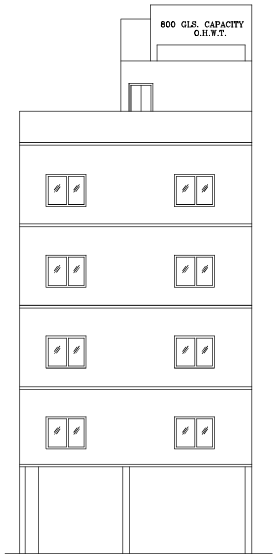
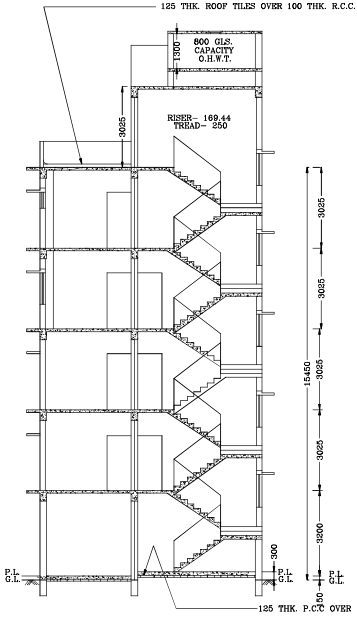
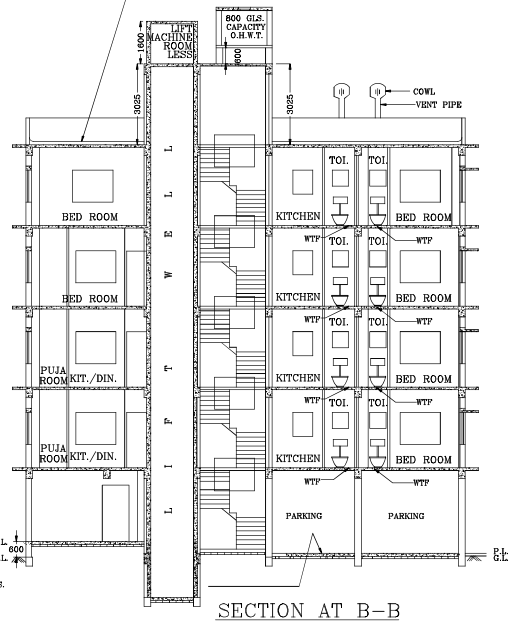


ELEVATION



SECTION AT A–A



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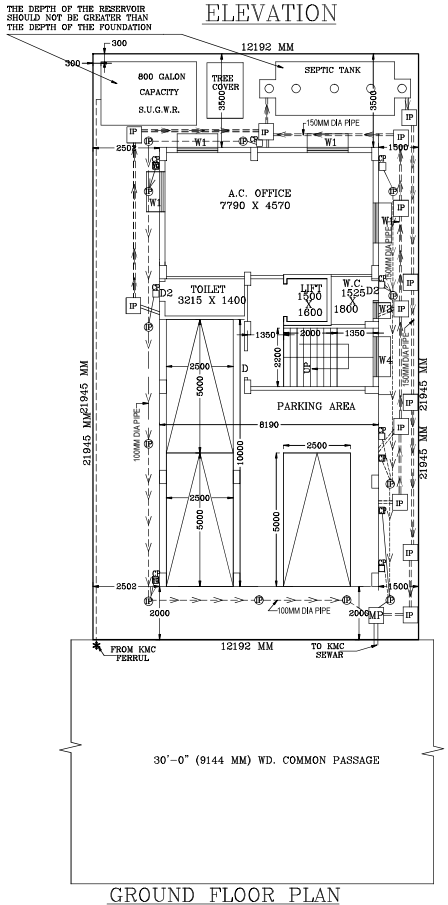


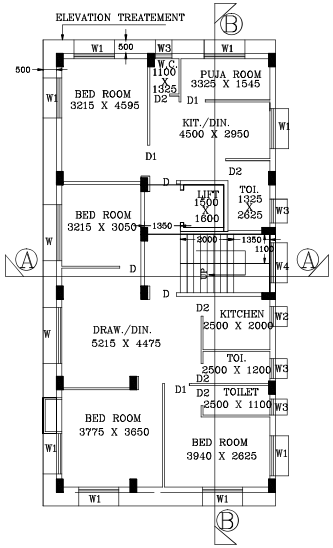
GROUND FLOOR PLAN

DOORS WINDOWS SCHEDULE

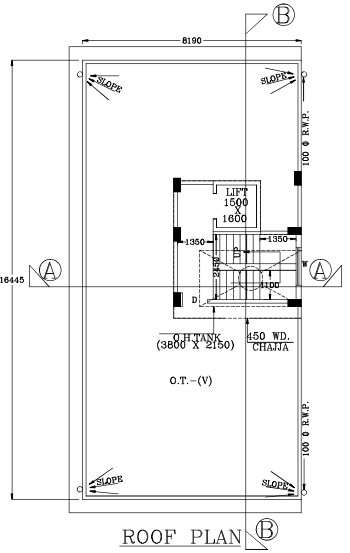
MARKED	SIZE (L X H)
W	1800 X 1200
W1	1500 X 1200
W2	750 X 900
W3	600 X 600
W4	1500 X 900
W5	1450 X 1800
D	1000 X 2100
D1	900 X 2100
D2	750 X 2100

NOTES & SPECIFICATIONS

1. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION.
2. ALL MAIN WALL 250 TH. ALL PARTITION WALL 125 TH. & 75 TH.
3. BRICK WORK 250th, MORTER 1:6 & BRICK WORK 125th,& 75th MORTER 1:4.
4. ALL R.C.C. WORKS SHOULD BE (1:1.5:3)
5. GRADE OF STEEL Fe415.
6. GRADE OF CONC. M-20.
7. DEPTH OF S.U.G.W. RES. WILL NOT BE EXEED THE DEPTH OF BUILDING FOUNDATION.
8. 25TH, D.P.C 1:2:4 WITH PROPER WATER PROOFING COMPOUND.
9. ALL OTHER MATERIALS USED AS PER I.S.CODES C.B.C. 1984.
10. ALL SCALE ARE 1:100 OTHERWISE MENTIONED



1ST,2ND,3RD & 4TH FLOOR PLAN



ROOF PLAN

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

1. ASSESSE NO: 14-057-02-02406

2. NAME OF THE OWNERS: 1) GOUR GOPAL CHATTERJEE 2) GOURAB CHATTERJEE

3. DETAIL OF REGISTERED DEED.
BOOK NO : I VOLUME NO : 13 BEING NO : 2487
PAGE NO : 167 TO 181 YEAR : 1984(17.08.1984)
PLACE : SUB- REGISTRAR, ALIPORE, SOUTH 24 PARGANAS

4. DETAIL OF BOUNDARY DECLARATION:-
BOOK NO : I VOLUME NO : 1606-2023 BEING NO : 160602366
PAGE FROM : 64670 TO 64680 YEAR : 2023 (28.06.2023)
PLACE- A.D.S.R., SEALDAH

5. DETAIL OF REGISTERED COMMON PASSAGE.-
BOOK NO : I VOLUME NO : 1606-2023 BEING NO : 160602367
PAGE FROM : 64661 TO 64669 YEAR : 2023(28.06.2023)
PLACE- A.D.S.R., SEALDAH

6.PLAN CASE NO. - 2024 07 0089

7. AREA STATEMENT :-
1. AREA OF LAND AS PER TITLE DEED (4K-0CH.-0SFT)=267.553 m²
2. AS PER BOUNDARY DECLARATION = 267.553 m²
3. (i) PERMISSIBLE GROUND COVERAGE (57.748%) = 154.507 m²
(ii) PROPOSED GROUND COVERAGE (50.34%) = 134.685 m²
4. PROPOSED HEIGHT= 15.450 M.

8. PROPOSED AREA :-

	GROSS AREA	DEDUCTION CUT OUT	COVERED AREA	EXEMPTED AREA STAIR+STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	134.685 m²	–	134.685 m²	10.340 m²	2.363m²	121.982 m²
1ST FLOOR	134.685 m²	2.400 m²	132.285 m²	10.340 m²	2.363m²	119.582 m²
2ND FLOOR	134.685 m²	2.400 m²	132.285 m²	10.340 m²	2.363m²	119.582 m²
3RD FLOOR	134.685 m²	2.400 m²	132.285 m²	10.340 m²	2.363m²	119.582 m²
4TH FLOOR	134.685 m²	2.400 m²	132.285 m²	10.340 m²	2.363m²	119.582 m²
TOTAL	673.425 m²	9.600 m²	663.825 m²	51.700 m²	11.815 m²	600.310 m²

9. TENEMENTS & CAR PARKING CALCULATION :-
(A) RESIDENTIAL:

MARKED	TENEMENT NO.	PROPOSITIONAL AREA TO BE ASSESSED	ACTUAL AREA ASSESSED	MIN. PROPOSED AREA	PROPOSED CAR PARKING
A	4(four) nos.	7270 m²	51.192 m²	41.62%	3 NOS.
B	1(one) no.	1820 m²	35.687 m²	41.62%	

10.[a] Business Floor Area = 40.164 m²
10.[b] Business Carpet Area = 35.687 m²

11. TOTAL REQUIRED CAR PARKING = 3 NOS.
12. TOTAL PROVIDED CAR PARKING = 3 NOS.
13. PROVIDED AREA OF PARKING = 68.582 m².
14. PERMISSIBLE F.A.R = 2.25
15. PROPOSED F.A.R. = = [(600.310– 68.581) / 267.553] = 1.987 < 2.25

16. LIFT MACHINE ROOM AREA = NIL.
17. STAIR HEAD ROOM AREA = 13.408 m²
18. OTHER AREA FOR FEES (EXCLUDING EXEMPTED AREA) = 13.408 m²
19. Tree Cover AREA = 2.819 m²
20. OVER HEAD TANK AREA = 7.980 m²
21. TERRACE AREA = 134.685 m²

CERTIFICATE OF GEO -TECHNICAL ENGINEER.

UNDERSIGNED HAS INSPECTED THE SITE, CARRIED OUT THE 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 IN ALL RESPECT FROM THE GEO-TECHNICAL POINT OF VIEW.

Dr.S.K.CHAKRABORTY G.T.E -168.
NAME OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY ACUMEN GEO CONSULTANTS OF 2F NABA ROY LANE, ALIPORE, KOLKATA-700027, CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

PRANAB KUMAR DAS-I/131.
NAME OF STRUCTURAL ENGINEER

DECLARATION OF L.B.S.

CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EX STRUC. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK IT IS FULLY OCCUPIED BY THE OWNER, THERE IS NO TENENT.

TUSHAR KANTI GHOSH.
L.B.S. NO- 1362, CLASS- I
NAME OF L.B.S.

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.A & ESE DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILTY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN, THE CONSTURCTION OF U.G.W.R & SEPTIC TANK TAKEN UNDER THE GUIDENCE OF LBS/EBE BEFORE STARTING OF BUILDING FOUNDATION.

GOUR GOPAL CHATTERJEE
GOURAB CHATTERJEE
NAME OF OWNERS

PROPOSED PLAN OF (G+IV) STORIED RESIDENTIAL BUILDING AT PREMISES NO. A/P-72/B, CANAL SOUTH ROAD , KOLKATA-700105, IN WARD NO.- 57, BOROUGH NO.- VII, P.S. - PRAGATI MAIDAN, U/S. 393A, OF CMC ACT 1980.

BUILDING PERMIT NO : 2024070093 | DATE: 03.10.2024 VALID UPTO: 09.10.2029

BROJO KISHORE DHAR — Digitally signed by BROJO KISHORE DHAR Date: 2024.10.03 15:17:31 +05'30'
DIGITAL SIGNATURE OF E.E.

MODHU SUDAN HALDER — Digitally signed by MODHU SUDAN HALDER Date: 2024.10.03 15:16:04 +05'30'
DIGITAL SIGNATURE OF A.E.