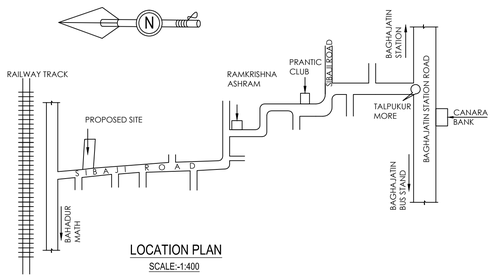
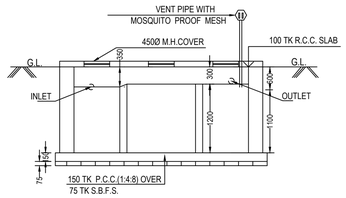
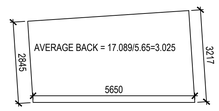


LOCATION PLAN

SCALE:-1:400

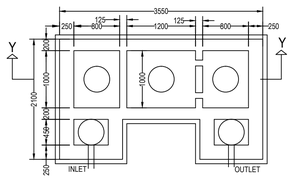


SEC. AT Y - Y



RELAXATION OF AVERAGE BACK HAS BEEN DONE AS PER AMENDMENT OF BUILDING RULE 2009 VIDE NOTIFICATION NO - 480/MA/O/C-4/3R - 13/2012, DULY ISSUED BY D.G. (BLDG.). DATED 21.10.2014

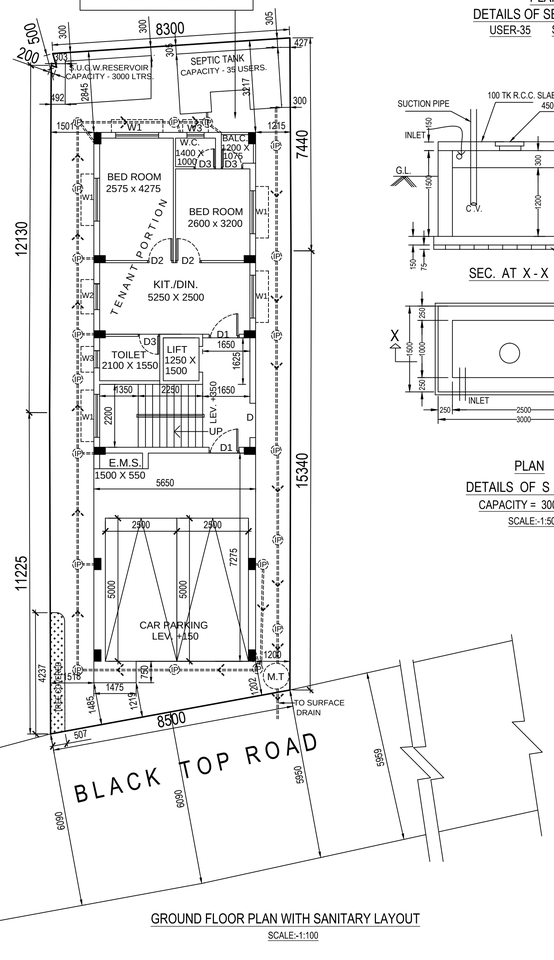
AVERAGE BACK = 17.089/5.65=3.025



PLAN

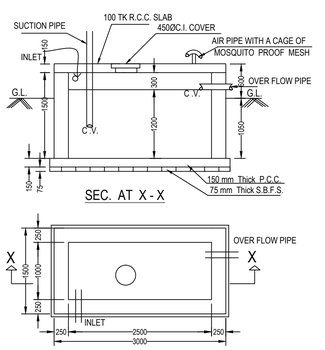
DETAILS OF SEPTIC TANK

USER-35 SCALE:-1:50



GROUND FLOOR PLAN WITH SANITARY LAYOUT

SCALE:-1:100



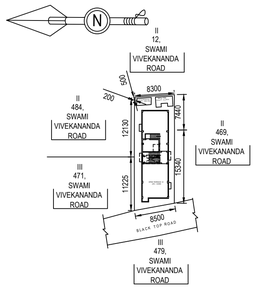
SEC. AT X - X

PLAN

DETAILS OF S.U.G.R.

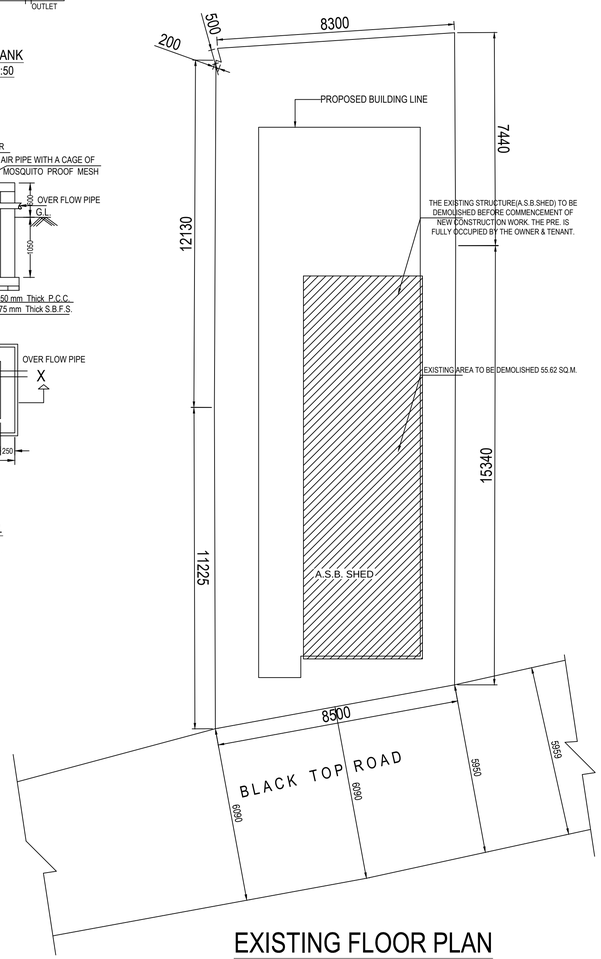
CAPACITY = 3000 LTRS.

SCALE:-1:50



SITE PLAN

SCALE:-1:600



EXISTING FLOOR PLAN

SCALE:-1:100

NOTES :-

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI: 33M.

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) :

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
1	22.485778	88.382929	6.0 M.
2	22.485814	88.382805	6.0 M.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I (L.B.S. / OWNER) SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKEN APPROPRIATE ACTION AGAINST ME AS PER LAW.

KUNTAL DUTTA
L.B.S. - I/1299
NAME OF L.B.S.

RAKESH DAS PROPRIETOR OF
M/S. R.D. ENTERPRISE &
C.A. OF PARTHA SARATHI SAHA
NAME OF OWNER

SCHEDULE FOR DOOR AND WINDOWS

M.K.D.	SIZE	M.K.D.	SIZE
D	1200 X 2100	W1	1500 X 1200
D1	1050 X 2100	W2	900 X 1050
D2	900 X 2100	W3	600 X 750
D3	750 X 2100		

NOTES :-

ALL DIMENSIONS ARE IN M.M.
ALL MAIN WALL 200THICK, PARTITION WALL75 THK, OTHERWISE MENTIONED
DEPTH OF SEPTIC-TANK , S.U.G.R. DO NOT GO BEYOND THE END OF THE BLDG
ALL SORTS OF PRECAUTIONARY MEASUREMENTS WILL BE TAKEN DURING CONSTRUCTION OF WORK
P.C.C- 1:4:8 , R.C.C-1:2:4 , M-20 GRADE OF CONCRETE , FE -415GRADE STEEL.

SPECIFICATION :-

D.P.C. BELOW WALL 1:2:4
WALL WITH 1ST CLASS BRICK 1:4&1:6
PLASTER WITH SAND CEMENT PLASTER 1:4&1:6
DOOR, WINDOW WOODEN /STEEL
FLOOR MARBLE
SANITARY, PLUMBING WORKS WITH C.I , G.I PIPES 1ST CLASS FITTINGS.

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 AMMENDED FROM TIME TO TIME & THAT THE SITE CONDITION HAS BEEN MEASURED AND K.M.C. BLACK TOP ROAD WIDTH MIN. 5.95 M. VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE PLOT IS BEYOND 500M. FROM C/L OF E.M. BYE PASS.

KUNTAL DUTTA
L.B.S. - I/1299
NAME OF L.B.S.

DECLARATION OF E.S.E.

THE STRUCTURAL DESIGN & CALCULATION DRAWINGS BOTH THE FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER N.B.C, OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

KUNTAL DUTTA
E.S.E. - I/238
NAME OF STRUCTURAL ENGINEER

DECLARATION OF G.T.E.

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.
SOIL INVESTIGATION WORK EXECUTED BY. -
MAS
4, GARFA MAIN ROAD, KOLKATA - 700 075

KALLOL KR. GHOSHAL
GTE - I/49
NAME OF G.T.E. (K.M.C.)

DECLARATION OF OWNER / APPLICANT

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).
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 WATER RESERVOIR WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E.S.E./ L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.
DURING DEPARTMENTAL INSPECTION, THE PLOT WAS IDENTIFIED BY ME.
THE PLOT IS BUTTED AND BOUNDED BY BOUNDARY WALL BY ME/US.
THERE IS NO LEGAL CASE PENDING AT THE ABOVE MENTIONED PREMISES.
EXISTING STRUCTURE WILL BE DEMOLISHED BEFORE COMMENCEMENT OF WORK OCCUPIED BY ME.THERE IS TENANT.

RAKESH DAS PROPRIETOR OF
M/S. R.D. ENTERPRISE &
C.A. OF PARTHA SARATHI SAHA
NAME OF OWNER / APPLICANT

MAIN CHARACTERISTICS OF PLAN PROPOSAL

1. ASSESSEE NO - 31 - 102 - 17- 0602 - 8
2. a) NAME OF THE OWNERS :- PARTHA SARATHI SAHA
2. b) NAME OF C.A. :- RAKESH DAS

DETAILS OF REGISTERED DEED -
BOOK NO - I, VOL. NO - 71
BEING NO - 1860, YEAR- 1980
PAGES NO. - 90 TO 92, DATED - 18/04/1980
REGD. AT - A.R.A, SOUTH 24- PARGANAS, W.B.,

DETAILS OF REGISTERED BOUNDARY DECLARATION :-
BOOK NO - I, VOL. NO - 1602-2023
BEING NO - 160208664, YEAR- 2023
PAGES NO. - 289041 TO 289053, DATED - 21/06/2023
REGD. AT - D.S.R. - II, SOUTH 24-PARGANAS, W.B.

DETAILS OF REGISTERED POWER OF ATTORNEY
BOOK NO - I, VOL. NO - 1602 - 2022
BEING NO - 160215425, YEAR- 2022
PAGES NO. - 564044 TO 564066, DATED - 01/12/2022
REGD. AT - D.S.R. - II, SOUTH 24-PARGANAS, W.B.

MUTATION CASE NO. - KMC/110/BR. XI/ 2021-2022,
DT. - 23/03/2022
DULLY SIGNED ENDORSED BY DY ASSESSOR COLLECTOR DATED - 23/03/2022.

DETAILS OF REGISTERED NON EVICTION OF TENANT.
BOOK NO - I, VOL. NO - 1602 - 2023
BEING NO - 160211962, YEAR- 2023
PAGES NO. - 394879 TO 394889, DATED - 22/08/2023
REGD. AT - D.S.R. - II, SOUTH 24-PARGANAS, W.B.

I.B. COPY APPROVED BY DY. ASSESSOR COLLECTOR J.U. ON 18/08/2023

PART-B

1. AREA OF LAND:-
a) AS PER TITLE DEED = 195.745 Sqm. (02KH.-14CH.-37 SFT)
b) AS PER ASSESSEMENT ROLL = 195.373 Sqm. (02KH.-14CH.-33 SFT)
c) AS PER BOUNDARY DECLARATION = 195.186 SQ.M. (02KH. - 14CH. - 30.982 SFT)
2. NET LAND AREA = 195.186 Sq.m.

3.i) PERMISSIBLE GROUND COVERAGE - 117.112 SQ.M. (60%)
ii) PROPOSED GROUND COVERAGE - 105.483 SQ.M. (54.042 %)
4. i) PERMISSIBLE HEIGHT :- 12.50 M.
ii) PROPOSED HEIGHT :- 12.45 M.

5. PROPOSED AREA (BLOCK - A):-

	COVERED AREA (SQ.M.)	CUTOUT STAIR WELL & LIFT WEEL (SQ.M.)	TOTAL EXEMPTED AREA STAIR & STAIR LOBBY (SQ.M.)	TOTAL EXEMPTED AREA LIFT LOBBY (SQ.M.)	NET FLOOR AREA (SQ.M.)	GROSS AREA (SQ.M.)
GROUND FLOOR	105.483		9.790	2.681	93.012	105.483
1ST. FLOOR	105.483	1.875	9.790	2.681	91.137	103.608
2ND FLOOR	105.483	1.875	9.790	2.681	91.137	103.608
3RD FLOOR	105.483	1.875	9.790	2.681	91.137	103.608
TOTAL	421.932	5.625	39.160	10.725	366.423	416.307

6. TENEMENTS & CAR PARKING CALCULATION (BLOCK - A) :-

MARKED	TENEMENT AREA	AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQD. CAR PARKING
" A "	44.477 SQ.M.	9.711 SQ.M.	54.188 SQ.M.	4	1
" B "	43.337 SQ.M.	9.462 SQ.M.	52.799 SQ.M.	3	

TOTAL TENAMENTS = 04 NOS. TOTAL REQUIRED CAR PARKING = 01

7.A) NO. OF CAR PARKING REQD. :- 01
B) NOS. OF CAR PARKING PROVIDED :- i) COVERED = 02 & ii) OPEN = NIL.
8. COVERED CAR PARKING AREA AT GROUND FLOOR = 41.162
9. PERMISSIBLE F.A.R. = 1.75
10. PROPOSED F.A.R. = 366.423 - 25 / 195.186 = 1.749 < 1.75
11. STATEMENT OF OTHER AREAS FOR FEES:-

FLOOR	LOFT (SQ.M.)	CUPBOARD (SQ.M.)	LEDGE/TEND (SQ.M.)
TOTAL	NIL.	4.275	NIL

12. STAIR HEAD ROOM AREA :- 14.404 SQ.M.
13. LIFT MACHINE ROOM AREA :- 10.26 SQ.M.
14. LIFT MACHINE ROOM STAIR AREA :- 3.306 SQ.M.
15. ROOF AREA :- 105.483 SQM.
16. RELAXATION OF AUTHORITY,IF ANY :-
17. ROOF SERVICE AREA :- NIL.
18. ROOF TANK AREA :- 6.84 SQ.M.
19. TOTAL COMMON AREA :- 67.228 SQ.M.
20. OTHER AREA FOR FEES = 32.245 SQ.M.

TREE COVERED AREA COVERAGE AT GROUND FLOOR [U/R - 144 (2)]
TOTAL COVERED AREA = 421.932 SQ.M.
TREE COVERED AREA TO BE PROVIDED AT GROUND FLOOR = 15/6000 x 421.932 = 1.055 %
SO, TREE COVERED AREA TO BE PROVIDED AT GROUND FLOOR IS = 1.055 % OF 195.186 = 2.057 SQ.M.
TREE COVERED AREA PROVIDED AT GROUND FLOOR = 2.084 SQ.M.

GROUND FLOOR PLAN WITH SANITARY LAYOUT, SITE PLAN, LOCATION PLAN, DETAILS OF SEPTIC TANK, DETAILS OF S.U.G.W.R.

PROJECT:

PROPOSED PLAN OF G+III (FOUR) STORIED RESIDENTIAL BUILDING (HT. 12.45 M.) AT K.M.C. PREMISES NO.- 602, WEST RAJAPUR, MOUZA - RAJAPUR, C.S. DAG NO.- 478, C.S. KHATIAN NO.- 206, J.L. NO.- 23, WARD NO.- 102, BOROUGH NO.- XII , P.S. - JADAVPUR , KOLKATA - 700 032.

UNDER SECTION 393A OF KMC ACT. 1980 AND BUILDING RULE - 2009. COMPLYING OFFICE CIRCULAR NO - 07 OF 2019-20, DATED - 01.11.2019, VIDE M.I.C. MEETING NO - M.O.A. 90.11, DATED - 23.10.2019.

BUILDING PERMIT. NO.: 2023120399
DATE : 06-DEC-2023 VALID UP TO : 05-DEC-2028

DIGITAL SIGNATURE OF SANCTIONING AUTHORITY

KAJAL ROY
Digitally signed by KAJAL ROY
Date: 2023.12.06 17:49:46 +05'30'

DIGITAL SIGNATURE OF ASSISTANT ENGINEER (C)
K.M.C. BOROUGH - XII