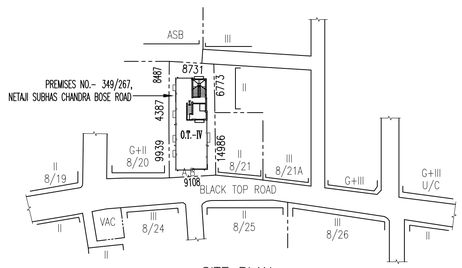
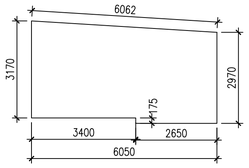


SITE PLAN

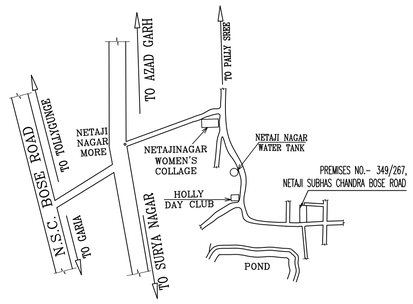
SCALE – 1 : 600

DOOR SCHEDULE		WINDOW SCHEDULE	
TYPE	SIZE (BxH)	TYPE	SIZE (BxH)
D1	1050mm X 2100mm (H)	W1	1500mm X 1350mm (H)
D2	900mm X 2100mm (H)	W2	1200mm X 1350mm (H)
D3	750mm X 2100mm (H)	W3	1050mm X 1050mm (H)
		W4	600mm X 600mm (H)



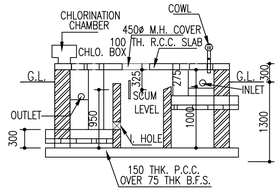
Rear Open Space Area – 18.507 Sqm.
Width Of The Building At Rear – 6.050 m.
Average Back – (18.507 Sq.m. / 6.050 m.) = 3.059 M.
Vide Notification No – 480/MA/O/C-4/3R-13/2012.

S.L.D. FOR AVERAGE BACK CALCULATION



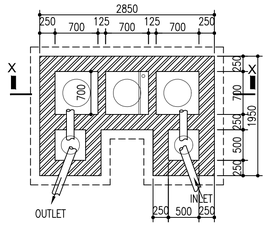
KEY PLAN

SCALE – 1 : 4000



AT (X–X) LONG. SECTION

SCALE = 1:50

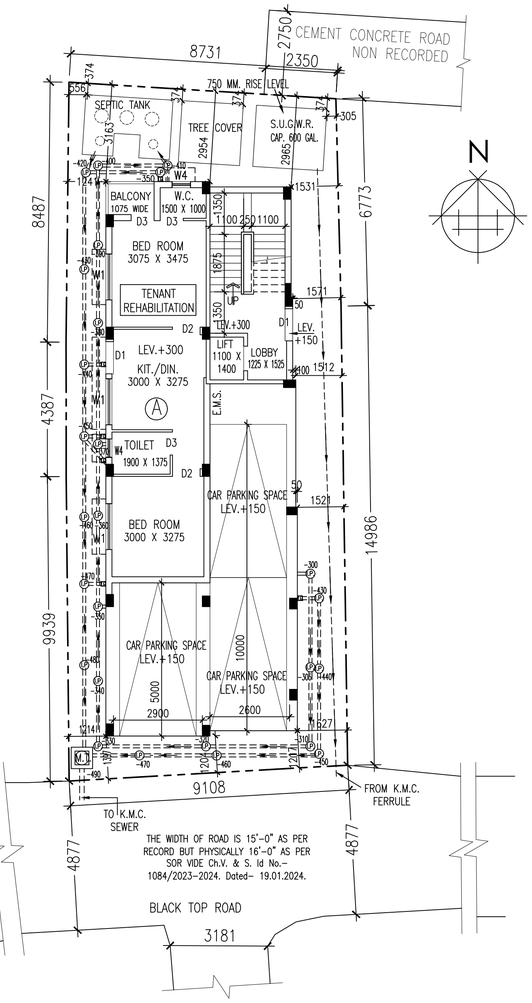


PLAN OF SEPTIC TANK

SCALE = 1:50

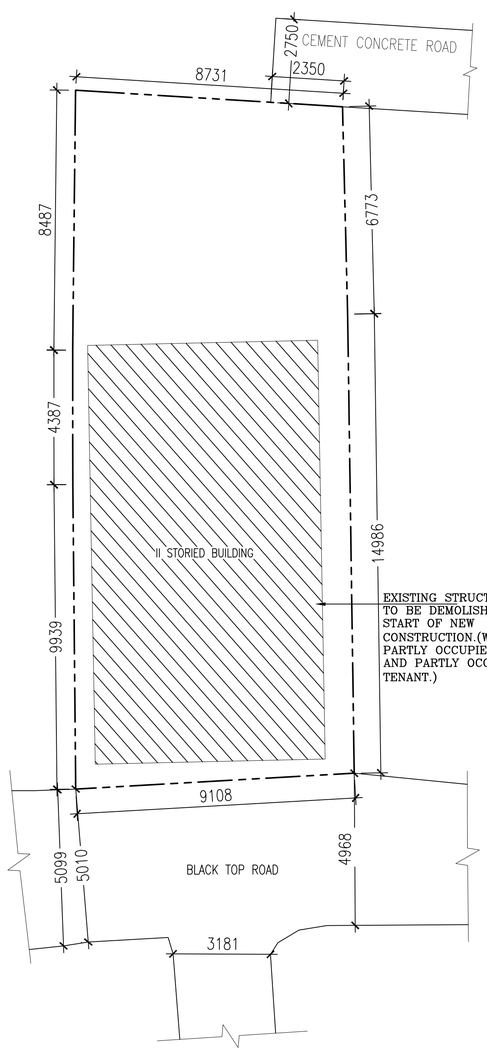
DETAIL OF SEPTIC TANK

(35 USERS)



GROUND FLOOR PLAN

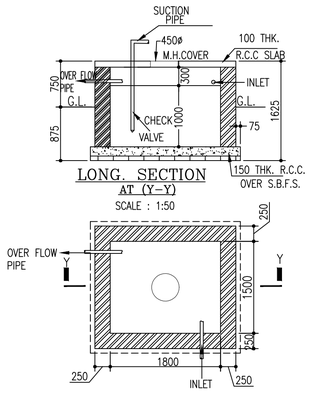
SCALE –1:100



PLAN OF EXISTING STRUCTURE

(TO BE DEMOLISHED BEFORE START OF NEW CONSTRUCTION)

SCALE = 1:100



LONG. SECTION AT (Y–Y)

SCALE : 1:50

PLAN

SCALE = 1:50

DETAIL OF SEMI UNDER GROUND WATER RESERVOIR

CAPACITY – 600 Gals.

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO–ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A,B	22°28'49.5"N	88°21'42.12"E	11m.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE. IT IS FOUND OTHERWISE, THEN WE WILL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST US AS PER LAW.

SUMAN BHATTACHARJEE PROPRIETOR OF M/S. B.M. ENTERPRISE AND CONSTITUTED POWER OF ATTORNEY OF PRASANTA KUMAR DAS
NAME OF APPLICANT

MANI BHUSAN CHAKRAVARTI
L.B.S. – 538 (I)
NAME OF L.B.S.

CERTIFICATE FROM GEO–TECH 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.

BHASKARJYOTI ROY
LICENSE NO.–50/1
NAME OF GEO–TECHNICAL ENGINEER

CERTIFICATE FROM E.S.E. :–

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME 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 HAVE BEEN DONE DUE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY M/S. SOIL TECH, 51/1H, PRINCE GOLAM HOSSAIN SHAH ROAD, KOLKATA – 700032 AND SIGNED BY Mr. BHASKARJYOTI ROY, GEO–TECH ENGINEER.

MANI BHUSAN CHAKRAVARTI
E.S.E. – 97 (II)
NAME OF E.S.E.

CERTIFICATE FROM L.B.S.:–

CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED TIME TO TIME AND THAT THE SITE CONDITION INCLUDING ABUTTING 4.877m. BLACK TOP ROAD ON THE SOUTH SIDE & 2.75m. WIDE CEMENT CONCRETE ROAD ON THE NORTH SIDE OF THE PREMISES CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK WILL BE COMPLETED UNDER GUIDANCE OF L.B.S. & E.S.E. THE LAND IS WITH AN EXISTING STRUCTURE WHICH WILL FULLY DEMOLISHED BEFORE START OF NEW CONSTRUCTION IS PARTLY OCCUPIED BY OWNER AND PARTLY OCCUPIED BY TENANT.

MANI BHUSAN CHAKRAVARTI
L.B.S. – 538 (I)
NAME OF L.B.S.

APPLICANT'S DECLARATION. :–

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT–
1. I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
2. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN)
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF WATER RESERVOIR & SEPTIC TANK WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E.
6. DURING SITE INSPECTION I WAS PHYSICALLY PRESENT AND PROPERLY IDENTIFIED THE SITE.
7. THERE IS NO COURT CASE PENDING AT THE PREMISES.

SUMAN BHATTACHARJEE PROPRIETOR OF M/S. B.M. ENTERPRISE AND CONSTITUTED POWER OF ATTORNEY OF PRASANTA KUMAR DAS
NAME OF APPLICANT

B. P. NO:– 2024100083 DATE :– 23/07/2024

VALID UPTO :– 22/07/2029

DEBARATI CHAKRABORTY
Digitally signed by DEBARATI CHAKRABORTY
Date: 2024.07.23 17:45:44 +05'30'

DIGITAL SIGNATURE OF THE A.E.

STATEMENT OF THE PLAN PROPOSAL

PART – A.

1. ASSESSEE NO.	21–098–06–5472–2.
2. DETAILS OF R.R. DEED	BOOK = I, VOLUME = 7, BEING = 472, PAGE – 85 TO 88, YR = 1989, A.D.R = ALIPUR DT. 20.01.1989.
3. DETAILS OF GIFT DEED	BOOK = I, CD VOLUME = 3, BEING = 00615, PAGE – 1815 TO 1833, YR = 2015, D.S.R. = I SOUTH 24–PARGANAS, DT. 23.02.2015.
4. DETAILS OF POWER OF ATTORNEY	BOOK = IV, VOLUME = 1605–2023, BEING = 160500128, PAGE – 2184 TO 2201, YR = 2023, A.D.S.R. = ALIPUR, DT. 19.07.2023.
5. DETAILS OF REGISTERED BOUNDARY DECLARATION	BOOK = I, VOLUME = 1604–2023, BEING = 160414445, PAGE – 450934 TO 450947, YR = 2023, D.S.R. = IV SOUTH 24–PARGANAS, DT. 07.12.2023.
6. DETAILS OF NON–EVICTION OF TENANT	BOOK = I, VOLUME = 1604–2023, BEING = 160414443, PAGE – 451808 TO 451819, YR = 2023, D.S.R. = IV SOUTH 24–PARGANAS, DT. 08.12.2023.

PART – B.

1. AREA OF LAND:–
   AS PER TITLE DEED = 209.030 Sq.m. (3 Ka. – 02 Ch. – 00 Sq.ft.)
2. AS PER BOUNDARY DEC. = 200.214 Sq.m. (2 Ka. – 15 Ch. – 39.96 Sq.ft.)
3. ROAD WIDTH = 4.877m.
4. USE GROUP = RESIDENTIAL.
5. (i) PERMISSIBLE GROUND COVERAGE (59.992 %) = 120.112 Sq.m.
   (ii) PROPOSED GROUND COVERAGE (55.336 %) = 110.792 Sq.m.
6. PERMISSIBLE HEIGHT = 12.50 m., PROPOSED HEIGHT = 12.50 m.
7. PERMISSIBLE F.A.R. = 1.75, PROPOSED F.A.R. =1.685
8. TOTAL COVERED AREA
a) PERMISSIBLE = 350.374 Sq.m.+ EXEMPTED AREA.
b) PROPOSED
i) 437.048 Sq.m. (INCLUDING EXEMPTED AREA)
ii) 386.744 Sq.m. (EXCLUDING EXEMPTED AREA)
iii) 50.304 Sq.m. (EXEMPTED AREA)
9. i) PERMISSIBLE TREE COVER AREA = 2.376 Sq.m. (1.1868 %).
   ii) TREE COVER AREA PROVIDED =4.000 Sq.m. (1.9978 %) .

FLOOR	TOTAL COVERED AREA IN m^2	LESS STAIR WELL	LESS LIFT WELL	ACTUAL FLOOR AREA IN m^2	EXEMPTED AREA	EXEMPTED AREA	NET FLOOR AREA IN m^2
					STAIR	LIFT	
GROUND	110.792	–	–	110.792	10.740	1.868	98.184
FIRST	110.792	0.469	1.540	108.783	10.740	1.868	96.175
SECOND	110.792	0.469	1.540	108.783	10.740	1.868	96.175
THIRD	110.792	0.469	1.540	108.783	10.740	1.868	96.175
TOTAL	443.168	1.407	4.620	437.141	42.960	7.472	386.709

TENEMENT MARKED	TENEMENT SIZE in m^2	MULTIPLYING FACTOR	ACTUAL TENEMENT AREA INCL. PROP: AREA IN m^2	No of Tenement	No of Car Required
A	44.540	1.187720	52.901	1	3
B	93.964	1.187720	111.603	3	

CALCULATION OF F.A.R	
1. EFFECTIVE LAND AREA m^2	200.214
2. TOTAL REQUIRED CAR PARKING (COVERED)	3
3. TOTAL CAR PARKING PROVIDED (COVERED)	3
4. TOTAL COVERED CAR PARKING AREA PROVIDED m^2	49.42
5. PERMISSIBLE F.A.R	1.75
6. PROPOSED F.A.R	1.685

OTHER AREAS	
1. STAIR HEAD ROOM AREA IN m^2	14.02
2. OVER HEAD RESERVOIR AREA IN m^2	6.34
3. TOTAL C.B. AREA IN m^2	9.72
4. TOTAL AREA FOR FEES IN m^2	474.751
5. LIFT MACHINE ROOM AREA IN m^2	9.82
6. LIFT MACHINE ROOM STAIR AREA IN m^2	3.35

NOTES & SPECIFICATIONS :–

1. ALL DIMENSIONS ARE IN mm. UNLESS OTHER WISE STATED.
2. ALL SCALES ARE 1:100 UNLESS OTHER WISE STATED.
3. DEPTH OF FOUNDATION OF SEPTIC TANK AND S.U.G.W.R. SHOULD NOT GO BEYOND THE DEPTH OF FOUNDATION OF THE BUILDING. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEPTIC TANK AND S.U.G.W.R.
4. EXTERNAL WALLS ARE 200 mm AND INTERNAL WALLS 125 & 75 mm THICK WITH CEMENT MORTAR 1:6 AND 1:4 RESPECTIVELY.
5. CEMENT PLASTER ON INTERNAL WALLS AND CEILING 1:6 & 1:4 RESPECTIVELY.
6. 75 THICK SCREED CONCRETE ON ROOF SLAB (1:1.5:3) USING CHEMICALS FOR WATER PROOFING.
7. GRADES OF STEEL IS Fe–500, AND GRADE OF CONCRETE IS (1:1.5:3).
8. ALL MATERIAL AND CONSTRUCTION SHOULD BE AS PER I.S. CODE.
9. ALL R.C.C. WORKS SHALL BE CARRIED OUT WITH (1:1.5:3) PROPORTION.
10. 450 mm PROJECTED CHAJJAH.
11. 16 mm. GRADE STONE CHIPS WILL BE USE IN R.C.C. WORKS.
12. ALL MARBLE FLOORING TO BE USED. 15–20mm.THICK MARBLE FLOORING.
13. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
14. ALUMINUM SECTION WINDOWS WITH 5mm THICK GLASS PANELS.

PROPOSED G+THREE STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT, 1980 AND FOLLOWING BLDG. RULE–2009, AT PREMISES NO.–349/267, NETAJI SUBHAS CHANDRA BOSE ROAD, WARD–98, BOROUGH–X, P.S.–NETAJI NAGAR, KOLKATA–700092, UNDER K.M.C.