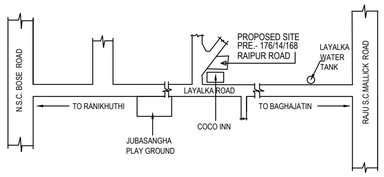


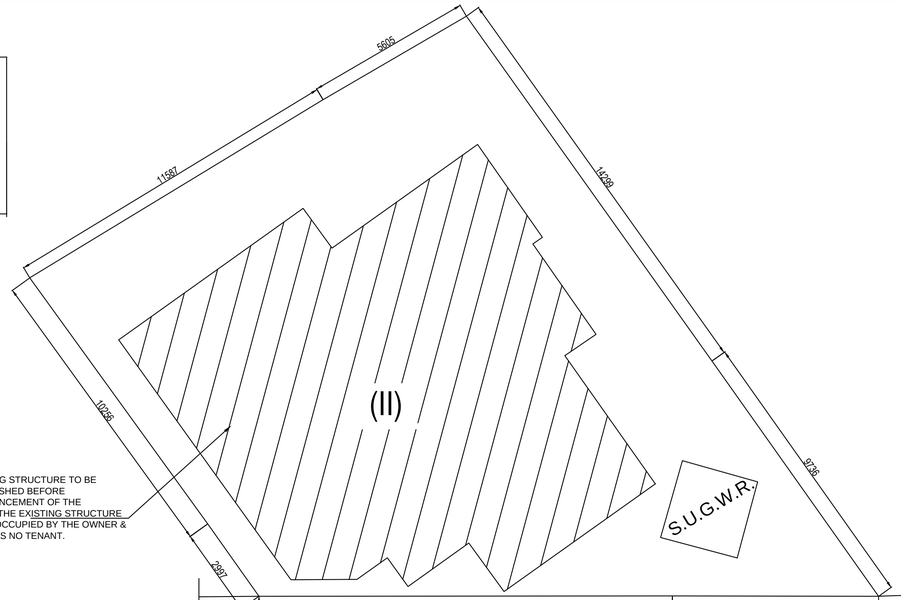
KEY PLAN

SCALE :- 1 : 1000

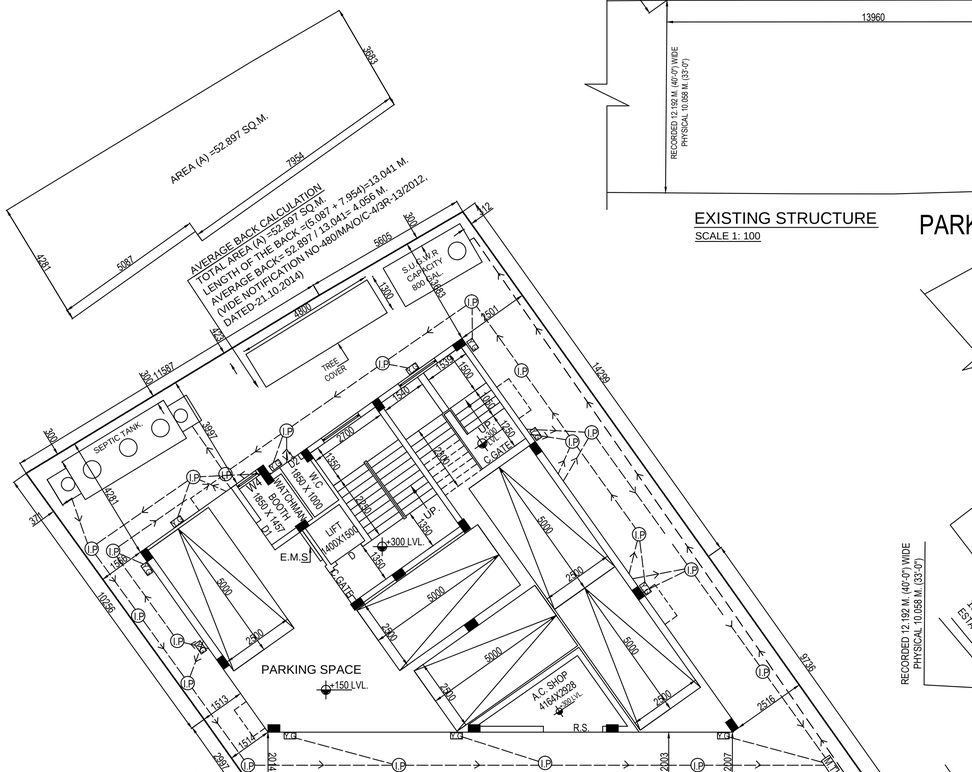
NOTES :

1. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN DURING DEMOLITION OF EXISTING STRUCTURE AND CONSTRUCTION OF BUILDING ALONG WITH CONSTRUCTION OF SEPTIC TANK & SEMI U.G. WATER RESERVOIR.
2. DEPTH OF SEMI U.G. WATER RESERVOIR & SEPTIC TANK SHALL NOT EXCEED THE DEPTH OF NEAREST BUILDING FOUNDATION.

EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF THE WORK. THE EXISTING STRUCTURE FULLY OCCUPIED BY THE OWNER & THERE IS NO TENANT.

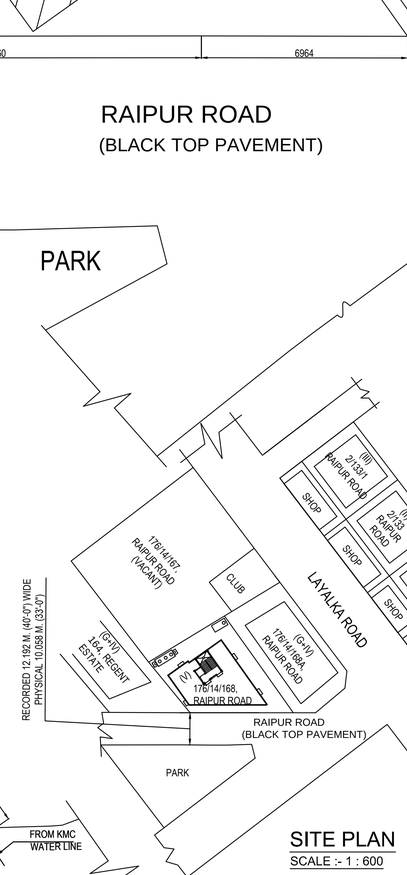


EXISTING STRUCTURE
SCALE 1: 100

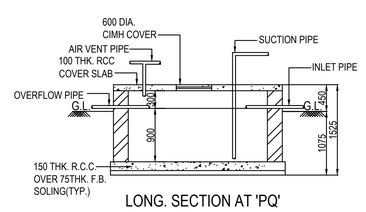


PROPOSED GROUND FLOOR PLAN
SCALE :- 1 : 100

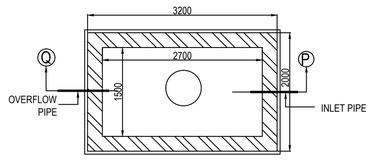
THE WIDTH OF THE ROAD ABUTTING ON WESTERN SIDE OF THE AFORESAID PREMISES IS 12.192 M. (40'-0") AS PER RECORD BUT PHYSICALLY 10.058 M. (33'-0"). SO THERE IS AN ENCROACHMENT 7'-0" ON WESTERN SIDE. ABUTTING ROAD BUT THIS PREMISES IS NOT RESPONSIBLE. VIDE S.O.R. Ch.V.& S. Id. No-1179/2022-2023. DATED:- 03.02.2023.



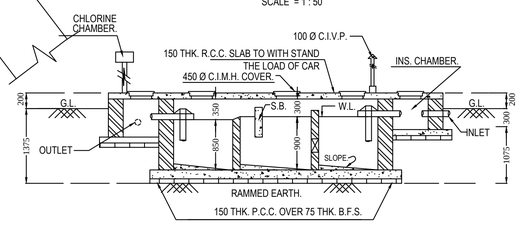
SITE PLAN
SCALE :- 1 : 600



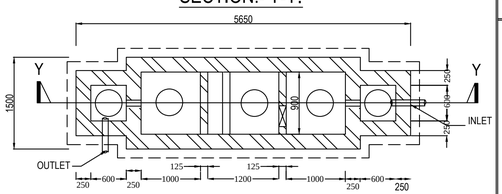
LONG. SECTION AT 'PQ'



DETAIL OF SEMI U.G. WATER RESERVOIR
(CAPACITY - 800 GALS.)
SCALE = 1 : 50



SECTION:- Y-Y.



DETAIL OF SEPTIC TANK
(FOR 30 USERS)
SCALE - 1:50

NOTES & SPECIFICATIONS :

ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
THE DEPTH OF SEMI U.G. WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF NEAREST BUILDING FOUNDATION.
GRADE OF CONCRETE = M20, AND GRADE OF STEEL = Fe 500.
EXTERNAL WALL = 200 THK., INTERNAL WALL = 125/75 THK.

SCHEDULE OF DOORS			SCHEDULE OF WINDOWS		
MKD.	WIDTH	HEIGHT	MKD.	WIDTH	HEIGHT
C.G.	1200	2100	W	1500	1350
D	1050	2100	W1	1200	1350
D1	900	2100	W2	1000	900
D2	750	2100	W3	600	600
R.S.	2000	2400	W4	800	1350
			V1	450	450

STATEMENT OF PLAN PROPOSAL

ASSESSEE NO.: 210960700806

NAME OF THE LESSEE : SRI TAPAN KUMAR CHAKRABORTY, SRI KAMAL CHAKRABORTY, SMT. JAYASHRI CHAKRABORTY, SMT. SUSMITA CHAKRABORTY, SMT. SUVRIMA CHAKRABORTY.

1. DETAIL OF REGISTERED DEED :
   BOOK NO. : I VOL. NO.: 107,
   PAGE NO.: 3
   BEING NO.: 5374 DATE.-01.08.1967.
   OFFICE OF THE S.R. ALIPORE, WEST BENGAL

2. DETAILS OF REGISTERED BOUNDARY DECLARATION
   BOOK NO. :I, VOL. NO.: 1604-2022,
   PAGE NO.: 382804 TO 382819
   BEING NO.:160412819 DATE.- 11.11.2022
   OFFICE OF THE D.S.R.-IV ,SOUTH 24 PARGANAS, WEST BENGAL.

3. MUTATION CERTIFICATE OF K.M.C
   CASE. NO.-0/096/30-NOV-22/50316 DATED- 30/11/2022

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL):
PERMISSIBLE TOP ELEVATION :33 M.

REFERENCE POINT MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	22° 29' 09" N	88° 22' 02" E	5.000 M.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF 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.

SRI TAPAN KUMAR CHAKRABORTY, SRI KAMAL CHAKRABORTY, SMT. JAYASHRI CHAKRABORTY, SMT. SUSMITA CHAKRABORTY, SMT. SUVRIMA CHAKRABORTY.
NAME OF THE LESSEE

PRADIP CHAKRABORTY
L.B.S. NO. 562(I)
NAME OF THE L.B.S.

AREA STATEMENT

1. AREA OF LAND= 04 KH.- 14 CH.- 07 SQ.FT.(326.737 SQ.M. AS ASSESSMENT BOOK)
2. AREA OF LAND= 04 KH.-12 CH.- 14.48 SQ.FT.(319.071 SQ.M. AS PER PHYSICAL MEASUREMENT)
3. PERMISSIBLE GROUND COVERAGE = 178.778 SQ.M.(56.030 %)
4. PERMISSIBLE F.A.R. = 2.25
5. PROPOSED GROUND COVERAGE = 154.357 SQ.M. (48.377 %)

6. FLOOR	COVERED AREA	LIFT WELL	NET FLOOR AREA	EXEMPTED AREA		EFFECTIVE AREA
				STAIR + STAIR LOBBY	LIFT LOBBY	
GR.FL.	154.357 SQ.M.		154.357 SQ.M.	13.365+14.115 SQ.M.	2.160 SQ.M.	124.717 SQ.M.
1st.Fl.	154.357 SQ.M.	2.100 SQ.M.	152.257 SQ.M.	13.365+10.502 SQ.M.	2.160 SQ.M.	126.230 SQ.M.
2nd.Fl.	154.357 SQ.M.	2.100 SQ.M.	152.257 SQ.M.	13.365 SQ.M.	2.160 SQ.M.	136.732 SQ.M.
3rd.Fl.	154.357 SQ.M.	2.100 SQ.M.	152.257 SQ.M.	13.365 SQ.M.	2.160 SQ.M.	136.732 SQ.M.
4th.Fl.	154.357 SQ.M.	2.100 SQ.M.	152.257 SQ.M.	13.365 SQ.M.	2.160 SQ.M.	136.732 SQ.M.
TOTAL	771.785 SQ.M.	8.400 SQ.M.	763.385 SQ.M.	91.442 SQ.M.	10.800 SQ.M.	661.143 SQ.M.

7. PROPOSED F.A.R. = 661.143-103.647 /319.071 = 1.747 <2.25
8. PARKING CALCULATION:

TENEMENT SIZE (SQ.M.)	ACTUAL TENEMENT AREA(SQ.M.)	NO. OF TENEMENT	NUMBER OF CAR PARKING REQUIRED
67.911 SQ.M.	83.784 SQ.M.	3 NO'S	3 NO'S
67.781 SQ.M.	83.624 SQ.M.	3 NO'S	
GROUND FLOOR A.C. SHOP CARPET AREA= 6.097 SQ.M. (A.C. SHOP COVER AREA=8.736 SQ.M)			NIL
FIRST FLOOR BUSINESS OFFICE CARPET AREA=112.906 SQ.M. (1ST. FLOOR OFFICE COVER AREA=148.780 SQ.M.)			2 NO'S

9. NO. OF CAR PARKING = 5 NOS. REQUIRED
10. NO. OF CAR PARKING = 5 NOS. PROVIDED (COVERED)
11. PROPOSED CAR PARKING AREA = 103.647 SQ.M.
12. STAIR HEAD ROOM AREA = 16.585 SQ.M.
13. LIFT MACHINE ROOM AREA = 5.033 SQ.M.
14. ROOF TANK AREA = 5.089 SQ.M.
15. GROUND FLOOR SERVICE & COMMON AREA =27.859 SQ.M.
16. PROPOSED CUPBOARDS AREA = 7.500 SQ.M.
17. PROPOSED LOFT AREA = NIL
18. PROPOSED LEDGE AREA = NIL
19. PROPOSED BUILDING HEIGHT = 15.400 M.
20. ROAD WIDTH = 10.058 M. (PHYSICAL), 12.192 M.(RECORDED)
21. ADDITIONAL FEES =29.118 SQ.M.
22. TOTAL FEES =792.503 SQ.M.
23. FEES FOR ROOF STRUCTURE =21.618 SQ.M.
24. PROPOSED GR. FLOOR A.C. SHOP CARPET AREA=6.097 SQ.M
25. PROPOSED GR. FLOOR A.C. SHOP COVER AREA=8.736 SQ.M
26. PROPOSED 1ST. FLOOR OFFICE CARPET AREA=112.906 SQ.M.
27. PROPOSED 1ST. FLOOR OFFICE COVER AREA=148.780 SQ.M.
28. CURRENT DECLARATION OF OWNER,ESE,LBS.= YES
29. PERMISSIBLE TREE COVER=6.156 SQ.M.
30. PROPOSED AREA OF TREE COVER=6.240 SQ.M.

FLOOR	CUP BOARD	LOFT	LEDGE / TEND
GROUND FLOOR	Nil	Nil	Nil
FIRST FLOOR	Nil	Nil	Nil
SECOND FLOOR	2.500	Nil	Nil
THIRD FLOOR	2.500	Nil	Nil
FOURTH FLOOR	2.500		
TOTAL	7.500	Nil	Nil

CERTIFICATE OF L. B. S.

I CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE CONDITION INCLUDING WIDTH OF THE ABUTTING ROAD WIDE 10.058 M. CONFIRM WITH THE PLAN,WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FIELD UP TANK. THE LAND IS DEMARCATED BOUNDARY WALL. EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF THE WORK WHICH IS FULLY OCCUPIED BY THE OWNER & THERE IS NO TENANT.

PRADIP CHAKRABORTY
L.B.S. NO. 562(I)
NAME OF THE L.B.S.:

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWING OF THE BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL THE POSSIBLE LOADS INCLUDING SEISMIC LOADS AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.SOIL TESTING REPORT WILL BE DONE BY, DR. S.K.CHAKRABORTY OF J.B. ASSOCIATES,SOIL & FOUNDATION ENGINEERS. 1418, NAYABAD, PANCHASAYER, KOLKATA -700094. THE RECOMMENDATION OF REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATION.

PRADIP CHAKRABORTY
E.S.E NO.439(II)
NAME OF THE E.S.E.

We do here by undertake with full responsibility that :-
i) We shall engage L.B.S., E.S.E. & G.T.E during construction.ii) We shall follow the instruction of L.B.S., E.S.E. & & G.T.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 structure.iv) If any submitted document are found to be fake, the K.M.C. authority will revoke the sanction plan.
v) The construction of water reservoir & septic tank will be under the guidance of L.B.S. / E.S.E. before starting the building foundation work. vi) There is no tenant. vii) We were physically present and duly identified the plot during inspection.
viii) There is no Court Case pending against the Premises. ix) Existing structure to be demolished occupied owner.

NAME OF THE LESSOR : DEV COMMISSIONER, DEV.DEPTT. WB.
NAME OF THE LESSEE : 1. SRI TAPAN KUMAR CHAKRABORTY, 2. SRI KAMAL CHAKRABORTY, 3. SMT. JAYASHRI CHAKRABORTY, 4. SMT. SUSMITA CHAKRABORTY, 5. SMT. SUVRIMA CHAKRABORTY.
NAME OF THE LESSEE / APPLICANT

PROPOSED PLAN OF G+IV STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF KMC ACT 1980 AND BUILDING RULE 2009 AT PRE. NO. :- 176/14/168, RAIPUR ROAD, WARD NO. :- 96, BOROUGH - X, PLOT NO.:-168 UNDER TOLLYGUNGE LAND DEVELOPMENT SCHEME, KOLKATA - 700 092, P.S. :- JADAVPUR. MOUZA :- BADERAIPUR, J.L. NO. :- 34, DIST.:- 24 PGS(S) UNDER KOLKATA MUNICIPAL CORPORATION

BUILDING PERMIT NO.- 2023100179 DATE - 07–DEC–2023

VALID UPTO - 5 years from date of sanction.

DIBAKAR CHOWDHURY
Digitally signed by DIBAKAR CHOWDHURY
Date: 2023.12.12 14:00:25 +05'30'
ASSISTANT ENGINEER (CIVIL) / BLDG. DEPTT / BOROUGH NO.(X)

TUSHAR JATI
Digitally signed by TUSHAR JATI
Date: 2023.12.12 14:02:20 +05'30'
EXECUTIVE ENGINEER (CIVIL) / BLDG. DEPTT / BOROUGH NO.(X)

ARCHITECTURAL DRAWING FOR K.M.C

SCALE:- 1:100, 1:50, 1:600, 1:4000

DRAWN BY :-
SABIR HOSSAIN

N