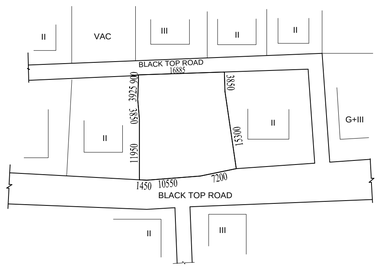
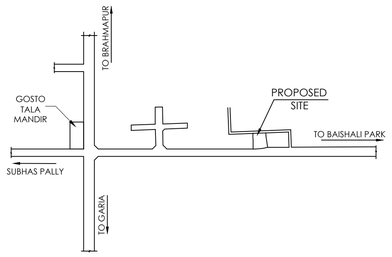


SITE PLAN

SCALE = 1:600



LOCATION PLAN

SCALE= 1 : 4000

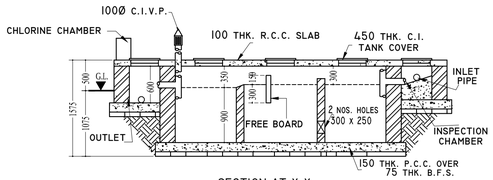
AVERAGE BACK AS PER AMENDMENT VIDE NOTIFICATION NO. 480/MA/0/C-4/3R-13/2012 DATED 21/10/2014.

WIDTH OF THE BUILDING = 12.075 M.

REAR OPEN SPACE = 37.932 SQM. / 12.075 M.

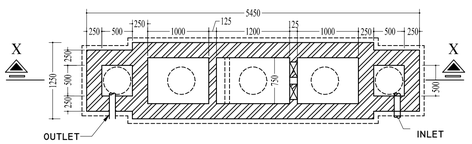
= 3.141 M.

DOORS & WINDOW SCHEDULE			
MKD.	SIZE	MKD.	SIZE
D1	1000x2100	W1	1500 x 1200
D2	900x2100	W2	1500 x 1800
D3	750x2100	W3	900 x 1000
SD	2000x2100	W4	600 x 600
V	600 x 300	W5	1200 x1200



SECTION AT X-X

SCALE= 1:50

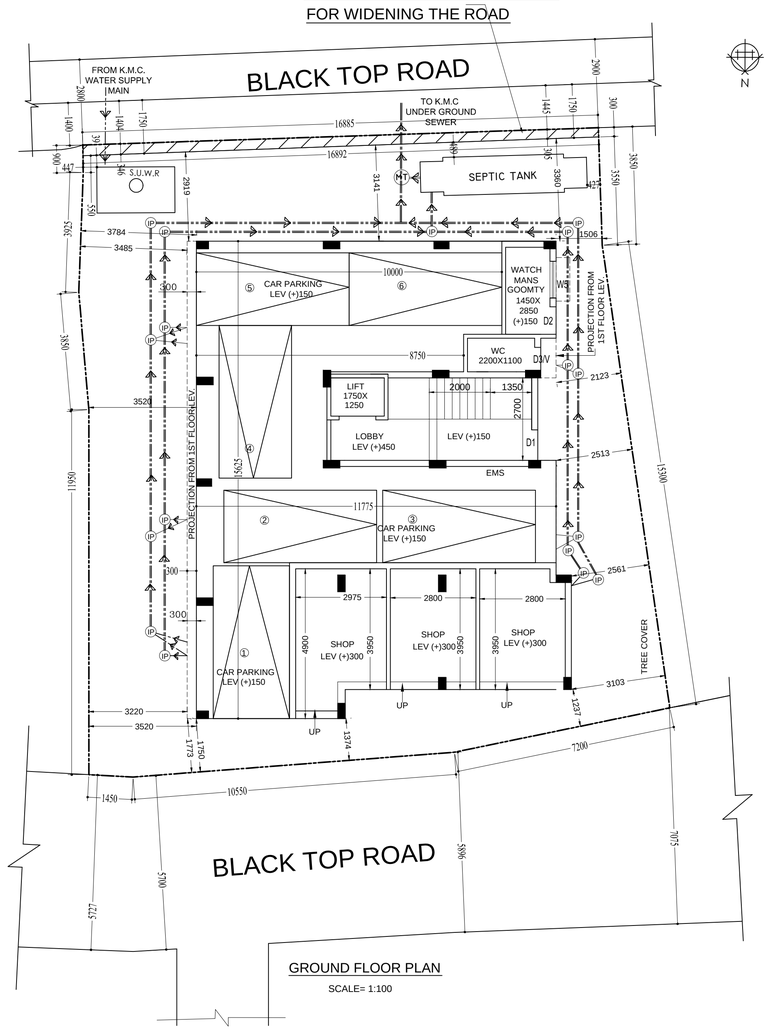


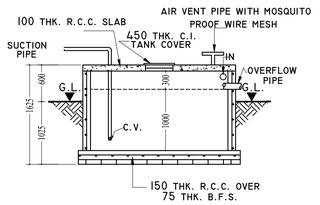
PLAN

DETAILS OF SEPTIC TANK

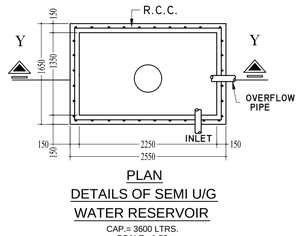
35 USERS SCALE= 1:50

STRIP OF LAND GIFTED TO K.M.C FOR WIDENING THE ROAD





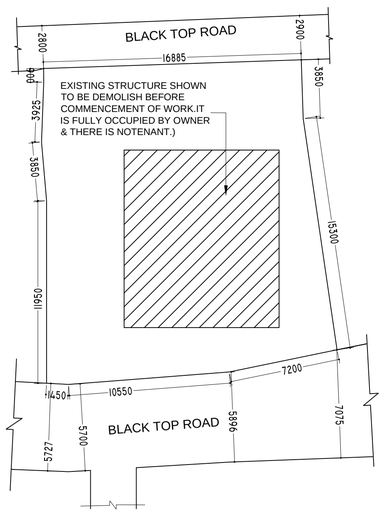
SECTION AT Y-Y



PLAN

DETAILS OF SEMI U/G WATER RESERVOIR

CAP.= 3600 LTRS.
SCALE= 1:50



EXISTING STRUCTURE

SCALE= 1:200

SPECIFICATION

1. UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN M. M.
2. 75 TH. 1 st. CLASS B.F.S. IN FOUNDATION AND FLOOR.
3. 200 TH. OUTER WALL WITH (1:6) SAND CEMENT MORTER AND 75/125 TH. PARTITION WALL WITH (1:4) SAND CEMENT MORTER.
4. 75MM SCREED CONCRETE WILL BE USING WATER PROOFING COMPOUND OVER 100 MM THK. R.C.C ROOF.
5. ALL CEILING AND R.C.C, PLASTER 12 mmTH. WITH (1:4) SAND CEMENT MORTER AND ALL WALL PLASTER 12mm TH. WITH (1:6) SAND CEMENT
6. ALL STEEL GRADE IS Fe415.
7. ALL CONCRETE GRADE IS M20.
8. ALL SHORTS OF PRECAUTIONERY MEASURES SHOULD BE TAKEN DURING CONSTRUCTION OF SEPTIC TANK
9. ALL BUILDING MATERIALS WILL BE AS PER I.S. CODE AND N.B.C. RECOMENDATION.
10. ALL FLOOR WILL BE PROVIDED MARBLE FINISH.

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 & THE FOUNDATION SYSTEM PROPOSED THEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO TECHNICAL POINT OF VIEW.

MR.KALLOL KUMAR GHOSHAL
G.T.E. / II / 14(K.M.C)
NAME GEO-TECH ENGINEER

STRUCTURAL CERTIFICATE

CERTIFIED WITH FULL RESPONSIBILITY THAT THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE G+III STORIED RESIDENTIAL BUILDING AT PREMISES NO.- 135, VIVEKANANDA PARK WARD NO. - 111 OF BOROUGH NO. XI, P.S.- BANSDRONI, KOLKATA :- 700070 HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

THE DESIGN CALCULATION HAS BEEN MADE AS PER SOIL TEST REPORT DONE BY M/S TECHNO SOIL OF GORKHARA,ARUNACHAL , SONARPUR,KOLKATA - 700150. RECOMENDED AND SIGNED BY GEOTECH ENGINEER MR. KALLOL KUMAR GHOSHAL

MANI BHUSAN CHAKRAVARTY
E.S.E. NO. 97(II)
NAME STRUCTURAL ENGINEER

L.B.S. DECLARATION

CERTIFIED WITH FULL RESPONSIBILITY THAT THE G+III STORIED RESIDENTIAL BUILDING PLAN AT PREMISES NO.- 56, POSTAL PARK IN WARD NO. - 112 OF BOROUGH NO. XI, P.S.- BANSDRONI, KOLKATA :- 700070 HAS BEEN DRAWN AS PER PROVISIONS OF THE KMC BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME THAT THE SITE CONDITIONS,INCLUDING THE ABUTTING 3.67M(MIN). WIDE BLACK TOP ROAD ON THE EASTERN SIDE. CONFORMS WITH THAT IN THE PLAN AND IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND.

SUDHANGSHU LAHIRI
L.B.S. NO. 329(I)
Signature of L.B.S.

OWNER DECLARATION

I 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 CONSTRUCTED UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
6. THE SITE IS PHYSICALLY IDENTIFIED BY US DURING THE SITE INSPECTION BY K.M.C ENGINEER.
7. THE EXISTING STRUCTURE FULLY OCCUPIED BY ME AND THERE IS NO TENANT.

SRI MAHASIS MAHARAJ & SOUMITRA CHOWDHURY PROP. OF M/S MAA TARA ENTERPRISE C.A OF DIGANTA BANERJEE , ISHANI BANDYOPADHYAY
NAME OF APPLICANT

BUILDING PERMIT NUMBER:- 2022110300
SANCTION DATE:- 29/09/2022
VALID UPTO:-28/09/2027

MANISH SARKAR
Digitally signed by MANISH SARKAR
Date: 2022.09.29 14:09:34 +05'30'

DIGITAL SIGNATURE OF A.E/ BR -XI

STATEMENT OF PLAN PROPOSAL

A

1. ASSESSEE NO. - 31-111-28-0135 - 6

2. DETAILS OF REGD. DEED (1) :-
BEING NO. - 2100 ; BOOK NO. - I; VOL. NO. - 46 ; PGS:-180 TO 184
YEAR -1961; DATED :-14/03/1961 ;FORM OFFICE OF THE S.R ALIPORE SADAR SOUTH 24 PGS.

3. DETAILS OF REGD. DEED (2) :-
BEING NO. - 2891 ; BOOK NO. - I; VOL. NO. - 80 ; PGS:-225 TO 228
YEAR -1975; DATED :-10/06/1975;FORM OFFICE OF THE S.R ALIPORE SOUTH 24 PGS.

3. DETAILS OF REGD. DEED GIFT (1) :-
BEING NO. - 160100246 ; BOOK NO. - I; VOL. NO. - 1601-2018 ; PGS:- 9251 TO 9281
YEAR -2018; DATED :-01/02/2018;FORM OFFICE OF THE D.S.R-I SOUTH 24 PGS.

3. DETAILS OF REGD. DEED GIFT (2) :-
BEING NO. - 160305382 ; BOOK NO. - I; VOL. NO. - 1603-2021 ; PGS:- 173004 TO 173030
YEAR -2021; DATED :-19/08/2021;FORM OFFICE OF THE D.S.R-III SOUTH 24 PGS.

4. DETAILS OF REGD. BOUNDARY DECLARATION -
BEING NO. - 160308783 ; BOOK NO. - I; VOL. NO. - 1603-2022 ; PGS:- 309628 TO 309643
YEAR -2022; DATED :-09/06/2022;FORM OFFICE OF THE D.S.R-III SOUTH 24 PGS.

5. DETAILS OF REGD STRIP OF LAND -
BEING NO. -160308779 ; BOOK NO. - I ; VOL. NO. -1603-2022; PGS:- 309644 TO 309659
YEAR -2022; DATED :-09/06/2022;FORM OFFICE OF THE D.S.R-III SOUTH 24 PGS.

6. DETAILS OF REGD. POWER OF ATTORNEY
BEING NO. -160305467 ; BOOK NO. - I ; VOL. NO. -1603-2021; PGS:-175710 TO 175741
YEAR -2021; DATED :-21/08/2021;OFFICE OF THE D.S.R.-III SOUTH 24 PGS..

7. BLLRO CONVERSION :-
MEMO NO.17/2210 & 2211/ BLLRO/KOL, DATED - 22/06/2022 AS BASTU

7. AREA OF LAND

AS PER DEED (5K- 02CH-00 SFT.)	342.809 SQM.
LAND AREA AS PER B.L.L.R.O	338.721 SQM.
AS PER BOUNDARY DECLERATION	360.639 SQM.
AREA OF STRIP OF LAND	5.489 SQM.
NET LAND AREA	355.150 SQM.

6. NO. OF TENEMENTS - 8 NOS.

11. SIZE OF TENEMENT - 50 m² TO 75 m² = 6 NOs.
75 m² TO 100 m² = 2 NOs.

B

1. PERMISSIBLE GROUND COVERAGE (55.268 %) = 188.793 SQM.
2. PROPOSED GROUND COVERAGE (52.481%) = 179.462 SQM.
3. PERMISSIBLE F. A. R. = 1.75
4. PROPOSED F. A. R. = 1.718
5. TOTAL COVERED AREA = 713.363 SQM.
6. PROVIDED TREE COVER AREA = 6.041 Sq.m.

AREA STATEMENT

7. FLOOR AREA STATEMENT

FLOOR	TOTAL COVERED AREA IN m²	LIFT WELL	STAIR DUCT	Lift lobby	STAIR WELL	NET FLOOR AREA IN m²
GROUND	177.034	——	——	2.484	12.690	161.860
FIRST	182.372	2.188	——	2.484	12.690	165.010
SECOND	182.372	2.188	——	2.484	12.690	165.010
THIRD	182.372	2.188	——	2.484	12.690	165.010
TOTAL	724.150	6.564	——	9.936	50.760	656.890

8. TENAMENT AREA

TENEMENT MARKED	TENEMENT SIZE in m²	Multiplication Factor	ACTUAL TENEMENT AREA INCLUDING PROP: AREA IN m²	No of Tenement	No of Car Required
F1,TI	54.799	1.15064	63.517	2	1
F2,T2	54.624	1.15064	63.315	2	
F3,T3	54.656	1.15064	63.352	2	
S1	80.138	1.15064	92.888	1	1
S2	83.941	1.15064	97.296	1	
SHOP AREA COVERED				39.817 SQM.	1
SHOP AREA CARPET				35.190 SQM.	
				TOTAL	3

9. CALCULATION OF F.A.R

A. LAND AREA FOR FAR	338.721 SQM.
TOTAL REQUIRED CAR PARKING	3
TOTAL COVERD CAR PARKING PROVIDED	6
PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m²	75 SQM.
ACTUAL CAR PARKING AREA IN m ²	107.218 SQM.
PERMISSABLE F.A.R	1.75
PROPOSED F.A.R	1.718

10. STATEMENT FOR OTHER AREA

FLOOR	LOFT m²	CUPBOARD m²	LEDGE m²
GR.FL.	0.00	0.00	0.00
1ST.FL.	2.528	4.225	0.00
2ND.FL.	1.868	3.475	0.00
3RD.FL.	2.528	4.225	0.00
TOTAL	6.924	11.925	0.00

11. CALCULATION OF OTHER FEES

STAIR HEAD ROOM AREA	15.190 m²
LIFT MACHINE ROOM AREA	8.448 m²
OVER HEAD RESERVOIR AREA	6.355 m²
LIFT MACHINE ROOM STAIR AREA	2.498 m²

ARCHITECTURAL DRAWING SHEET NO. 1 OF 2

PROPOSED G+III STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 UNDER BUILDING RULES - 2009 AT PREMISES NO. - 135, VIVEKANANDA PARK IN WARD NO. - 111 OF BOROUGH NO. XI, P.S.- BANSDRONI, KOLKATA :- 700070 UNDER THE KOLKATA MUNICIPAL CORPORATION, VIDE OFFICE CIRCULAR NO. 02 OF 2020-21 DATED - 13/06/2020

ARUN KANTI GHOSH
Digitally signed by ARUN KANTI GHOSH
Date: 2022.09.29 14:21:27 +05'30'

DIGITAL SIGNATURE OF E.E (C)/BR -XI