

PROJECT:
 PLAN OF A PROPOSED G+4(F) STORIED RESIDENTIAL BUILDING AT PREMISES NO.-751, WEST RAJAPUR, WARD NO.- 102, BOROUGH NO.- XII, UNDER K.M.C., U/S 393A, OF K.M.C ACT-1980 COMPLYING BUILDING RULE-2009, UNDER J.L. NO.-23 R.S. DAG NO.-505, 510, R.S. KHATIAN NO.-282, MOUZA - RAJAPUR, P.S. - JADAVPUR, KOLKATA-700 032

APPLICANT'S NAME:- SOUVIK KATWAR & ABULL HASAN LASKAR PARTNERS OF MS SRISTI (C.A.)

OWNERS :- SANJIB CHATTERJEE, SWAPNA DEY, SANTI RANJAN CHATTERJEE, LINA BANERJEE, MINU CHATTERJEE, SUCHITRA MUKHERJEE, SUPRIYA CHAKRABORTY, MOUSUMI MUKHERJEE

TITLE:-
FLOOR PLANS, SECTIONS, AND ELEVATIONS ETC.

SPECIFICATIONS & NOTES:-
 GRADE OF CONCRETE-M 20 & STEEL Fe 500
 PROPORTION OF MORTAR FOR 200 OR 250 TH. BW=1:6
 PROPORTION OF MORTAR FOR 125 & 75 TH. BW=1:4
 MIX. PROPORTION OF MORTAR D.P.C.=1:2:4
 MIX. PROPORTION OF MORTAR FOR L.T=2:2:7
 ALL DIMENSIONS ARE IN M.M
 SCALE:1:100, OTHERWISE MENTIONED
 ALL 125 TH CUP BOARD WALL IS R.C.C. WALL.

OWNERS DECLARATION
 I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I / WE SHALL ENGAGE L.B.S & E.S.E DURING CONSTRUCTION I / WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S & E.S.E DURING CONSTRUCTION OF THE BUILDING AS PER B.S. PLAN. KMC AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE KMC AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E / L.B.S BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING DEPARTMENTAL INSPECTION THE PLOT IS IDENTIFIED BY US.

OWNERS DECLARATION
 SOUVIK KATWAR & ABULL HASAN LASKAR PARTNERS OF MS SRISTI C.A. OF SANJIB CHATTERJEE, SWAPNA DEY, SANTI RANJAN CHATTERJEE, LINA BANERJEE, MINU CHATTERJEE, SUCHITRA MUKHERJEE, SUPRIYA CHAKRABORTY, MOUSUMI MUKHERJEE.

NAME OF THE APPLICANT / OWNER

L.B.S. DECLARATION
 CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KMC BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ADJOINING ROAD CONFORMS 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.R. & SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS BEYOND 500 M. OF E. BYE PASS.

NAME OF L.B.S.
 MONOJ KUMAR BHATTACHARJEE

E.S.E DECLARATION
 THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE SOIL TEST REPORT DONE BY - SOIL-TECH, OFFICE-51H, PRINCE GOMAL HOSSAIN SHAH ROAD, JADAVPUR, KOLKATA-700 032. THE RECOMMENDATIONS OF SOIL REPORT CONCERNING DURING STRUCTURAL CALCULATION.

NAME OF E.S.E
 BHASKAR ROY

GEO-TECHNIC DECLARATION
 UNDER SIGNED 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 GEO-TECHNICAL POINT OF VIEW.

NAME OF THE GEO TECHNICAL ENGR.
 BHASKAR ROY

STATEMENT OF THE PLAN PROPOSAL
PART - A

DET. OF DEED(D1)	DET. OF DEED(D2)	DET. OF DEED(D3)	DET. OF DEED(D4)
BOOK NO.-1 VOLUME NO.-101 PAGE FROM:- 208 TO 209 DEED NO.- 6537 YEAR - 1954, DATED:-11/09/1954 S.R.- ALPORE SADAR, SOUTH 24 PARGANAS.	BOOK NO.-1 VOLUME NO.-52 PAGE FROM:- 70 TO 73 DEED NO.- 1728 YEAR - 1955, DATED:-05/04/1955 S.R.- ALPORE SADAR, SOUTH 24 PARGANAS.	BOOK NO.-1 VOLUME NO.-366 PAGE FROM:- 169 TO 175 DEED NO.- 00649 YEAR - 1991, DATED:-08/02/1991 D.S.R.- ALPORE, SOUTH 24 PARGANAS.	BOOK NO.-1 VOLUME NO.-3 PAGE FROM:- 1359 TO 1370 DEED NO.- 00649 YEAR - 2012, DATED:-16/02/2012 D.S.R.-1, SOUTH 24 PARGANAS.
BOOK NO.-1 VOLUME NO.-165-2018 PAGE FROM:- 143600 TO 143419 DEED NO.- 16020363 YEAR - 2018, DATED:-16/07/2018 A.D.S.R.- ALPORE, SOUTH 24 PARGANAS.	BOOK NO.-1 VOLUME NO.-6 PAGE FROM:- 996 TO 1007 DEED NO.- 01181 YEAR - 2013, DATED:-21/03/2013 A.D.S.R.- ALPORE, SOUTH 24 PARGANAS.	BOOK NO.-1 VOLUME NO.-1805-2019 PAGE FROM:- 6294 TO 6297 DEED NO.- 19030728 YEAR - 2019, DATED:-28/03/2019 A.D.S.R.- ALPORE, SOUTH 24 PARGANAS.	BOOK NO.-1 VOLUME NO.-1903-2020 PAGE FROM:- 6340 TO 6344 DEED NO.- 19030728 YEAR - 2019, DATED:-04/01/2020 A.R.A.- KOLKATA.
DET. OF BOUNDARY DECL. - BOOK NO.-1 VOLUME NO.-1602-2022 PAGE FROM:- 142895 TO 142876 DEED NO.- 16020424 YEAR - 2022, DATED:-28/03/2022 D.S.R.- 8, SOUTH 24 PARGANAS.	DET. OF STRIP OF LAND(SQM) - BOOK NO.-1 VOLUME NO.-1602-2022 PAGE FROM:- 142877 TO 142969 DEED NO.- 16020424 YEAR - 2022, DATED:-28/03/2022 D.S.R.- 8, SOUTH 24 PARGANAS.	K.M.C. MUTATION CERTIFICATE - CASE NO.- 01/004/001-01/004/01 DT.-04/10/2021 CERTIFIED BY ASSESSOR COLLECTOR DT.-07/10/2021 AS PER DOCUMENTS - 08 K TO CH 40 SFT, 080,639 SQM.) AS PER BOUNDARY DECL. - 547,822 SQM.(08K,30H,1,756 SFT.) U.L.C.- MEMO NO.- 1198 /1/ U.L.C /ALPORE /2022, DATED - 17/03/2022	

SL NO.	NAME	HEMO NO.	CLASSIFICATION OF LAND
1	SANTIRANJAN CHATTERJEE	16MUT/1296/BLR/OAT/MKASBA/16/01-21/03/2016	PUKUR & DANGA
2	MINU CHATTERJEE	16MUT/1297/BLR/OAT/MKASBA/16/01-21/03/2016	PUKUR & DANGA
3	SANJIB CHATTERJEE	16MUT/1298/BLR/OAT/MKASBA/16/01-21/03/2016	PUKUR & DANGA
4	SWAPNA DEY	16MUT/1299/BLR/OAT/MKASBA/16/01-21/03/2016	PUKUR & DANGA
5	LINA BANERJEE	16MUT/1296/BLR/OAT/MKASBA/16/01-21/03/2016	PUKUR & DANGA
6	MOUSUMI MUKHERJEE	16MUT/1302/BLR/OAT/MKASBA/16/01-21/03/2016	PUKUR & DANGA
7	SUCHITRA MUKHERJEE	16MUT/1300/BLR/OAT/MKASBA/16/01-21/03/2016	PUKUR & DANGA
8	SUPRIYA CHAKRABORTY	16MUT/1301/BLR/OAT/MKASBA/16/01-21/03/2016	PUKUR & DANGA

SL NO.	NAME	HEMO NO.	CONVERSION OF LAND
1	SANTIRANJAN CHATTERJEE	51A(C)/2711/2365/P/16/16/ DATED:-13/06/2016	PUKUR & DANGA TO BASTU
2	MINU CHATTERJEE	51A(C)/2713/2365/P/16/16/ DATED:-13/06/2016	PUKUR & DANGA TO BASTU
3	SANJIB CHATTERJEE	51A(C)/2712/2365/P/16/16/ DATED:-13/06/2016	PUKUR & DANGA TO BASTU
4	SWAPNA DEY	51A(C)/2712553/P/16/16/ DATED:-13/06/2016	PUKUR & DANGA TO BASTU
5	LINA BANERJEE	51A(C)/2714/2365/P/16/16/ DATED:-13/06/2016	PUKUR & DANGA TO BASTU
6	MOUSUMI MUKHERJEE	51A(C)/2717/2365/P/16/16/ DATED:-13/06/2016	PUKUR & DANGA TO BASTU
7	SUCHITRA MUKHERJEE	51A(C)/2716/2365/P/16/16/ DATED:-13/06/2016	PUKUR & DANGA TO BASTU
8	SUPRIYA CHAKRABORTY	51A(C)/2718/2365/P/16/16/ DATED:-13/06/2016	PUKUR & DANGA TO BASTU

PART - B

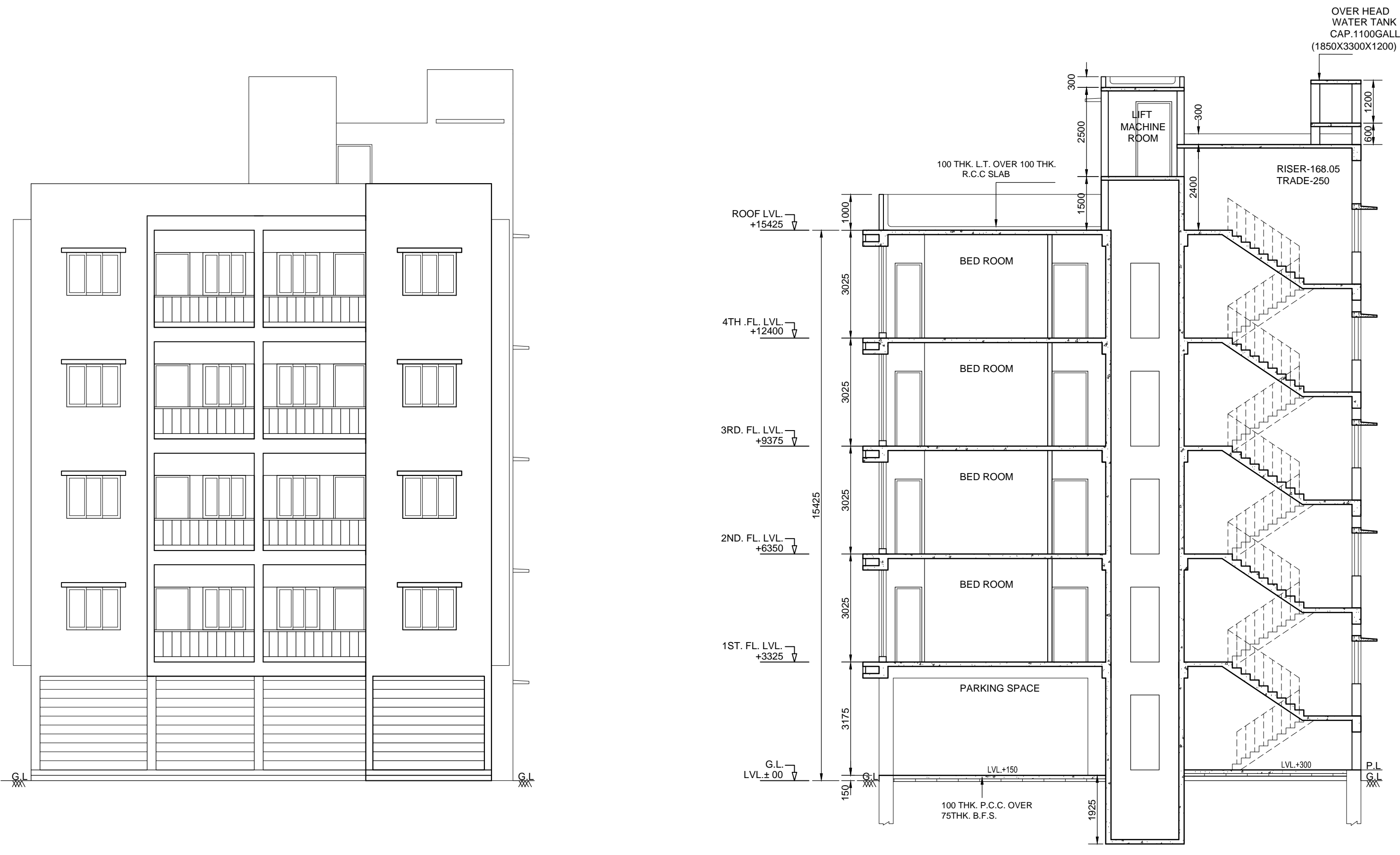
1) PERMISSIBLE GROUND COVERAGE = 273.911 SQM (50%)
 2) PROPOSED GROUND COVERAGE = 236.468 SQM (43.165%)
 3) HEIGHT OF THE BUILDING - 15.425M. 5) OVER HEAD WATER TANK AREA = 6.105 SQM.
 4) STAIR COVER AREA = 18.995 SQM. 6) LIFT MACHINE ROOM AREA (INCLUDING STAIR) = 12.048 SQM.
 7) PROPOSED FLOOR AREA

FLOOR	COVERED AREA (SQM)	STAIR WELL AREA (SQM)	NET COV. AREA (SQM)	NET FLOOR AREA (SQM)	EXEMPTED AREA (SQM)	STAIR LOBBY AREA (SQM)	NET FLOOR AREA (SQM)
GR.FL.	221.311	---	221.311	(13.16 - 0.2) = 12.96	2.97	205.381	
1ST. FL.	236.468	0.2	233.798	(13.16 - 0.2) = 12.96	2.97	217.868	
2ND. FL.	236.468	0.2	233.798	(13.16 - 0.2) = 12.96	2.97	217.868	
3RD. FL.	236.468	0.2	233.798	(13.16 - 0.2) = 12.96	2.97	217.868	
4TH. FL.	236.468	0.2	233.798	(13.16 - 0.2) = 12.96	2.97	217.868	
TOTAL	1187.183	0.8	1156.503	64.8	14.85	1076.853	

- 8) PERMISSIBLE F.A.R. - 1.75. PROPOSED F.A.R. - (1076.853 - 125) / 547.822 = 1.738
 9) CAR PARKING AREA = 127.943 SQM.
 10) TOTAL REQUIRED CAR PARKING - (4+1) 05 NOS. PROPOSED CAR PARKING - 07 NOS.
 11) TOTAL CUP BOARD AREA = 14.756 SQM.
 12) SHOP - COVERED AREA = 67.111 SQM., CARPET = 60.304 SQM.
 13) REQUIRED CAR PARKING FOR SHOP = 1 NO.
 14) ADDITIONAL AREA FOR FEES = 43.799 SQM.
 14) TOTAL AREA FOR FEES = 1200.30 SQM.
 15) TREE COVER AREA PROVIDED (4.829%) = 28.453 SQM.

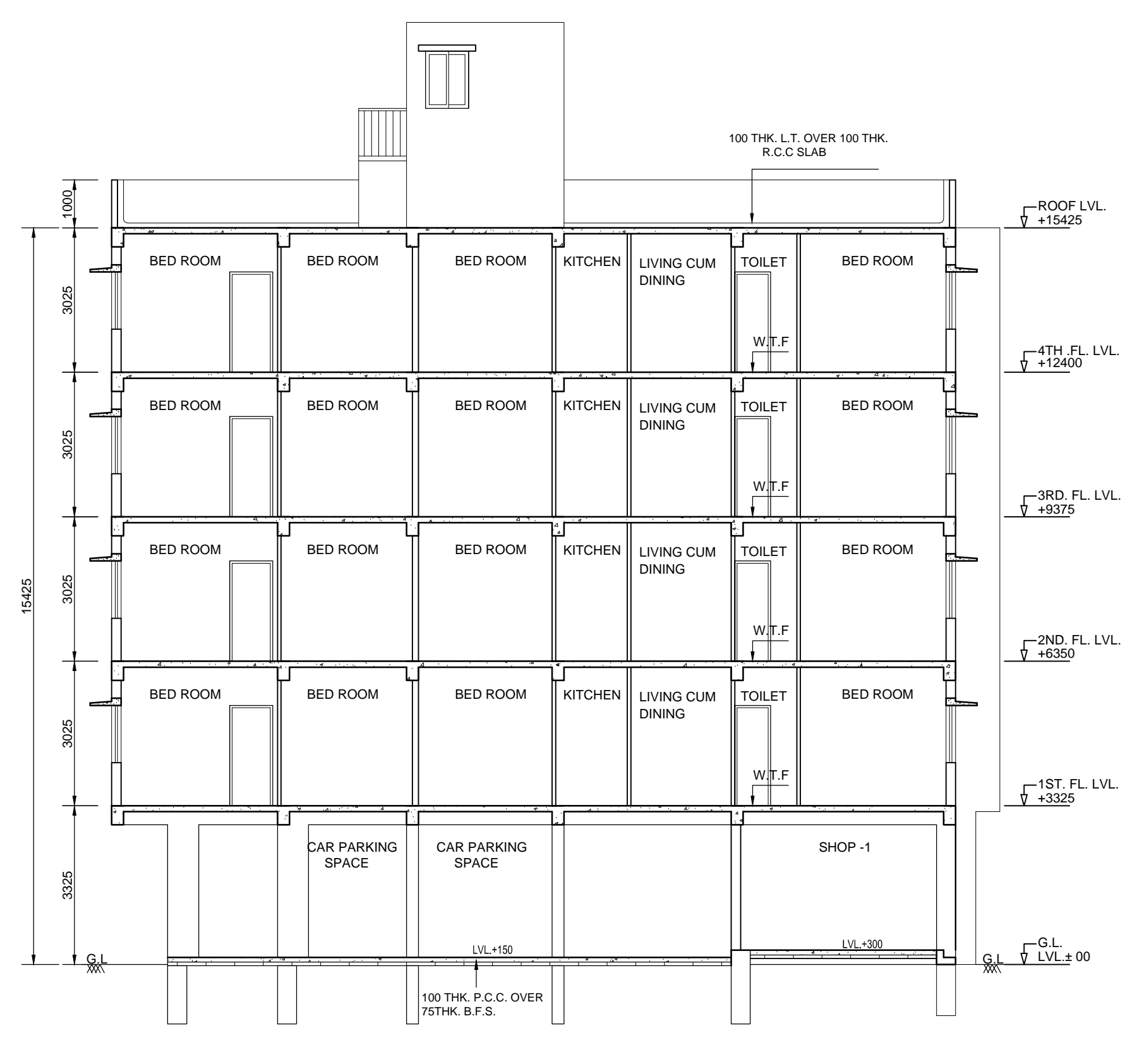
15) TENEMENTS CALCULATION

FLAT MKD.	TENEMENT AREA	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQ. CAR PARKING
A	71.94 SQM.	8.705 SQM.	80.645 SQM.	04	> 50 < 50 = 04NOS.
B	41.058 SQM.	4.968 SQM.	46.026 SQM.	04	> 50 < 75 = 04NOS.
C	41.522 SQM.	5.024 SQM.	46.546 SQM.	04	> 75 < 100 = 04NOS.
D	59.822 SQM.	7.238 SQM.	67.06 SQM.	04	REQ. CAR PARKING = 04 NOS.

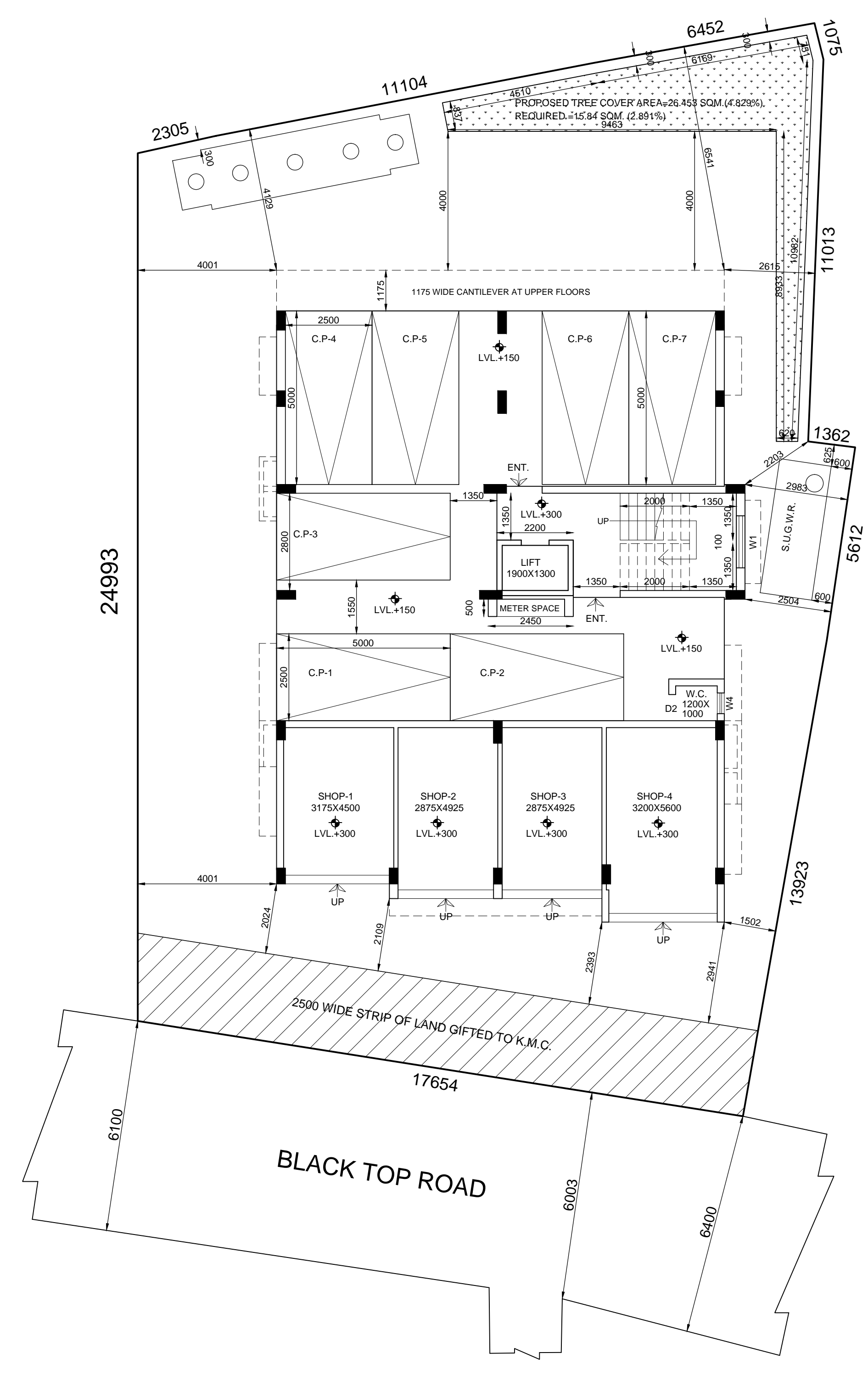


FRONT ELEVATION
 SCALE:1:100

SECTION AT A-A
 SCALE:1:100



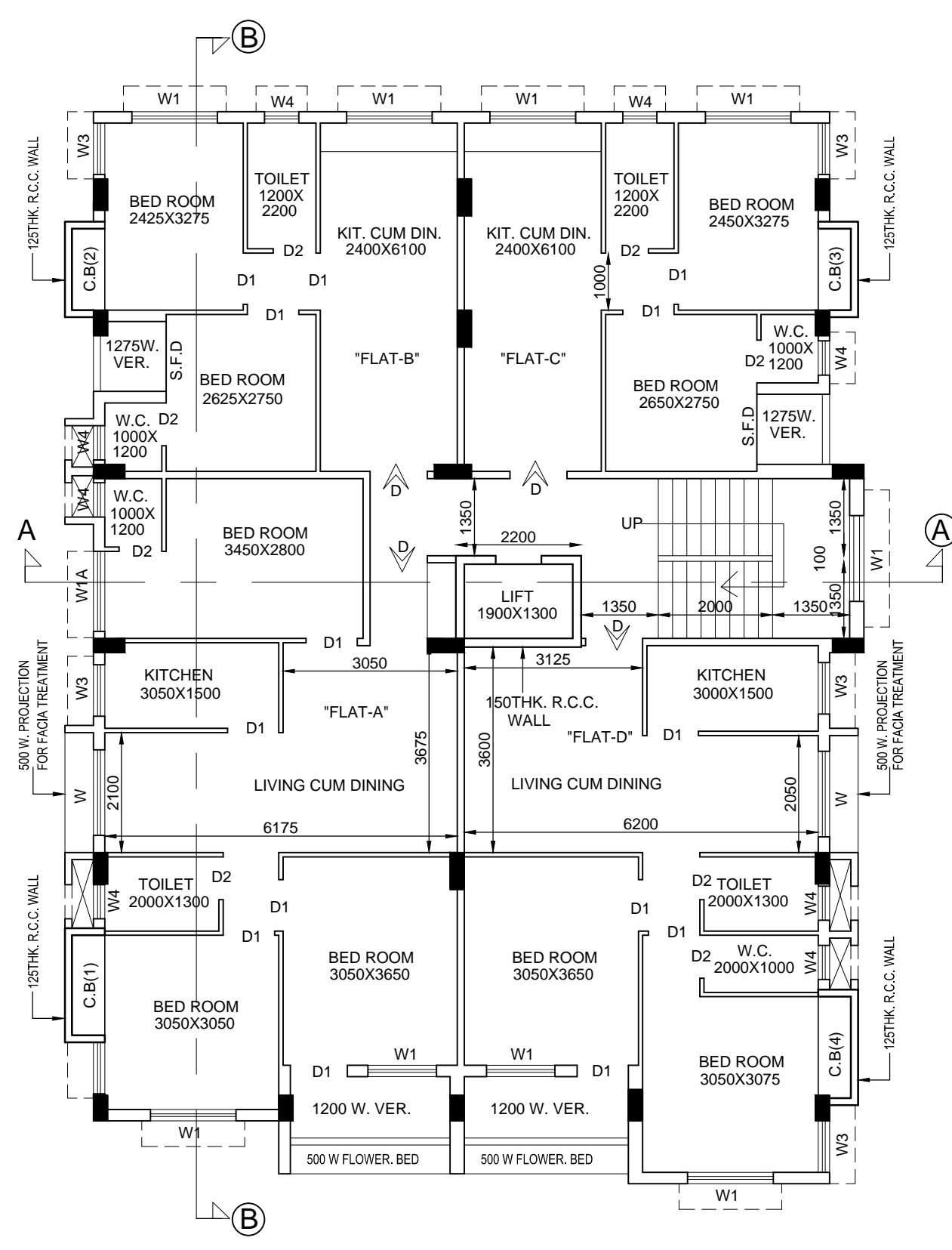
SECTION AT B-B
 SCALE:1:100



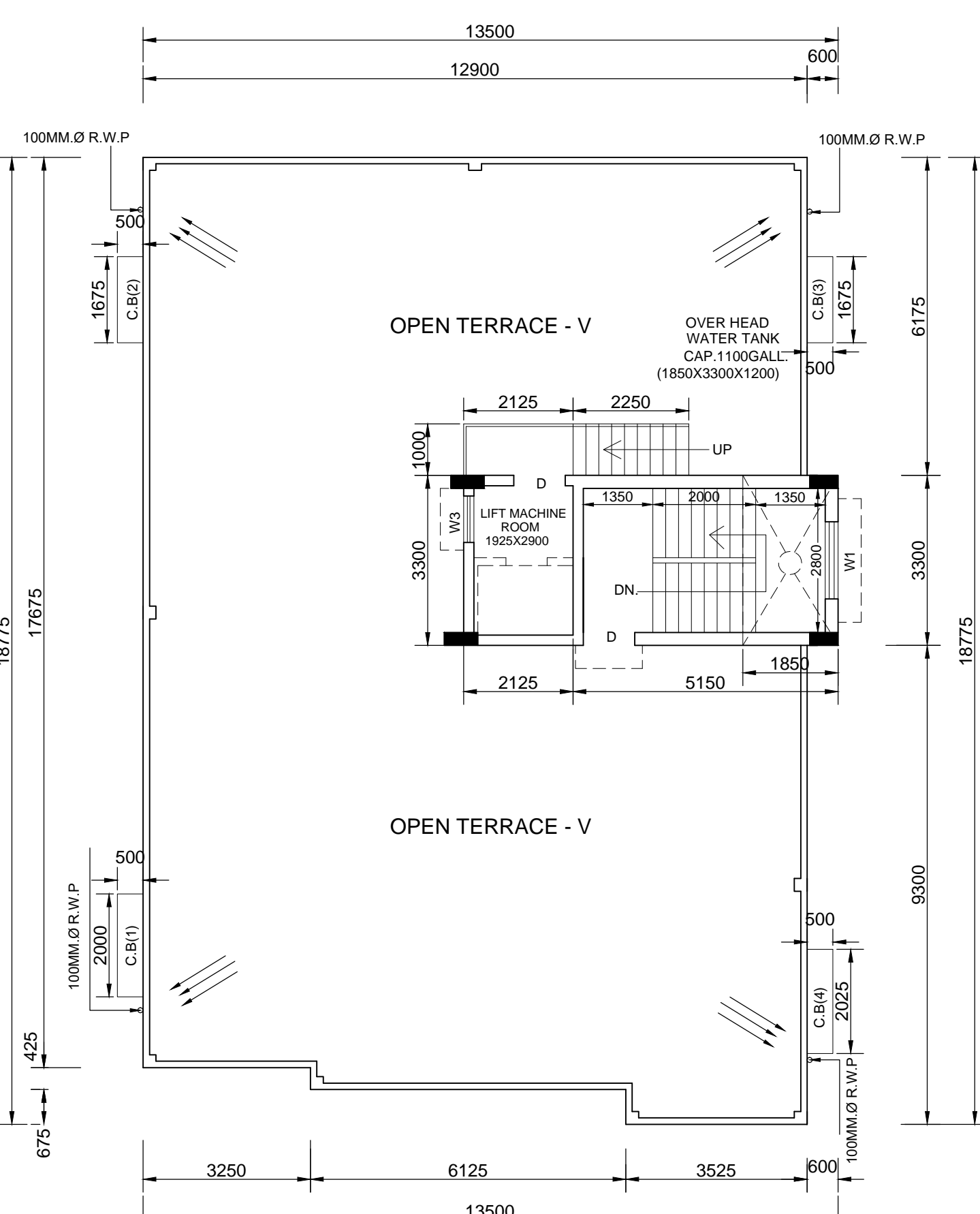
GROUND FLOOR PLAN
 SCALE:1:100

DOOR AND WINDOW SCHEDULE

MKD.	WIDTH	HEIGHT	MKD.	WIDTH	HEIGHT
W1	1500	2425	D1	1000	2100
W2	1200	1200	S.F.D	1225	2100
W3	900	1200			
W4	600	800			



TYPICAL (1ST, 2ND, 3RD & 4TH) FLOOR PLAN
 SCALE:1:100



ROOF PLAN
 SCALE:1:100

SPACE FOR K.M.C. USES

B.P. NO. -	DATE:-	VALID UP TO:-
202120161	22-JUN-22	21-JUN-27

DIGITAL SIGNATURE OF A.E.

DIGITAL SIGNATURE OF E.E.

CONSULTANT:
CONSOL
 CONSTRUCTION SOLUTION PROVIDER
 12, ROY BAHADUR ROAD,
 KOLKATA 700 014
 WWW.CONSOLKOLKATA.COM, consolfedback@gmail.com

DRAWN BY:-
 SK ZAKIR ALI

CHECKED BY:-

SHEET NO. - ARC_02