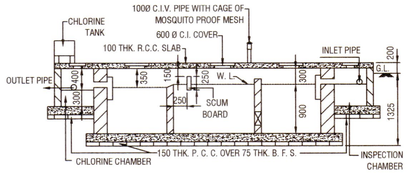
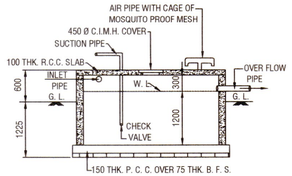


SECTION AT- ' X X '



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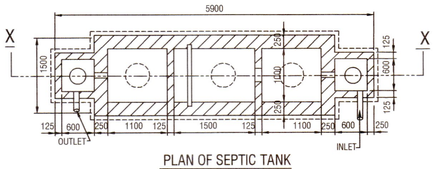
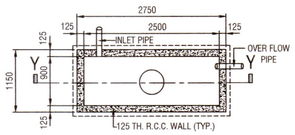


PLAN OF SEPTIC TANK

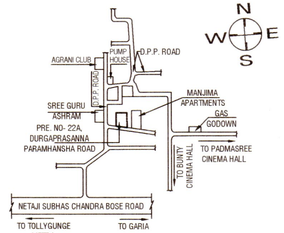
S C A L E - 1 : 50 USERS - 30 NOS.



PLAN OF SEMI U. G. W.RESERVOIR

CAPACITY : 2700 LTRS.

SCALE :- 1 : 50



LOCATION PLAN

SCALE :- 1:4000

DECLARATION OF OWNER / C.A

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT.
i) I SHALL ENGAGE L. B. S. & E. S. E. DURING CONSTRUCTION.
ii) I SHALL FOLLOW THE INSTRUCTION OF L. B. S. & E. S. E. DURING CONSTRUCTION OF THE BUILDING (AS PER B. S. PLAN).
iii) K. M. C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.
iv) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE , THE K. M. C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
v) THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E. S. E. / L. B. S. BEFORE STARTING OF BUILDING FOUNDATION WORK.
vi) SITE HAS BEEN IDENTIFY BY ME AT THE TIME OF INSPECTION AND THERE IS NO TENANT.
vii) THERE IS NO COURT CASE PENDING AGAINST THIS MENTIONED PREMISES.

NAME OF OWNER / C.A
SRI SANDEEP ROY PROPRIETOR OF
M/S DREAMZ CONSTRUCTION C.A OF
SMT. BHASWATI PAL & SMT. ADITI BOSE

NOTES

1. ALL DIMENSION ARE IN MM UNLESS OTHERWISE MENTIONED.
2. FOLLOW WRITTEN DIMENSION ONLY.
3. FOR SPECIFICATION OF MATERIALS AND WORKMANSHIP FOLLOW N.B.C. 1984.
4. ALL EXTERNAL WALLS ARE IN 250TH/200TH AND ALL INTERNAL WALLS ARE 125TH/75TH.
5. GRADE OF R.C.C. CONCRETE M-20 & GRADE OF STEEL: Fe-415.
6. BEARING CAPACITY OF SOIL AS PER SOIL TEST REPORT.
7. BRICK WORK WITH CEMENT AND SAND MORTAR FOR 250TH/200TH WALL (1:6) & 125TH/75TH WALL (1:4).
8. PLASTER WORK CEILING (1:4) AND INSIDE OUTSIDE WALL (1:6).
9. THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR WOULD NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.
10. ALL SORTS OF PRECAUTIONARY MEASURE SHOULD BE TAKEN AT THE TIME OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR CONSTRUCTION.

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	TYPE	SIZE
D1A	1200x2100	W1A	1800x1200
D1	1100x2100	W1	1500x1200
D2	1350x2100	W2	900x1200
D3	750x2100	W3	1200x1200
---------	---------	W4	900x1200
---------	---------	W5	600x750

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) :- 33.00 M.

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
LEFT SIDE POINT 'A'	22.480587	88.393205	6.0 M.
RIGHT SIDE POINT 'B'	22.480489	88.393065	6.0 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.

NAME OF THE APPLICANT :
SRI SANDEEP ROY PROPRIETOR OF
M/S DREAMZ CONSTRUCTION C.A OF
SMT. BHASWATI PAL & SMT. ADITI BOSE

NAME OF L . B . A .
SANDEEP ROY,
L.B.A. NO.- C.A/99/24026

MAIN CHARACTERISTICS OF THE PROPOSAL (PART 'A')

1. ASSESSEE NO: 211000401072
2. NAME OF THE OWNER (RECORDED) : SMT. BHASWATI PAL & SMT. ADITI BOSE
3. NAME OF THE APPLICANT : SRI SANDEEP ROY PROPRIETOR OF M/S DREAMZ CONSTRUCTION C.A OF SMT. BHASWATI PAL & SMT. ADITI BOSE
4. DETAILS REGISTERED DEED :- BOOK NO. I, VOL. NO. 70, PAGES - 194 TO 198, BEING NO. 3970, FOR THE YEAR 1955, DT.- 31.05.1955, A.D.S.R- ALIPORE, DISTRICT - 24 PARAGANAS.
5. DETAILS OF REGD. POWER OF ATTORNEY :- BOOK NO. I, VOL. NO. 1602-2023, PAGES - 551105 TO 551159 , BEING NO. 160215827, FOR THE YEAR 2023, DT.- 03.11.2023, D.S.R - II / SOUTH 24 PARGANAS (W.B)
6. DETAILS OF REGD. BOUNDARY DECLARATION :- BOOK NO. I, VOL. NO. 1601-2023, PAGES - 81984 TO 81997 , BEING NO. 160102392, FOR THE YEAR 2023, DT.- 08.11.2023, D.S.R - I / SOUTH 24 PARGANAS (W.B)

PART 'B'

1. AREA OF THE PLOT OF LAND AS PER TITLE DEED & ASSESSMENT BOOK :- 334.448 Sqm. (05 K - 00 CH. - 00 Sqft.)
2. AREA OF THE PLOT OF LAND AS PER BOUNDARY DECLARATION :- 334.415 Sqm. (05 K. - 00 CH. - 00 Sqft.)
3. PERMISSIBLE GROUND COVERAGE :- 55.524 % i.e, 185.681 Sqm.
4. PROPOSED GROUND COVERAGE :- 184.968 Sqm. i.e, 55.311 %
4A. EXISTING COVERED AREA :- 171.799 Sqm.

5. AREA STATEMENT :-

FLOOR	GROSS COVER AREA (SQM)	STAIR WELL (SQM)	LIFT WELL (SQM)	NET COVER AREA (SQM)	LIFT LOBBY (SQM)	STAIR + STAIR WAY (SQM)	NET FLOOR AREA (SQM)	CUP BOARD (SQM)	LOFT (SQM)
GROUND FLOOR	176.459	---------	---------	176.459	2.959	13.122	160.378	---------	---------
1ST FLOOR	184.968	---------	2.363	182.605	2.959	13.122	166.524	1.500	2.984
2ND FLOOR	184.968	---------	2.363	182.605	2.959	13.122	166.524	1.500	2.984
3RD FLOOR	184.968	---------	2.363	182.605	2.959	13.122	166.524	1.500	2.984
TOTAL	731.363	---------	7.089	724.276	11.838	52.488	659.950	4.500	8.951

6. TENEMENTS CALCULATION

(A) RESIDENTIAL :

TENEMENT MKO.	TENEMENT AREA ACT. (SQM)	NO. OF TENEMENT
A	97.580	03
B	97.976	03
-------	-------	-------
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REQUIRED NO. CAR PARKING = 3 NOS
PROVIDED CAR PARKING = 6 NOS

STAIR HEAD ROOM AREA -	16.992 SQM.
CUP BOARD AREA -	4.500 SQM.
LOFT AREA -	8.951 SQM.
PARGOLA AREA -	8.200 SQM.
LIFT MACHINE ROOM -	7.200 SQM.
LIFT MACHINE ROOM STAIR -	3.200 SQM.
ADDITIONAL AREAS FOR FEES :-	49.043 SQM.

CAR PARKING CALCULATION

PROVIDED CAR PARKING AREA = 137.607 SQM.

7. PERMISSIBLE F.A.R. = 1.75
8. PROPOSED F.A.R. =659.950 (-) 75.00 (C.P) = 584.950 / 334.415 = 1.749 < 1.75
9. AREA OF STAIR HEAD ROOM = 16.992 SQM
10. AREA OF LIFT MACHINE ROOM = 7.200 SQM
11. AREA OF LIFT MACHINE ROOM STAIR = 3.200 SQM
12. AREA OF O.H.W.TANK = 5.155 SQM
13. PARGOLA AREA = 8.200 SQM
14. AREA OF TREE COVER = 6.501 SQM
15. TOTAL AREA FOR FEES = 773.317 SQM.

DECLARATION OF L . B . A

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 WIDTH SOUTHERN SIDE OF THE PREMISES 4.850 M. WIDE BLACK TOP ROAD (NON RECORDED ROAD AS PER S.O.R VIDE NO.- 1139/2023-2024, DATED :- 27.01.2024) 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.

1. PLOT IS AN EX. TWO STORIED BUILDING & BOUNDED BY BOUNDARY WALL.
2. EX. BUILDING OCCUPIED BY THE OWNERS & THERE IS NO TENENT.
3. HEIGHT OF THE BUILDING IS 12.40 M.
4. SITE PLAN AND KEY PLAN AS PER SITE.
5. THE OWNER / APPLICANT IS AUTHENTICATED BY ME.

SIGNATURE OF L . B . A.
(SANDEEP ROY, L.B.A. NO.- C.A / 99 / 24026)

DECLARATION OF STRUCTURAL ENGINEER

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

THE STRUCTURAL DESIGN HAVE BEEN DONE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY M/S. SOIL TECH AND SIGNED BY BHASKAR JOYTI ROY, B. C. E. , M.I. E., M.I.G.S. CONSULTING GEOTECHNICAL ENGINEERING, 51/1H, PRINCE GOLAM HOSSAIN SHAH ROAD, KOLKATA- 700 032.

NAME OF E.S.E.
SURANJAN DUTTA, E. S. E. NO. 220/I

DECLARATION OF GEO-TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINTOF VIEW.

NAME OF GEO-TECHNICAL ENGINEER
BHASKARJYOTI ROY, B.C.E. M. I. E.,M.I.G.S.
CHARTERED ENGINEER, EMPANELMENT NO. - G.T/I/50(KMC)

S C A L E :- 1:100 / 1:50 / 1:600 / 1:4000

PLAN OF PROPOSED G+III STORIED RESIDENTIAL BUILDING U/S - 393A OF K.M.C ACT. 1980 & K.M.C. B / R - 2009 AT PREMISES NO.- 22A, DURGAPRASANNA PARAMHANSHA ROAD IN WARD NO.- 100, BOROUGH NO.:- X, KOLKATA - 700 047, P.S. NETAJI NAGAR OF BUILDING HEIGHT OF 12.40 M.

B.P. NO- 2023100256 DATED: 16/03/2024

VALID UPTO: 15/03/2029

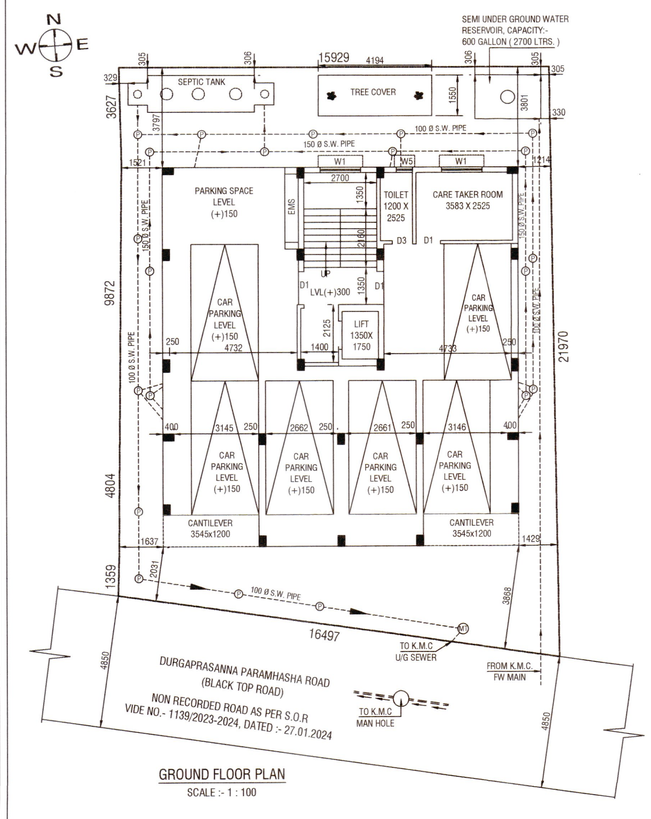
DEBARATI CHAKRABORTY
Digitally signed by DEBARATI CHAKRABORTY
Date: 2024.03.16 13:46:19 +05'30'

DIGITAL SIGNATURE FOR A.E

TUSHAR JATI
Digitally signed by TUSHAR JATI
Date: 2024.03.16 13:44:05 +05'30'

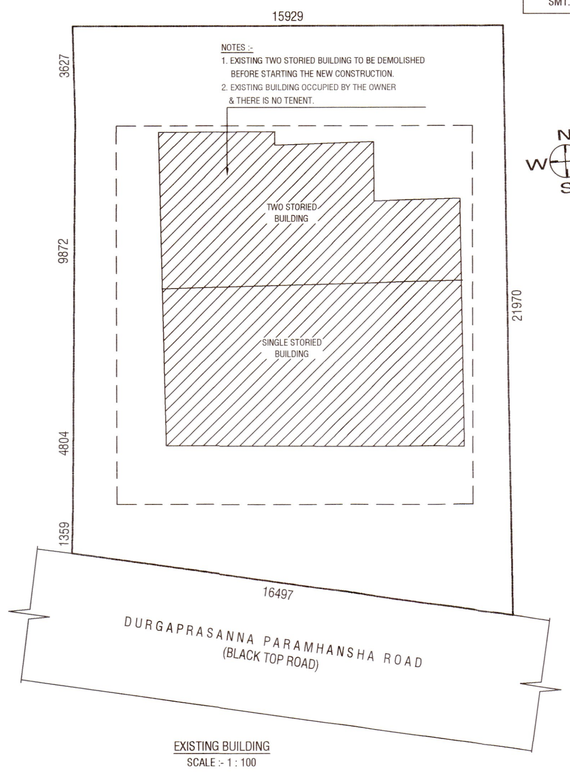
DIGITAL SIGNATURE FOR E.E

SHEET NO(1/2)



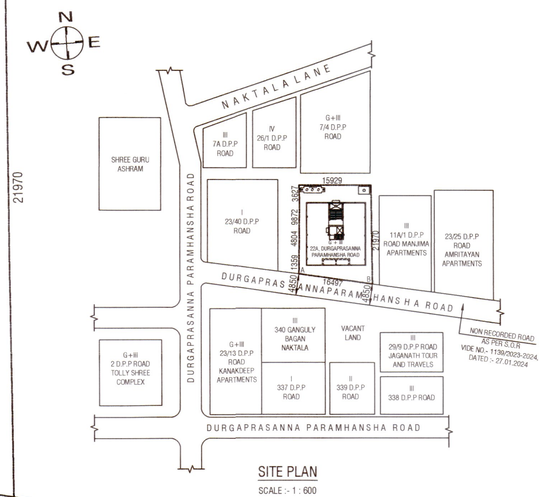
GROUND FLOOR PLAN

SCALE :- 1 : 100



EXISTING BUILDING

SCALE :- 1 : 100



SITE PLAN

SCALE :- 1 : 600