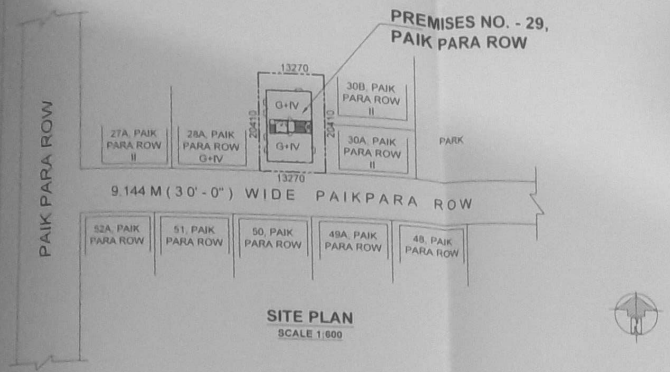
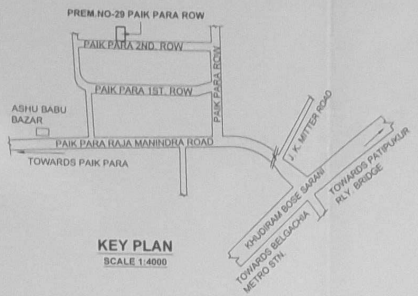
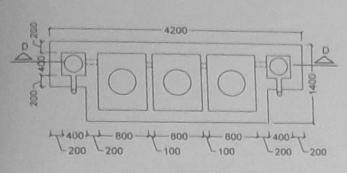


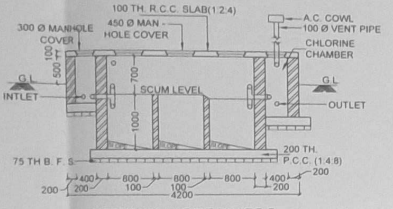
SITE PLAN
SCALE 1:600



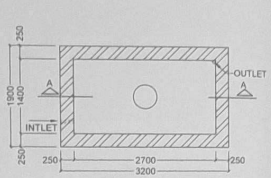
KEY PLAN
SCALE 1:4000



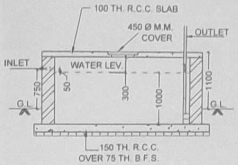
PLAN OF SEPTIC TANK
SCALE :-1:50



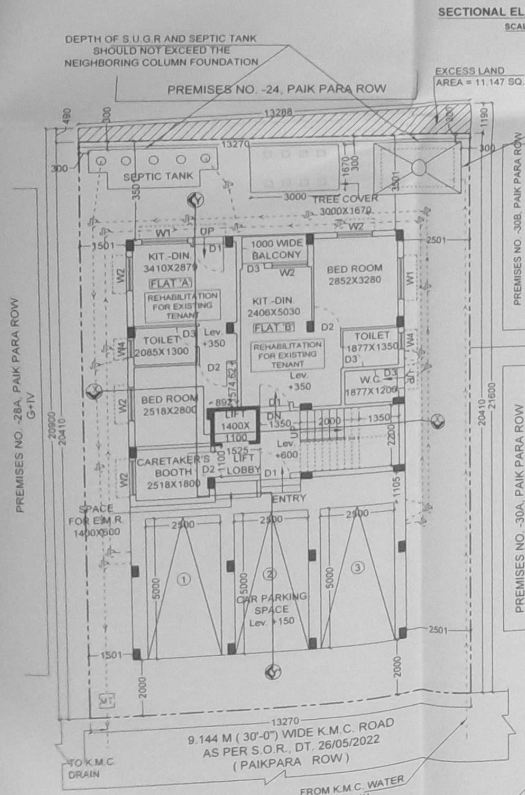
SECTIONAL ELEVATION AT D-D
SCALE :-1:50



PLAN of S.U.G.W.R.
(CAP. 1000 GAL.)
SCALE :-1:50



SECTION A-A of S.U.G.W.R.
(CAP. 1000 GAL.)
SCALE :-1:50



PROPOSED GROUND FLOOR PLAN
SCALE 1:100

EXISTING GROUND FLOOR PLAN
SCALE 1:100

DOOR SCHEDULE

TYPE	SIZE (BXH) MM	REMARKS
D1	1000X2100	FLASH
D2	900X2100	
D3	750X2100	

WINDOW SCHEDULE

TYPE	SIZE (BXH) MM	REMARKS
W1	1500X1200	ALUM
W2	1200X1200	FUSH
W3	900X1000	GLAZED
W4	600X600	

DRAWING NOTES:

1. R.C.C. FRAME STRUCTURE WITH CONC. GRADE M25 & STEEL GRADE Fe-500
2. 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTER JOINTS.
3. STEEL Z- SECTION WINDOWS.
4. 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
5. WATER PROOFING TREATMENT.
6. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
7. ALL FLOORS ARE MARBLE FLOORING.
8. BOUNDARY IS DEMARCATED.
9. THE PLOT CONFORMS WITH DEED SITE PLAN & BUILDING PLAN.
10. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE NOTED.

DECLARATION OF OWNER

I, DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S. & ESE DURING CONSTRUCTION. I SHALL 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 STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDANCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.

SIGNATURE OF OWNER/APPLICANT
(1) SRI SAYONTAN SETH.
(2) MISS ATRAYEE SETH .
Directors of
ATRAYEE PROPERTIES PVTVATE LIMITED

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 THE SEISMIC LOAD AS PER N.B. CODE OF INDIA AND CERTIFIED THAT IS SAFE AND STABLE IN ALL RESPECT.

SIGNATURE OF STRUCTURAL ENGINEER
SHYAM SUNDAR KUNDU
ESE NO. - 207/I

DECLARATION OF LBS

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 ABUTTING ROAD IS CONFORM WITH THE PLAN.* IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EX STRUC. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. IT IS OCCUPIED BY THE BOTH OWNER & TENANT.

SIGNATURE OF LBS
SANJOY CHOWDHURY
LICENSE NO. - 1353/1

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.

SIGNATURE OF GEO TECHNICAL ENGINEER
SHYAM SUNDAR KUNDU
LICENSE NO. - G.T./II/19

PROJECT:

PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN OF PREMISES NO. - 29, PAIK PARA ROW, KOLKATA - 700 037, WARD NO. - 004, BOROUGH NO. - I, P.S.- SINTHEE, COMPLYING K.M.C. BUILDING RULE 2009 AND U/S 393A OF K.M.C. BUILDING ACT 1980, UNDER THE KOLKATA MUNICIPAL CORPORATION.

PROPOSED GROUND FLOOR PLAN, EXISTING GROUND FLOOR PLAN, SITE PLAN, KEY PLAN & DETAILS OF S.U.G.W.R. AND SEPTIC TANK.

PROJECT			
JOB NO.	DRG. NO.	DATE	DRAWN BY
SCA/KMC/21-22/03.1		28.04.2022	SANJOY CHOWDHURY

SCALE -1:100

CONSULTANT:–
S. CHOWDHURY & ASSOCIATES
42, PAIKPARA ROW,
KOLKATA - 700090.
MOB. NO. 9830773688
E- MAIL : sanjoy_chowdhury1111@yahoo.com

PLAN CASE NO. 2022010187
STATEMENT OF THE PLAN PROPOSAL

PART - A:

1. ASSESSEE NO. 110041000784

2. **a) DETAIL OF REGISTER DEED:**
BOOK NO. : I VOL. NO. : 47, PAGE NO. : 215 TO 233
BEING NO. : 1700, Year 1952, DATE: 22/02/1952
PLACE : REGISTER OF CALCUTTA

b) DETAIL OF REGISTER DEED:
BOOK NO. : I VOL. NO. : 24, PAGE NO. : 196 TO 197
BEING NO. : 917, Year 1974, DATE: 16/07/1974
PLACE : REGISTER OF CALCUTTA

c) DETAIL OF REGISTER DEED:
BOOK NO. : I VOL. NO. : 23, PAGE NO. : 138 TO 140
BEING NO. : 822, Year 1942, DATE: 14/05/1942
PLACE : S.R. SEALDAH

d) DETAIL OF REGISTER DEED:
BOOK NO. : I VOL. NO. : 23, PAGE NO. : 141 TO 1143
BEING NO. : 824, Year 1942, DATE: 14/05/1942
PLACE : S.R. SEALDAH

e) DETAIL OF REGISTER DEED:
BOOK NO. : I VOL. NO. : 69, PAGE NO. : 1878 TO 1900
BEING NO. : 08340, Year 2008, DATE: 01/12/2008
PLACE : A.R.A. -I KOLKATA

f) DETAIL OF BOUNDARY DECLARATION:
BOOK NO. : I VOL. NO. : 1606-2022, PAGE NO. : 69961 TO 69972
BEING NO. : 160601802, Year 2022 , DATE: 12/04/2022
PLACE : A.D.S.R. SEALDAH

g) DETAIL OF TENANT:
BOOK NO. : I VOL. NO. : 1606-2022, PAGE NO. : 69973 TO 69982
BEING NO. : 160601801, Year 2022 , DATE: 12/04/2022
PLACE : A.D.S.R. SEALDAH

3. a) AREA OF LAND (DEED) : 4.0 K.-0.0 CH.- 35.0 SQ.FT. = 270.810 SQ.M. (M/L)
b) AREA OF LAND (BOUNDARY) : 4.0 K.-3.0 CH.- 20.0 SQ.FT. = 251.987 SQ.M. (M/L)
c) NOS. OF STOREY : G+IV
4. NOS. OF TENEMENTS : 10 NOS.
5. SIZE OF TENEMENTS : 2 Nos. (<50.0 SQ.M.), 8 NOS. (50.0 - 75.0 SQ.M.)

PART - B:

1. a) AREA OF LAND (DEED) : 4.0 K.-0.0 CH.- 35.0 SQ.FT. =270.810 SQ.M.(M/L)
b) AREA OF LAND (BOUNDARY) : 4.0 K.-3.0 CH.-20.0 SQ.FT. = 251.987 SQ.M. (M/L)
c) ENCROACHMENT AREA : NIL
d) FREE GIFT (STRIP OF LAND) : NIL
2. NET LAND AREA : 270.840 SQ.M.
3. ROAD WIDTH : 9.144 M.
4. a) PERMISSIBLE GROUND COVERAGE (57.638%) : 156.109 SQ.M.
b) PROPOSED GROUND COVERAGE (51.018%) : 138.177 SQ.M.
5. PROPOSED HEIGHT : 15.475 M.

6.a. PROPOSED AREA (AREA STATEMENT)

FLOOR	TOTAL AREA (PLOT) (SQ.M.)	CUTOUT (SHAFT/LIFT/ WELL/ ST. DUCT) (SQ.M.)	GROSS FLOOR AREA (SQ.M.)	TOTAL EXEMPTED AREA STAIR + ST. LOBBY (SQ.M.)	LIFT + LOBBY (SQ.M.)	STAIR (SQ.M.)	NET FLOOR AREA (SQ.M.)
GR.	138.177		138.177	10.340	1.678		126.159
1st.	138.177	1.540	136.637	10.340	1.678		124.619
2nd	138.177	1.540	136.637	10.340	1.678		124.619
3rd	138.177	1.540	136.637	10.340	1.678		124.619
4th	138.177	1.540	136.637	10.340	1.678		124.619
TOTAL	690.885	6.160	684.725	51.700	8.390		624.635

6.b.1. TENEMENT & CAR PARKING CALCULATION

MARKED	EACH TENEMENT SIZE (SQ.M.)	PROPORTIONAL AREA TO BE ADDED (SQ.M.)	ACTUAL EACH TENEMENT AREA (SQ.M.)	NOS. OF TENEMENT	REQUIRED NOS. OF CAR PARKING
FLAT -A	26.405	3.649	30.055	1	2
FLAT -B	32.755	4.526	37.281	4	
FLAT -C	61.668	8.521	70.189	4	
FLAT -D	62.198	8.594	70.792	1	

7a. TOTAL REQUIRED CAR PARKING : 2 Nos
7b. TOTAL PROPOSED CAR PARKING : 3 Nos.
8. PERMISSIBLE AREA FOR PARKING : 50.0 SQ.M.
9. PROPOSED AREA FOR PARKING : 53.46 SQ.M.
10. PERMISSIBLE F.A.R. : 2.25
11. PROPOSED F.A.R. : 624.635-50.0 / 270.840 = 2.122<2.25
12. STAIR HEAD ROOM AREA : 12.710 SQ.M.
13. LIFT MACHINE ROOM AREA : 7.815 SQ.M.
14. LIFT MACHINE ROOM STAIR AREA : 3.008 SQ.M.
15. TERRACE AREA : 138.177 SQ.M.
16. OVER HEAD TANK AREA : 3.77 SQ.M.
17. OTHER AREA ONLY FOR FEES : 51.700+8.390 (Exemp.) SQ.M. + 3.008 (L.M.R. STAIR) = 63.098 SQ.M.
18. AREA OF CUP BOARDS : 14.4 SQ.M.
19. RELAXATION OF AUTHORITY (IF ANY) : NIL
20. DEPTH OF BUILDING : 14.909 M.
21. FRONTAGE OF THE PLOT : 13.279 M.
22. PROP. TREE COVERED AREA : 5.01 SQ.M.

B.P. NO. : 2022010139
DATE : 14/12/2022 VALID UP TO : 13/12/2027

DIGITAL SIGNATURE OF SANCTIONING AUTHORITY

SUBRATA BISWAS Digitally signed by SUBRATA BISWAS Date: 2022.12.14 18:50:02 +05'30'
DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR.- I/K.M.C.

SUBHASIS DAS Digitally signed by SUBHASIS DAS Date: 2022.12.14 18:51:28 +05'30'
DIGITAL SIGNATURE OF E.E.(C)/BLDG./BR.- I/K.M.C.