



FRONT ELEVATION (West side)

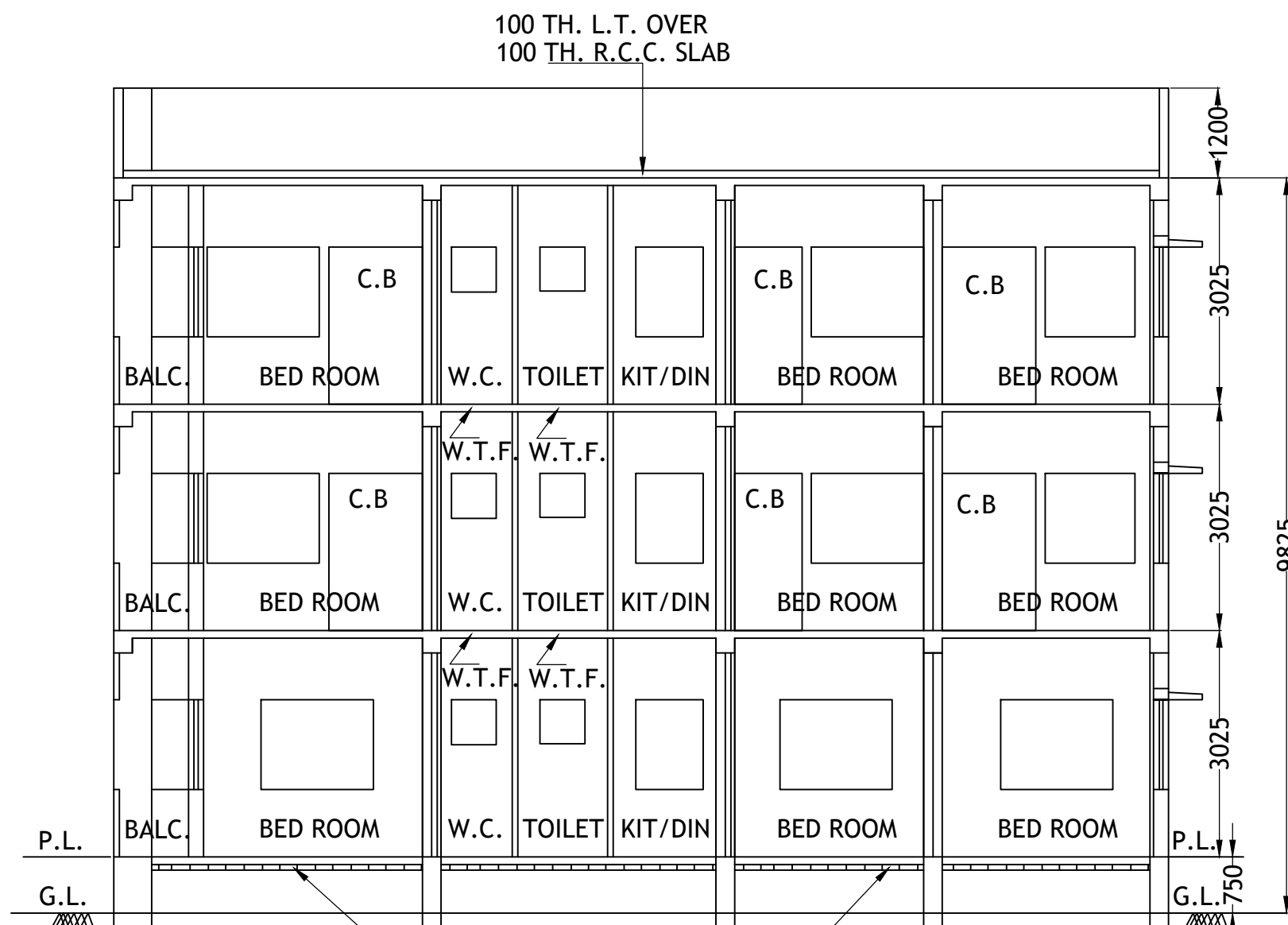
SCALE=1:100

ELEVATION (North side)

SCALE=1:100

BACK ELEVATION (East side)

SCALE=1:100



SECTION AT= B-B

SCALE=1:100

DOOR & WINDOWS					
DOORS			WINDOWS		
MKD.	WIDTH	HIGHT	MKD.	WIDTH	HIGHT
D	1000	2100	W1	1500	1200
D1	900	2100	W2	1200	1200
D2	750	2100	W3	900	1200
D3	1200	2100	W4	700	600

NOTES & SPECIFICATIONS:-

- All dimensions are in M.M. unless otherwise specified.
- 75 th. 1st. class B.F.S. in foundation and floor.
- 200 th. outer wall with (1:6) mortar and 75/125 th. partition wall with (1:4) mortar.
- Roof and lime terracing will be with their proper water proofing compound.
- All ceiling and R.C.C. plaster 12th. with (1:4) mortar and all wall plaster 12 th. with (1:6) mortar.
- All steel grade is Fe500.
- All concrete grade is M20.
- The depth of septic tank and semi under ground water reservoir shall not exceed the depth of building foundation.
- All sorts of precautionary measure will be taken at the time of demolition of Existing structure and construction of building, septic tank and semi underground water reservoir.
- All building materials will be as per I.S code and N.B.C. recommendation.

PART-A

1. Assessee No.-11030090707

2. Details of Regd. title Deed

Book No :1

Vol No :1606-2024

Page No :27584 to 27612

Being No :160600981

Dated :12-03-2024

Regd. At-A.D.S.R, Sealdah, W.B.

3. Details of Regd. deed of Boundary declaration.

Book No :1

Vol No :1606-2024

Page No :70282 to 70293

Being No :160602325

Dated :21-06-2024

Regd. At-A.D.S.R, Sealdah, W.B.

4. Details of Regd. deed for Strip Gift.

Book No :1

Vol No :1606-2024

Page No :92221 to 92232

Being No :160602994

Dated :29-07-2024

Regd. At-A.D.S.R, Sealdah, W.B.

5. Details of Regd. Gift deed for Splay corner.

Book No :1

Vol No :1605-2025

Page No :3545 to 3555

Being No :160600104

Dated :14-01-2025

Regd. At-A.D.S.R, Sealdah, W.B.

6. Area of land

a)As per title deed & assessment record

b)As per boundary declaration

7. Permissible ground coverage = 187.938 SQM. =(55.348 %)

8. Proposed ground coverage = 152.940 SQM. =(45.041 %)

9) Proposed Area

Floor Area

Cut out

Gross floor area

Lift Lobby

Stair & stair lobby

Net floor area

Ground floor 152.940 sqm.

1st floor 152.940 sqm.

2nd floor 152.940 sqm.

Total 458.820 sqm.

10) Parking Calculation:-

A) Net Tenement Size

Proportionate Common area to be added

Actual tenement size

No of Tenement

Total Required Parking

52.247 sqm.

48.563 sqm.

37.884 sqm.

4.907 sqm.

4.561 sqm.

3.598 sqm.

57.154 sqm.

53.124 sqm.

41.442 sqm.

2 no.

2 no.

2 no.

11) F.A.R

a) Permissible F.A.R.= 1.25

b) Proposed F.A.R.=423.320/339.557 =1.246

12) Others area

a) Stair Head room Area

b) Lift machine room area

c) Lift machine room stair area

d) Total loft area

e) Total C.B. area

f) Overhead water reservoir

g) Total gross floor area for fees

h) Tree covered area

i) Building height

j) Open terrace area

=12.285 sqm.

= 5.059 Sqm.

= 2.901 Sqm.

= NIL

= 8.650 Sqm.

= 4.420 sqm.

= 484.055 Sqm.

= 5.100 Sqm.

=9.825 M.

= 152.940 sqm.

PREMISES NO.: 52, MAHESH BARICK LANE

Permissible height in reference to CCZM is issued by AAI:

Co-ordinates in WGS 84 and site elevation (AMSL)

Reference points marked Co-ordinates in WGS 84

Latitude Longitude

Site elevation (AMSL)

22°34'38"N 88°23'03"E 6.00 m.

DOOR & WINDOWS

DOORS

WINDOWS

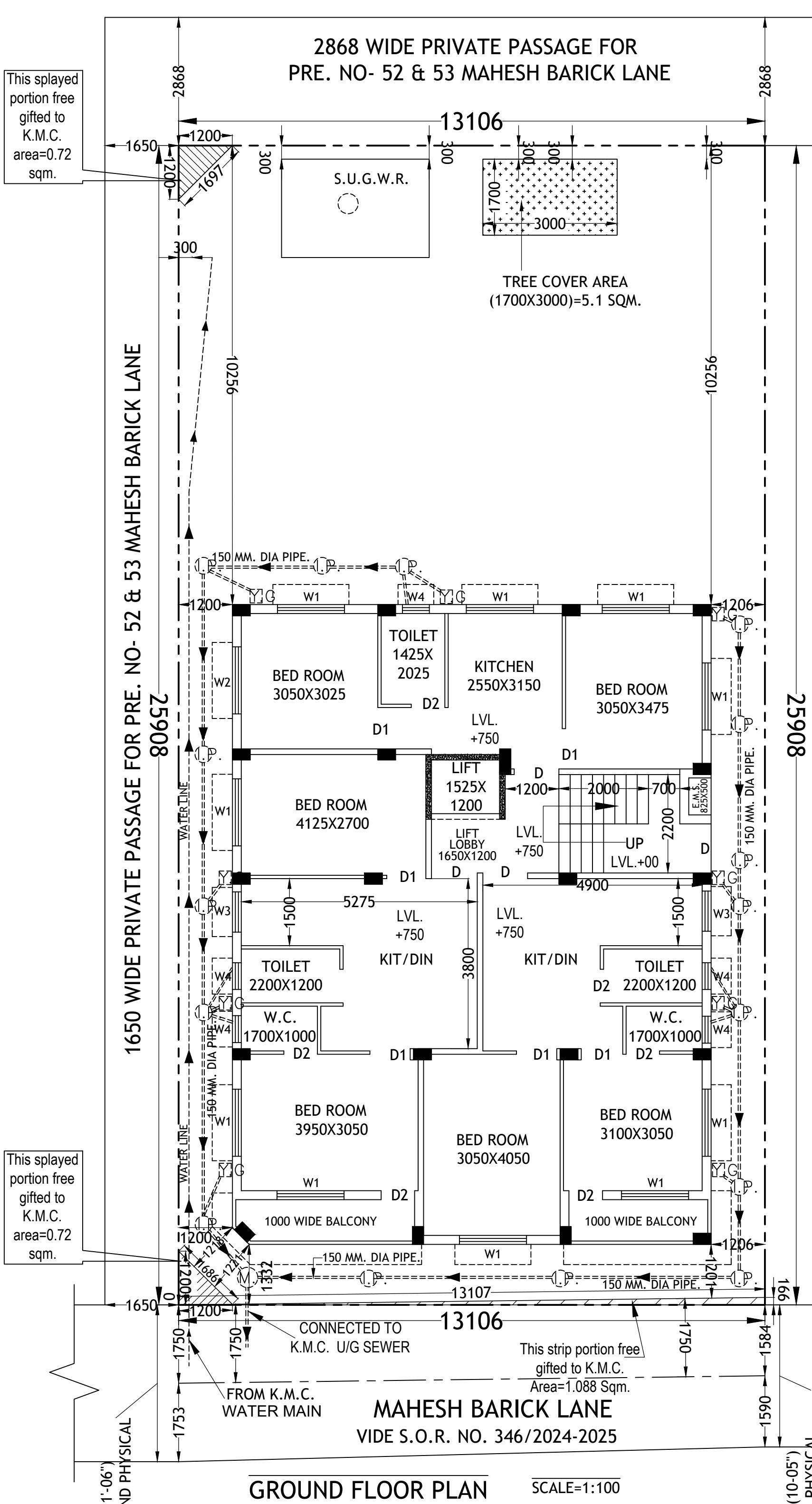
MKD. WIDTH HIGHT MKD. WIDTH HIGHT

D 1000 2100 W1 1500 1200

D1 900 2100 W2 1200 1200

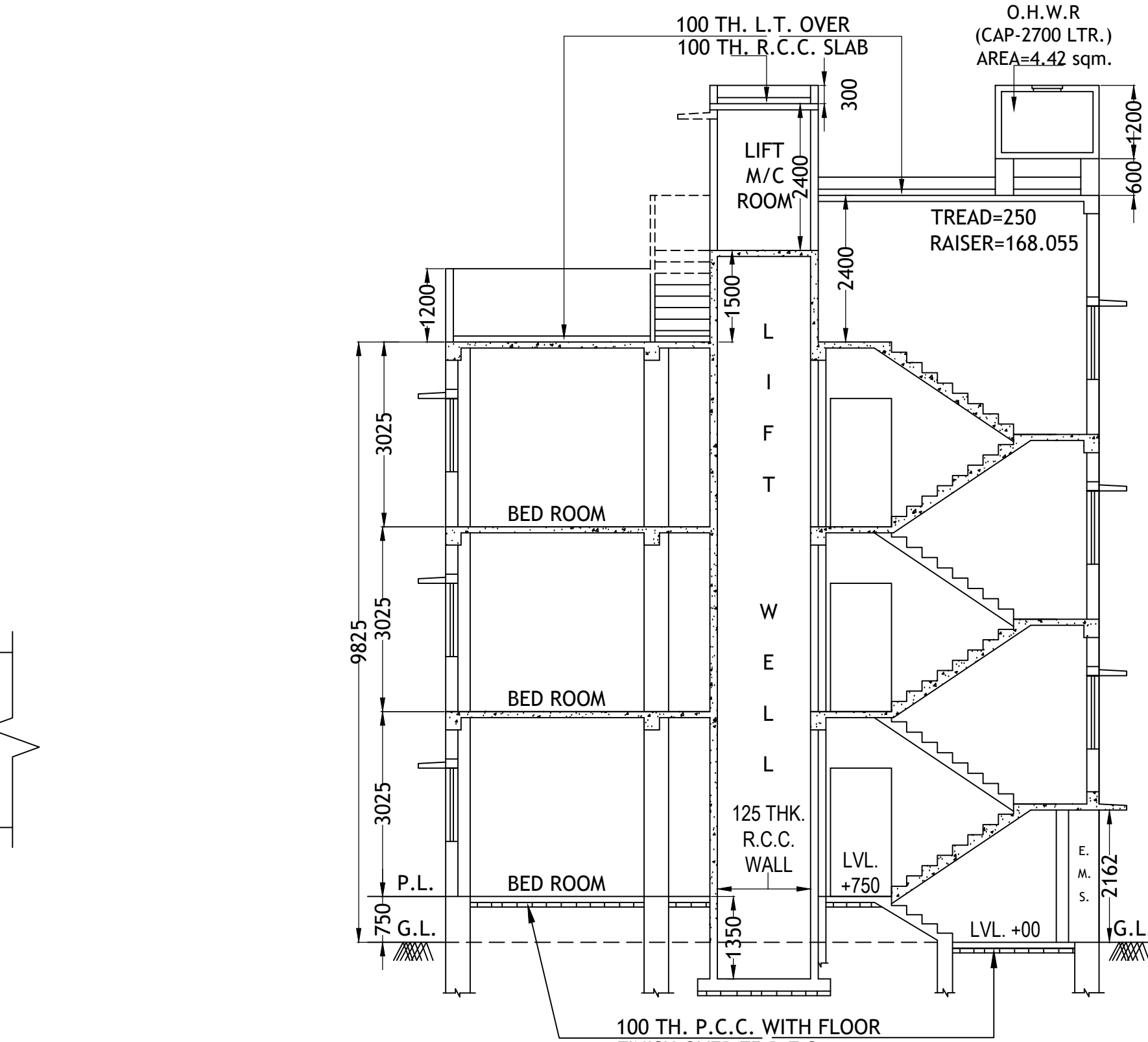
D2 750 2100 W3 900 1200

D3 1200 2100 W4 600 600



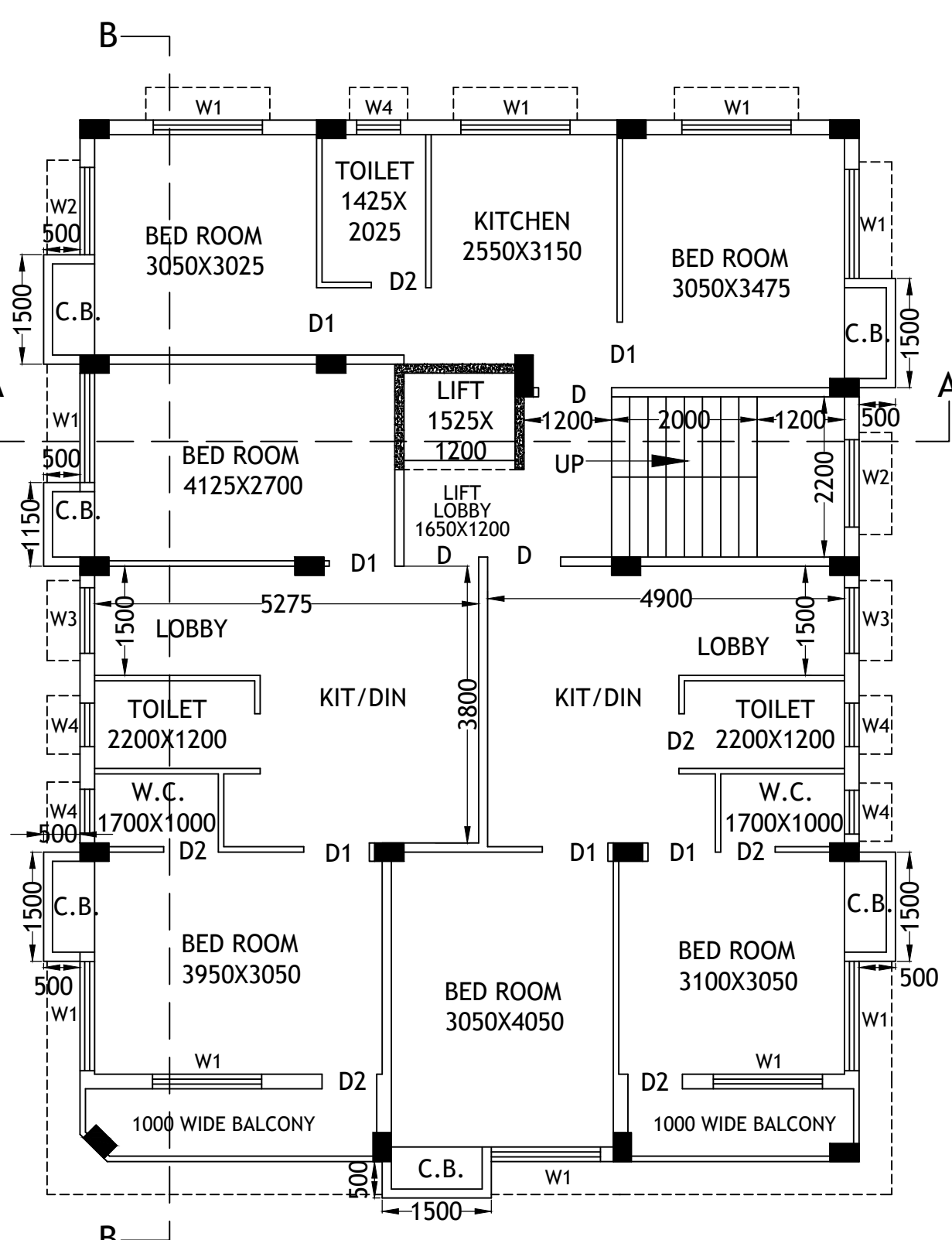
GROUND FLOOR PLAN

SCALE=1:100



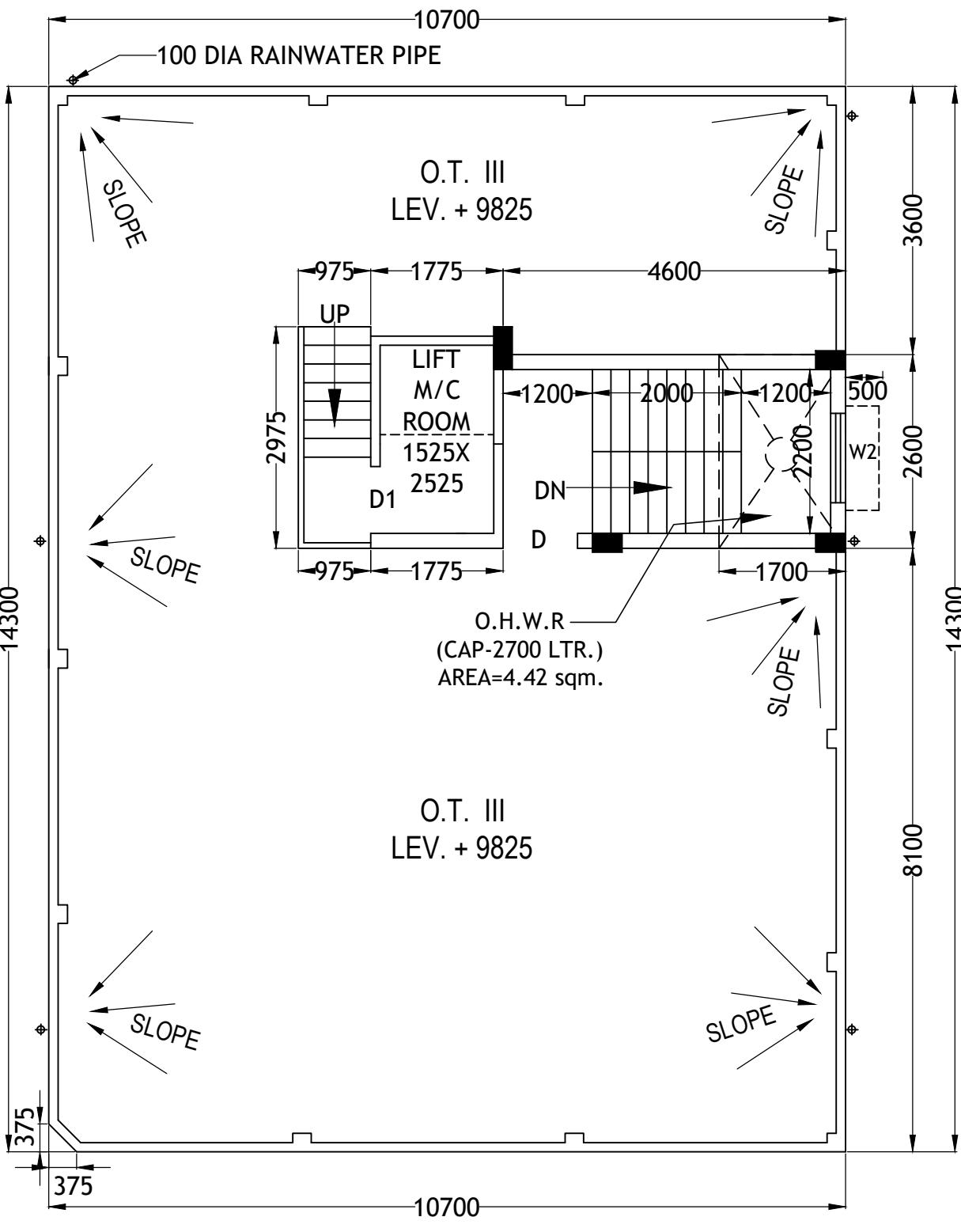
SECTION AT= A-A

SCALE=1:100



1ST & 2ND FLOOR PLAN

SCALE=1:100



ROOF PLAN

SCALE=1:100

PLAN CASE NUMBER : 2024030065

DECLARATION OF ENLISTED STRUCTURAL ENGINEER

I/we do hereby undertake that The existing structure is mostly covered and there is no provision of soil test so I/we shall carry out soil investigation after demolishing the existing structure and design the foundation and all structural elements as per relevant I.S. Code of Practice & National Building Code before commencement of the work.

The work will be executed strictly as per structural design and drawing and the same will be supervised by me/us during construction work. I/we will submit the structural design calculations, structural drawing, soil test report (if applicable) etc. at the time of Plinth Level Application.

I/we do hereby also undertake that during execution of the work all precautionary measures will be taken by me / us in respect of safety and stability of the adjoining structure and properties.

SAMIR BANDYOPADHYAY "ESE/11/1079" (K.M.C.)

NAME OF EMPANELLED STRUCTURAL ENGINEER

L.B.S. DECLARATION

Certified with full responsibility that the building plan has been drawn up as per the provision of KMC Building Rules 2009, as amended from time to time, that the site conditions, including the abutting road is conforms with the plan, which has been measured and verified by me.

It is a build able site and not a tank of filled up tank. The land with existing structure is demarcated by boundary wall. The construction of semi under ground water reservoir & septic tank will be completed before starting of building foundation work. The abutting road is 3.174 M. wide Mahesh Barick Lane on the western side. Existing structure to be demolish before the new construction it is fully occupied by owners and there is no tenant.

I/we do hereby undertake that The existing structure is mostly covered and there is no provision of soil test so I/we shall carry out soil investigation after demolishing the existing structure and design the foundation and all structural elements as per relevant I.S. Code of Practice & National Building Code before commencement of the work.

AMIT KUMAR DAS "LBS/11/1079" (K.M.C.)

NAME OF L.B.S.

DECLARATION OF OWNER/APPLICANT

I/We do hereby declare with full responsibility that I/We shall engage L.B.S. & E.S.E. during construction. I/We follow the instruction 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 and adjoining structures, If any submitted documents are found to be fake, the K.M.C. authority will revoke the sanction plan, The construction of semi underground water reservoir and septic tank will be undertaken under the guidance of L.B.S. & E.S.E. before starting the building foundation work, The plot was identified by us during departmental inspection. There is existing structure of two storied residential building to be demolished before the new construction, it is occupied by the owners and tenant.

M/S RAJBIR CONSTRUCTION PARTNER SRI

TAPAS DAS SMT SAMPAA ACHARJEE DAS.

NAME OF OWNERS

B.P. NO. :2024030074

DATE : 28/01/2025

VALID UP TO: 27/01/2030

DIGITAL SIGNATURE OF ASSISTANT ENGINEER(CIVIL), BOROUGH-III.

DIGITAL SIGNATURE OF EXECUTIVE ENGINEER(CIVIL), BOROUGH-III.

PROPOSED THREE STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 & UNDER K.M.C. BUILDING RULES 2009, AT THE PREMISES NO.: 52, MAHESH BARICK LANE, WARD NO.: 030, BOROUGH NO.: III, KOLKATA-700011, P.S.-NARKELDANGA.