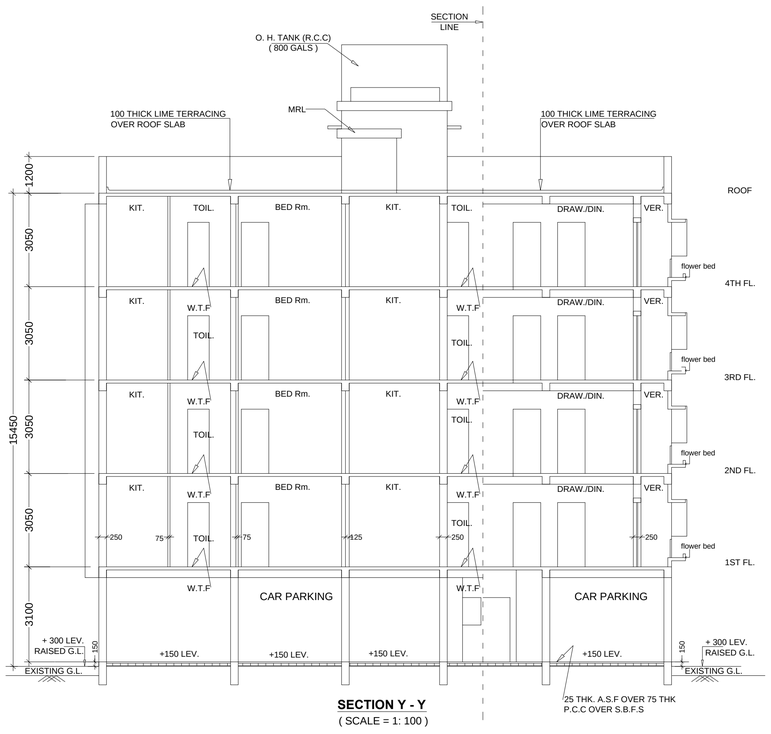
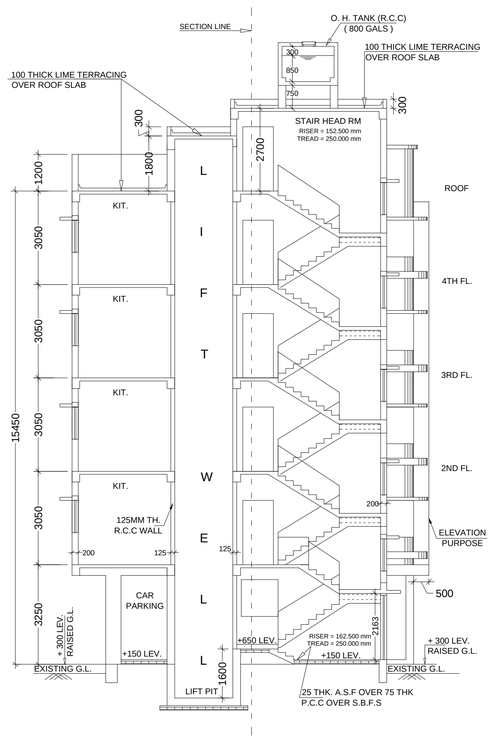
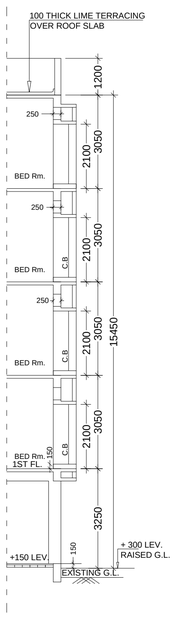
FRONT ELEVATION
(SCALE = 1: 100)



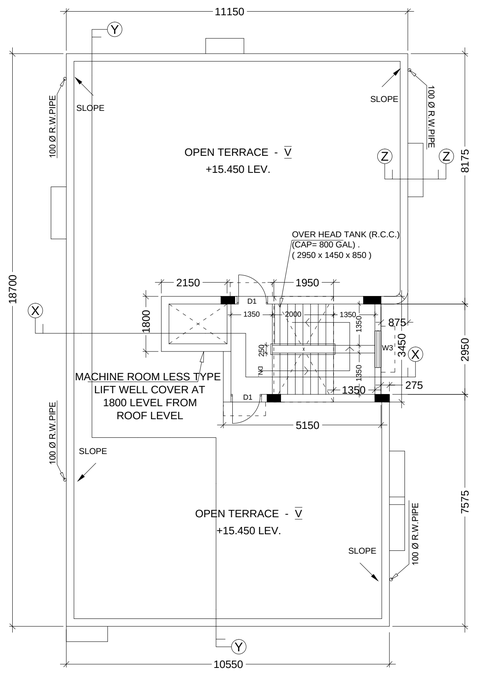
SECTION Y - Y
(SCALE = 1: 100)



SECTION X - X
(SCALE = 1: 100)



SECTION Z - Z
(SCALE = 1: 100)



PROPOSED ROOF PLAN
(SCALE = 1: 100)

S P E C I F I C A T I O N

1. ALL DIMENSIONS ARE IN MM.
2. THE HEIGHT OF THE BUILDING IS 15.450 m.
3. THE BUILDING IS R.C.C. FRAME STRUCTURE.
4. ALL OUTER WALL ARE 250 / 200 mm. THICK.
5. ALL INTERNAL WALL ARE 75 / 125 mm. THICK.
6. GRADE OF CONCRETE IS M25.
7. GRADE OF STEEL IS Fe - 500.
8. 100 THICK LIME TERRACING OVER 100 THICK R.C.C. ROOF SLAB.
9. 12 MM. THICK PLASTER TO ALL INTERNAL WALL WITH (1 : 5) CEMENT SAND MORTER.
10. HEIGHT OF PARAPET WALL IS 1200 mm.

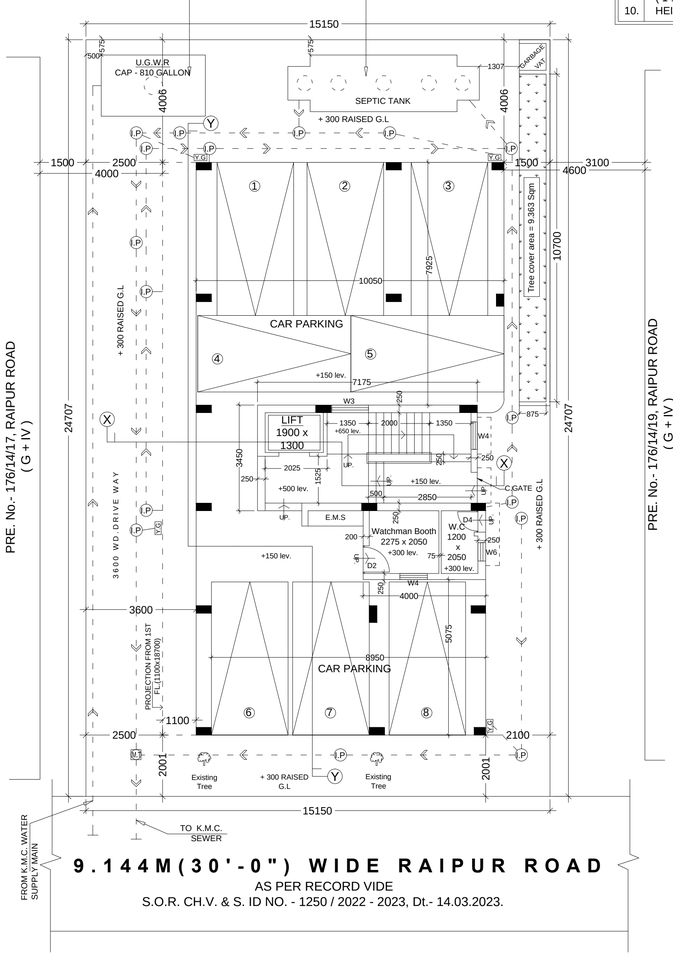
ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN DURING DEMOLISH OF EXISTING BUILDING AND U.G.W.R. & SEPTIC TANK

THE DEPTH OF U.G.W.R. & SEPTIC TANK WILL NOT EXCEED THE DEPTH OF FOUNDATION OF THE NEIGHBOURING COLUMN OF THE BUILDING.

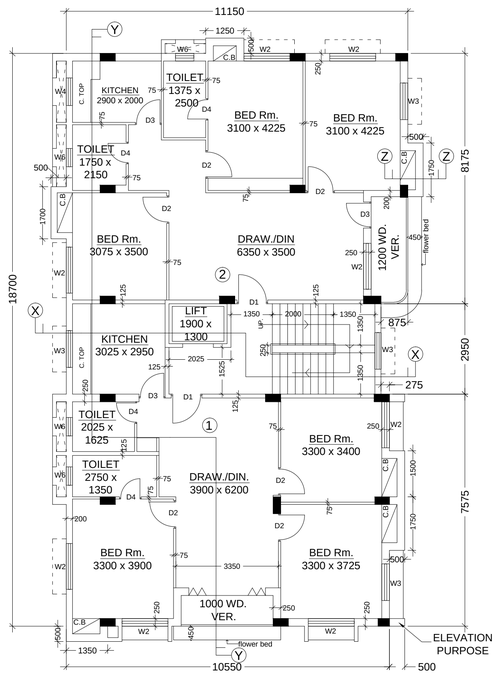
150 THK. R.C.C. SLAB TO BEAR WHEEL LOAD.
SEPTIC TANK IS FINISHED AT RAISED GROUND LEVEL.

SCHEDULE OF DOORS AND WINDOWS

D1	1000 x 2100	W	2100 x 1800
D2	900 x 2100	W1	1800 x 1800
D3	850 x 2100	W2	1500 x 1800
D4	700 x 2100	W3	1200 x 1800
		W4	1000 x 1200
		W5	900 x 1050
		W6	600 x 900



PROPOSED GROUND FLOOR PLAN
(SCALE = 1: 100)



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

STATEMENT OF PROPOSAL

PART - A

1. ASSESSES NO. : **21-096-07-0025-9**

2. **DETAILS OF REGD. LEASE DEED**
Book NO.- I , Vol. No. - 49 ,
Pages : 125 To 131,
Being No. - 2222 , Year : 1964 ,
DATE : - 19 / 03 / 1964,
SUB REGISTER OF ALIPORE,
24-PARGANAS , WEST BENGAL

3. **NAME OF THE LESSEES :**
THE EST MANAGER DEVELOPMENT & PLANING DEPT GOVT OF W.B (LESSOR)

SRI DEBABRATA CHAKRABORTY
DEBIKA BHATTACHARYA (LESSEES)

4. **DETAILS OF REGD. BOUNDARY DECLARATION**
Book NO.- I, Vol. No. - 1602 - 2023,
Pages : 27355 To 27366 ,
Being No. - 160200419 ,Year : 2023 ,
DATE : - 13 / 01 / 2023
D.S.R. - II, SOUTH 24-PARGANAS, WEST BENGAL

5. **DETAILS OF REGD. POWER OF ATTORNEY**
Book NO.- I , Vol. No. - 1603 - 2022 ,
Pages : 475315 To 475330,
Being No. - 160313228 ,Year : 2022 ,
DATE : - 06 / 09 / 2022.
D.S.R. - III, SOUTH 24-PARGANAS, WEST BENGAL

PART - B

1. **AREA OF LAND :**
As per Title deed : 5K- 9CH - 24 SQFT = 374.303 Sqm & Assessment book copy

As per Boundary Declaration : 5K- 9CH - 24 SQFT = 374.303 Sqm

As per U. L. C : N. A.

2. NET AREA OF LAND : 374.303 Sqm

3. PERMISSIBLE GROUND COVERAGE = 54.190 % = 202.834 Sqm.

4. PROPOSED GROUND COVERAGE = 53.789 % = 201.335 Sqm.

5. PROPOSED AREA :

	TOTAL FLOOR AREA	CUTOUT			Covered Area (Excluding Stair void & Lift Duct)	EXEMPTED AREA		Net Floor Area (Excluding Stair, Lift Duct & Lobby)
		Stair Void Area	Lift Duct Area	Total Area		Stair Way Area (Excl.Stair Void)	Lift Lobby	
Ground Floor	180.765 Sqm.	——	——	——	180.765 Sqm.	13.365 Sqm.	3.000 Sqm	164.400 Sqm.
First Floor	201.335 Sqm.	0.500 Sqm.	2.470 Sqm.	2.970 Sqm.	198.365 Sqm.	13.365 Sqm.	3.000 Sqm	182.000 Sqm.
Second Floor	201.335 Sqm.	0.500 Sqm.	2.470 Sqm.	2.970 Sqm.	198.365 Sqm.	13.365 Sqm.	3.000 Sqm	182.000 Sqm.
Third Floor	201.335 Sqm.	0.500 Sqm.	2.470 Sqm.	2.970 Sqm.	198.365 Sqm.	13.365 Sqm.	3.000 Sqm	182.000 Sqm.
Fourth Floor	201.335 Sqm.	0.500 Sqm.	2.470 Sqm.	2.970 Sqm.	198.365 Sqm.	13.365 Sqm.	3.000 Sqm	182.000 Sqm.
Total	**986.105 Sqm.**	**2.000 Sqm.**	**9.880 Sqm.**	**11.88 Sqm.**	**974.225 Sqm.**	**66.825 Sqm.**	**15.000Sqm.**	**892.400 Sqm.**

TOTAL EXEMPTED AREA = (66.825 + 15.000) = 81.825 Sqm.

6. PARKING CALCULATION :

Individual Tenement	Prop. Area To be Added	Actual Tenement	Tenement Size	Required Parking
1 - 90.008 Sqm.	13.018	103.026 Sqm.	ABOVE 100 Sqm = 8	8 Nos
2 - 90.898 Sqm.	13.147	104.045 Sqm.		

Total Required Parking = 8 Nos

B) NOS. OF PARKING PROVIDED (Covered) = 8 Nos.

C) Permissible area for parking : (a) GROUND FLOOR = 8 Nos. x 25

D) Actual area of parking provided : (a) GROUND FLOOR = 145.943 Sqm

7. PERMISSIBLE F. A. R. = 2.25

8. PROPOSED F. A. R. = (892.400 - 145.943) / 374.303 = 1.994 <2.25

9.

STATEMENT OF OTHER AREAS FOR FEES	
FLOOR	CUPBOARD
First Floor	4.650 Sqm.
Second Floor	4.650 Sqm.
Third Floor	4.650 Sqm.
Forth Floor	4.650 Sqm.
Total	18.600 Sqm. (2.344%)

10. TOTAL ADDITIONAL FLOOR AREA FOR FEES (Cupboard + stair head rm + lift m/c top cover) = 40.013 Sqm.

11. STAIR HEAD ROOM AREA = 17.543 Sqm.

12. OVER HEAD TANK AREA = 6.728 Sqm.

13. TOP COVER OF M/C RM LESS LIFT AREA = 3.870 Sqm.

14. HEIGHT OF THE BUILDING = 15.450 m.

15. RELAXATION OF AUTHORITY = U / R 76 (i) of KMC BUILDING RULES 2009

16. TREE COVER AREA
Required =(974.225 / 6000) x 15% x 374.303 = 9.116 Sqm.
Proposed= = 9.363 Sqm.

DECLARATION OF APPLICANTS

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT-

1. I SHALL ENGAGE L.B.S, E.S.E. & G.T.E. DURING CONSTRUCTION.
2. I SHALL FOLLOW THE INSTRUCTION OF L.B.S, E.S.E. & G.T.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 MAY REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF UNDER GROUND WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER THE GUIDANCE OF L.B.S / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
6. THERE IS A TWO STORIED EXISTING & TWO SHED STRUCTURE OCCUPIED BY OWNERS, TO BE DEMOLISHED BEFORE NEW WORK .
7. DURING INSPECTION PLOT WAS IDENTIFIED BY ME.
8. THERE IS NO COURT CASE PENDING IN RESPECT OF THE PREMISES.
9. THERE IS NO TENANT.

THE EST MANAGER DEVELOPMENT & PLANING DEPT GOVT OF W.B.
LESSOR

ARJUN SINGH
Constituted Attorney of
SRI DEBABRATA CHAKRABORTY
DEBIKA BHATTACHARYA (LESSEES)
NAME OF APPLICANTS

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 AND EXISTING STRUCTURE CONFORM 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 WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

MADHAB CH. PAUL. L.B.S. No.- 526 (Class- I)
NAME OF L.B.S.

DECLARATION OF E.S.E

THE STRUCTURAL DESIGNS AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SOIL TESTING HAS BEEN DONE BY DR. SANTOSH KUMAR CHAKRABORTY (G.T.E. NO. - 16/I) OF J. B. ASSOCIATES, OF(ADDRESS) 1418, NAYABAD, KOLKATA - 700094.
THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

MADHAB CH. PAUL. E.S.E. NO.- 229 / II.
NAME OF E.S.E.

DECLARATION OF G.T.E

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 & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

DR. SANTOSH KUMAR . CHAKRABORTY. K.M.C. G.T.E. NO. - 16 (Class - I)
NAME OF GEO-TECHNICAL ENGINEER.

PROPOSED (G + IV) STORIED (Height of the Building is 15.450 m.)
RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 & K.M.C. Building Rules, 2009, COMPLYING NOTIFICATION NO. - 80/MA/O/C-4/3R-7/2017 DT.- 31/01/2018 FOR RULE 77, AT PRE. No. - 176/14/18, RAIPUR ROAD. KOLKATA - 700 092. P. S. - JADAVPUR, WARD NO. - 96, BOROUGH - X.

PLOT NO - 18 , J.L. NO - 34, TOUZI NO - 151, MOUZA- BADE RAIPUR,

*** * * DETAILS OF ARCHITECTURAL DRAWING * * ***

S E W N	* SCALE * 1: 100	W - 96 B - (X)	*ARCHITECTS & ENGINEERS* Deep Pal Consultancy (P) Ltd. 48/1A, Dr. Suresh Sarkar Road. Kolkata - 700 014. E-mail : dpclkol@yahoo.com
	* Sheet-2 *	*DRAWN BY* RUMELA	*Checked BY* M.C.Paul

BUILDING PERMIT NUMBER: 2023100051 DATE: 09-JUNE-2023

VALID UP TO: 5 years from date of sanction.

SANJOY KUMAR GAYEN Digitally signed by SANJOY KUMAR GAYEN Date: 2023.06.09 13:17:19 +05'30'

ASSISTANT ENGINEER (C)/BLDG/ BR -X

TUSHAR JATI Digitally signed by TUSHAR JATI Date: 2023.06.09 13:55:55 +05'30'

EXECUTIVE ENGINEER (C)/BLDG/ BR -X