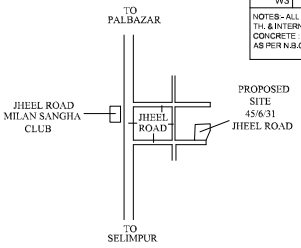
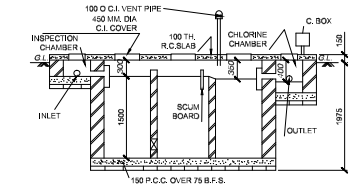
SCHEDULE OF DOOR & WINDOW

NO	LINTEL	SIZE	NO	LINTEL	SIZE
W1	2100	1500X1350	D	2100	1000X2100
W2	2100	900X1050	D1	2100	900X2100
W3	2100	600X600	D2	2100	750X2100

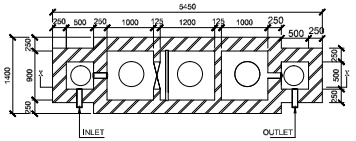
NOTES - ALL DIMENSIONS ARE IN MM. ALL EXTERNAL WALLS 200 TH. & INTERNAL WALLS 75 & 125 TH. GRADE OF STEEL - Fe415. CONCRETE - M20. OTHER SPECIFICATIONS WILL BE FOLLOWED AS PER N.B.C. SCALE - 1:100 UNLESS OTHERWISE MENTIONED.



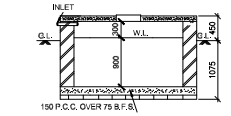
KEY PLAN
SCALE - 1:4000

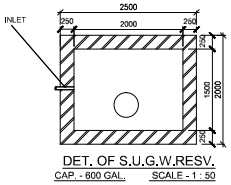


SECTION - XX

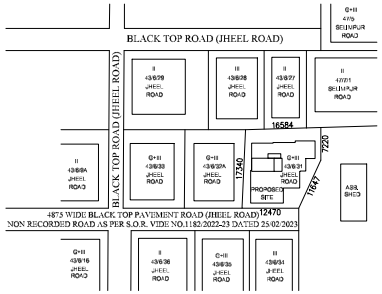


DETAILS OF SEPTIC TANK
SCALE - 1 : 50 FOR 30 USERS





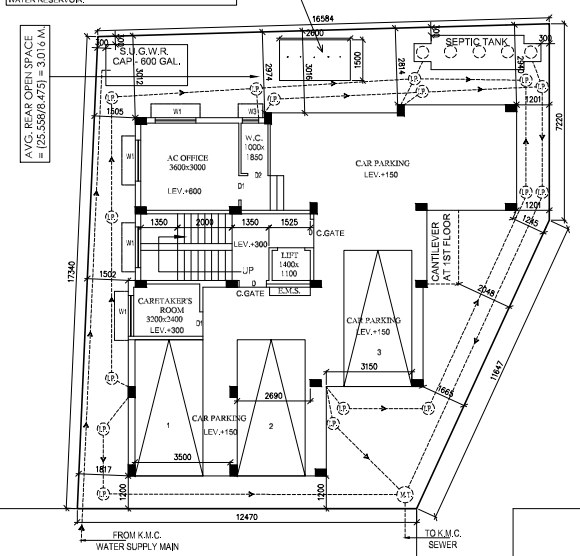
DET. OF S.U.G.W.RESV.
CAP. - 600 GAL. SCALE - 1 : 50



SITE PLAN
SCALE - 1:600

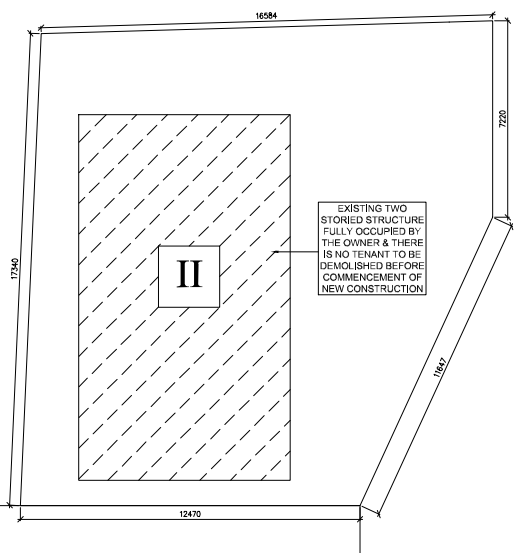
N

NOTES: DEPTH OF SEPTIC TANK & S.U.G.WATER RESERVOIR SHOULD NOT EXCEED DEPTH OF BUILDING FOUNDATION. PRECAUTIONARY MEASURES TO BE TAKEN WHILE DEMOLISHING THE EXISTING STRUCTURE & AT THE TIME OF NEW CONSTRUCTION OF BUILDING, SEPTIC TANK & S.U.G. WATER RESERVOIR.



4.875 M. WIDE BLACK TOP PAVEMENT (JHEEL ROAD)
NON RECORDED ROAD AS PER S.O.R. VIDE NO.1182/2022-23 DATED 25/02/2023

PROPOSED GROUND FLOOR PLAN
SCALE : 1 : 100



4.875 M. WIDE BLACK TOP PAVEMENT (JHEEL ROAD)
NON RECORDED ROAD AS PER S.O.R. VIDE NO.1182/2022-23 DATED 25/02/2023

EXISTING STRUCTURE PLAN
SCALE : 1 : 100

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART A

1. ASSESSEE NO. 210921303506
2. NAME OF THE RECORDED OWNER: BENOY KANTI BISWAS
2. NAME OF THE APPLICANT: ASHIM KUMAR DAS & SABYASACHI GHOSH PARTNERS OF M/S. ASCON
3. DETAILS OF REGD. DEED: BOOK - I, VOLUME - 96, PAGES - 212 to 219, BEING NO. - 4410, DATED - 24/09/1973, REGD. AT - S.R., ALIPORE.
4. DETAILS OF REGD. POWER OF ATTORNEY: BOOK - I, VOLUME - 1601-2022, PAGES - 95813 TO 95830, BEING NO. - 160102078, DATED - 26/08/2022, REGD. AT - D.S.R.- I, SOUTH 24 PARGANAS
5. DETAILS OF REGD. BOUNDARY DECLARATION: BOOK - I, VOLUME - 1604-2022, PAGES - 363611 TO 363621, BEING NO. - 160412623, DATED - 01/11/2022, REGD. AT - D.S.R.- IV, SOUTH 24 PARGANAS

PART B

1. AREA OF LAND AS PER DEED & ASSESSMENT RECORD - 259.197 SQM. (3 K. - 14 CH.) AS PER BOUNDARY DECLARATION - 271.961 SQM.
2. PERMISSIBLE GROUND COVERAGE - 58.027 % = 150.404 SQ.M.
3. PROPOSED GROUND COVERAGE - 147.317 SQ.M. (56.836 %)
4. PROPOSED AREA

	TOTAL COV. AREA (SQ.M.)	STAIR WELL (SQ.M.)	LIFT WELL (SQ.M.)	NET COV. AREA (SQ.M.)	EXEMPTED AREAS STAIRWAY (SQ.M.)	EXEMPTED AREAS LIFT LOBBY (SQ.M.)	NET FLOOR AREA (SQ.M.)
GR. FL.	**144.190**	—	—	**144.190**	11.015	1.906	131.269
1ST. FL.	**147.317**	0.500	1.540	**145.277**	11.015	1.906	132.356
2ND. FL.	**147.317**	0.500	1.540	**145.277**	11.015	1.906	132.356
3RD. FL.	**147.317**	0.500	1.540	**145.277**	11.015	1.906	132.356
TOTAL	586.141	1.500	4.620	580.021	44.060	7.624	528.337

5. TENEMENTS & CAR PARKING CALCULATION (RESIDENTIAL).

TENEMENT MARK	TENEMENT SIZE	PROPORTIONATE AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	65.785 SQM.	10.789 SQ.M.	76.574 SQ.M.	3 NOS.	REQUIRED - 3 NOS. PROVIDED - 3 NOS.
B	65.791 SQM.	10.790 SQ.M.	76.581 SQ.M.	3 NOS.	

BUSINESS (OFFICE) - COVERED AREA - 18.149 SQM. CARPET AREA - 14.645 SQM.

6. PERMISSIBLE AREA FOR PARKING = 75.0 SQ.M.
7. PROPOSED AREA OF PARKING = 102.409 SQ.M.
8. PERMISSIBLE F.A.R. = 1.75
9. PROPOSED F.A.R. = 1.749
10. STAIR HEAD ROOM AREA = 14.824 SQ.M.
11. LIFT MACHINE ROOM AREA = 5.236 SQ.M.
12. LIFT STAIR AREA = 2.850 SQ.M.
13. OVER HEAD TANK AREA = 5.90 SQ.M.
14. ROOF AREA = 147.317 SQ.M.
15. CUP-BOARD AREA = 9.600 SQ.M.
16. ADDITIONAL AREA FOR FEES = 32.510 SQ.M.
17. TREE COVER AREA = 3.900 SQ.M.

OWNERS DECLARATION

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.S., E.S.E. & G.T.E. DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S., E.S.E. & G.T.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN). THE PLOT IS IDENTIFIED BY US. IF ANY DISPUTE ARISE IN FUTURE REGARDING THE PLOT, K.M.C. WILL NOT BE LIABLE FOR THAT. KMC AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE KMC AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. NO COURT CASE IS PENDING FOR THE PREMISES. EXISTING STRUCTURE FULLY OCCUPIED BY US & THERE IS NO TENANT.

M/S. ASCON REPRESENTED BY ITS PARTNERS SRI ASHIM KUMAR DAS & SRI SABYASACHI GHOSH CONSTITUTED ATTORNEY OF SRI BENOY KANTI BISWAS
NAME OF OWNERS/ APPLICANTS

CERTIFICATE OF L.B.S.

I DO HERE BY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISIONS OF K.M.C. BUILDING RULE - 2009 AS AMENDED FROM TIME TO TIME. THAT THE NATURE & WIDTH OF THE ABUTTING ROADS CONFORM WITH THE PLAN AND IT IS A BUILDABLE SITE NOT A TANK OR A FILLED UP TANK. THE PLOT IS DEMARCATED BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE REGD. BOUNDARY DECLARATION PLAN. EXISTING STRUCTURE OCCUPIED BY THE OWNERS. SIGNATURE OF THE OWNERS AUTHENTICATED BY ME.

SANJIB SENGUPTA L.B.S. NO. 1047(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 ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY SRI KALLOL KUMAR GHOSHAL (G.T.E./II/14) FOR M A S OF 4, GARFA MAIN ROAD, KOLKATA - 700 075. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

DEBJANI SENGUPTA E.S.E. NO. 508(II)
NAME OF STRUCTURAL ENGINEER

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.

SRI KALLOL KUMAR GHOSHAL G.T.E. 14(II)
NAME OF GEO-TECHNICAL ENGINEER

PROPOSED G+III STORIED (HEIGHT - 12.50 M.) RESIDENTIAL BUILDING PLAN UNDER SECTION 393A OF KOLKATA MUNICIPAL CORPORATION ACT 1980 & K.M.C. BUILDING RULES 2009 COMPLYING OFFICE CIRCULAR NO. 02 OF 2020-21 DATED 13/06/2020 AND NOTIFICATION NO. 80/MA/O/C-4/3R-7/2017 DATED 31/01/2018 FOR RULE 74, AT PREMISES NO. - 43/6/31, JHEEL ROAD, WARD NO. - 092, BOROUGH NO. - X, P.S. - GARFA, KOLKATA - 700 031 UNDER MOUZA - DHAKURIA, J. L. NO. - 18, KHATIAN NO. - 806, DAG NO. - 1701 &_ *MOUZA - SELIMPUR, J. L. NO. - 37, KHATIAN NO. - 135, DAG NO. - 298.*

BUILDING PERMIT NO. - 2023100019 DATE : 29-APR-2023

VALID UPTO : 5 years from date of sanction.

SANJOY KUMAR GAYEN Digitally signed by SANJOY KUMAR GAYEN Date: 2023.04.29 15:59:25 +05'30'

ASSISTANT ENGINEER (CIVIL)/BLDG. DEPTT/BR -X