

FRONT ELEVATION
SCALE = 1:100

SECTION AA'
SCALE = 1:100

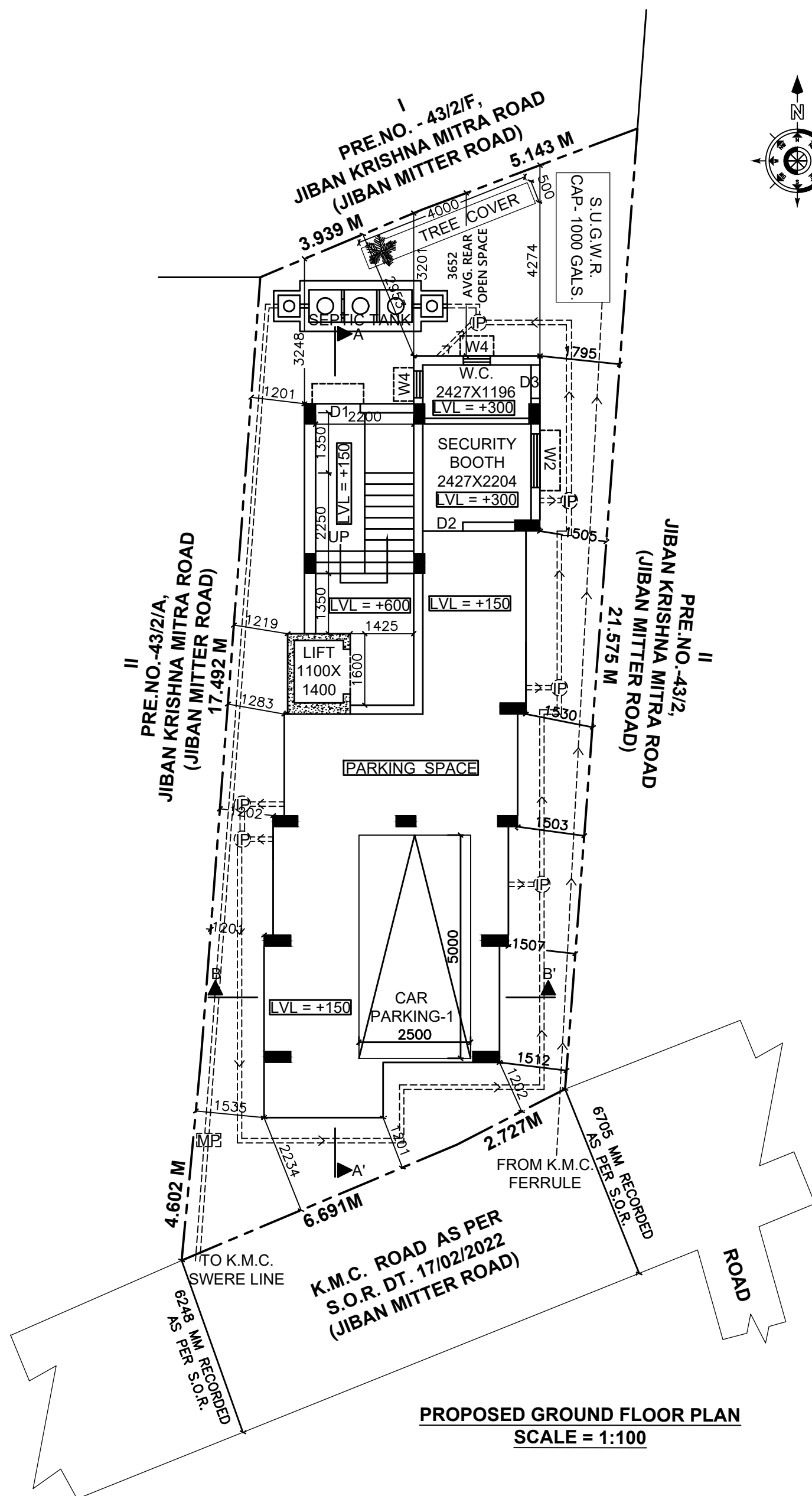
SECTION BB'
SCALE = 1:100

PREMISES NO. - 43/2/1, JIBAN MITTER ROAD, WARD NO-003, BOROUGH-I
 ASSESSEE NO. - 110030601877
 NAME OF OWNER(S)/APPLICANT(S) : SRI RABI AMLUOCHARAN DAS
 AREA OF LAND: 179.682 SQ.M. = 02K-10CH-44.097SQ.FT
 NAME OF L.B.S.: ASHIS KUMAR NASKAR (L.B.S.I/1002)
 PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI: 23.00 M.
 PROPOSED HEIGHT OF BUILDING (AMSL-H.T. OF BLDG.+ HT.TOP ROOF STRUCTURE) : 20.985M.
 CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

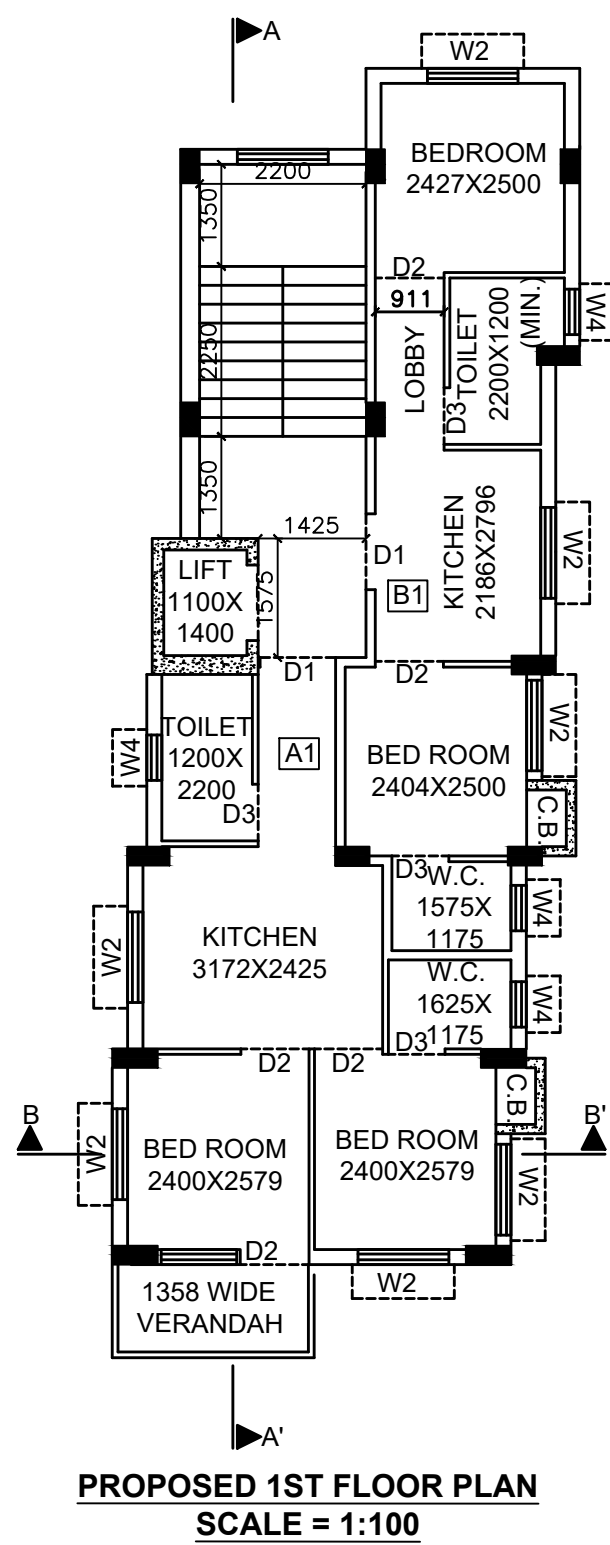
REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
	"A"	22°62'0"N 88°37'2"E	
	"B"	22°62'0"N 88°37'2"E	
	"C"	22°62'0"N 88°37'1"E	
	"D"	22°62'0"N 88°37'1"E	
3.660 M			

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

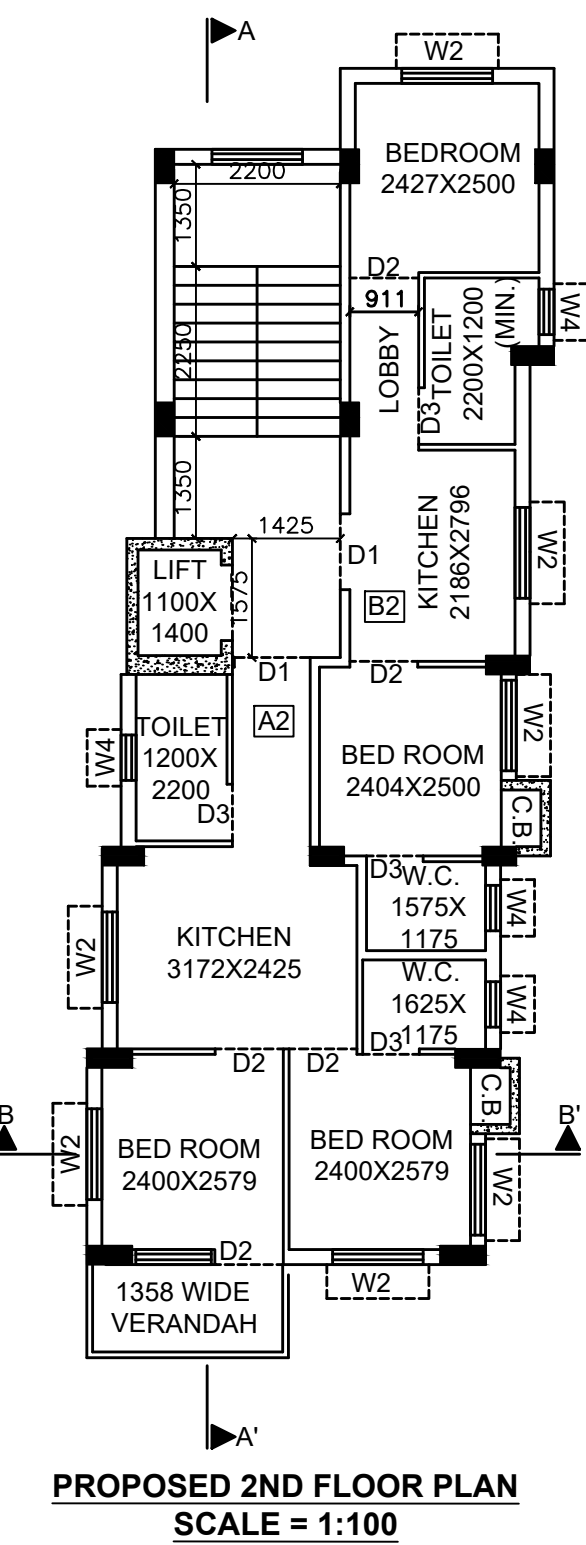
SRI RABI AMLUOCHARAN DAS SIGNATURE OF OWNERS/APPLICANTS	ASHIS KUMAR NASKAR (L.B.S.I/1002) SIGNATURE OF L.B.S.
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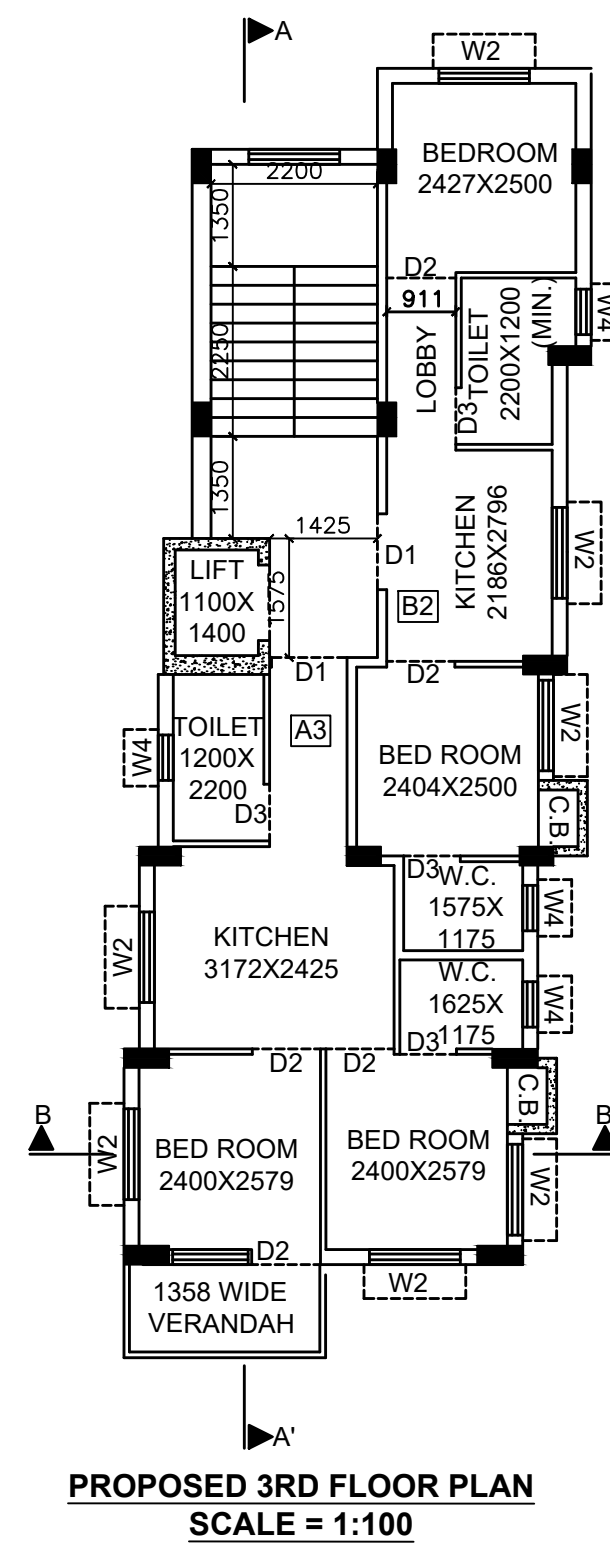
PROPOSED GROUND FLOOR PLAN
SCALE = 1:100



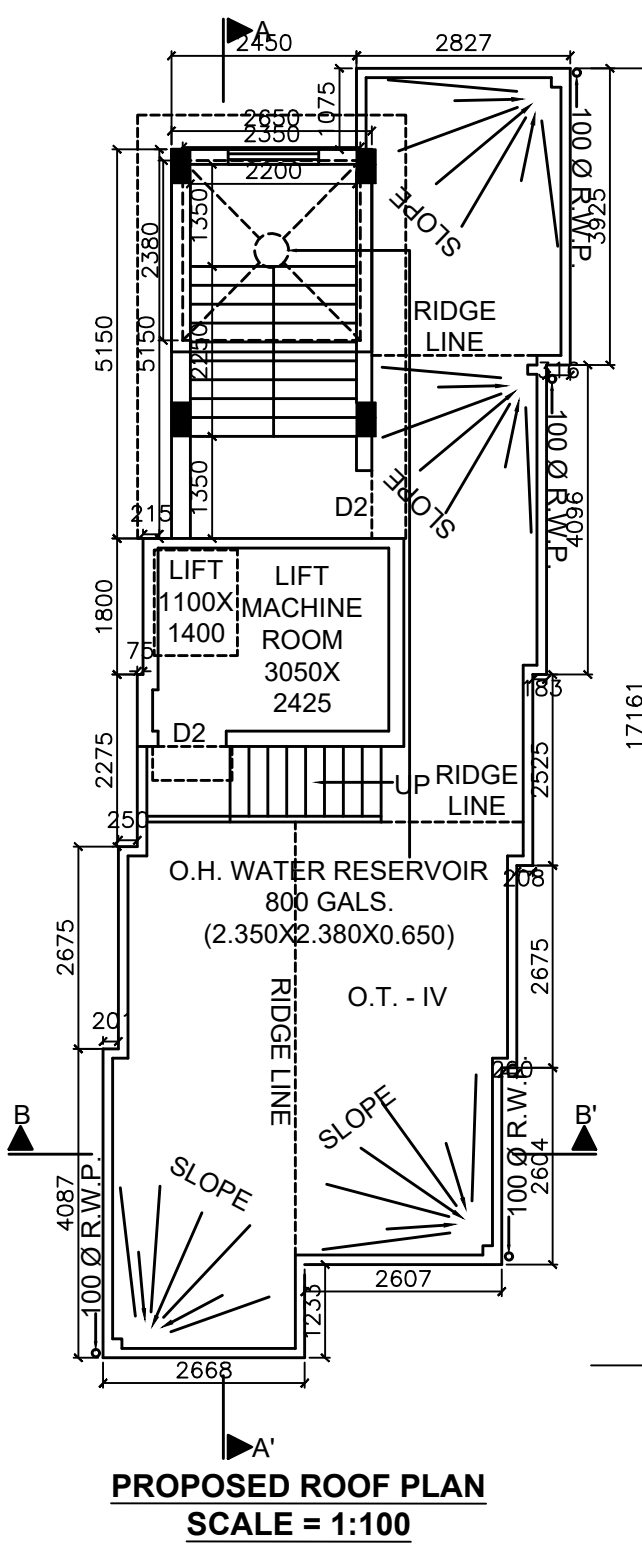
PROPOSED 1ST FLOOR PLAN
SCALE = 1:100



PROPOSED 2ND FLOOR PLAN
SCALE = 1:100



PROPOSED 3RD FLOOR PLAN
SCALE = 1:100



PROPOSED ROOF PLAN
SCALE = 1:100

PROPOSED AREA STATEMENT :-							
FLOORS	TOTAL COVERED AREA	CUTOUT STAIR WELL	LIFT	NET COVERED AREA	TOTAL EXEMPTED AREA		NET FLOOR AREA
GROUND FLOOR	83.531 S.Q.M.	-	-	83.531 S.Q.M.	STAIR + STAIR LOBBY	LIFT LOBBY	70.362 S.Q.M.
1ST FLOOR	83.531 S.Q.M.	-	1.54 S.Q.M.	81.991 S.Q.M.	10.888 S.Q.M.	2.245 S.Q.M.	68.858 S.Q.M.
2ND FLOOR	83.531 S.Q.M.	-	1.54 S.Q.M.	81.991 S.Q.M.	10.888 S.Q.M.	2.245 S.Q.M.	68.858 S.Q.M.
3RD FLOOR	83.531 S.Q.M.	-	1.54 S.Q.M.	81.991 S.Q.M.	10.888 S.Q.M.	2.245 S.Q.M.	68.858 S.Q.M.
TOTAL	334.124 S.Q.M.	-	4.62 S.Q.M.	329.504 S.Q.M.	43.552 S.Q.M.	9.016 S.Q.M.	276.936 S.Q.M.

TENEMENTS & CAR PARKING CALCULATION :-					
INDIVIDUAL TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING	
A1/A2/A3 = 36.163 SQ.M.	13.793 SQ.M.	49.956 SQ.M.	3	1 NO.	
B1/B2/B3 = 30.336 SQ.M.	11.570 SQ.M.	41.906 SQ.M.	3		

STATEMENT OF THE PLAN CASE NO:-

PART-A:

ASSESSEE NO.-110030601877

DETAILS OF DEED

BEING NO.-190309557 FOR THE YEAR-2021

VOL. NO.- 1903-2021, BOOK NO.- I
PAGE FROM- 424044 TO 424085

TENEMENT DETAILS

- LESS THAN 60 SQ.M- 5NOS
- 50 SQ.M-75 SQ.M- 4NOS

PART-B:

BOUNDARY DECLARATION :

BOOK NO. - I,

VOL. NO.- 1606 - 2022,

PAGES FROM 1321 TO 1332

BEING NO. - 160600024

FOR THE YEAR 2022

CERTIFICATE OF GEOTECHNICAL ENGINEER

THE UNDERSIGNED HAS INSPECTED THE SITE AND CERTIFIED OUT SOIL INVESTIGATION THERE ON. IT IS CERTIFIED THAT 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 THE GEOTECHNICAL POINT OF VIEW.

SIG. OF GEOTECHNICAL ENGINEER

RUPAK KUMAR BANERJEE(GTE/I/3)

SCHEDULE OF DOORS & WINDOWS

DOOR		WINDOW	
SL.NO.	DIMENSION	SL.NO.	DIMENSION
D	1200 X 2100	W2	1200 X 1350
D1	1000 X 2100	W3	1000 X 1350
D2	900 X 2100	W4	600 X 750
D3	750 X 2100		

BUILDING PERMIT NO. :- 2023010144

SANCTION DATE:- 29/01/2024

VALID UP TO :- 28/01/2029

DIGITAL SIGNATURE OF ASSISTANT ENGINEER(C)/BLDG/BR-I

STATEMENT OF THE PLAN CASE NO. 2023010162

TITLE -

PROPOSED PLAN OF GROUND+THREE (G+III) STORIED RESIDENTIAL BUILDING AT 43/2/1, JIBAN MITTER ROAD, KOL -37, WARD NO-03, BR-I, P.S - CHITPUR, UNDER K.M.C. U/S - 393A OF KMC ACT 1980, COMPLYING KMC BUILDING RULE 2009 AS AMENDED TIME TO TIME.

CERTIFICATE L.B.S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME. THE SITE CONDITION INCLUDING THE WIDTH OF THE ROAD CONFORM WITH THE PLAN AND IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND. THE PLOT IS DEMARCATED BY (BOUNDARY WALL AND) EXISTING STRUCTURE.

SIGNATURE OF L.B.S.

ASHIS KUMAR NASKAR (L.B.S.I/1002)

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPER STRUCTURE 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 I CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

SIGNATURE OF STRUCTURAL ENGINEER

ASHIS KUMAR NASKAR (E.S.E.III/535)

DECLARATION OF OWNER / APPLICANT

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R WILL BE TAKEN UNDER THE GUIDANCE OF LBS BEFORE STARTING OF BUILDING FOUNDATION.

SIGNATURE OF OWNER

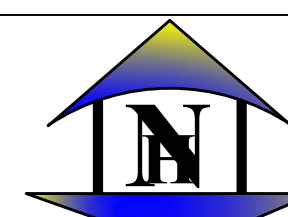
SRI RABI AMLUOCHARAN DAS

F. A. R. CALCULATION & OTHERS AREA DETAILS

AREA OF LAND = 179.682 SQM (2KT-10CH-44.097SQFT)
ABUTTING ROAD WIDTH = 6.248 M (MINIMUM)
PERMISSIBLE GROUND COVERAGE = 107.809 SQ. M. I.E. 60% OF 179.682 SQ. M.
PROPOSED GROUND COVERAGE = 83.531 SQ. M. I.E. 46.48% OF 179.682 SQ. M.
PROPOSED HEIGHT OF BUILDING=12.475 M.
NO. OF CAR PARKING REQUIRED = 1
NO. OF CAR PARKING PROPOSED = 1
AREA OF CAR PARKING PROPOSED = 53.914 SQ. M.
PERMISSIBLE EXEMPTED CAR PARKING AREA = 25.00 SQ.M.
PERMISSIBLE F.A.R. = 1.75
PROPOSED F.A.R. = (276.936-25.00) / 179.682 = 1.402 > 1.75
AREA OF TERRACE = 83.531 SQ. M.
AREA OF STAIR HEAD ROOM = 13.646 SQ. M.
AREA OF OVER HEAD TANK = 7.102 SQ.M.
AREA OF LIFT MACHINE ROOM = 9.559 SQ.M.
AREA OF LIFT MACHINE ROOM STAIR = 3.225 SQ.M.
AREA OF CUPBOARDS (C.B) = 2.7 SQ.M.
TOTAL COMMON AREA = 76.090 SQ. M.
AREA OF TREE COVER = 2.00 SQ. M.

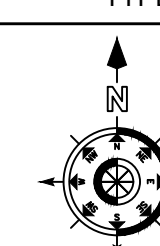
SPECIFICATION

- 200 TH. BK. WALLS WILL BE WITH 1:6 CEMENT SAND MORTAR.
- 75 TH. PARTITION WALLS WILL BE 1:5 CEMENT SAND MORTAR.
- 25 TH. D.P.C. WILL BE 1:1.5:3 WITH PROPER WATER PROOFING.
- 125 TH. BK. WALLS WILL BE WITH 1:5 CEMENT SAND MORTAR.
- 20 MM. THK. SAND CEMENT MORTAR INSIDE & OUTSIDE WALLS.
- 10 MM. TH. SAND CEMENT PLASTER (4:1) TO CEILING.
- GRADE OF CONCRETE USED :
 - FOR R.C.C. FLOOR & ROOF SLAB IS M20,
 - FOR FLOOR BEAM IS M20,
 - FOR THE BEAM IS M20,
 - FOR R.C.C. COLUMN IS M20,
 - FOR FOUNDATION IS M20.
- CLEAR COVER TO REINFORCEMENT BARS :
 - FOR SLAB IS 20,
 - COLUMN IS 40,
 - BEAM IS 25, 4.FOR ALL R.C.C. WORK BELOW G.L. IS 50.
- WORKMANSHIP MUST FOLLOW THE LATEST I.S. SPECIFICATION.
- SUPERVISION MUST BE DONE WITH THE STRUCTURAL ENGINEER.
- ALL DIMENTION ARE IN MM.



HAPPY NOOK ASSOCIATES
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CIVIL CONSULTANT & ENGINEERS
PHONE : 9883744354 , MOBILE : 94331-19893, 98360-75849

TYPE OF DRAWING:- KOLKATA MUNICIPAL CORPORATION DRAWING



SUB: SHEET "A"
FLOOR PLAN,
FRONT ELEVATION,
SECTIONAL
ELEVATION,
SITE PLAN
DRG. NO.-

SCALE:- 1 : 50, 100, 600,4000
DRAWN BY:- PAYEL PAL
CHECKED BY:- ASHIS NASKAR