

PROJECT:
 PLAN OF A PROPOSED G+IV (FIVE) STORIED RESIDENTIAL BUILDING
 AT PREMISES NO.-01 SATYEN ROY ROAD , WARD NO.: 120, BOROUGH
 NO.-:XIII, U/S 393A, OF K.M.C ACT-1980 COMPLYING K.M.C. BUILDING
 RULE- 2009.
OWNER / APPLICANT:- SHRI SAGAR GHOSAL PROPRIETOR OF NIRMALYA
 CONSTRUCTION C.A. OF SRI BHASKAR KUMAR SEN & SMT. ARATI MONDAL

TITLE:-
 GROUND FLOOR PLAN, TYPICAL FLOOR PLAN, SECTION & ELEVATION.

SPECIFICATIONS & NOTES:-
 GRADE OF CONCRETE-M 20 & STEEL Fe 500
 PROPORTION OF MORTAR FOR 200 OR 250 TH. B/W=1:6
 PROPORTION OF MORTAR FOR 125 & 75 TH. B/W=1:4
 MIX. PROPORTION OF MORTAR D.P.C.=1:2:4
 MIX. PROPORTION OF MORTAR FOR L.T=2:2:7
 ALL DIMENSIONS ARE IN M.M
 SCALE-1:100, OTHERWISE MENTIONED
 ALL 125 THK CUP BOARD WALL IS R.C.C. WALL.

OWNERS DECLARATION
 I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I / WE SHALL ENGAGE L.B.S & E.S.E DURING CONSTRUCTION. I / WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER B.S.PLAN). KMC 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.
 SHRI SAGAR GHOSAL PROPRIETOR OF
 M/S NIRMALYA CONSTRUCTION C.A. OF
 SRI BHASKAR KUMAR SEN & SMT. ARATI MONDAL
 NAME OF THE APPLICANT / OWNER

L.B.S. DECLARATION
 CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KMC BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND 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.R. & SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.
 MONOJ KUMAR BHATTACHARJEE
 (L.B.S. NO.- 1267 CLASS- I)
 NAME OF L.B.S.

E.S.E DECLARATION
 THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. THE SOIL TEST REPORT DONE BY:- "VASCON - 67A, JADUNATH MUKHERJEE ROAD , KOLKATA - 700034." THE RECOMMENDATIONS OF SOIL REPORT CONSIDERING DURING STRUCTURAL CALCULATION.
 BHASKAR ROY (L.I.C.NO.- 143 CLASS- I)
 NAME OF E.S.E

GEO-TECHNIC DECLARATION
 UNDER SIGNED HAS INSPECTED THE SITE AND CARRIED 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 PROPOSED HEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.
 BHASKAR ROY (L.I.C.NO.- 2 CLASS- II)
 NAME OF THE GEO TECHNICAL ENGR.

STATEMENT OF THE PLAN PROPOSAL

PART - A:- ASSESSEE NO:- 41-120-12-0291-0

DET. OF DEED:-(1) BOOK NO.- I VOLUME NO.- 47 PAGE FROM:- 90 TO 93 DEED NO.- 2223 DATED :- 17/11/1978 D.S.R. - ALIPORE AT BEHALA,	DET. OF DEED:- (2) BOOK NO.- I VOLUME NO.- 1602-2024 PAGE FROM:- 93718 TO 93744 DEED NO.- 160202831 DATED :- 27/02/2024 D.S.R. - II SOUTH 24 PARGANAS.	DET. OF DEED:-(3) BOOK NO.- I VOLUME NO.- 1602-2024 PAGE FROM:- 218424 TO 218444 DEED NO.- 160206575 DATED :- 10/05/2024 D.S.R. - II SOUTH 24 PARGANAS.
DET. OF BOUNDARY DECL:- BOOK NO.- I VOLUME NO.- 1603-2024 PAGE FROM:- 383181 TO 383190 DEED NO.- 160314780 DATED :- 29/08/2024 D.S.R. - III SOUTH 24 PARGANAS.	DET. OF STRIP OF LAND:- BOOK NO.- I VOLUME NO.- 1603-2024 PAGE FROM:- 382875 TO 382886 DEED NO.- 160314832 DATED :- 29/08/2024 D.S.R. - III SOUTH 24 PARGANAS.	DET. OF NON EVICTION OF TENANT:- BOOK NO.- I VOLUME NO.- 1603-2024 PAGE FROM:- 383751 TO 383759 DEED NO.- 160314763 DATED :- 29/08/2024 D.S.R. - III SOUTH 24 PARGANAS.
DET. OF POWER OF ATTORNEY BOOK NO.- I VOLUME NO.- 1603-2024 PAGE FROM:- 303192 TO 303206 DEED NO.- 160311591 DATED :- 15/07/2024 D.S.R. - III SOUTH 24 PARGANAS.		

PART - B

13) TENEMENTS CALCULATION

FLAT MKD.	TENAMENT AREA	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQ. CAR PARKING
1A	29.353 SQM.	4.843 SQM.	34.196 SQM.	01	BELOW 50 = 03NOS. 50 < 75 = 10NOS. TOTAL = 13NOS. REQ. CAR PARKING = 02 NOS.
1B	30.091 SQM.	4.965 SQM.	35.056 SQM.	01	
1C	34.572 SQM.	5.704 SQM.	40.276 SQM.	01	
1D	45.044 SQM.	7.432 SQM.	52.476 SQM.	01	
2A TO 4A	44.547 SQM.	7.35 SQM.	51.897 SQM.	03	
2B TO 4B	47.257 SQM.	7.797 SQM.	55.054 SQM.	03	
2C TO 4C	49.247 SQM.	8.126 SQM.	57.373 SQM.	03	

7) PROPOSED FLOOR AREA

FLOOR MKD.	COVERED AREA (SQM.)	LIFT WELL AREA (SQM.)	NET COV. AREA (SQM.)	STAIR WAY AREA (SQM.)	LIFT LOBBY AREA (SQM.)	NET FLOOR AREA (SQM.)
GR.FL.	146.350	---	146.350	12.690	2.768	130.892
1ST. FL.	159.580	2.144	157.436	12.690	2.768	141.978
2ND. FL.	159.580	2.144	157.436	12.690	2.599	142.147
3RD. FL.	159.580	2.144	157.436	12.690	2.599	142.147
4TH. FL.	159.580	2.144	157.436	12.690	2.599	142.147
TOTAL	784.670	8.576	776.094	63.450	13.333	699.311
						63.450+13.333= 76.783

8) PERMISSIBLE F.A.R. :- 1.75
 PROPOSED F.A.R. :- (699.311- 65.917) / 364.180 = 1.739
 9) CAR PARKING AREA = 65.917 SQM.
 10) REQUIRED CAR PARKING :- 03 NOS. PROPOSED CAR PARKING :- 03 NOS.
 11) TOTAL CUP BOARD AREA = 15.083 SQM.
 12) REQUIRED TREE COVER AREA :- 1.94 % (7.094 SQ.M)
 PROPOSED TREE COVER AREA :- 2.7 % (9.879 SQ.M.)

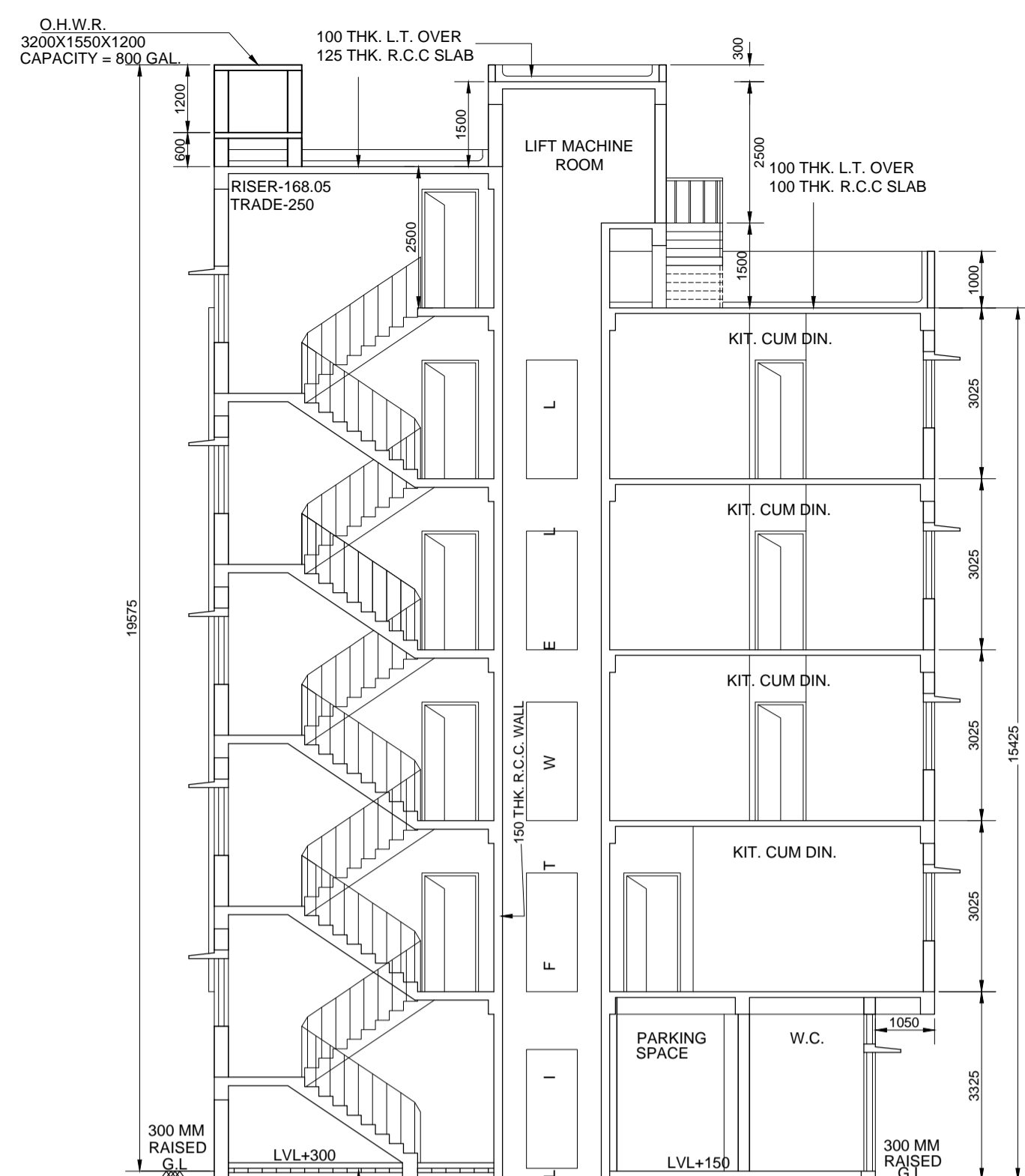
CONSULTANT: **CONSOL** (CONSTRUCTIONAL SOLUTION PROVIDER) WWW.CONSOLKOLKATA.COM
 DRAWN BY:- ASIT BARAN DEY
 CHECKED BY:- DEBASREE DAS
 SHEET NO.- ARC./01



FRONT ELEVATION
 SCALE:- 1:100

DOOR AND WINDOW SCHEDULE

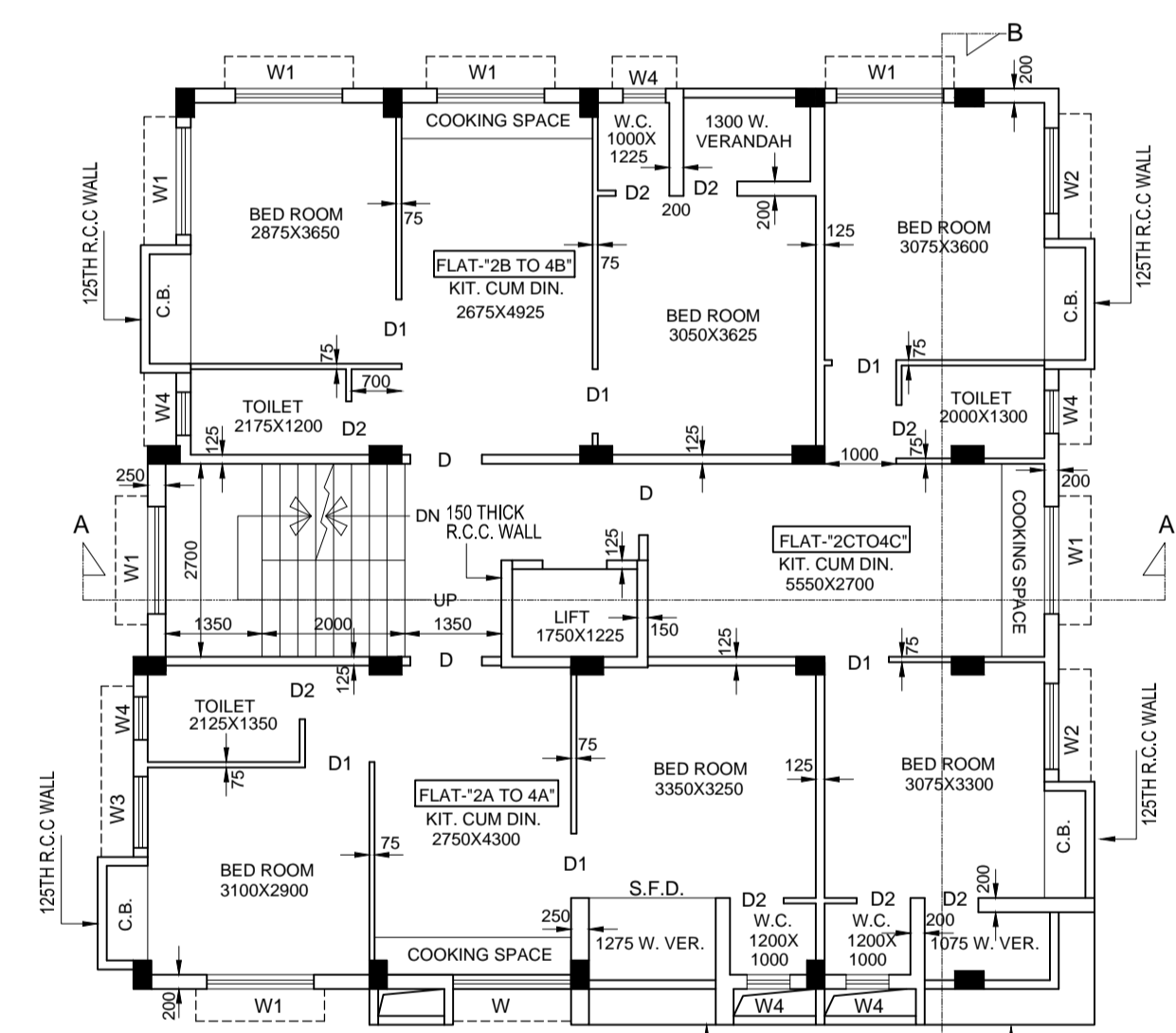
MKD.	WIDTH	HEIGHT	MKD.	WIDTH	HEIGHT
W	1650	1200	D	1000	2100
W1	1500	1200	D1	900	2100
W2	1200	1200	D2	750	2100
W3	1000	1200	SFD	1725	2100
W4	600	800			
W4A	600	ABOVE LINTEL			



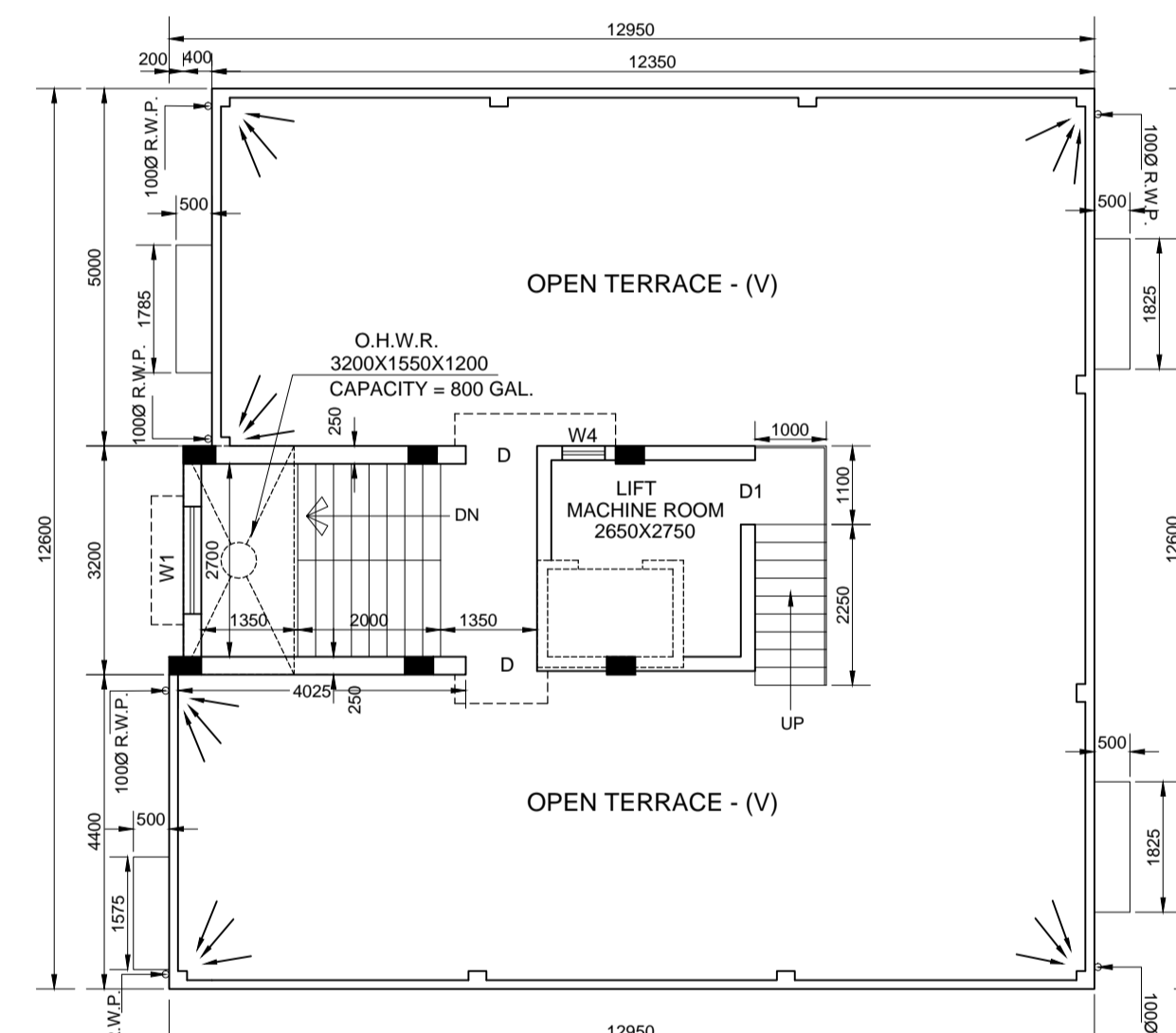
SECTION AT A-A
 SCALE:- 1:100



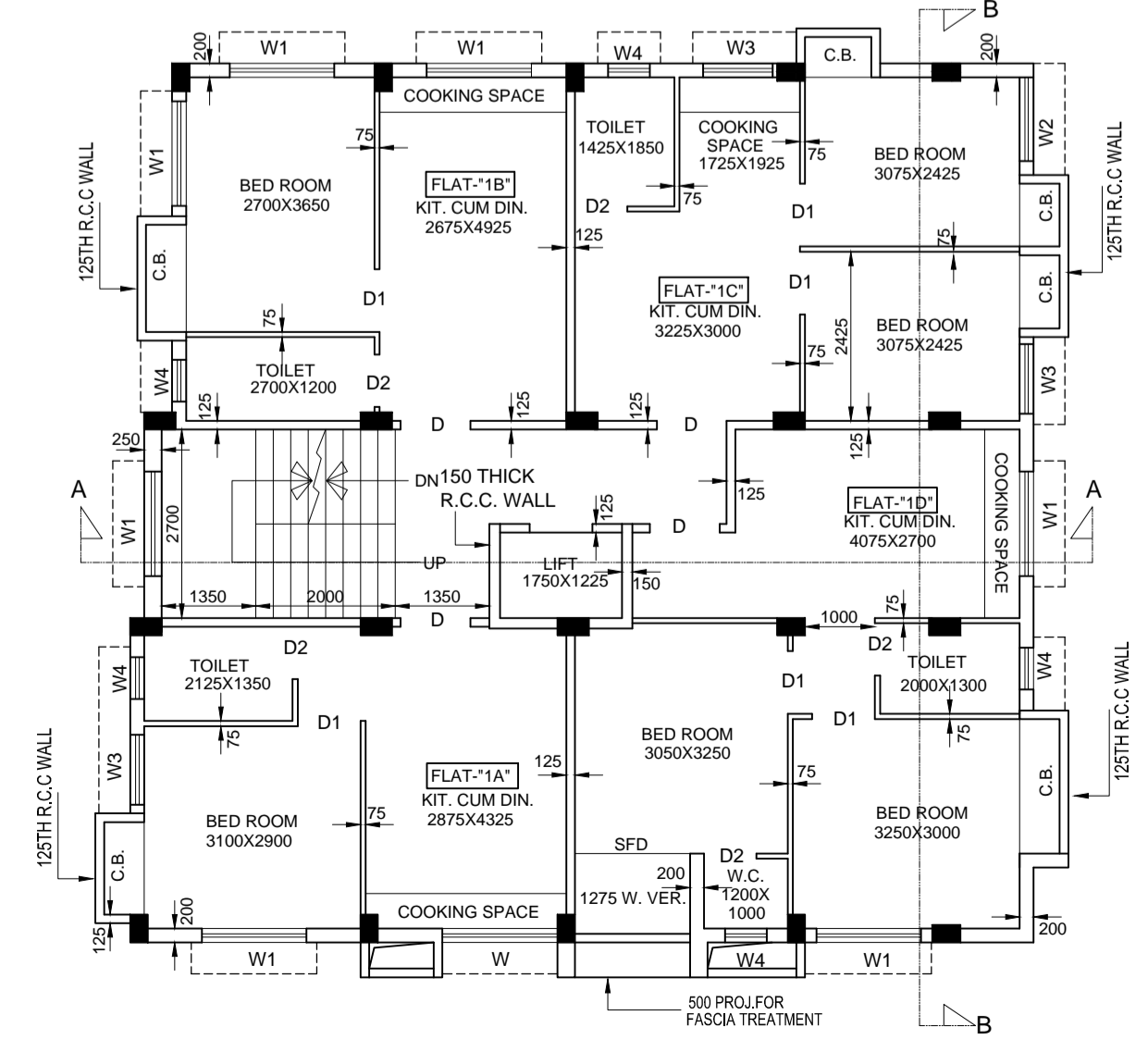
SECTION AT B-B
 SCALE:- 1:100



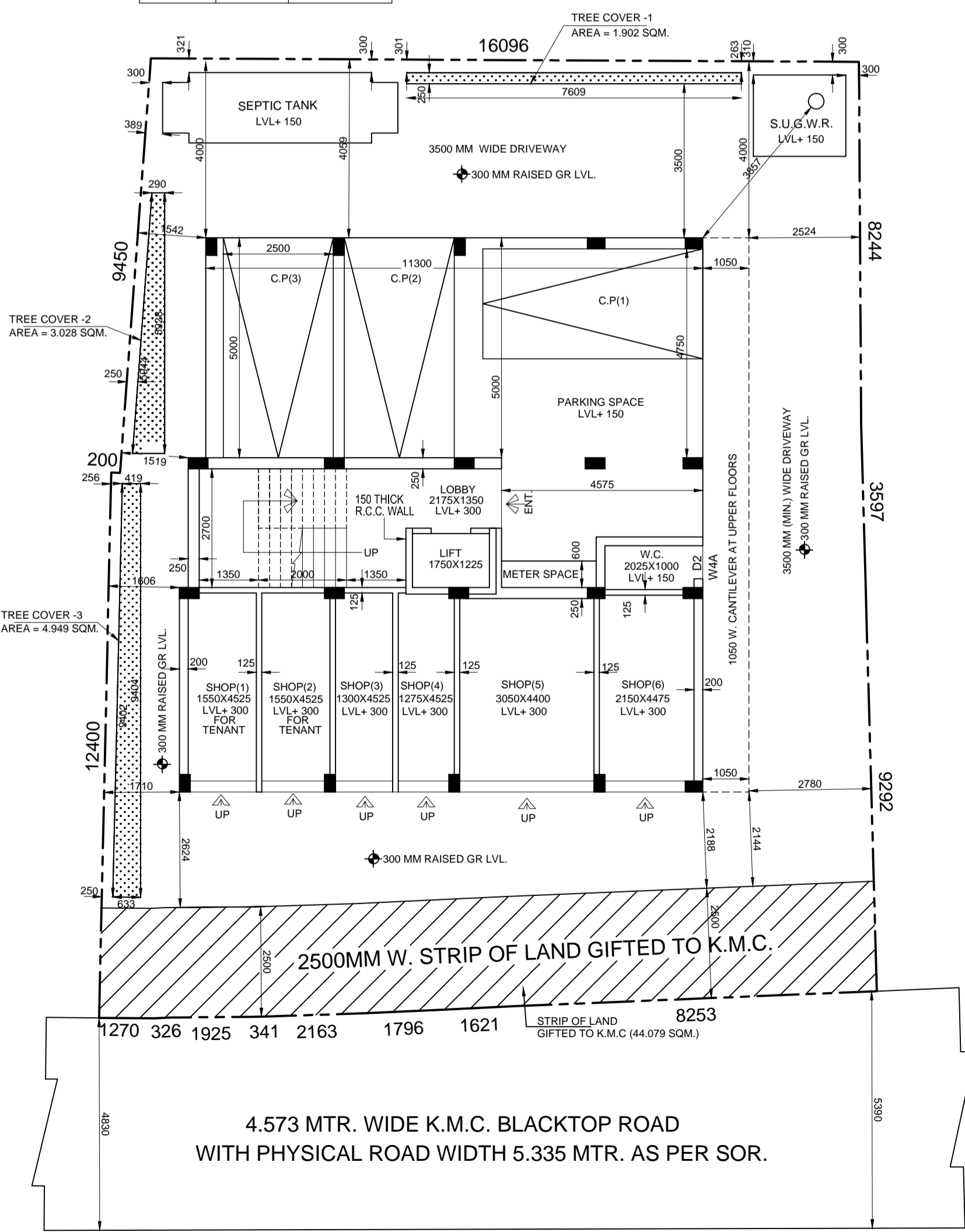
TYPICAL FLOOR PLAN
 (2ND,3RD & 4TH FLOOR PLAN)
 SCALE:- 1:100



ROOF PLAN
 SCALE:- 1:100



1ST. FLOOR PLAN
 SCALE:- 1:100



GROUND FLOOR PLAN
 SCALE:- 1:100

SPACE FOR K.M.C. USES
 B.P NO.:-...2024130138.....DATE :-...04.10.2024.....VALID UP TO :-...03.10.2029.....

DIGITAL SIGNATURE OF A.E. _____ DIGITAL SIGNATURE OF E.E. _____

