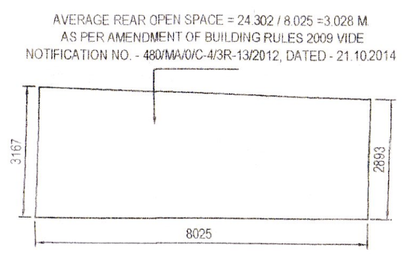
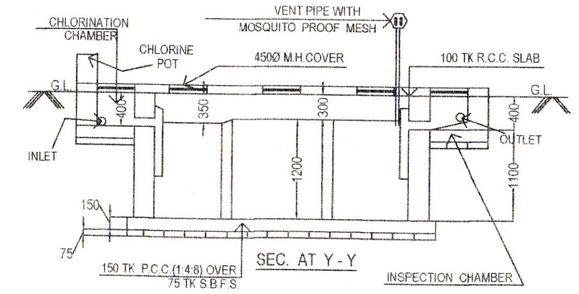
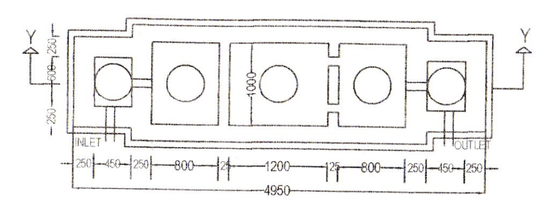


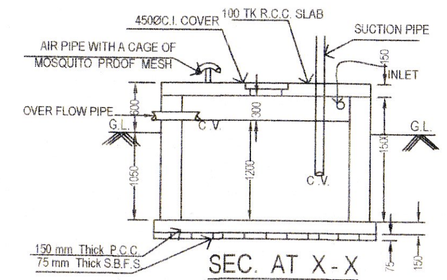


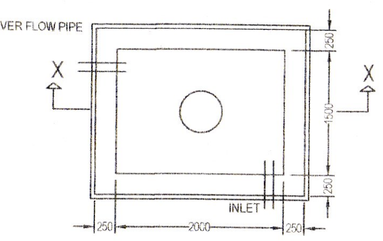


PLAN

DETAILS OF SEPTIC TANK

USER-35 SCALE:-1:50



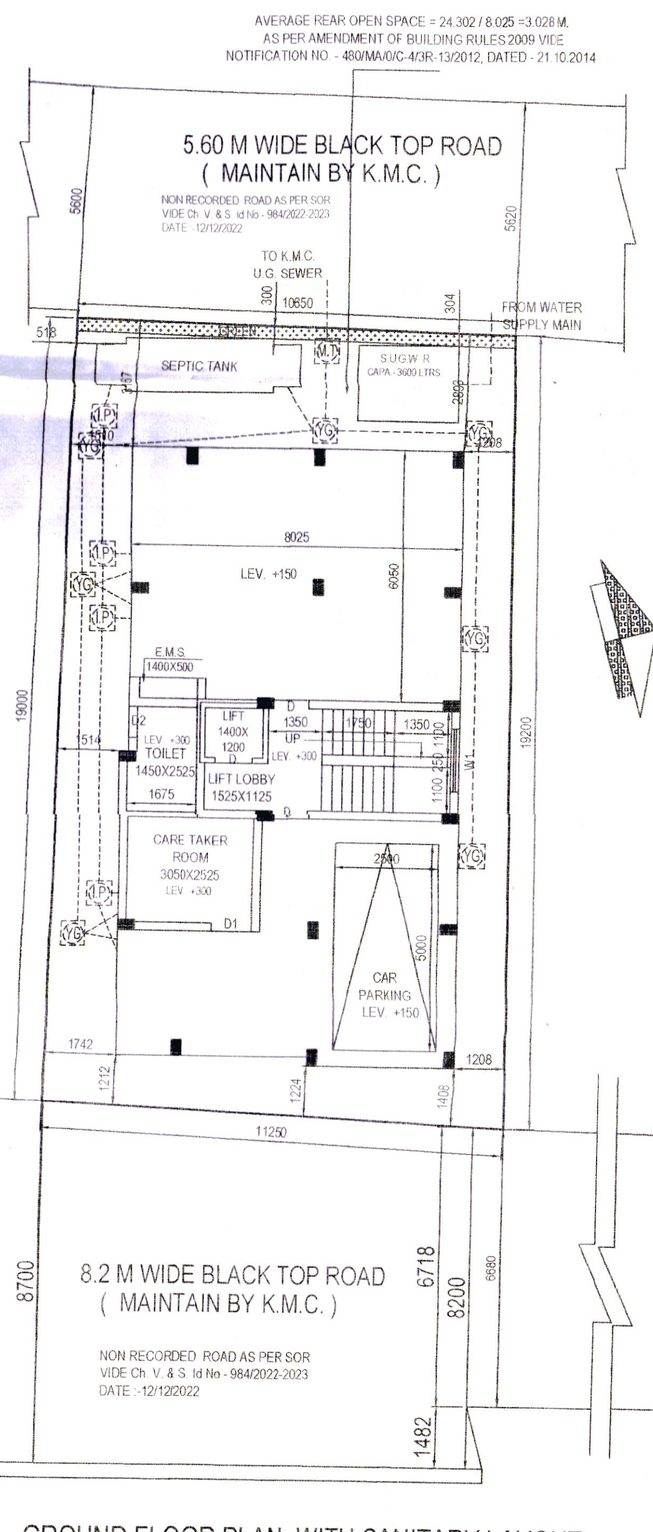


PLAN

DETAILS OF S.U.G.R.

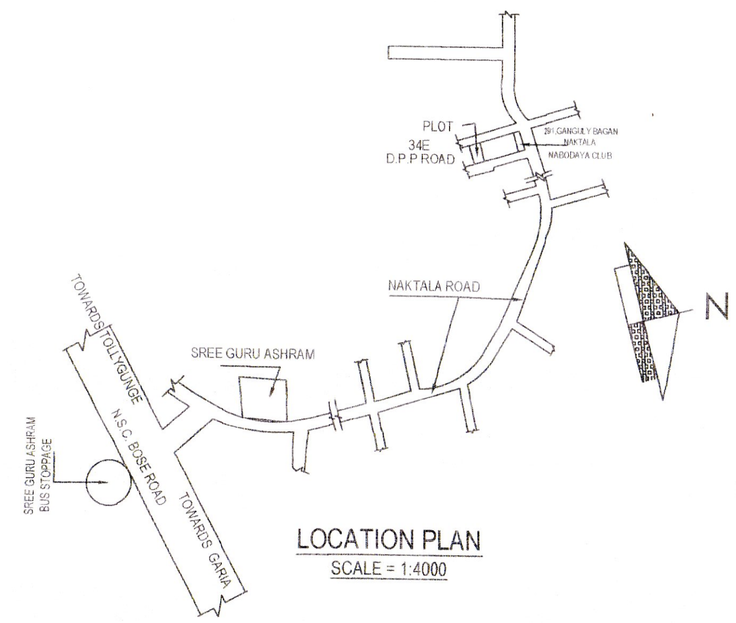
CAPACITY = 3600 LTRS.

SCALE - 1:50



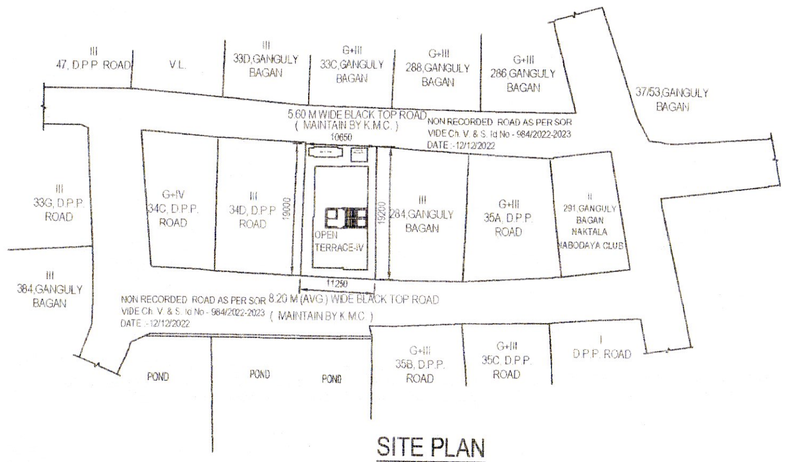
GROUND FLOOR PLAN WITH SANITARY LAYOUT

SCALE:-1:100



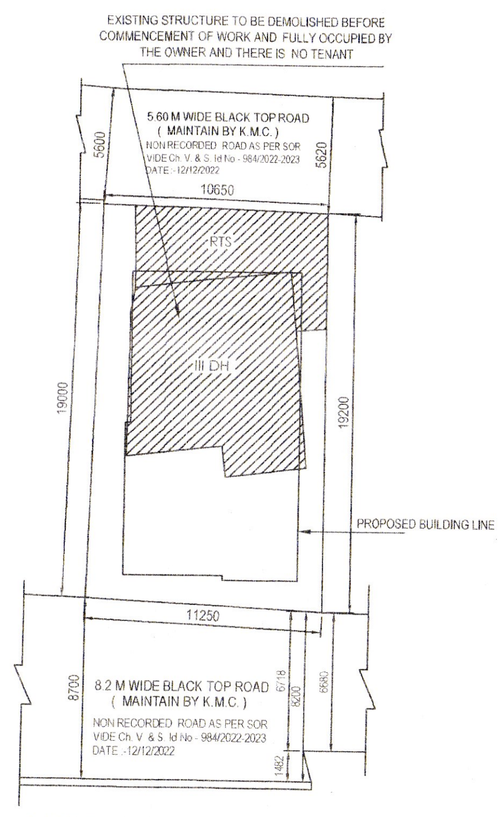
LOCATION PLAN

SCALE = 1:4000



SITE PLAN

SCALE :- 1 : 600



EXISTING SITE PLAN PLAN

SCALE = 1:200

NOTES :-

ALL DIMENSIONS ARE IN M.M.
ALL MAIN WALL 200THICK, PARTITION WALL75 THK OTHERWISE MENTIONED
DEPTH OF SEPTIC TANK, S.U.G.R. DO NOT GO BEYOND THE END OF THE BLDG.
ALL SORTS OF PRECAUTIONARY MEASUREMENTS WILL BE TAKEN DURING CONSTRUCTION OF WORK
P.C.C.1:4:8 ,R.C.C.1:2:4 , M.20 GRADE OF CONCRETE , FE -415GRADE STEEL

SPECIFICATION :-

D.P.C. BELOW WALL 1:2:4
WALL WITH 1ST CLASS BRICK 1:4&1:6
PLASTER WITH SAND CEMENT PLASTER 1:4&1:6
DOOR, WINDOW WOODEN /STEEL
FLOOR MARBLE FINISH
SANITARY, PLUMBING WORKS WITH C.I., G.I.PIPES 1ST CLASS FITTINGS.

SCHEDULE FOR DOOR WINDOWS

M.K.D	SIZE	M.K.D	SIZE
D1	1000X2100	W1	1500X1200
D2	900X2100	W2	1200X1200
D3	750X2100	W3	1000X1050
		V	600X750

DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN & DRAWINGS BOTH THE FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA & CERTIFIED THAT IT IS SAFE &STABLE IN ALL RESPECTS.

BHASKAR ROY
ESE / I / 143

NAME OF STRUCTURAL ENGINEER

DECLARATION OF GEO - TECHNICAL ENGINEER

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

SOIL INVESTIGATION WORK EXECUTED BY. -

TECHNO SOIL
GORKHARA, ARUNACHAL, SONARPUR, KOLKATA - 700150
Email ID - technosoil21@gmail.com

RUPAK KUMAR BANERJEE
B.C.E., M.E., MIGS
G.T.E. (K.M.C.)/I/3

NAME OF GEO TECHNICAL ENGINEER (K.M.C.)

SHEET NO - 2 OF 2

DECLARATION OF OWNER/ APPLICANT

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) 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 WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E.S.E./ L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.
DURING DEPARTMENTAL INSPECTION, THE PLOT WAS IDENTIFIED BY ME.
THE PLOT IS BUTTED AND BOUNDED BY BOUNDARY WALL BY ME/US.
PLOT IS VACANT THERE IS NO LEGAL CASE PENDING AT THE ABOVE MENTIONED PREMISES.

BHOWMICK ENTERPRISE A PROPRIETORSHIP
FIRM REPRESENTED BY SRI INDRAJIT BHOWMICK
C. A OF SRI ARUN SENGUPTA

NAME OF OWNER/ APPLICANT

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 AMMENDED FROM TIME TO TIME & THAT THE SITE CONDITION HAS BEEN MEASURED AND K.M.C. BLACK TOP ROAD WIDTH AVG. 8.20 M. (EASTERN SIDE) & MIN. 5.6 M. (WESTERN SIDE) 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 WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK .

SANTU SASHMAL
LBS / I / 1556

NAME OF THE L.B.S.

MAIN CHARACTERISTICS OF PLAN PROPOSAL

1. ASSESSEE NO - 21 - 100 -04-1556 - 3
2. NAME OF THE OWNER :- SRI ARUN SENGUPTA
2A) NAME OF THE C.A. :- BHOWMICK ENTERPRISE A PROPRIETORSHIP FIRM REPRESENTED BY SRI INDRAJIT BHOWMICK C.A. OF SRI ARUN SENGUPTA

DETAILS OF REGISTERED DEED :-
BOOK NO - I, VOL NO - 23,
BEING NO - 1577, YEAR- 1990
PAGES NO. - 105 TO 108, DATED - 27/08/1990
A.D.R., ALIPORE, SOUTH 24 -PARGANAS

DETAILS OF POWER OF ATTORNEY :-
BOOK NO - I, VOL NO - 1604-2022
BEING NO - 160412928, YEAR- 2022
PAGES NO. - 374470 TO 374483, DATED - 09/11/2022
REGD. OF THE D.S.R.- IV, SOUTH 24 -PARGANAS, W.B.

DETAILS OF REGISTERED BOUNDARY DECLARATION :-
BOOK NO - I, VOL NO - 1604-2022
BEING NO - 160412927, YEAR- 2022
PAGES NO. - 374459 TO 374469, DATED - 09/11/2022
REGD. OF THE D.S.R.- IV, SOUTH 24 -PARGANAS, W.B.

PART-B

1. AREA OF LAND:-
a) AS PER PHYSICAL = 209.030 SQ.M. (03KH. - 01CH. - 44.999SFT.)
b) AS PER TITLE DEED = 209.030 SQ.M. (03KH. - 01CH. - 44.999SFT.)
c) AS PER BOUNDARY DECLARATION = 209.030 SQ.M.

2. NET LAND AREA = 209.030 SQ.M.

3.i) PERMISSIBLE GROUND COVERAGE - 124.789 SQ.M. (59.699%)
ii) PROPOSED GROUND COVERAGE - 120.024 SQ.M. (57.420%)
4. i) PERMISSIBLE HEIGHT - 12.50 M.
ii) PROPOSED HEIGHT :- 12.50 M.

5. PROPOSED AREA :-

	GROSS COVERED AREA (SQ.M.)	CUTOUT		TOTAL EXEMPTED AREA		NET FLOOR AREA (SQ.M.)	NET FLOOR AREA FOR COVERED
		LIFT WELL (SQ.M.)	STAIR WELL (SQ.M.)	STAIR & STAIR LOOBY (SQ.M.)	LIFT LOOBY (SQ.M.)		
GROUND FLOOR	120.024			10.465	1.716	107.843	120.024
1ST. FLOOR	120.024	1.680	0.438	10.465	1.716	105.725	117.906
2ND. FLOOR	120.024	1.680	0.438	10.465	1.716	105.725	117.906
3RD. FLOOR	120.024	1.680	0.438	10.465	1.716	105.725	117.906
TOTAL	480.096	5.040	1.314	41.860	6.864	425.018	473.742

7.A) TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENTS SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQD. CAR PARKING
" A "	52.362 SQ.M.	12.078 SQ.M.	64.440 SQ.M.	03	01
" B"	52.534 SQ.M.	12.118 SQ.M.	64.652 SQ.M.	03	
			TOTAL TENAMENTS = 06 NOS.		TOTAL REQUIRED CAR PARKING = 01

7. A) TOTAL NOS. OF REQD. CAR PARKING = 01
B) TOTAL NOS. OF CAR PARKING PROVIDED AT GROUND FLOOR = 03
8. COVERED CAR PARKING AREA AT GROUND FLOOR = 86.472 SQ.M.
9. PERMISSIBLE F.A.R. = 2.0
10. PROPOSED F.A.R. = (425.018 - 25) / 209.030 = 1.914 < 2.0
11. STATEMENT OF OTHER AREAS FOR FEES:-

FLOOR	LOFT (SQ.M.)	CUPBOARD (SQ.M.)	LEDGE/TEND (SQ.M.)
TOTAL	NIL	8.175	NIL

12. STAIR HEAD ROOM AREA :- 13.253 SQ.M.
13. LIFT MACHINE ROOM AREA :- 4.916 SQ.M.
14. LIFT MACHINE ROOM STAIR AREA :- 3.125 SQ.M.
15. ROOF AREA :- 120.024 SQM.
16. RELAXATION OF AUTHORITY,IF ANY :-
17. ROOF SERVICE AREA :- NIL
18. ROOF TANK AREA :- 6.270 SQ.M.
19. TOTAL COMMON AREA :- 72.586 SQ.M.
20. TOTAL OTHER AREA FOR FEES = 29.469 SQ.M.
21. TOTAL PERMISSIBLE TREE COVER AREA = 2.476 SQ.M.
22. TOTAL PROVIDED TREE COVER AREA = 3.196 SQ.M.

GROUND FLOOR PLAN WITH SANITARY LAYOUT, EXISTING SITE PLAN, SITE PLAN, LOCATION PLAN , DETAILS OF SEPTIC TANK & DETAILS OF S.U.G.R.

PROJECT:

PLAN OF A PROPOSED G + III(THREE) STORIED (HT.-12.500 MT.) RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980 COMPLYING WITH BUILDING RULE -2009, AT PREMISES NO.- 34E, DURGA PRASANNA PARAMHANSHA ROAD, WARD NO. - 100, BR. - X, P. S.- NETAJI NAGAR, KOLKATA - 700 047.

BUILDING PERMIT. NO. : 2022100211 DATE : 21-JAN-2023

VALID FOR 5 YEARS FROM DATE OF SANCTION.

DIGITAL SIGNATURE OF SANCTIONING AUTHORITY

DEBARATI CHAKRABORTY

Digitally signed by DEBARATI CHAKRABORTY
Date: 2023.01.21 13:18:45 +05'30'

ASSISTANT ENGINEER (C) / Bldg / K.M.C.
BOROUGH - X