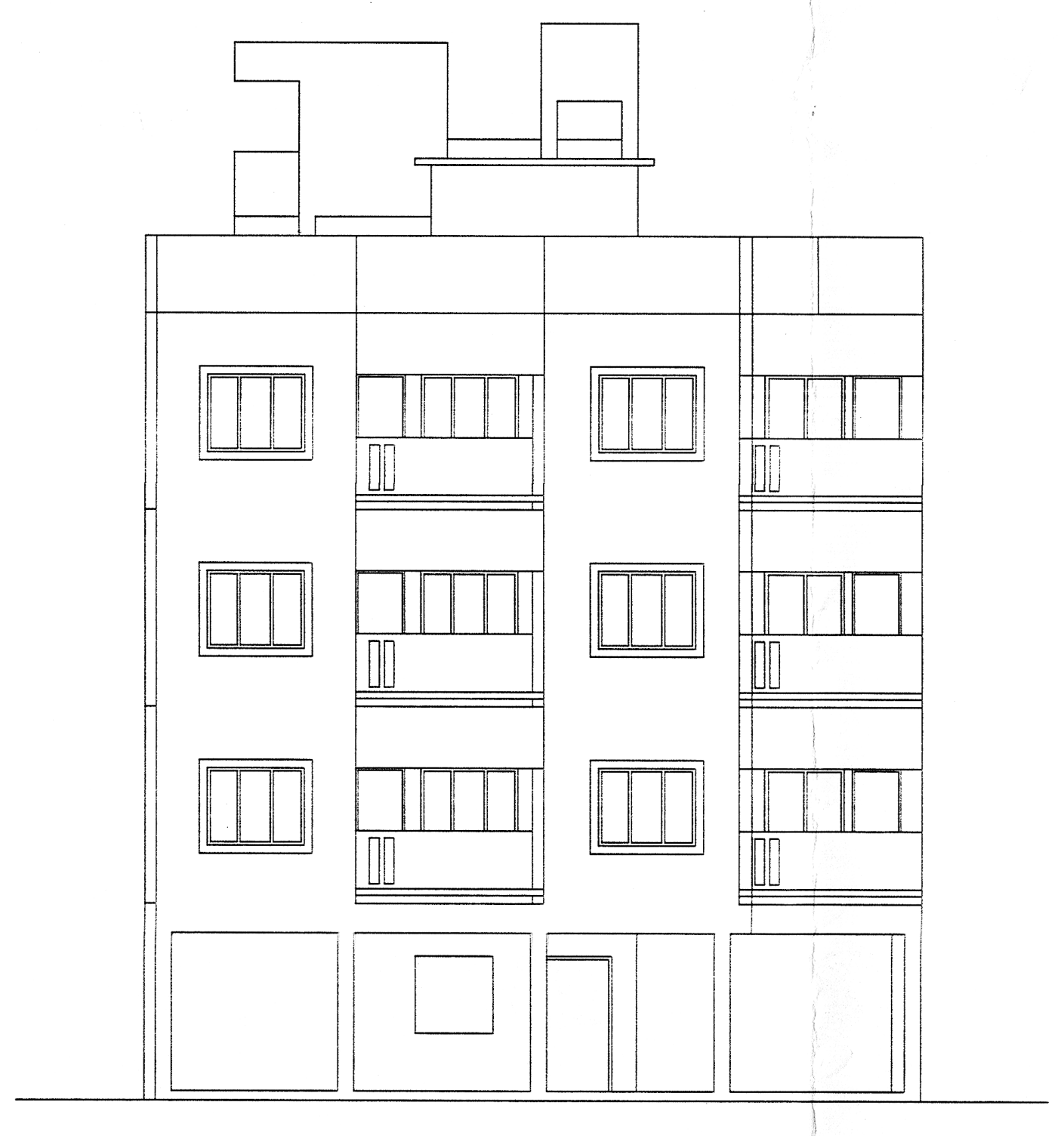
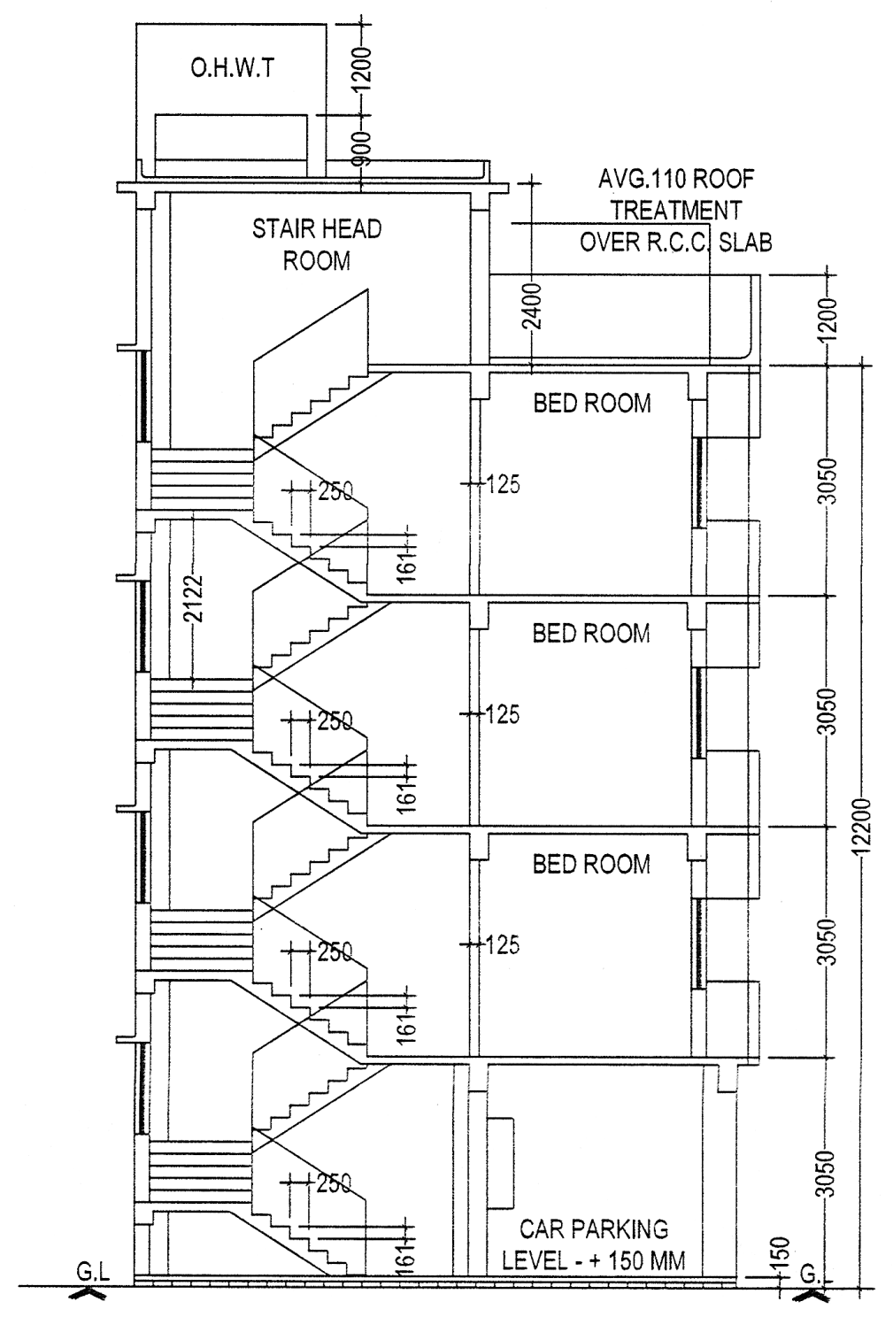
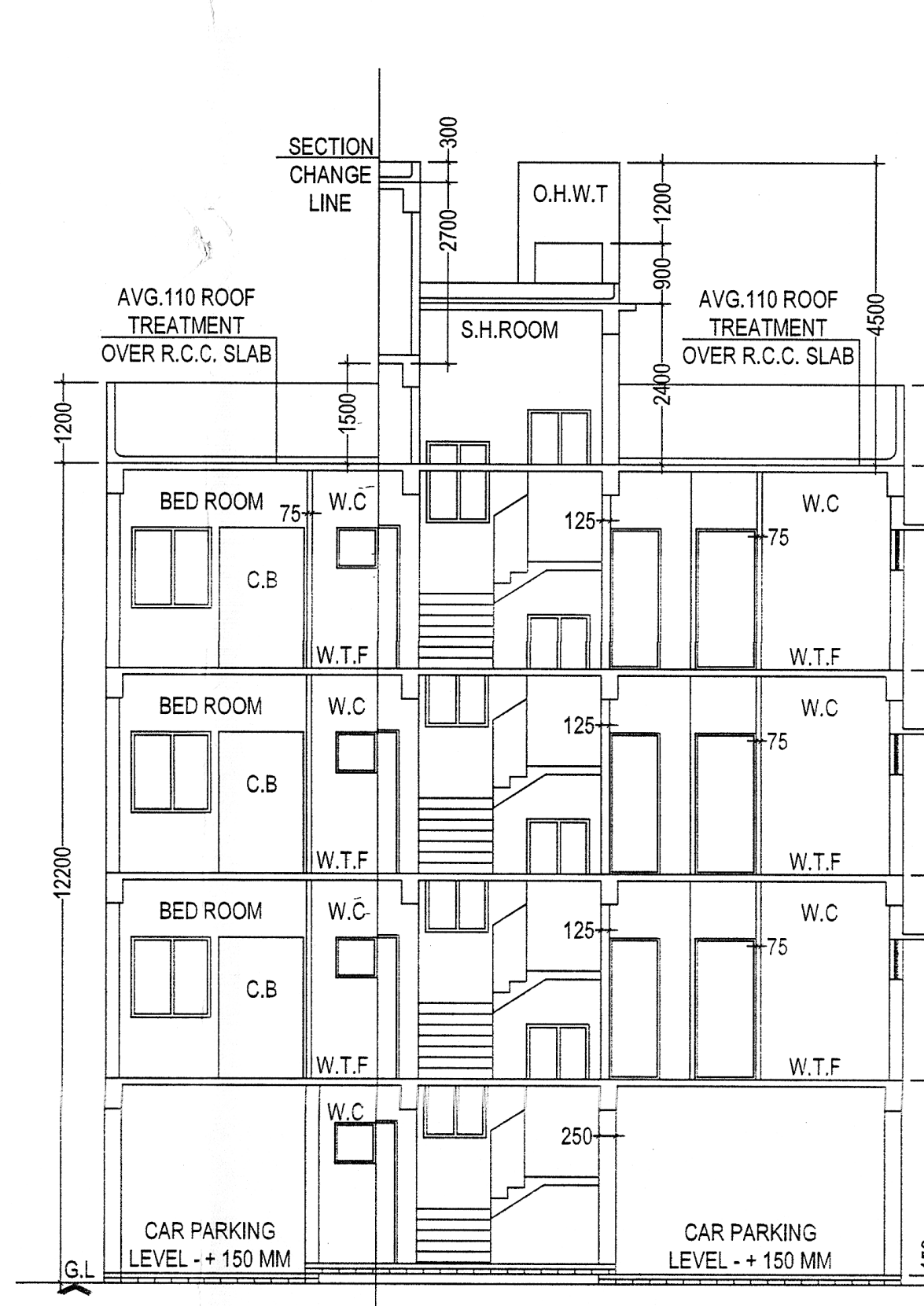


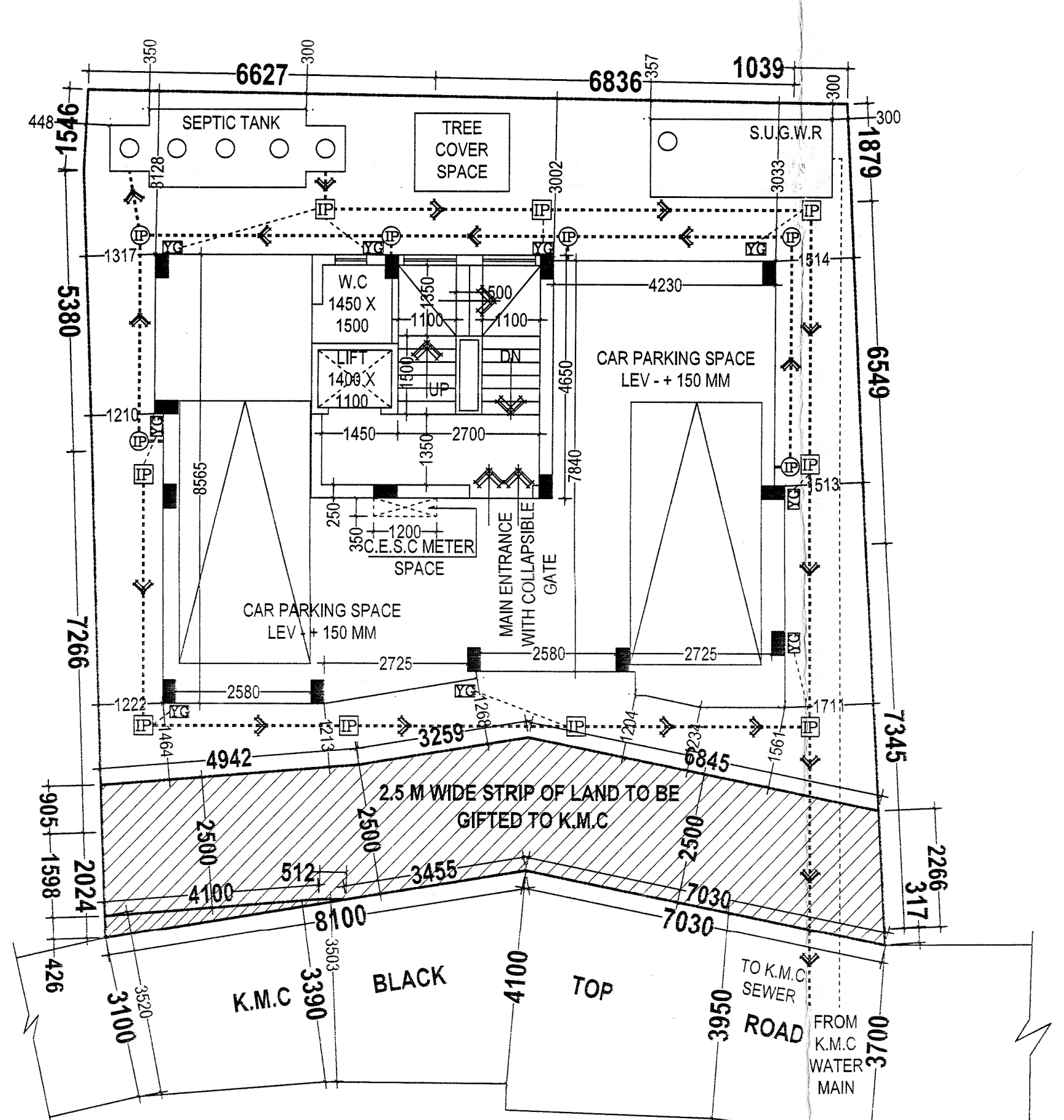
FRONT SIDE ELEVATION
SCALE - 1 : 100


O.H.W.T
AVG.110 ROOF TREATMENT OVER R.C.C SLAB
STAIR HEAD ROOM
BED ROOM
BED ROOM
BED ROOM
CAR PARKING LEVEL - + 150 MM
3050
3050
3050
3050
12200
G.L

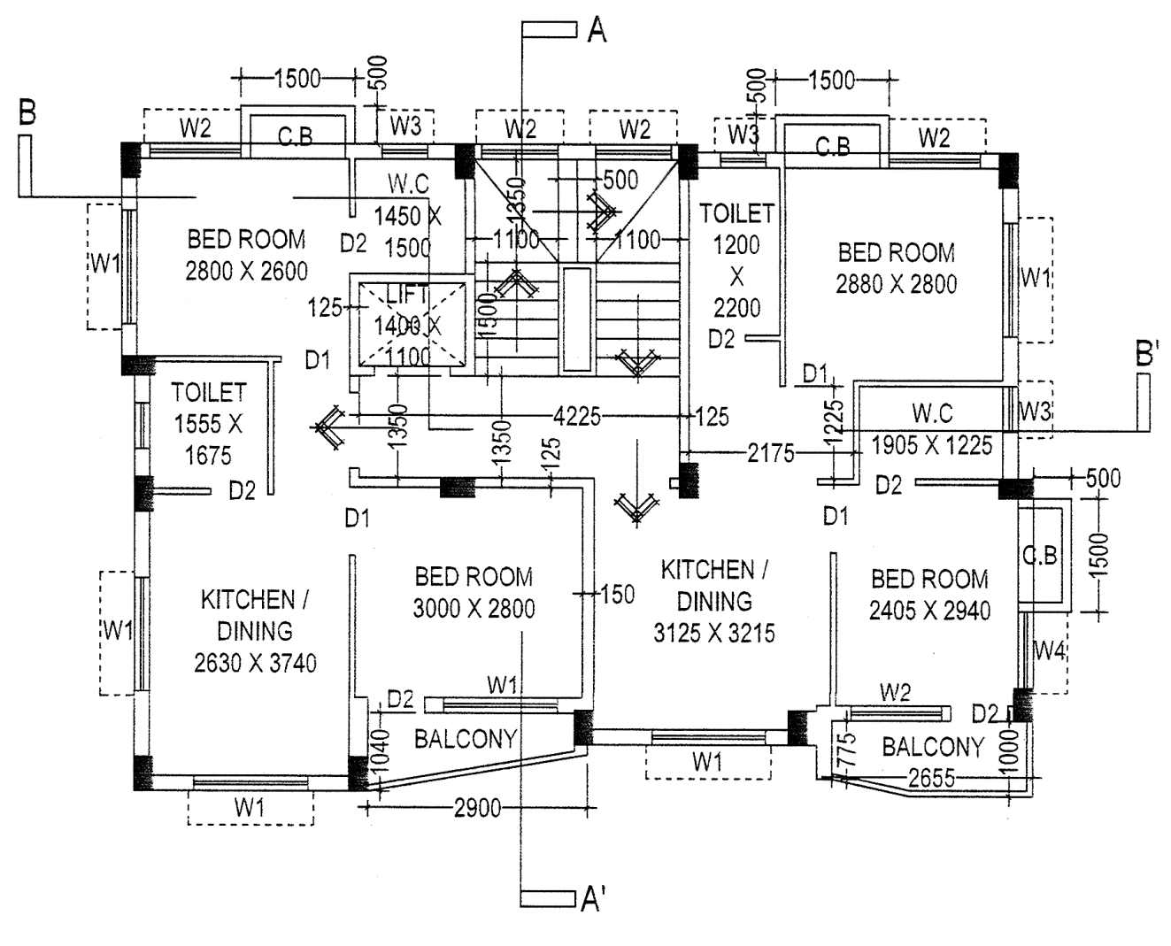
SECTION - A - A"
SCALE - 1 : 100


SECTION CHANGE LINE
O.H.W.T
S.H.ROOM
AVG.110 ROOF TREATMENT OVER R.C.C SLAB
BED ROOM
C.B
W.C
W.T.F
CAR PARKING LEVEL - + 150 MM
12200
G.L

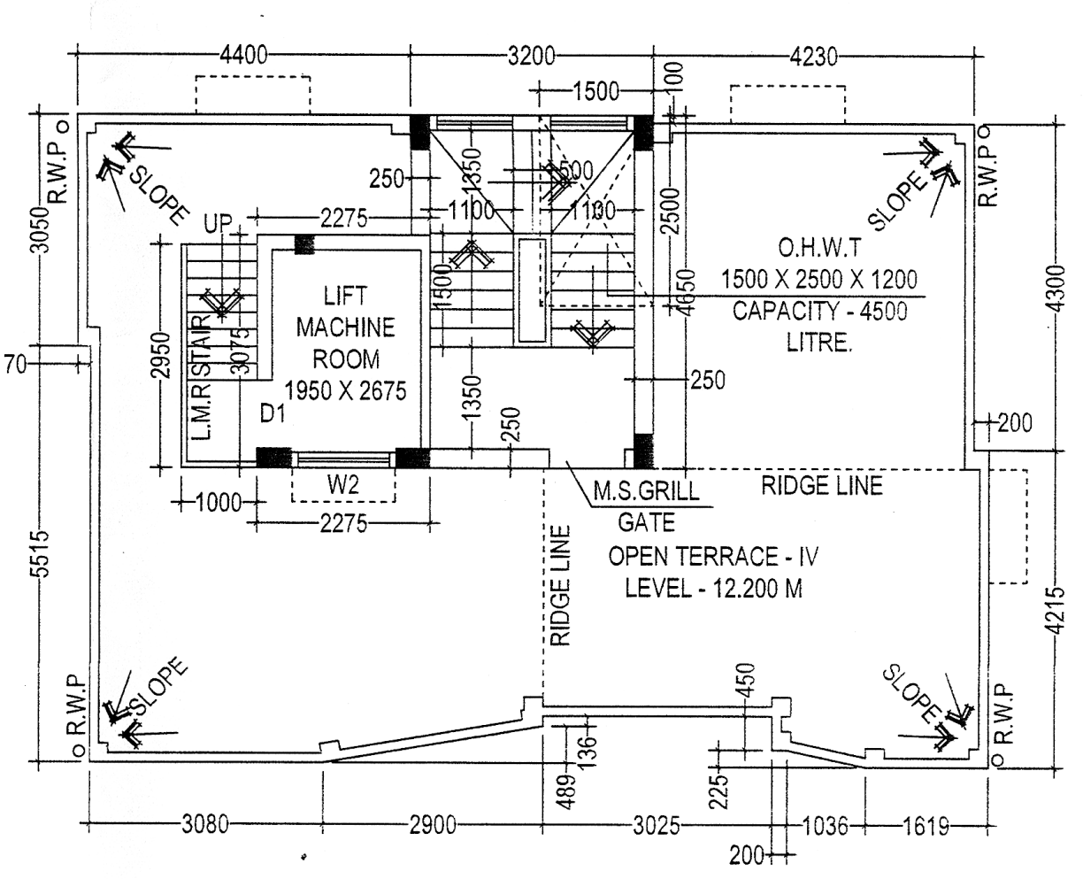
SECTION - B - B"
SCALE - 1 : 100


SEPTIC TANK
TREE COVER SPACE
S.U.G.W.R
W.C 1450 X 1500
LIFT 1400 X 1100
UP
DN
CAR PARKING SPACE LEV - + 150 MM
CAR PARKING SPACE LEV - + 150 MM
C.E.S.C METER SPACE
MAIN ENTRANCE WITH COLLAPSIBLE GATE
2.5 M WIDE STRIP OF LAND TO BE GIFTED TO K.M.C
K.M.C
BLACK
TOP
ROAD
TO K.M.C SEWER
FROM K.M.C WATER MAIN
6627
6836
1039
5380
7266
6549
7345
8100
7030
3100
3390
4100
3950
3700

PROPOSED GROUND FLOOR PLAN
SCALE - 1 : 100

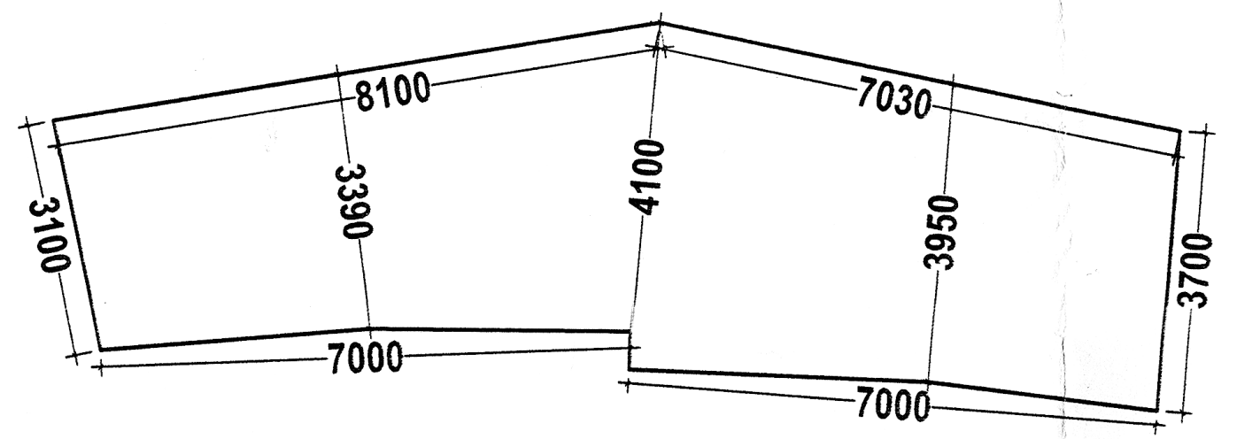

A
A'
BED ROOM 2800 X 2600
W.C 1450 X 1500
LIFT 1400 X 1100
TOILET 1200 X 2200
BED ROOM 2880 X 2600
TOILET 1555 X 1675
W.C 1905 X 1225
KITCHEN / DINING 2630 X 3740
BED ROOM 3000 X 2800
KITCHEN / DINING 3125 X 3215
BED ROOM 2405 X 2940
BALCONY
BALCONY

PROPOSED TYPICAL FLOOR PLAN
(FIRST, SECOND, THIRD FLOOR)
SCALE - 1 : 100


R.W.P
SLOPE
L.M.R STAIR
LIFT MACHINE ROOM 1950 X 2675
O.H.W.T 1500 X 2500 X 1200 CAPACITY - 4500 LITRE
M.S GRILL GATE
RIDGE LINE
OPEN TERRACE - IV LEVEL - 12.200 M

PROPOSED ROOF PLAN
SCALE - 1 : 100

AVERAGE ROAD WIDTH CALCULATION STATEMENT


8100
7030
3100
3390
4100
3950
3700
7000
7000

AVERAGE ROAD WIDTH CALCULATION : $\frac{54.787 \text{ SQM}}{(8.100 + 7.030) \text{ M}} = 3.621 \text{ M}$

NOTES :

1. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
2. ALL EXTERNAL WALLS ARE 200 THICK & INTERNAL WALLS ARE 75 & 125 THICK. IF NOT STATED IN 1:4 CEMENT SAND MORTAR.
3. ALL CHAJJAS ARE 75 THICK & 500 MM PROJECTED.
4. GRADE OF CONCRETE & GRADE OF STEEL USED ARE M20 & Fe415 RESPECTIVELY.
5. R.C.C. FRAMED STRUCTURE.
6. ANY DISCREPANCY IN SCALE, THE WRITTEN DIMENSION SHALL GOVERN.
7. FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.B.C. 1984 TO BE FOLLOWED.
8. OPEN TERRACE WITH LIME TERRACING OF RATIO 2:2:7.
9. DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4).

DOOR AND WINDOW SCHEDULE

WINDOWS

MARKED	WIDTH	HEIGHT
W	1800	1200
W1	1500	1200
W2	1200	1200
W3	1000	1200
W3'	850	1200
W4	600	600

DOORS

MARKED	WIDTH	HEIGHT
D	1200	2100
D1	1100	2100
D2	900	2100
D3	750	2100

DECLARATION OF THE OWNER'S / APPLICANT'S

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT ,

1. WE ENGAGE L.B.S & E.S.E DURING CONSTRUCTION.
2. WE FOLLOW THE INSTRUCTION OF L.B.S & E.S.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 WILL REVOKE THE SANCTION PLAN.
5. 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.
6. DURING DEPARTMENTAL INSPECTION THE PLOT IS IDENTIFIED BY US.
7. THERE IS NO COURT CASE PENDING AGAINST THE SAID PREMISES.
8. THE PLOT IS FULLY OCCUPIED BY ME AND THERE IS NO TENEMENT.

(MISS KRITI SAFUI & MISS REETI SAFUI ALL PARTNERS OF M/S. R.S. CONSTRUCTION CONSTITUTED ATTORNEY OF SMT SOMA MITRA ALIAS SOMA PAUL)

NAME OF THE OWNER'S / APPLICANT'S

CERTIFICATE

PREMISES NO : 691,PURBACHAL MAIN ROAD
ASSESSEE NO : 31 - 106 - 16 - 0691 - 2
NAME OF THE OWNER'S : MISS KRITI SAFUI & MISS REETI SAFUI ALL PARTNERS OF M/S. R.S.CONSTRUCTION CONSTITUTED ATTORNEY OF SMT SOMA MITRA ALIAS SOMA PAUL
AREA OF LAND : 227.508 SQM = 3 K - 06 CH - 19 SFT
NAME OF THE L.B.S : SRI AVIJIT MAJUMDAR, L.B.S NO. 1505 / I
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 33 M

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) :

REFERENCE POINTS MARKED IN

THE SITE PLAN OF THE PROPOSAL	CO-ORDIANTE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
1	22.503	88.391	5 M
1	22.503	88.392	5 M

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

(MISS KRITI SAFUI & MISS REETI SAFUI ALL PARTNERS OF M/S. R.S. CONSTRUCTION CONSTITUTED ATTORNEY OF SMT SOMA MITRA ALIAS SOMA PAUL)

NAME OF THE OWNER'S / APPLICANT'S

BUILDING PERMIT NO. 2024120269 DATE. - 01-OCT-24

VALID UP TO. - 30-SEP-29

SUBRATA NAG
Digitally signed by SUBRATA NAG
Date: 2024.10.01 19:35:41 +05'30'
DIGITAL SIGNATURE OF THE A.E.(C)

CIVIL CONSULTANT :
M/S RAI & ASSOCIATES
(PLANNER, ENGINEER)
215,RAIPUR ROAD, KOLKATA - 700 047
PROP. - AVIJIT MAJUMDAR
M.TECH (GEO - TECH), M.TECH (STRUCTURE), A.M.I.E,
M.I.G.S & CHARTERED ENGINNER, M.I.R.C, APPROVED
VALUER (INDIA), CONTACT NO - 98301 47679

MAIN CHARACTERISTIC OF THE PROPOSAL

PART - " A "

1. ASSESSEE NO. 31-106-16-0691-2
2. NAME OF THE OWNER'S : (RECORDED AS PER DEED, ASSESSMENT) SMT SOMA MITRA ALIAS SOMA PAUL
3. NAME OF THE APPLICANT'S : MISS KRITI SAFUI & MISS REETI SAFUI ALL PARTNERS OF M/S. R.S. CONSTRUCTION CONSTITUTED ATTORNEY OF SMT SOMA MITRA ALIAS SOMA PAUL
4. DETAILS OF REGISTERED DEED : B - I, VOL. NO.105, PAGES - 265 TO 277, BEING NO. 5872, S.R., ALIPORE, SOUTH 24 PARGANAS, DATED - 25.05.1993
5. DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND - I) : B - I,VOL.NO.1604-2024,PAGES - 263241 TO 263254,BEING NO. 160408730, D.S.R.- IV SOUTH 24 PARGANAS,YEAR - 2024, DATED - 09.08.2024
6. K.M.C MUTATION CASE NO. O / 106 / 04 - DEC - 23 / 51592, DT - 04.12.2023
7. DETAILS OF REGISTERED BOUNDARY DECLARATION : B - I, VOL. NO. 1604 - 2024, PAGES - 263227 TO 263240, BEING NO. 160408731, D.S.R.- IV SOUTH 24 PARGANAS, YEAR - 2024, DATED - 09.08.2024
8. DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND - II) : B - I, VOL. NO. 1604 - 2024, PAGES - 266196 TO 266210, BEING NO. 160408732, D.S.R.- IV SOUTH 24 PARGANAS, YEAR - 2024, DATED - 13.08.2024
9. DETAILS OF REGISTERED POWER OF ATTORNEY : B - I, VOL. NO. 1604 - 2022, PAGES - 360933 TO 360948, BEING NO. 160412480, D.S.R.- IV SOUTH 24 PARGANAS, YEAR - 2024, DATED - 20.10.2022
10. DEATILS OF BL&LRO CONVERSION CERTIFICATE : MEMO NO. 17 / 2829 / BL & LRO / KOL, DATED - 12.10.2023 CONVERTED FROM SALI TO BASTU, (0.0573 ACRES)
11. DETAILS OF REGISTERED MOTHER DEED : B - I, VOL. NO. 294, PAGES - 217 TO 219, BEING NO. 12177, REGISTRAR U/S 7 (2) SOUTH 24 PARGANAS,YEAR - 1988, DATED - 15.10.1988

PART - " B "

1. AREA OF THE PLOT OF LAND AS PER TITLE DEED & ASSESSMENT : 232.070 SQM = 3 K - 07 CH - 23 SFT
2. PERMISSIBLE GROUND COVERAGE : 59.08 % = 134.411 SQM
3. AREA OF THE PLOT OF LAND AS PER PHYSICAL MEASUREMENT : 227.508 SQM = 3 K - 06 CH - 19 SFT
LESS : STRIP OF LAND AREA = (1.074 + 37.695) = 38.769 SQM
NET AREA OF THE LAND = 188.739 SQM
3. PROPOSED GROUND COVERAGE : 98.170 SQM = 43.150 %

4. PROPOSED AREA :

FLOOR		FLOOR AREA	LIFT WELL	STAIR WELL	EFFECTIVE FLOOR AREA	EXEMPTED AREA STAIR	EXEMPTED AREA LIFT LOBBY	FLOOR AREA
GROUND FL.	MERCANTILE_RETAIL	----	----	----	----	----	----	----
	RESIDENTIAL	98.170 Sqm	----	----	98.170 Sqm	10.590 Sqm	1.958 Sqm	85.622 Sqm
FIRST FL.	RESIDENTIAL	98.170 Sqm	1.540 Sqm	0.750 Sqm	95.880 Sqm	10.590 Sqm	2.059 Sqm	83.231 Sqm
SECOND FL.	RESIDENTIAL	98.170 Sqm	1.540 Sqm	0.750 Sqm	95.880 Sqm	10.590 Sqm	2.059 Sqm	83.231 Sqm
THIRD FL.	RESIDENTIAL	98.170 Sqm	1.540 Sqm	0.750 Sqm	95.880 Sqm	10.590 Sqm	2.059 Sqm	83.231 Sqm
TOTAL	RESIDENTIAL	392.680 Sqm	4.620 Sqm	2.250 Sqm	385.810 Sqm	42.360 Sqm	8.135 Sqm	335.315 Sqm

5. PARKING CALCULATION :

A] TENEMENT SIZE	COMMON AREA (TO BE ADDED)	ACTUAL TENEMENT AREA (SQM)	NO.OF TENA.	REQUIRED CAR PARKING	CAR PARKING PROVIDED
A = 40.497 Sqm	10.205 Sqm	50.702 Sqm	03	ONE	TWO
B = 41.866 Sqm	10.550 Sqm	52.416 Sqm	03		

C] NO. OF CAR PARKING PROVIDED = 2 Nos.
D] PERMISSIBLE AREA FOR PARKING = 25 Sqm
E] ACTUAL AREA FOR PARKING PROVIDED = 76.360 Sqm
6. PERMISSIBLE F.A.R = 1.75
7. PROPOSED F.A.R = 335.315 - 25 / 227.508 = 1.364 < 1.75
8. STAIR COVER AREA = 14.521 Sqm
9. LIFT MACHINE ROOM AREA = 6.996 Sqm
10. OVER HEAD WATER TANK AREA = 3.750 Sqm
11. LIFT MACHINE ROOM STAIR AREA = 2.950 Sqm
12. OPEN TERRACE AREA = 98.170 Sqm, 13. TREE COVER AREA = 2.70 Sqm
14. ADDITIONAL AREA FOR FEES = (14.521 + 2.950 + 6.996 + 6.75) Sqm = 31.22 Sqm
15. HEIGHT OF THE BUILDING = 12.200 M, 16. TOTAL COMMON AREA = 62.361 Sqm

17. STATEMENT OF OTHER AREAS FOR FEES :

FLOOR	LOFT	CUPBOARD	LEDGE / TEND
FIRST FL.	NIL	2.25 SQM	NIL
SECOND FL.	NIL	2.25 SQM	NIL
THIRD FL.	NIL	2.25 SQM	NIL
TOTAL. FL	NIL	6.75 SQM	NIL

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 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 WITH EXISTING STRUCTURE & DEMARCATED BY BOUNDARY WALL.
THE CONSTRUCTION OF SEMI U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

1. HEIGHT OF THE BUILDING IS 12.200 M.
2. SITE PLAN AND KEY PLAN AS PER SITE.
3. THE WIDTH OF THE ABUTTING ROAD HAS BEEN MEASURED AND VERIFIED BY ME AND FOUND ON NORTHERN SIDE IS 3.621 M (AVG.) WIDE BLACK TOP ROAD.
4. THE PLOT IS BEYOND 500 M FROM C/L OF E.M.BYE PASS.

AVIJIT MAJUMDAR, L.B.S NO - 1505 / I
NAME OF THE L.B.S

DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN SHALL BE DONE AFTER GETTING THE SOIL INVESTIGATION REPORT, WHICH WILL BE EXECUTED AFTER DEMOLISHING THE EXISTING SINGLE STORIED STRUCTURE SIGNED BY BHASKARJYOTI ROY, B.C.E (CIVIL), M.I.E, M.I.G.S, CHARTERED ENGINEER, G.T.E NO. 50 / I OF K.M.C.

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION AND SUPER-STRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND WILL CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECTS.

AVIJIT MAJUMDAR, E.S.E NO - II / 707
NAME OF THE STRUCTURAL ENGINEER

DECLARATION OF GEO - TECHNICAL ENGINEER

UNDERSIGNED INSPECTED THE SITE, WHICH IS MOSTLY COVERED WITH THE EXISTING SINGLE STORIED STRUCTURE. HENCE SOIL INVESTIGATION WORK WILL BE CARRIED OUT BY ME AFTER DEMOLISHING THE EXISTING STRUCTURE.

BHASKARJYOTI ROY, G.T.E NO - 50 / I (K.M.C)
NAME OF THE GEO-TECHNICAL ENGINEER

PLAN OF PROPOSED G + III STORIED RESIDENTIAL BUILDING AT PREMISES NO. 691,PURBACHAL MAIN ROAD, U/S 393 A OF K.M.C ACT 1980 AS PER BUILDING RULE 2009, IN WARD NO. 106, BOROUGH NO. XII, UNDER THE KOLKATA MUNICIPAL CORPORATION, KOLKATA - 700078, J.L. NO. 19, TOUZI NO. 10 / 12 / 13, R.S. NO. 2, R.S KHATIAN NO. 685, L.R DAG NO. 1960, L.R KHATIAN NO. 3068, MOUZA - GARFA, P.S - PURBA JADAVPUR