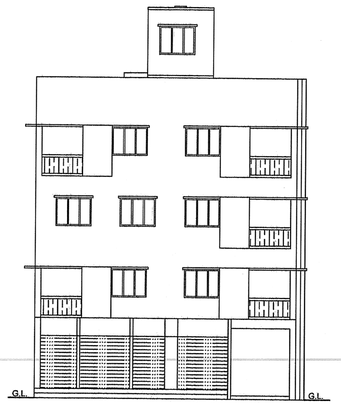
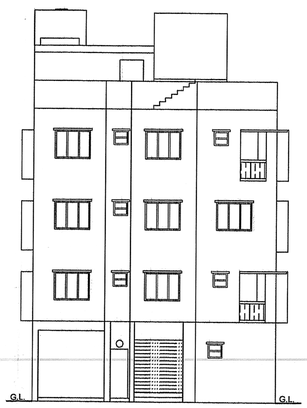
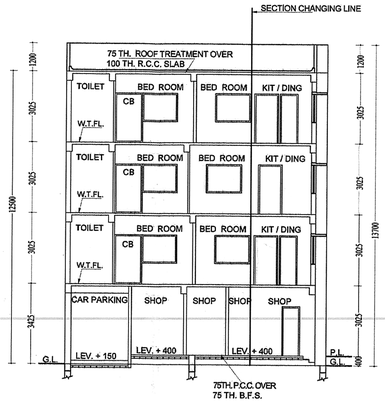


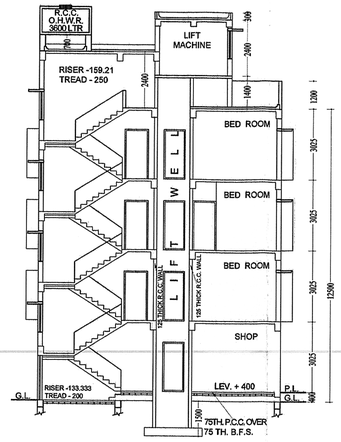
FRONT ELEVATION



NORTH SIDE ELEVATION

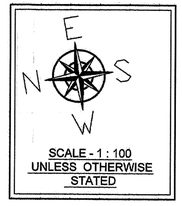


SECTION B-B



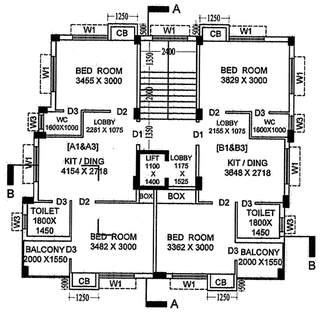
SECTION A-A

DOOR SCHEDULE	
TYPE	SIZE (BxH)
D	1200mm X 2100mm
D1	1000mm X 2100mm
D2	900mm X 2100mm
D3	750mm X 2100mm
WINDOW SCHEDULE	
TYPE	SIZE (BxH)
W1	1500mm X 1200mm
W3	600mm X 600mm

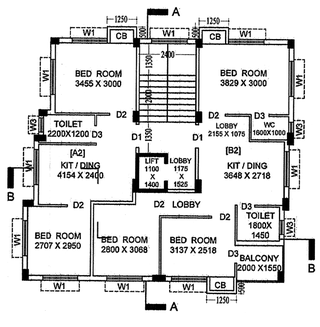


SCALE - 1 : 100
UNLESS OTHERWISE STATED

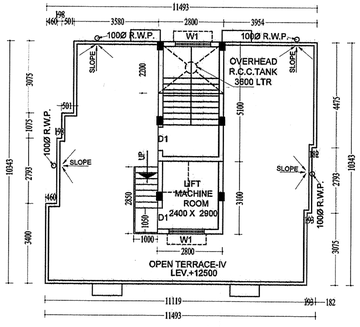
GROUND FLOOR PLAN



FIRST & THIRD FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN

SPECIFICATIONS -

1) ALL EXTERNAL WALLS ARE 200 MM THICK (1:6) AND INTERNAL WALLS ARE 125 MM & 75 MM THICK (1:4) WITH CEMENT MORTER.
2) PLASTER ON WALLS AND CEILING WITH CEMENT MORTER 1:6 AND 1:4 RESPECTIVELY.
3) 75MM THICK SCREED CONCRETE WITH PROPER WATER PROOFING COMPOUND OVER 100MM THICK ROOF SLAB.
4) ASSUMED BEARING CAPACITY OF SOIL AS PER SOIL TEST REPORT.
5) GRADE OF CONC. = M20 AND GRADE OF STEEL = Fe 415.
6) CEMENT MORTER – 1: 6 FOR 200 MM THICK B/W, 1: 4 FOR 125 MM THICK B/W AND 1: 3 FOR 75 MM THICK BRICKWORK.
7) ALL OTHER WORKS WILL BE AS PER I. S. CODE AND N. B. C. 1984 RECOMMENDATION.
8) MARBLE FLOORING WILL BE PROVIDED.

NOTES -

1) ALL DIMENSIONS ARE IN mm. UNLESS OTHERWISE STATED.
2) ALL SCALES ARE 1:100 UNLESS OTHERWISE STATED.
3) THE DEPTH OF FOUNDATION OF SEPTIC TANK AND SEMI U.G.W.R. WILL NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.
4) ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN DURING THE CONSTRUCTION OF SEPTIC TANK AND SEMI U.G.W.R.

DECLARATION OF GEO - TECH 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 AND STABLE IN ALL RESPECTS FROM GEO - TECHNICAL POINT OF VIEW.

KALLOL KUMAR GHOSHAL
GEO-TECH NO - G.T./I/49
NAME OF THE GEO-TECH ENGINEER

DECLARATION OF STRUCTURAL ENGINEER--

THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.
SOIL TESTING REPORT HAS BEEN DONE BY KALLOL KUMAR GHOSHAL, THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

MANI BHUSAN CHAKRAVARTI
E.S.E. NO. 97(II)
NAME OF THE E.S.E.

DECLARATION OF L.B.S. ---

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 AND THE SITE CONDITIONS INCLUDING THE WIDTH OF ABUTTING VARIES FROM 4.55 M. TO 5.05 WIDE BLACK TOP ROAD ON THE WESTERN SIDE & VARIES FROM 3.15 M. TO 3.58 WIDE BLACK TOP ROAD ON THE NORTHERN SIDE CONFIRM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK WHICH IS A LAND WITH STRUCTURE. THE LAND IS DEMARCATED BY BOUNDARY WALLS.

MANI BHUSAN CHAKRAVARTI
L.B.S. NO. 538(I)
NAME OF THE L.B.S.

DECLARATION OF OWNER ---

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

SMT. PIYALI CHAKRABORTY, PROPRIETOR OF M/S DOUBLE A CON, CONSTITUTED ATTORNEY OF (1) SRI AMAL KUMAR SIL, (2) SMT. REBA SIL, (3) SRI ANKAN SHOME ALIAS ANKAN SIL, (4) SMT. SWAPNA SHIL
NAME OF THE OWNER

BUILDING PERMIT NUMBER :- 2024110155
SANCTION DATE :- 24.08.2024
VALID UPTO:- 23.08.2029

DIBAKAR CHOWDHURY
Digitally signed by DIBAKAR CHOWDHURY
Date: 2024.08.24 15:35:34 +05'30'
DIGITAL SIGNATURE OF A.E/ BR -XI

STATEMENT OF PLAN PROPOSAL

PART - A

1) ASSESSEE NO.	31-113-04-0027-2
2) DETAILS OF REGISTERED DEED	BOOK NO.= I , VOLUME NO.=17, BEING NO.= 1360, PAGE = 213 TO 216, YEAR = 1990, A.D.R. SOUTH 24- PARGANAS ALIPORE, DATE =06.09.1990.
3) DETAILS OF REGISTERED BOUNDARY DECLARATION	BOOK = I, VOLUME = 1603-2023, BEING = 160302420, PAGE - 76160 TO 76170, YEAR = 2023, D.S.R. – III SOUTH 24- PARGANAS , DATE = 17.02.2023.
4) DETAILS OF REGISTERED DEED OF GIFT (SPLAYED PORTION)	BOOK = I, VOLUME = 1603-2023, BEING = 160302422, PAGE - 76150 TO 76159, YEAR = 2023, D.S.R. – III SOUTH 24- PARGANAS , DATE = 17.02.2023.
5) DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND)	BOOK = I, VOLUME = 1603-2023, BEING = 160302421, PAGE - 76136 TO 76149, YEAR = 2023, D.S.R. – III SOUTH 24- PARGANAS , DATE = 17.02.2023.
6) DETAILS OF REGISTERED POWER OF ATTORNEY	BOOK = I, VOLUME = 1603-2022, BEING = 160317019, PAGE - 561875 TO 561893, YEAR = 2022, D.S.R. – III SOUTH 24- PARGANAS , DATE =14.11.2022.
7) AREA OF LAND - A) AS PER TITLE DEED ----------	221.572 M² (3K - 5 CH - 00 SFT)
B) AS PER BOUNDARY DECLARATION-- (SPLAYED) (STRIP)	199.975 M²
C) AFTER STRIP OF LAND & SPLAYED CORNER ----------	199.975 M² - (0.714 M² + 0.986 M²)= 198.275 M²
8) ROAD WIDTH	4.550 M. & 3.150 M.
9) PROPOSED HEIGHT OF THE BUILDING	12.50 M
10) NO. OF STORIED	(G + III)
11) NO. OF TENEMENTS	6 NOS.

PART - B

1) NET LAND AREA	199.975 M²
2) PERMISSIBLE GROUND COVERAGE	60.00 % = 119.985 M²
3) PROPOSED GROUND COVERAGE	55.838 % = 111.663 M²
4) PERMISSIBLE COVERED AREA	349.956 M²
5) PROPOSED COVERED AREA	

FLOOR	TOTAL COVERED AREA IN m²	LIFT WELL IN m²	ACTUAL FLOOR AREA IN m²	EXEMPTED AREA		NET FLOOR AREA IN m²
				STAIR	LIFT LOBBY	
GROUND	111.663		111.663	11.28	1.792	98.591
FIRST	111.663	1.54	110.123	11.28	1.792	97.051
SECOND	111.663	1.54	110.123	11.28	1.792	97.051
THIRD	111.663	1.54	110.123	11.28	1.792	97.051
TOTAL	446.652	4.62	442.032	45.12	7.168	389.744

TENEMENTS & CAR PARKING CALCULATION

TENEMENT MARKED	TENEMENT SIZE in m²	MULTIPLYING FACTOR	ACTUAL TENEMENT AREA INCLUDING PROP. AREA IN m²	No of Tenement	No of Car Required
A1 & A3	48.194	1.21207	58.414	2	1
B1 & B3	48.048	1.21207	58.237	2	
A2	38.858	1.21207	47.098	1	
B2	57.385	1.21207	69.554	1	

CALCULATION OF F.A.R

1. EFFICTIVE LAND AREA IN SQ.M	199.975
2. TOTAL REQUIRED CAR PARKING	2
3. TOTAL COVERED CAR PARKING PROVIDED	2
4. PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m²	50.00
5. ACTUAL CAR PARKING AREA PROVIDED IN m²	49.446
6. CAR PARKING AREA EXEMPTED IN m²	49.446
7. PERMISSIBLE F.A.R	1.750
8. PROPOSED F.A.R	1.702

CALCULATION OF OTHER AREAS

9. STAIR HEAD ROOM AREA IN m²	14.28
10. OVER HEAD RESERVOIR AREA IN m²	6.16
11. AREA OF LIFT MACHINE ROOM IN m²	8.68
12. AREA OF CUPBOARD IN m²	6.875
13. AREA OF LOFT IN m²	0
14. AREA OF LIFT MACHINE ROOM'S STAIR IN m²	2.85
15. COVERED AREA OF MERCANTILE RETAIL IN m²	42.628
16. CARPET AREA OF MERCANTILE RETAIL IN m²	37.743
17. TREE COVER AREA IN m² PERMISSIBLE	2.374 (1.187%)
18. TREE COVER AREA IN m² PROPOSED	3.11(1.555%)

PLAN OF PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN OF HEIGHT 12.50 M., U/S 393A OF THE K.M.C. ACT, 1980 COMPLYING K.M.C. BUILDING RULE 2009, AT PREMISES NO:- 27, BANSDRONI NEW GOVT. COLONY, UNDER K.M.C. WARD NO.-113, BOROUGH NO- XI, P.S.- BANSDRONI, KOLKATA - 700070.

ARCHITECTURAL SHEET NO - 2/2.