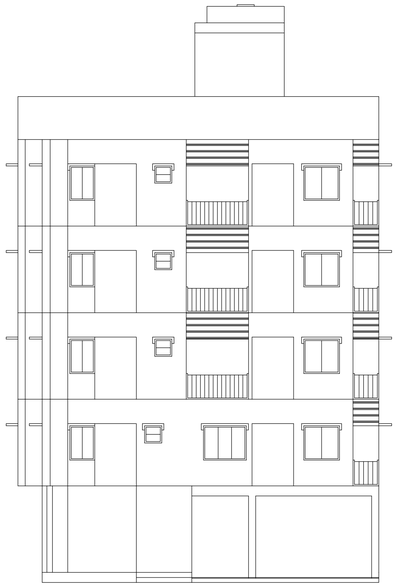
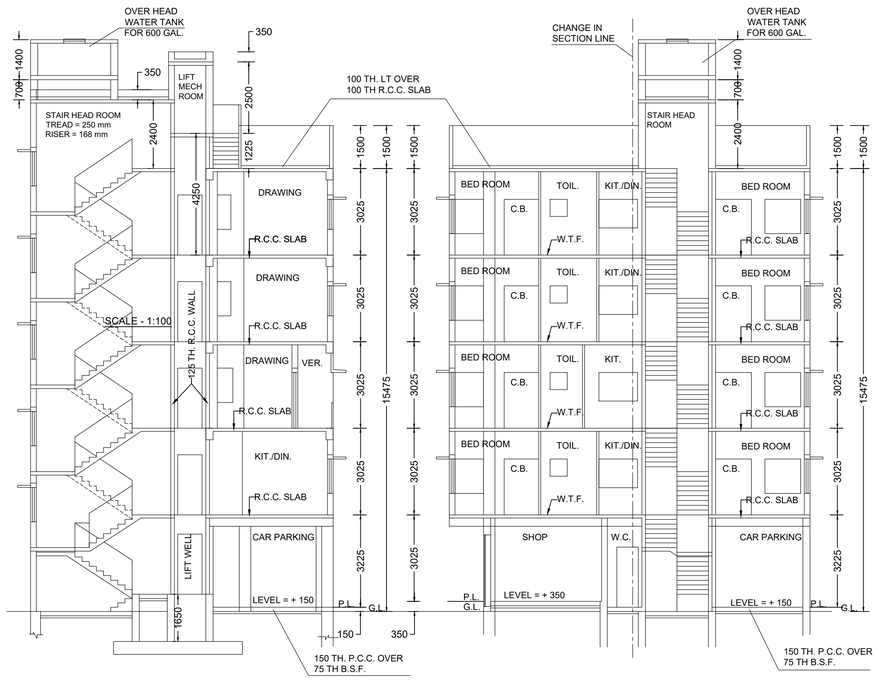


FRONT ELEVATION

SCALE - 1:100

SIDE ELEVATION

SCALE - 1:100



SECTION ON A A

SECTION ON B B

SCALE - 1:100

REFERENCE POINT MARKED IN SITE PLAN OF THE PROPOSAL PLAN	CO-ORDINATE IN WGS 84	
	LATITUDE	LONGITUDE
A	22 30 29 N	88 22 23 E
B	22 30 30 N	88 22 23 E
C	22 30 30 N	88 22 24 E

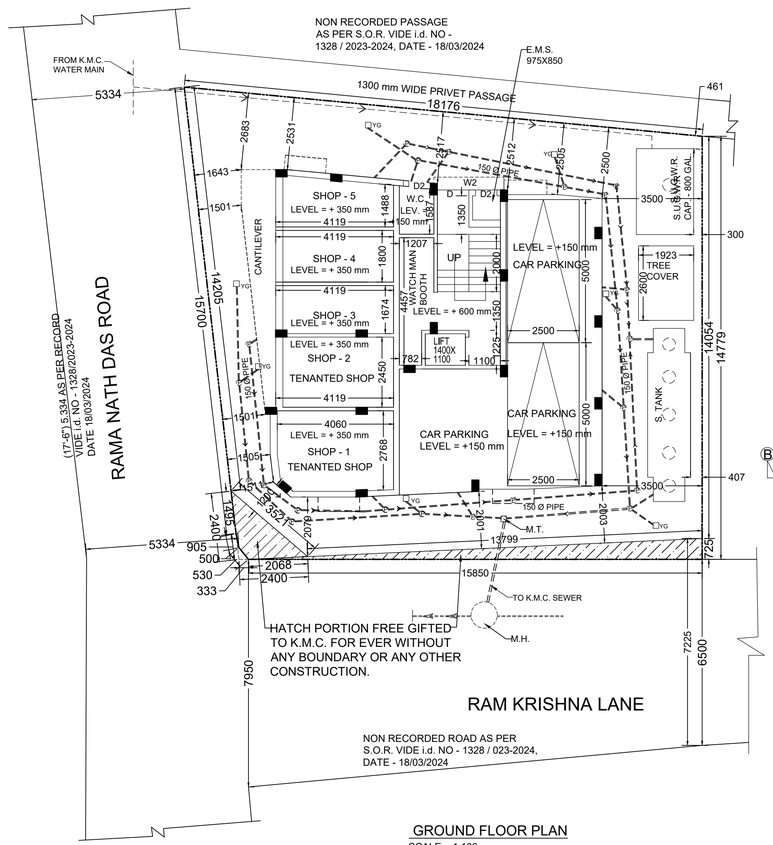
PERMISSIBLE HEIGHT IN REFERENCETO CCAM ISSUED BY AAI = 33 M.
CO-ORDINATER IN WGS 84 AND SITE ELEVATION (AMSL) = 8.00 M.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF ANY STAGE IT IS FOUND OTHERWISE, THEN I SHALL FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKR APPROPRIATE ACTION AGAINST ME AS PER LOW

SRI SUBRATA BOSE &
SRI JAGONNATH HALDER PARTNERS OF " AAMAR BARI" & CONSTITUTED ATTORNEY OF ARUN MUKHERJEE BABLU MUKHERJEE SUDIPTA MUKHERJEE RATNA BANERJEE SWAPNA CHATTERJEE

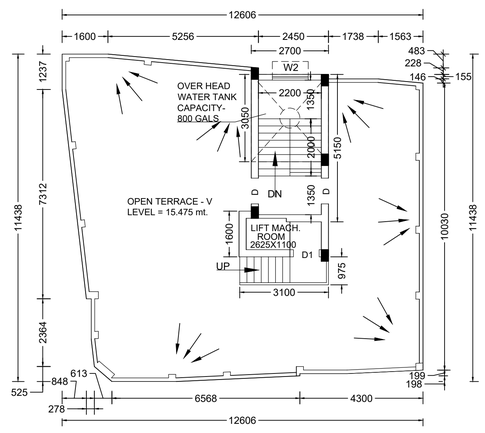
SRI KINGSUK NANDI
L.B.S. NO - 1313, CLASS -I
NAME OF THE L.B.S

NAME OF THE OWNERS / APPLICANT



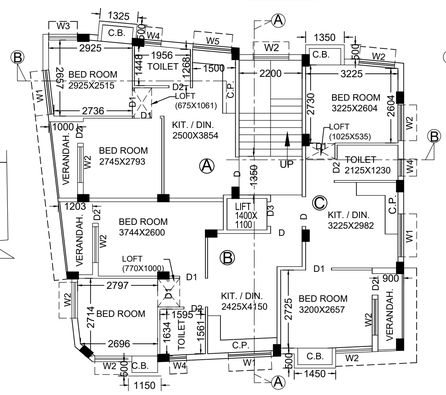
GROUND FLOOR PLAN

SCALE = 1:100



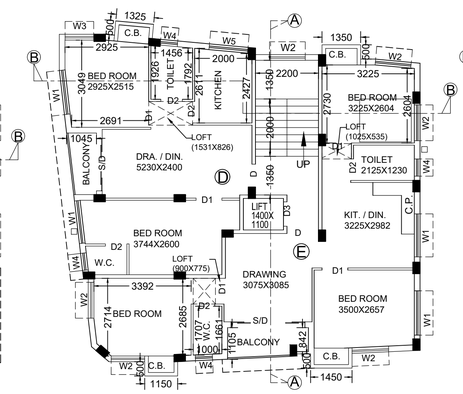
ROOF PLAN

SCALE = 1: 100



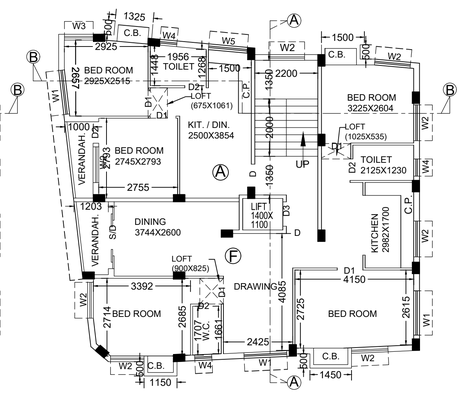
1ST FLOOR PLAN

SCALE = 1:100



2ND FLOOR PLAN

SCALE - 1:100



(TYP.) 3RD & 4TH. FLOOR PLAN

SCALE - 1:100

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1. ASSESSEE NO - 210921800010

2. NAME OF THE RECORDED OWNER - 1) ARUN MUKHERJEE (2) BABLU MUKHERJEE (3) SUDIPTA MUKHERJEE (4) RATNA BANERJEE (5) SWAPNA CHATTERJEE

3. NAME OF THE APPLICANT (CONSTITUTED ATTORNEY) :- (1) SRI SUBRATA BOSE (2) SRI JAGONNATH HALDER PARTNERS OF "AAMAR BARI"

4) DETAILS OF REGISTERED DEED :-
BOOK NO - I, VOLUME NO - 97, PAGE - 102 TO 103, BEING NO - 4965
FOR THE YEAR - 1967, REG. AT S.R. - ALIPORE, DATE - 19/07/1967

5) DETAILS OF DEVELOPMENT POWER OF ATTORNEY :-
BOOK NO - I, VOLUME NO - 1604 - 2023, PAGE FROM - 299738 TO 299761,
BEING NO. - 160409455 FOR THE YEAR - 2023,
REG. AT - D.S.R.- IV, SOUTH 24 PARGANAS , DATE - 03/08/2023

6) DETAILS OF REGISTERED BOUNDARY DECLARATION -
BOOK NO - I, VOLUME NO - 1630-2024, PAGE FROM - 8531 TO 8542
BEING NO. - 163000362 FOR THE YEAR - 2024
REG. AT - D.S.R. - V SOUTH 24 PARGANAS, DATE - 05/02/2024

7) DETAILS OF REGISTERED STRIP OF LAND -
BOOK NO - I, VOLUME NO - 1630-2023, PAGE FROM - 69558 TO 69570
BEING NO. - 163002429 FOR THE YEAR - 2023
REG. AT - D.S.R. - V SOUTH 24 PARGANAS, ATE - 14/08/2023

8) DETAILS OF REGISTERED SPLAYED CORNER -
BOOK NO - I, VOLUME NO - 1630-2023, PAGE FROM - 69597 TO 69609
BEING NO. - 163002430 FOR THE YEAR - 2023
REG. AT - D.S.R. - V SOUTH 24 PARGANAS, DATE - 14/08/2023

9) DETAILS OF REG. NON EVICTION OF TENANT :-
BOOK NO - I, VOLUME NO - 1630-2023, PAGE FROM - 71884 TO 71895
BEING NO - 163002498 FOR THE YEAR - 2023,
REG. AT D.S.R. - V SOUTH 24 PARGANAS, DATE - 18/08/2023

9) MUTATION CERTIFICATE :- O/092/10-JUN-21/44016 DATE - 28/06/2021

PART - B

1) AREA OF PLOT OF LAND:-
(a) AS PER REG. DEED = 269.417 Sqm (04K-00CH-20 Sft)
(b) AS PER BOUNDARY DECLARATION AND = 267.094 Sqm (03K-15CH-40 Sft)

b) AREA OF STRIP OF LAND = 5.746 Sqm
c) AREA OF SPLAYED CORNER = 2.799 Sqm
2) PERMISSIBLE GROUND COVERAGE - 57.76% = 154.273 Sqm

3) PROPOSED GROUND COVERAGE - 48.72 % = 130.132 Sqm

4) PROPOSED AREA :-

FLOOR	TOTAL FLOOR AREA (Sqm)	LIFT WELL AREA (Sqm)	ACTUAL FLOOR AREA (Sqm)	TOTAL EXMP. AREA		NET FLOOR AREA
				STAIR+ STAIR LOBBY	LIFT+ LIFT LOBBY	
GROUND	123.013	——	123.013	10.340 Sqm	1.485 Sqm	111.188 Sqm
FIRST	130.132	1.540	128.592	10.340 Sqm	1.485 Sqm	116.767 Sqm
SECOND	130.132	1.540	128.592	10.340 Sqm	1.485 Sqm	116.767 Sqm
THIRD	130.132	1.540	128.592	10.340 Sqm	1.485 Sqm	116.767 Sqm
FOURTH	130.132	1.540	128.592	10.340 Sqm	1.485 Sqm	116.767 Sqm
TOTAL	643.541	6.160	637.381	51.700 Sqm	7.425 Sqm	578.256 Sqm

5) TENEMENT AND PARKING CALCULATION

TENE. MKD.	TENE. AREA (Sqm)	COMMON AREA (Sqm)	ACTUAL TENE. AREA INCLUDING COMMON AREA	TENEMENT NO.	REQUIRED PARKING	PROPOSED PARKING
A	36.841	6.222	43.063 Sqm	3 NOS.		
B	40.107	6.774	46.881 Sqm	1 NO.		
C	38.278	6.465	44.743 Sqm	1 NO.		
D	51.090	8.629	59.719 Sqm	1 NO.	1 NO.	2 NOS.
E	64.136	10.832	74.968 Sqm	1 NO.		
F	78.385	13.237	91.622 Sqm	2 NO.		
SHOP AREA AT GROUND FLOOR = 48.345 Sqm CARPET AREA OF SHOP AT GROUND FLOOR = 40.433 Sqm					1 NO.	
			TOTAL		2 NOS.	2 NOS.

B) NOS. OF PARKING PROVIDED i) COVERED - 2 NOS. & OPEN - NIL
C) PERMISSIBLE AREA FOR PARKING a) GROUND FLOOR = 50 Sqm
D) ACTUAL AREA OF PARKING PROVIDED = 50.298 Sqm
6) PERMISSIBLE F.A.R. = 2.00
7) PROPOSED F.A.R. = (578.256 - 50)Sqm. / 267.094 Sqm. = 1.978 < 2.00

8) STATEMENT OF OTHER AREAS :-

	LOFT	CUPBOARD	LEDGE / TEND
GROUND FLOOR	NIL	NIL	NIL
FIRST FLOOR	2.035 Sqm	2.619 Sqm	NIL
SECOND FLOOR	2.510 Sqm	2.619 Sqm	NIL
THIRD FLOOR	2.007 Sqm	2.619 Sqm	NIL
FOURTH FLOOR	2.007 Sqm	2.619 Sqm	
TOTAL	8.558 Sqm	10.476 Sqm	NIL

10) COMMON AREA
i) AT GROUND FLOOR = 24.370 Sqm
ii) AT OTHER FLOOR = (14.906 - 1.54) X 3 = (13.366X4) Sqm = 53.464 Sqm
11) STAIR HEAD ROOM AREA = 13.751 Sqm
12) LIFT MACHINE ROOM AREA = 4.694 Sqm
13) LIFT MACHINE ROOM STAIR AREA = 3.022
14) ROOF TOILET AREA (IF ANY) = NIL
15) AREA OF OVER HEAD WATER TANK = 8.234
16) SHOP AREA AT GROUND FLOOR = 48.345 Sqm
17) CARPET AREA OF SHOP = (11.191+9.478+6.476+6.963+6.325) Sqm = 40.433 Sqm
18) ADDITIONAL AREA FOR FEES = (13.751 + 4.694 + 3.022 + 8.558 + 10.476) = 40.501 Sqm
19) TOTAL AREA FOR FEES = 637.381+40.501 = 677.882 Sqm
20) PERMISSIBLE TREE COVERED AREA = 4.540 Sqm
21) PROPOSED TREE COVERED AREA = 5.01 Sqm
22) OPEN TERRACE AREA = 130.132 Sqm
23) HEIGHT OF THE BUILDING = 15.475 mt
24) RELAXATION OF AUTHORITY (IF ANY) = NIL

PROPOSED G+ FOUR STORIED RESIDENTIAL BUILDING PLAN U/S 393 A OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AT K.M.C. PREMISES NO - 1, RAM KRISHNA LANE IN WARD NO - 092, BOROUGH - X, P.S. - GARFA, KOLKATA - 700031, DIST. - 24 PARGANAS (SOUTH). HEIGHT OF THE BUILDING = 15.475 MT.

NOTE :-
ALL DIMENSIONS ARE IN MILLIMETERS
SCALE = 1:100, 1:200, 1:50, 1:600 & 1:4000
N.B. MATERIALS AND CONSTRUCTION AS PER I.S. CODE

SPECIFICATION

1. 75mm THICK BRICK FLAT SOLING IN FOUNDATION AND FLOOR WILL BE 1st CLASS JHAMA BRICK.
2. 150mm THICK P. C. C. IN FOUNDATION AND FLOOR WILL BE (1:6:3) CEMENT SAND AND 30mm DOWN JHAMA KHOA.
4.25mm D. P. C. WILL BE WITH (1:1:2) CEMENT SAND AND QUARTER CHIPS WITH PROPER WATER PROOFING COMPOUND.
5. 200 mm THICK LOAD BEARING WALL WILL BE 1st CLASS BRICK WITH (1:6) CEMENT SAND MORTAR.
6. 125mm & 75mm THICK PARTITION WALL WILL BE 1st CLASS BRICK WITH (1:4) CEMENT SAND MORTAR.
7. ALL R. C. C. WORK WILL BE (1:2:4) CEMENT SAND & 20mm DOWN STONE CHIPS.
8.GRADE OF CONCRETE :- M20
9.GRADE OF STEEL :-Fe-415

CERTIFICATE OF L. B. S.

I CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K. M. C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME INCLUDING THE ABUTTING 6.5 mt. TO 7.95 mt. (7.225 M. AVE.) WIDE NON RECORDED ROAD AS PER S.O.R. VIDE i.d. NO - 1328/2023-2024, DATE - 18/03/2024 IN THE FRONT (WESTERN SIDE) AND 5.334 AS PER RECORD AS PER S.O.R.VIDE i.d. NO - 1328/2023-2024 DATE 18/03/2024 ON THE NORTHERN SIDE AND 1.220 MT WIDE NON RECORD PASSAGE AS S.O.R. VIDE i.d. NO - 1328/2023-2024 DATE 18/03/2024 PRIVET PASSAGE ON THE EASTERN SIDE OF THE PREMISES CONFIRM WITH THE PLAN AND IT IS BUILD-ABLE SITE AND NOT A TANK OR FILLED UP LAND.
THE PLOT DEMARCATED BY BOUNDARY WALL
THERE IS AN EXISTING SINGLE STORIED BUILDING WHICH IS FULLY OCCUPIED BY THE OWNER AND THERE IS TENANT AND IT WILL BE DEMOLISHED BEFORE CONSTRUCTION OF WORK.

SRI KINGSUK NANDI
L.B.S NO - 1313 CLASS - I (K.M.C.)
NAME OF THE L.B.S

CERTIFICATE OF STRUCTURAL ENGINEER

I CERTIFIED THAT THE STRUCTURAL DESIGN AND DRAWING BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND I CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE BEARING CAPACITY OF SOIL HAS BEEN CONSIDERED AS SOIL TEST REPORT MADE BY "SOIL-TECH" OF 51/1H. PRINCE GOLAM HOSSAIN SHAH ROAD KOLKATA - 700032 AND DULY SIGNED BY GEO-TECHNICAL ENGINEER SRI KALLOL KUMAR GHOSHAL , G.T. NO - 49, CLASS - I (K.M.C.)

SAKTI BRATA BHATTACHARYYA
E . S. E. NO - 116, CLASS - I (K.M.C)
NAME OF THE STRUCTURAL ENGINEER

DECLARATION OF GEO-TECHNICAL

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 AND STABLE IN ALL RESPECT FROM GEO-THICHNICAL POINT OF VIEW.

KALLOL KUMAR GHOSHAL
G.T. NO - 49 CLASS - I
NAME OF GEO - TECHNICAL ENGINEER

DECLARATION OF OWNERS / APPLICANTS

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
WE SHALL ENGAGE THE L.B.S. , E.S.E & G.T.E. DURING CONSTRUCTION
WE SHALL FOLLOW THE INSTRUCTION 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 THE STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE
IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER GUIDANCE OF L.B.S. AND E.S.E. BEFORE STARTING OF THE BUILDING FOUNDATION DURING SITE INSPECTION, WE WERE PHYSICALLY PRESENT AND DULY IDENTIFIED THE PLOT
THE PLOT IS DEMARCATED BY BOUNDARY WALL,
THERE IS AN EXISTING SINGLE STORIED BUILDING WHICH IS FULLY OCCUPIED BY THE OWNER AND TENANT
THE EXISTING SINGLE STORIED BUILDING WILL BE DEMOLISHED BEFORE STARTING CONSTRUCTION WORK
THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES

SRI SUBRATA BOSE &
SRI JAGONNATH HALDER PARTNERS OF " AAMAR BARI" & CONSTITUTED ATTORNEY OF ARUN MUKHERJEE BABLU MUKHERJEE SUDIPTA MUKHERJEE RATNA BANERJEE SWAPNA CHATTERJEE

NAME OF THE OWNERS / APPLICANT

SCHEDULE OF DOORS &WINDOWS

DOORS	WINDOW
D - 1000 X 21000	W1 - 1500 X 1200
D1 - 900 X 2100	W2 - 1200 X 1200
D2 - 750 X 2100	W3 - 1000 X 1200
	W4 - 600 X 600
S/D - 2100 X2100	W5 - 1350 X 1000
	W6 - 875 X1200

BUILDING PERMIT NO :- 2024100100 DATE :- 05/08/2024
VALID UPTO :- 04/08/2029

DEBARATI CHAKRABORTY
Digitally signed by DEBARATI CHAKRABORTY
Date: 2024.08.05 18:17:27 +05'30'

TUSHAR JATI
Digitally signed by TUSHAR JATI
Date: 2024.08.05 18:18:37 +05'30'

SIGNATURE OF ASSISTANT ENGINEER (CIVIL) / BLDG. BR.- X OF K.M.C.

SIGNATURE OF EXECUTIVE ENGINEER (CIVIL) / BLDG. BR.- X OF K.M.C.