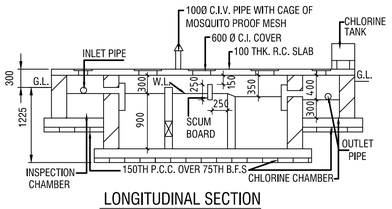
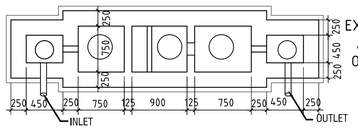


LONGITUDINAL SECTION

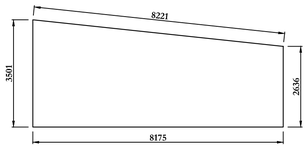


PLAN OF SEPTIC TANK

SCALE - 1:50 USERS - 30 NOS.

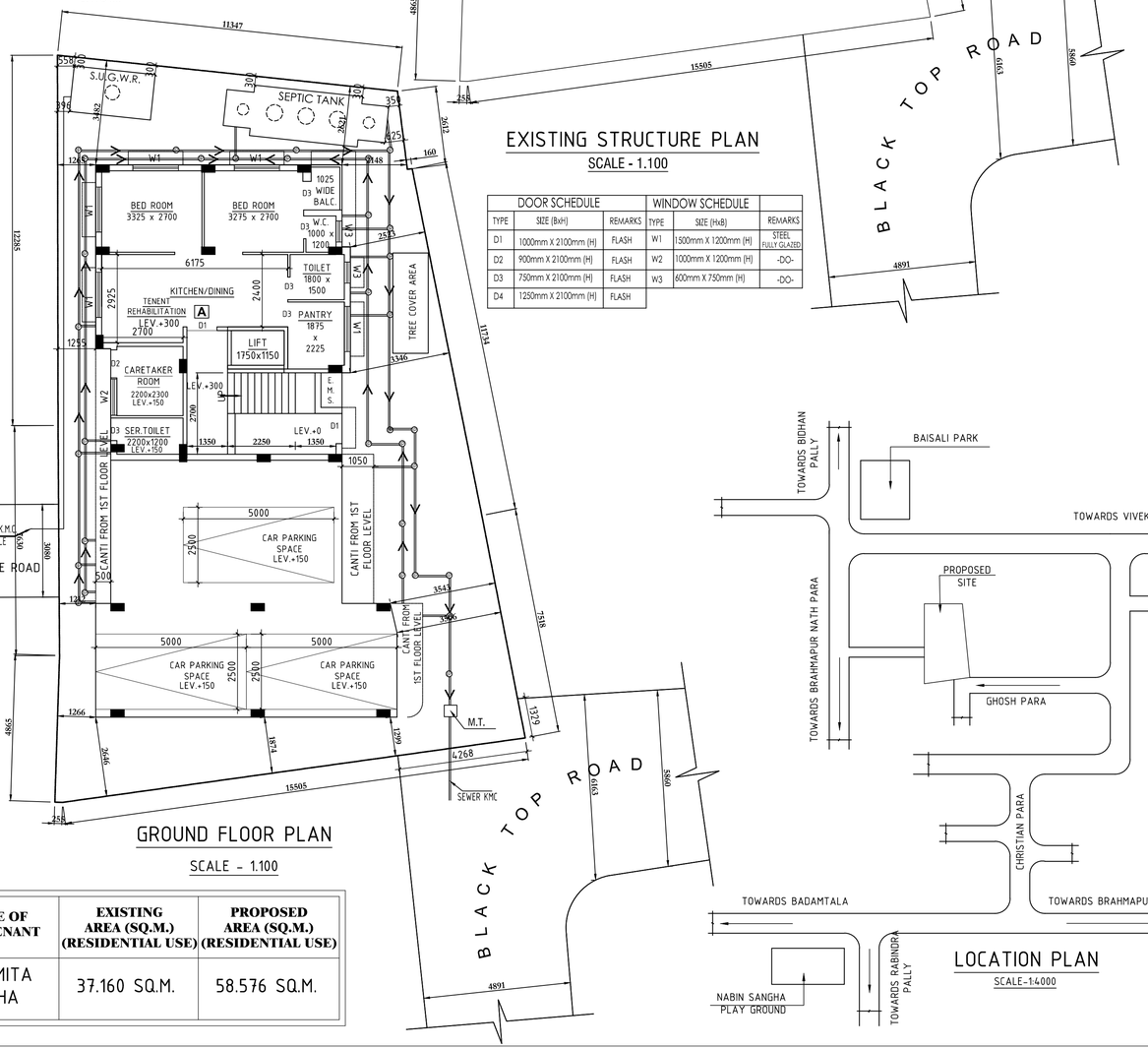
EXISTING STRUCTURE TO BE DEMOLISHED BEFORE NEW BUILDING CONSTRUCTION. EXISTING STRUCTURE ARE OCCUPIED BY OWNER & THERE IS TENANT.

AVERAGE BACK AS PER AMENDMENT VIDE NOTIFICATION NO. - 480/MA/0/C-4/3R-13/2012 DATED 21/10/2014.



WIDTH OF THE BUILDING = 8.175 M.

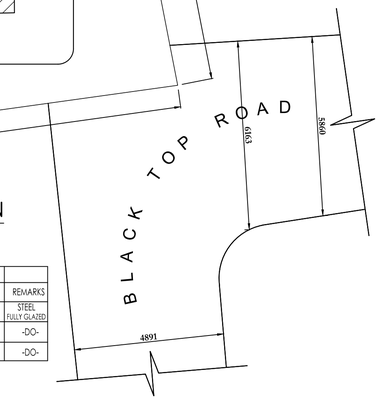
REAR OPEN SPACE = $\frac{25.081 \text{ SQ.M.}}{8.175 \text{ M.}}$ = 3.068 M.



GROUND FLOOR PLAN

SCALE - 1.100

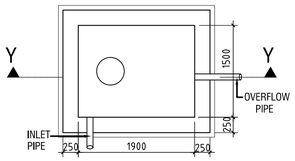
NAME OF THE TENANT	EXISTING AREA (SQ.M.) (RESIDENTIAL USE)	PROPOSED AREA (SQ.M.) (RESIDENTIAL USE)
MOUMITA SAHA	37.160 SQ.M.	58.576 SQ.M.



EXISTING STRUCTURE PLAN

SCALE - 1.100

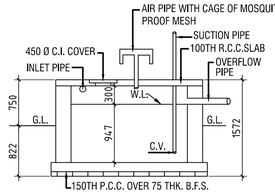
DOOR SCHEDULE			WINDOW SCHEDULE		
TYPE	SIZE (BxH)	REMARKS	TYPE	SIZE (HxB)	REMARKS
D1	1000mm X 2100mm (H)	FLASH	W1	1500mm X 1200mm (H)	STEEL FULLY GLAZED
D2	900mm X 2100mm (H)	FLASH	W2	1000mm X 1200mm (H)	-DO-
D3	750mm X 2100mm (H)	FLASH	W3	600mm X 750mm (H)	-DO-
D4	1250mm X 2100mm (H)	FLASH			



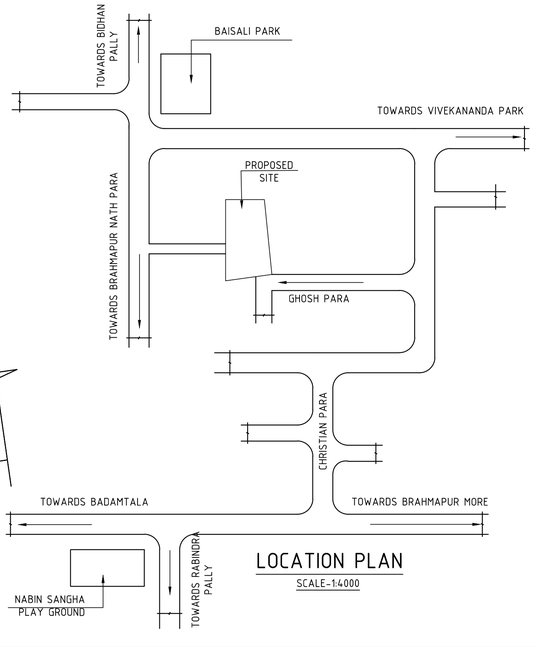
PLAN OF SEMI U. G. W.RESV.

CAPACITY : 600 GALLON (2700 LTS.)

SCALE-1:50

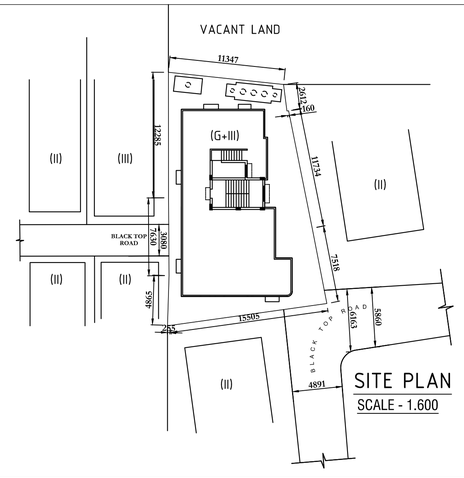


SECTION AT- 'Y Y'



LOCATION PLAN

SCALE-1:4000



SITE PLAN

SCALE - 1.600

NOTES :-

1. ALL DIMENSIONS ARE IN mm. UNLESS OTHER WISE STATED.
2. ALL SCALES ARE 1:100 UNLESS OTHER WISE STATED.
3. DEPTH OF FOUNDATION OF SEPTIC TANK AND S.U.G.W.R. SHOULD NOT GO BEYOND THE DEPTH OF FOUNDATION OF THE BUILDING. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF SEPTIC TANK AND S.U.G.W.R.

CERTIFICATE FROM L.B.S. :-

CERTIFIED THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED TIME TO TIME AND THAT THE SITE CONDITION INCLUDING ABUTTING 4.891 M. SOUTH SIDE (BLACK TOP ROAD) & 5.860 M.(MIN.) EAST SIDE (BLACK TOP ROAD) & 3.080 M. WEST SIDE (CEMENT CONCRETE ROAD) OF THE PREMISES CONFORM 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 DEMARKED BY BOUNDARY WALL.
THE CONSTRUCTION OF S.U.G.W.R. & SEPTIC TANK WILL BE COMPLETED UNDER GUIDANCE OF L.B.S. & E.S.E.

NAME OF L.B.S.
ANIK MAJUMDAR
L.B.S. - 1579 (I)

CERTIFICATE FROM GEO-TECH 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.

NAME OF G.T.E.
JAYANTA MAJUMDAR
G.T.E. / I / 13

OWNER'S DECLARATION. :-

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT-
1. WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
2. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN)
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF WATER RESERVOIR & SEPTIC TANK WILL BE UNDER THE GUIDANCE OF L.B.S. / E.S.E.
6. DURING SITE INSPECTION I WAS PHYSICALLY PRESENT AND PROPERLY IDENTIFIED THE SITE.

NAME OF OWNERS
SIMANTA SAHA
SOLE PROPRIETOR OF
"M/S. MA MONOSA CONSTRUCTION"
AS CONSTITUTED ATTORNEY OF
SRI DIBYENDU CHAKRAVORTY

CERTIFICATE FROM E.S.E. :-

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

NAME OF E.S.E.
AMAL KUMAR CHAKRABORTY
E.S.E. - 429 (II)

BUILDING PERMIT NO :- 2024110005 | **SANCTION DATE :- 05.04.2024**

VALID UPTO :- 04.04.2029

MANISH SARKAR

Digitally signed by MANISH SARKAR
Date: 2024.04.05 15:27:12 +05'30'

DIGITAL SIGNATURE OF A.E.

Certificate

Premises No: 250, VIVEKANANDA PARK
Assessee No: 31-111-28-0250-6
Name of the Owner(s)/ Applicant (s): SIMANTA SAHA SOLE PROPRIETOR OF "M/S. MA MONOSA CONSTRUCTION" AS CONSTITUTED ATTORNEY OF SRI DIBYENDU CHAKRAVORTY
Area of Land:
AS PER DEED = 292.642 SQ.M.
AS PER MEASUREMENT = 310.506 SQ.M.
Name of LBS: ANIK MAJUMDAR **No: LBS/I/1579**
Permissible height in reference to CCZM issued by AAI: 33 M.

Co-ordinate in WGS 84 and Site elevation (AMSL):

Reference points marked in the site plan of the proposal	Co-ordinate in WGS 84		Site Elevation (AMSL)M.
	Latitude	Longitude	
A, B	22.27'47"	88.22'08"	5.00 M.

The above information is true and correct in all respect and if at any stage, it is found otherwise , then I shall be fully liable for which KMC and other appropriate authority reserve the right to take appropriate action against me as per Law.

Name of the Applicant
SIMANTA SAHA
SOLE PROP. OF
"M/S. MA MONOSA CONSTRUCTION"
AS CONSTITUTED ATTORNEY OF
SRI DIBYENDU CHAKRAVORTY

Name of L.B.S
ANIK MAJUMDAR
LBS/I/1579

STATEMENT OF THE PLAN PROPOSAL

PART - A.

1. ASSESSEE NO.	31-111-28-0250-6
2. DETAILS OF REGISTERED DEED 1	BOOK = I, VOLUME = 88, BEING = 3813, PAGE - 259 TO 268, YEAR = 1980, D.S.R. - SOUTH 24 Pgs(S). ALIPORE, DATED = 04.07.1980.
3. DETAILS OF REGISTERED DEED 2	BOOK = I, VOLUME = 147, BEING = 8145, PAGE - 184 TO 188, YEAR = 1966, D.S.R. 24 Pgs(S). ALIPORE, DATED = 12.10.1966.
4. DETAILS OF REGISTERED DEED 3	BOOK = I, VOLUME = 1602-2021, BEING = 160206170, PAGE - 257996 TO 258031, YEAR = 2021, D.S.R. - II SOUTH 24 Pgs(S). DATED = 18.08.2021.
5. DETAILS OF GENERAL POWER OF ATTORNEY	BOOK = I, VOLUME = 1602-2022, PAGE - 522168 TO 522184, BEING = 160214138, YEAR = 2022, D.S.R. - II SOUTH 24 PARAGANAS, DATED = 14.11.2022.
6. DETAILS OF BOUNDARY DECLARATION	BOOK - I, VOLUME - 1602-2023, PAGE - 624087 TO 624100, BEING = 160217328 YEAR = 2023, D.S.R. - II SOUTH 24 PARAGANA, DATED = 08.12.2023.
7. DETAILS OF TENANT DECLARATION	BOOK - I, VOLUME - 1602-2023, PAGE - 624175 TO 624185, BEING = 160217329 YEAR = 2023, D.S.R. - II SOUTH 24 PARAGANA, DATED = 08.12.2023.
8. (A). AREA OF THE PLOT OF LAND (B). NO OF STORIED	292.642 SQ.M. G+III
9. NO OF TENAMENTS	EIGHT (08) Nos.
10. BL&LRO CONVERSION :- MEMO NO - 17/2270/BLLRO/KOL/22 DATED = 27/06/2022 As Bastu	

PART - B.

1. AREA OF LAND:-
   (i) AS PER DEED = 292.642 SQ.M. or 04 KA.- 06 CH. 00 SFT.
   (ii) AS PER BOUNDARY DECLARATION = 310.506 SQ.M. or 04 KA.- 10 CH. 12.286 SFT.
   (iii) NET LAND AREA = 310.506 SQ.M.
2. EFFECTIVE LAND AREA = 292.642 SQ.M.
3. ROAD WIDTH = 4.891 M. SOUTH SIDE (BLACK TOP ROAD) & 5.860 M.(MIN.) EAST SIDE (BLACK TOP ROAD) & 3.080 M. WEST SIDE (CEMENT CONCRETE ROAD)
4. USER GROUP = RESIDENTIAL.
5. (i) PERMISSIBLE GROUND COVERAGE = (56.912 %) = 166.548 SQ.M.
   (ii) PROPOSED GROUND COVERAGE = (56.793 %) = 166.201 SQ.M.
6. PROPOSED HEIGHT = 12.500 M.

7. PROPOSED AREA :-

FLOOR	TOTAL COVERED AREA IN m²	LESS LIFT WELL IN m²	LESS STAIR WELL IN m²	ACTUAL FLOOR AREA IN m²	LESS STAIR EXEMPTED IN m²	LESS LIFT EXEMPTED IN m²	NET FLOOR AREA IN m²
GROUND	153.515	0	0	153.515	13.365	1.721	138.429
FIRST	166.201	2.013	0	164.188	13.365	1.721	149.102
SECOND	166.201	2.013	0	164.188	13.365	1.721	149.102
THIRD	166.201	2.013	0	164.188	13.365	1.721	149.102
TOTAL	652.118	6.039	0	646.079	53.460	6.884	585.735

TENEMENTS & CAR PARKING CALCULATION

TENEMENT MARKED	TENEMENT SIZE in m²	TO BE ADDED	ACTUAL TENEMENT AREA INCLUDING PROP: AREA IN m²	NO OF TENEMENT	NO OF CAR REQUIRD
A	50.435	8.200	58.635	1	3
B	60.796	9.885	70.681	1	
C	86.985	14.143	101.128	1	
D	61.174	9.946	71.120	1	
E	86.607	14.081	100.688	1	
F	60.418	9.823	70.241	1	
G	26.369	4.287	30.656	1	
H	59.205	9.626	68.831	1	

CALCULATION OF F.A.R

1. EFFECTIVE LAND AREA IN m²	292.642
2. TOTAL REQUIRED CAR PARKING	3
3. TOTAL COVERED CAR PARKING PROVIDED	3
4. TOTAL OPEN CAR PARKING PROVIDED	NIL
5. PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m²	75
6. ACTUAL CAR PARKING AREA PROVIDED IN m²	74.098
7. CAR PARKING AREA EXEMPTED IN m²	74.098
8. PERMISSIBLE F.A.R	1.750
9. PROPOSED F.A.R	1.748
10. STAIR HEAD ROOM AREA IN m²	16.585
11. O.H.W.R. AREA IN m²	4.805
12. LIFT MACHINE ROOM AREA IN m²	6.163
13. LIFT MACHINE ROOM STAIR AREA IN m²	3.488
14. CUP BOARD AREA IN m²	11.350
15. EXISTING STRUCTURE AREA IN m²	296.794
16. TREE COVER AREA IN m2	3.921

SPECIFICATIONS :-

1. EXTERNAL WALLS ARE 200 mm AND INTERNAL WALLS 125 & 75 mm THICK WITH CEMENT MORTAR 1:6 AND 1:4 RESPECTIVELY.
2. CEMENT PLASTER ON INTERNAL WALLS AND CEILING 1:6 & 1:4 RESPECTIVELY.
3. 75 THICK SCREED CONCRETE ON ROOF SLAB (1:1.5:3) USING CHEMICALS FOR WATER PROOFING.
4. GRADES OF STEEL IS Fe-500, AND GRADE OF CONCRETE IS (1:1.5:3).
5. ALL MATERIAL AND CONSTRUCTION SHOULD BE AS PER I.S. CODE.
6. ALL R.C.C. WORKS SHALL BE CARRIED OUT WITH (1:1.5:3) PROPORTION.
7. 450 mm PROJECTED CHAJJAH.
8. 16 mm. GRADE STONE CHIPS WILL BE USE IN R.C.C. WORKS.
9. ALL MARBLE FLOORING TO BE USED. 15-20mm.THICK MARBLE FLOORING.
10. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
11. ALUMINUM SECTION WINDOWS WITH 5mm THICK GLASS PANELS.

PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 UNDER BUILDING RULE 2009 COMPLYING OFFICE CIRCULAR NO. - 02 OF 2020-2021, DATED - 13/06/2020 AT PREMISES NO. - 250, VIVEKANANDA PARK, WARD NO. - 111, BOROUGH NO. - XI, P.S. - BANSDRONI, P.O. - GARIA, KOLKATA - 700084, UNDER THE KOLKATA MUNICIPAL CORPORATION.

SHEET NO. -1 | **DRAWN BY - SUBHAM NASKAR**

BUILDING PLANNER

ANIK & ASSOCIATES
USHAPALLY, GARIA, KOLKATA-700084