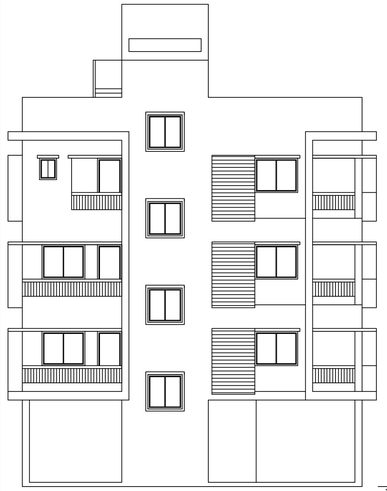
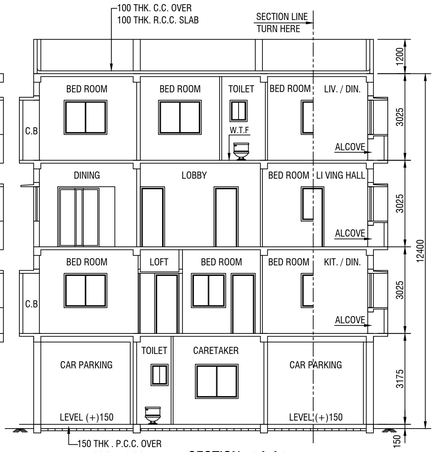


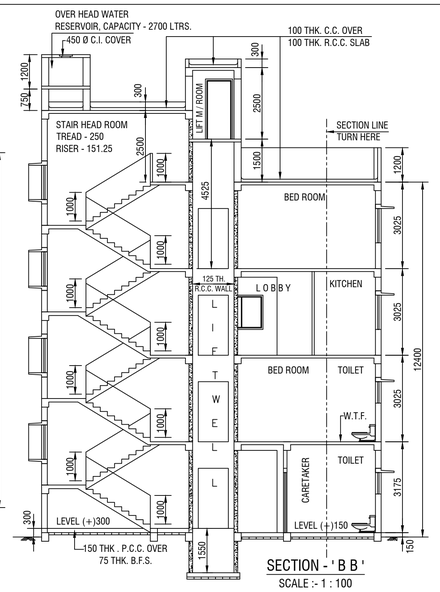
SOUTHERN SIDE ELEVATION

SCALE :- 1 : 100



SECTION - ' A A '

SCALE :- 1 : 100



SECTION - ' B B '

SCALE :- 1 : 100

NOTES

1. ALL DIMENSION ARE IN MM UNLESS OTHERWISE MENTIONED.
2. FOLLOW WRITTEN DIMENSION ONLY.
3. FOR SPECIFICATION OF MATERIALS AND WORKMANSHIP FOLLOW N.B.C. 1984.
4. ALL EXTERNAL WALLS ARE IN 250TH/200TH AND ALL INTERNAL WALLS ARE 125TH/75TH.
5. GRADE OF R.C.C. CONCRETE M-20 & GRADE OF STEEL: Fe-415.
6. BEARING CAPACITY OF SOIL AS PER SOIL TEST REPORT.
7. BRICK WORK WITH CEMENT AND SAND MORTAR FOR 250TH/200TH WALL (1:6) & 125TH/75TH WALL (1:4).
8. PLASTER WORK CEILING (1:4) AND INSIDE OUTSIDE WALL (1:6).
9. THE SEMI UNDER GROUND WATER RESERVOIR WOULD NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.
10. ALL SORTS OF PRECATUIONARY MEASURE SHOULD BE TAKEN AT THE TIME OF SEMI UNDER GROUND WATER RESERVOIR CONSTRUCTION.

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	TYPE	SIZE
D1A	1200x2100	W1	1500x1200
D1	1100x2100	W2	1200x1200
D2	1000x2100	W3	900x1200
D3	850x2100	W4	600x750
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DECLARATION OF OWNERS / C.A

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT.
i) I SHALL ENGAGE L. B. S. & E. S. E. DURING CONSTRUCTION.
ii) I SHALL FOLLOW THE INSTRUCTION OF L. B. S. & E. S. E. DURING CONSTRUCTION OF THE BUILDING (AS PER B. S. PLAN).
iii) K. M. C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.
iv) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE , THE K. M. C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
v) THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E. S. E. / L. B. S. BEFORE STARTING OF BUILDING FOUNDATION WORK.
vi) SITE HAS BEEN IDENTIFY BY ME AT THE TIME OF DEPATMENTAL INSPECTION .
vii) THERE IS NO PENDING COURT CASE ABOVE MENTION PREMISES.

NAME OF OWNERS / C.A
SRI DEBASISH SARKAR PROPRIETOR OF 'MAA AMBE CONSTRUCTION' C.A OF SRI SANTANU DE, SRI SWAPAN KUMAR DEY SARKAR ALIAS SRI SWAPAN KUMAR DE

DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPER- STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE N.B.C OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

THE STRUCTURAL DESIGN HAVE BEEN DONE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY M/S. SOIL TECH AND SIGNED BY BHASKAR JOYTI ROY, B. C. E. , M.I. E., M.I.G.S. CONSULTING GEOTECHNICAL ENGINEERING, 51/1H, PRINCE GOLAM HOSSAIN SHAH ROAD, KOLKATA- 700 032.

NAME OF E.S.E.
SURANJAN DUTTA, E. S. E. NO. 220/I

DECLARATION OF GEO-TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT 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 AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

THE STRUCTURAL DESIGN HAVE BEEN DONE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY M/S. SOIL TECH AND SIGNED BY BHASKAR JOYTI ROY, B. C. E. , M.I. E., M.I.G.S. CONSULTING GEOTECHNICAL ENGINEERING, 51/1H, PRINCE GOLAM HOSSAIN SHAH ROAD, KOLKATA- 700 032.

NAME OF GEO-TECHNICAL ENGINEER
BHASKARJYOTI ROY, B.C.E. M. I. E.,M.I.G.S.
CHARTERED ENGINEER, EMPANELMENT NO. - G.T/I/50(KMC)

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) : 33.00 M.

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
LEFT SIDE POINT 'A'	22.490511	88.398135	6.0 M.
RIGHT SIDE POINT 'B'	22.490496	88.398017	6.0 M.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

NAME OF APPLICANT (S)
SRI DEBASISH SARKAR PROPRIETOR OF 'MAA AMBE CONSTRUCTION' C.A OF SRI SANTANU DE, SRI SWAPAN KUMAR DEY SARKAR ALIAS SRI SWAPAN KUMAR DE

NAME OF L . B . S .
SAMIR KUMAR DUTTA,
L.B.S. NO.- 1303/I

MAIN CHARACTERISTICS OF THE PROPOSAL (PART 'A')

1. ASSESSEE NO: 110901700485
2. NAME OF THE OWNERS (RECORDED) : SRI SANTANU DE, SRI SWAPAN KUMAR DEY SARKAR ALIAS SRI SWAPAN KUMAR DE.
3. NAME OF THE APPLICANTS : SRI DEBASISH SARKAR PROPRIETOR OF 'MAA AMBE CONSTRUCTION' C.A OF SRI SANTANU DE, SRI SWAPAN KUMAR DEY SARKAR ALIAS SRI SWAPAN KUMAR DE
4. DETAILS OF REGISTERED MOTHER DEED (ONE): BOOK NO. I, VOL. NO. 63, PAGES - 241 TO 244, BEING NO. 4076, FOR THE YEAR 1952, DT.- 21.06.1952, S.R - ALIPORE SADAR , DIST.- 24 PARGANAS.
5. DETAILS OF REGISTERED MOTHER DEED (TWO): BOOK NO. I, VOL. NO. 135, PAGES - 181 TO 184, BEING NO. 8441, FOR THE YEAR 1954, DT.- 21.12.1954, S.R - ALIPORE SADAR , DIST.- 24 PARGANAS.
6. DETAILS OF REGISTERED MOTHER DEED (THREE): BOOK NO. I, VOL. NO. 118, PAGES - 270 TO 273, BEING NO. 7568, FOR THE YEAR 1958, DT.- 28.08.1958, S.R - ALIPORE SADAR , DIST.- 24 PARGANAS.
7. DETAILS OF REGISTERED GIFT DEED : BOOK NO. I, VOL. NO. 1601-2022, PAGES - 83352 TO 83374, BEING NO. 160101733, FOR THE YEAR 2022, DT.- 14.07.2022, D.S.R - I SOUTH 24 PARGANAS W.B.
8. DETAILS OF REGISTERED DEED OF AMALGAMATION:- BOOK NO. I, VOL. NO. 1601-2023, PAGES - 9003 TO 9030, BEING NO. 160100178, FOR THE YEAR 2023, DT.- 31.01.2023, D.S.R- I SOUTH 24 PARGANAS (W.B)
9. DETAILS OF REGISTERED GENERAL POWER OF :- BOOK NO. IV, VOL. NO. 1601-2023, PAGES - 271 TO 283, BEING NO. 160100019, FOR THE YEAR 2023, DT.- 20.02.2023, D.S.R- I SOUTH 24 PARGANAS (W.B)
10. REGISTERED COMMON PASSAGE DECLARATION :- BOOK NO. I, VOL. NO. 1605-2024, PAGES - 5105 TO 5114, BEING NO. 160500034, FOR THE YEAR 2024, DT.- 18.01.2024, A.D.S.R. ALIPORE (W.B)
11. REGISTERED BOUNDARY DECLARATION :- BOOK NO. I, VOL. NO. 1601-2023, PAGES - 81582 TO 81595, BEING NO. 160102363, FOR THE YEAR 2023, DT.- 07.11.2023, D.S.R- I SOUTH 24 PARGANAS (W.B)
12. DETAILS OF REGISTERED GIFT DEED [STRIP] : BOOK NO. I, VOL. NO. 1601-2023, PAGES - 81883 TO 81898, BEING NO. 160102362, FOR THE YEAR 2023, DT.- 08.11.2023, D.S.R - I, SOUTH 24 PGS. W.B
13. K.M.C MUTATION - CASE NO.- M/090/22-SEP-23/3672, DT.- 30.09.2023

PART 'B'

1. AREA OF THE PLOT OF LAND AS PER TITLE DEED & ASSESSMENT BOOK :- 274.898 Sqm. (04 K - 01 CH. - 34 Sqft.)
2. AREA OF THE PLOT OF LAND AS PER BOUNDARY DECLARATION :- 274.836 Sqm. (04 K. - 01 CH. - 33 Sqft.)
2A. AREA OF THE STRIP OF LAND :- 36.676 Sqm. (00 K - 08 CH - 35 Sqft.)
2B. NET AREA OF THE LAND :- (+) 274.836 (-) 36.676 = 238.160 Sqm.
3. PERMISSIBLE GROUND COVERAGE :- 57.506 % i.e, 158.047 Sqm.
4. PROPOSED GROUND COVERAGE :- 140.838 Sqm. i.e, 51.244 %

5. AREA STATEMENT :-

FLOOR	RESIDENTIAL (SQM)	STAIR WELL (SQM)	LIFT WELL (SQM)	NET COVER AREA (SQM)	STAIR + STAIR LOBBY (SQM)	LIFT LOBBY (SQM)	NET FLOOR AREA (SQM)	CUP BOARD (SQM)	LOFT (SQM)
GR. FLOOR	140.838	--------	--------	140.838	11.993	1.890	126.955	--------	--------
1ST FLOOR	140.838	0.506	1.740	138.592	11.993	1.890	124.709	3.000	1.852
2ND FLOOR	140.838	0.506	1.740	138.592	11.993	1.890	124.709	2.250	--------
3RD FLOOR	140.838	0.506	1.740	138.592	11.993	1.890	124.709	3.000	--------
TOTAL	563.352	1.518	5.220	556.614	47.972	7.560	501.082	8.250	1.852

6. TENEMENTS CALCULATION

(A) RESIDENTIAL:

TENEMENT. MKD.	TENEMENT AREA ACT. (SQM)	NO. OF TENEMENT
A	63.477	01
B	89.311	01
C	152.788	01
D	54.124	01
E	98.663	01

STAIR HEAD ROOM AREA -	15.957 Sqm.
CUP BOARD AREA -	8.250 Sqm.
LOFT AREA -	1.852 Sqm.
LIFT MACHINE ROOM -	5.899 Sqm.
LIFT MACHINE ROOM STAIR -	3.275 Sqm.
ADDITIONAL AREAS FOR FEES :-	35.233 Sqm.

CAR PARKING CALCULATION

	NO.	AREA	
REQUIRED	02	50.00	SQM
ACTUAL	04	98.248	SQM

7. PERMISSIBLE F.A.R. = 1.75
8. PROPOSED F.A.R. = 501.082 (-) 50.00 (C.P) = 451.082 / 274.836 = 1.641 < 1.75
9. AREA OF STAIR HEAD ROOM = 15.957 SQM
10. AREA OF LIFT MACHINE ROOM = 5.899 SQM
11. AREA OF LIFT MACHINE ROOM STAIR = 3.275 SQM
12. AREA OF O.H.W.TANK = 5.143 SQM
13. AREA OF TREE COVER = 4.100 SQM
14. AREA OF ALCOVE = 0.875 x 3 = 2.625 SQM
15. TOTAL AREA FOR FEES = 591.847 SQM. (NET COVER AREA + ADDITIONAL AREA FOR FEES)

DECLARATION OF 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 THE SITE CONDITION INCLUDING THE ABUTTING ROAD WIDTH FRONT OF THE PREMISES 3.668 M. WIDE COMMON PASSAGE . WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U. G. WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

1. PLOT IS AN EXISTING TWO STORIED BUILDING AND BOUNDED BY BOUNDARY WALL.
2. EXISTING BUILDING OCCUPIED BY OWNER & THERE IS NO TENENT.
3. WIDTH OF THE ROAD FRONT OF THE PREMISES 3.668 M. WIDE COMMON PASSAGE.
4. HEIGHT OF THE BUILDING IS 12.400 M.
5. SITE PLAN AND KEY PLAN AS PER SITE.
6. THE OWNER / APPLICANT IS AUTHENTICATED BY ME. THE WIDTH OF ROAD FRONT SIDE HAS BEEN MEASURED AND VERIFIED BY ME AND FOUND 3.668 M. WIDE COMMON PASSAGE.

NAME OF L . B . S .
SAMIR KUMAR DUTTA, L.B.S. NO.- 1303/I

SCALE :- 1:100

PLAN OF PROPOSED GROUND + THREE STORIED RESIDENTIAL BUILDING U/SEC. 393A OF K.M.C ACT. 1980 AND K.M.C B/R 2009 AT PREMISES NO.- 102E, KANKULIA ROAD, HEIGHT OF THE BUILDING 12.40 M. IN WARD NO.- 90, BOROUGH NO.- VIII, KOLKATA - 700 029, P.S. - RABINDRA SARABAR.

B.P. NO- 2023080112 DATED - 31-01-2024

VALID UPTO : 30-01-2029

SANDIP MANDAL

Digitally signed by SANDIP MANDAL
Date: 2024.01.31 18:01:29 +05'30'

DIGITAL SIGNATURE FOR A.E

ROOF PLAN

SCALE :- 1 : 100

GROUND FLOOR PLAN

SCALE :- 1 : 100