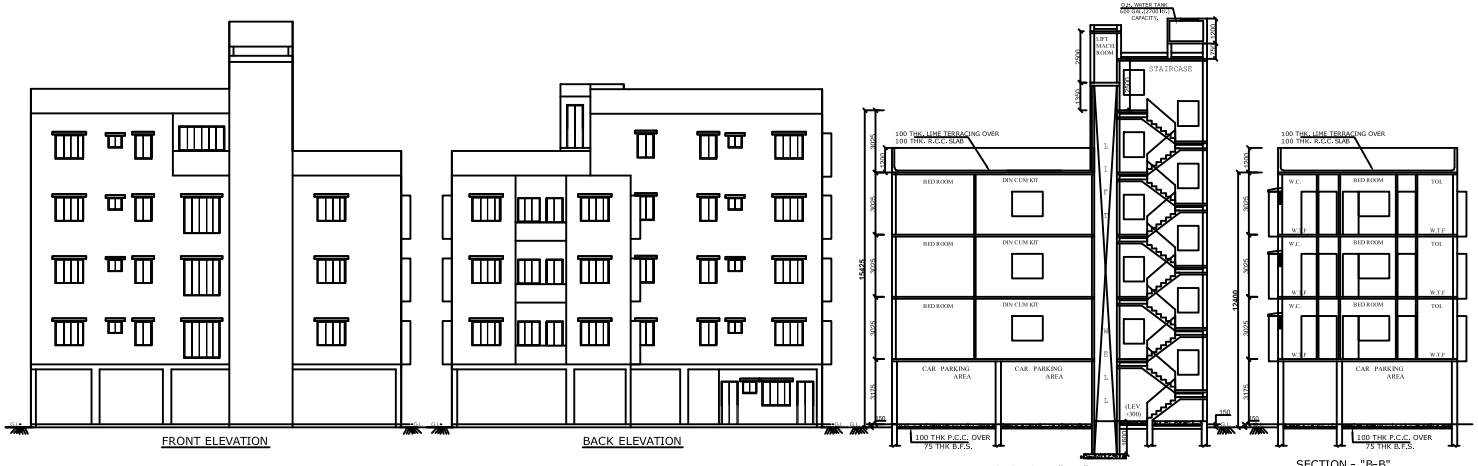
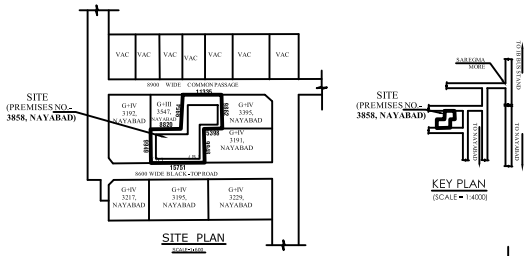




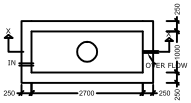
SITE PLAN
SCALE:-1:500

KEY PLAN
(SCALE - 1:4000)

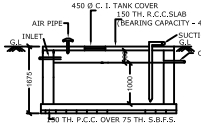
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI = 31.00 M.			
SITE COORDINATES IN WGS 84 AND SITE ELEVATION (AMSL) = -			
REFERENCE POINTS MARKED IN SITE PLAN OF THE PROPOSAL	CO-ORDINATES IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
(A)	22°28'59"N	88°24'48"E	5.00 M.
(B)	22°28'59"N	88°24'49"E	

THE ABOVE INFORMATION IS TRUE & CORRECT TO 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

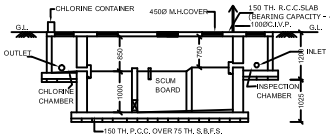
MAHUA GANGULY (MAJUMDER) L.B.S.No. - 1311 NAME OF L.B.S.	SRI SUMOULINDRA BANERJEE PROP. OF M/S CORNERSTONE SMART HOMES C.A. OF SRI PRABIR KUMAR KUNDU & SMT. BABLI KUNDU. NAME OF OWNER



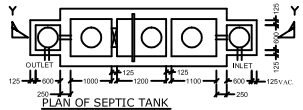
SEMI U.G.WATER RESV. CAPACITY=600 GAL.
SCALE:-1:50



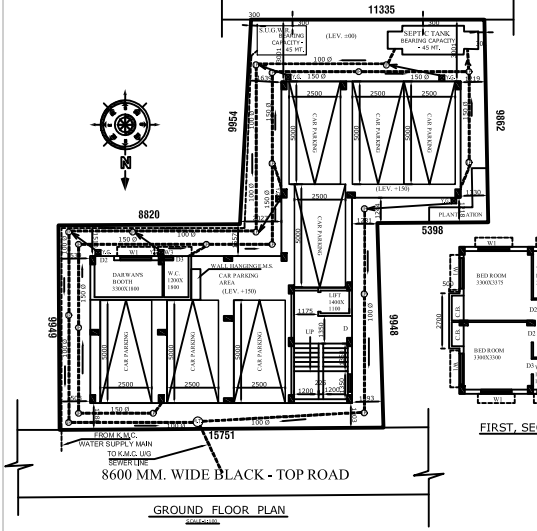
SECTION XX



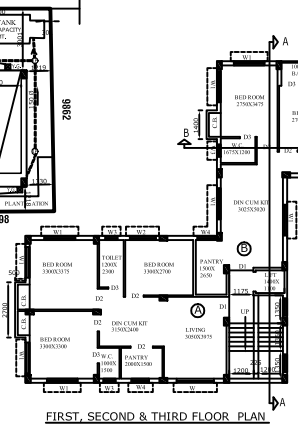
SECTION ON - YY



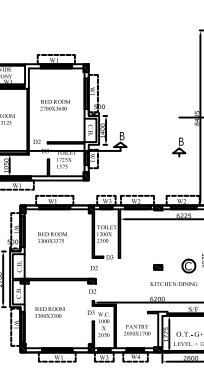
PLAN OF SEPTIC TANK USER-30 NOS.
SCALE:-1:50



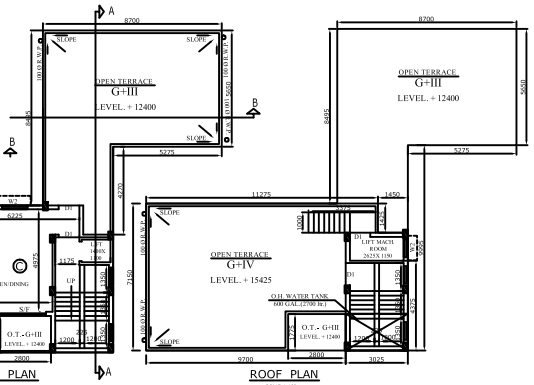
GROUND FLOOR PLAN



FIRST, SECOND & THIRD FLOOR PLAN



FOURTH FLOOR PLAN



ROOF PLAN

SPECIFICATIONS
R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:2:3.
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.
1st & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT.
P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

SCHEDULE DOORS & WINDOWS

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D	1200	2100	W	1800	1800
D1	1000	2100	W1	1500	1200
D2	900	2100	W2	1200	1200
D3	750	2100	W3	600	600
			W4	900	900

STATEMENT OF THE PLAN PROPOSAL

PART-A:

1. ASSESSEE NO: 31-109-08-0772-3
2. a) NAME OF THE OWNERS - **SRI PRABIR KUMAR KUNDU & SMT. BABLI KUNDU.**
2. b) NAME OF THE APPLICANT - **SRI SUMOULINDRA BANERJEE** PROP. OF M/S CORNERSTONE SMART HOMES C.A. OF SRI PRABIR KUMAR KUNDU & SMT. BABLI KUNDU.
3. DETAIL OF REGISTERED DEED:– BOOK NO.- I VOL. NO - 1630-2023, PAGE NO.- 112 TO 133, BEING NO.- 163005860, REGD. AT D.S.R. V SOUTH 24 PGS, DATED - 03/01/2023
BOOK NO.- I VOL. NO - 1630-2023, PAGE NO.- 17864 TO 17887, BEING NO.- 163000568, REGD. AT D.S.R. V SOUTH 24 PGS, DATED - 13/03/2023
4. DETAIL OF REGISTERED POWER OF ATTORNEY:– BOOK NO.- I VOL. NO - 1630-2024, PAGE NO.- 52268 TO 52282, BEING NO.- 163001902, REGD. AT D.S.R. V SOUTH 24 PGS, DATED - 13/06/2024
5. DETAIL OF REGISTERED BOUNDARY DECL.:– BOOK NO.- I VOL. NO - 1630-2024, PAGE NO.- 99481 TO 99490, BEING NO.- 163003647, REGD. AT D.S.R. V SOUTH 24 PGS, DATED - 30/08/2024
6. DETAIL OF REGISTERED COMMON PASSAGE – BOOK NO.- I VOL. NO - 1630-2024, PAGE NO.- 99453 TO 99460, BEING NO.- 163003648, REGD. AT D.S.R. V SOUTH 24 PGS, DATED - 30/08/2024
7. DETAIL OF K.M.C. MUTATION CASE NO. -. M/109/09-MAY-24/1302, DT.- 09/05/2024
8. ONLINE BLLRO MUTATION (BEEL MACHH CHASH) :–
1) COPY NO.- 5531 DATED - 11/04/2023 &
2) COPY NO.- 5539 DATED - 12/04/2023 (DIGITALLY SIGNED BY TATHAGATA MUKHERJEE)
9. DETAILS OF CONVERSION (BEEL MACH CHAS TO BASTU):-
1) MEMO NO. - 51A (O)/28/1882/(2)/P/24, DATED - 29/04/2024
2) MEMO NO. - 51A (O)/28/1883/(2)/P/24, DATED - 29/04/2024

PART-B:

1. AREA OF LAND:-
AS PER TITLE DEED (04 K.-01 CH.-00 SFT) = 271.739 SQM.
AS PER PHYSICAL MEASUREMENT = 271.343 SQM.
2. AREA OF SPLAYED CORNER = NIL.
3. PERMISSIBLE GROUND COVERAGE (57.622 %) = 156.353 SQM.
4. PROPOSED GROUND COVERAGE (55.238 %) = 149.885 SQM.
5. PROPOSED HEIGHT = 15.425 M.

6. PROPOSED AREA :–

FLOOR WISE	EXISTING AREA	PROPOSED AREA	GROSS AREA	TOTAL EXEMPTED AREA				NET FLOOR AREA
				STAIR + STAIR LOBBY	STAIR WELL AREA	LIFT WELL AREA	LIFT LOBBY AREA	TOTAL
GROUND FLOOR	149.885 SQM.	—	149.885 SQM.	10.328 SQM.	—	—	1.439 SQM.	138.118 SQM.
FIRST FLOOR	149.885 SQM.	—	149.885 SQM.	10.328 SQM.	0.304 SQM.	1.540 SQM.	1.439 SQM.	136.274 SQM.
SECOND FLOOR	149.885 SQM.	—	149.885 SQM.	10.328 SQM.	0.304 SQM.	1.540 SQM.	1.439 SQM.	136.274 SQM.
THIRD FLOOR	149.885 SQM.	—	149.885 SQM.	10.328 SQM.	0.304 SQM.	1.540 SQM.	1.439 SQM.	136.274 SQM.
FOURTH FLOOR	—	83.951 SQM.	83.951 SQM.	10.328 SQM.	0.304 SQM.	1.540 SQM.	1.439 SQM.	70.340 SQM.
TOTAL	599.540 SQM.	83.951 SQM.	683.491 SQM.	51.640 SQM.	1.216 SQM.	6.160 SQM.	7.195 SQM.	617.280 SQM.

7. PARKING CALCULATION :- A)

PKG.	TENAMENT AREA	AREA TO BE ACCED.	TOTAL AREA	TENAMENT NO.	REQUIRED PARKING
A	65.874 SQM.	11.487 SQM.	77.361 SQM.	3 NOS.	3 NOS.
B	68.546 SQM.	11.953 SQM.	80.499 SQM.	3 NOS.	
C	67.768 SQM.	11.817 SQM.	79.585 SQM.	1 NO.	
			TOTAL REQUIRED PARKING		3 NOS.

8. TOTAL REQUIRED CAR PARKING :- 3 NOS.
9. TOTAL PROVIDED CAR PARKING :- 7 NOS.
10. PERMISSIBLE AREA FOR PARKING :- 75 SQM.
11. PROVIDED AREA OF PARKING :- 122.954 SQM.
12. PERMISSIBLE F.A.R :- 2.00
13. PROPOSED F.A.R :- (617.280÷75) / 271.343 = 1.999
14. STAIR HEAD ROOM AREA :- 13.233 SQ.M.
15. OVER HEAD TANK AREA :- 5.445 SQ.M.
16. L.M.R. AREA :- 4.083 SQ.M.
17. L.M.R STAIR AREA :- 3.375 SQ.M.
18. TREE COVER AREA :- 3.588 SQ.M.
19. ADDITIONAL AREA FOR FEES :- 30.292 SQ.M.
20. C.B. AREA :- 9.600 SQ.M.

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.

THE PLOT IS BEYOND 500 M. FROM THE CENTRE LINE OF E.M. BYE-PASS.
THE PLOT IS DEMARCATED BY BOUNDARY WALL.

MAHUA GANGULY (MAJUMDER)
L.B.S.No. - 1311
SIGNATURE OF L.B.S.

DECLARATION OF OWNER/APPLICANT--

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT :

- I SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION OF PROPOSED BUILDING
- I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. AND E.S.E. DURING CONSTRUCTION OF THE BUILDING [AS PER B.S. PLAN].
- K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURES.
- IF ANY SUBMITTED DOCUMENTS ARE FOUND FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- THE PLOT IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION.

SRI SUMOULINDRA BANERJEE PROP. OF M/S CORNERSTONE SMART HOMES C.A. OF SRI PRABIR KUMAR KUNDU & SMT. BABLI KUNDU.
SIGNATURE OF OWNER/APPLICANT

DECLARATION OF STRUCTURAL ENGINEER.

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME AS PER SANCTIONED B.P. NO - 2024120306, DATED - 28 - OCT - 2024. CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME AS PER SANCTIONED B.P. NO - 2024120306, DATED - 28 - OCT - 2024 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. TO CARRY THE LOAD AT EXTRA FLOOR AS FOURTH FLOOR. THE SOIL TEST REPORT DONE BY JISHNU PAL HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

S.B. BHATTACHARYYA (E.S.E.No.-1161)
SIGNATURE OF STRUCTURAL ENGINEER.

DECLARATION OF GEO - TECHNICAL ENGINEER.

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM CONSTRUCTED IS SAFE & STABLE IN ALL RESPECT FROM GEO TECHNICAL POINT OF VIEW.

JISHNU PAL (G.T.E.No.-321)
SIGNATURE OF GEO - TECHNICAL ENGINEER.

PLAN FOR ADDITION OF FOURTH FLOOR (PORTION) OVER EXISTING G+III STORIED RESIDENTIAL BUILDING U/S 394 OF K.M.C. ACT.1980 COMPLYING B/R 2009 READ WITH OFFICE CIRCULAR NO.- 4 OF 2019-20, DATED - 05 -08 - 2019 AT PREMISES NO.- **3858, NAYABAD**, WARD NO.-109, BOROUGH NO.-XII, UNDER R.S. / L.R. DAG NO.- 191, R.S. KHATIAN NO. -131, L.R. KHATIAN NO. -2960 & 2961 J.L. NO. - 25, MOUZA - NAYABAD, P.S. - PANCHASAYAR.
PREVIOUSLY SANCTIONED VIDE B.P. NO. - 2024120306, DATED - 28 - OCT - 2024.