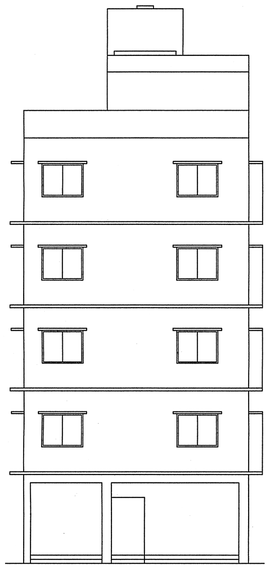

FRONT ELEVATION

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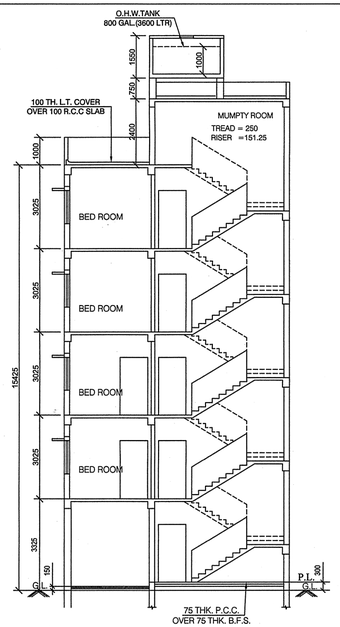

SECTION - A - A.

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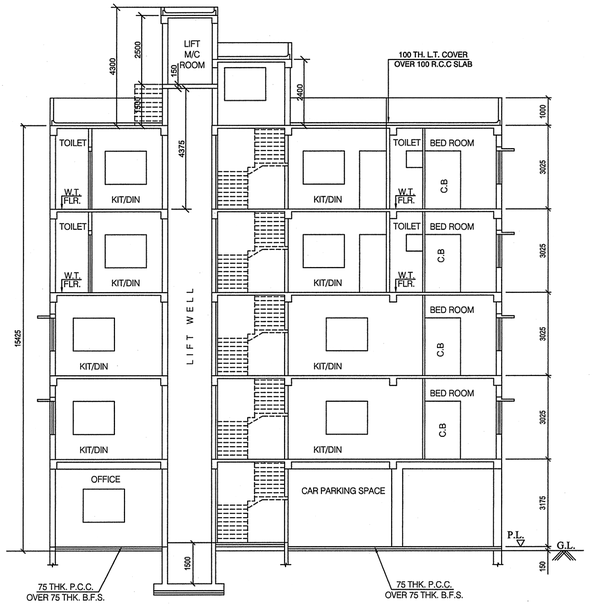

SECTION - B - B.

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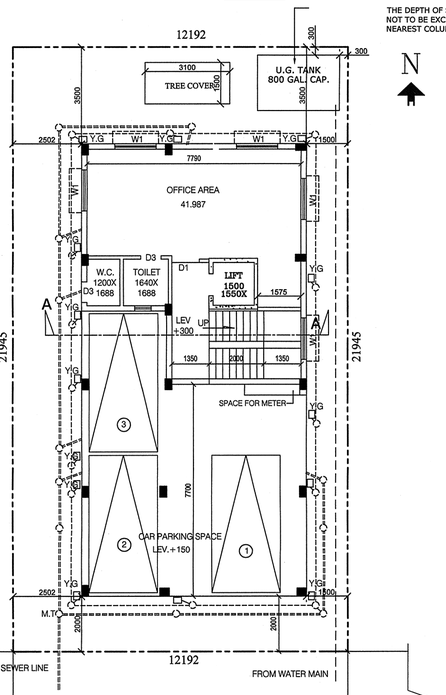
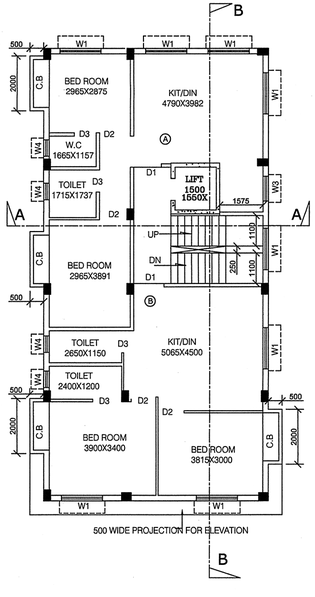


THE DEPTH OF S.U.G. WATER TANK NOT TO BE EXCEED THE DEPTH OF NEAREST COLUMN FOUNDATION

N

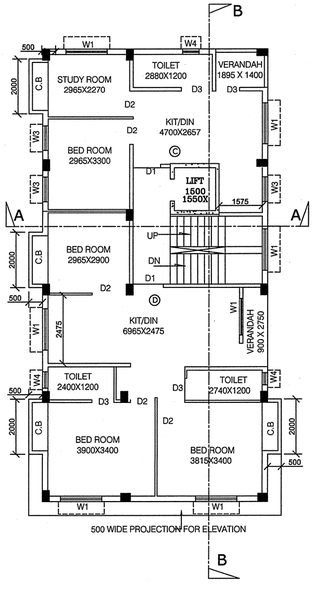
PROPOSED GROUND FLOOR PLAN

SCALE- 1:100.



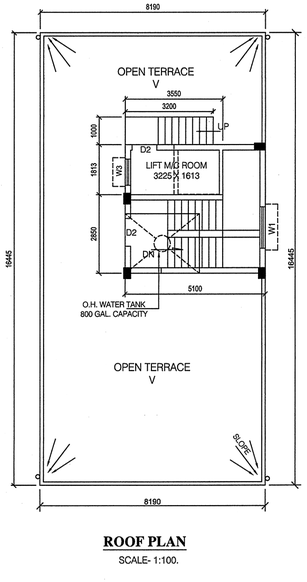
PROPOSED 1ST & 2ND FLOOR PLAN

SCALE- 1:100.



PROPOSED 3RD & 4TH FLOOR PLAN

SCALE- 1:100.



ROOF PLAN

SCALE- 1:100.

SCHEDULE OF DOOR & WINDOW

DOOR MKD.	LINTEL HEIGHT	SIZE	WINDOW MKD.	LINTEL HEIGHT	SIZE
D1	2100	1050 X 2100	W1	2100	1500X1200
D2	2100	900 X 2100	W2	2100	1200X1200
D3	2100	750 X 2100	W3	2100	1000X600
			W4	2100	600X600

NOTES AND SPECIFICATIONS

1. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION.
2. ALL MAIN WALL 200 TH. ALL PARTITION WALL 125 TH. & 75 TH. UNLESS MENTIONED.
3. BRICK WORK 250th. MORTER 1:6 & BRICK WORK OF 125 THK. & 75 THK. WITH 1:4 SAND CEMENT MORTAR.
4. ALL R.C.C. WORKS SHOULD BE (1:1.5:3)
5. GRADE OF STEEL Fe-500,I.S.
6. GRADE OF CONC. M-20.
7. DEPTH OF S.U.G.W. RESERVOIR WILL NOT BE EXCEED THE DEPTH OF NEAREST COLUMN FOUNDATION.
8. 25TH. D.P.C 1:2:4 WITH PROPER WATER PROOFING COMPOUND.
9. ALL OTHER MATERIALS USED AS PER I.S.CODE & C.B.C. 1984.

STATEMENT OF THE PLAN PROPOSAL

PART - A :-

1. ASSESSEE NO.- 140570201116
2. NAME OF OWNERS :-BANDANA PANDIT, PRITI CHATTERJEE, PRATIMA CHAKRABORTI,
3. DETAILS OF REGD. DEED :- BOOK NO.-2, VOLUME NO.-69, PAGES-129 TO 146, BEING NO. -4095,REGD. AT- OFFICE OF THE S.R. ALIPORE DISTRICT 24 PARAGANAS. DATED - 30/04/1985
4. DETAILS OF BOUNDARY DECLARATION. :- BOOK NO.-I, VOLUME NO.-1606-2022, PAGES- 170131 TO 170140, BEING NO.-160605605, REGD. AT- A.D.S.R.SEALDAH DATED - 18/11/2022
5. DETAILS OF COMMON PASSAGE . :- BOOK NO.-I, VOLUME NO.-1606-2022, PAGES- 170141 TO 170148, BEING NO.-160605604, REGD. AT- A.D.S.R.SEALDAH DATED - 18/11/2022

PART-B :-

1. AREA OF LAND AS PER DEED :- (04K.- 00 CH.- 00 SFT.) = 267.553 m² AS PER BOUNDARY DECLEARATION = 267.553 m²
2. PERMISSIBLE GROUND COVERAGE (57.748%) = 154.506 m²
3. PROPOSED GROUND COVERAGE (50.339%)= 134.685 m²
4. PERMISSIBLE HEIGHT OF THE BUILDING=40 MTR.
5. PROPOSED HEIGHT OF THE BUILDING = 15.425 MTR.
6. NO. OF STORIES = G + IV

9.a) PROPOSED AREA (AREA STATEMENT):-

PROPOSED FLOOR AREA

FLOOR MKD.	TOTAL FLOOR AREA	STAIR CUT OUT	LIFT WELL	TOTAL EXEMPTED AREA		NET FLOOR AREA
				STAIR-STAIR WELL	LIFT LOBBY	
GROUND FLOOR.	134.685 m²	-----	-----	11.515 m² -0.500 m²=11.015 m²	2.379 m²	121.290 m²
FIRST FLOOR.	134.685 m²	0.500 m²	2.325 m²	11.515 m² -0.500 m²=11.015 m²	2.379 m²	118.465 m²
SECOND FLOOR.	134.685 m²	0.500 m²	2.325 m²	11.515 m² -0.500 m²=11.015 m²	2.379 m²	118.465 m²
THIRD FLOOR.	134.685 m²	0.500 m²	2.325 m²	11.515 m² -0.500 m²=11.015 m²	2.379 m²	118.465 m²
FOURTH FLOOR.	134.685 m²	0.500 m²	2.325 m²	11.515 m² -0.500 m²=11.015 m²	2.379 m²	118.465 m²
TOTAL	673.423 m²	2.000 m²	9.300 m²	55.075 m²	11.897 m²	595.151 m²

9.b) TENEMENTS & CAR PARKING CALCULATION :- RESIDENTIAL USE :-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	58.131 m²	10.178 m²	68.309 m²	2 NOS	TOTAL 2 NOS
B	59.261 m²	10.376 m²	69.637 m²	2 NOS	
C	44.012 m²	7.706 m²	51.718 m²	2 NOS	
D	73.38 m²	12.848 m²	86.228 m²	2 NOS	

10.a) TOTAL OFFICE (BUSINESS) CARPET = 36.514 m²
b) TOTAL OFFICE (BUSINESS) COVERED = 41.987 m²
11.a) TOTAL REQUIRED CAR PARKING :- = 2 NOS
b) TOTAL PROVIDED CAR PARKING :- = 3 NOS
b) PROVIDED AREA OF CAR PARKING :- = 70.353 m²
12. PERMISSIBLE F.A.R. = 2.25
13. PROPOSED F.A.R.= 595.155 -50.0.0 / 267.553 m² = 2.0375
14. STAIR HEAD ROOM AREA : - = 17.571 m²
15. LIFT MACHINE ROOM AREA :- = 7.144 m²
16. TOTAL TERRACE AREA : - = 134.685 m²

17. TOTAL EXEMPTED AREA :- = 66.972 m²
18. ROOF TANK AREA : - = 5.805 m²
19. DEPTH OF BUILDING : - = 16.445 MTR.
20. CUP BOARD AREA : - = 16.0 m²
21. STAIR OF LIFT MACHINE ROOM : - = 3.200 m²
22. OTHER AREA ONLY FOR FEES : - = 43.915 m²
23. TREE COVER AREA = 4.65 m² (PERM. =4.505 m²)

DECLARATION BY THE STRUCTURAL ENGINEER:

THE STRUCTURAL DRAWING AND DESIGNED OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE WIND LOAD AND SEISMIC LOAD AS PER N.B.C. OF INDIA. I CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

PRANAB KUMAR DAS
E.S.E NO - I/ 131
NAME OF STRUCTURAL ENGINEER

DECLARATION BY THE L.B.S : -

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME & THAT THEW SITE CONDITION INCLUDING THE WIDTH OF THE ROAD CONFORM WITH THE PLAN & SITE WHICH HAS BEEN MEASURED & VERIFIED BY ME, IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE PLOT IS DEMARCATED BY BOUNDARY WALL ON ALL SIDES. THE CONSTRUCTION OF U.G. WATER TANK WILL BE COMPLETED BEFORE THE STARTING OF BUILDING FOUNDATION WORK.

TUSHAR KANTI GHOSH
LBS-I /1362
NAME OF L.B.S

OWNER'S DECLARATION :-

I, DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I, SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION. I, SHALL FOLLOW THE INSTRUCTION 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 TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF SEMI U.G. WATER RESERVOIR WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE THE STARTING OF BUILDING FOUNDATION WORK.

BANDANA PANDIT, PRITI CHATTERJEE, PRATIMA CHAKRABORTI,
NAME OF OWNERS

DECLARATION OF GEO-TECHNICAL ENGINEER :-

UNDERSIGNED HAS INSPECTED THE SITE, CARRIED OUT THE SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE IN ALL RESPECT FROM THE GEO-TECHNICAL POINT OF VIEW.

Dr.S.K.CHAKRABORTY G.T.E -16/1.
NAME OF GEO-TECHNICAL ENGINEER

PROPOSED PLAN OF A GR.+ IV RESIDENTIAL BUILDING UNDER SECTION 393 A OF K.M.C. BUILDING ACT 1980, COMPLYING BUILDING RULE 2009 AT PREMISES NO.- AP-65B/A, CANAL SOUTH ROAD , KOLKATA - 7000105. UNDER WARD NO.- 57 ,BOROUGH .VII , P.S.- PRAGATI MAIDAN .

B.P. NO. 2023070134 DATED 06.10.2023

VALID UPTO 05.10.2028

MUKTI PRAKASH TOONG
Digitally signed by MUKTI PRAKASH TOONG
Date: 2023.10.06 14:45:24 +05'30'
DIGITAL SIGNATURE OF A.E.(C)

DIBYENDU PAL
Digitally signed by DIBYENDU PAL
Date: 2023.10.06 14:47:52 +05'30'
DIGITAL SIGNATURE OF E.E.