

**PLAN OF A PROPOSED G+III STORIED RESIDENTIAL BUILDING
U/S 393 (A) OF K.M.C. ACT. 1980, ALONG WITH K.M.C. BUILDING RULE
2009, AT PRE. NO.- 99, BAMA CHARAN ROY ROAD, UNDER K.M.C.
WARD NO.-121, BR. NO.-XIV.**

**NAME OF OWNERS - SRI NARAYAN BAYEN, SRI HARAN BAYEN, SMT. ASIMA GUHA,
SMT. PRATIMA BHANDARI, SMT. GANGA BAYEN, SMT. JAMUNA BAYEN
NILIMA MONDAL.**

SCALE = 1:100, 1:50, 1:200, 1:600, 1:4000.

DRAWN BY - Somnath Halder.

SPECIFICATION

- GRADE OF CONCRETE IS - M 20.
- GRADE OF STEEL FE - 500.
- BEARING CAPACITY OF SOIL AS PER SOIL REPORT
- 200 THK. BRICK WORK WALL IN C.M. - 1:4.
- 125 & 75 THK. BRICK WORK WALL IN C.M. - 1:4.
- ALL OTHER SPECIFICATION AS PER I.S. CODE.

SCHEDULE OF DOORS & WINDOWS

MKD.	WIDTH	HEIGHT	TYPE
Da	1200	2100	PANEL
D	1000	2100	DO
D1	900	2100	DO
D2	750	2100	DO
W1	1800	1200	GLAZED
W2	1500	1200	DO
W3	900	1200	DO
W4	600	700	DO

STATEMENT OF THE PLAN PROPOSAL

- ASSESSEE NO. - 41-121-01-0114-0
- DETAILS OF REGISTERED DEED :-
(a) DEED NO. - 160708875 (b) BOOK NO. - I
(c) VOLUME NO. - 1607-2016 (d) DATE - 19.08.2016
(e) PAGES - 224031 TO 224055 AT A.D.S.R.-BEHALA
- DETAILS OF REGISTERED DEED :-
(a) DEED NO. - 2132 (b) BOOK NO. - I
(c) VOLUME NO. - 32 (d) DATE - 06.10.1980
(e) PAGES - 284 TO 290 AT D.S.R.-II ALIPORE
- DETAILS OF REGISTERED GIFT DEED :-
(a) DEED NO. - 160710797 (b) BOOK NO. - I
(c) VOLUME NO. - 1607-2019 (d) DATE - 16.10.2019
(e) PAGES - 335691 TO 335733 AT A.D.S.R.-BEHALA
- DETAILS OF POWER OF ATTORNEY :-
(a) DEED NO. - 160711295 (b) BOOK NO. - I
(c) VOLUME NO. - 1607-2019 (d) DATE - 11.11.2019
(e) PAGES - 360533 TO 360597 AT A.D.S.R.-BEHALA
- DETAIL OF NON EVICTION OF TENANT DEC. :-
(a) DEED NO. - 160701033 (b) BOOK NO. - I
(c) VOLUME NO. - 1607-2020 (d) DATE - 06.02.2020
(e) PAGES - 39933 TO 39953
- DETAILS OF BOUNDARY DECLARATION :-
(a) DEED NO. - 160701034 (b) BOOK NO. - I
(c) VOLUME NO. - 1607-2020 (d) DATE - 06.02.2020
(e) PAGES - 39911 TO 39932 AT ADSR BEHALA
- AREA OF THE PLOT OF LAND
(a) AS PER DEED - (3 K. - 0 CH. - 13 SFT.) = 201.877 SQ.M.
- (b) AS PER PHYSICAL MESURMENT = 196.421 SQ.M.
- NO. OF STORIED = G + III STORIED.
- NO. OF TENAMENT - 7 NOS.
- SIZE OF TENAMENT = BELOW 50 SQ.M. = 3 NOS.
50 TO 75 SQ.M. = 4 NOS.
- GROUND COVERAGE
(a) PERMISSIBLE - 117.853 SQ.M. (60 %)
(b) PROPOSED - 108.621 SQ.M. (55.300 %)
- F.A.R. CONSUMED
(a) PERMISSIBLE - 1.75
(b) PROPOSED - 1.749
- GROUND FLOOR AREA = 105.346 SQ.M.
FIRST FLOOR AREA = 105.673 SQ.M.
SECOND FLOOR AREA = 105.673 SQ.M.
THIRD FLOOR AREA = 105.673 SQ.M.
- TOTAL COVERED AREA EXCLUDING THE SPACES EXEMPTED IN THIS RULE = 368.601 SQ.M.
- TOTAL AREA EXEMPTED IN THIS RULE = 53.764 SQ.M.
- GROSS TOTAL COVERED AREA- 422.365 SQ.M. (INCLUDING THE SPACES EXEMPTED IN THIS RULE)
- TOTAL CAR PARKING AREA - 41.769 SQ.M.
- NO. OF CARPARKING SPACE -
PERMISSIBLE = 1 NO.
PROVIDED = 2 NO.
- LIFT MACHINE ROOM AREA - 14.306 SQ.M.
- STAIR HEAD ROOM AREA - 14.740 SQ.M.
- OVER HEAD TANK AREA - 5.025 SQ.M.
- TOTAL C.B. AREA - 8.100 SQ.M.

DECL. OF GEOTECHNICAL ENGINEER

THE 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 AND STABLE IN ALL RESPECT FROM THE GEOTECHNICAL POINT OF VIEW.

ASIM SARKAR
BCE (REGD.) 1065 IND
EMPANELLED GEOTECHNICAL ENGINEER
KMC NO. GTE/CLASS-1/2

ASIM SARKAR
G.T./1/2

SIGNATURE OF GEOTECHNICAL ENGINEER

DECL. OF L.B.S.

I, DO HEREBY 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 THAT THE SITE CONDITION INCLUDING WIDTH OF **ABUTTING K.M.C. ROAD**, CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT AT TANK OR FILLED UP A LAND. THE LAND IS DEMARCATED WITH BOUNDED BY BOUNDARY WALL. THE CONSTRUCTION OF SEMI U/G WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

Gopal Chandra Bag
L.B.S.-1552 (I)
E.S.E.- 206 (I)
GOPAL CHANDRA BAG
L.B.S. NO. - I/1552

SIGNATURE OF L.B.S.

DECL. OF E. S. E.

THE STRUCTURAL DESIGN CALCULATION AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER THE N.B.C. OF INDIA (LATEST REVISION) AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

THE STRUCTURE DESIGN OF PRE. NO.- 99, BAMA CHARAN ROY ROAD, WARD NO.- 121, HAS BEEN PREPARED CONSIDERING SOIL INVESTIGATION REPORT BY ASSOCIATED FOUNDATION ENGINEERS, AT 20, K.N.SEN ROAD, KOLKATA - 700042.

Gopal Chandra Bag
L.B.S.-1552 (I)
E.S.E.- 206 (I)
GOPAL CHANDRA BAG
E.S.E. NO. - I/206

SIGNATURE OF E.S.E.

DECL. OF POWER OF ATTORNEY

WE, DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. AND E.S.E. DURING CONSTRUCTION OF BUILDING (AS PER B.S. PLAN). K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE. THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN THE CONSTRUCTION OF SEMI U/G WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK. IF ANY DISPUTE ARISES IN FUTURE REGARDING OWNERSHIP THE K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE AND WILL REVOKE SANCTION PLAN. EX. STRUCTURE TO BE DEMOLISHED BEFORE STARTING CONSTRUCTION WHICH IS FULLY OCCUPIED BY OWNER & TENANT.

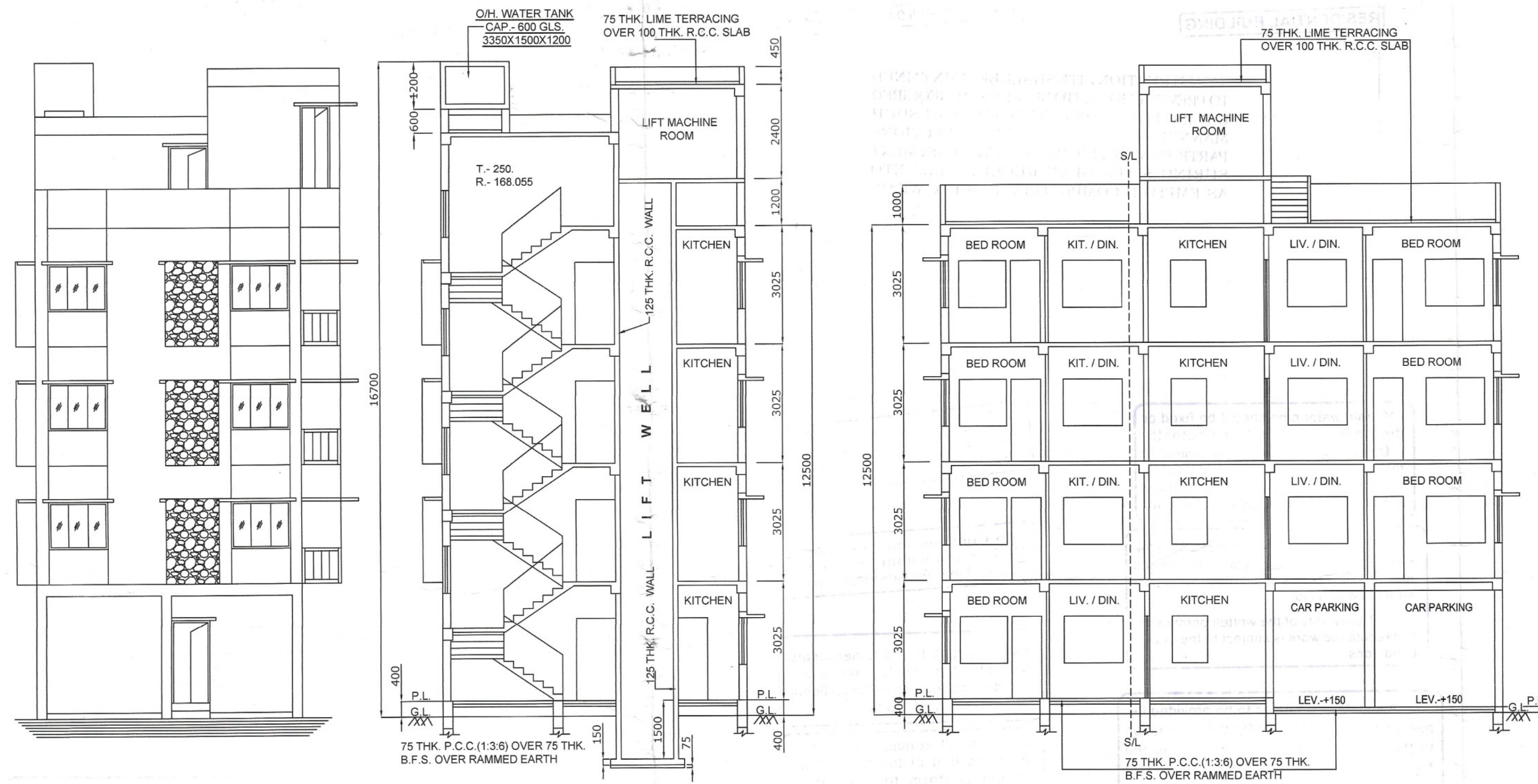
S. M. Associates
Subrata Sardar
Mousumi Sardar
Partners
Constituted Attorney of
SRI NARAYAN BAYEN, SRI HARAN BAYEN,
SMT. ASIMA GUHA, SMT. PRATIMA BHANDARI,
SMT. GANGA BAYEN, SMT. JAMUNA BAYEN
SMT. NILIMA MONDAL

SIGN. OF POWER OF ATTORNEY



THE SANCTION IS VALID UP TO 11/06/2024.

Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started
Executive Engineer (C) BR, Asst. Engineer (C) Br. PLAN 206



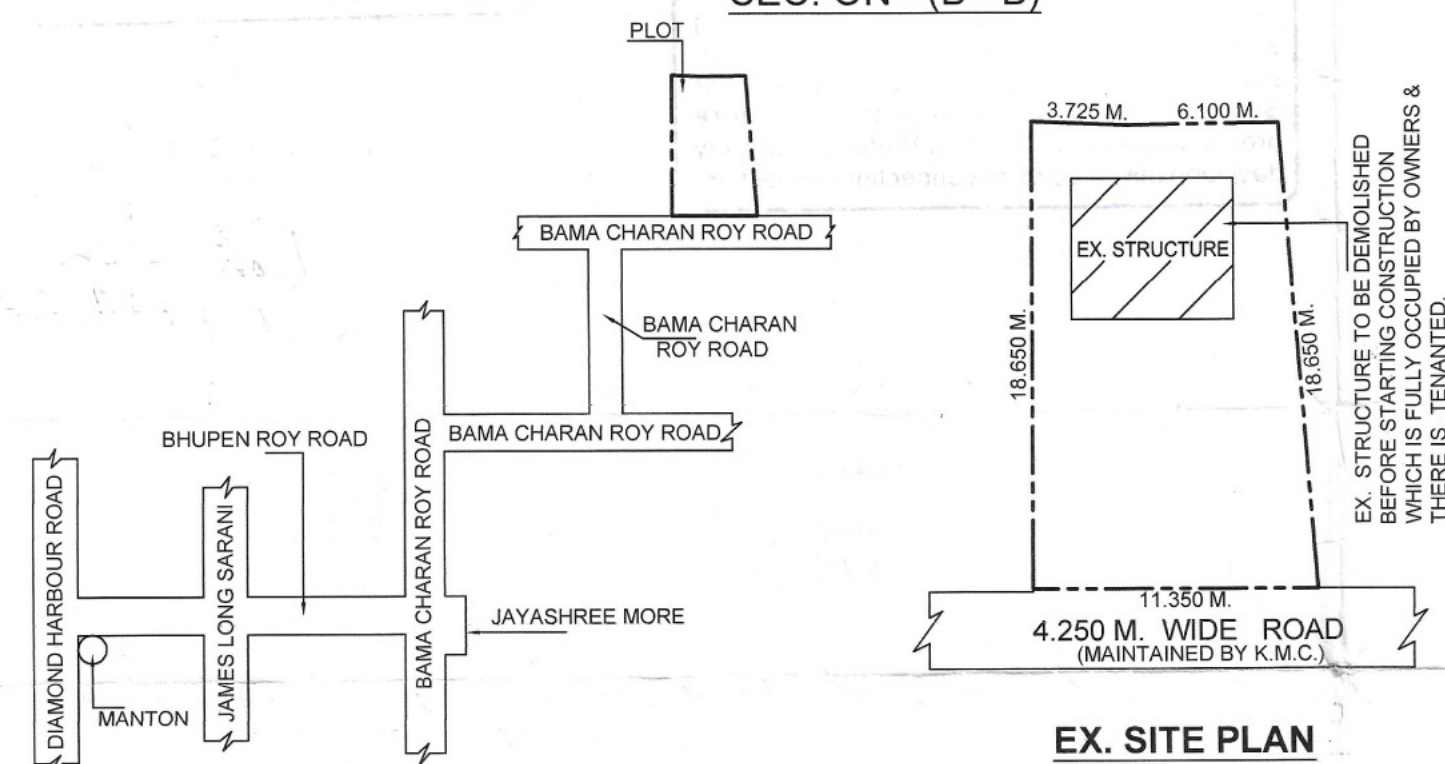
FRONT ELEVATION

SEC. ON - (A - A)

SEC. ON - (B - B)

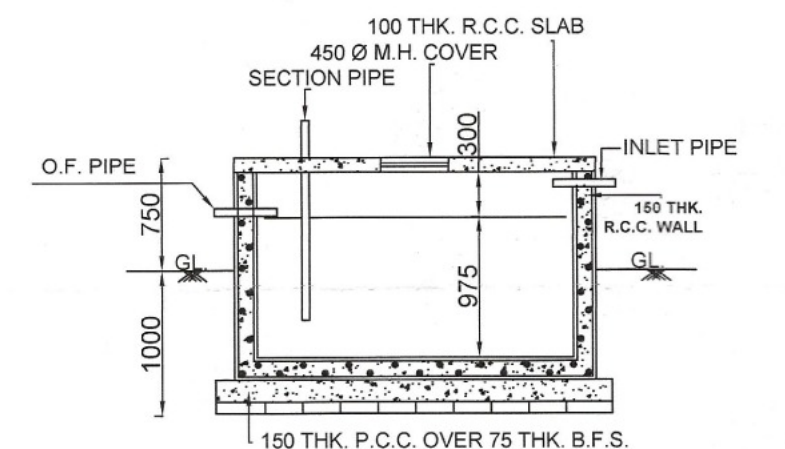


SITE PLAN
SCALE - 1:600

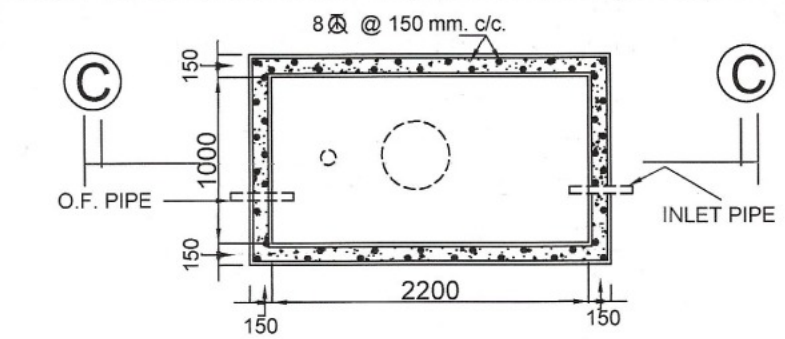


LOCATION PLAN
SCALE - 1:4000

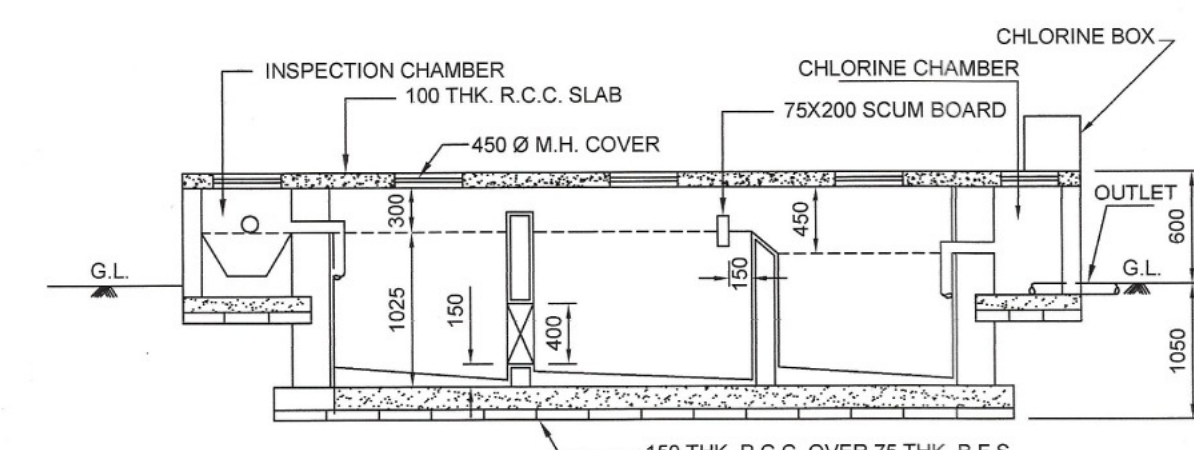
EX. SITE PLAN
SCALE - 1:300



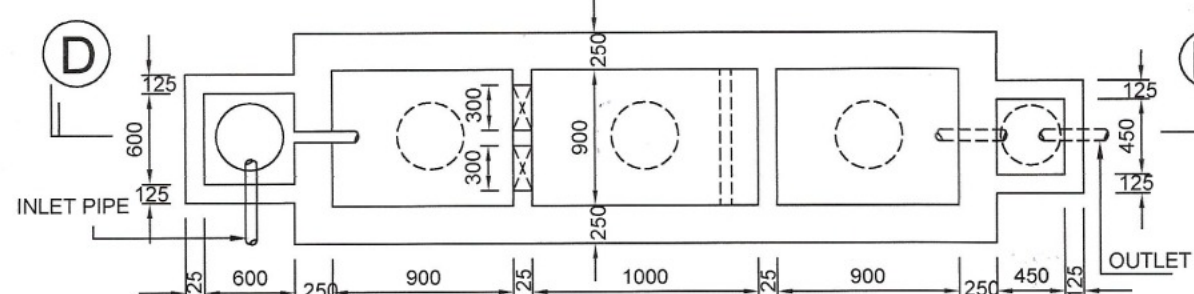
SECTION ON - (C - C)



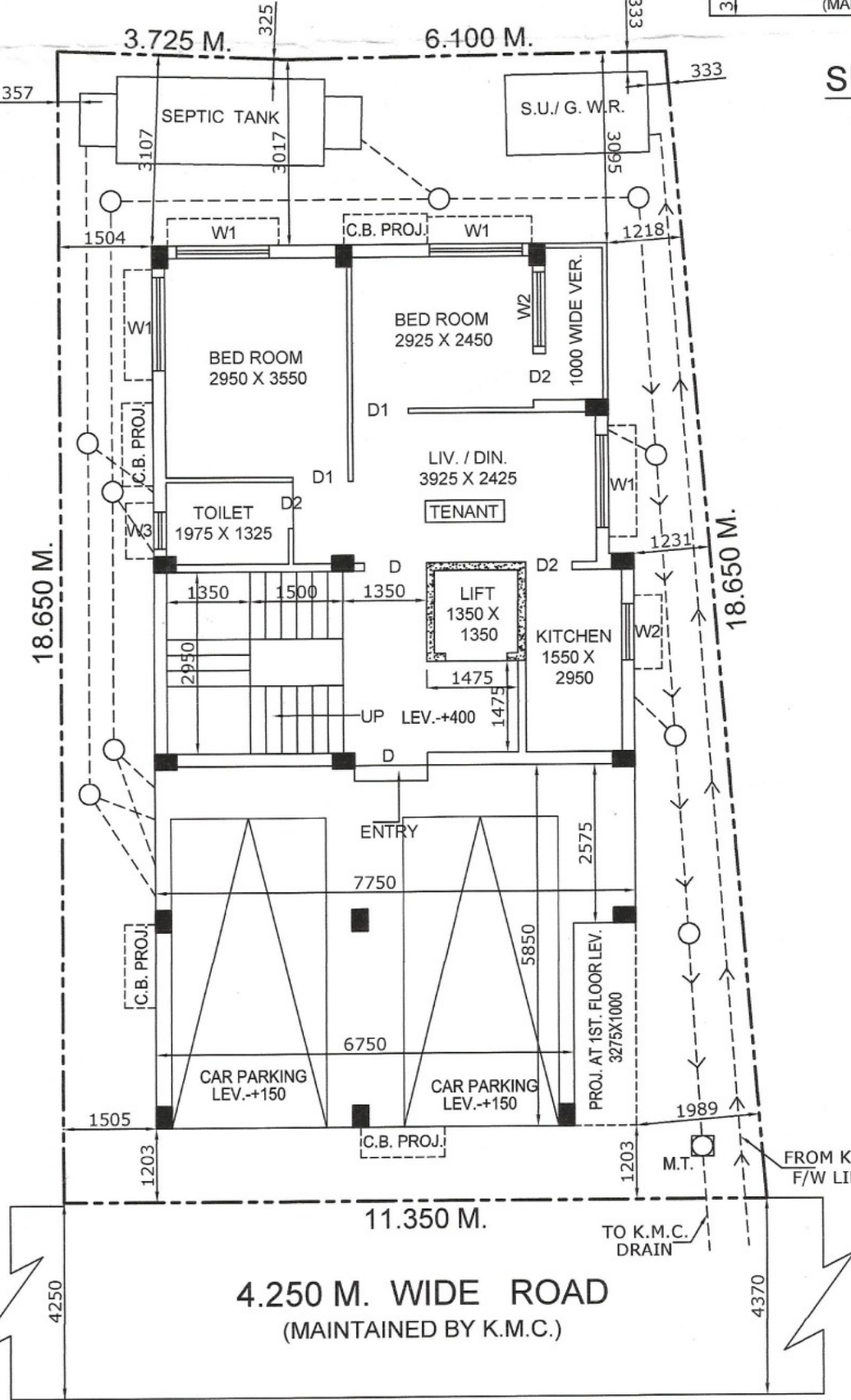
PLAN OF R.C.C. SEMI
U/G. WATER RESERVOIR
CAPACITY - 800 GLS.
SCALE - 1:50



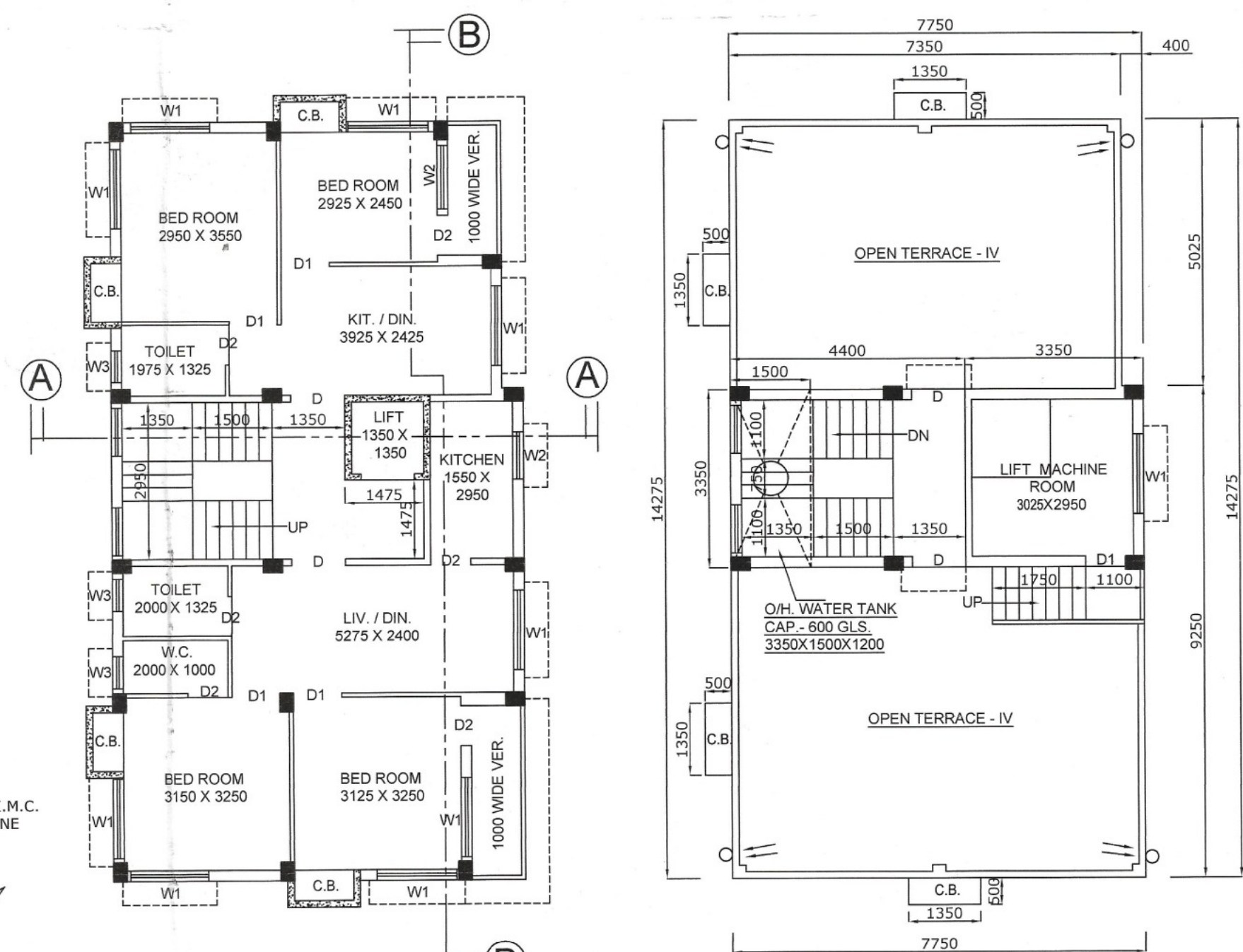
SEC. ON - (D - D)



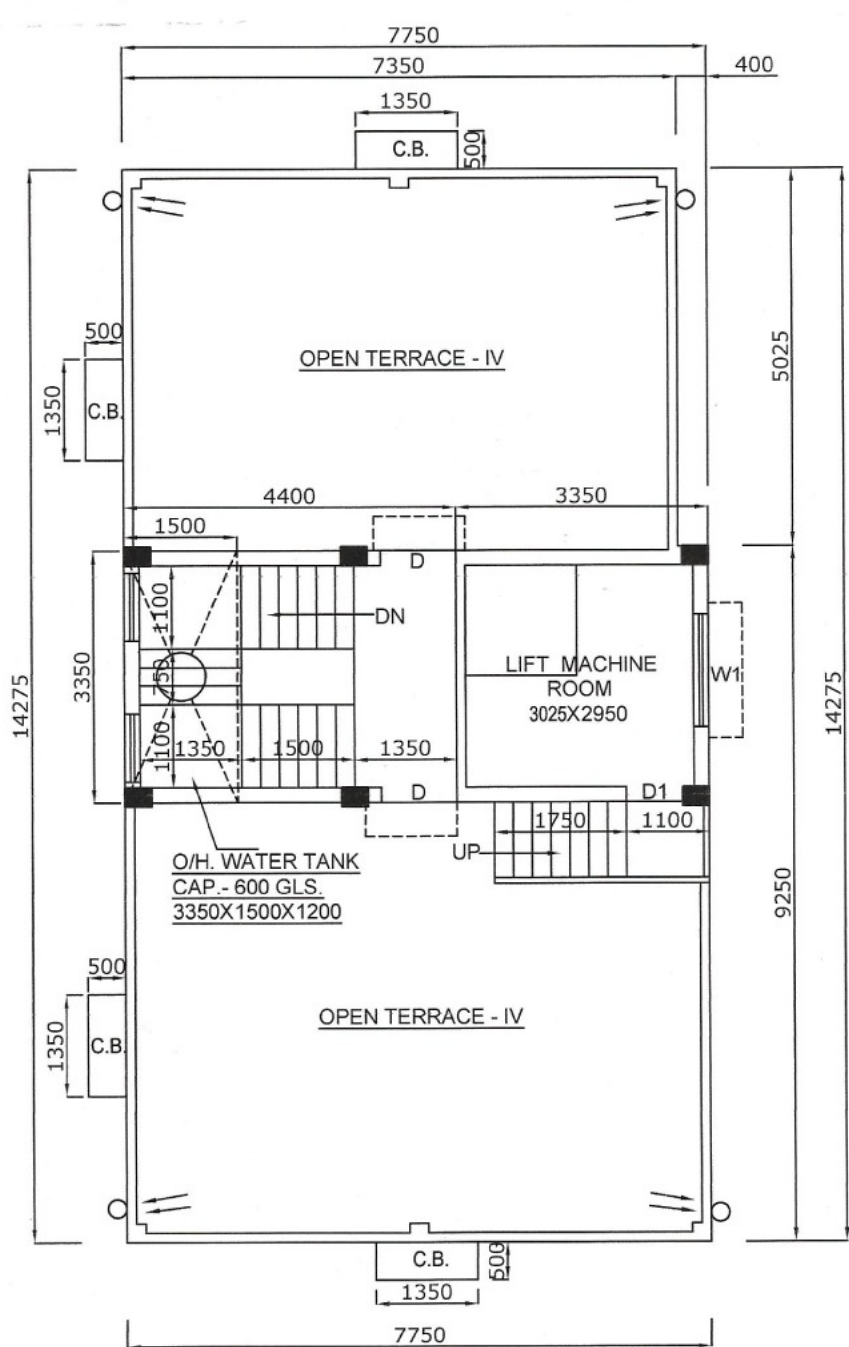
PLAN OF SEPTIC TANK FOR 40 USERS
SCALE = 1:50



GROUND FLOOR PLAN
SCALE - 1:100



1ST, 2ND, & 3RD FLOOR PLAN
SCALE - 1:100



ROOF PLAN
SCALE - 1:100

PARTY'S COPY

RESIDENTIAL BUILDING

DEVIATION WOULD MEAN DEMOLITION

"CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 496(1) & (2) OF CMC ACT 1980, IN SUCH MANNER SO THAT ALL WATER COLLECTIONS PARTICULARLY LIFE WELLS, VATS, BASEMENT SURING SITES OPEN RECEPTACLES ETO AS EMPITED COMPLETELY TWICE & WEAR"

This is to be read after the rules of preventing mosquito breeding at the end construction and before the project is handed over to the owner. The following provisions shall apply:-
1. Every tank and every water storage container shall be a water receptacle.
2. The project shall be completed within the stipulated time and the water receptacle shall be completed within the stipulated time.
3. The project shall be completed within the stipulated time and the water receptacle shall be completed within the stipulated time.
4. The project shall be completed within the stipulated time and the water receptacle shall be completed within the stipulated time.
5. The project shall be completed within the stipulated time and the water receptacle shall be completed within the stipulated time.
6. The project shall be completed within the stipulated time and the water receptacle shall be completed within the stipulated time.
7. The project shall be completed within the stipulated time and the water receptacle shall be completed within the stipulated time.
8. The project shall be completed within the stipulated time and the water receptacle shall be completed within the stipulated time.
9. The project shall be completed within the stipulated time and the water receptacle shall be completed within the stipulated time.
10. The project shall be completed within the stipulated time and the water receptacle shall be completed within the stipulated time.

No rain water pipe should be fixed or discharged on Road or Footpath. Drainage plan should be submitted at the Borough Executive Engineer's Office and the sanction obtained before proceeding with the drainage work

Before starting any Construction the site must conform with plans sanctioned and all the conditions as proposed in the plan should be fulfilled

The validity of the written permission to execute the work is subject to the above conditions

A suitable pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building incase unfiltered water from street main is not available.

Plan for Water Supply arrangement including SEMI G. & O. H. reservoirs should be submitted at the Office of the Ex-Engineer Water Supply and the sanction obtained before proceeding with the work of Water Supply any deviation may lead to disconnection/demolition.

CONSTRUCTION SITE SHALL BE MAINTAINED FREE FROM AIR POLLUTION ACCORDING TO UNDERTAKING SUBMITTED AS PER AMENDMENT DT. 31.01.2019 vide NO. 85/MIA/OC-4/ 3R-7/2017 OF SCHEDULE IV OF KMC BUILDING RULE 2009

Non Commencement of Erection/ Re-Erection within Five year will Require Fresh Application for Sanction

All Building Materials to necessary & construction should conform to the standard specified in the National Building Code of India.

Design of all Structural Members including that of the foundation should conform to Standards specified in the National Building Code of India.

Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction.

Structural plan and design calculation as submitted by the structural engineer have been kept with S. P. No. 20-20/190092, Date: 18/06/21, or record of the Kolkata Municipal Corporation without sanction No. deviation from the submitted structural plan should be made at the time of erection without submitting fresh structural plan along with design calculation and stability certificate in the prescribed form, necessary steps should be taken for the safety of the adjoining premises public and private properties and safety of human life during construction.

Asst. Engineer/Technical Advisor / Executive Engineer
BOROUGH NO.- XIII, XIV

CHECKED AND VERIFIED
A.E.(C)/S.A.E.(C)

Encl. Dm
2019/190535
BUILDING DEPARTMENT
11 JUN 2021
THE KOL. MUN. CORP.