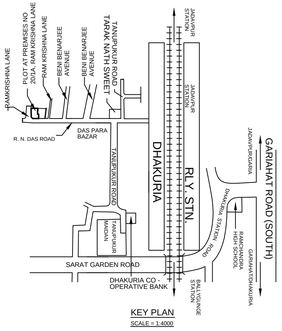
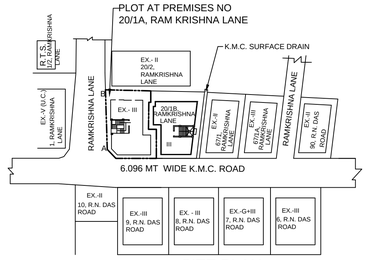


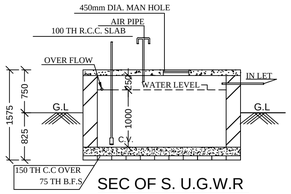
KEY PLAN

SCALE = 1:4000

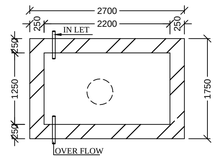


SITE PLAN

SCALE - 1:600



SEC OF S. U.G.W.R



S.U.G.W.R PLAN

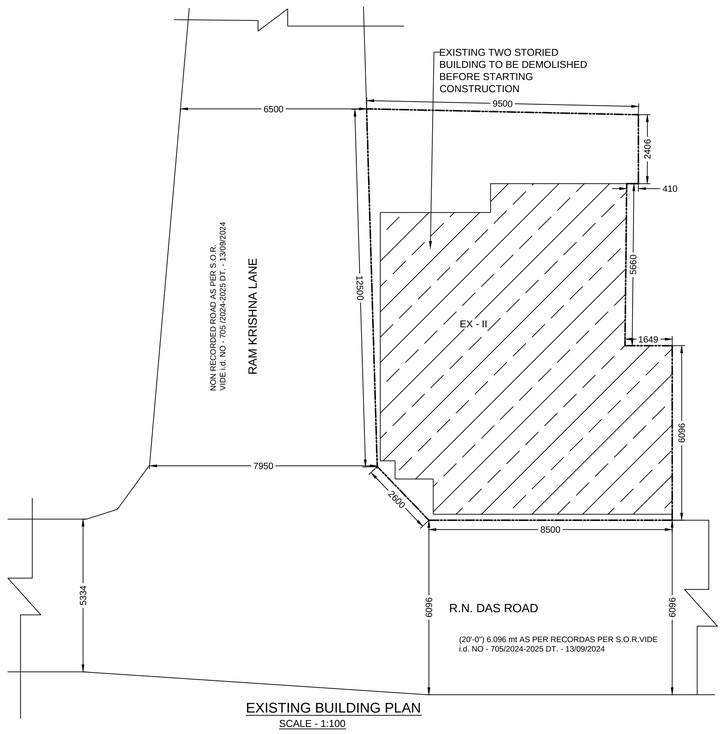
CAPACITY - 600 GAL.

SCALE - 1:50

SECTION OF SEPTIC TANK

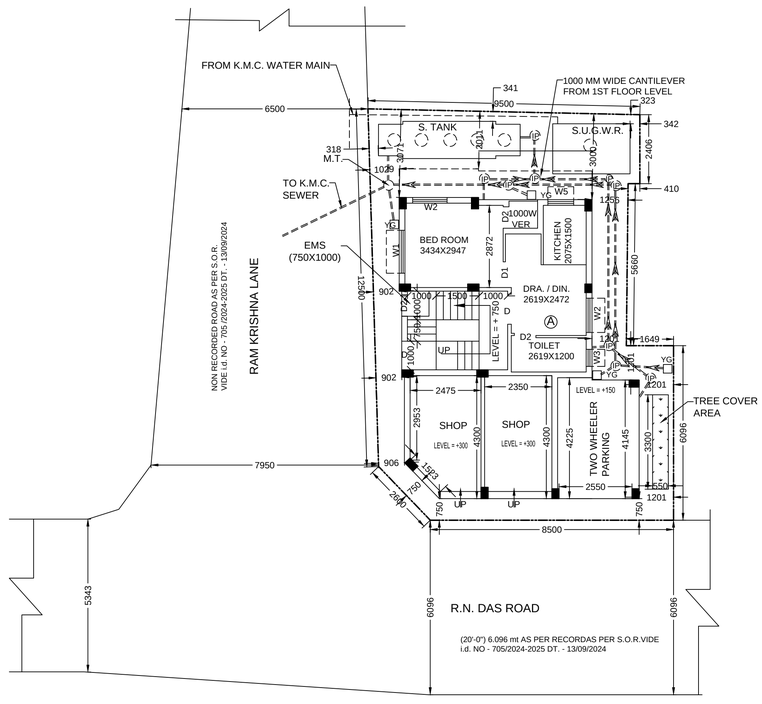
SEPTIC TANK PLAN

SCALE - 1:50



EXISTING BUILDING PLAN

SCALE - 1:100



PROP. GROUND FLOOR PLAN

SCALE - 1:100

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1. ASSESSEE NO - 210921800289

2. NAME OF THE RECORDED OWNER - SMT NISHA SENGUPTA & SMT DIBA SENGUPTA

3. NAME OF THE APPLICANT :-
SRI SUBRATA BOSE & SRI JAGONNATH HALDER PARTNERS OF "AMMAR BARI" CONSTITUTED ATTORNEY OF SMT NISHA SENGUPTA & SMT DIBA SENGUPTA

4. DETAILS OF REGISTERED DEED OF :-
BOOK NO - I,DEED NO - 6824 FOR THE YEAR - 1990
REG. AT - D. R. A.- ALIPORE, DATE - 07/05/1990

5. DETAILS OF GENERAL POWER OF ATTORNEY :-
BOOK NO - I, VOLUME NO - 1630-2024, PAGE FROM 69462 TO 69475
BEING NO. - 163002491FOR THE YEAR 2024
REG. AT - D.S.R.- V SOUTH 24-PARGANAS, DATE - 15/07/2024

6. DETAILS OF BOUNDARY DECLARATION -
BOOK NO - I, VOLUME NO - 1630-2024, PAGE FROM- 83897 TO 83907
BEING NO. - 163003051 FOR THE YEAR 2024
REG. AT - D.S.R. V - SOUTH 24- PARGANAS
DATE - 06/08/2024

PART - B

1) (a) AREA OF PLOT OF LAND:- (01K- 13CH - 10Sft) = 122.166 Sqm
(AS PER DEED, ASSESSMENT BOOK COPY)
(b) AREA OF PLOT OF LAND = 02K -00CH - 18.08 Sft = 135.459 Sqm
(AS PER REG. BOUNDARY DECLARATION)
3) (a) PERMISSIBLE GROUND COVERAGE - 88.048 Sqm (65%)
(AS PER CIRCULAR NO 4)
(b) PROPOSED GROUND COVERAGE - 82.307Sqm (60.76%)

4) PROPOSED AREA :-

FLOOR	TOTAL FLOOR AREA (Sqm)	STAIR WELL AREA (Sqm)	FLOOR AREA EXCLUDING STAIR WELL AREA (Sqm)	TOTAL EXMP. AREA STAIR+ STAIR LOBBY (Sqm)	NET FLOOR AREA (Sqm)
GROUND	75.573	NIL	75.573	8.500	67.073
FIRST	82.307	1.125	81.182	8.500	76.682
SECOND	82.307	1.125	81.182	8.500	76.682
TOTAL	240.187	2.250	237.937	25.500	212.437

5) TENEMENT AND PARKING CALCULATION

TENE. MKD.	TENE AREA (Sqm)	PROPER SANAT COMMON AREA	ACTUAL TENE. AREA INCLUDING COMMON AREA	TENE. NO.	REQUIRED PARKING	PROPOSED PARKING
A	29.978	5.285	35.272	1	NIL	NIL
B	33.485	5.897	39.355	1		
C	38.032	6.703	44.734	1		
D	71.490	12.599	84.089	1		
			TOTAL		NIL	NIL

B) NOS. OF PARKING PROVIDED i) COVERED - NIL & OPEN - NIL
C) PERMISSIBLE AREA FOR PARKING a) GROUND FLOOR = NIL
D) ACTUAL AREA OF PARKING PROVIDED = 11.909 (TWO WHEELER)
6) PERMISSIBLE F.A.R. = 1.75
7) PROPOSED F.A.R. = (212.437) /122.166 = 1.739 < 1.75
8) STATEMENT OF OTHER AREAS :-

	LOFT	CUPBOARD	LEDGE / TEND
GROUND FLOOR	NIL	NIL	NIL
FIRST FLOOR	NIL	1.222 Sqm	NIL
SECOND FLOOR	NIL	0.723 Sqm	NIL
TOTAL	NIL	1.945 Sqm	NIL

10) COMMON AREA
i) AT GROUND FLOOR = 11.099 Sqm
ii) AT OTHER FLOOR (10.817 - 1.125)X2 = 19.384 Sqm
11) STAIR HEAD ROOM AREA = 12.838 Sqm
12) LIFT MACHINE ROOM AREA = NIL
13) ROOF TOILET AREA (IF ANY) = NIL
14) AREA OF OVER HEAD WATER TANK = 5.525 Sqm
15) AREA OF SHOP = 22.1313 Sqm
16) CARPET AREA OF SHOP = 18. 962 Sqm
17) ADDITIONAL AREA FOR FEES = (12.838 + 1.549) = 14.783 Sqm
18) TOTAL AREA FOR FEES = 14.783 + 237.937 = 252.720 Sqm
19) TREE COVER AREA = 1.813 Sqm
20) RELAXATION OF AUTHORITY (IF ANY) = NIL

PROPOSED THREE STORIED RESIDENTIAL BUILDING PLAN OF HEIGHT 9.90 MT. U/S 393 A OF C.M.C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AND AS PER CIRCULAR NO 4 OF 2017-18 DATED ON 01-08-2017 VIDE ITEM NO MOA 41.8 DATED ON -07-04-2017 AT PREMISES NO - 20/1A, RAM KRISHNA LANE IN WARD NO - 92, BOROUGH - X, P.S. - KASBA KOLKATA - 700031.

BUILDING PERMIT NO - 2024100204 DATE - 11/12/2024
VALID UPTO - 10/12/2029

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 KOHA.
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 C M. C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME INCLUDING THE ABUTTING 6.096 MT WIDE K. M. C. ROAD ON THE NORTHERN SIDE AND 7.950 MT TO 6.50 MT. WIDE ROAD 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 TWO STORIED BUILDING WHICH IS TO BE DEMOLISH BEFORE STARTING CONSTRUCTION.

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.

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

OWNERS DECLARATION

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
WE SHALL ENGAGE THE L.B.S. & E.S.E DURING CONSTRUCTION
WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.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 TWO STORIED BUILDING WHICH WAS FULLY OCCUPIED BY THE OWNER AND THERE IS NO TENANT
THE EXISTING BUILDING WILL BE DEMOLISHED BEFORE STARTING CONSTRUCTION.
THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES
SRI SUBRATA BOSE & SRI JAGONNATH HALDER
PARTNERS OF AAMAR BARI AND
CONSTITUTE ATTORNEY OF
SMT NISHA SENGUPTA & SMT DIBA SENGUPTA
NAME OF THE OWNER / APPLICANT

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 29 N	88 22 23 E

PERMISSIBLE HEIGHT IN REFERENCE TO 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 TAKE APPROPRIATE ACTION AGAINST ME AS PER LOW

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

SRI SUBRATA BOSE & SRI JAGONNATH HALDER
PARTNERS OF AAMAR BARI AND
CONSTITUTE ATTORNEY OF
SMT NISHA SENGUPTA & SMT DIBA SENGUPTA
NAME OF THE OWNER / APPLICANT

N

SCHEDULE OF DOORS &WINDOWS

DOORS	WINDOW
D - 1000 X 21000	W1 - 1500 X 1200
D1 - 950 X 2100	W2 - 1200 X 1200
D2 - 750 X 2100	W3 - 600 X 600
	W4 - 1000 X 1200
	W5 - 900 X 1000

NOTE :-

1) THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION .PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION. OF BUILDING AND SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR

2) 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

DEBARATI CHAKRABORTY
Digitally signed by DEBARATI CHAKRABORTY
Date: 2024.12.11 16:32:08 +05'30'

SIGNATURE OF ASSISTANT ENGINEER (CIVIL) / Bldg. Br - X.