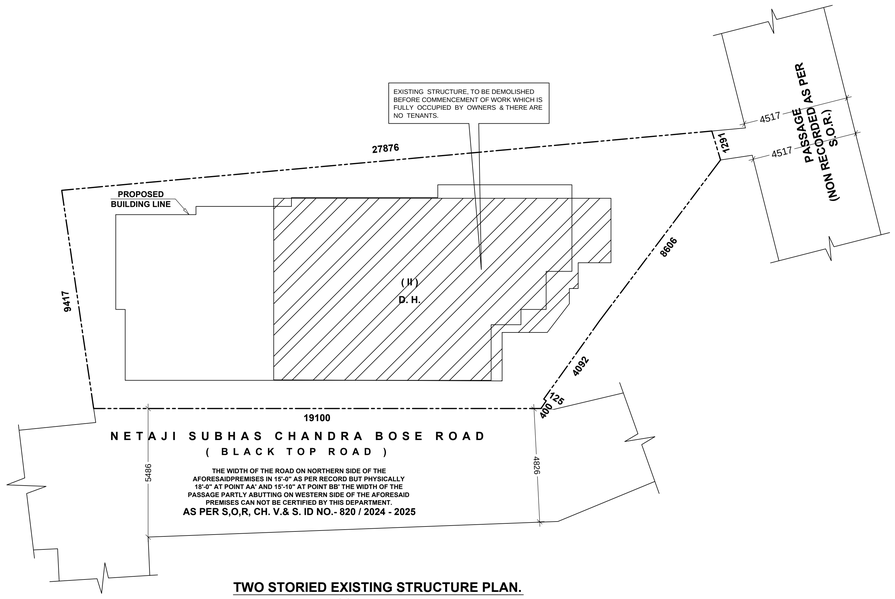
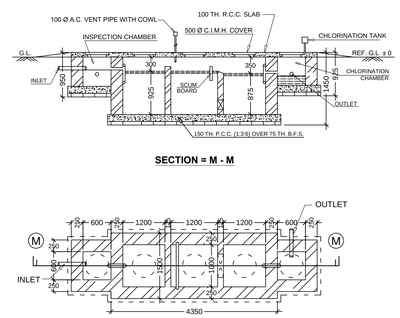


TWO STORIED EXISTING STRUCTURE PLAN.

(SCALE = 1 : 100)

GROUND FLOOR PLAN.

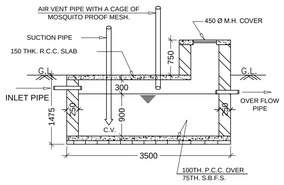
(SCALE = 1 : 100)



SECTION = M - M

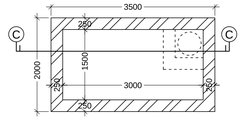
DETAILS OF SEPTIC TANK

(40 USERS) (SCALE:- 1:50)



SECTION = C - C

(SCALE- 1:50)



DETAILS OF SEMI UNDER GROUND WATER RESERVOIR.

(CAP - 800 GALLONS = 3650 Lts.) (SCALE- 1:50)

CERTIFICATE

PREMISES NO. : 130D, NETAJI SUBHAS CHANDRA BOSE ROAD.

ASSESSEE NO. : 21-095-06-0126-7

NAME OF THE OWNERS / APPLICANTS : SRI. NARAYAN SAHA PROPRIETOR OF M/S. NARAYAN SAHA CONSTITUTED ATTORNEY OF SMT. GOURI GANGULY, & SRI SUDIP GANGULY.

AREA OF LAND. : 3 K. - 11 CH. - 21 SQFT. = 248.606 SQM.

NAME OF L.B.S. : AVIJIT DAS [L.B.S. NO. - 1765/I (K.M.C)]

PERMISSIBLE HEIGHT IN REFERENCE TO CC2M ISSUED BY AAI : 33 M.

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) :

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION
	LATITUDE	LONGITUDE	
' A '	22° 29' 8.75" N	88° 21' 26.96" E	9.14 m.
' B '	22° 29' 8.21" N	88° 21' 25.93" E	9.14 m.
' C '	22° 29' 7.45" N	88° 21' 26.19" E	9.14 m.
' D '	22° 29' 8.05" N	88° 21' 27.01" E	9.14 m.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERSWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

SRI. NARAYAN SAHA PROPRIET OF M/S. NARAYAN SAHA CONSTITUTED ATTORNEY OF SMT. GOURI GANGULY, & SRI SUDIP GANGULY.

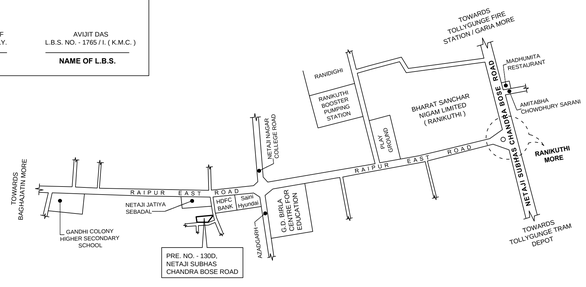
NAME OF OWNER / APPLICANTS

AVIJIT DAS
L.B.S. NO. - 1765 / I. (K.M.C.)

NAME OF L.B.S.

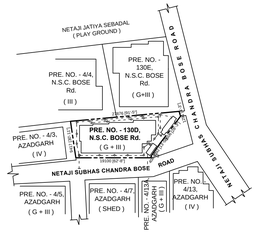
S P E C I F I C A T I O N

1. ALL DIMENSIONS ARE IN MM.
2. THE HEIGHT OF THE BUILDING IS 12.475 m.
3. THE BUILDING IS R.C.C. FRAME STRUCTURE.
4. ALL OUTER WALL ARE 250 / 200 mm. THICK.
5. ALL INTERNAL WALL ARE 75 / 125 mm. THICK.
6. GRADE OF CONCRETE IS M20.
7. GRADE OF STEEL IS Fe - 500.
8. 100 THICK LIME TERRACING OVER 100 THICK R.C.C. ROOF SLAB.
9. 12 MM. THICK PLASTER TO ALL INTERNAL WALL WITH (1 : 5) CEMENT SAND MORTER.
10. HEIGHT OF PARAPET WALL IS 1200 mm.



LOCATION PLAN

SCALE - 1:4000



SITE PLAN

SCALE - 1:600

Average Back as per Notifications No. - 480/MA/O/C-4/3R-13/2012, Date :- 21/10/2014. of U/R. 61(3)

Average Rear Open Space Calculation :

= Total Rear Area / Rear Dimension of Proposed Building

= 25.912 / 8.350 = 3.103 M.

SCHEDULE OF DOORS AND WINDOWS

D	1200 x 2100	W1	1800 x 1800
D1	1000 x 2100	W2	1500 x 1200
D2	900 x 2100	W3	1200 x 1200
D3	850 x 2100	W4	900 x 1200
D4	750 x 2100	W5	750 x 900
		W6	500 x 750

STATEMENT OF PROPOSAL

PART - A

1. ASSESSEE NO. : **21-095-06-0126-7**
2. **NAME OF THE OWNER/S : (Recorded)** SMT.GOURI GANGULY,SRI SUDIP GANGULY.
3. **DETAILS OF REGD. TITLE DEEDS** Book NO.- I, VOL. NO.- 216, Pages.- 277 to 292, Being NO.- 5305, Year : 1981, D.S.R, ALIPORE, 24-Parganas. West Bengal. Date :- 15/05/1981.
4. **DETAILS OF REGD. BOUNDARY DECLARATION** Book NO.- I, VOL. NO.- 1604-2024, Pages.- 246483 to 246496, Being NO.- 160408439, Year : 2024. D.S.R-IV,, South 24-Parganas. West Bengal. Date :- 29/07/2024.
5. **DETAILS OF REGD. GENERAL POWER OF ATTORNEY** Book NO.- I, VOL. NO.- 1604-2024, Pages.- 61092 to 61111, Being NO.- 160402022, Year : 2024. D.S.R.-IV, South 24-Parganas. West Bengal. Date :- 22/02/2024.

PART - B

1. **Area Of Land : 248.606 SQM./ 3K-11CH.-21 SQFT. (AS PER DEED)**
2. **Area Of Land : 249.564 SQM./ 3K-11CH.-31 SQFT. (AS PER SITE)**
3. NET AREA OF LAND : **248.606 Sqm.**
3. PERMISSIBLE GROUND COVERAGE = 58.380 % = 145.136 Sqm.
4. PROPOSED GROUND COVERAGE = 55.686 % = 138.438 Sqm.
5. PROPOSED AREA :

	Covered Area (Including Stair, Lift Duct & Lobby)	CUTOUT			Stair Way Area (Excluding Stair Void)	Lift Lobby	Floor Area (Excluding Stair, Lift Duct & Lobby)
		Stair Void / Duct Area	Lift Duct Area	Total Area			
Ground Floor	138.438 Sqm.	——	——	138.438	12.490	1.705	124.243 Sqm.
First Floor	138.438 Sqm.	1.750	2.567	134.121	12.490	1.705	119.926 Sqm.
Second Floor	138.438 Sqm.	1.750	2.567	134.121	12.490	1.705	119.926 Sqm.
Third Floor	138.438 Sqm.	1.750	2.567	134.121	12.490	1.705	119.926 Sqm.
Total	**553.752 Sqm.**	**5.250**	**6.820**	**540.798**	**49.960**	**6.820**	**484.021 Sqm.**

TOTAL EXEMPTED AREA = 56.780 Sqm.

6. **PARKING CALCULATION :**

A)	Prop. Share	Tenement Size	Tenement No	Required Parking
ABOVE 100 SQM.				
A - 117.643 Sqm.	28.227	145.870 Sqm.	1 No.	1 No.
BETWEEN 50 - 75 SQM.				
B - 57.887 Sqm.	13.889	71.776 Sqm.	2 Nos.	1 No.
C - 59.756 Sqm.	14.336	74.094 Sqm.	2 Nos.	
Business (Office Space) Carpet Area Above 50 Sqm. one car parking space				
Car pet Area Business (Office Space) - 11.175 Sqm.				NIL
			Total Required Parking =	**2 Nos.**

B) NOS. OF PARKING PROVIDED = 2 Nos.

C) Permissible area for parking : (a) GROUND FLOOR = 2 Nos. x 25

D) Actual area of parking provided : (a) GROUND FLOOR PARKING = 88.890 Sqm.

7. PERMISSIBLE F. A. R. = 1.75
8. PROPOSED F. A. R. = 484.021 - (2 x 25) / 248.606 = **1.746 < 1.75**
9. TOTAL CUPBOARD AREA = 5.400 Sqm.
10. STAIR HEAD ROOM AREA = 18.315 Sqm.
11. OVER HEAD TANK AREA = 7.400 Sqm.
12. LIFT MACHINE ROOM AREA = 9.713 Sqm.
13. LIFT MACHINE ROOM STAIR AREA = 2.850 Sqm.
14. HEIGHT OF THE BUILDING = 12.475 m.
15. PROPOSED TOTAL COMMON AREA = 84.680 Sqm.
16. PROPOSED OPEN TERRACE AREA = 138.438 Sqm.
17. TREE COVERED AREA
    REQUIRED (540.801 / 6000) x 15% x 248.606 = 3.361 Sqm.
    PROPOSED = 3.600 Sqm.
18. PROPOSED TOTAL AREA FOR FEES = 577.079 Sqm.
    (Floor Area + Cupboard + Stair Head Rm + Lift M/C Rm + Lift M/C Rm Stair)
19. BUSINESS (OFFICE SPACE) BUILTUP AREA = 14.286 Sqm.
    BUSINESS (OFFICE SPACE) CARPET AREA = 11.175 Sqm.

DECLARATION OF OWNERS/APPLICANTS

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & 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 AREA FOUND TO BE FAKE, THE K.M.C. AUTHORITY MAY 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.

SRI NARAYAN SAHA
PROPRIETOR OF M/S. NARAYAN SAHA
CONSTITUTED ATTORNEY OF
SMT. GOURI GANGULY, SRI SUDIP GANGULY.

NAME OF OWNER/APPLICANTS

CERTIFICATE OF L.B.S.

CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. ACT 1980 & BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILD ABLE SITE NOT A TANK OR FILLED UP TANK.

THE SITE WILL BE SUPERVISED BY ME.

AVIJIT DAS
L.B.S. NO-1765/ I (K.M.C.)
NAME OF L.B.S.

CERTIFICATE OF E.S.E.

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 BHASKARJYOTI ROY, G.T.E.-I/50, (K.M.C.) SOIL-TECH, OFFICE -51/1H, P.G.H. SHAH ROAD, JADAVPUR, KOLKATA-700032, CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

S. B. BHATTACHARYYA
E.S.E/I/116 (K.M.C.)
NAME OF E.S.E.

CERTIFICATE OF GEO-TECH. ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRID OUT SOIL INVESTIGATION THEREON. 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 PORPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

BHASKARJYOTI ROY,
G.T.I /50 (K.M.C.)
NAME OF GEO-TECHNICAL ENGINEER.

PROPOSED FOUR (G + III) STORIED (Height of the Building is 12.475 m.) RESIDENTIAL BUILDING FOLLOWING SECTION 393A OF K.M.C. Building ACT 1980 & K.M.C. Building Rules, 2009, AT PRE. No. - 130D, NETAJI SUBHAS CHANDRA BOSE ROAD. KOLKATA – 700 040. WITHIN C. S. DAG NO. - 349, KHATIAN NO. - 137/4, MOUZA - SHIBPUR, P. S. – GOLF GREEN. WARD NO. – 95, BOROUGH - X. (UNDER THE KOLKATA MUNICIPAL CORPORATION)

*** * * DETAILS OF ARCHITECTURAL DRAWING * * ***

BUILDING PERMIT NUMBER: 2024100236

DATE: 31/01/2025 VALID UP TO: 31-JAN-2030

SUBHANKAR DAS Digitally signed by SUBHANKAR DAS Date: 2025.01.31 18:57:49 +05'30'

ASSISTANT ENGINEER (CIVIL)/BLDG/ BR -X