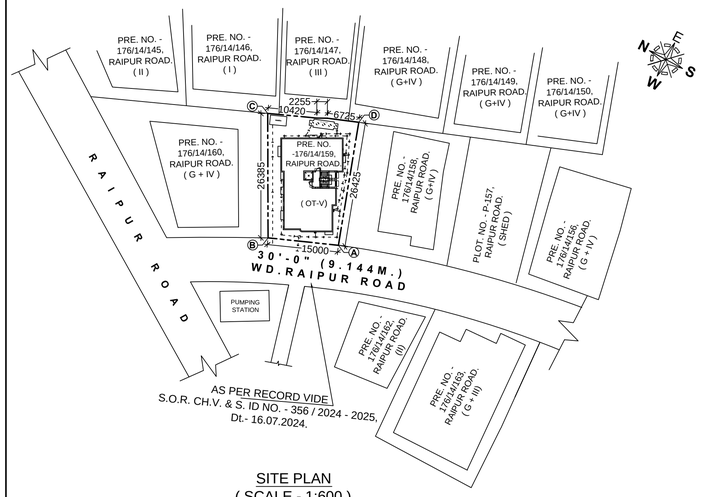
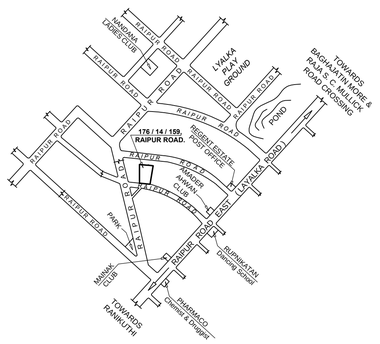


SITE PLAN
(SCALE - 1:600)

Average Rear Open Space as per Notifications No. - 480/MA/O/C-4/3R-13/2012, Date :- 21/10/2014.
Average Rear Open Space Calculation. -
= Total Rear Area / Rear Dimension of Proposed Building
= 57.413 / 13.250 = 4.333 m.



LOCATION PLAN. (SCALE = 1: 4000)

CO-ORDINATES IN WGS-84 SYSTEM AND SITE ELEVATION FROM A.M.S.L. OF PROPOSED PREMISES

POINT	CO-ORDINATES		SITE ELEVATION FROM A.M.S.L.
	LATITUDE	LONGITUDE	
A	22°29'10.4" N	88°22'04.3" E	8.0 M.
B	22°29'10.6" N	88°22'04.2" E	8.0 M.
C	22°29'10.9" N	88°22'05.0" E	8.0 M.
D	22°29'10.6" N	88°22'05.3" E	8.0 M.

Permissible height from AMSL in reference to CCZM issued by AAI is 33 Metres.

SCHEDULE OF DOORS AND WINDOWS			
D	1200 x 2100	W1	1500 x 1650
D1	1000 x 2100	W2	1200 x 1650
D2	900 x 2100	W3	1200 x 1200
D3	850 x 2100	W4	900 x 1200
D4	750 x 2100	W5	900 x 1050
SD1	2300 x 2100	W6	600 x 600
SD2	2450 x 2100	W7	1850 x 1800

S P E C I F I C A T I O N

1. ALL DIMENSIONS ARE IN MM.
2. THE HEIGHT OF THE BUILDING IS 15.400 m.
3. THE BUILDING IS R.C.C. FRAME STRUCTURE.
4. ALL OUTER WALL ARE 250 / 200 mm. THICK.
5. ALL INTERNAL WALL ARE 75 / 125 mm. THICK.
6. GRADE OF CONCRETE IS M25.
7. GRADE OF STEEL IS Fe - 500.
8. 100 THICK LIME TERRACING OVER 100 THICK R.C.C. ROOF SLAB.
9. 12 MM. THICK PLASTER TO ALL INTERNAL WALL WITH (1 : 5) CEMENT SAND MORTER.
10. HEIGHT OF PARAPET WALL IS 1200 mm.

STATEMENT OF PROPOSAL

PART - A

1. ASSESSES NO. : **21-096-07-0152-5**
2. **NAME OF THE LESSOR AND LESSEES :**
   DEV. COMMR. GOVT.OF WEST BENGAL RAJBHAVAN
   LESSEE SM.ESHA SINHA
3. **DETAILS OF REGD. LEASE DEED**
   Book NO.- I , Vol. No. - 58 , Pages : 94 To 100, Being No. - 1724 , Year : 1963 ,
   DATE : - 11 / 03 / 1963, SUB REGISTER OF ALIPORE, 24-PARGANAS , WEST BENGAL
4. **DETAILS OF REGD. BOUNDARY DECLARATION**
   Book NO.- I, Vol. No. - 1602 - 2024,
   Pages : 235725 To 235735 ,
   Being No. - 160207269 ,Year : 2024 ,
   DATE : - 21 / 05 / 2024
   D.S.R. - II, SOUTH 24-PARGANAS, WEST BENGAL
5. **DETAILS OF REGD. POWER OF ATTORNEY**
   Book NO.- I , Vol. No. - 1602 - 2024 ,
   Pages : 146824 To 146838,
   Being No. - 160204030 ,Year : 2024 ,
   DATE : - 01 / 04 / 2024,
   D.S.R. - II, SOUTH 24-PARGANAS, WEST BENGAL

PART - B

1. **AREA OF LAND :**
   As per Title deed : 6K- 12CH - 40 SQFT = 455.221 Sqm
   & Assessment book copy
   As per Boundary Declaration
   : 6K- 12CH - 22 SQFT = 453.549 Sqm
2. NET AREA OF LAND : 453.549 Sqm

3. PERMISSIBLE GROUND COVERAGE = 51.548 % = 233.795 Sqm.
4. PROPOSED GROUND COVERAGE = 51.379 % = 233.027 Sqm.
5. PROPOSED AREA :

	TOTAL FLOOR AREA	CUTOUT			Covered Area (Excluding Stair void & Lift Duct)	EXEMPTED AREA		Net Floor Area (Excluding Stair, Lift Duct & Lobby)
		Stair Void Area	Lift Duct Area	Total Area		Stair Way Area (Excl.Stair Void)	Lift Lobby	
Ground Floor	217.368 Sqm.	——	——	——	217.368 Sqm.	14.040 Sqm.	2.618 Sqm	200.710 Sqm.
First Floor	233.027 Sqm.	1.000 Sqm.	2.640 Sqm.	3.640 Sqm.	229.387 Sqm.	14.040 Sqm.	2.618 Sqm	212.729 Sqm.
Second Floor	233.027 Sqm.	1.000 Sqm.	2.640 Sqm.	3.640 Sqm.	229.387 Sqm.	14.040 Sqm.	2.618 Sqm	212.729 Sqm.
Third Floor	233.027 Sqm.	1.000 Sqm.	2.640 Sqm.	3.640 Sqm.	229.387 Sqm.	14.040 Sqm.	2.618 Sqm	212.729 Sqm.
Fourth Floor	233.027 Sqm.	1.000 Sqm.	2.640 Sqm.	3.640 Sqm.	229.387 Sqm.	14.040 Sqm.	2.618 Sqm	212.729 Sqm.
Total	**1149.476 Sqm.**	**4.000 Sqm.**	**10.560 Sqm**	**14.560 Sqm.**	**1134.916 Sqm.**	**70.20 Sqm.**	**13.09 Sqm.**	**1051.626 Sqm.**

TOTAL EXEMPTED AREA = (70.20 + 13.09) = 83.29 Sqm.

6. PARKING CALCULATION :

Individual Tenement	Prop. Area To be Added	Actual Tenement	Tenement Size	Required Parking
1 - 116.193 Sqm.	15.832	132.025 Sqm.	ABOVE 100 Sqm = 8	8 Nos
2 - 95.313 Sqm.	12.987	108.300 Sqm.		

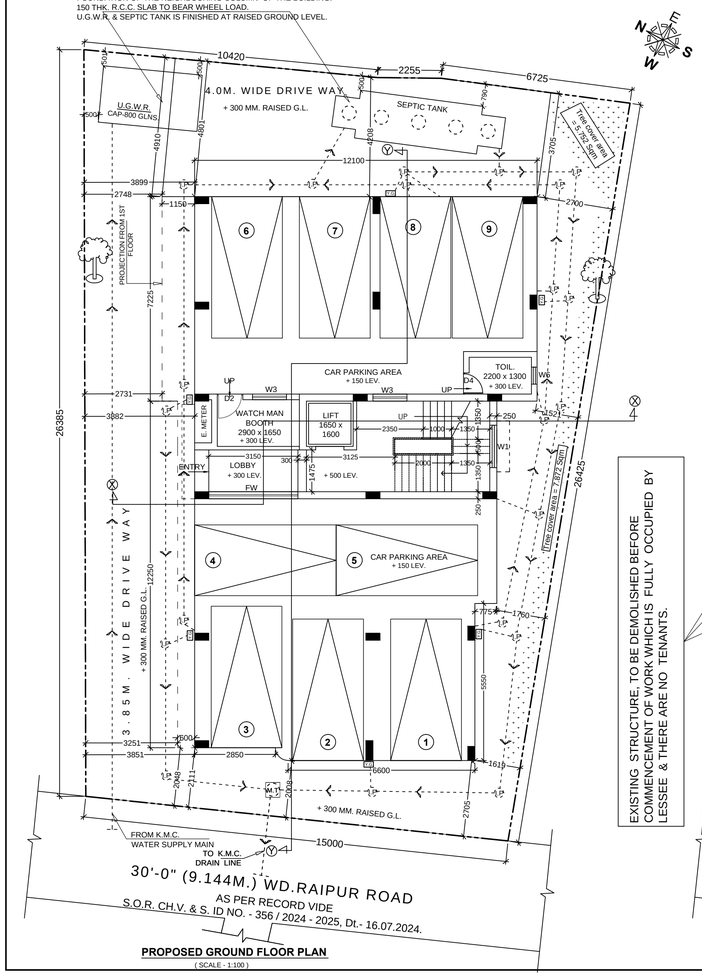
Total Required Parking = 8 Nos

NOS. OF PARKING PROVIDED (Covered) = 9 Nos.

Permissible area for parking : (a) GROUND FLOOR = 8 Nos. x 25
Actual area of parking provided : (a) GROUND FLOOR = 173.615 Sqm

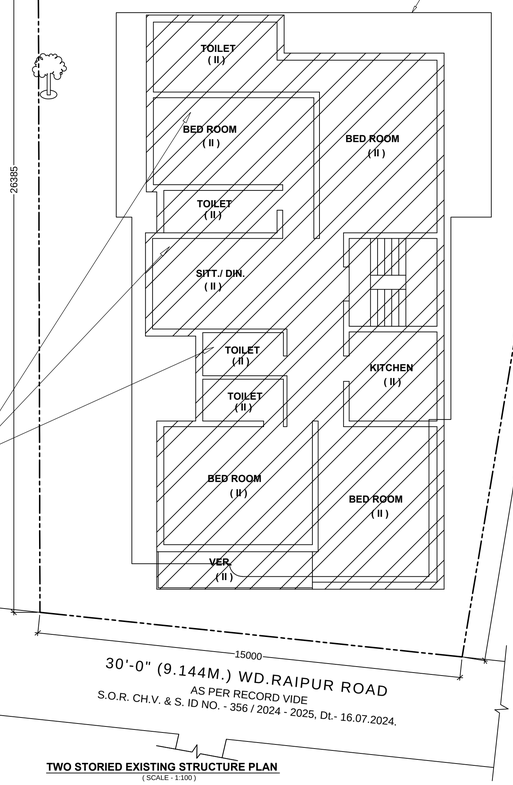
PERMISSIBLE F. A. R. = 2.25
PROPOSED F. A. R. = (1051.626 - 173.615) / 453.549 = 1.936 < 2.25
TOTAL AREA OF CUPBOARDS = 27.3 Sqm.(2.975 %)
TOTAL ADDITIONAL FLOOR AREA FOR FEES (Cupboard + stair head rm + lift m/c top cover) = 50.045 Sqm.
STAIR HEAD ROOM AREA = 18.746 Sqm.
OVER HEAD TANK AREA = 7.030 Sqm.
TOP COVER OF M/C RM LESS LIFT AREA = 3.999 Sqm.
HEIGHT OF THE BUILDING = 15.400 m.
RELAXATION OF AUTHORITY = U / R 76 (i) of KMC BUILDING RULES 2009
TREE COVER AREA
Required = (1134.971 / 6000) x 15% x 453.549 = 12.869 Sqm.
Proposed= = 13.624 Sqm.
AREA OF EXISTING STRUCTURE = 395.980 Sqm.

ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN DURING DEMOLISH OF EXISTING BUILDING AND U.G.W.R. & SEPTIC TANK.
THE DEPTH OF U.G.W.R. & SEPTIC TANK WILL NOT EXCEED THE DEPTH OF FOUNDATION OF THE NEIGHBOURING COLUMN OF THE BUILDING.
150 THK. R.C.C. SLAB TO BEAR WHEEL LOAD.
U.G.W.R. & SEPTIC TANK IS FINISHED AT RAISED GROUND LEVEL.

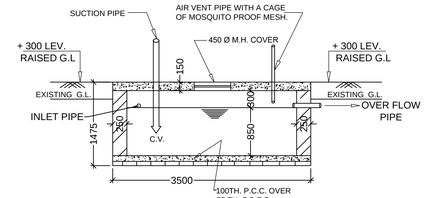


PROPOSED GROUND FLOOR PLAN
(SCALE - 1:100)

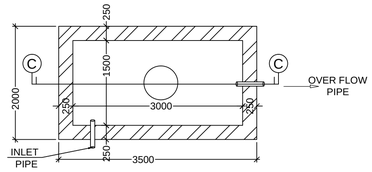
EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK WHICH IS FULLY OCCUPIED BY LESSEE & THERE ARE NO TENANTS.



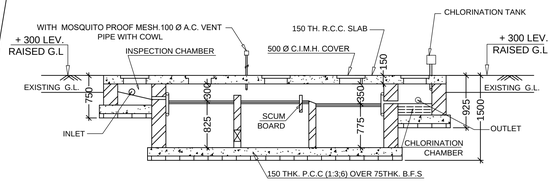
TWO STORIED EXISTING STRUCTURE PLAN
(SCALE - 1:100)



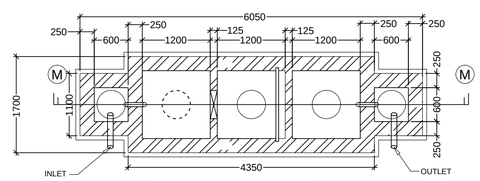
SECTION = C - C
(SCALE- 1:50)



DETAILS OF UNDERGROUND WATER RESERVOIR.
(CAP - 810 GALLONS = 3698 Lts.) (SCALE- 1:50)



SECTION = M - M



DETAILS OF SEPTIC TANK.
(45 USERS) (SCALE- 1:50)

DECLARATION OF APPLICANTS

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT-

1. I SHALL ENGAGE L.B.S, E.S.E. & G.T.E. DURING CONSTRUCTION.
2. I SHALL FOLLOW THE INSTRUCTION OF L.B.S E.S.E. & G.T.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 & ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF UNDER GROUND WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER THE GUIDANCE OF L.B.S / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
6. THERE IS A TWO STORIED EXISTING STRUCTURE OCCUPIED BY LESSEE, TO BE DEMOLISHED BEFORE NEW WORK .
7. DURING INSPECTION PLOT WAS IDENTIFIED BY ME.
8. THERE IS NO COURT CASE PENDING IN RESPECT OF THE PREMISES.
9. THERE IS NO TENANT.

DEV.COMMR.GOVT.OF WEST BENGAL RAJBHAVAN
LESSOR

ARJUN SINGH
Constituted Attorney of
SMT. ESHA SINHA (LESSEE)
NAME OF APPLICANTS

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 AND EXISTING STRUCTURE CONFORM WITH THE PLAN, 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 AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

MADHAB CH. PAUL. L.B.S. No.- 526 (Class- I)
NAME OF L.B.S.

DECLARATION OF E.S.E

THE STRUCTURAL DESIGNS AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING 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.

SOIL TESTING HAS BEEN DONE BY DR. SANTOSH KUMAR CHAKRABORTY (G.T.E. NO. - 16/I) OF J. B. ASSOCIATES, OF(ADDRESS) 1418, NAYABAD, PANCHASAYER. KOLKATA - 700094. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

MADHAB CH. PAUL. E.S.E. NO.- 229 / II.
NAME OF E.S.E.

DECLARATION OF G.T.E

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

DR. SANTOSH KUMAR . CHAKRABORTY . K.M.C. G.T.E. NO. - 16 (Class - I)
NAME OF GEO-TECHNICAL ENGINEER.

PROPOSED (G + IV) STORIED (Height of the Building is 15.400 m.) RESIDENTIAL BUILDING U/S 393A OF K.M.C. BUILDING ACT 1980 & K.M.C. Building Rules, 2009, AT PRE. No. - 176/14/159, RAIPUR ROAD. KOLKATA - 700 092. P. S. - JADAVPUR, P.O.- REGENT ESTATE ,WARD NO. - 96, BOROUGH - X. PLOT NO - 159 , J.L. NO - 34, TOUZI NO - 151, MOUZA- BADE RAIPUR,

*** * * DETAILS OF ARCHITECTURAL DRAWING * * ***

ARCHITECTS & ENGINEERS.
Deep Pal Consultancy (P) Ltd.
48/1A, Dr. Suresh Sarkar Road.
Kolkata - 700 014.
E-mail : dpckol@yahoo.com

DRAWN BY. DEBANWITA
Checked BY M.C.Paul

BUILDING PERMIT NUMBER: 2024100126 DATE: 28-AUG-2024
VALID UP TO: 28-AUG-2029

DEBARATI CHAKRABORTY — Digitally signed by DEBARATI CHAKRABORTY Date: 2024.08.28 19:17:54 +05'30'

TUSHAR JATI — Digitally signed by TUSHAR JATI Date: 2024.08.29 15:16:02 +05'30'

ASSISTANT ENGINEER(C) / BUILDING / BR. - X
EXECUTIVE ENGINEER (C) / BUILDING / BR. - X