FRONT ELEVATION

REAR SIDE ELEVATION

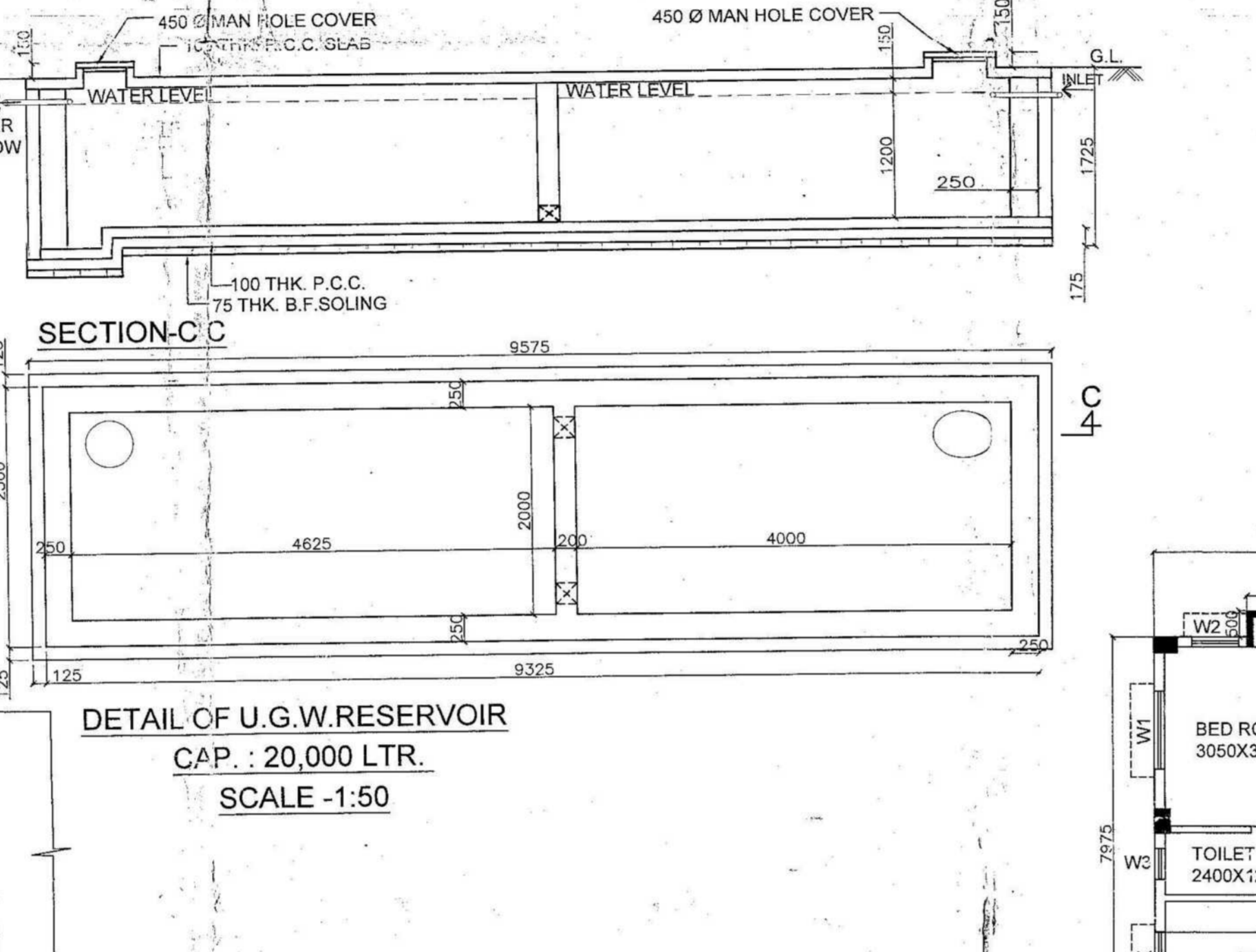
SECTION A-A



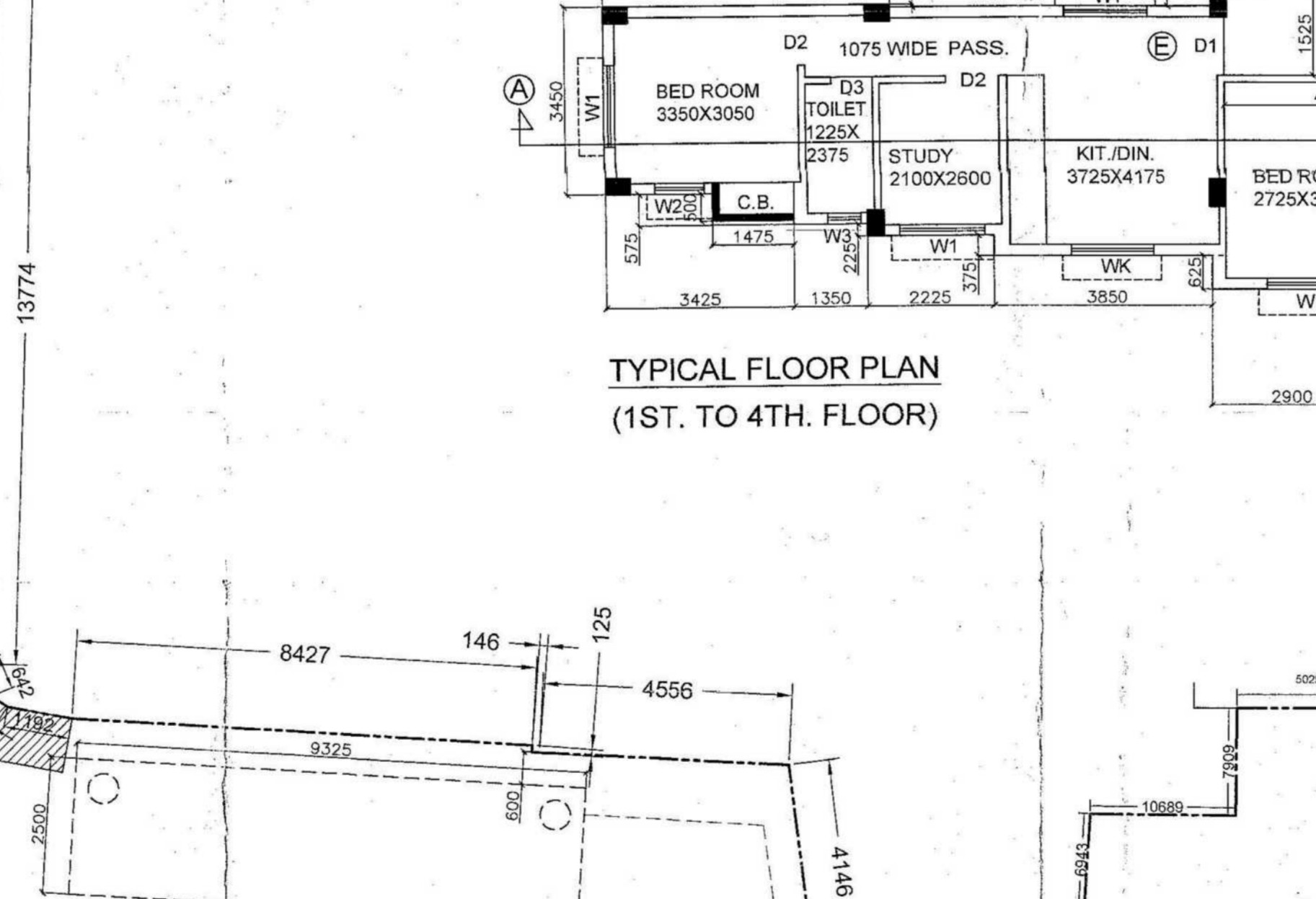
LOCATION PLAN SCALE-1:4000



GROUND FLOOR PLAN



DETAIL OF U.G.W. RESERVOIR



TYPICAL FLOOR PLAN (1ST. TO 4TH. FLOOR)

CERTIFICATE :-
 PERMISSIBLE HEIGHT IN REFERENCE TO C.C.S.I. ISSUED BY ANJAN UKIL
 CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

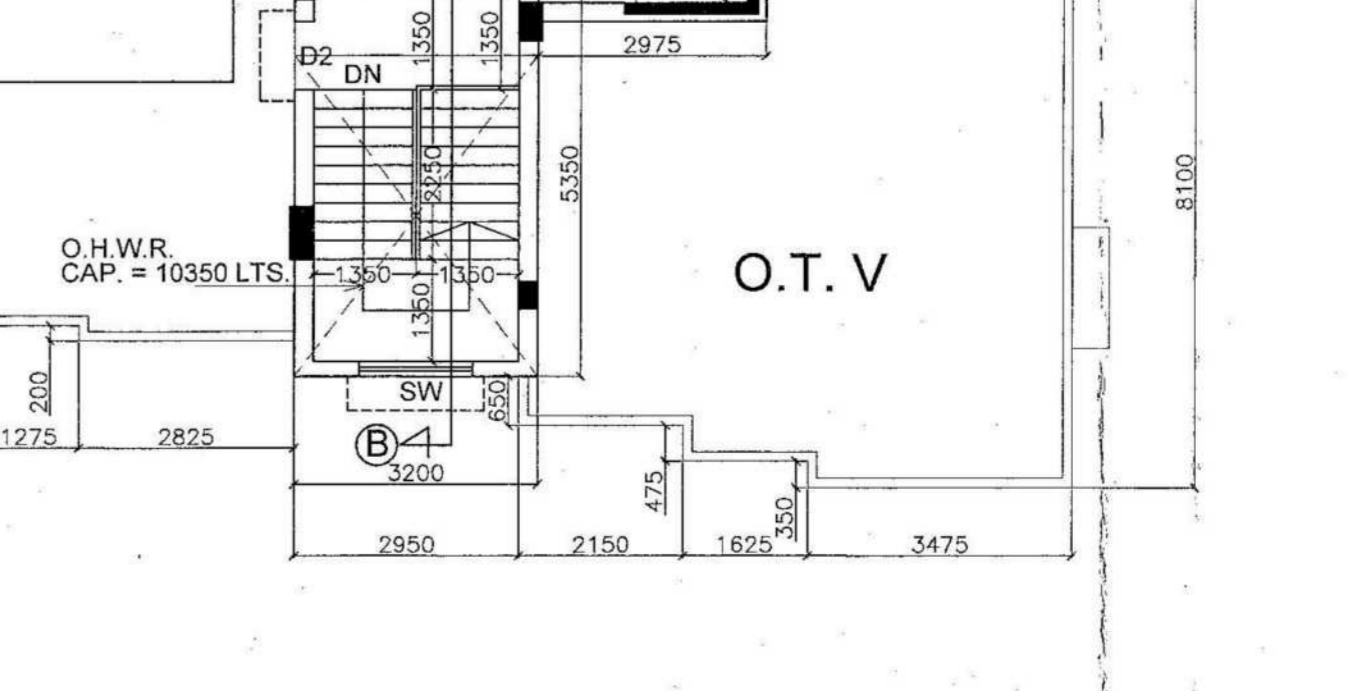
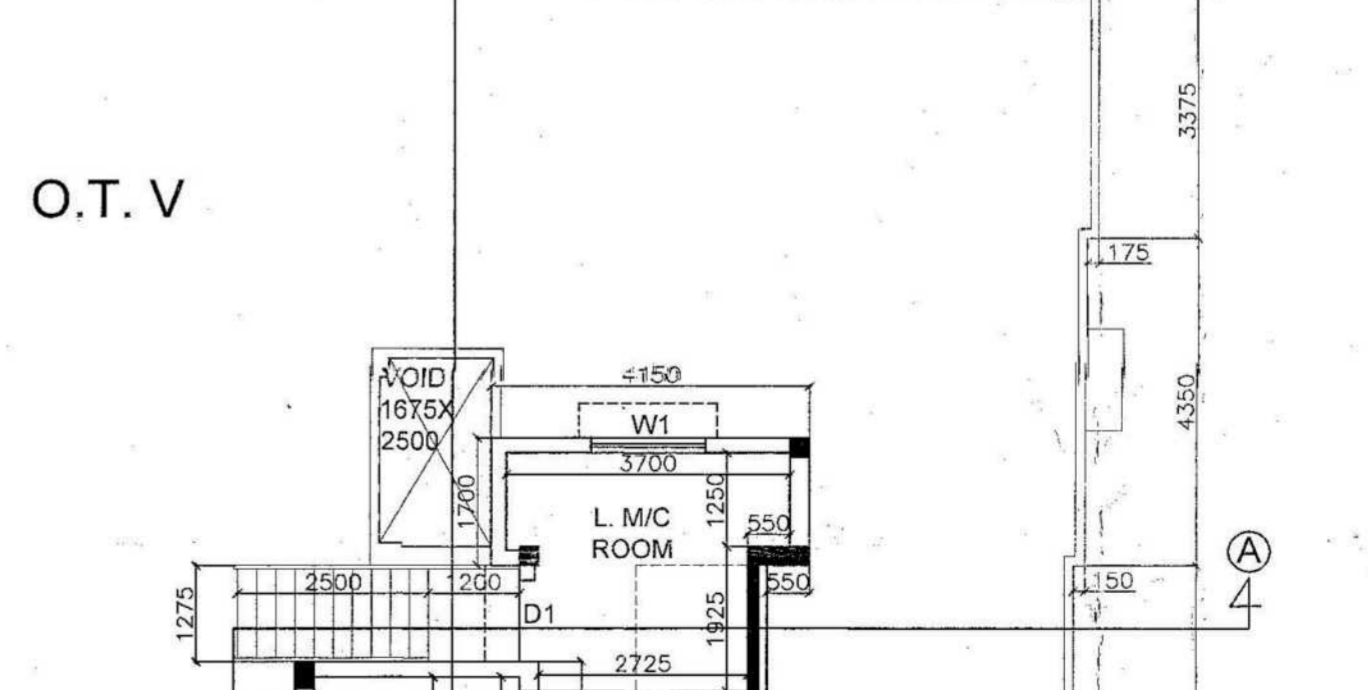
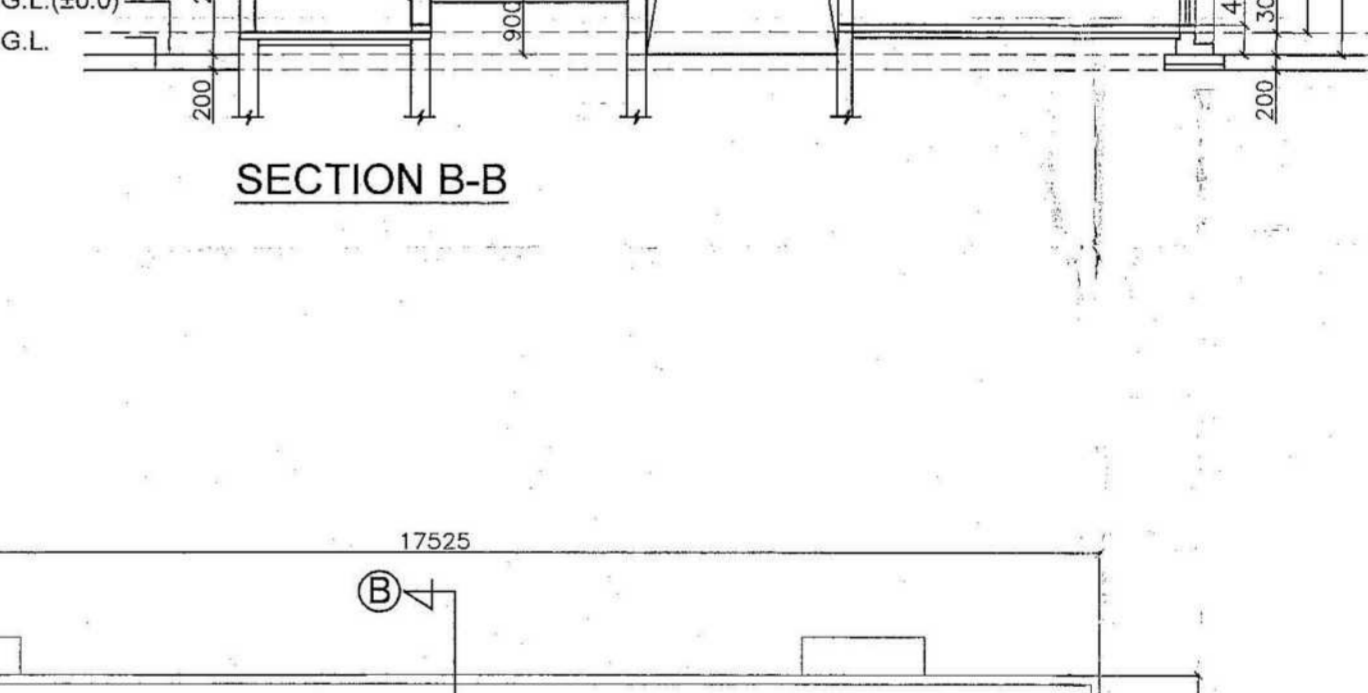
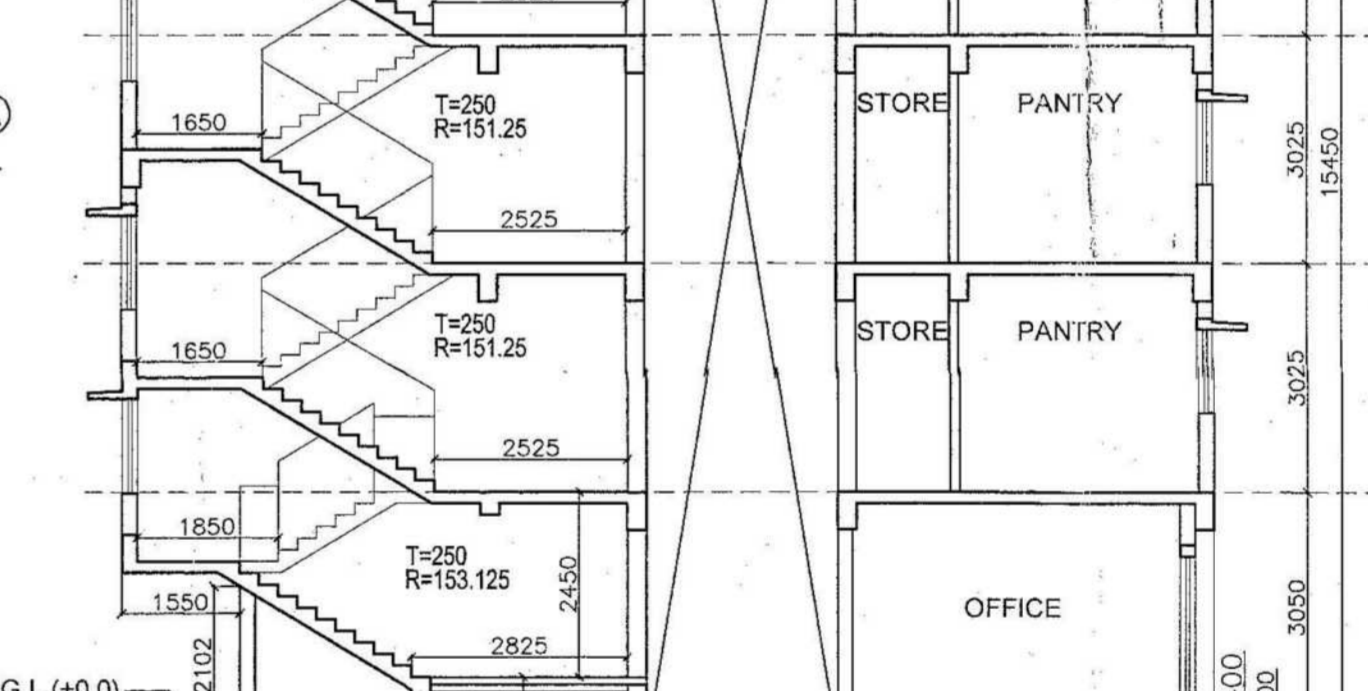
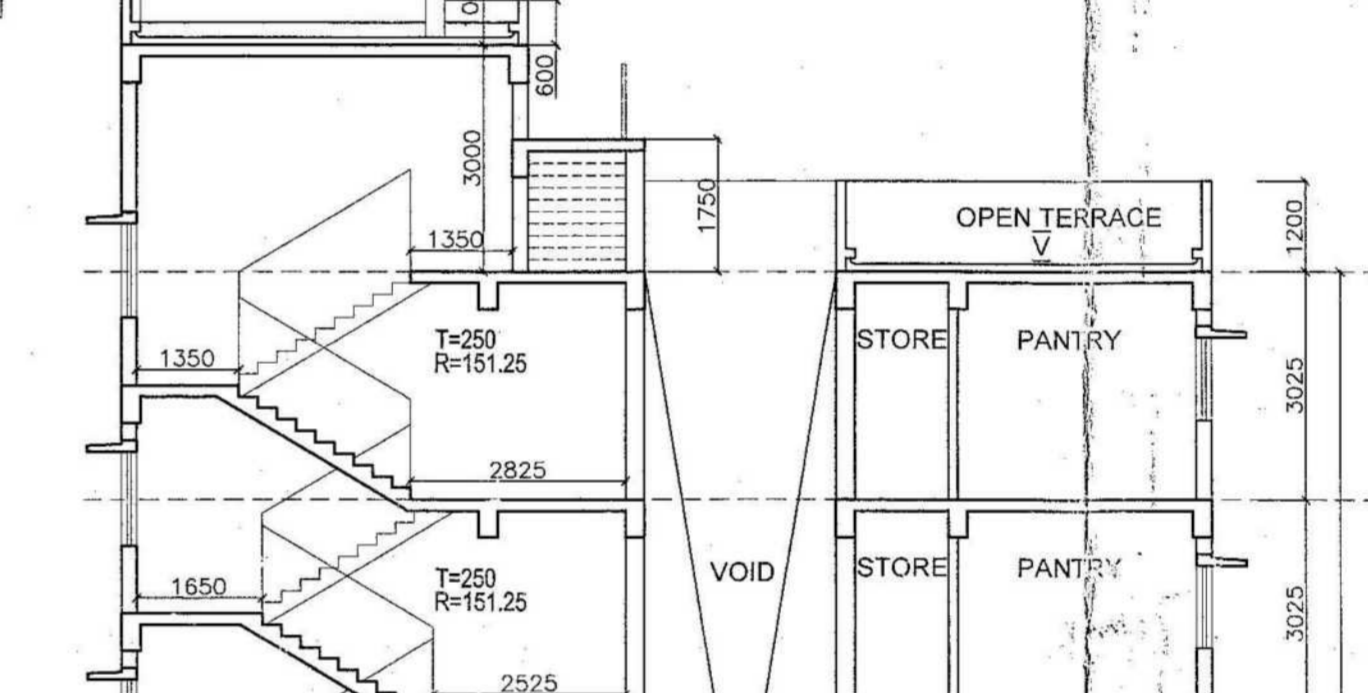
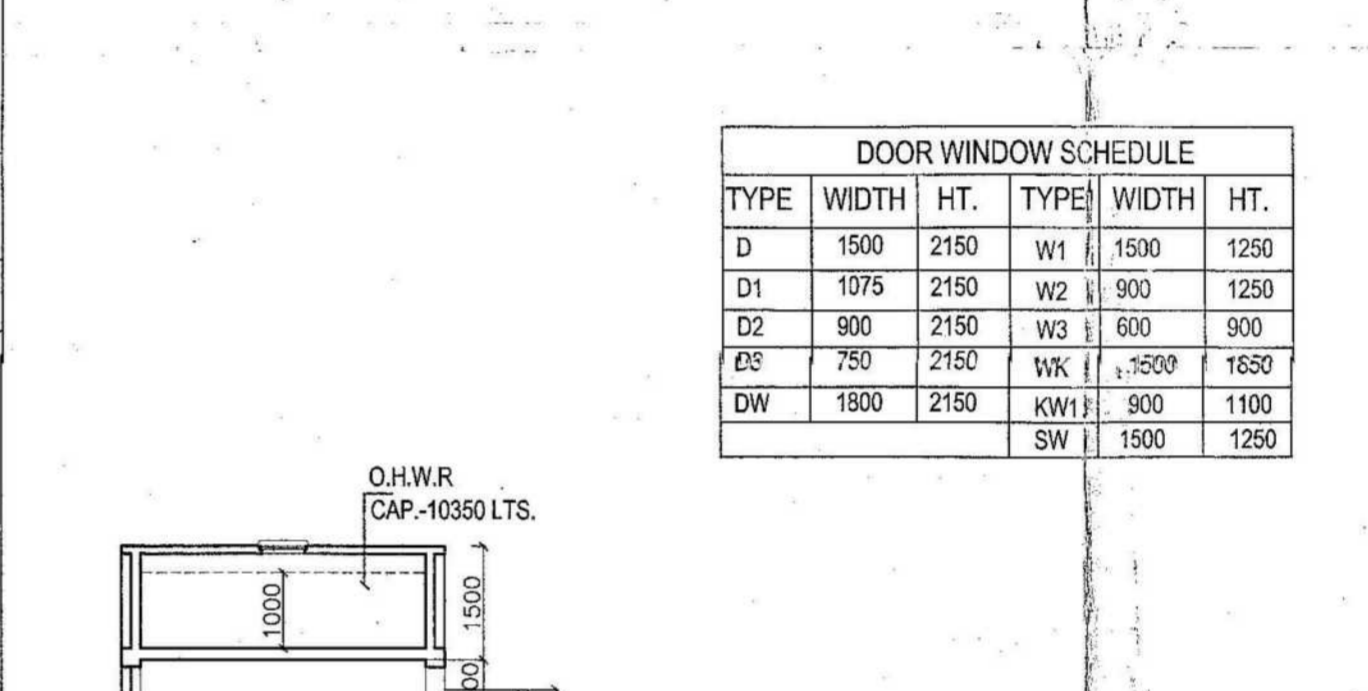
REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS84	SITE ELEVATION (AMSL)
"A"	222939.39'N	881995.21'E
"B"	222939.39'N	881995.21'E

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.

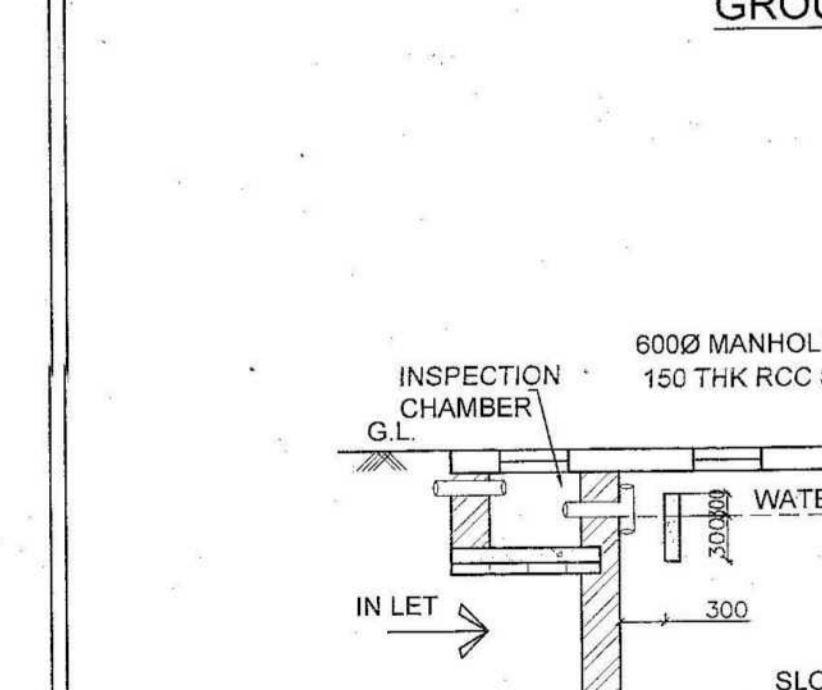
(M/S ESHA INVESTMENT AND PVT. LTD.)
 SIGNATURE OF OWNER

DOOR WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D	1500	2150	W1	1500	1250
D1	1075	2150	W2	1000	1250
D2	800	2150	W3	1000	900
D3	750	2150	W4	1500	1650
DW	1800	2150	KW1	800	1100
			SW	1500	1250



PLAN OF SEPTIC TANK-2 (FOR 30 USER'S) SCALE -1:50



PLAN OF SEPTIC TANK-1 (FOR 45 USER'S) SCALE -1:50

ESHA INVESTMENT & TRADING PVT. LTD.
 Director

APPROVED
 ASHUTOSH BANERJEE (C)
 BOROUGH NO. 115

THE SANCTION IS VALID UP TO 30/11/2025

Approved by M.B.C.
 04/11/2020