



WESTERN SIDE ELEVATION

NORTHERN SIDE ELEVATION

MAIN CHARACTERISTICS OF THE PROPOSAL

- PART - A
- ASSESSEE NO:-31-107-15-0077-2
 - DET. OF REGD. TITLE DEED-
Book No. - I, Vol. No- 128, Page - 109 TO 111, Being No. - 4749, Date.- 03/09/1973, Regd. - D.S.R.- Alipore, 24 - Parganas (South)
 - Name of Owners-
Sri Dipankar Majumder, Smt. Sikha Roy, Smt. Srabanti Chakraborty & Smt. Rina Sinha
 - Name of Applicants-
Smt. Sabita Das & Smt. Beauty Das
 - Details of Power of Attorney,
Book No. - I, Vol. No- 1603-2022, Page - 397874 To 397892, Being No. - 160311049 Date - 20/07/2022, Regd. - D.S.R.-III, 24 - Parganas (South)
 - Details of Boundary decl. - (248.910 Sqm.)
Book No. - I, Vol. No- 1630 - 2024, Page - 1340 To 1350, Being No. - 163000036, Date.- 09/01/2024, Regd. - D.S.R. - V, 24 - Parganas (South)
 - Details of Strip of Land - 9.845 Sqm.
Book No. - I, Vol. No- 1630 - 2024, Page - 1317 To 1328, Being No. - 163000037, Date.- 09/01/2024, Regd. - D.S.R. - V, 24 - Parganas (South)
 - Details of Splay Corner - 1.333 Sqm.
Book No. - I, Vol. No- 1630 - 2025, Page - 26815 To 26825, Being No. - 163001026, Date.- 11/02/2025, Regd. - D.S.R. - V, 24 - Parganas (South)
 - Details of Strip of Land - 22.495 Sqm.
Book No. - I, Vol. No- 1630 - 2025, Page - 26792 To 26803, Being No. - 163001019, Date.- 11/02/2025, Regd. - D.S.R. - V, 24 - Parganas (South)

- PART - B
- AREA OF LAND-
As Per Title Deed - 267.558 Sqm. (4K-0CH-0SFT)
As Per B.D. - 248.910 Sqm.
 - NET AREA OF LAND - 248.910 Sqm.
 - PERMISSIBLE GROUND COVERAGE - 58.370 % = 166.301 Sqm.
 - PROPOSED GROUND COVERAGE - 50.633 % = 126.03 Sqm.
 - PROPOSED AREA -

	Fl. covered Area	Lift well Area	Fl. covered Area	Total Exempted area Stair+St.Lobby	Lift.Lobby	Net Fl. Area
Gr. Fl.	114.097	-	114.097	10.575	1.920	101.602
1st. Fl.	126.030	1.682	124.348	10.575	1.782	111.991
2nd. Fl.	126.030	1.682	124.348	10.575	1.782	111.991
3rd. Fl.	126.030	1.682	124.348	10.575	1.782	111.991
Total	492.187	5.046	487.141	42.300	7.266	437.575

- Mutation (K.M.C.) -
0/107/11-DEC-23/51711 Dt. 11/12/2023.
- Conversion (B.L. & L.R.O.) - Memo No. 17/1638 to 1641/Con. Certificate/ BLLRO/ S24-Pgs./KOL/2023 Dt. 30/06/2023.

6. PARKING CALCULATION -				
NET TENEMENT AREA (SQM.)	PROPORTIO-NATE COMM. AREA (SQM.)	GROSS TENEMENT AREA (SQM.)	NO. OF TENEMENT	REQD. PARKING
60.983	13.407	74.390	03	01
50.195	11.035	61.230		
Mercantile Carpet Area - 32.926 Sqm			01	00
TOTAL REQUIRED PARKING				01

- b) Nos. of Parking provided - 02
c) Permissible area for parking - 25.0 Sqm
d) Actual area for parking provided - 42.100 M²
7. PERMISSIBLE F.A.R. - 1.75
8. PROPOSED F.A.R. - 1.658
9. C.B. Area - 7.50 Sqm.
10. Staircase covered area - 12.925 Sqm.
11. MRL area - 4.668 Sqm.
12. O.H.W.T area - 8.621 Sqm.
13. Relaxation of authority - Nil
14. Mercantile covered area at gr.fl. - 38.179 Sqm.
15. Mercantile Carpet Area - 32.926 Sqm.
16. Existing Floor Covered Area - 133.140 Sqm.
17. Tree Cover Area - 1.800 Sqm.
18. Additional Area For Fees - 20.425 Sqm.
19. Total Strip of Land Area - 9.845+22.495 = 21.34 Sqm.
20. Total Splay Corner area - 1.333 Sqm.

SPECIFICATIONS & NOTES :-

- ALL DIMENSIONS ARE IN 'MM' IF NOT OTHERWISE STATED.
- GRADE OF R. C. CONCRETE - M20 [1 : 1.5 : 3]
- GRADE OF P. C. CONCRETE - M100 [1 : 3 : 6]
- GRADE OF TOR. STEEL - Fe 415.
- THE DEPTH OF W.R. FOUNDATION WILL NOT BE EXCEED TO THE DEPTH OF BUILDING FOUNDATION
- ALL SPECIFICATION AND MATERIALS USED IN I.S. CODE & N.B. C. OF INDIA
- ALL STEEL CUTTING LENGTH - L/3 & BEND - 40 d.
- ALL EXTERNAL WALL IS 200 MM THICK WITH 1 : 6 CEMENT MORTAR.
- ALL INTERNAL PARTITION WALL ARE 75 MM THK. WITH 1 : 4 CEMENT MORTER
- PLASTER ARE 1 : 6 & 1 : 4. CEMENT SAND MORTAR

SCHEDULE OF DOOR & WINDOW

D1 = 1000 X 2100, D/2 = 900 X 2100, D/3 = 750 X 2100,
W/1 = 1500 X 1200, W/2 = 900 X 1200, W/3 = 600 X 750

CERTIFICATE OF GEO-TECH. ENGINEER

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

NAME OF G.T.E. - ASIM SARKAR (CLASS-I, NO.-2)

E.S.E. CERTIFICATE

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE WIND LOAD & SEISMIC LOAD AS PER THE N.B.C. OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.
SOIL TESTING HAS BEEN DONE BY SRI ASIM SARKAR OF M/S, ASSOCIATED FOUNDATION ENGINEERS. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

NAME OF E.S.E. - ASIM SARKAR (NO.-136 CLASS - I)

L.B.S. CERTIFICATE

THE PLOT IS A EXISTING STRUCTURE WITH LAND, THERE IS FULLY OCCUPIED BY OWNERS. THERE IS NO TENANT.
THE PLOT IS BOUNDED BY BOUNDARY WALL & BOUNDARY MEASUREMENT AGREED WITH THE REGD. BOUNDARY DECLARATION PLAN.
THE WIDTH OF THE ROAD IS 4.275 M (MIN.) WIDE BLACK TOP ROAD & 2.140 M (MIN.) WIDE C.C. ROAD ON THE WESTERN SIDE AND 3.75M (MIN.) WIDE BLACK TOP ROAD ON NORTHERN SIDE AND 2.180 M (MIN.) WIDE C.C. ROAD ON THE SOUTHERN SIDE.
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 AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFIRM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK.
THE PLOT IS SITUATED BEYOND 500 MT. FROM THE C/L OF E.M. BYE PASS.

NAME OF ARCHITECT - PALLAB DAS (C.A/89/12363)

OWNERS DECLARATION

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.
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 THE GUIDANCE OF E.S.E./ARCHITECT BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS IDENTIFIED BY US. IF ANY DISCREPANCY ARISE REGARDING THEN, THEN ARCHITECT & K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR THAT AND K.M.C. WILL EVERY RIGHT TO REVOKE THE PLAN. EXISTING STRUCTURE IS FULLY OCCUPIED BY US. THERE IS NO TENANT.

Name of Applicants - Smt. Beauty das & Smt. Sabita Das Partners of B.S. Constructions & C.A of Dipankar Majumder, Sikha Roy,Rina Sinha & Srabanti Chakraborty

BUILDING PERMIT NO. 2024120483

DATE - 28-MAR-25

VALID UP TO - 27-MAR-30

NOT APPLICABLE

DIGITAL SIGNATURE OF A.E.

DIGITAL SIGNATURE OF E.E.(Bldg.)/Br.-XII

PROPOSED G + THREE STORIED (HT. = +12.475) RESIDENTIAL BUILDING PLAN AT PREMISES NO. 77, RAJDANGA GOLD PARK, WARD NO.- 107, BOROUGH NO.- XII, KOLKATA - 700 107, R.S. & L.R. DAG NO. 2528, R.S. KHATIAN NO. 915, L.R. KHATIAN NO. 3515 to 3518, MOUZA - KASBA, TOUZI NO. 45, J.L. 13, P.S. KASBA, U/S 393A OF KMC BLDG. ACT. 1980 & AS PER BLDG. RULE 2009.

ARCHITECTURAL PLAN

SCALE - 1 : 100 IF NOT OTHERWISE STATED

DRG.NO. A/02/RSB/25

R. S. BUILDIEN

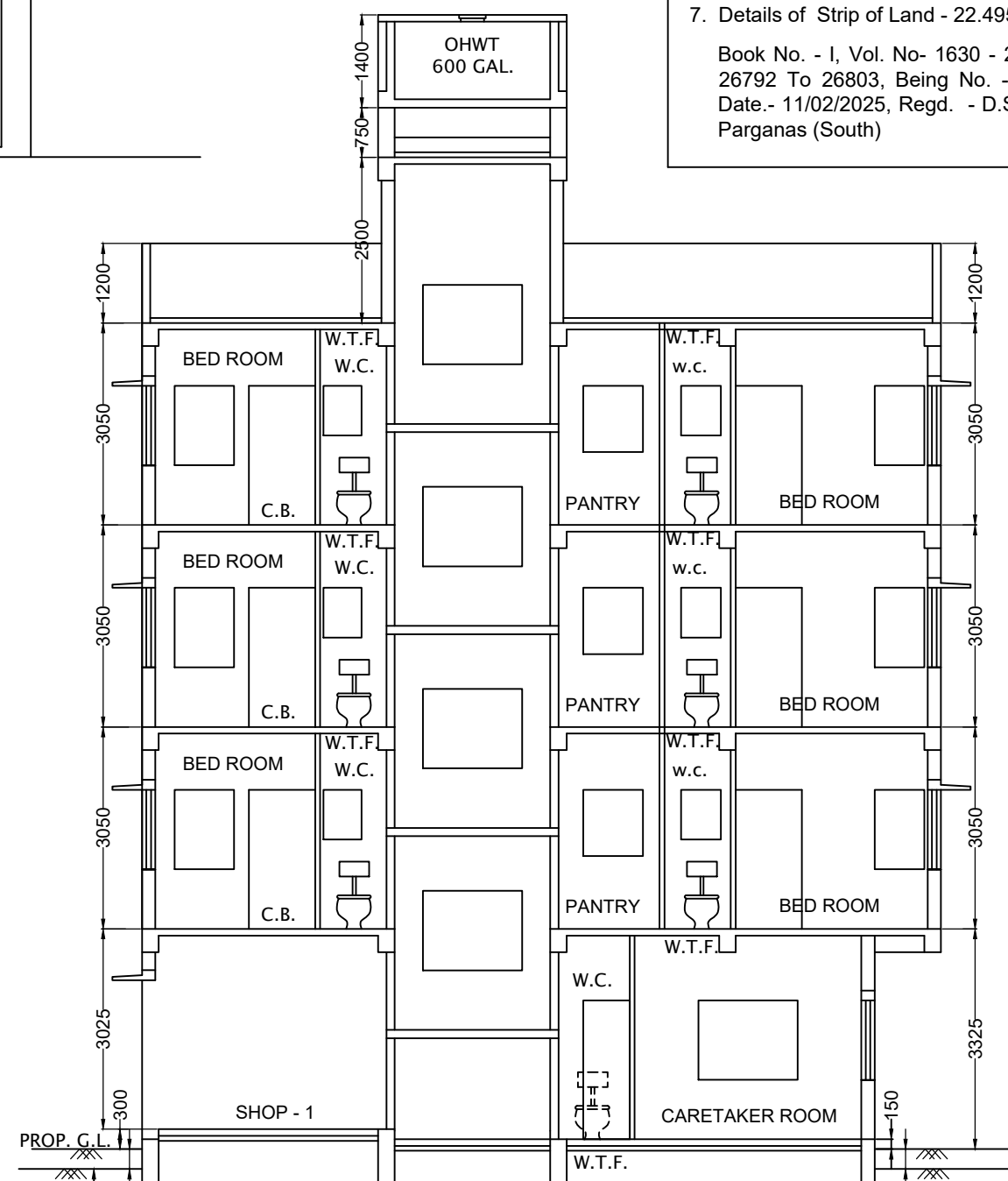
38, RUBY PARK (SOUTH)
KOLKATA - 700 078



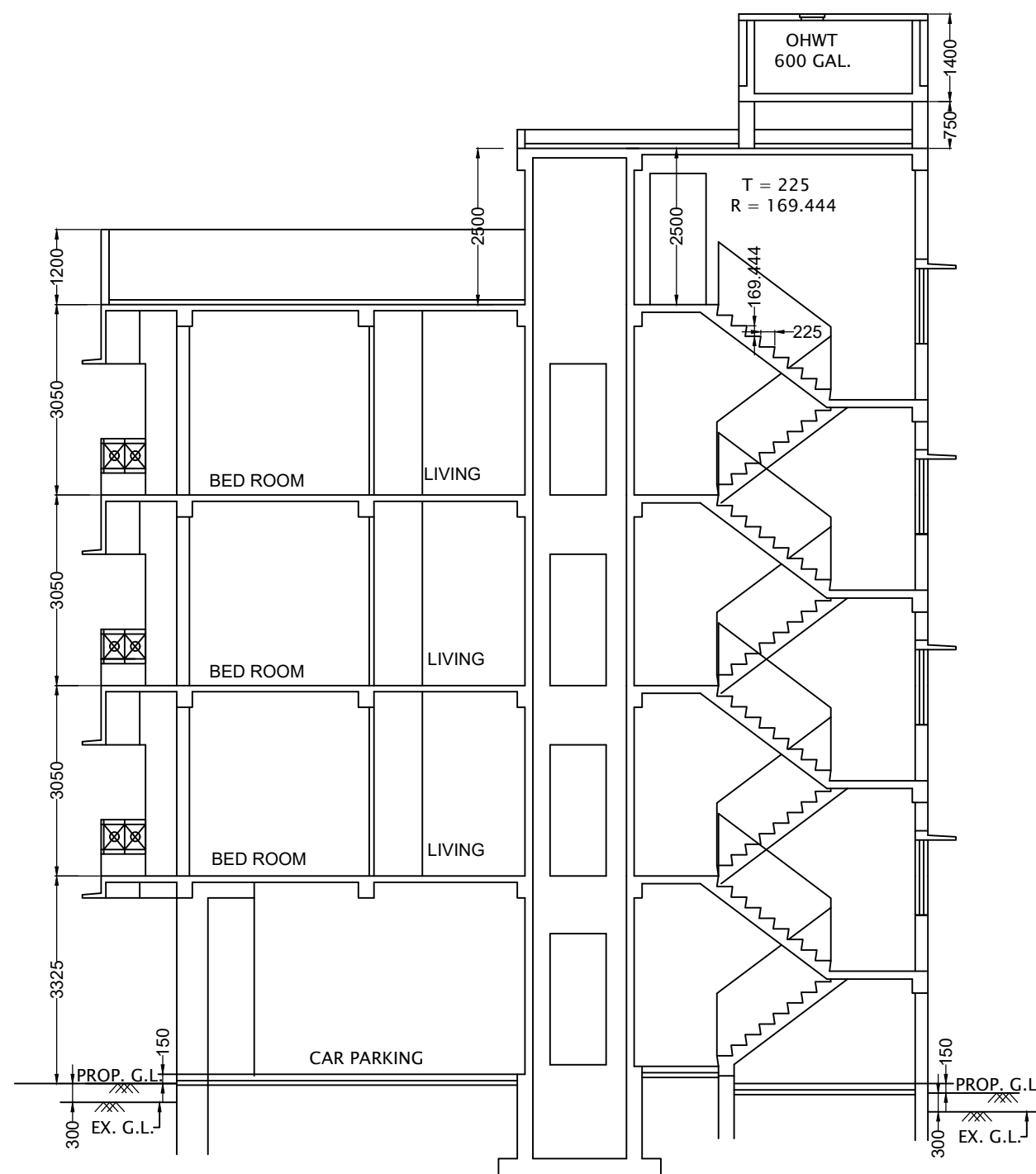
SHEET NO. 2/2

REV. - 0

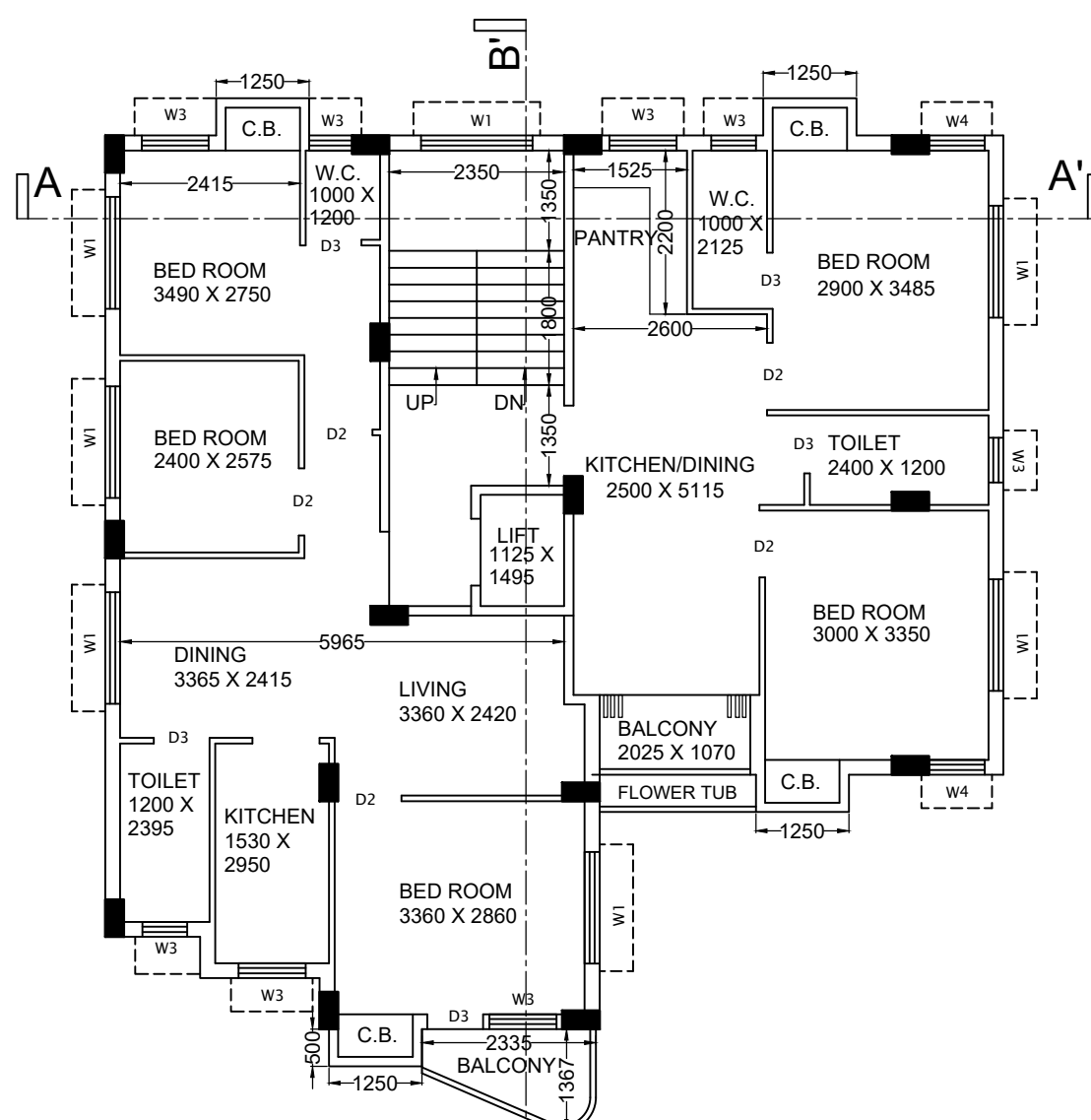
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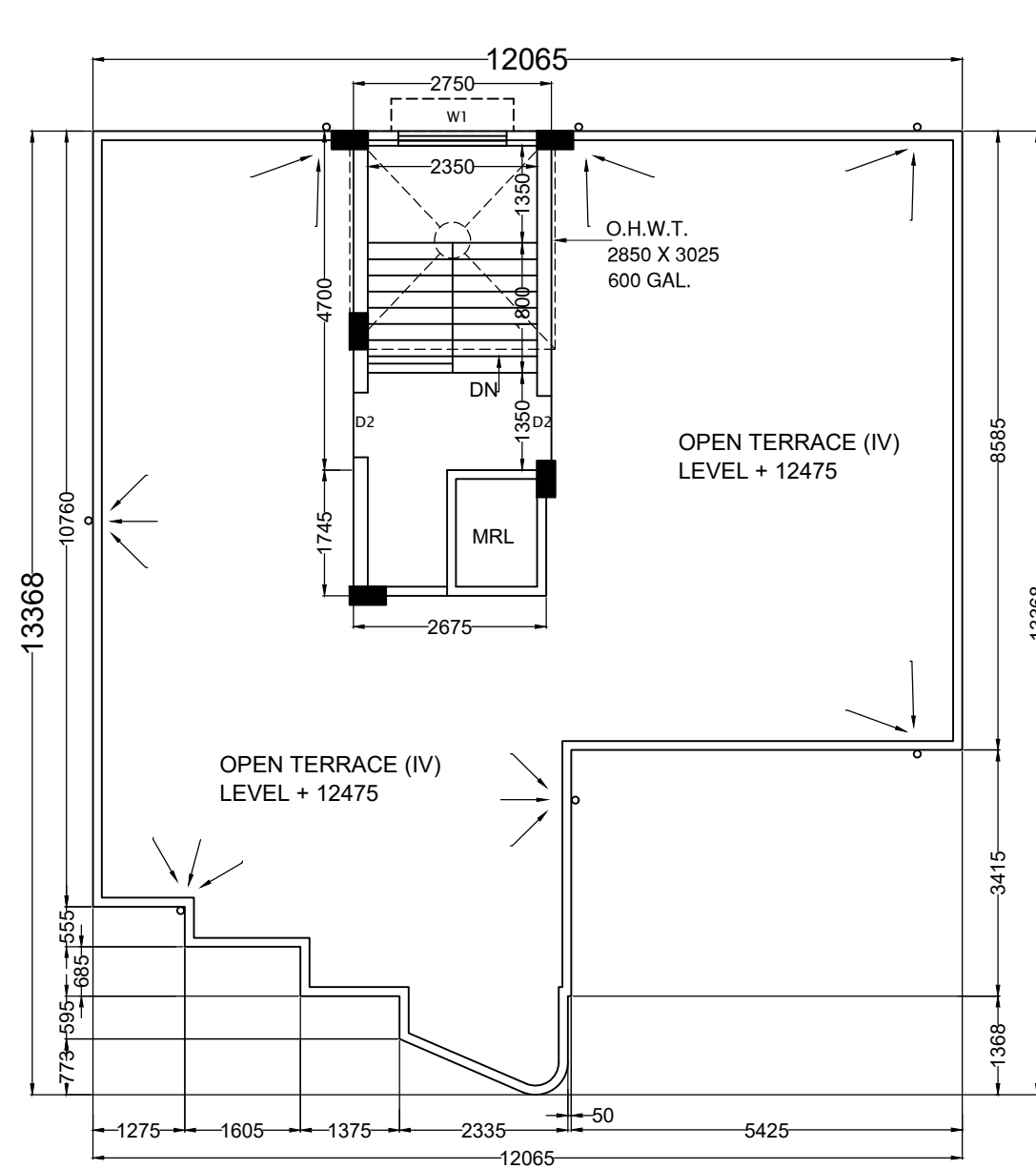
SECTION ON A-A'



SECTION ON B-B'



1ST, 2ND. & 3RD. FLOOR PLAN



ROOF PLAN

GROUND FLOOR PLAN