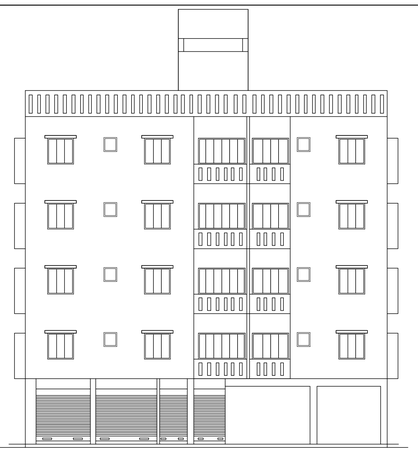
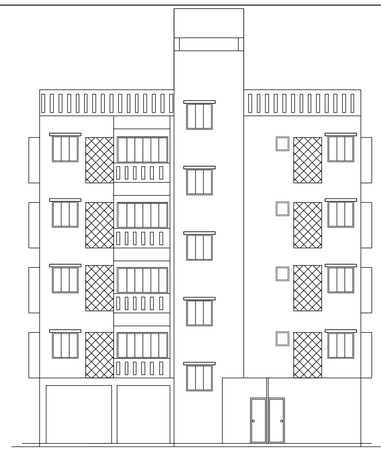
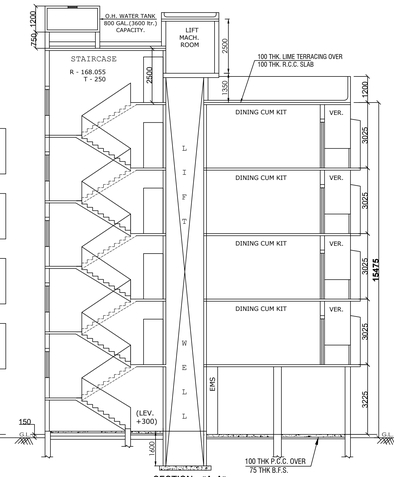


FRONT ELEVATION

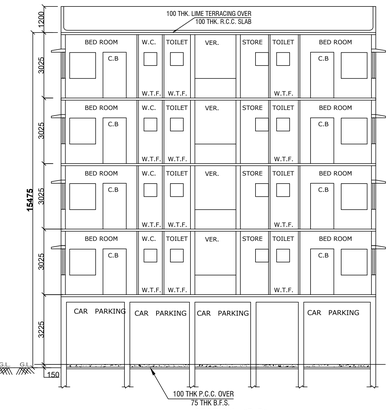


SIDE ELEVATION



SECTION - "A-A"

SCALE:1:100



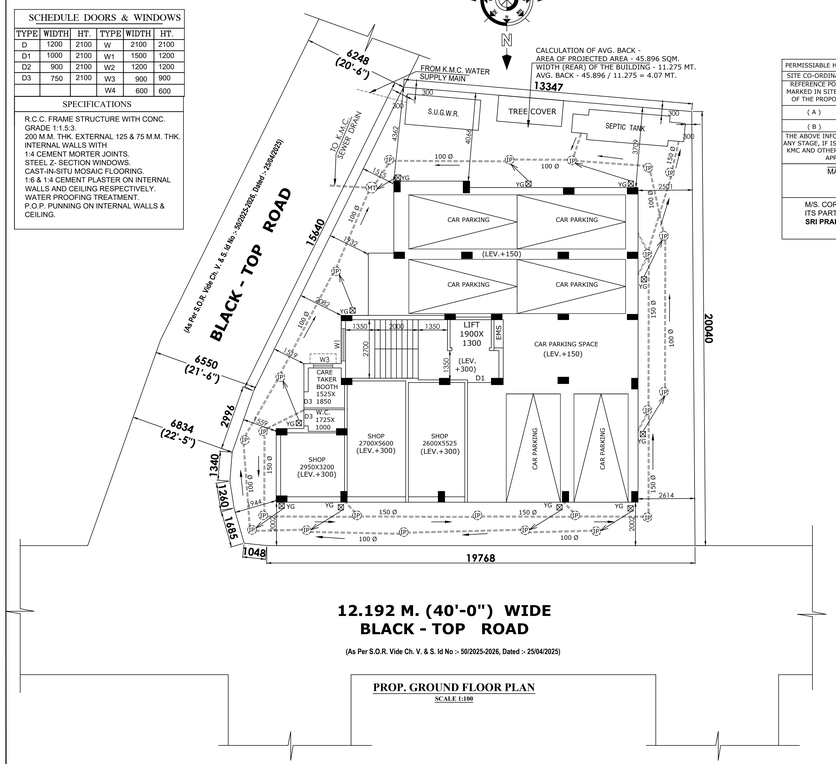
SECTION - "B-B"

SCALE:1:100

SCHEDULE DOORS & WINDOWS					
TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D	1200	2100	W	2100	2100
D1	1000	2100	W1	1500	1200
D2	900	2100	W2	1200	1200
D3	750	2100	W3	900	900
			W4	600	600

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 MORTER JOINTS.
STEEL Z- SECTION WINDOWS.
CAST-IN-SITU MOSAIC FLOORING.
1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT.
P.O.P. PUNNING ON INTERNAL WALLS & CEILING.



12.192 M. (40'-0") WIDE BLACK - TOP ROAD

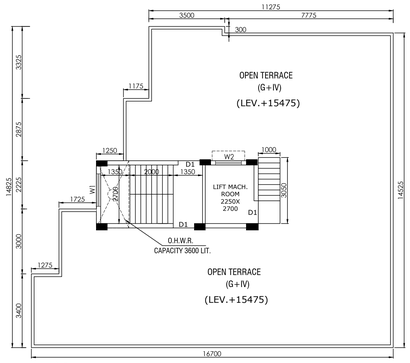
(As Per S.O.R. Vide Ch. V. & S. Id No :- 50/2025-2026, Dated :- 25/04/2025)

PROP. GROUND FLOOR PLAN

SCALE 1:100

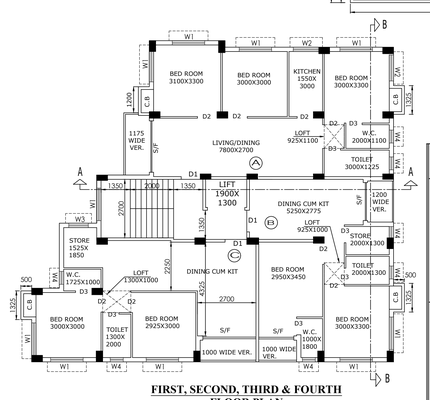
CALCULATION OF AVG. BACK :-
AREA OF PROJECTED AREA - 45.896 SQM.
WIDTH (REAR) OF THE BUILDING - 11.275 MT.
AVG. BACK - 45.896 / 11.275 = 4.07 MT.

PERMISSIABLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI = 33.00 M.			
SITE CO-ORDINATES IN WGS 84 AND SITE ELEVATION (AMSL) :-			
REFERENCE POINTS MARKED IN SITE PLAN OF THE PROPOSAL.	CO-ORDINATES IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
(A)	22°28'46"N	88°24'29"E	S.00 M.
(B)	22°28'46"N	88°24'29"E	
THE ABOVE INFORMATION IS TRUE & CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IF IS FOUND OTHERWISE, THEN I SHALL BE LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.			
MAHUA GANGULY (MAJUMDER) L.B.S.No. - 1311/I NAME OF L.B.S.			
M/S. CORNERSTONE PROJECTS REPRESENTED BY ITS PARTNERS: **SRI SUMOULINDRA BANERJEE, SRI PRABIR KUMAR KUNDU & SRI ARNAB BOSE** NAME OF OWNERS			



ROOF PLAN

SCALE 1:100



FIRST, SECOND, THIRD & FOURTH FLOOR PLAN

SCALE 1:100

DECLARATION OF GEO - TECHNICAL ENGINEER.

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON .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 HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO TECHNICAL POINT OF VIEW.

JISHNU PAL (G.T.E.No.-32/I)
NAME OF GEO - TECHNICAL ENGINEER.

B.P. NO. - 2025120066 DATED- 16-MAY-25 .
VALID UPTO- 15-MAY-30 .

KALYAN GAINE
Digitally signed by KALYAN GAINE
Date: 2025.05.16 14:48:21 +05'30'
DIGITAL SIGNATURE OF E.E.

KAJAL ROY
Digitally signed by KAJAL ROY
Date: 2025.05.16 14:48:03 +05'30'
DIGITAL SIGNATURE OF A.E.

STATEMENT OF THE PLAN PROPOSAL

PART-A:

1. ASSESSE NO: 311090839000
2. NAME OF THE OWNERS / APPLICANTS - M/S. CORNERSTONE PROJECTS REPRESENTED BY ITS PARTNERS: **SRI SUMOULINDRA BANERJEE, SRI PRABIR KUMAR KUNDU & SRI ARNAB BOSE**
3. DETAIL OF REGISTERED DEED-- BOOK NO : I VOL. NO : 1604-2022, PAGE NO : 226625 TO 226658, BEING NO : 160407058, REGD. AT D.S.R. IV SOUTH 24 PARGANAS, DATED - 06/07/2022.
4. DETAIL OF REGISTERED BOUNDARY DECLARATION :-- BOOK NO : I VOL. NO : 1630-2025, PAGE NO : 37383 TO 37393, BEING NO : 163001732, REGD. AT D.S.R. V SOUTH 24 PARGANAS, DATED - 04/03/2025.
5. DETAIL OF K.M.C. MUTATION CASE NO. - 0/109/13-SEP-24/56314, DT. - 13/09/2024
6. DETAILS OF CONVERSION (BEEL TO BASTU):- MEMO NO. - 51A (C)/121/4621/1(2)/P/24, DATED - 01/10/2024
7. DECLARATION BEFORE JUDICIAL 1ST CLASS MAGISTRATE ALIPORE REGARDING R.S. & L.R. DAG & KHATIAN NOS, VIDE NO. - 23901, DATED - 04/03/2025.

PART-B:

1. AREA OF LAND:- AS PER TITLE DEED = 401.338 Sqm. (06 K-00 CH - 00 Sqft.) AS PER PHYSICAL MEASURMENT = 378.559 Sqm.
2. a) AREA OF SPLAYED CORNER = NIL
2. b) AREA OF STRIP OF LAND = NIL
3. PERMISSIBLE GROUND COVERAGE (54.048 %)= 204.604 SQM.
4. PROPOSED GROUND COVERAGE (54.018 %) = 204.489 SQM.
5. PROPOSED HEIGHT= 15.475 M.

6. PROPOSED AREA :-

FLOOR WISE	TOTAL FLOOR AREA	TOTAL EXEMPTED AREA			NET FLOOR AREA
		STAIR + STAIR LOBBY	LIFT LOBBY AREA	LIFT WELL AREA	TOTAL
GROUND FLOOR	204.489 SQM.	12.690 SQM.	2.734 SQM.	----	189.465 SQM.
FIRST FLOOR	204.489 SQM.	12.690 SQM.	2.734 SQM.	2.470 SQM.	186.595 SQM.
SECOND FLOOR	204.489 SQM.	12.690 SQM.	2.734 SQM.	2.470 SQM.	186.595 SQM.
THIRD FLOOR	204.489 SQM.	12.690 SQM.	2.734 SQM.	2.470 SQM.	186.595 SQM.
FOURTH FLOOR	204.489 SQM.	12.690 SQM.	2.734 SQM.	2.470 SQM.	186.595 SQM.
TOTAL	1022.445 SQM.	63.450 SQM.	13.670 SQM.	9.880 SQM.	935.845 SQM.

7. PARKING CALCULATION :- A)

MXD.	TENAMENT AREA	AREA TO BE ADDED	TOTAL AREA	TENAMENT NO.	REQUIRED PARKING
A	73.018 SQM.	9.349 SQM.	82.367 SQM.	4 NOs.	5 NOs.
B	54.748 SQM.	7.010 SQM.	61.758 SQM.	4 NOs.	
C	57.522 SQM.	7.365 SQM.	64.887 SQM.	4 NOs.	
CARPET AREA OF SHOP = 38.925 SQM.					
TOTAL REQUIRED PARKING					5 NOs.

8. TOTAL REQUIRED CAR PARKING :- 5 NOS
9. TOTAL PROVIDED CAR PARKING :- 6 NOS
10. PERMISSIBLE AREA FOR PARKING :- 5 X 25 = 125 SQM.
11. PROVIDED AREA OF PARKING :- 133.951 SQM.
12. PERMISSIBLE F.A.R :- 2.250
13. PROPOSED F.A.R :- (935.845 - 125) / 378.559 = **2.141**
14. STAIR HEAD ROOM AREA :- 15.190 SQ.M.
15. L.M.R. AREA :- 7.983 SQ.M.
16. L.M.R. STAIR AREA :- 3.050 SQ.M.
17. OVER HEAD TANK AREA :- 4.650 SQ.M.
18. TREE COVER AREA :- 3.600 SQ.M.
19. CUPBOARD AREA :- 10.350 SQ.M.
20. LOFT AREA :- 12.970 SQ.M.
21. ADDL. AREA ONLY FOR FEES :- 49.543 SQ.M.
22. COV. AREA OF SHOP :- 42.563 SQM.
23. CARPET AREA OF SHOP :- 38.925 SQM.

DECLARATION OF L.B.S.

CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF ABUTTING ROADS CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

- THE PLOT IS BEYOND 500 M. FROM THE CENTRE LINE OF E.M. BYE-PASS.
- THE PLOT IS DEMARCATED BY BOUNDARY WALL .
- CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

MAHUA GANGULY (MAJUMDER)
L.B.S.No. - 1311/I
NAME OF L.B.S.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING OF ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.
THE SOIL TEST REPORT DONE BY JISHNU PAL OF M/S JP GEO CONSULTANTS HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

KOUSHIK SENGUPTA (E.S.E - I/76)
NAME OF STRUCTURAL ENGINEER

DECLARATION OF OWNERS / APPLICANTS -

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, WE WILL ENGAGE L.B.S & E.S.E DURING CONSTRUCTION. WE WILL FOLLOW THE INSTRUCTION OF L.B.S & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN).K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILTY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTURCTION OF U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDENCE OF L.B.S / E.S.E BEFORE STARTING OF BUILDING FOUNDATION. THE PLOT IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION. THE PLOT OF LAND IS BUTTED & BOUNDED BY BOUNDARY WALL BY ME. THE PLOT IS BEYOND 500 M. FROM THE CENTRE LINE OF E.M. BYE-PASS. PLOT IS VACANT LAND & THERE IS NO TENANT.

M/S. CORNERSTONE PROJECTS REPRESENTED BY ITS PARTNERS: **SRI SUMOULINDRA BANERJEE, SRI PRABIR KUMAR KUNDU & SRI ARNAB BOSE**
NAME OF OWNERS

PROPOSED PLAN OF G+IV STORIED RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 AND AS PER BUILDING RULE 2009 AT PREMISES NO.- **3986, NAYABAD**, WARD NO.-109, BOROUGH - XII, UNDER MOUZA - NAYABAD, J.L. NO. - 25, R.S./L.R. DAG NO. - 110, R.S. KHATIAN NO. - 139, L.R. KHATIAN NO. - 3252, P.S. - PANCHASAYAR.

SHEET - 01 OF 02