



GROUND FLOOR PLAN

SCALE: 1:100

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 2008 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION HAS BEEN MEASURED AND I.P.S. ROAD (MAINTAIN BY K.M.C.) ROAD WIDTH MIN. 2.40 M. (NORTHERN SIDE) & 2.30 M. WIDE I.P.S. ROAD (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/17/1858

NAME OF L.B.S.

DECLARATION OF E.S.E. (L.B.S.)

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.

SANTU SASHMAL

L.B.S. NO. - 17/1858

(AS STRUCTURAL ENGG.)

NAME OF L.B.S.

GENERAL NOTES

1. ALL DIMENSIONS ARE IN MM.
2. ALL EXTERNAL WALLS 200TH, 4. INTERNAL WALLS 125 THK. UNLESS OTHERWISE MENTIONED.
3. ALL MASONRY WORKS ARE BOUNDED BY CEMENT MORTAR (1:3) (1:4).
4. EXTERNAL PLASTER 8.20TH, 4. INTERNAL PLASTER 12MM THK. WITH 1:4 MORTAR.
5. ALL CONC. GRADE IS M20 (1:1.5:3).

SCHEDULE FOR DOOR WINDOWS

| M.X.D. | SIZE | M.X.D. | SIZE |
|--------|-----------|--------|-----------|
| D | 1000X1200 | W1 | 1500X1200 |
| D1 | 800X1200 | W2 | 1200X1200 |
| D2 | 750X1200 | W3 | 600X750 |

NOTES -

PERMISSIBLE HEIGHT IN REFERENCE TO CGM BEING BY AIR - 15.0 M. CO-ORDINATE IN WGS 84 AND SITE ELEVATION (MMSL).

| REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL | CO-ORDINATE IN WGS84 | | SITE ELEVATION (AMSL) |
|--|----------------------|-----------|-----------------------------|
| | LATITUDE | LONGITUDE | |
| 1 | 22.474666 | 88.350015 | 3.30 M. |
| 2 | 22.474617 | 88.350143 | 3.30M. |

THE ABOVE INFORMATION IS TRUE AND CORRECT IN RESPECT AND IF AT ANY STAGE IT IS FOUND OTHERWISE, THEN I/US (OWNER) SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

SANTU SASHMAL

LBS/17/1858

NAME OF L.B.S.

CAMELLIA ENTERPRISE PARTNERSHIP FIRM OF SRI DINESH ROY & SRI RAHUL GHOSH AS A C. A OF SMT. MITALI MAJUMDAR

NAME OF OWNER (APPLICANT)

DECLARATION OF OWNER

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT :

I/WE SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION. I/WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. ARCHITECT & 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./ARCHITECT 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.

CAMELLIA ENTERPRISE PARTNERSHIP FIRM OF SRI DINESH ROY & SRI RAHUL GHOSH AS A C. A OF SMT. MITALI MAJUMDAR

NAME OF OWNER

MAIN CHARACTERISTICS OF PLAN PROPOSAL

| | |
|---|--|
| 1. CLASSIFIER NO. - 3111-04-100-1 | DETAILS OF REGISTERED BOUNDARY DECLARATION - |
| 2. NAME OF THE OWNERS - SMT. MITALI MAJUMDAR | BOOK NO - 1 VOL. NO - 1600/2004 |
| 2A. NAME OF THE C.A. - CAMELLIA ENTERPRISE PARTNERSHIP FIRM OF SRI DINESH ROY & SRI RAHUL GHOSH AS A C. A OF SMT. MITALI MAJUMDAR | BENG NO - 18301123, YEAR - 2004 |
| | PAGES NO. - 3021 TO 3024, DATED - 18/04/2004 |
| | REGD. AT - OFFICE OF THE D.S.R. - V, SOUTH 24-PARGANAS, W.B. |
| DETAILS OF SALE DEED - | DETAILS OF REGISTERED CORNER SPLAY DECLARATION - |
| BOOK NO - 1 VOL. NO - 1602/2002 | BOOK NO - 1 VOL. NO - 1603/2004 |
| BENG NO - 16020375, YEAR - 2002 | BENG NO - 16020374, YEAR - 2004 |
| PAGES NO. - 14487 TO 14490, DATED - 04/04/2002 | PAGES NO. - 77234 TO 77244, DATED - 25/07/2004 |
| REGD. AT - D.S.R.-4, SOUTH 24-PARGANAS, W.B. | REGD. AT - OFFICE OF THE D.S.R. - V, SOUTH 24-PARGANAS, W.B. |
| DETAILS OF CONVEYANCE DEED - | DETAILS OF REGISTERED STMP DECLARATION - |
| BOOK NO - 1 VOL. NO - 1601/1905 | BOOK NO - 1 VOL. NO - 1603/2004 |
| BENG NO - 16010105, YEAR - 2002 | BENG NO - 16030124, YEAR - 2004 |
| PAGES NO. - 1688 TO 1691, DATED - 12/08/2002 | PAGES NO. - 30208 TO 30218, DATED - 08/04/2004 |
| REGD. AT - D.S.R.-1, SOUTH 24-PARGANAS, W.B. | REGD. AT - OFFICE OF THE D.S.R. - V, SOUTH 24-PARGANAS, W.B. |
| DETAILS OF POWER OF ATTORNEY - | |
| BOOK NO - 1 VOL. NO - 1605/2003 | |
| BENG NO - 16050705, YEAR - 2003 | |
| PAGES NO. - 216513 TO 216530, DATED - 31/05/2003 | |
| REGD. AT - D.S.R.-II, SOUTH 24-PARGANAS, W.B. | |

PART-B

1. AREA OF LAND - 310.305 SQ.M. (04 KPL - 12 CH. - 17 SFT.)
- a) AS PER PHYSICAL - 292.002 SQ.M. (04 KPL - 05 CH. - 2.797 SFT.)
- b) AS PER TITLE DEED - 310.305 SQ.M. (04 KPL - 12 CH. - 17 SFT.)
- c) AS PER BOUNDARY DECLARATION - 292.002 SQ.M.
2. a) STRIP OF LAND AREA = 10.161 SQ.M.
- b) AREA OF SPALYED CORNER = 2.878 SQ.M.
3. i) PERMISSIBLE GROUND COVERAGE - 166.671 SQ.M. (56.503%)
- ii) PROPOSED GROUND COVERAGE - 165.264 SQ.M. (56.42 %)
4. i) PERMISSIBLE HEIGHT - 7.0 M.
- ii) PROPOSED HEIGHT - 7.00 M.

| 5. PROPOSED AREA :- | | | | | | | |
|---------------------|---------------------|---------------------------|-------------------|------------------|-------------------|-----------------------|-------------------|
| | COVERED AREA (SQ.M) | TOTAL EXEMPTED AREA | | LIFT WELL (SQ.M) | STAIR WELL (SQ.M) | NET FLOOR AREA (SQ.M) | GROSS AREA (SQ.M) |
| | | STAR & START LOBBY (SQ.M) | LIFT LOBBY (SQ.M) | | | | |
| GROUND FLOOR | 165.264 | 1.220 | ----- | ----- | ----- | 153.934 | 165.264 |
| 1ST FLOOR | 165.264 | 1.220 | ----- | ----- | 1.250 | 152.884 | 164.670 |
| | 330.528 | 2.440 | ----- | ----- | 1.250 | 306.618 | 328.278 |

| 6.A) TENEMENTS & CAR PARK CALCULATION :- | | | | | |
|--|---------------|-------------------|----------------------|-----------------|-------------------|
| NO. | TENEMENT AREA | NO. OF TOLLS REQD | ACTUAL TENEMENT AREA | NO. OF TENEMENT | REQD. CAR PARKING |
| 1 | 61.026 SQ.M. | 6.220 SQ.M. | 61.026 SQ.M. | 2 | |
| 2 | 61.031 SQ.M. | 6.177 SQ.M. | 61.768 SQ.M. | 1 | |
| 3 | 61.199 SQ.M. | 7.066 SQ.M. | 61.716 SQ.M. | 1 | |
| 4 | 61.266 SQ.M. | 6.224 SQ.M. | 61.677 SQ.M. | 1 | |
| 5 | 59.071 SQ.M. | 6.080 SQ.M. | 56.714 SQ.M. | 1 | |

6.A) TENEMENTS & CAR PARKING CALCULATION -

| NO. | TENEMENT AREA | AREA TO BE ADDED | ACTUAL TENEMENT AREA | NO. OF TENEMENT | REQD. CAR PARKING |
|--------------------------|---------------|------------------|-----------------------------------|-----------------|-------------------|
| 1 | 45.028 SQ.M. | 0.628 SQ.M. | 51.652 SQ.M. | 2 | |
| 2 | 45.311 SQ.M. | 0.711 SQ.M. | 51.768 SQ.M. | 1 | |
| 3 | 45.189 SQ.M. | 0.708 SQ.M. | 51.716 SQ.M. | 1 | |
| 4 | 45.349 SQ.M. | 0.724 SQ.M. | 51.671 SQ.M. | 1 | |
| 5 | 46.037 SQ.M. | 0.680 SQ.M. | 56.710 SQ.M. | 1 | |
| TOTAL TENEMENT = 06 NOS. | | | TOTAL REQUIRED CAR PARKING = 1 NO | | |

7. NOS. OF REQD. CAR PARKING = 1 NO.

8. TOTAL NOS. OF CAR PARKING PROVIDED = NIL.

9. PERMISSIBLE F.A.R. = 1.25

10. PROPOSED F.A.R. = 306.618 / 292.002 = 1.047 < 1.25

11. STATEMENT OF OTHER AREAS FOR FEES -

| FLOOR | LOFT (SQ.M.) | CLOSET (SQ.M.) | LEDGE/TEND (SQ.M.) |
|-------|--------------|----------------|--------------------|
| TOTAL | — | 3.137 | NIL. |

13. STAIR HEAD ROOM AREA - 15.581 SQ.M.

14. ROOF AREA - 165.264 SQ.M.

15. RELAXATION OF AUTHORITY IF ANY -

16. ROOF SERVICE AREA - NIL.

17. ROOF TANK AREA - 7.6 SQ.M.

18. TOTAL COMMON AREA - 42.652 SQ.M.

19. PERMISSIBLE TREE COVER AREA - 2.411 SQ.M.

20. PROVIDED TREE COVER AREA - 3.444 SQ.M.

GROUND FLOOR PLAN, FIRST FLOOR PLAN, ROOF PLAN, FRONT ELEVATION.

SECTION AA, SECTION BB

PROJECT:

PROPOSED PLAN OF A II (TWO) STORIED RESIDENTIAL BUILDING

(HT. 6.850 M.) AT K.M.C. PREMISES NO.- 47, BANDIPUR ROAD,

WARD NO.- 114, BR. NO.- XI, J.L. NO.- 45, MOUZA- BANSDRONI,

P.S.- REGENT PARK, KOLKATA- 700093

UNDER SECTION 393A KMC ACT, 1980 UNDER BUILDING RULE - 2009, COMPLYING OFFICE

CIRCULAR- 07 OF 2017-18, DATE- 01/07/2017, AS WELL AS COMPLYING OFFICE CIRCULAR -

02 OF 2020-21, DATE-13/06/2020

BUILDING PERMIT NO. - 2024110146

SANCTION DATE - 21.08.2024

VALID UPTO - 20.08.2029

MANISH SARKAR

Digitally signed by MANISH SARKAR
Date: 2024.08.21 12:01:32
+05'30'

SIGNATURE OF ASSISTANT ENGINEER (C) /BLDG/BR-XI