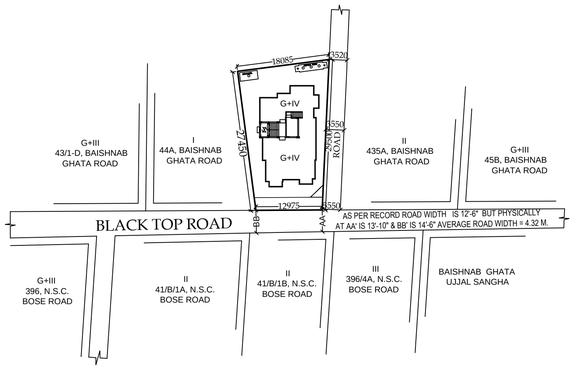
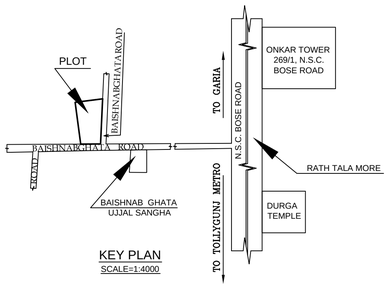
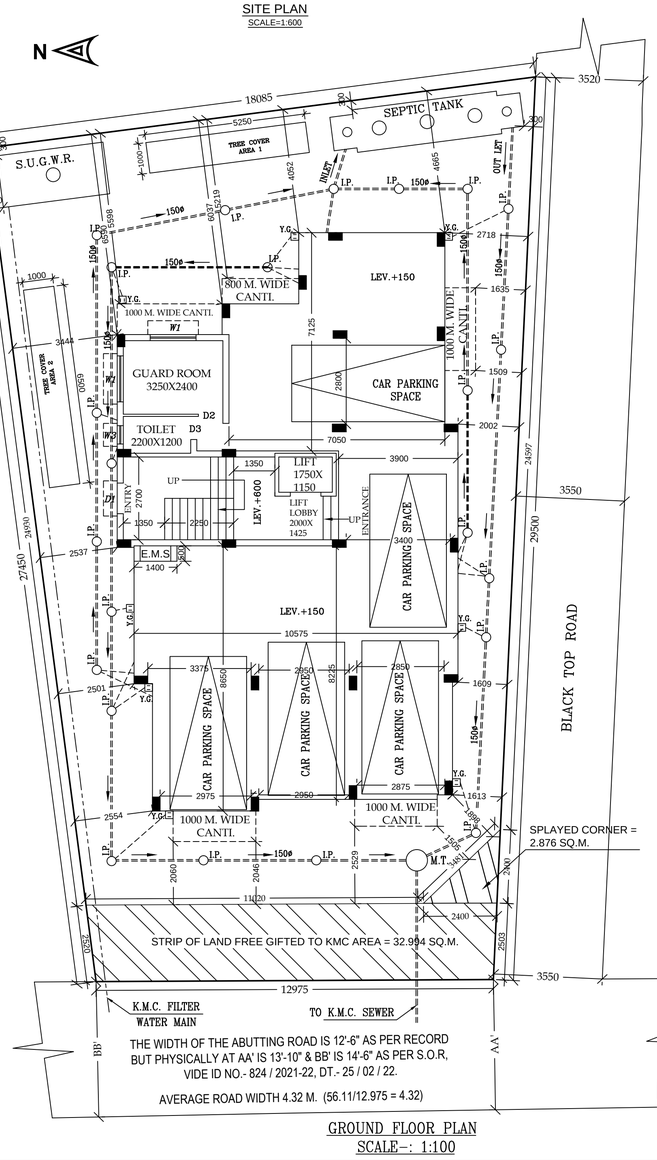


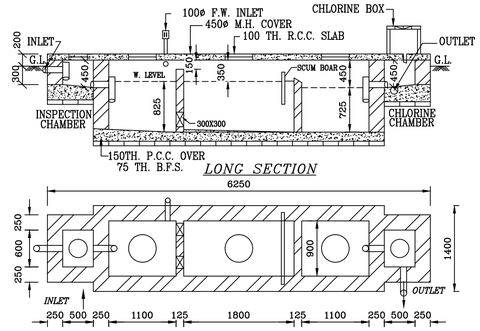
SITE PLAN
SCALE=1:600



KEY PLAN
SCALE=1:4000

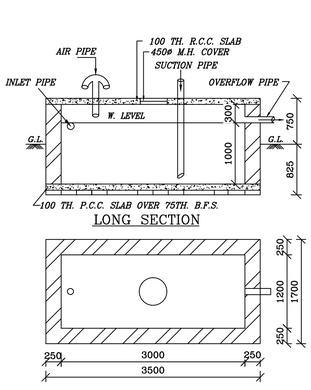


GROUND FLOOR PLAN
SCALE=: 1:100



LONG SECTION

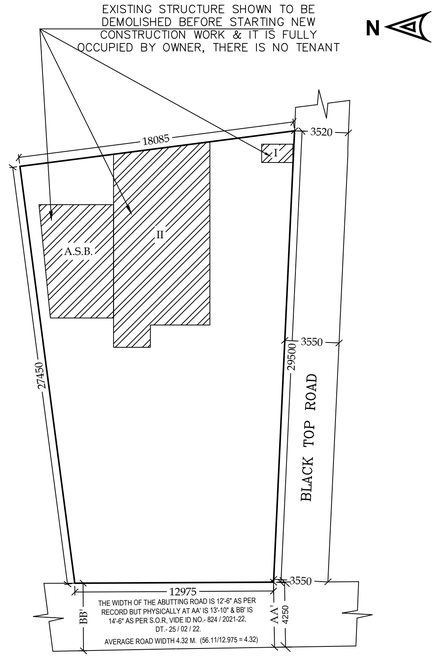
DETAILS OF SEPTIC TANK [50 USERS]
SCALE :- 1:50



LONG SECTION

DETAILS OF S.U.W.R. (800 GALLONS)
SCALE :- 1:50

EXISTING STRUCTURE SHOWN TO BE DEMOLISHED BEFORE STARTING NEW CONSTRUCTION WORK & IT IS FULLY OCCUPIED BY OWNER, THERE IS NO TENANT



EXISTING STRUCTURE PLAN
SCALE=1:200

PROPOSED PLAN OF G+IV STORIED RESIDENTIAL BUILDING U/S 393A, OF K.M.C. ACT-1980 AND COMPLYING THE BUILDING RULES 2009 AT PREMISES NO. - 44B, BAISHNABGHATA ROAD, UNDER THE K.M.C. WARD NO. - 100, BOROUGH NO. - X. KOLKATA - 700 047.

B.P. NO :- 2022100018
DATED :- 27-APR-2022

valid for 5 years from date of sanction.

TUSHAR JATI Digitally signed by TUSHAR JATI Date: 2022.04.29 16:09:49 +05'30'

DIGITAL SIG. OF E.E.(C)/Bldg/K.M.C.

DEBARATI CHAKRABORTY Digitally signed by DEBARATI CHAKRABORTY Date: 2022.04.29 15:47:34 +05'30'

DIGITAL SIG. OF A.E.(C)/Bldg/K.M.C.

STATEMENT OF THE PLAN PROPOSAL

1)ASSESSEE NO = 21-100-03-0133-8

2) DETAILS OF REGISTERED DEED :-
a) BK NO - I, VOLUME NO.- 45, PAGES = 127 TO 133.
BEING = 1469, DATED ON = 18.02.1963. AT S.R. ALIPORE

3) DETAILS OF REGISTERED POWER OF ATTORNEY:-
a) BK NO - I, VOL. NO.- 1605-2018, PAGES = 176136 TO 176166.
BEING = 1605055568, DATED ON = 24.08.2018. AT A.D.S.R. - ALIPORE.

4) DETAILS OF STRIP OF LAND REGISTRY :-
a) BK NO - I, VOL. NO.- 1605-2021, PAGES = 63932 TO 63946.
BEING = 160501345, DATED ON = 30.06.2021. AT A.D.S.R. ALIPORE.

5) DETAILS OF REGISTERED SPLAY CORNER :-
a) BK NO - I, VOL. NO.- 1605-2021, PAGES = 63962 TO 63976.
BEING = 160501346, DATED ON = 30.06.2021. AT A.D.S.R. ALIPORE.

6) DETAILS OF REGISTERED BOUNDARY DECLARATION:-
a) BK NO - I, VOL. NO.- 1605-2021, PAGES = 63918 TO 63931.
BEING = 160501344, DATED ON = 30.06.2021. AT A.D.S.R. ALIPORE.

7) AREA OF LAND - 442.679 SQ.M. = 06 KT. - 09 CH. - 40 SQ.FT.
(AS PER DEED AND ASSESSMENT BOOK COPY)
8) AREA OF LAND - 439.318 SQ.M. (AS PER BOUNDARY DECLARATION)
9) AREA OF STRIP OF LAND = 32.994 SQ.M.
10) AREA OF SPLAY CORNER = 2.876 SQ.M.
11) NET AREA OF LAND AFTER STRIP AND CORNER SPLAY :-
= 32.994+2.876 = 439.318-35.870 = 403.448 SQ.M.
12) PERMISSIBLE GROUND COVERAGE = 228.546 SQ.M. (52.023%)
13) PROPOSED GROUND COVERAGE = 192.976 SQ.M. (43.926%)
14) PERM. FAR = 1.75
15) PROP. FAR = 1.737
16) PROPOSED HEIGHT = 15.50 M.
17) DEPTH OF BUILDING = 19.875 M.
18) FRONTAGE OF THE PLOT = 12.975 M.

19) PROPOSED AREA :-

FLOOR	GROSS COVERED AREA (SQ.M.)	CUT OUT			NET COVERED AREA (SQ.M.)	EXEMPTED AREA		NET FLOOR AREA (SQ.M.)
		VOID (SQ.M.)	STAIR WELL (SQ.M.)	LIFT WELL (SQ.M.)		STAIR & STAIR LOBBY (SQ.M.)	LIFT LOBBY (SQ.M.)	
GR.	179.726 SQ.M.	———	———	———	179.726 SQ.M.	13.365 SQ.M.	2.850 SQ.M.	163.511 SQ.M.
1ST	192.976 SQ.M.	———	———	2.012 SQ.M.	190.964 SQ.M.	13.365 SQ.M.	2.672 SQ.M.	174.927 SQ.M.
2ND	192.976 SQ.M.	———	———	2.012 SQ.M.	190.964 SQ.M.	13.365 SQ.M.	2.672 SQ.M.	174.927 SQ.M.
3RD	192.976 SQ.M.	———	———	2.012 SQ.M.	190.964 SQ.M.	13.365 SQ.M.	2.672 SQ.M.	174.927 SQ.M.
4TH	192.976 SQ.M.	———	———	2.012 SQ.M.	190.964 SQ.M.	13.365 SQ.M.	2.672 SQ.M.	174.927 SQ.M.
TOTAL	951.630 SQ.M.	———	———	8.048 SQ.M.	943.582 SQ.M.	66.825 SQ.M.	13.538 SQ.M.	863.219 SQ.M.

20) BLOCK WISE FLOOR AREA :-

BLOCK	USE GROUP	FLOOR AREA (SQ.M.)
A	RESIDENTIAL	943.582 SQ.M.

21) BLOCK WISE AREA FOR CAR PARKING REQUIREMENT :-

BLOCK	USE GROUP	FLOOR AREA (SQ.M.)	CARPET AREA (SQ.M.)	ADMIN AREA (SQ.M.)	COMMON AREA (SQ.M.)
A	RESIDENTIAL	943.582 SQ.M.	0.000 SQ.M.	0.000 SQ.M.	104.816 SQ.M.

22) BLOCK WISE AREA FOR FAR CALCULATION :-

BLOCK	FLOOR AREA (SQ.M.)	STAIR AREA (SQ.M.)	LIFT LOBBY (SQ.M.)	CAR PARKING AREA (SQ.M.)
A	943.582 SQ.M.	66.825 SQ.M.	13.538 SQ.M.	142.731 SQ.M.

23) TOTAL AREA FOR FAR CALCULATION :-

BLOCK	FLOOR AREA (SQ.M.)	STAIR AREA (SQ.M.)	LIFT LOBBY AREA (SQ.M.)	CAR PARKING AREA (SQ.M.)	CAR PARKING AREA MAX. LIMIT (SQ.M.)	TOTAL FLOOR AREA FOR FAR (SQ.M.)	PROPOSED FAR
A	943.582 SQ.M.	66.825 SQ.M.	13.538 SQ.M.	142.731 SQ.M.	100.00 SQ.M.	763.219 SQ.M.	1.737

24) TOTAL FLOOR AREA FOR FEES :-

BLOCK	FLOOR AREA (SQ.M.)	TOTAL ADDITIONAL FLOOR AREA FOR FEES (SQ.M.)	TOTAL AREA FOR FEES (SQ.M.)
A	943.582 SQ.M.	56.316 SQ.M.	999.898 SQ.M.

25) TENEMENT AREA :-
THREE TENEMENT AREA:-
i) 63.221 SQ.M.= 4 NOS. marked 'A'
ii) 61.015 SQ.M. = 4 NOS. marked 'B'
iv) 75.981 SQ.M. = 4 NOS. marked 'C'

26) AREA OF CUPBOARD = (0.608X5) SQ.M. X 4 = 12.160 SQ.M.

27) AREA OF LOFT = (1.610+1.339+0.750) SQ.M. X4 = 14.796 SQ.M.

28) OPEN TERRACE AREA = 192.976 SQ.M.

29) PROPOSED FAR = 863.219 SQ.M. - 100 / 439.318 SQ.M. = 1.737

30) ROOF STRUCTURE :-
i) AREA OF O.H.W.T. = 3.375 SQ.M.
ii) AREA OF STAIR HEAD ROOM = 16.353 SQ.M.
iii) AREA OF L.M.R. = 9.323 SQ.M.
iv) AREA OF STAIR FOR L.M.R. = 3.684 SQ.M.
v) NO. OF COVERED CAR PARKING = 4 NOS.

31) TREE COVERED AREA = 11.75 SQ.M.

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 2009 AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF ABUTTING ROADS (MAINTAINED BY K.M.C.) 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. THERE PARTLY II (TWO) STORIED AND PARTLY A.S.B. BUILDING WHICH IS DEMOLISH BEFORE STARTING CONSTRUCTION WORK ANDTHERE IS NO TENANT THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK

RABINDRA NATH GHOSH
L.B.S.- I/1038
NAME OF L.B.S.

DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGIN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SOIL TESTING HAS BEEN SIGNED BY:- KALLOL KUMAR GHOSHAL B.E.(CIVIL), MIE (INDIA) GEO-TECH NO.- 14/II (K.M.C.) PREPARED BY TECHNO SOIL OF REGISTERED OFFICE ADD - GORKHARA ARUNACHAL. SONARPUR KOL.-700 150. CITY OFFICE ADD - F-25, C.I.T. MARKET, JADAVPUR, KOL.-700 032. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

KALLOL KUMAR GHOSHAL
B.E.(CIVIL), MIE (INDIA)
GEO-TECH NO.- II/14 (K.M.C.).
NAME OF GEO-TECH ENGINEER

KALLOL KUMAR GHOSHAL
E.S.E.-II/60
NAME OF STRUCTURAL ENGINEER

OWNER'S DECLARATION

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 ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R. AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E. / L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING INSPECTION THE PLOT WAS IDENTIFIED BY ME. THE LAND IS WITH EXISTING STRUCTURE WHICH WERE FULLY OCCUPIED BY US THERE IS NO TENANT. THE PLOT IS DEMARCATED BY BOUNDARY WALL. THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

SRI BISWAJYOTI BAGCHI
CONSTITUTED ATTORNEY OF
KRISHNA CHAKRABORTY
AMAR CHAKRABORTY
REKHA CHAKRABORTY
AND
SAMAR CHAKRABORTY
NAME OF OWNER'S

PLAN CASE NO.- 2021100277 | DRAWN BY- A. ROY