



FRONT ELEVATION

WEST SIDE ELEVATION

PERMISSIBLE HEIGHT IN REFERENCE TO CDM ISSUED BY AAJ = 33.00 M

SITE COORDINATES IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN SITE PLAN OF THE PROPOSAL	COORDINATES IN WGS 84	SITE ELEVATION (AMSL)
LATITUDE	LONGITUDE	(M)
(A)	22.28467N	88.24297E
(B)	22.28467N	88.24297E

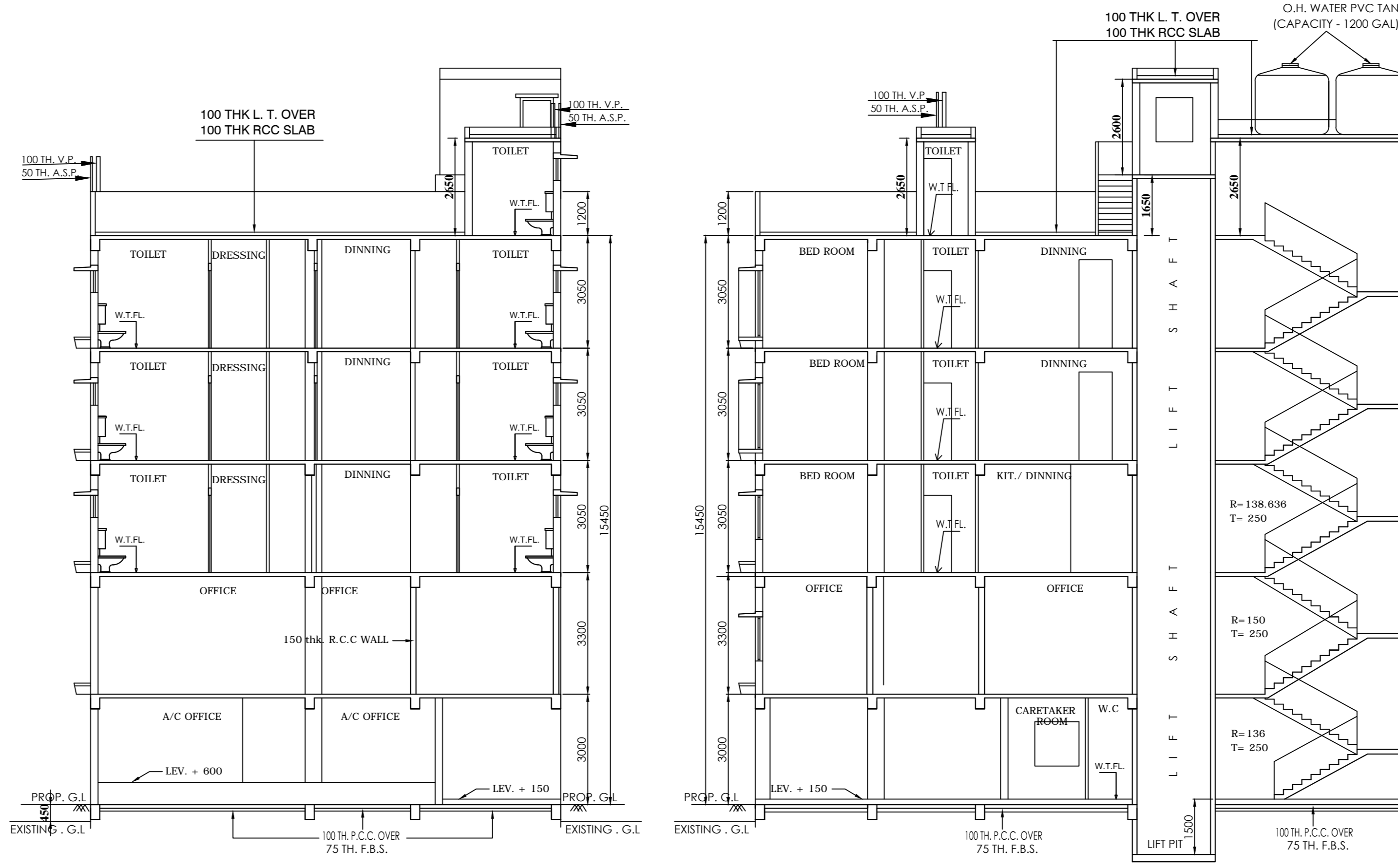
THE ABOVE INFORMATION IS TRUE & CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IF IT IS FOUND OTHERWISE, THEN WE SHALL BE LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST US AS PER LAW.

NAME OF OWNERS & APPLICANTS: SMT. MOUMITA BRAHMACHARI

NAME OF L.B.S.: PARTHA PRATIM CHOWDHURY

L.B.S. NO. - 1196, CLASS - I

CALCULATION OF AVG. BACK - AREA OF PROPOSED AREA - 56.044 SQM  
 WIDTH (BEAK) OF THE BUILDING - 12.760 MT.  
 AVG. BACK - 56.044 / 12.760 = 4.392 MT.



SECTION A-A

SECTION B-B

**SPECIFICATION**

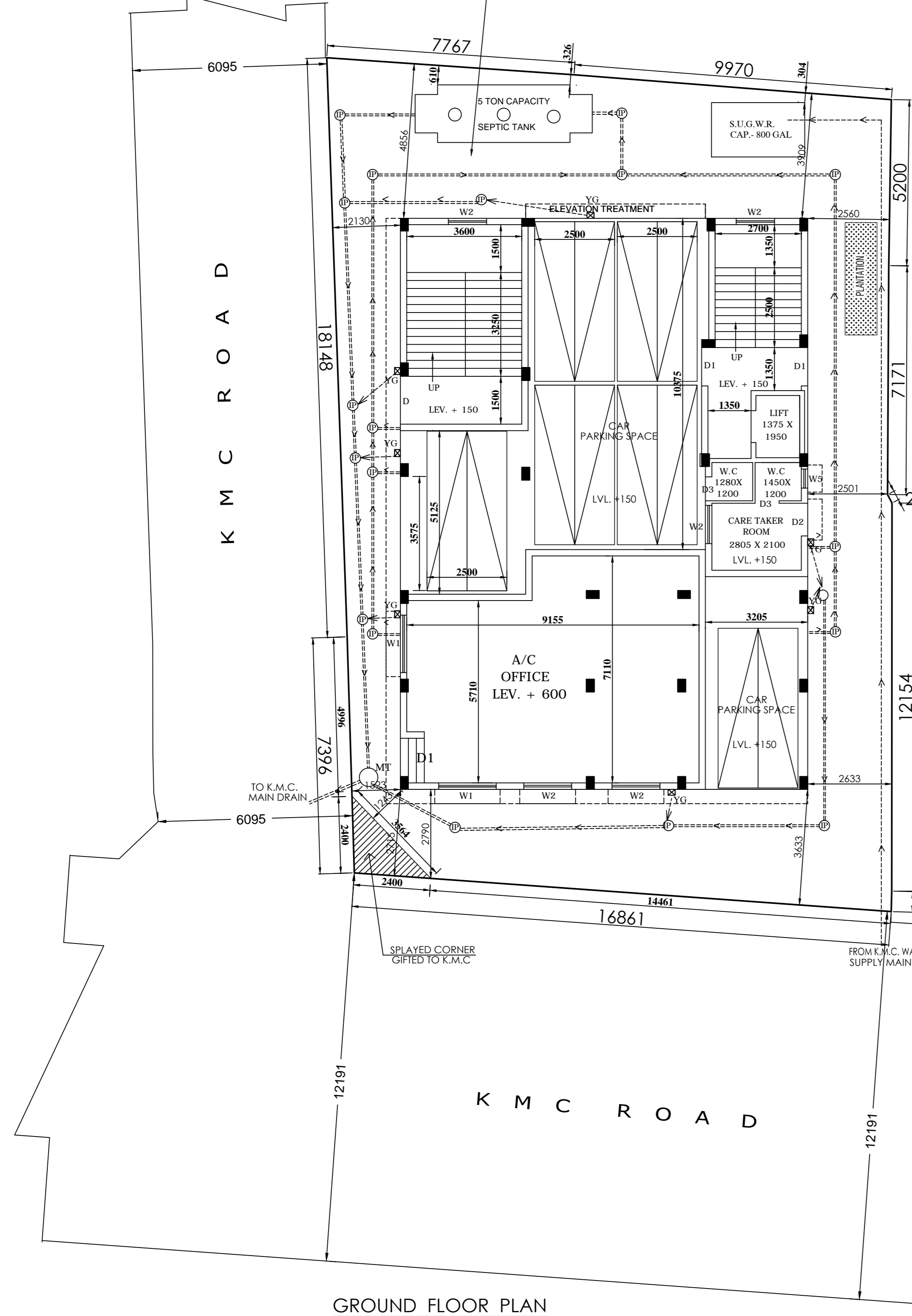
- STRUCTURAL CEMENT CONCRETE M20 GRADE WITH 19mm DOWN STONECHIPS UNLESS OTHERWISE MENTIONED.
- GRADE OF REINFORCEMENTS Fe 415
- 3000 FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:4 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
- 25TH FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:4 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
- 120M (AVG) LINE TERRACING (2%) ON ROOF LAD TO SLOPE
- ALL FINISHES ARE IN mm UNLES
- 35TH D.P.C. WITH CEMENT CONCRETE (1:1.5:3) WITH 6mm DOWN STONECHIPS WITH WATER PROOFING COMPOUND
- 17H CEMENT PLASTER (1:4) TO EXTERNAL WALLS
- 17H CEMENT PLASTER (1:4) TO INTERNAL WALLS
- 11H MARBLE FINISH TO ALL FLOORS
- 12 SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION.
- WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
- 2000 CHALKA PROTECTION
- DEPTH OF SEPTIC TANK AND S.U.G. WATER RESERVOIR DOES NOT EXCEED THE DEPTH OF BUILDING FOUNDATION

**SCHEDULE OF DOOR**

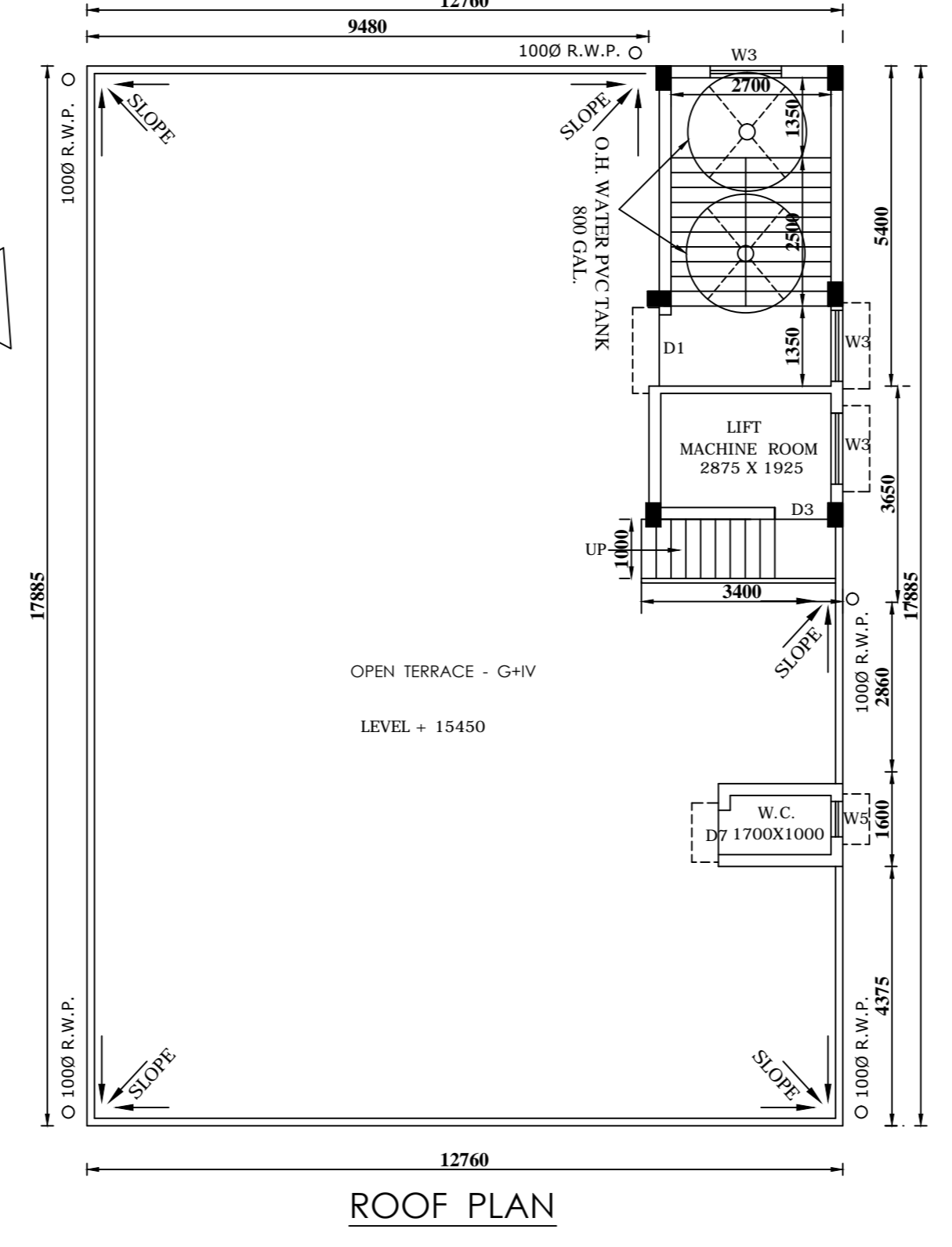
MCD	SIZE	LINTEL HEIGHT	REMARKS
D1	1500X2400	2100	40mm TH. FACTORY MADE HOT PRESSED PHENOL FORMALDEHYDE BONDED SOLID COMMERCIAL FINISH DOOR SHUTTERS FITTED IN AS X 100 SAL WOOD DOOR FRAMES WITH NECESSARY FITTINGS AND FIXTURES AS DIRECTED.
D2	1000X2100	2100	
D3	900X2125	2100	
D4	1200X2400	2400	
D5	1000X2400	2400	
D6	900X2400	2400	
D7	750X2400	2400	

**SCHEDULE OF WINDOW**

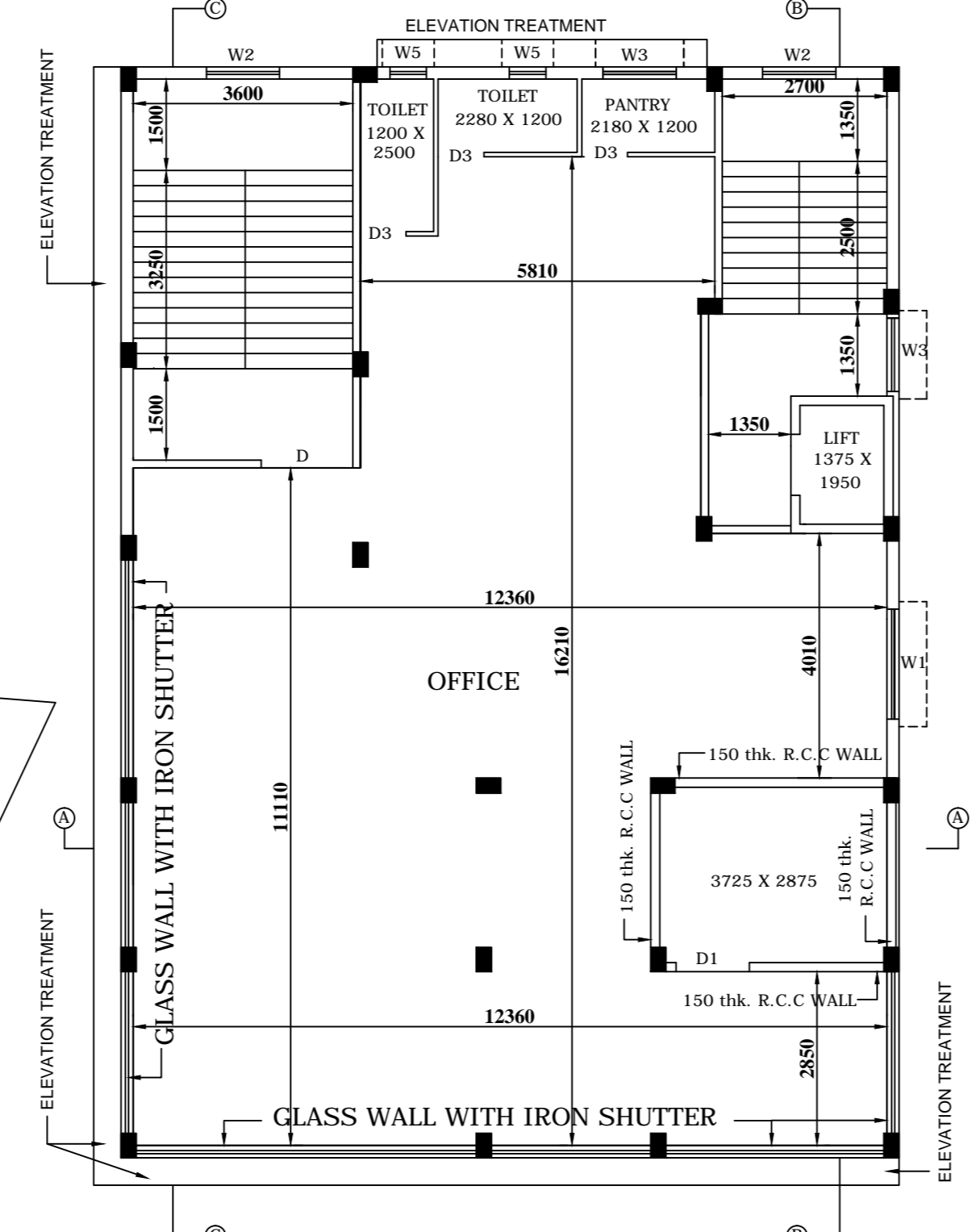
MCD	SIZE	LINTEL HEIGHT	REMARKS
W1	1800 X 1350	2100	MILD STEEL CASEMENT WINDOW WITH EXTENDED NON FRICTION HOPES TYPE HINGES & 3mm. SHEET GLASS GLAZING TOGETHER WITH INTEGRATED GRILL MADE OF 10mm X10mm M.S. SQUARE BAR OR 5mm X 18mm M.S. FLAT WITH FITTINGS & FIXTURES AS DIRECTED.
W2	1500 X 1350	2100	
W3	1200X1350	2100	
W4	1000X1350	2100	
W5	600 X 600	2100	
W6	300X1000	2400	
W7	2700X1800	2400	
W8	2200X1800	2400	
W9	1800X1800	2400	
W10	1200X1350	2400	
W11	1000X1800	2400	
W12	600 X 900	2400	



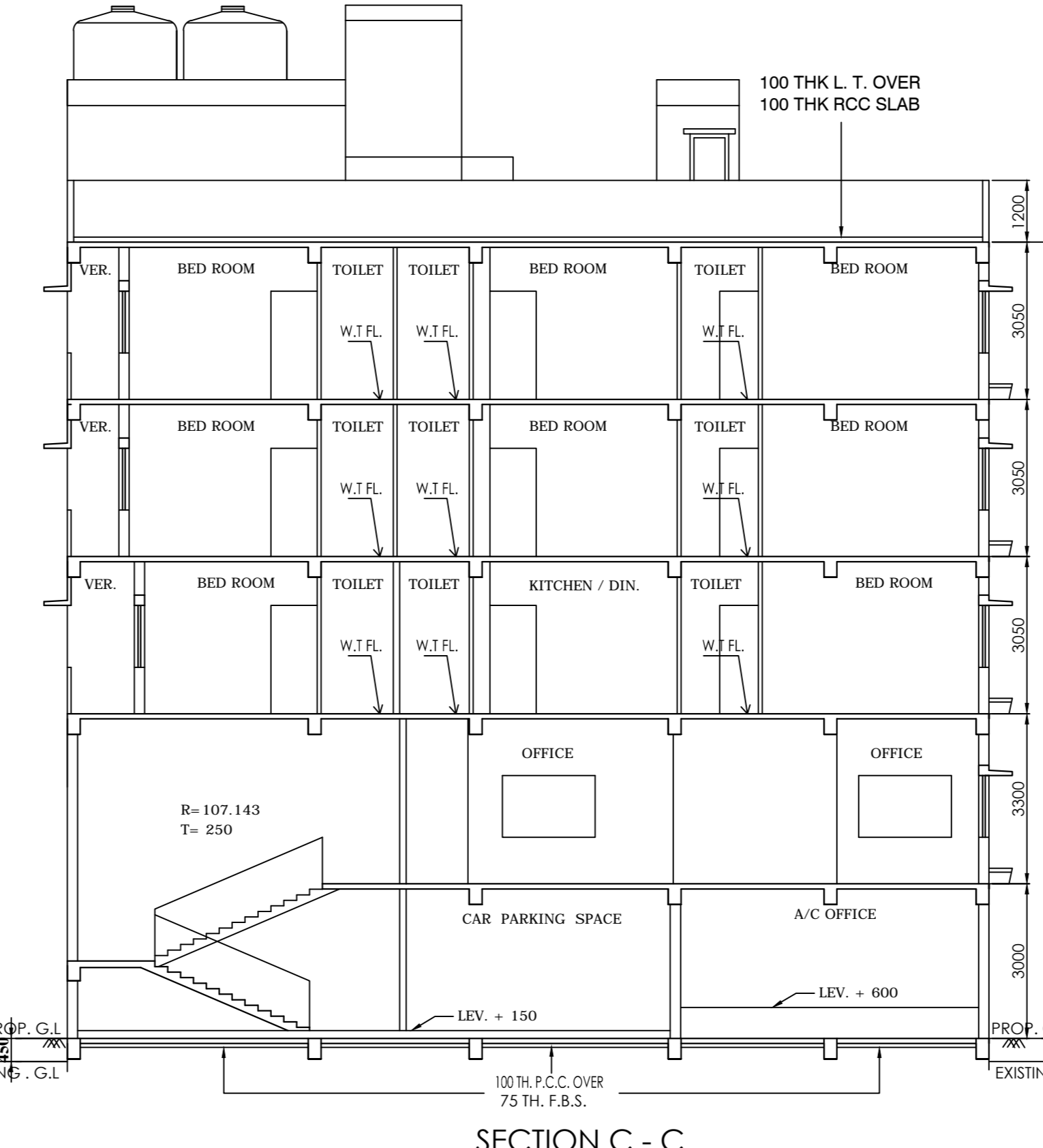
GROUND FLOOR PLAN



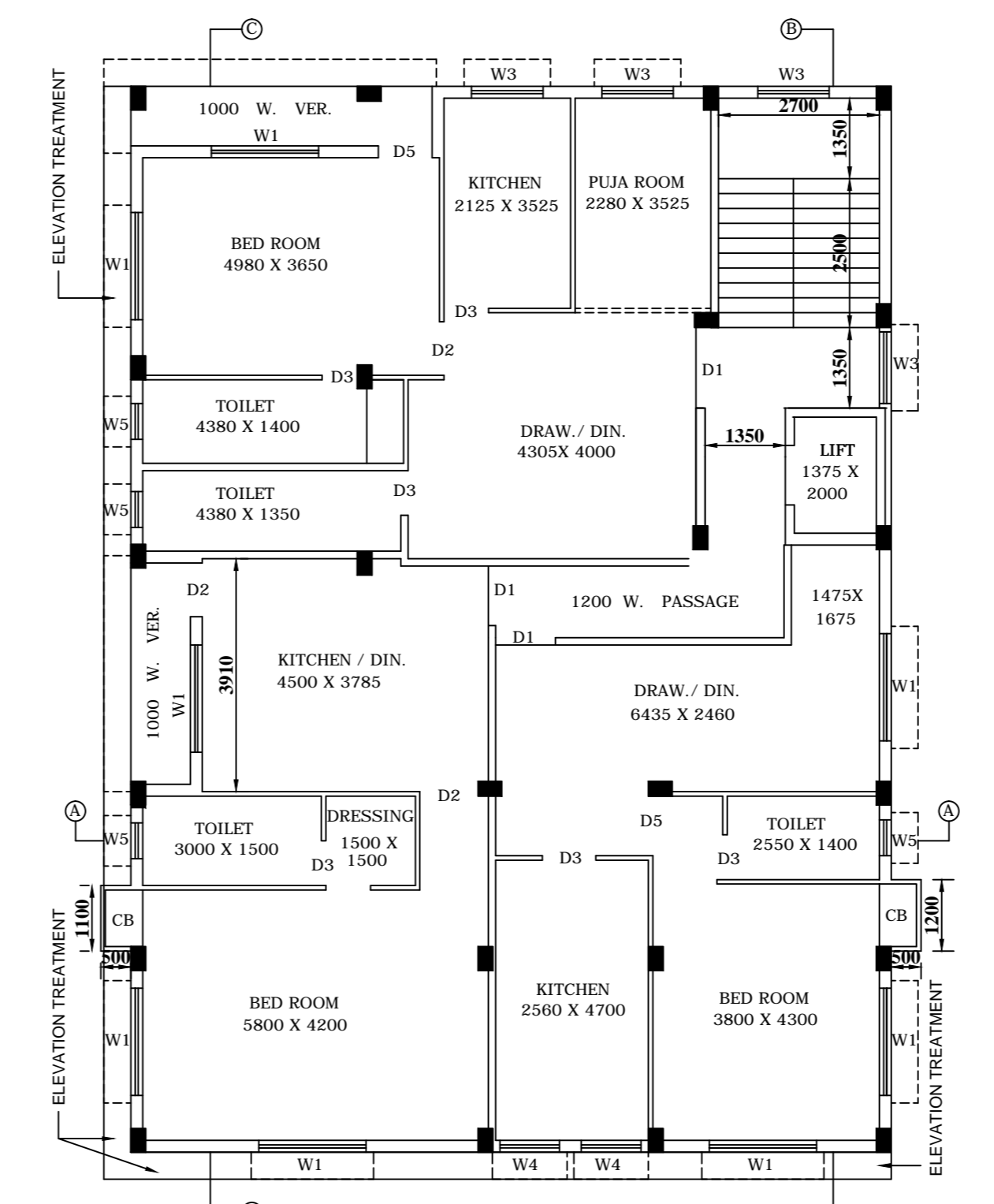
ROOF PLAN



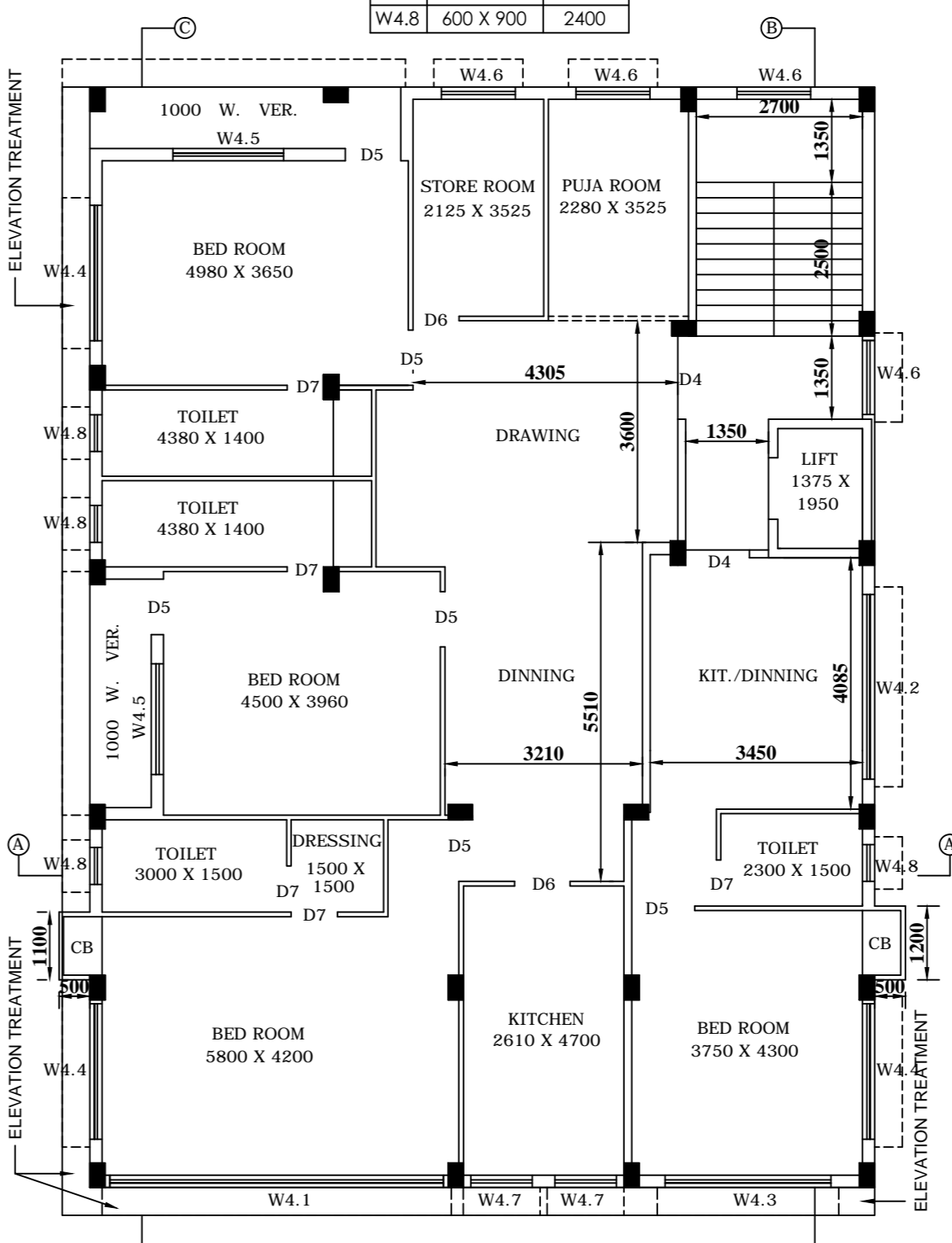
FIRST FLOOR PLAN



SECTION C-C



SECOND FLOOR PLAN



THIRD & FOURTH FLOOR PLAN

**AREA STATEMENT OF THE PLAN PROPOSAL**

PART - A

- ASSEESSE NO. - 31-109-08-3743-D
- NAME OF THE OWNER'S AND APPLICANT - SMT. MOUMITA BRAHMACHARI
- DETAILS OF REGISTERED DEED - D.S.R. - IV SOUTH 24 PGS. BOOK NO. - 1 VOLUME - 1604-2022 PAGES - 342723 TO 343002, BEING NO. - 16042014, DATED - 11/10/2022.
- DETAILS OF BOUNDARY DECLARATION - D.S.R. - IV SOUTH 24 PGS. BOOK NO. - 1 VOLUME - 1604-2022 PAGES - 3004 TO 30054, BEING NO. - 160401777, DATED - 14/02/23.
- DETAILS OF REGD. SRAVED CORNER BOOK NO. - 1, VOLUME - 1604-2022, PAGES - 50069 TO 50092, BEING NO. - 160401780, REGD. AT D.S.R. - IV SOUTH 24 PARCERAS, DATED - 14/02/2023.
- KMC MUTATION - O/109/21-OCT-2022/15216, DATED - 21/10/2022.
- BURD PARCHA (BEEL) - IN THE NAME OF SMT. MOUMITA BRAHMACHARI ISSUED BY REVENUE OFFICER, BURD, KOLKATA, SOUTH 24 PGS. DATED - 16-11-2022. ( COPY NO. - 16433 / 1630025 )
- BURD CONVERSION CERTIFICATE (BEEL TO BASTI) MEMO NO. - 31(A)(C)/1075/12840/1(B)/P/22, DATED - 29/12/2022.
- DECLARATION BEFORE 1ST CLASS JUDICIAL MAGISTRATE ALPORE HO. NO. - 928, DATED - 22/06/2023 REGARDING R.S & L.R DIAG & KHATAN NO.

PART - B

1. AREA OF LAND AS PER TITLE DEED	2. NET AREA OF LAND (AS PER BOUNDARY DECLARATION)
489.227 SQ.M (7.8-00 CH. 00 SFT.)	438.445 SQ.M (7.8-00 CH. 00 SFT.)

3. PERMISSIBLE GROUND COVERAGE :- 228.213 SQM = 52.052 %

4. PROPOSED GROUND COVERAGE :- 228.213 SQM = 52.051 %

5. PROPOSED AREA :-

GR. FLOOR	TOTAL FL. AREA (SQ.M)	STAIR WAY (SQ.M)	CUT OUT (SQ.M)	EXEMPTED AREA (SQ.M)	LIFT WELLS (SQ.M)	LIFT LOBBY AREA (SQ.M)	NET FLBDR. AREA (SQ.M)
1ST FLOOR	228.213	14.040+22.50	---	---	2.881	2.869	188.904
2ND FLOOR	228.213	14.040	---	---	2.881	2.869	206.623
3RD FLOOR	228.213	14.040	---	---	2.881	2.869	206.623
4TH FLOOR	228.213	14.040	---	---	2.881	2.869	206.623
TOTAL FL.	1141.065	52.700	---	22.500	10.724	14.345	1000.796

6. PARKING CALCULATION :- A)

TENAMENT AREA TO BE ADDED	TOTAL AREA	TENAMENT NO.	REQUIRED PARKING
60.882	12.226	73.232	1 NO.
60.657	12.185	72.842	1 NO.
77.516	15.572	93.088	1 NO.
165.428	33.232	198.660	2 NOS.
48.310	8.098	48.408	2 NOS.

CARPET AREA OF OFFICE - 230.032 SQM

TOTAL REQUIRED PARKING - 6 NOS.

6. B) NOS. OF PARKING PROVIDED - COVERED = 6 NOS & OPEN = NIL

6. C) PERMISSIBLE AREA FOR PARKING AT GROUND FLOOR = 150 SQM

6. D) ACTUAL AREA OF PARKING PROVIDED AT GROUND FLOOR = 99.295 SQM

7. PERMISSIBLE F.A.R. = 2.25

8. PROPOSED F.A.R. = 11000.796-99.295/438.445 = 2.050 SQM

9. STAIRCOVER AREA IN ROOF : 16.740 SQM

10. CUP BOARD AREA : 3.450 SQM

11. ROOF TANK AREA : 6.284 SQM

12. L.M.R. AREA : 7.389 SQM

13. ROOF TOILET AREA : 3.400 SQM

14. L.M.R. STAIR AREA : 3.400 SQM

15. ADDITIONAL AREA FOR FEES : 33.800 SQM

16. TREE COVER AREA : 3.520 SQM

17. TOTAL CARPET AREA OF OFFICE : 230.032 SQM

18. TOTAL COVERED AREA OF OFFICE : 273.242 SQM

19. CARPET AREA OF OFFICE AT GR. FLOOR : 59.597 SQM

20. CARPET AREA OF OFFICE AT 1ST FLOOR : 170.435 SQM

21. COVERED AREA OF OFFICE AT GR. FLOOR : 92.865 SQM

22. COVERED AREA OF OFFICE AT 1ST FLOOR : 182.382 SQM

B.P. NO. - 2023120242 DATED- 22-AUG-23  
 VALID UPTO- 21-AUG-28

DIGITAL SIGN. OF A.E.

DIGITAL SIGN. OF E.E.

**CERTIFICATE OF OWNER,**

I HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE 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. 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 DURING DEPTT INSPECTION SITE WAS IDENTIFIED BY ME.

SMT. MOUMITA BRAHMACHARI  
 NAME OF OWNER

**CERTIFICATE OF GEO-TECHNICAL ENGINEER,**

UNDERSIGNED 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 & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

KALLO KUMAR GHOSHAL  
 G.T.E./E  
 NAME OF GEO-TECHNICAL

**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. SOIL TESTING HAS BEEN DONE BY KALLO KUMAR GHOSHAL OF M/S TECHNO SOIL OF GOKHARA ARUNACHAL, SONARPUR, KOLKATA - 150. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

KALLO KUMAR GHOSHAL  
 E.S.E. NO.-261/1  
 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 PASSAGE 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 PLAN CONFORM WITH THE DRAWING. THE PLOT IS BEYOND 500 M. FROM C/L OF E. M. BYEPASS.

PARTHA PRATIM CHOWDHURY  
 L.B.S. NO. - 1196 /1  
 NAME OF L.B.S.

PLAN OF PROPOSED CHIV (HT.-15.450) STORIED RESIDENTIAL BUILDING UNDER SECTION 393A OF K.M.C. ACT, 1980 COMPLYING BUILDING RULE 2009 AT PREMISES NO. - 3959, NAYABAD, WARD NO. - 109, BOROUGH NO. - XII, KOLKATA - 700094, MOUZA - NAYABAD, J.L. NO.- 25, R.S. & L.R DAG NO.- 110, R.S. KHATIAN NO.- 145, L.R. KHATIAN NO.- 2787 & 2788, PRESENT L.R. KHATIAN NO.- 2854, P.S - PANCHASATYAR.

SHEET - 01 OF 02