

PROPOSED THREE STORIED RESIDENTIAL
BUILDING PLAN U/S 393A OF K.M.C. ACT, 1980 &
K.M.C. BUILDING RULES 2009, AT PREMISES NO.-
20F, BAISHNABGHATA ROAD IN WARD NO. - 100,
BOROUGH - X, P.S.- NETAJINAGAR,
KOLKATA- 700 047.
HEIGHT OF THE BUILDING = 9.750 MT.

SPECIFICATION

1. STRUCTURAL CEMENT CONCRETE M-20 GRADE WITH 19mm DOWN STONECHIPS UNLESS OTHERWISE MENTIONED.
2. GRADE OF REINFORCEMENTS Fe - 415
3. 200TH FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
4. 75TH FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:4 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
5. 125TH (AVG) LIME TERRACING (2:2:7) ON ROOF LAID TO SLOPE
6. ALL DIMENSION ARE IN mm. UNLESS OTHERWISE MENTIONED.
7. 35TH D.P.C. WITH CEMENT CONCRETE(1:1.5 : 3) WITH 6mm DOWN STONECHIPS WITH WATER PROOFING COMPOUND
8. 19TH CEMENT PLASTER (1:6)TO EXTERNAL WALLS.
9. 12TH CEMENT PLASTER (1:4)TO INTERNAL WALLS.
10. 19TH CEMENT PLASTER (1:4)TO BEAM CEILING ETC.
11. MARBLE FINISH IN ALL FLOORS.
12. SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION.
13. WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
14. 500mm CHAJJA PROJECTION.
15. DEPTH OF SEPTIC TANK AND S.U.G. WATER RESERVOIR DOES NOT EXCEED THE DEPTH OF BUILDING FOUNDATION

CERTIFICATE OF OWNER.

I HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S & E.S.E. DURING CONSTRUCTION, I SHALL FOLLOW THE INSTRUCTION OF L.B.S & E.S.E. DURING CONSTRUCTION OF THE BUILDING, 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 KMC AUTHORITY WILL REVOKE THE SANCTION PLAN, THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E. / L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK, ALL FLOORS ARE MARBLE FINISHED, THE PLOT HAS BEEN IDENTIFIED BY ME DURING JOINT INSPECTION.

SRI MANOJ KR. CHAKRABORTY

NAME OF THE OWNER

CERTIFICATE OF STRUCTURAL ENGINEER.

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SUMIT KUMAR BANDYOPADHYAY

L.B.S. NO. 1068, CLASS -I
30L/2, SANTOSH PUR EAST ROAD
KOLKATA - 700075.

NAME OF STRUCTURAL ENGINEER

CERTIFICATE OF L.B.S.

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISIONS OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF THE ABUTTING 3.610 mt TO 3.650 mt WIDE ROAD ON NORTHERN SIDE OF THE PREMISES CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A TANK OR FILLED UP TANK. THE BOUNDARY OF THE SITE IS BOUNDED BY BOUNDARY WALLS ON ALL SIDES AND THAT THE DIMENSIONS OF THE BOUNDARY CONFORMS WITH THAT SHOWN IN THE DRAWING. THE SITE PLAN AND KEY PLAN CONFORM WITH THE DRAWING.

SUMIT KUMAR BANDYOPADHYAY

L.B.S. NO. 1068, CLASS -I
30L/2, SANTOSH PUR EAST ROAD
KOLKATA - 700075.

NAME OF L.B.S.

SCHEDULE OF DOOR

MKD.	SIZE.	LINTEL HEIGHT.	REMARKS.
D1	1000X2125	2125	40mm. Th. FACTORY MADE HOT PRESSED PHENOL FORMALDEHYDE BONDED SOLID COMMERCIAL FLUSH DOOR SHUTTERS FITTED IN 65 X100 SAL WOOD DOOR FRAMES WITH NECESSARY FITTINGS AND
D2	900X2125	2125	
D3	750X2125	2125	

SCHEDULE OF WINDOW

MKD.	SIZE.	LINTEL HEIGHT	REMARKS.
W1	1800 X 1200	2125	MILD STEEL CASEMENT WINDOW WITH EXTENDED NON FRICTION HOPE TYPE HINGES & 3mm. SHEET GLASS GLAZING TOGETHER WITH INTEGRATED GRILL MADE OF 10mm X10mm. M.S. SQUARE BAR OR 5mm.X 18mm. M.S. FLAT WITH FITTINGS & FIXTURES AS DIRECTED.
W2	1500 X 1200	2125	
W3	1250 X 1200	2125	
W4	900 X1200	2125	
W5	700 X600	2125	
W6	800 X1200	2125	
W7	550 X1200	2125	

REFERENCE POINT MARKED IN SITE PLAN OF THE PROPOSAL PLAN	CO-ORDINATE IN WGS 84	
	LATITUDE	LONGITUDE
A	22 28 15 N	88 22 27 E
B	22 28 15 N	88 22 27 E

PERMISSIBLE HEIGHT IN REFERENCE TO CCAM ISSUED BY AAI = 33 M.
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) = 8.00 M.
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF ANY STAGE IT IS FOUND OTHERWISE, THEN I SHALL FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LOW

SUMIT KUMAR BANDYOPADHYAY

L.B.S. NO. 1068, CLASS -I
30L/2, SANTOSH PUR EAST ROAD
KOLKATA - 700075

NAME OF THE L.B.S.

SRI MANOJ KRUMAR CHAKRABORTY

NAME OF THE OWNERS / APPLICANT

AREA STATEMENT OF THE PLAN PROPOSAL

PART - A.

a. ASSESSEE NO. - 211000300516

b.(i) NAME OF THE OWNERS:- SRI MONOJ KR. CHAKRABORTY

c) DETAILS OF REGISTERED DEED :-
BOOK NO. - I VOLUME - 22, PAGES - 98 TO 111
BENG NO - 1288 FOR THE YEAR - 1985.
DATE - 20/02/1985. REG. AT S.R.-AUPORE, 24-PARGANAS.

d) DETAILS OF REGISTERED DEVELOPMENT POWER OF ATTORNEY:- N/A.

e) DETAILS OF REG. BOUNDARY DECLARATION :-

BOOK NO. - I VOLUME NO. - 10604-2023.
PAGE FROM - 295372 TO 295385
BENG NO - 16049103 FOR THE YEAR 2023
REG. AT - D.S.R. - IV SOUTH 24 PARGANAS
DATE - 03/08/2023

PART - B.

1. LAND OF AREA :-

a) AS PER DEED & I.B. COPY :- 03K- 03CH - 43 Sft = 213.025 Sqm

b) AS PER REG. BOUNDARY DECLARATION:- 03K-02CH-42.95Sft = 213.024 Sqm

3. PERMISSIBLE GROUND COVERAGE = 126.890 Sqm. (59.566 %)

4. PROPOSED GROUND COVERAGE = 126.363 Sqm. (59.319 %)

4. PROPOSED AREA :-

FLOOR	GROSS TOTAL AREA (SQM.)	LIFT WELL (SQM.)	TOTAL AREA (SQM.)	LIFT LOBBY (SQM.)	STAIR WAY (SQM.)	NET FLOOR AREA (SQM.)
GR. FL.	126.363	0.000	126.363	1.677	8.820	115.866
1st. FL.	126.363	1.540	124.823	1.677	8.820	114.326
2nd. FL.	126.363	1.540	124.823	1.677	8.820	114.326
TOTAL.	379.089	3.080	376.009	5.031	26.460	344.518

7. PARKING CALCULATION.

A)

TENEMENT		SIZE		TENEMENT NUMBER	REQUIRED PARKING	PROPOSED PARKING
FLAT MKD.	COVERED AREA	SHARE OF COM. AREA	BUILT - UP AREA			
UNIT-A	51.096 Sqm.	6.126 Sqm.	57.222 Sqm.	ONE	ONE	ONE
UNIT-B	40.998 Sqm.	4.915 Sqm.	45.913 Sqm.	ONE		
UNIT-C	51.066 Sqm.	6.122 Sqm.	57.188 Sqm.	TWO		
UNIT-D	61.586 Sqm.	7.384 Sqm.	68.970 Sqm.	TWO		

11.) STATEMENT OF OTHER AREA, S FOR FEES.

FLOOR	CUPBOARD
GR. FLOOR.	NIL
1st. FLOOR.	2.500 Sqm
2nd FLOOR.	2.500 Sqm
TOTAL.	5.00 Sqm

B) Nos. OF PARKING PROVIDED = 1 NO.

C) PERMISSIBLE AREA FOR PARKING

I) GROUND FLOOR = 25 Sqm.

D) BASEMENT = N/A

D) ACTUAL AREA OF PARKING PROVIDED

I) GROUND FLOOR = 14.535 Sqm.

I) BASEMENT = N/A

8) COMMON AREA :-

a) AT GROUND FLOOR = 13.711 Sqm

b) AT 1ST AND 2ND FLOOR =

(13.711 - 1.540) = 12.171X2 = 24.342 Sqm

9) PERMISSIBLE F.A.R - 1.75

10) PROPOSED F.A.R - (344.518 - 14.535) /213.024 = 1.549<1.75

11) SHOP AREA AT GROUND FLOOR = 6.023 Sqm

12) CARPET AREA OF SHOP AT GROUND FLOOR = 4.549 Sqm

11) TREE COVER AREA -

PERMISSIBLE = 0.996% = 2.122 Sqm

PROPOSED = 2.5 Sqm = 1.173%.

12) STAIR COVER AREA = 11.765 Sqm.

13) LIFT MACHINE ROOM AREA = 7.839 Sqm.

14) LIFT STAIR = 2.779 Sqm.

15) O. H. WATER TANK = 5.20 Sqm.

16) ADDITIONAL AREA FOR FEES = 11.765+7.839+2.779+5.0 = 27.383 Sqm

17) TOTAL AREA FOR FEES = 27.838 + 376.009 = 403.392 Sqm

18) ROOF AREA = 126.363 Sqm

19) HEIGHT OF THE BUILDING = 9.75 mt

TITLE :- ARCHITECTURAL DRAWING FOR K.M.C. APPROVAL.

B.P NO.- 2023100243

DATE: 27-FEB-2024

VALID UPTO: 26-FEB-2029

DIGITAL SIGNATURE OF A.E.

N/A

DIGITAL SIGNATURE OF E.E.

NOTE

THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF FOUNDATION. PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME DEMOLITION OF EXISTING STRUCTURE AND CONSTRUCTION OF BUILDING AND SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR, AND DEMOLISHING OF EXISTING STRUCTUR

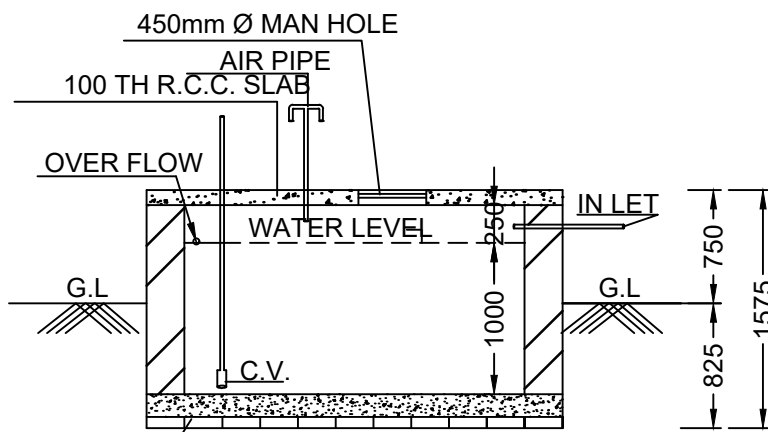
AVERAGE BACK AS PER AMENDMENT OF K.M.C BUILDING RULE 2009 AS PER NOTIFICATION OF MPL AFFAIRS VIDE NO 480/MA/O/C-4/3R13/2012, DT- 21/10/2014 TOTAL PROJECTED AREA OF THE AVERAGE REAR OPEN SPACE IS 32.372 Sqm AND THE WIDTH OF THE REAR SIDE OF THE BUILDING - 10.375 mt i.e. AVERAGE REAR OPEN SPACE OF THE BUILDING = 32.372 /10.375 = 3.120 mt

KEY PLAN

SCALE - 1:4000

SITE PLAN

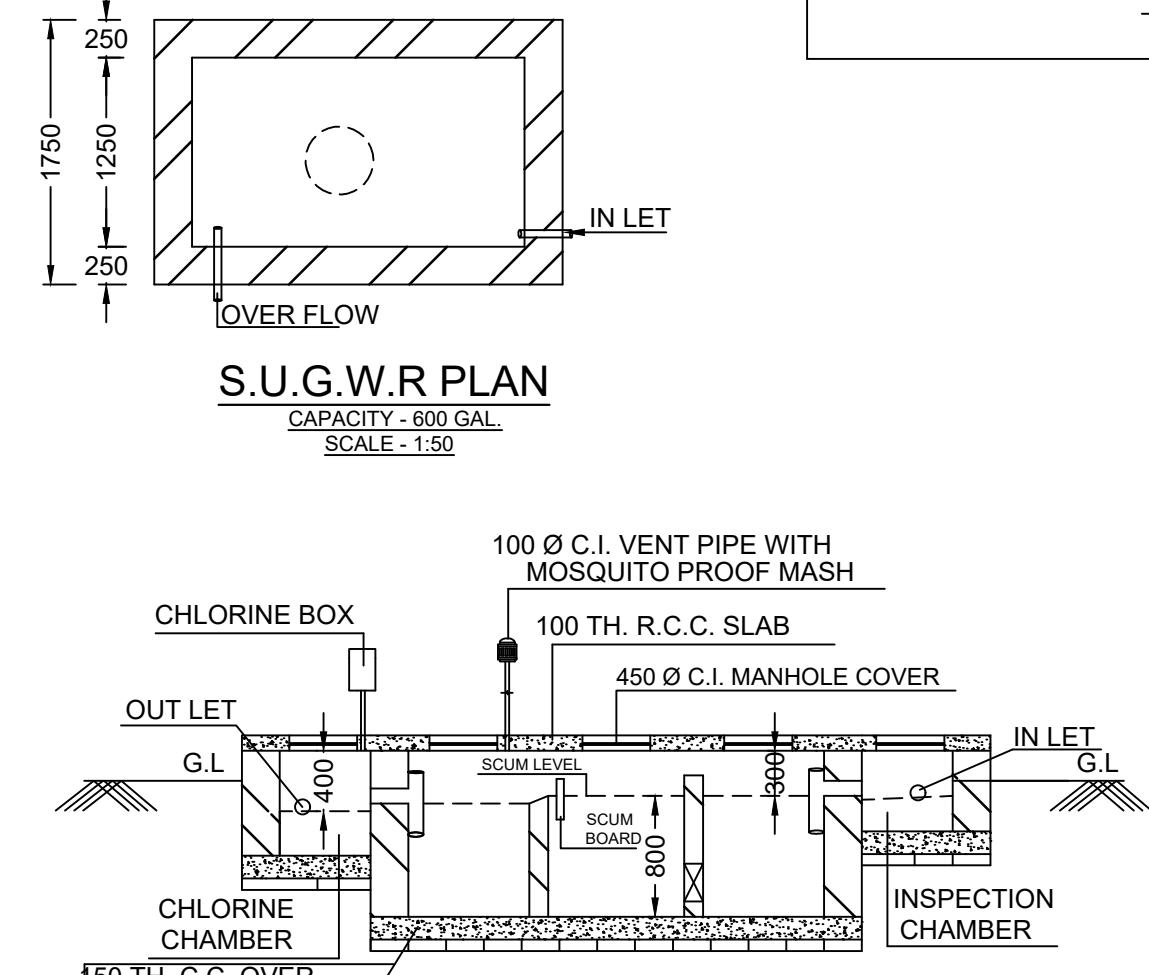
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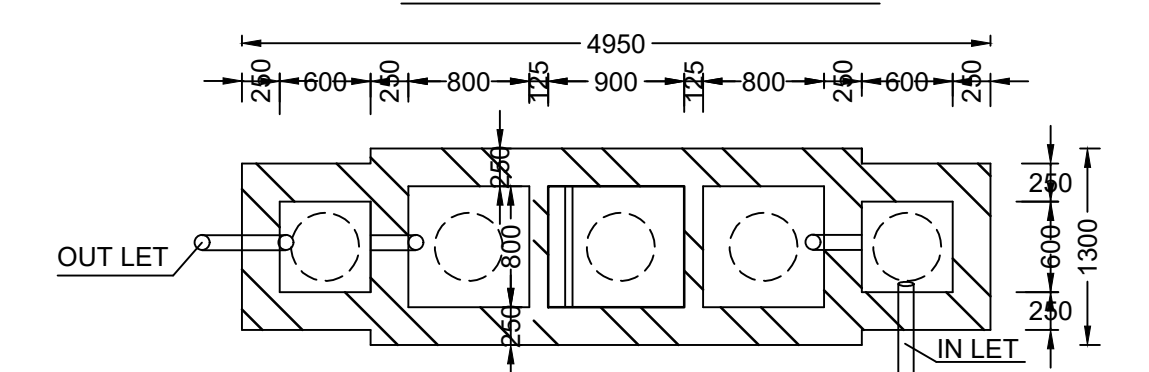
S.U.G.W.R PLAN

CAPACITY - 600 GAL

SCALE - 1:50



SECTION OF SEPTIC TANK



SEPTIC TANK PLAN