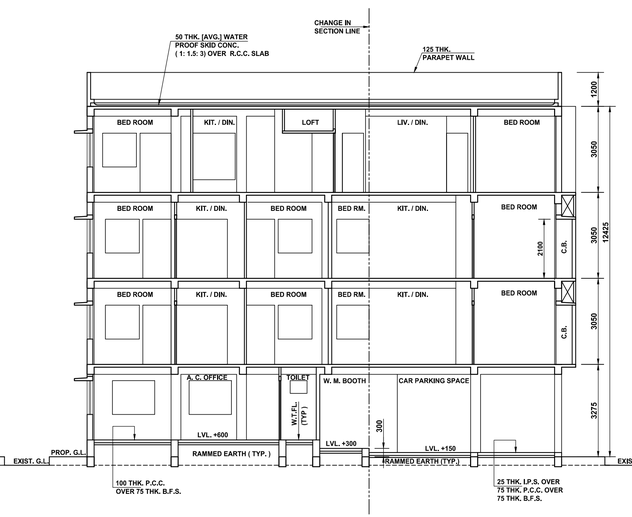
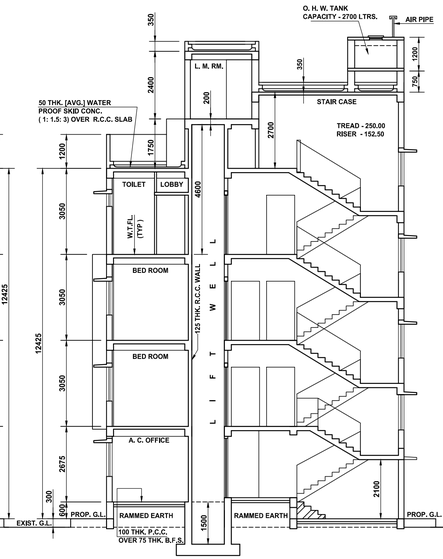
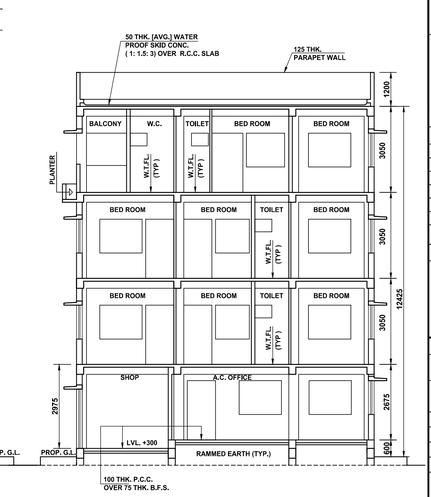
FRONT SIDE ELEVATION
SCALE - 1:100



SECTIONAL VIEW AT 'X - X'
SCALE - 1:100



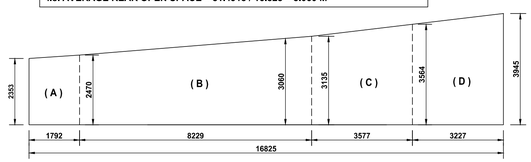
SECTIONAL VIEW AT 'Y - Y'
SCALE - 1:100



SECTIONAL VIEW AT 'Z - Z'
SCALE - 1:100

AVERAGE BACK CALCULATION

AVERAGE BACK AS PER AMENDMENT OF K.M.C. BUILDING RULE 2009 AS PER NOTIFICATION OF PML. AFFAIRS VIDE NO.- 480/MA/C-4/3R-13/2012, DT. 21/10/2014
TOTAL PROJECTION AREA OF AVERAGE REAR OPEN SPACE IS = 51.4918 SQM
THE WIDTH OF REAR SIDE OF THE BUILDING IS = 16.825 M
i.e. AVERAGE REAR OPEN SPACE = 51.4918 / 16.825 = 3.060 M



MKD.	LENGTH (M)	LENGTH (M)	AVG. LENGTH (M)	PERPENDICULAR DIST. (M)	AREA (SQM)
A	2.353	2.470	2.412	1.792	4.3223
B	2.470	3.135	2.803	8.229	23.0659
C	3.135	3.564	3.350	3.577	11.9830
D	3.564	3.947	3.756	3.227	12.1206
			TOTAL	16.825	51.4918
AVERAGE BACK IS = 51.4918 / 16.825 = 3.060 M					

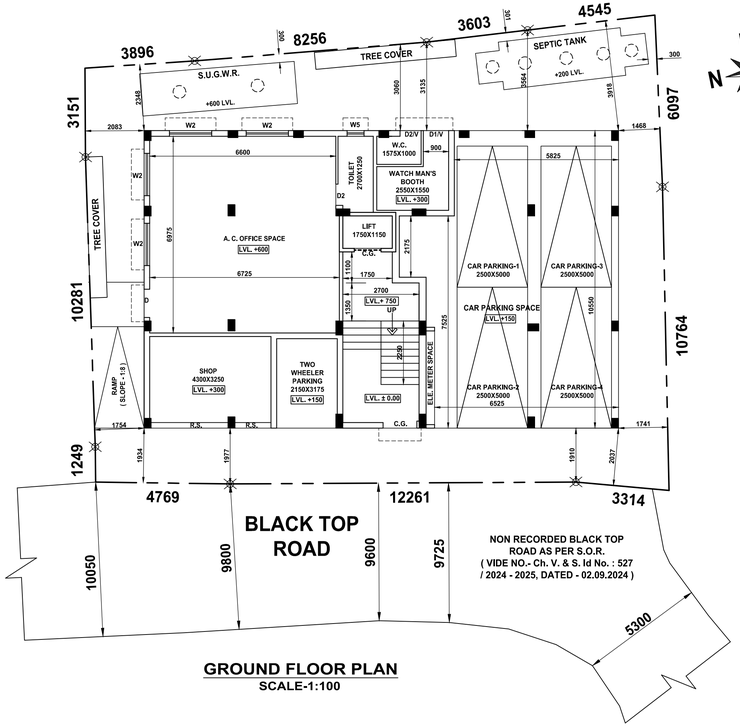
SCHEDULE OF DOORS & WINDOWS

MKD.	OBJECT	SIZE (W. X H.)
C.G.	COLLAPSIBLE GATE	1200 X 2100
D	DOOR	1000 X 2100
D1		900 X 2100
D2		750 X 2100
W	WINDOW	2100 X 1800
W1		1500 X 1800
W2		1500 X 1200
W3		1200 X 1200
W4		900 X 1000
W5		600 X 450
V	VENTILATION	750 X 300

NOTE :-

1. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN DURING DEMOLITION OF EXISTING STRUCTURE AND CONSTRUCTION OF BUILDING, SEPTIC TANK, SEMI UNDER GROUND WATER RESERVOIR.

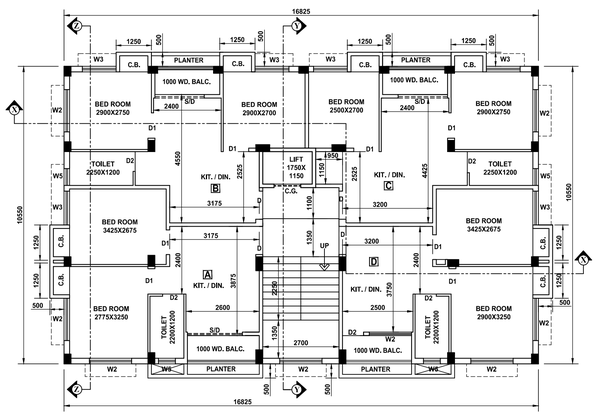
2. DEPTH OF SEPTIC TANK & SEMI UNDER GROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF COLUMN.



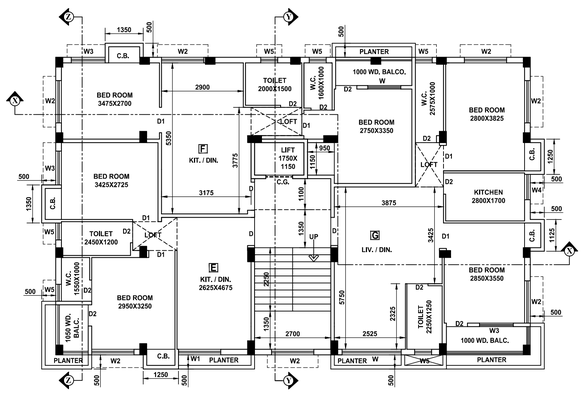
GROUND FLOOR PLAN
SCALE-1:100

SPECIFICATIONS :-

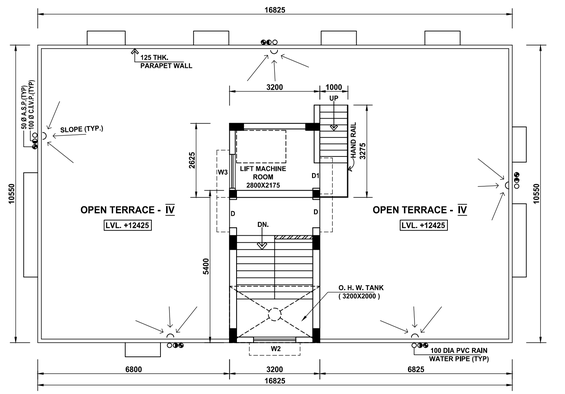
1. ALL EXTERNAL WALLS 250 MM. THK. AND ALL INTERNAL AND PARTITION WALLS 125 & 75 MM. THK.
2. ALL 250 MM. THK. WALLS WITH 1ST. CLASS BRICK WITH (5:1) SAND, CEMENT MORTAR.
3. ALL 125 MM. THK. WALLS WITH 1ST. CLASS BRICK WITH (4:1 & 3:1) SAND, CEMENT MORTAR.
4. ALL R.C.C. WORK WITH STONE CHIPS, SAND & CEMENT (3 : 1.5 : 1) (UNLESS OTHERWISE MENTIONED).
5. GRADE OF CONCRETE - M20
6. GRADE OF STEEL - Fe500.
7. ALL MATERIALS SHALL BE CONFORMED TO THE PROPORTION OF NATIONAL BUILDING CODE OF INDIA.



1ST. & 2ND. FLOOR PLAN
SCALE-1:100



3RD. FLOOR PLAN
SCALE-1:100



ROOF PLAN
SCALE-1:100

Drawn by	Checked by	Approved by - date	Filename	Date	Scales
Bikash Halder	M.M.G.M.	M.M.G.M. - 03/08/24	S - S / 17 / 393A / 09 / 24-25	02/08/2024	1:100 ,50,600,4000

Space- S
A House of Civil & Architectural Consultancy
E-30A , RAMGARH , KOLKATA-700 0047.
(M) - 9830429400, 9088015153

FLOOR PLANS, SECTIONS, ELEVATIONS, DETAILS & SCHEDULES

PREMISES NO.- 69 / 1 / 391 / 1, RAJA SUBODH CHANDRA MULLICK ROAD | Revision 0 | Sheet 2/2

ALL DIMENSIONS ARE IN MM OTHERWISE MENTIONED.

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1. ASSESSEE NO. :- 21 - 099 - 05 - 3736 - 7

2. NAME OF THE OWNERS - 1. SEKHAR NATH CHAKRABORTI, 2. SOMNATH CHAKRABORTI, 3. SOUMEN CHAKRABORTY, 4. SAMINDRA CHAKRABORTY, 5. SHOVAN CHAKRABORTY, 6. SHUKLA CHAKRABORTY, 7. SOUBHIK CHAKRABORTY, 8. SUBHAMOY CHAKRABORTY & 9. NIMAI PROSAD DUTTA

3. NAME OF THE APPLICANTS / C.A.-
SUJOY DEY, KAJAL MUKHERJEE & ANJAN BANIK
(PARTNERS OF M/S. SUJAN'S) AS CONSTITUTED POWER OF ATTORNEY FOR SEKHAR NATH CHAKRABORTI, SOMNATH CHAKRABORTI, SOUMEN CHAKRABORTY, SAMINDRA CHAKRABORTY, SHOVAN CHAKRABORTY, SHUKLA CHAKRABORTY, SOUBHIK CHAKRABORTY, SUBHAMOY CHAKRABORTY & NIMAI PROSAD DUTTA

5. DETAILS OF REGD. POWER OF ATTORNEY
BOOK NO. - I VOLUME NO.- 1604 - 2024
PAGE NO. - 232616 to 232651 BEING NO. - 1604 07575
DATE - 18 / 07 / 2024
REGD. AT - D.S.R. - IV, SOUTH 24 PGS.

4. DETAILS OF REGD. DEEDS

	TITLE DEED	SALE DEED
BOOK NO.	I	I
VOLUME NO.	XVI (16)	1602 - 2024
PAGE NO.	41 to 44	110196 to 110233
BEING NO.	1136	1602 03608
DATE	07 / 05 / 1988	11 / 03 / 2024
REGD. AT	S.R. - ALIPORE	D.S.R. - II, SOUTH 24 PGS. WEST BENGAL

6. DETAILS OF BOUNDARY DECLARATION
BOOK NO. - I VOLUME NO.- 1904 - 2024
PAGE NO. - 603988 to 604001 BEING NO. - 1904 11139
DATE - 03 / 08 / 2024
REGD. AT - A.R.A. - IV, KOLKATA

PART - B

1. AREA OF LAND :-
a) AS PER TITLE DEED = 04 K. - 13 CH.- 00 SFT / 321.906 SQM [MORE / LESS]
b) AS PER BOUNDARY DECLARATION = 04 K. - 11 CH.- 33.67 SFT / 316.673 SQM [MORE / LESS]

2. PERMISSIBLE GROUND COVERAGE :- 56.111 % OF L.A. = 177.688 SQM

3. PROPOSED GROUND COVERAGE :- 56.053 % OF L.A. = 177.504 SQM

4. AREA STATEMENT :-

	FLOOR AREA (SQM)	LIFT WELL (SQM)	GROSS FLOOR AREA (SQM)	STAIR + STAIR LOBBY (SQM)	LIFT LOBBY (SQM)	NET COVER AREA (SQM)	CUP BOARD (SQM)	LOFT (SQM)
GR. FL.	RESI. -107.147 BUSI. - 54.788 MERC. - 15.569	---------	177.504	13.365	1.925	162.214	---------	-------
1ST. FL.	177.504	2.013	175.491	13.365	2.970	159.156	5.000	-------
2ND. FL.	177.504	2.013	175.491	13.365	2.970	159.156	5.000	-------
3RD. FL.	177.504	2.013	175.491	13.365	2.970	159.156	3.163	5.072
TOTAL	710.016	6.039	703.977	53.460	10.835	639.682	13.163	5.072

5. TENEMENTS CALCULATION
(A) RESIDENTIAL:

TENEMENT MKD.	TENEMENT AREA ACTUAL (SQM)	COMMON AREA (SQM)	TOTAL TENEMENT AREA (SQM)	NO. OF TENEMENT
A	39.695	6.854	46.549	02
B	39.409	6.804	46.213	02
C	39.356	6.795	46.151	02
D	39.819	6.875	46.694	02
E	44.581	7.697	52.278	01
F	52.385	9.045	61.430	01
G	61.312	10.586	71.898	01

CUP BOARD AREA = 13.163 SQM
LOFT AREA = 5.072 SQM
STAIR HEAD ROOM AREA = 17.280 SQM
LIFT MACHINE ROOM AREA = 8.400 SQM
AREA OF LIFT M/C ROOM STAIR = 3.275 SQM

7. ADDITIONAL AREA FOR FEES = 47.190 SQM

8. TOTAL COMMON AREA = 81.984 SQM

9. CAR PARKING CALCULATION

	NO.	AREA (SQ. M)
REQUIRED / PERMISSIBLE	02	50.000
PROVIDED	04	76.799

6. CARPET AREA OF OFFICE SPACE = 50.147 SQM

10. PERMISSIBLE F.A.R. = 2.25

11. PERMISSIBLE TOTAL FLOOR AREA = 712.514 SQM + EXEMPTED AREA + MANDATORY CAR PARKING AREA

12. PROPOSED F. A. R. = (639.682 - 50.0) / 316.673 = 1.862 < 2.25

13. AREA OF O. H. W. TANK = 6.400 SQM

14. AREA OF TREE COVER = 6.000 SQM

15. TOTAL AREA FOR FEES = (703.977 + 47.190) SQM = 751.167 SQM (GROSS FLOOR AREA + ADDITIONAL AREA FOR FEES)

DECLARATION OF C.A. / APPLICANTS :-

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
i) WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
ii) WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).
iii) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING STRUCTURE.
iv) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
v) THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
vi) DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY US.
vii) BOUNDARY OF THE PLOT IS DEMARCATED BY BOUNDARY WALL.
viii) THERE IS NO LEGAL CASE PENDING AGAINST THIS PREMISES.
ix) THE CONSTRUCTION OF SEMI UNDER GROUND WATER TANK / RESERVOIR WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

SUJOY DEY, KAJAL MUKHERJEE & ANJAN BANIK (PARTNERS OF M/S. SUJAN'S) AS CONSTITUTED POWER OF ATTORNEY FOR SEKHAR NATH CHAKRABORTI, SOMNATH CHAKRABORTI, SOUMEN CHAKRABORTY, SAMINDRA CHAKRABORTY, SHOVAN CHAKRABORTY, SHUKLA CHAKRABORTY, SOUBHIK CHAKRABORTY, SUBHAMOY CHAKRABORTY & NIMAI PROSAD DUTTA
NAME OF C.A. / APPLICANTS

CERTIFICATE OF L.B.S. :-

I CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING WIDTH OF THE ABUTTING ROAD 9.600 M (MINIMUM) WIDE BLACK TOP ROAD ON WESTERN SIDE CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED & VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL.

MANASH M.G. MAJUMDAR, LBS / I / 1078
NAME OF L.B.S.

CERTIFICATE OF STRUCTURAL ENGINEER :-

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

SOIL TESTING REPORT HAS BEEN DONE BY SUBHANKAR ROY OF BS PROJECTS & ENGINEERS PVT. LTD. OF 237, KABI NABIN SEN ROAD, NAGER BAZAR, KOLKATA- 700 028. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

MANASH M.G. MAJUMDER, E.S.E. / II / 586
NAME OF E.S.E.

CERTIFICATE OF GEO-TECHNICAL ENGINEER :-

UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

SRI SUBHANKAR ROY, G.T.E. / I / 05
NAME OF GEO-TECHNICAL ENGINEER

PROJECT

PROPOSED PLAN FOR G + III STORIED RESIDENTIAL BUILDING OF HEIGHT - 12.425 M (U / S 393A OF K.M.C. ACT 1980 & K.M.C. BLDG. RULE - 2009) AT PREMISES NO.- 68 / 1 / 391 / 1, RAJA SUBODH CHANDRA MULLICK ROAD, WARD NO.- 99, BOROUGH - X, P.S.- NETAJI NAGAR, KOLKATA - 700 092, UNDER THE KOLKATA MUNICIPAL CORPORATION

B.P. NO. - 2024100164 DATE - 05-OCT-2024

VALID UPTO - 04-OCT-2029

SPACE FOR DIGITAL SIGNATURE

DEBARATI CHAKRABORTY
Digitally signed by DEBARATI CHAKRABORTY
Date: 2024.10.05 18:07:42 +05'30'

(FOR A.E. (C) / BLDG. / WD 099)
DIGITAL SIGNATURE OF A.E. (C) / BLDG.

TUSHAR JATI
Digitally signed by TUSHAR JATI
Date: 2024.10.05 18:11:26 +05'30'

DIGITAL SIGNATURE OF E.E. (C) / BLDG.