

SPACE FOR OFFICE USE

B.P. NO. : 2023120349

DATED : 30-OCT-2023

VALID UP TO : 29-OCT-2028

DIGITAL SIGNATURE OF A.E.(C)/BR.-XII

DIGITAL SIGNATURE OF E.E.(C)/BR.-XII

GROUND FLOOR PLAN
SCALE 1:100

TYPICAL FLOOR PLAN
FIRST, SECOND, THIRD & FORTH FLOOR
SCALE 1:100

11.050 M. WIDE K.M.C. BLACK TOP ROAD

FRONT ELEVATION
SCALE 1:100

SECTION : Y - Y'
SCALE 1:100

ROOF PLAN
SCALE 1:100

SECTION : X - X'
SCALE 1:100

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAJ 33m (U19)

CO-ORDINATE IN WGS84			
REFERENCE POINT MARKED IN SITE PLAN OF THE PROPOSAL	CO - ORDINATE	LATITUDE	LONGITUDE
①	22° 30' 48" NORTH	88° 23' 40" EAST	10.59 Mtr.
②	22° 30' 48" NORTH	88° 23' 40" EAST	10.58 Mtr.

DOOR SCHEDULE			WINDOW SCHEDULE		
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
D1	1000	2100	W1	1500	1350
D2	900	2100	W2	1200	1350
D3	750	2100	W3	1000	1350
--	--	--	W4	600	600

NOTES / SPECIFICATIONS

- * ALL DIMENSIONS ARE IN MM. OTHERWISE SPECIFIED
- * DEPTH OF FOUNDATION OF SEPTIC TANK & S.U.G.V. RESV. WILL NOT EXCEED DEPTH OF BUILDING FOUNDATION
- * 200 THK. OUTSIDE BRICK WORK WITH C.M.(1:4) 125 & 75 THK. INSIDE BRICK WORK WITH C.M.(1:4)
- * R.C.C WORK WITH STONE CHPPPS, SAND, CEMENT (3:1.5:1)
- * GRADE OF CONCRETE M-20, GRADE OF STEEL Fe-415
- * PLASTERING WITH CM(1:6) FOR BRICK WORK & (1:4) FOR CEILING
- * P. C. C. WITH BRICK KHAJ, SAND, CEMENT (6:3:1)
- * I.P.S OF 35TH 1:24

PROPOSED PLAN OF G+IV STORIED (15.50 M. BUILDING HEIGHT) RESIDENTIAL BUILDING U/S - 393 A OF K.M.C. ACT 1980 AND AS PER K.M.C. BUILDING RULE 2009 AT PREMISES NO.- 440, RAJDANGA MAIN ROAD IN WARD NO.- 107, BOROUGH - XII, P. S. - KASBA, R.S. DAG NO.- 3727, R.S. KHATIAN NO.- 1946, 1993, L.R. KHATIAN NO.- 805, MOUZA - KASBA, UNDER THE KOLKATA MUNICIPAL CORPORATION.

1. ASSESSEE NO :- 31 - 107 - 16 - 3951 - 8

2. NAME OF THE OWNER :- M/S. J. K. OVERSEAS PVT. LTD. DIRECTOR - MR. JITENDRA KUMAR SHAW

3. NAME OF THE APPLICANT :- SRI SHIB SHANKAR PASWAN PROPRIETOR OF S.S. ENTERPRISE C.A. OF MR. JITENDRA KUMAR SHAW, DIRECTOR OF M/S. J. K. OVERSEAS PVT. LTD.

4. K.M.C. MUTATION :- 0 / 107 / 20 - MAR - 15 / 20545, DATED - 20 / 03 / 2015.

5. DETAILS OF B.L. & L.R.O. MUTATION :- CLASSIFICATION AS PER R.O.R.:- BASTU

7. DETAILS OF REGISTERED DEED :- BOOK NO.- I, VOLUME NO.- 23, PAGES - 3765 TO 3789, BEING NO. - 09342, REGISTERED AT- A.R.A. - I, KOLKATA, DATED - 16/10/2014.

8. DETAILS OF REGISTERED POWER OF ATTORNEY :- BOOK NO.- I, VOLUME NO.- 1603-2019, PAGES - 89358 TO 89356, BEING NO. - 160302786, YEAR - 2019, REGD. AT- D.S.R. - III, 24, P.G.S. (S), DATED - 20/08/2019.

9. DETAILS OF BOUNDARY DECLARATION :- BOOK NO.- I, VOLUME NO.- 1603-2023, PAGES - 210194 TO 210205, BEING NO. - 160307370, YEAR - 2023, REGD. AT- D.S.R. - III, 24, P.G.S. (S), DATED - 29/05/2023.

AREA STATEMENT

1. LAND AREA : 325.158 SQ.M. (AS PER DEED) & 313.60 SQ.M. (AS PER BOUNDARY DECLARATION)

2. ROAD WIDTH = 11.050 M.

3. PERMISSIBLE GROUND COVERAGE = 176.284 SQ.M. (56.213 %)

4. PROPOSED GROUND COVERAGE = 150.80 SQ.M. (48.087 %)

5. PERMISSIBLE F.A.R. = 2.25

6. PROPOSED F.A.R. = 1.901

7. FLOOR AREA CALCULATION :-

PROPOSED AREA	COVERED AREA (Including Stair) (SQ.M.)	TOTAL EXEMPTED AREA STAIR AREA (SQ.M.)	LIFT WELL AREA (SQ.M.)	LIFT LOBBY (SQ.M.)	EFFECTIVE AREA FOR F.A.R (SQ.M.)	C.B. AREA (SQ.M.)	LOFT AREA (SQ.M.)
GROUND FLOOR	150.800	14.040	---	1.813	134.947	---	---
FIRST FLOOR	150.800	14.040	1.680	1.921	133.159	2.70	1.121
SECOND FLOOR	150.800	14.040	1.680	1.921	133.159	2.70	1.121
THIRD FLOOR	150.800	14.040	1.680	1.921	133.159	2.70	1.121
FOURTH FLOOR	150.800	14.040	1.680	1.921	133.159	2.70	1.121
TOTAL	754.000	70.200	6.720	9.497	667.583	10.80	4.484

8. TENEMENT AREA CALCULATION :-

NET TENEMENT SIZE (SQ.M.)	PROPONENT COMMON AREA (SQ.M.)	ACTUAL TENEMENT SIZE (SQ.M.)	NO OF TENEMENT	REQUIRED PARKING	PROVIDED PARKING	PROVIDED PARKING AREA (SQ.M.)
66.410	13.376	79.786	4 NOS.	4 NOS.	4 NOS.	71.401
64.523	12.996	77.519	4 NOS.	4 NOS.	4 NOS.	71.401

09. STAIR COVERED AREA = 21.481 SQ.M.

10. ROOF TANK AREA = 4.991 SQ.M.

11. LIFT MACHINE ROOM AREA = 11.724 SQ.M.

12. LIFT MACHINE ROOM STAIR AREA = 3.125 SQ.M.

13. BUSINESS AREA :- i) COVERED = 46.659 SQ.M. ii) CARPET = 40.921 SQ.M.

14. TREE COVERED AREA = 2.700 SQ.M.

15. ADDITIONAL AREA FOR FEES = 51.614 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 & 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 ABUTTING ROAD FRONT IS 11.050 M. WIDE K.M.C. BLACK TOP ROAD ON THE SOUTHERN SIDE OF THE PREMISES. THE CONSTRUCTION OF S.U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS BEYOND 500 M. C/L OF E.M. B.YE PASS.

ER. Siboprosad Sarkar.
B.C.E., M.C.E.(structure), M.E.(Geo.Tech), M.I.G.S.,
M.I.C.I., M.I.R.C., M.I.E.(I), M.A.S.C.E.(I.S.),
Chartered Engineer
L.B.S. No - 78901,
Kolkata Municipal Corporation
Ph.no-9830086605

NAME OF THE L.B.S.

° DECLARATION OF E.S.E.

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE 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 REPORT OF SOIL TEST DONE BY S.S. DESIGNER & FOUNDATION ENGINEERS, 27, AVENUE SOUTH, SANTOSH PUR, JADAVPUR, KOLKATA-700075, HAS BEEN CONSIDERED DURING STRUCTURAL DESIGN CALCULATION.

ER. Siboprosad Sarkar.
B.C.E., M.C.E.(structure), M.E.(Geo.Tech), M.I.G.S.,
M.I.C.I., M.I.R.C., M.I.E.(I), M.A.S.C.E.(I.S.),
Chartered Engineer
E.S.E. No - 11271,
Kolkata Municipal Corporation
Ph.no-9830086605

NAME OF THE STRUCTURAL ENGINEER

° DECLARATION OF G.T. ENG.

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HERE IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

ER. Siboprosad Sarkar.
B.C.E., M.C.E.(structure), M.E.(Geo.Tech), M.I.G.S.,
M.I.C.I., M.I.R.C., M.I.E.(I), M.A.S.C.E.(I.S.),
Chartered Engineer
G.T.E. No - 517,
Kolkata Municipal Corporation
Ph.no-9830086605

NAME OF THE GEO-TECHNICAL ENGINEER

° DECLARATION OF APPLICANT

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L. B. S. & E. S. E. DURING CONSTRUCTION. I WILL FOLLOW THE INSTRUCTION OF L. B. S. & E. S. E. DURING CONSTRUCTION OF THE BUILDING. K. M. C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K. M. C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E. S. E. / L. B. S. BEFORE STARTING THE BUILDING FOUNDATION WORK. DURING THE DEPARTMENTAL SITE INSPECTION I WAS PHYSICALLY PRESENT AND IDENTIFIED AND CONFIRMED THE SAID PLOT.

SRI. SHIB SHANKAR PASWAN
PROPRIETOR OF S.S. ENTERPRISE C.A. OF
MR. JITENDRA KUMAR SHAW
DIRECTOR OF M/S. J. K. OVERSEAS PVT. LTD.
NAME OF THE APPLICANT

TITLE :- ARCHITECTURAL DRAWING

SCALE : 1:100

SHEET NO.- 2/2