



DOOR AND WINDOW SCHEDULE	
SL. NO	SIZE
D1	1000 X 2100
D2	750 X 2100
W1	1500 X 1350
W2	1200 X 1350
W3	1000 X 1350
W4	600 X 900



OFFICE USE

BUILDING PERMIT NO : 2022110470
 SANCTION DATE : 22.02.2023
 VALID UPTO : 21.02.2028

MODHU SUDAN HALDER

DOYAL ENGINEERING & PVT. LTD.
BUILDING DEPARTMENT / K.M.C.

Digitally signed by
MODHU SUDAN HALDR

Date: 2023.02.22
14:25:45 +05'30'

PROPOSED II(TWO) STOREY (HEIGHT- 6.650 M.) RESIDENTIAL BUILDING PLAN (U/S 393A) OF KMC AT 1000' & KMC BUILDING RULE 2022 AT FREQ - 25 VIVEK NAGAR, BLOCK - 5, ADJAVAPUR, WARD NO - 104, BOROUGH - XI, P.S - SUREN PARK, P.O. - SANTOSHUPUR, KOLKATA - 700075.

NORTH 	ARCHITECTS DR. RAJESH K. CHAKRABORTY 85 PARAMANAV PALLY, KOLKATA-700066 10/10, KANAIKALAYA TULSI, 10/10 WESTBURY ROAD, KOLKATA-700016			
	DATE OF ISSUE 21/02/2023			
SCALE 1/8" = 1' 00" 1/500 = 1:500	DATE 17/01/2023	SET DATE 17/01/2023	CHECKED BY DR. RAJESH K. CHAKRABORTY	DATE OF SET 17/01/2023
P.B.		S.C.		NO.

NOTE

ALL MATERIALS FOR CONSTRUCTION TO BE OF B.S. STANDARDS.

CONSTRUCTION TO BE ACCORDING TO FOLLOWING B.S. STANDARDS

ALL DIMENSIONS ARE TO BE FOLLOWED.

THE EXTENDED WALLS ARE 200 MM THICK AND ALL THE INTERNAL WALLS ARE 125 & 200 MM THICK.

THE WALLS SHALL BE REINFORCED & BUILT TO NOT TO EXCEED DEPTH OF FOUNDATION.

STATE OF

REGISTERED NO. 214-0202858

DETAILS OF REGISTERED BUILDING

1. B.S. NO. OF 1. & 2. VOLUME NO. - 1966-2022. 16 PAGE 1030324 TO 1030812.

10 B.S. NO. - 1967-2022. 16 PAGE 1030813 TO 1031301.

3. B.S. NO. - 1968-2022. 16 PAGE 1031302 TO 1031790.

4. B.S. NO. - 1969-2022. 16 PAGE 1031791 TO 1032279.

5. B.S. NO. - 1970-2022. 16 PAGE 1032280 TO 1032768.

6. B.S. NO. - 1971-2022. 16 PAGE 1032769 TO 1033257.

7. B.S. NO. - 1972-2022. 16 PAGE 1033258 TO 1033746.

8. B.S. NO. - 1973-2022. 16 PAGE 1033747 TO 1034235.

9. B.S. NO. - 1974-2022. 16 PAGE 1034236 TO 1034724.

10. B.S. NO. - 1975-2022. 16 PAGE 1034725 TO 1035213.

11. B.S. NO. - 1976-2022. 16 PAGE 1035214 TO 1035702.

12. B.S. NO. - 1977-2022. 16 PAGE 1035703 TO 1036191.

13. B.S. NO. - 1978-2022. 16 PAGE 1036192 TO 1036680.

14. B.S. NO. - 1979-2022. 16 PAGE 1036681 TO 1037169.

15. B.S. NO. - 1980-2022. 16 PAGE 1037170 TO 1037658.

16. B.S. NO. - 1981-2022. 16 PAGE 1037659 TO 1038147.

17. B.S. NO. - 1982-2022. 16 PAGE 1038148 TO 1038636.

18. B.S. NO. - 1983-2022. 16 PAGE 1038637 TO 1039125.

19. B.S. NO. - 1984-2022. 16 PAGE 1039126 TO 1039614.

20. B.S. NO. - 1985-2022. 16 PAGE 1039615 TO 1040103.

21. B.S. NO. - 1986-2022. 16 PAGE 1040104 TO 1040592.

22. B.S. NO. - 1987-2022. 16 PAGE 1040593 TO 1041081.

23. B.S. NO. - 1988-2022. 16 PAGE 1041082 TO 1041570.

24. B.S. NO. - 1989-2022. 16 PAGE 1041571 TO 1042059.

25. B.S. NO. - 1990-2022. 16 PAGE 1042060 TO 1042548.

26. B.S. NO. - 1991-2022. 16 PAGE 1042549 TO 1043037.

27. B.S. NO. - 1992-2022. 16 PAGE 1043038 TO 1043526.

28. B.S. NO. - 1993-2022. 16 PAGE 1043527 TO 1044015.

29. B.S. NO. - 1994-2022. 16 PAGE 1044016 TO 1044504.

30. B.S. NO. - 1995-2022. 16 PAGE 1044505 TO 1044993.

31. B.S. NO. - 1996-2022. 16 PAGE 1044994 TO 1045482.

32. B.S. NO. - 1997-2022. 16 PAGE 1045483 TO 1045971.

33. B.S. NO. - 1998-2022. 16 PAGE 1045972 TO 1046460.

34. B.S. NO. - 1999-2022. 16 PAGE 1046461 TO 1046949.

35. B.S. NO. - 2000-2022. 16 PAGE 1046950 TO 1047438.

36. B.S. NO. - 2001-2022. 16 PAGE 1047439 TO 1047927.

37. B.S. NO. - 2002-2022. 16 PAGE 1047928 TO 1048416.

38. B.S. NO. - 2003-2022. 16 PAGE 1048417 TO 1048905.

39. B.S. NO. - 2004-2022. 16 PAGE 1048906 TO 1049394.

40. B.S. NO. - 2005-2022. 16 PAGE 1049395 TO 1049883.

41. B.S. NO. - 2006-2022. 16 PAGE 1049884 TO 1050372.

42. B.S. NO. - 2007-2022. 16 PAGE 1050373 TO 1050861.

43. B.S. NO. - 2008-2022. 16 PAGE 1050862 TO 1051350.

44. B.S. NO. - 2009-2022. 16 PAGE 1051351 TO 1051839.

45. B.S. NO. - 2010-2022. 16 PAGE 1051840 TO 1052328.

46. B.S. NO. - 2011-2022. 16 PAGE 1052329 TO 1052817.

47. B.S. NO. - 2012-2022. 16 PAGE 1052818 TO 1053306.

48. B.S. NO. - 2013-2022. 16 PAGE 1053307 TO 1053795.

49. B.S. NO. - 2014-2022. 16 PAGE 1053796 TO 1054284.

50. B.S. NO. - 2015-2022. 16 PAGE 1054285 TO 1054773.

51. B.S. NO. - 2016-2022. 16 PAGE 1054774 TO 1055262.

52. B.S. NO. - 2017-2022. 16 PAGE 1055263 TO 1055751.

53. B.S. NO. - 2018-2022. 16 PAGE 1055752 TO 1056240.

54. B.S. NO. - 2019-2022. 16 PAGE 1056241 TO 1056729.

55. B.S. NO. - 2020-2022. 16 PAGE 1056730 TO 1057218.

56. B.S. NO. - 2021-2022. 16 PAGE 1057219 TO 1057707.

57. B.S. NO. - 2022-2022. 16 PAGE 1057708 TO 1058196.

58. B.S. NO. - 2023-2022. 16 PAGE 1058197 TO 1058685.

59. B.S. NO. - 2024-2022. 16 PAGE 1058686 TO 1059174.

60. B.S. NO. - 2025-2022. 16 PAGE 1059175 TO 1059663.

61. B.S. NO. - 2026-2022. 16 PAGE 1059664 TO 1060152.

62. B.S. NO. - 2027-2022. 16 PAGE 1060153 TO 1060641.

63. B.S. NO. - 2028-2022. 16 PAGE 1060642 TO 1061130.

64. B.S. NO. - 2029-2022. 16 PAGE 1061131 TO 1061619.

65. B.S. NO. - 2030-2022. 16 PAGE 1061620 TO 1062108.

66. B.S. NO. - 2031-2022. 16 PAGE 1062109 TO 1062597.

67. B.S. NO. - 2032-2022. 16 PAGE 1062598 TO 1063086.

68. B.S. NO. - 2033-2022. 16 PAGE 1063087 TO 1063575.

69. B.S. NO. - 2034-2022. 16 PAGE 1063576 TO 1064064.

70. B.S. NO. - 2035-2022. 16 PAGE 1064065 TO 1064553.

71. B.S. NO. - 2036-2022. 16 PAGE 1064554 TO 1065042.

72. B.S. NO. - 2037-2022. 16 PAGE 1065043 TO 1065531.

73. B.S. NO. - 2038-2022. 16 PAGE 1065532 TO 1066020.

74. B.S. NO. - 2039-2022. 16 PAGE 1066021 TO 1066509.

75. B.S. NO. - 2040-2022. 16 PAGE 1066510 TO 1066998.

76. B.S. NO. - 2041-2022. 16 PAGE 1066999 TO 1067487.

77. B.S. NO. - 2042-2022. 16 PAGE 1067488 TO 1067976.

78. B.S. NO. - 2043-2022. 16 PAGE 1067977 TO 1068465.

79. B.S. NO. - 2044-2022. 16 PAGE 1068466 TO 1068954.

80. B.S. NO. - 2045-2022. 16 PAGE 1068955 TO 1069443.

81. B.S. NO. - 2046-2022. 16 PAGE 1069444 TO 1069932.

82. B.S. NO. - 2047-2022. 16 PAGE 1069933 TO 1070421.

83. B.S. NO. -

- NOTE :**
1. ALL MATERIALS FOR CONSTRUCTION TO BE OF I.S. STANDARD.
 2. ALL CONSTRUCTION PRACTICE TO FOLLOW I.S. GUIDELINES.
 3. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.
 4. ALL DIMENSION ARE IN MM.
 5. ALL THE EXTERNAL WALLS ARE 200 MM. THICK AND ALL THE INTERNAL WALLS ARE 125 & 75MM. THICK UNLESS SPECIFIED.
 6. DEPTH OF SEMI U.G. RESERVOIRS & SEPTIC TANK NOT TO EXCEED DEPTH OF FOUNDATION.

STATEMENT OF THE PLAN PROPOSAL

PART A :

1. ASSESSEE NO. 31-104-43-0029-5
2. DETAILS OF REGISTERED DEED :
I) BOOK NO. - I, II) VOLUME NO. - 1904-2022, III) PAGE 1053582 TO 1053612,
IV) BEING NO. - 180417788, V) YEAR - 2022
3. DETAILS OF BOUNDARY DECLARATION :
I) BOOK NO. - I, II) VOLUME NO. - 1630-2023, III) PAGE 1048 TO 1057
IV) BEING NO. - 163000018, V) YEAR - 2023
4. DETAILS OF STRIP OF LAND DECLARATION :
I) BOOK NO. - I, II) VOLUME NO. - 1630-2023, III) PAGE 1037 TO 1047
IV) BEING NO. - 163000019, V) YEAR - 2023
3. AREA OF THE PLOT OF LAND -
AS PER DOCUMENT = 219.435 SQM. (3 KH. 4 CH. 22 SFT.) (AS PER DEED)
AS PER BOUNDARY DECLARATION = 219.431 SQM. (3 KH. 4 CH. 21.955 SFT.)
AREA OF STRIP OF LAND = 1.262 SQM.

PART B :

1. AREA OF LAND = 218.431 SQM. (3 KH. 4 CH. 21.955 SFT.)
2. WIDTH OF ROAD = 3.0 M.
3. PERMISSIBLE F.A.R. = 1.25
4. PROPOSED F.A.R. = 1.111
5. (I) PERMISSIBLE GROUND COVERAGE (59.352 % OF L.A.) = 130.236 SQM.
(II) PROPOSED GROUND COVERAGE (59.215 % OF L.A.) = 129.935 SQM.
6. PROPOSED HEIGHT = 6.650 SQM.

7.(A) PROPOSED AREA :- RESIDENTIAL

FLOOR MKD.	COVERED AREA (ASSEMBLY)	CUT OUT (LIFT WELL +SHAFT)	GROSS FLOOR AREA	EXEMPTED AREA		NET FLOOR AREA
				STAIR+STAIR LOBBY	LIFT LOBBY	
GROUND	129.935 SQM.	0.000 SQM.	129.935 SQM.	8.000 SQM.	0.000 SQM.	121.935 SQM.
1ST	129.935 SQM.	0.000 SQM.	129.935 SQM.	8.000 SQM.	0.000 SQM.	121.935 SQM.
TOTAL	259.871 SQM.	0.000 SQM.	259.871 SQM.	16.000 SQM.	0.000 SQM.	243.871 SQM.

8. TENEMENTS & CAR PARKING CALCULATION :-

(A) RESIDENTIAL :

FLAT MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
FLAT A	46.503 SQM.	3.214 SQM.	49.717 SQM.	2	0 NOS.
FLAT B	46.475 SQM.	3.212 SQM.	49.687 SQM.	2	
FLAT C	28.557 SQM.	1.974 SQM.	30.530 SQM.	2	

9. TOTAL REQUIRED CAR PARKING = 0 NOS.
10. PERMISSIBLE FAR = 1.25
11. PROPOSED F.A.R = $243.871 / 219.431 = 1.111 < 1.25$
12. STAIR HEAD ROOM AREA = 10.690 SQM.
13. TERRACE AREA = 129.935 SQM.
14. RELAXATION OF AUTHORITY, IF ANY :- NOT APPLICABLE
15. OVER HEAD TANK AREA = 4.375 SQM.
16. TREE COVER REQUIRED : 0.65 %
17. TREE COVER PROVIDED: 1.45 SQM (0.661 %)
18. TOTAL CUPBOARD AREA = 5.945 SQM. (2.287 %)

CERTIFICATE OF ARCHITECT :

I SUPRATIM CHOUDHURY, CA/2002/28856, CERTIFIED ON THE PLAN IT SELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C BUILDING RULE - 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF ABUTTING ROAD CONFORM WITH THE PLAN & THAT IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE PLOT IS BOUNDED BY BOUNDARY WALL & THE BOUNDARY MEASUREMENT AGREED WITH THE REG. DEED.

NAME OF ARCHITECT
SUPRATIM CHOUDHURY
CA/2002/28856

CERTIFICATE OF STRUCTURAL ENGINEER :

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 SEISMIC & WIND LOAD AND AS PER THE SOIL INVESTIGATION REPORT SUBMITTED HERewith AND THE NATIONAL BUILDING CODE OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

NAME OF E.S.E.
JAYDEB DEY
ESE / II / 606

DECLARATION OF OWNERS :

WE DO HERE BY UNDERTAKE WITH FULL RESPONSIBILITY THAT:
1. WE SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION AND FOLLOW THEIR INSTRUCTION AND NOT DEVIATE FROM SANCTION PLAN WITHOUT PRIOR INTIMATION.
2. K.M.C. AUTHORITIES WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.
3. IF THE SUBMITTED DOCUMENTS ARE FOUND FAKE THE K.M.C. AUTHORITY MIGHT REVOKE THE SANCTION PLAN.

NAME OF OWNER
MR. HIRALAL BHANDARI
DISIGNATED PARTNER OF
RISHIT INFRASTRUCTURES LLP