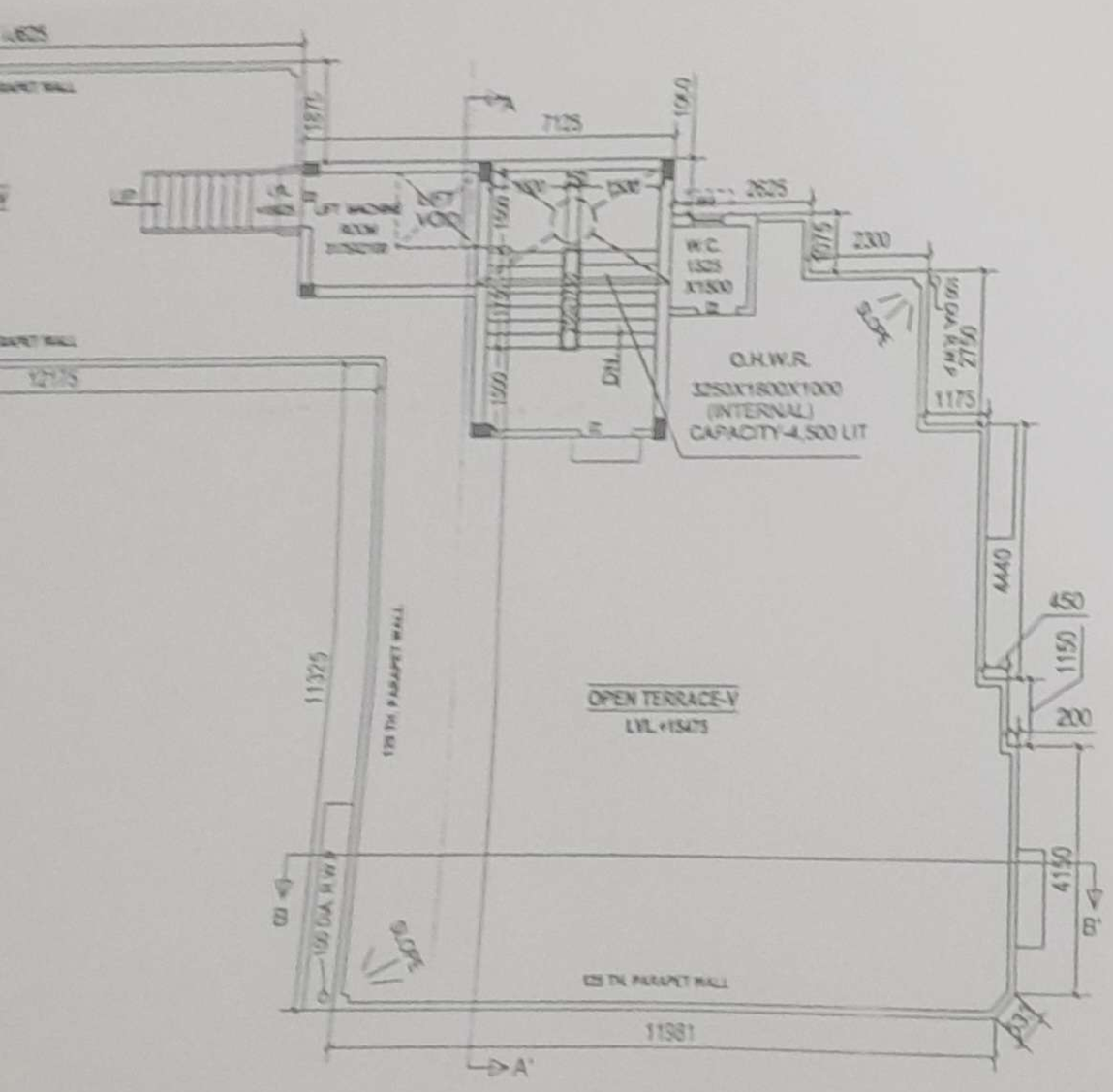
SECTION B-B'
SCALE:- 1:100



ROOF PLAN
SCALE:- 1:100

STATEMENT OF THE PLAN CASE NO.- 2020/1/2014

SHEET NO.-02

PROPOSED PLAN OF G+ IV STORIED RESIDENTIAL BUILDING U/S 393A OF C.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 AT PREMISES NO.- 7, SALIL CHOWDHURY SARANI (PREVIOUSLY KNOWN AS RAJDANGA ROAD), KOLKATA - 700078 ; MOUZA - KASBA; J.L. NO. - 13 ; KHATIAN NO.- 402; PLOT NO.- 2742; (R.S. DAG NO.- 2742); UNDER K.M.C., WARD NO.- 107, OF , P.S.- KASBA, BOROUGH-XII,
HAVING HEIGHT - 15.475 M.
SCALE:- 1:100 OR AS STATED

STRUCTURAL DECLARATION

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND SOIL TEST REPORT DONE BY RANABIR SANKAR BHATTACHARYA (G.T./027) AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

DHIMAN BHATTACHARJEE
Empanelled Structural Engineer
E.S.E. No.-212, Class I.
Kolkata Municipal Corporation

SIG. OF STRUCTURAL ENGINEER
DHIMAN BHATTACHARJEE
E.S.E.-I / 212

DECLARATION OF L.B.S.

CERTIFIED 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 ABUTTING ROAD IS 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 PLOT IS BEYOND 500 M. FROM C/L OF E. M. BYE-PASS.
* THE CONSTRUCTION OF U. G. WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK
THE APPLICANT SIGNATURE IS AUTHENTICATED BY ME

DHIMAN BHATTACHARJEE (B.E.)
L.B.S. CLASS I (Gen. Div. MC)
1041, BANGUR AVENUE
BLOCK-C, KOLKATA-700 055

SIG. OF L.B.S.
DHIMAN BHATTACHARJEE
L.B.S.-I / 1146

DECLARATION OF APPLICANT.

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S & ESE 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 DOCUMENT ARE FOUND TO BE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION BUILDING. THE CONSTRUCTION OF S.U.G.W.R & SEPTIC TANK WILL BE UNDER TAKEN UNDER THE GUIDANCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION WORK AND DURING DEPARTMENTAL INSPECTION OF PLOT HAS BEEN IDENTIFIED BY ME.

CONSTITUTED ATTORNEY OF
1. APARNA BISWAS
2. SANCHAYAN BISWAS
3. SANJAY BISWAS
4. SAROJ BISWAS

SIGNATURE OF OWNER/APPLICANT

DEBASHIS SEN
CONSTITUTED ATTORNEY OF
1) APARNA BISWAS
2) SANCHAYAN BISWAS
3) SANJAY BISWAS
4) SAROJ BISWAS

CERTIFICATE OF GEO TECHNICAL ENGINEER

UNDER SIGNED 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 AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW

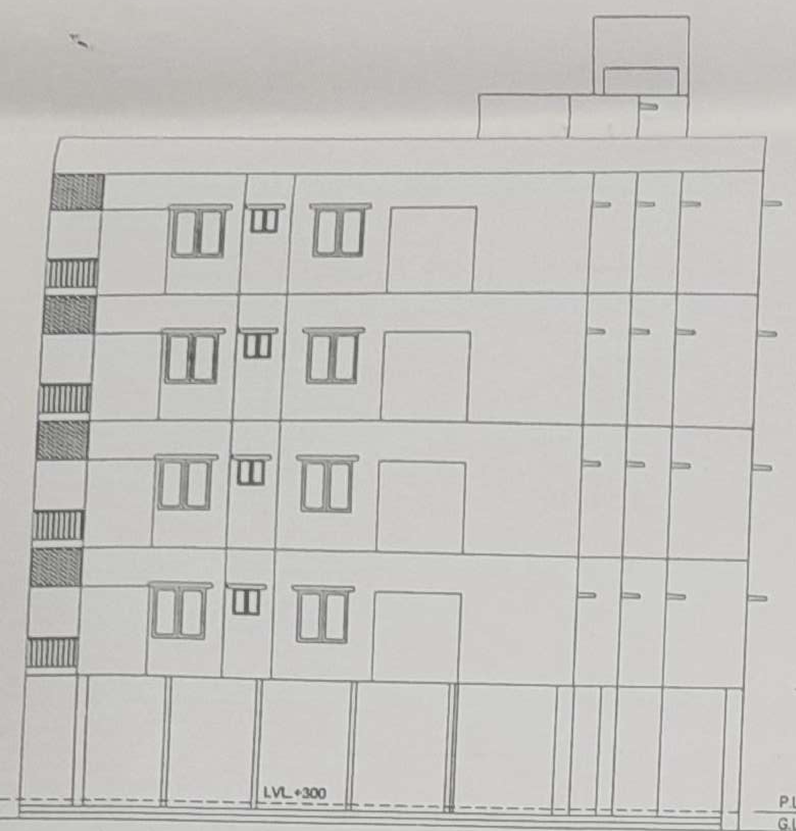
Ranabir Sankar Bhattacharya
SE(I) Enlisted Geotechnical Engg.
78, Banstroni Park, Kol-74
CLASS-I
No.-27/...

SIG. OF GEO TECH ENGINEER
RANABIR SANKAR BHATTACHAYA
CLASS-I/27

D.J. CONSULTANTS & ASSOCIATES
255, DUMDUM PARK, KOL - 55.
PHONE NO - 2590-6003, 2590-6883

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2031130397
Date 31-01-23 Borough No. 18
Ex. Engineer / Asst. Engineer
Bor. No. XIX Div. No. XIII
BUILDING DEPARTMENT

FRONT ELEVATION
SCALE:- 1:100



SOUTH SIDE ELEVATION
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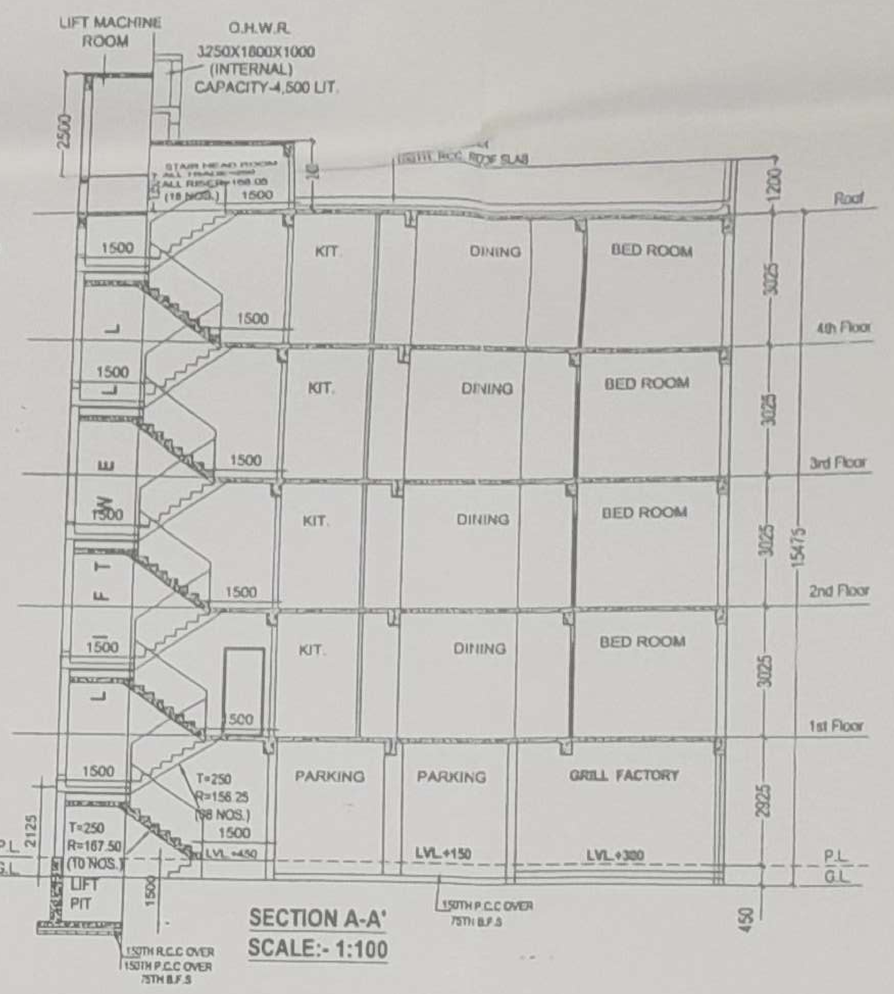

SECTION A-A'
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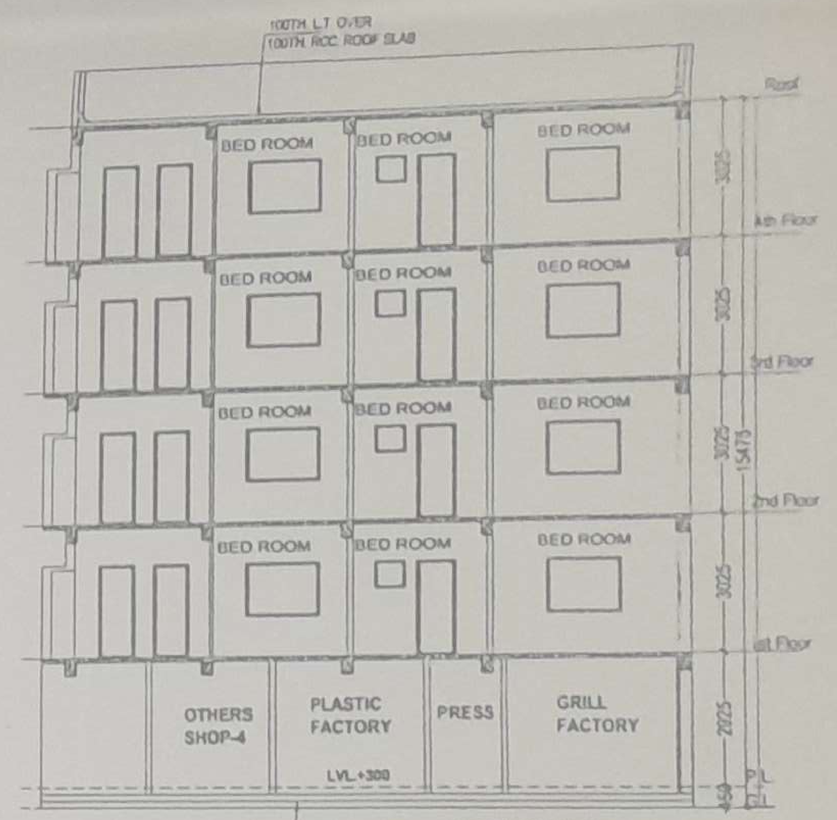

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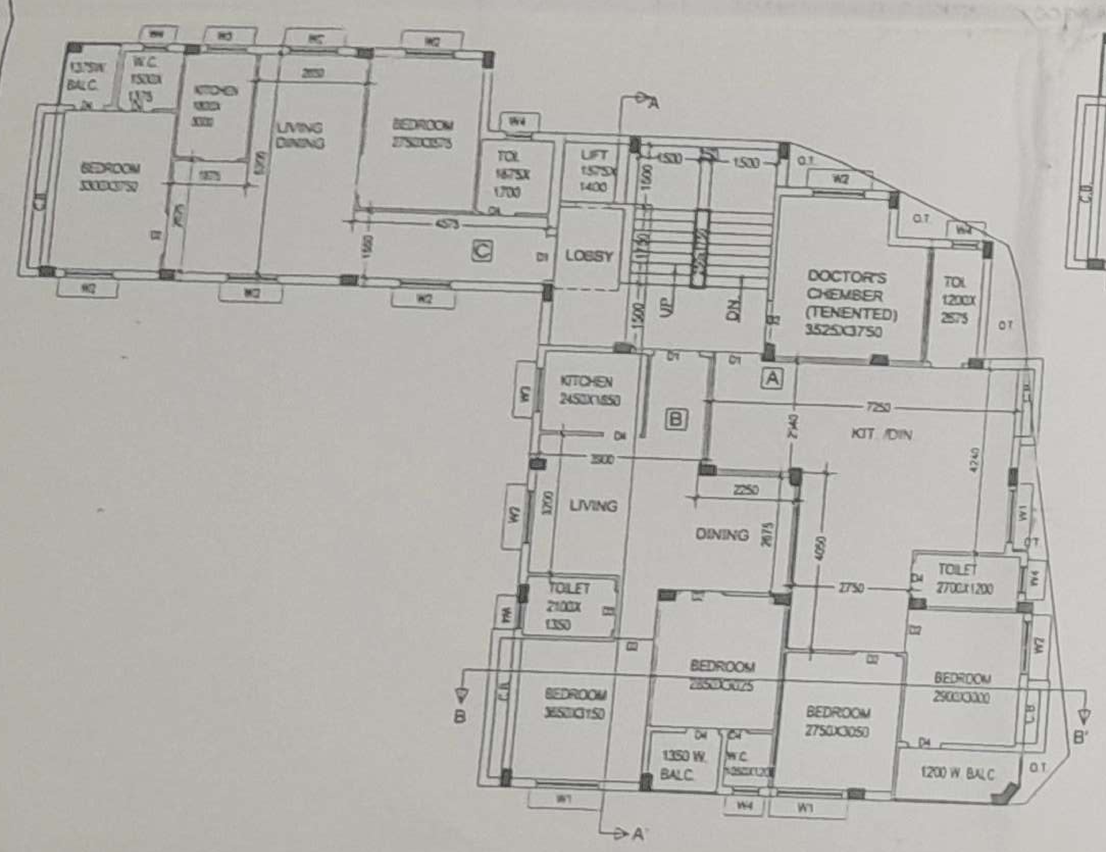
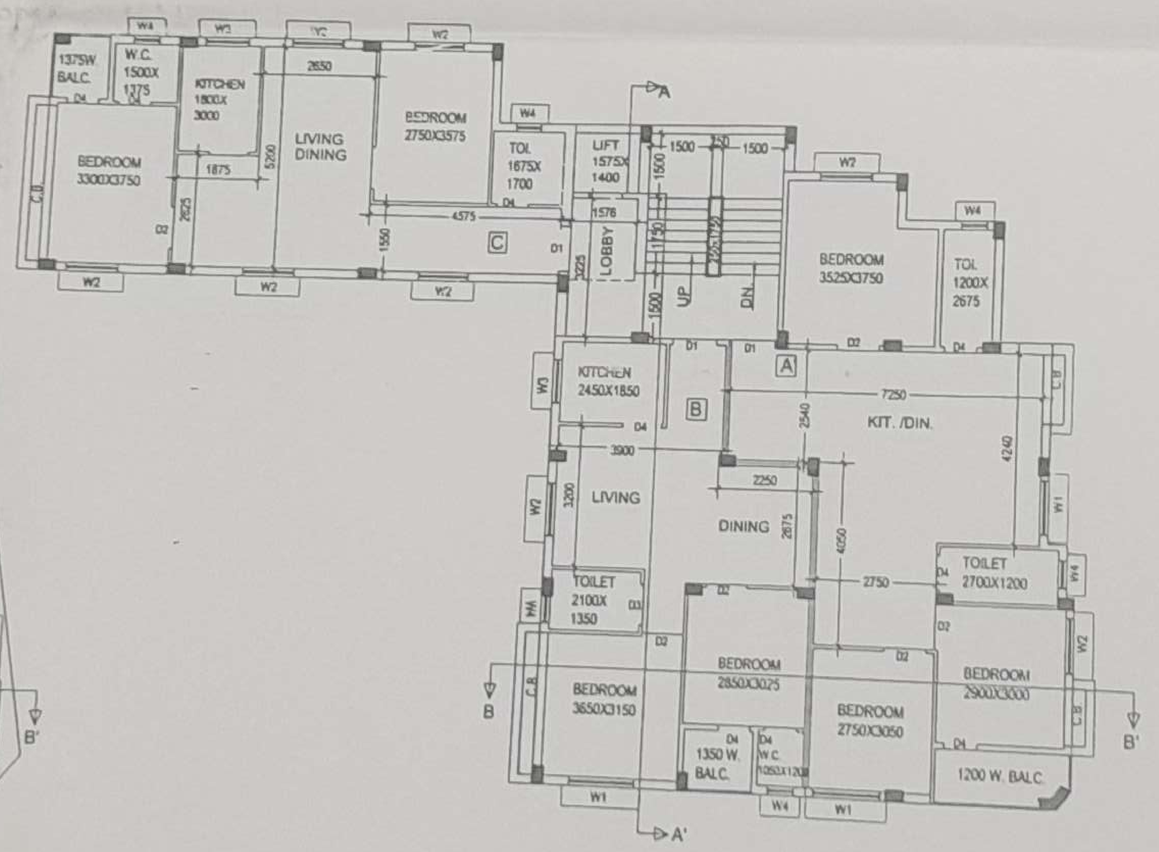
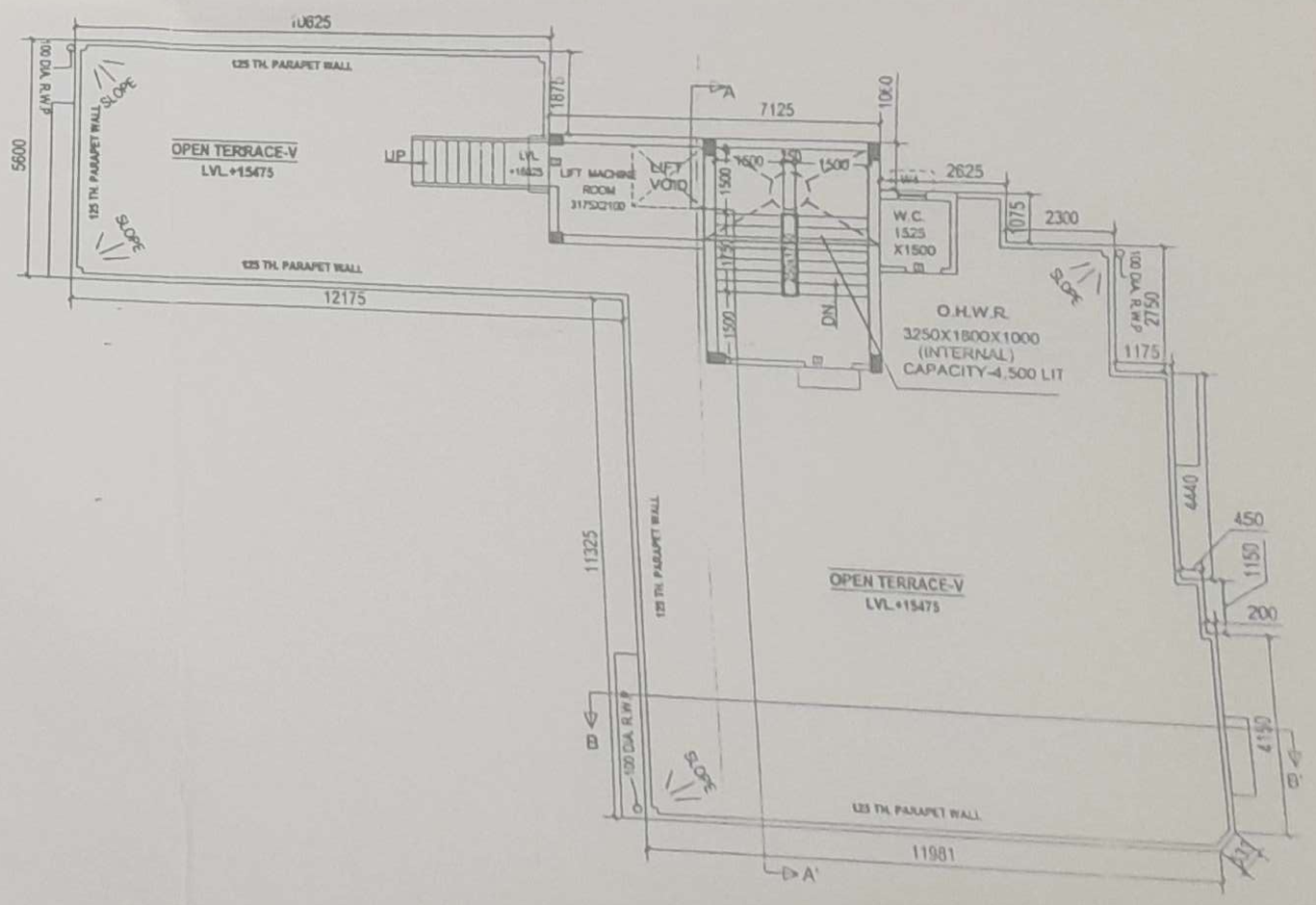


1ST FLOOR PLAN
SCALE:- 1:100



TYPICAL FLOOR PLAN
SCALE:- 1:100



ROOF PLAN
SCALE:- 1:100

STATEMENT OF THE PLAN CASE NO.- 2020120214

PART- A

1) ASSESSE NO: 311071800070

2) DETAIL OF REGISTERED DEED
BOOK NO :- I , VOL. NO:- 82,11, PAGE NO :- 1 to 6,7 to 12, 1329 to 1341 BEING NO:- 2539,2540,4255 YEAR :- 1975,2005

3) DETAIL OF POWER ATTORNEY
BOOK NO :- I , VOL. NO:- 1604-2020, PAGE NO :- 84870 to 84900 BEING NO:- 160401316 PLACE: A.R.A.-IV (KOLKATA) YEAR :- 2020

4) DETAIL OF BOUNDARY DECLERATION.
BOOK NO : I VOL. NO : 1603-2020 PAGE NO : 77550 to 77562 BEING NO : 160302339 PLACE: D.S.R.-III(S.-24PGS.) YEAR : 2020

5) DETAIL OF DEED OF GIFT SPLAYED CORNER.
BOOK NO : I VOL. NO : 1603-2020 PAGE NO : 77371 to 77386 BEING NO : 160302338 PLACE : D.S.R.-III (S.-24PGS.) YEAR : 2020

6) DETAIL OF NON-EVICTION TENENT
BOOK NO :- I , VOL. NO:- 1603-2020, BEING NO :- 160302340 PAGE NO :- 77360 to 77370 PLACE: D.S.R.-III (S.-24PGS) YEAR :- 2020

7) DETAIL OF B.L.L.R.O. CONVERSION :-
MEMO NO:- 17 / 1194/ CON CERTIFICATE/BLLRO/ATM/ KASBA/16 DATED- 14.03.16

MEMO NO:- 17 /1195/CON CERTIFICATE/BLLRO/ATM/ KASBA /16 DATED- 14.03.16

MEMO NO:- 17 /1196/CON CERTIFICATE/BLLRO/ATM/ KASBA /16 DATED- 14.03.16

MEMO NO:- 96 / 172/BLLRO/KOL/2021 DATED- 22/11/2021

8) NAME OF THE OWNER/APPLICANT :-
SRI DEBASHIS SEN
CONSTITUTED ATTORNEY OF
1) APARNA BISWAS 2) SANCHAYAN BISWAS
3) SANJAY BISWAS 4) SAROJ BISWAS

SHEET NO.-01

PROPOSED PLAN OF G+ IV STORIED RESIDENTIAL BUILDING U/S -393A OF C.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 AT PREMISES NO.- 7, SALIL CHOWDHURY SARANI (PREVIOUSLY KNOWN AS RAJDANGA ROAD), KOLKATA - 700078 ; MOUZA - KASBA; J.L. NO. - 13 ; KHATIAN NO.- 402; PLOT NO.- 2742; (R.S. DAG NO.- 2742); UNDER K.M.C., WARD NO.- 107, OF , P.S.- KASBA, BOROUGH-XII, HAVING HEIGHT - 15.475 M.
SCALE:- 1:100 OR AS STATED

PART-B:
1. AREA OF LAND:-
AS PER TITLE DEED(07 K.- 06 CH.- 33 SFT)= 324.738 SQM.
AS PER BOUNDARY DECLERATION =(07K-02CH-04SFT)= 189.51 SQM.
AREA OF SPLAY CORNER= 1.880 SQM.
2. PERMISSIBLE GROUND COVERAGE (51.31%) = 251.167 SQM
3. PROPOSED GROUND COVERAGE = 242.248 SQM (48.49%)
4. PROPOSED HEIGHT = 15.475 M.

5. PROPOSED AREA :-

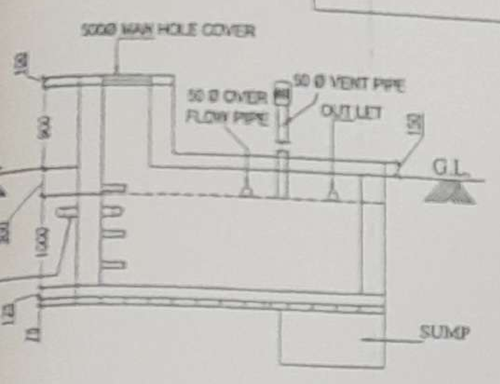
FLOOR MKD.	COV. AREA (SQM.)	STAIR WELL AREA (SQM.)	LIFT WELL AREA (SQM.)	NET COV. AREA (SQM.)	EXEMPTED AREA: STAIR WAY AREA(SQM.)	EXEMPTED AREA: LIFT LOBBY AREA (SQM.)	EXEMPTED AREA: NET FLOOR AREA SQM.)
GROUND FLOOR (RESIDENTIAL)	125.383	—	—	242.248	(15.436+4.08)=15.0	3.0	224.248
GROUND FLOOR (BUSINESS)	18.954						
GROUND FLOOR (INDUSTRIAL & STORAGE)	39.352						
GROUND FLOOR (MERCANTILE RETAIL)	63.558						
1ST FLOOR (RESIDENTIAL)	216.871	4.08	2.208	228.325	(15.436+4.08)=15.0	3.0	210.325
1ST FLOOR (INSTITUTIONAL)	13.987	—	—				
TYPICAL FLOOR (2ND-4TH)	226.968X 3 =680.904	4.08 X 3 = 1.314	2.208X 3 =6.615	228.325X 3 = 684.975	(15.436+4.08)=15.0 15.0X 3 = 45.0	3.00 X 3 = 9.0	210.325X3 = 630.975
TOTAL FLOOR	1168.118	1.752	8.82	1155.546	75.08	15.08	1065.546
					90.08		

6. TENEMENTS,SHOPS & CAR PARKING CALCULATION :-
(A) RESIDENTIAL:

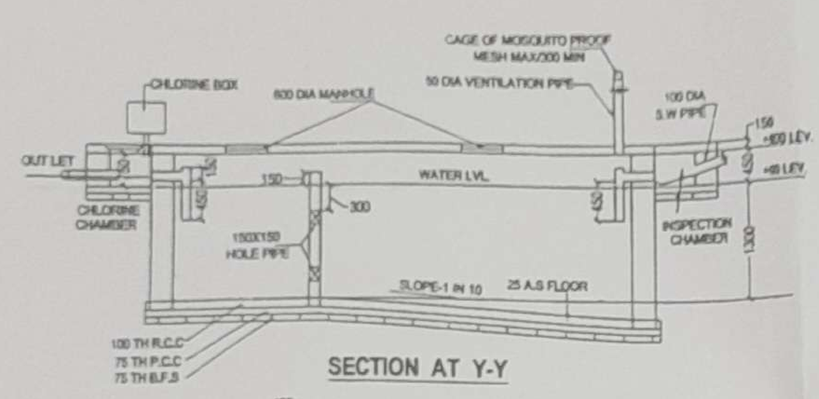
MARKED	NET TENEMENT AREA	PROPORTIONATE COMM AREA	GROSS TENEMENT AREA	TENEMENT NO.	REQUIRED CAR PARKING
TYPE-A	67.175 SQ.M	10.81 SQ.M	77.986 SQ.M	01	06 NOS.
TYPE-B	57.943 SQ.M	9.33 SQ.M	67.273 SQ.M	04	
TYPE-C	66.207 SQ.M	10.66 SQ.M	76.867 SQ.M	04	
TYPE-D	81.122 SQ.M	13.06 SQ.M	94.182 SQ.M	03	

	CARPET AREA	REQUIRED CAR PARKING		CARPET AREA	REQUIRED CAR PARKING
MERCANTILE		01 NOS.	INDUSTRIAL STORAGE		NIL
SHOP-1	4.963 SQ.M		MCU-1	14.636 SQ.M	
SHOP-2	17.877 SQ.M		MCU-2	6.147 SQ.M	
SHOP-3	15.111 SQ.M		MCU-3	12.786 SQ.M	
SHOP-4	7.605 SQ.M		TOTAL	33.572 SQ.M	
SHOP-5	7.452 SQ.M		BUSINESS		
SHOP-6	5.388 SQ.M		OFFICE	14.306 SQ.M	NIL
TOTAL	53.031 SQ.M		INSTITUTIONAL		
			SOCIAL CHAMBER	12.258 SQ.M	NIL

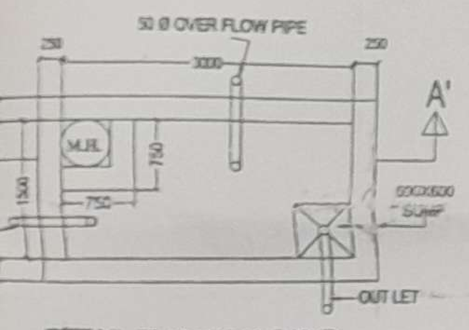
7.A. TOTAL REQUIRED CAR PARKING :- 06 NOS.
7.B. TOTAL PROPOSED CAR PARKING :- 06 NOS.
8. PROPOSED COV. AREA OF PARKING :- 93.541 SQ.M.
9. PERMISSIBLE F.A.R = 2.0
10. PROPOSED F.A.R= (1086.546 - 93.541) / 486.51= 1.985 <2.0
11. STAIR HEAD ROOM AREA :- 19.033 SQ.M.
12. TERRACE AREA :- (11.277+ 230.968 SQ.M.) = 242.245 SQ.M.
13. L.M.R. AREA :- 8.025 SQ.M.
14. RELAXATION OF AUTHORITY, IF ANY :-
15. [illegible]
16. GARDEN AREA = [illegible] SQM.
17. C.B. AREA(EACH FLOOR) = 5.625 SQM.(5.625X4)= 22.50 SQM.([illegible])
18. TOTAL TREE COVER AREA = 14.561 SQM. (2.374% of the land area)
19. OTHER AREA ONLY FOR FEES = (90.428+2.958+22.50) SQM.= 115.904 SQM.



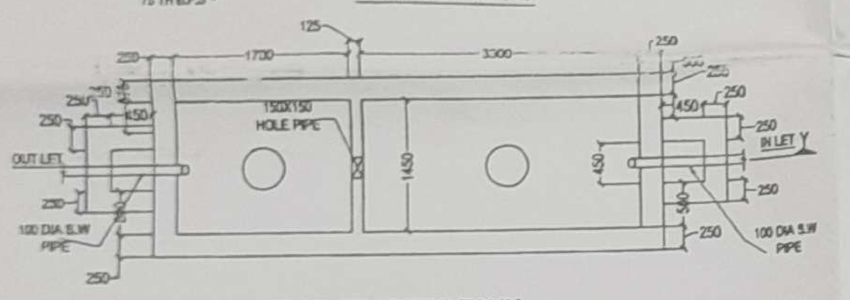
SECTION ON - AA' OF U.G.W.R
SCALE:-1:50



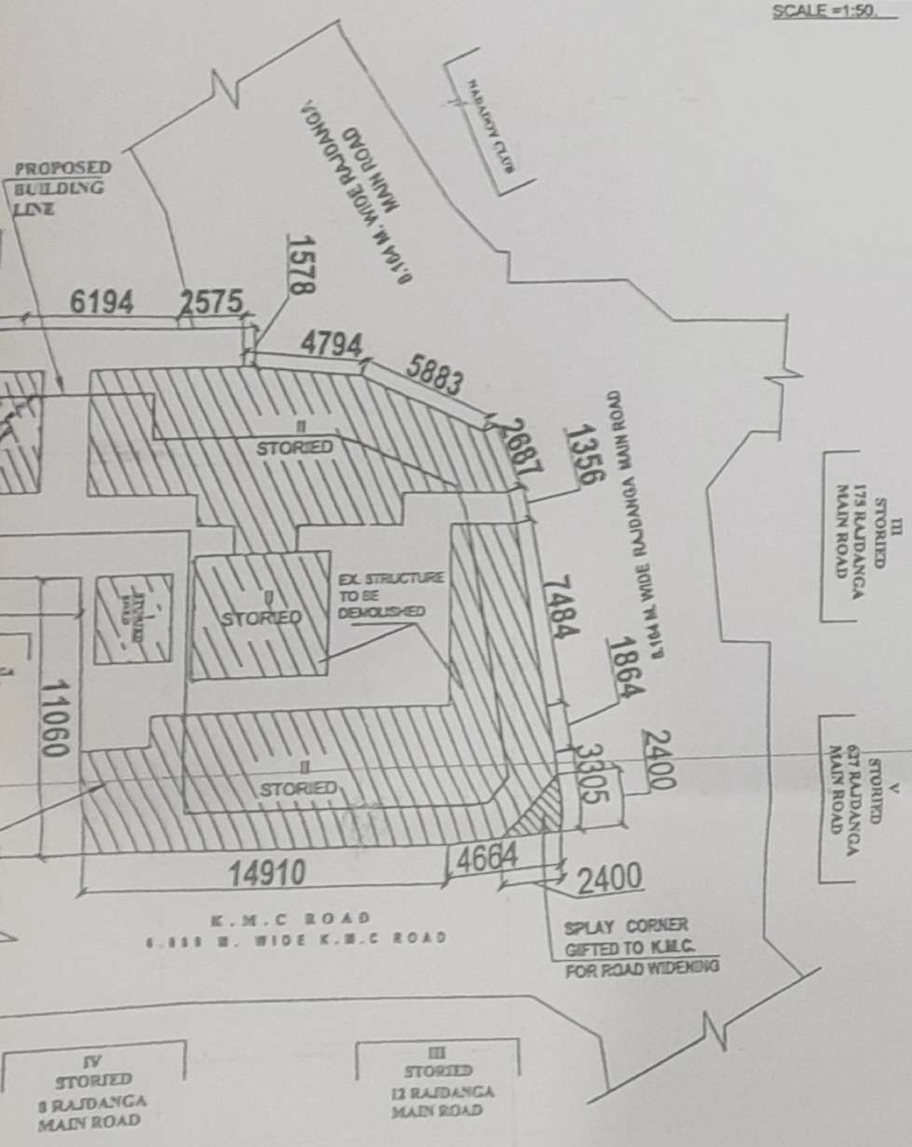
SECTION AT Y-Y



DETAIL PLAN OF U.G.W.R
CAP.- 4,500 LT.(1000 GALLON)
SCALE:-1:50



PLAN OF SEPTIC TANK
(CAPACITY-50 USER)
SCALE =1:50.



EX. GROUND FLOOR PLAN
SCALE:- 1:200

CERTIFICATE OF GEO TECHNICAL ENGINEER

UNDER SIGNED 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 AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW

Ranabir Sankar Bhattacharya
SE(I) Enlisted Geotechnical Engg
78, Bansdroni Park, Kol-70
CLASS-I
No.- GT/I/27-KMC

SIG. OF GEO TECH ENGINEER
RANABIR SANKAR BHATTACHARYA
CLASS-I/27

D.J. CONSULTANTS & ASSOCIATES
255, DUMDUM PARK, KOL - 55.
PHONE NO - 2590-6003, 2590-6883
mail. - info@jcm.org

STRUCTURAL DECLARATION

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND SOIL TEST REPORT DONE BY RANABIR SANKAR BHATTACHARYA (G.T./127) AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

DHIMAN BHATTACHARJEE
Licensed Structural Engineer
[illegible] Corporation

SIG. OF STRUCTURAL ENGINEER
DHIMAN BHATTACHARJEE
E.S.E.-I / 212

DECLARATION OF L.B.S.

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* THE CONSTRUCTION OF U. G. WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK

THE APPLICANT SIGNATURE IS AUTHENTICATED BY ME

DHIMAN BHATTACHARJEE (B.E.)
L.B.S.-CLASS-I (Lic. No. [illegible])
104/1, BANSDRONI AVENUE
BLOCK-C, KOLKATA-700 055

SIG. OF L.B.S.
DHIMAN BHATTACHARJEE
L.B.S.-I / 1146

DECLARATION OF APPLICANT.

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CONSTITUTED ATTORNEY OF
1. APARNA BISWAS
2. SANCHAYAN BISWAS
3. SANJAY BISWAS
4. SAROJ BISWAS

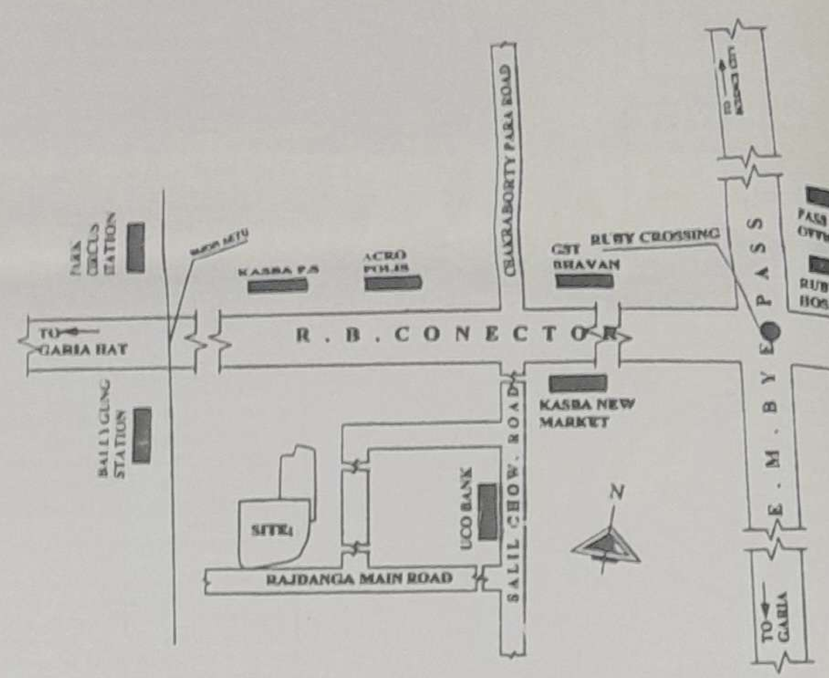
SIGNATURE OF OWNER/APPLICANT
DEBASHIS SEN
CONSTITUTED ATTORNEY OF
1) APARNA BISWAS
2) SANCHAYAN BISWAS
3) SANJAY BISWAS
4) SAROJ BISWAS

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
BUILDING DEPARTMENT

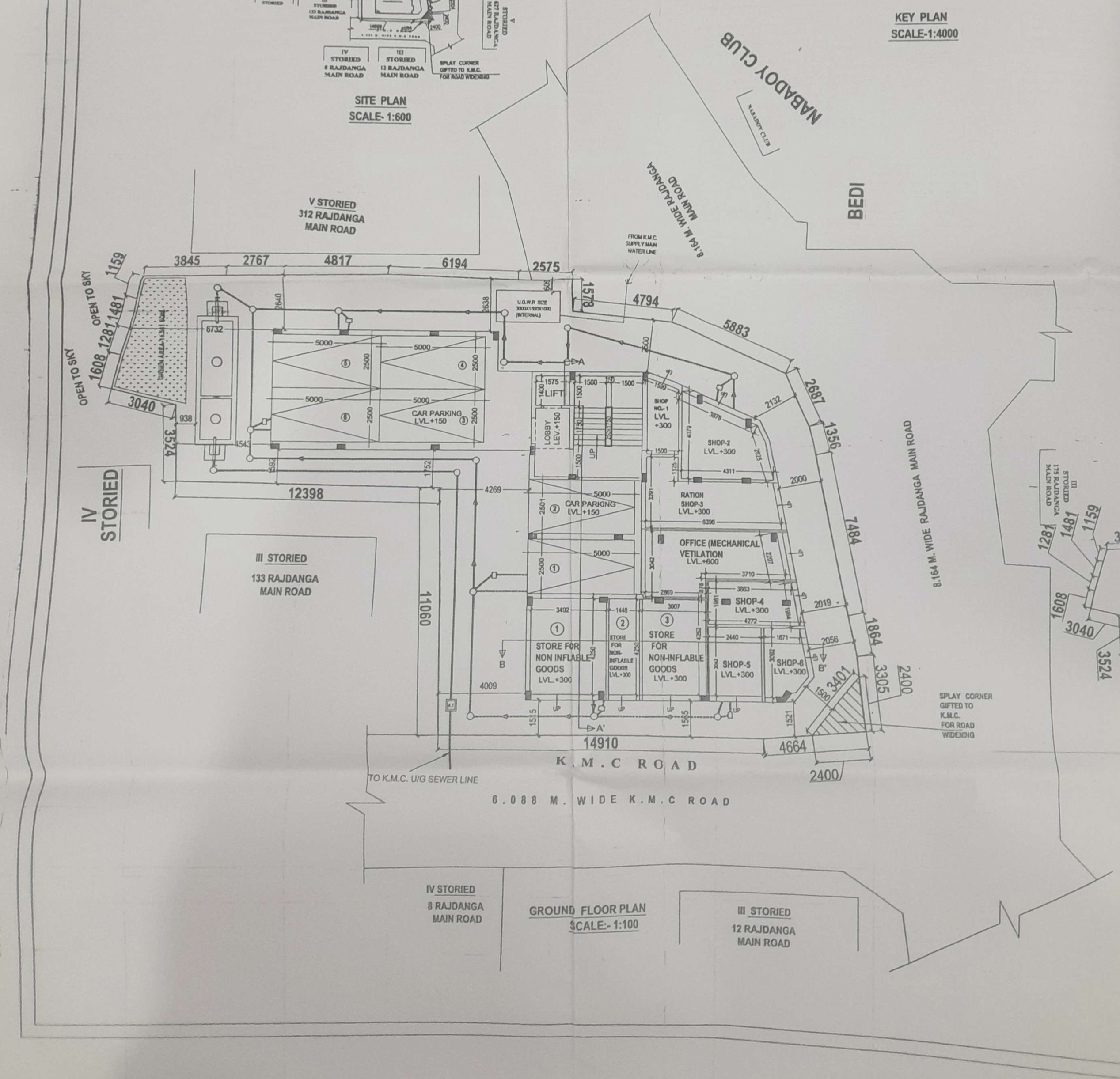
SCHEDULE OF DOORS & WINDOWS

DOOR MKD.	SIZE	WIN. MKD.	SIZE
D/W	1200X2100	W1	1500X1200
D1	1050X2100	W2	1200X1200
D2	975X2100	W3	900X1200
D3	900X2100	W4	600X600
D4	750X2100		

SITE PLAN
SCALE- 1:600



KEY PLAN
SCALE-1:4000



GROUND FLOOR PLAN
SCALE:- 1:100