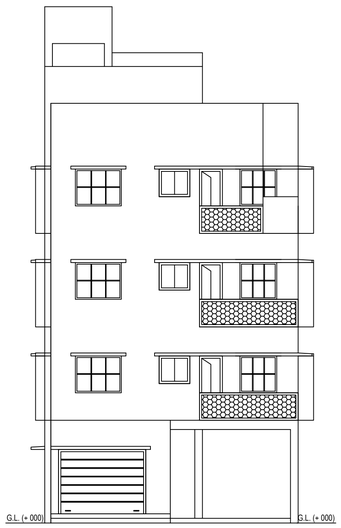
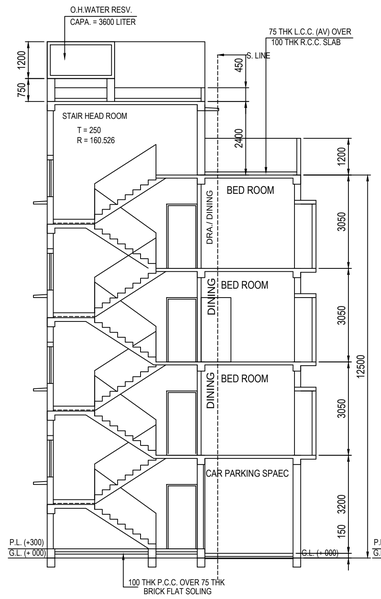


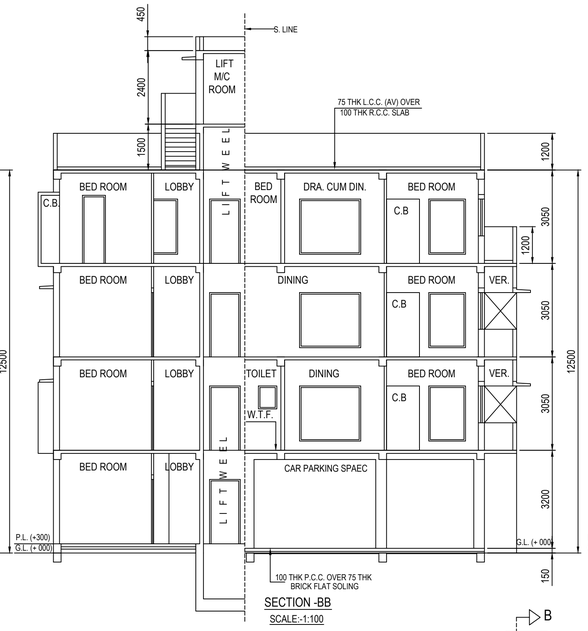
NORTHERN SIDE ELEVATION

SCALE:-1:100



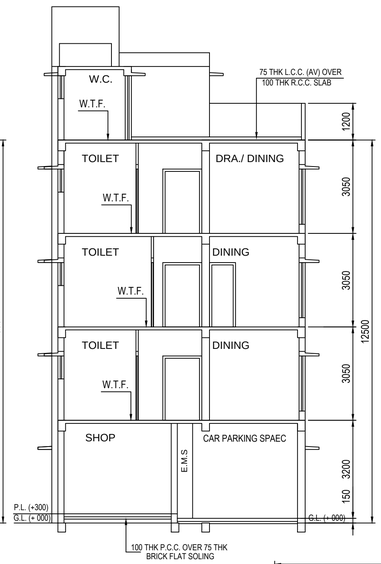
SECTION - AA

SCALE:-1:100



SECTION -BB

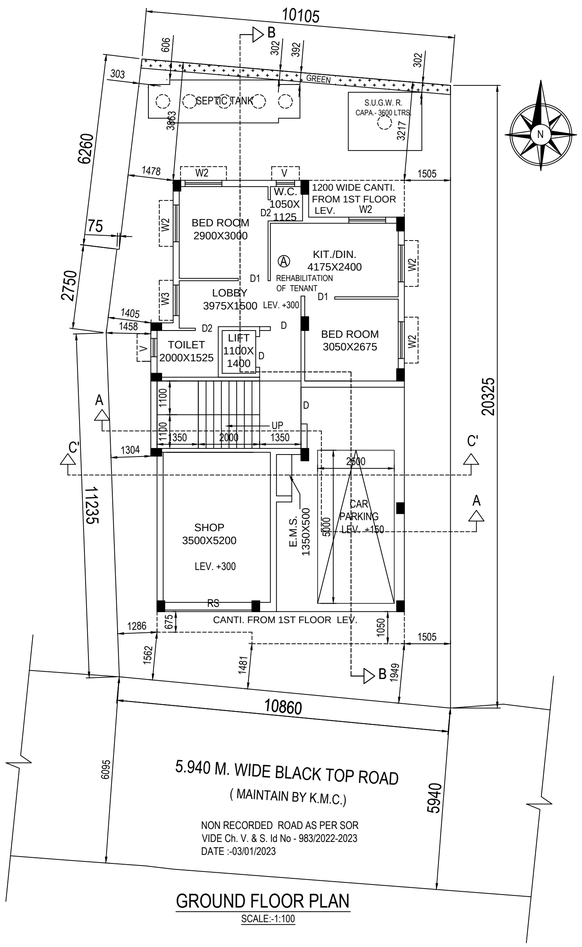
SCALE:-1:100



SECTION -CC

SCALE:-1:100

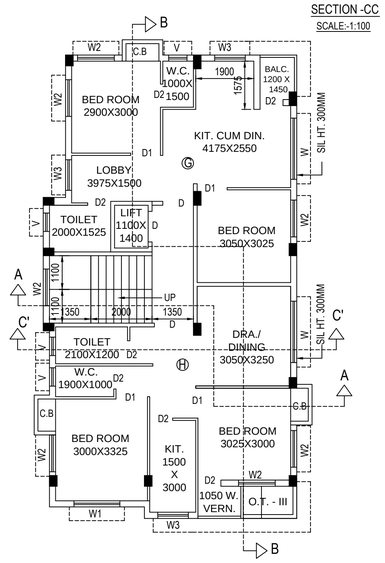
NOTE : DEPTH OF THE S .TANK AND S.U.G.W.R DOES NOT EXCEED THE DEPTH OF THE MAIN BUILDING FOUNDATION



GROUND FLOOR PLAN

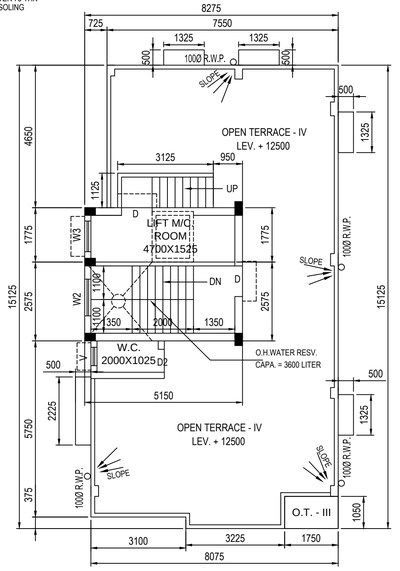
SCALE:-1:100

SCHEDULE FOR DOOR WINDOWS			
M.K.D.	SIZE	M.K.D	SIZE
D1	1000X2100	W	2000X1800
D2	900X2100	W1	1500X1200
D3	750X2100	W2	1200X1200
RS	2850X2100	W3	1000X900
		V	600X750



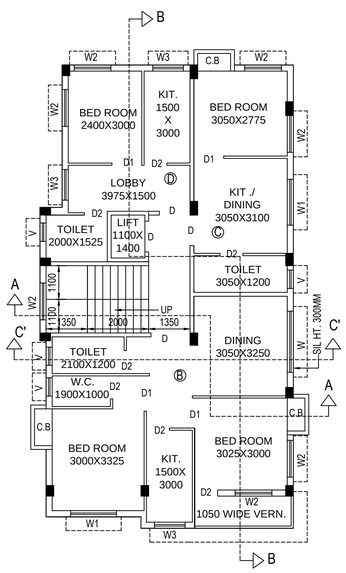
THIRD FLOOR PLAN

SCALE:-1:100



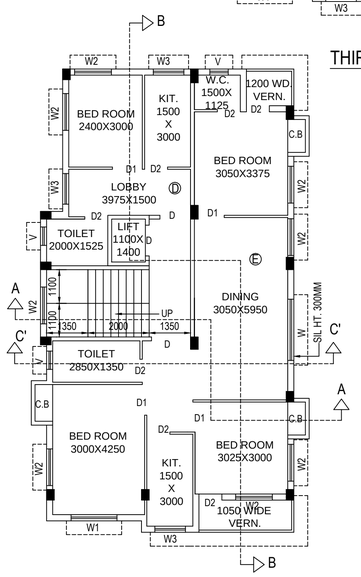
ROOF PLAN

SCALE:-1:100



FIRST FLOOR PLAN

SCALE:-1:100



SECOND FLOOR PLAN

SCALE:-1:100

NOTES :-

ALL DIMENSIONS ARE IN M.M.
ALL MAIN WALL 200THICK, PARTITION WALL75 THK, OTHERWISE MENTIONED
DEPTH OF SEPTIC-TANK , S.U.G.R. DO NOT GO BEYOND THE END OF THE BLDG
ALL SORTS OF PRECAUTIONARY MEASUREMENTS WILL BE TAKEN DURING CONSTRUCTION OF WORK
P.C.C- 1:4:8 , R.C.C-1:2:4 , M-20 GRADE OF CONCRETE , FE -415GRADE STEEL.

SPECIFICATION :-

D.P.C. BELOW WALL 1:2:4
WALL WITH 1ST CLASS BRICK 1:4&1:6
PLASTER WITH SAND CEMENT PLASTER 1:4&1;6
DOOR, WINDOW WOODEN /STEEL
FLOOR MARBLE FINISH
SANITARY, PLUMBING WORKS WITH C.I , G.I PIPES 1ST CLASS FITTINGS.

DECLARATION OF OWNER/ APPLICANT

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT :
WE SHALL ENGAGE L.B.S., E.S.E. & G.T.E. DURING CONSTRUCTION.
WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S., E.S.E. & G.T.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 & ADJOINING STRUCTURES.
IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
THE CONSTRUCTION OF WATER RESERVOIR WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E.S.E./ L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING INSPECTION PLOT WAS IDENTIFIED BY US
THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.
EXISTING BLDG. STRUCTURE OCCUPIED BY THE OWNER & TENANT . THERE IS TENANT TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION.

G. SUBIR CONSTRUCTION A SOLE PROPRIETORSHIP FIRM REPRESENTED BY SRI SUBIR GHOSH, As a C.A. OF SMT. ALO CHAKRABORTY, SRI RANA CHAKRABORTY, SMT. SUPARNA CHAKRABORTY, SMT., APARNA GHOSH, SMT. ROMA CHAKRABORTY, SMT. SUCHETA CHAKRABORTY, SRI SUMAN CHAKRABORTY, SRI SIBNATH CHAKRABORTY, SRI SHAMBHU NATH CHAKRABORTY, SRI BISWANATH DAS, SMT. RAMA DAS, SRI ANANTA KUMAR NANDA, SRI NIKHIL KUMAR SAHA ALIAS SUSHIL SAHA & SRI SUBIR GHOSH

NAME OF OWNER/ APPLICANT

DECLARATION OF L.B.S.

I CERTIFY 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 CONDITIONS INCLUDING THE WIDTH OF ABUTTING ROAD 5.94M. MINIMUM CONFORM WITH THE PLAN.THAT IT IS A BUILDABLE SITE, NOT A TANK OR FILLED UP TANK. THE SITE IS DEMARCATED BY BOUNDARY WALL. SITE PLAN AND KEY PLAN SHOWN IN PLAN ARE AS PER SITE. EXISTING BLDG. STRUCTURE OCCUPIED BY THE OWNER & TENANT TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION. THERE IS ONE TENANT.

SANTU SASHMAL
LBS / I / 1558
NAME OF THE L.B.S.

MAIN CHARACTERISTICS OF PLAN PROPOSAL

1. ASSESSEE NO - 21 - 094 -05-0221 - 4

2. NAME OF THE OWNER'S:- ALO CHAKRABORTY, SRI RANA CHAKRABORTY, SMT. SUPARNA CHAKRABORTY, SMT. APARNA GHOSH, SMT. ROMA CHAKRABORTY, SMT. SUCHETA CHAKRABORTY, SRI SUMAN CHAKRABORTY, SRI SIBNATH CHAKRABORTY, SRI SHAMBHU NATH CHAKRABORTY, SRI BISWANATH DAS, SMT. RAMA DAS, SRI ANANTA KUMAR NANDA, SRI NIKHIL KUMAR SAHA ALIAS SUSHIL SAHA & SRI SUBIR GHOSH

2A) NAME OF THE C.A.- G. SUBIR CONSTRUCTION A SOLE PROPRIETORSHIP FIRM REPRESENTED BY SRI SUBIR GHOSH, As a C.A. OF SMT. ALO CHAKRABORTY, SRI RANA CHAKRABORTY, SMT. SUPARNA CHAKRABORTY, SMT. APARNA GHOSH, SMT. ROMA CHAKRABORTY, SMT. SUCHETA CHAKRABORTY, SRI SUMAN CHAKRABORTY, SRI SIBNATH CHAKRABORTY, SRI SHAMBHU NATH CHAKRABORTY, SRI BISWANATH DAS, SMT. RAMA DAS, SRI ANANTA KUMAR NANDA, SRI NIKHIL KUMAR SAHA ALIAS SUSHIL SAHA & SRI SUBIR GHOSH

DETAILS OF REGISTERED DEED OF CONVEYANCE -
BOOK NO - I, CD VOL. NO - 1
BEING NO -00100, YEAR- 2013
PAGES NO. - 1995 TO 2018, DATED -14/01/2013
REGD. OF THE D.S.R- I, SOUTH 24 PARGANAS, W.B.

DETAILS OF REGISTERED DEED -
BOOK NO -III, VOL. NO - I,
BEING NO - 27 , YEAR- 1959
PAGES NO. - 91 TO 94, DATED - 08/06/1959
S. R, ALIPORE

DETAILS OF REGISTERED DEED -
BOOK NO - I, VOL. NO - 97
BEING NO -2431, YEAR- 1998
PAGES NO. - TO 305 , DATED - 13/10/1998
REGD. OF THE A.D.S.R, ALIPORE, W.B.

DETAILS OF REGISTERED DEED -
BOOK NO - I, VOL. NO - 161
BEING NO - 2989, YEAR- 1998
PAGES NO. - TO 130, DATED - 19/11/1998
REGD. OF THE A.D.S.R, ALIPORE, W.B.

DETAILS OF REGISTERED DEED -
BOOK NO - I, VOL. NO - 39
BEING NO - 1054, YEAR- 1999
PAGES NO. - 181 TO 198, DATED - 01/04/1999
REGD. OF THE A.D.S.R, ALIPORE, W.B.

DETAILS OF POWER OF ATTORNEY -
BOOK NO - I, VOL. NO - 1602-2020
BEING NO - 160200092, YEAR- 2020
PAGES NO. - 13913 TO 13974, DATED - 14/01/2020
REGD. OF THE D.S.R - II, SOUTH 24 PARGANAS, W.B.

DETAILS OF AMALGAMATION DEED -
BOOK NO - I, VOL. NO - 1605-2022,
BEING NO - 160500309, YEAR- 2022
PAGES NO. - 12620 TO 12665, DATED - 10/02/2022
REGD. OF THE A.D.S.R, ALIPORE , W.B

DETAILS OF REGISTERED BOUNDARY DECLARATION :-
BOOK NO - I, VOL. NO - 1605-2022
BEING NO - 160502251, YEAR- 2022
PAGES NO. - 78822 TO 78837, DATED - 28/10/2022
REGD. OF THE A.D.S.R, ALIPORE, W.B.

DETAILS OF TENANT DECLARATION :-
BOOK NO - IV, VOL. NO - 1605-2022
BEING NO - 160500254, YEAR- 2022
PAGES NO. - 3858 TO 3871, DATED - 09/11/2022
REGD. OF THE A.D.S.R, ALIPORE, W.B.

PART-B

1. AREA OF LAND:-
a) AS PER TITLE DEED = 219.992 SQ.M. (03 KH.-04 CH.-28 SQ.FT.)
b) AS PER BOUNDARY DECLARATION = 219.988 SQ.M. (03 KH.-04 CH.-27.951 SQ.FT.).
2. NET LAND AREA = 219.988 SQ.M.

3.i) PERMISSIBLE GROUND COVERAGE - 130.528 SQ.M. (59.334%)
ii) PROPOSED GROUND COVERAGE - 119.401 SQ.M. (54.276%)
4. i) PERMISSIBLE HEIGHT :- 12.50 M.
ii) PROPOSED HEIGHT :- 12.500 M.

5. PROPOSED AREA :-

	GROSS COVERED AREA (SQ.M.)	CUTOUT	TOTAL EXEMPTED AREA		NET FLOOR AREA (SQ.M.)	NET FLOOR AREA FOR COVERED
		LIFT WELL (SQ.M.)	STAIR & STAIR LOOBY (SQ.M.)	LIFT LOOBY (SQ.M.)		
GROUND FLOOR	108.334		10.340	2.228	95.766	108.334
1ST. FLOOR	119.401	1.540	10.340	2.228	105.293	117.861
2ND. FLOOR	119.401	1.540	10.340	2.228	105.293	117.861
3RD. FLOOR	117.563	1.540	10.340	2.228	103.455	116.023
TOTAL	464.699	4.620	41.360	8.912	409.807	460.079

6.A) TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENTS SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQD. CAR PARKING
" A "	43.506 SQ.M.	7.052 SQ.M.	50.558 SQ.M.	01	01
" B"	54.577 SQ.M.	8.846 SQ.M.	63.423 SQ.M.	01	
" C"	24.984 SQ.M.	4.046 SQ.M.	29.010 SQ.M.	01	
" D"	24.781 SQ.M.	4.017 SQ.M.	28.798 SQ.M.	02	
" E"	79.541 SQ.M.	12.893 SQ.M.	92.434 SQ.M.	01	
" F"	52.739 SQ.M.	8.549 SQ.M.	61.288 SQ.M.	01	
" G"	49.745 SQ.M.	8.063 SQ.M.	57.808 SQ.M.	01	

TOTAL TENAMENTS = 08 NOS. TOTAL REQUIRED CAR PARKING = 01

7. A) SHOP CARPET AREA AT GROUND FLOOR = 18.20 SQ.M.
B) SHOP BUILT UP AREA AT GROUND FLOOR = 20.355 SQ.M.
8. A) TOTAL NOS. OF REQD. CAR PARKING = 01
B) TOTAL NOS. OF CAR PARKING PROVIDED AT GROUND FLOOR = 01
9. COVERED CAR PARKING AREA AT GROUND FLOOR = 27.607 SQ.M.
10. PERMISSIBLE F.A.R. = 1.75
11. PROPOSED F.A.R. = (409.807 - 25) / 219.988 = 1.749 < 1.75
12. STATEMENT OF OTHER AREAS FOR FEES:-

FLOOR	LOFT (SQ.M.)	CUPBOARD (SQ.M.)	LEDGE/TEND (SQ.M.)
TOTAL	NIL	6.075	NIL

13. STAIR HEAD ROOM AREA :- 13.261 SQ.M.
14. LIFT MACHINE ROOM AREA :- 9.141 SQ.M.
15. LIFT MACHINE ROOM STAIR AREA :- 3.516 SQ.M.
16. ROOF AREA :- 119.401 SQM.
17. RELAXATION OF AUTHORITY,IF ANY :-
18. ROOF SERVICE AREA :- 2.94 SQ.M.
19. ROOF TANK AREA :- 5.665 SQ.M.
20. TOTAL COMMON AREA :- 57.483 SQ.M.
21. TOTAL OTHER AREA FOR FEES = 34.933 SQ.M.
22. TREE COVER AREA REQURIED AT GROUND FLOOR = 2.53 SQ.M.
23. TREE COVER AREA PROVIDED AT GROUND FLOOR = 3.037 SQ.M.
24.TOTAL AREA FOR FEES = 495.014 SQ.M.

GROUND FLOOR PLAN, FIRST TO THIRD FLOOR PLAN, ROOF PLAN, FRONT ELEVATION, SECTION AA, SECTION BB.

DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN & DRAWINGS BOTH THE FOUNDATION & SUPER STRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER N.B.C, OF INDIA & I WILL CERTIFY THAT IT WILL BE SAFE & STABLE IN ALL RESPECTS. THE RECOMMENDATION OF REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATION.

SOIL INVESTIGATION WORK EXECUTED BY. -
TECHNO SOIL
GORKHARA, ARUNACHAL, SONARPUR, KOLKATA - 700150
Email ID - technosoil21@gmail.com

BHASKAR ROY
ESE / I / 143
NAME OF STRUCTURAL ENGINEER

DECLARATION OF GEO - TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND WILL CARRY OUT SOIL INVESTIGATION THEREON. IT WILL CERTIFIED THAT THE EXISTING SOIL OF THE SITE WILL ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN WILL BE SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

RUPAK KUMAR BANERJEE
B.C.E., M.E., MIGS
G.T.E. (K.M.C.)/I/3
NAME OF GEO-TECHNICAL ENGINEER (K.M.C.)

SHEET NO - 1 OF 2

PROJECT:
PROPOSED PLAN OF A G + III (THREE) STORIED (HT.-12.500 MT.) RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 COMPLYING WITH BUILDING RULE -2009, AT PREMISES NO.- 62/50, HARIPADA DUTTA LANE, WARD NO.- 94, BOROUGH NO.- X, P.O.- TOLLYGUNGE, P.S.- JADAVPUR , KOLKATA - 700 033.

BUILDING PERMIT. NO.: 2022100238 DATE : 22-FEB-2023
VALID FOR 5 YEARS FROM DATE OF SANCTION.

DIGITAL SIGNATURE OF SANCTIONING AUTHORITY

DEBARATI CHAKRABORTY
Digitally signed by DEBARATI CHAKRABORTY
Date: 2023.02.22 15:29:56 +05'30'

ASSISTANT ENGINEER (C) K.M.C.,
BOROUGH - X