

MAIN CHARACTERISTICS OF THE PROPOSAL				
Part- A		Part- B		
1. Assessee No:- 31-104-12-0328-0		6. A) Parking Calculation (Residential)		
2. Name of the Owner: Nirmal Kumar Nag		Type	Cover area (Sq.m)	Por.Com. Area (Sq.m)
			Size (Sq.m)	Nos. Required Parking Nos.
		Tenement	44.427	9.073
			53.50	7
				1
3. Details of Regd title deed:		Area of Mercantile: Cover Area = 11.267 Sqm, Carpet Area = 9.184 Sqm		
Book no.- 1		Total Common Area = 63.510 Sqm		
Vol. no.- 237		Total Required parking = 1 No		
Page no. 204 to 212		No. of Parking provided (covered) -1 No.		
Being no. 8660		Permissible area of parking: 25 Sqm, Actual area of parking provided = 27.282 Sqm		
Date:- 21.06.1983		7. Permissible FAR = 2.0		
Regd. at D.S.R.-III, Alipore, 24Parganas		8. Proposed FAR = 1.709 <2.0		
4. Details of Regd. Boundary Declaration:		9. Area of Stair Cover = 14.880 Sqm		
Book no.- 1		10. Area of Roof Tank = 8.0 Sqm		
Vol. no.- 1603-2023		11. Area of Lift (MRL) Space = 4.482 Sqm		
Page no. 402774 to 402774		12. Area of Cupboard = 8.10 Sqm		
Being no. 160315264		13. Area of Tree Cover = 2.743 Sqm (1.387% > 1.033%)		
Date:- 03.10.2023		14. Area of Terrace = 105.191 Sqm		
Regd. at D.S.R.-III, South 24Parganas				
5. Details of Regd. Undertaking for Non Eviction of Tenant:				
Book no.- 1				
Vol. no.- 1603-2023				
Page no. 402775 to 402784				
Being no. 160315263				
Date:- 03.10.2023				
Regd. at D.S.R.-III, South 24Parganas				

Part- B	
1. Area of land:-	
As per title of deed = 200.669Sq.m (3K - 0 CH - 0 SFT)	
Area of land as per Boundary Declaration = 197.689 SQM (2 K - 15 CH - 12.924 SFT)	
Net area of land = 197.689 SQM	
2. Permissible Ground Coverage: (60.0%) = 118.613 Sqm	
3. Proposed Ground Coverage: 105.191 Sqm (53.21%)	

5. Covered Area					
Floor	Cover Area: (Sq.m)	Cutout (Sq.m)	Floor Area (Sq.m)	Exempted Area (sq.m)	Net Floor Area (Sq.m)
Ground	105.191	-	105.191	11.140	92.648
1st	105.191	0.875	102.619	11.140	90.076
2nd	105.191	0.875	102.619	11.140	90.076
3rd	105.191	0.875	102.619	11.140	90.076
TOTAL	420.764	2.625	413.048	44.560	362.876

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER THE PROVISIONS OF THE KMC BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME, THAT THE SITE CONDITIONS, INCLUDING THE ABUTTING ROAD CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME, IT IS ALSO A BUILD ABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARKED BY BOUNDARY WALL. 8.23MT WIDE KMC ROAD (BLACK TOP SURFACE) AT FRONT OF THE PLOT. THE PLOT IS COVERED BY EXISTING TWO STORIED BUILDING, WHICH WILL BE DEMOLISHED BEFORE STARTING OF WORK. THE EXISTING STRUCTURE OCCUPIED BY PARTLY TENANT (GROUND FLOOR BACK SIDE) AND PARTLY BY OWNER'S FAMILY. THE CONSTRUCTION OF U.G WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS BEYOND 500M FROM THE CENTER LINE OF E. M. BYE PASS.

NAME OF ARCHITECT/LBS: (SNEHA PRADHAN-CA/2021/139322)

DECLARATION OF STRUCTURAL ENGINEER:

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING PLAN HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IS SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATIONS OF SOIL TEST REPORT PREPARED BY "UNDERBUILT" OF 12/A, HAZRA BAGAN LANE, KOLKATA -700015 AND SIGNED BY TAPAN KUMAR PRADHAN, G.T.E. NO. G.T/II/29, HAS BEEN BE CONSIDERED DURING STRUCTURAL CALCULATION.

NAME OF E.S.E. (TAPAN KUMAR PRADHAN-ESE/I/266)

DECLARATION OF 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.: (TAPAN KUMAR PRADHAN-GT/II/29)

DECLARATION OF OWNER/APPLICANT:

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT:
1) I SHALL ENGAGE ARCHITECT/LBS/ESE DURING CONSTRUCTION.
2) I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT/LBS/ESE DURING CONSTRUCTION OF THE BUILDING (AS PER PROPOSED PLAN).
3) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND 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 AND SEPTIC TANK WILL BE COMPLETED UNDER THE GUIDANCE OF ESE/ARCHITECT BEFORE STARTING OF BUILDING FOUNDATION WORK.
6) THE PLOT IS COVERED BY EXISTING TWO STORIED BUILDING, WHICH WILL BE DEMOLISHED BEFORE STARTING OF WORK. THE EXISTING STRUCTURE OCCUPIED BY PARTLY TENANT (GROUND FLOOR BACK SIDE) AND PARTLY BY MY FAMILY.
7) DURING INSPECTION PLOT IS IDENTIFIED BY ME.
8) THERE ARE NO COURT CASE PENDING AGAINST THIS PREMISES.

NAME OF OWNER/APPLICANT: (SRI NIRMAL KUMAR NAG)

PROPOSED PLAN OF G+III STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT. 1980, AND COMPLYING BUILDING RULES 2009 AT PREMISES NO. 328,GARFA MAIN ROAD, P.S.-GARFA, WARD NO. 104, BOROUGH-XI, KOLKATA-700075 UNDER MOUZA-GARFA, J.L. NO. 19, R.S. KHAITAN NO. 361, R.S. DAG NO. 405 & 403, SOUTH 24- PARGANAS

SCALE: 1:4000, 1:600, 1:100, 1:50

TITLE: ARCHITECTURAL SHEET SIZE -A1

ECONOMIC CIVIL CONSTRUCTOR

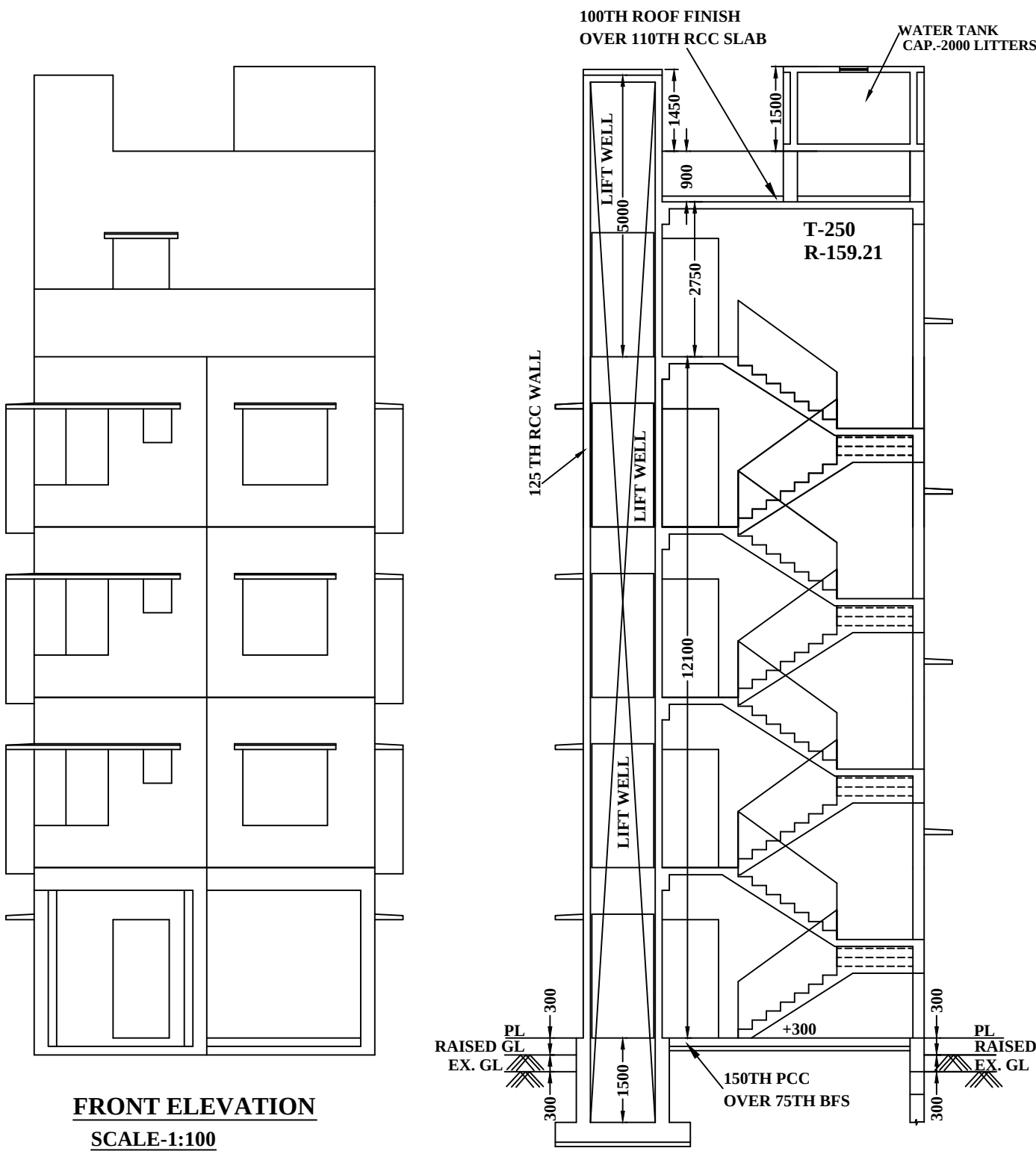
96/5, K. N. SEN ROAD

KASBA, KOLKATA- 700042

DRAWING BY- CHECK BY- T. K. PRADHAN DRAWING NO. -ECC/328/23-24

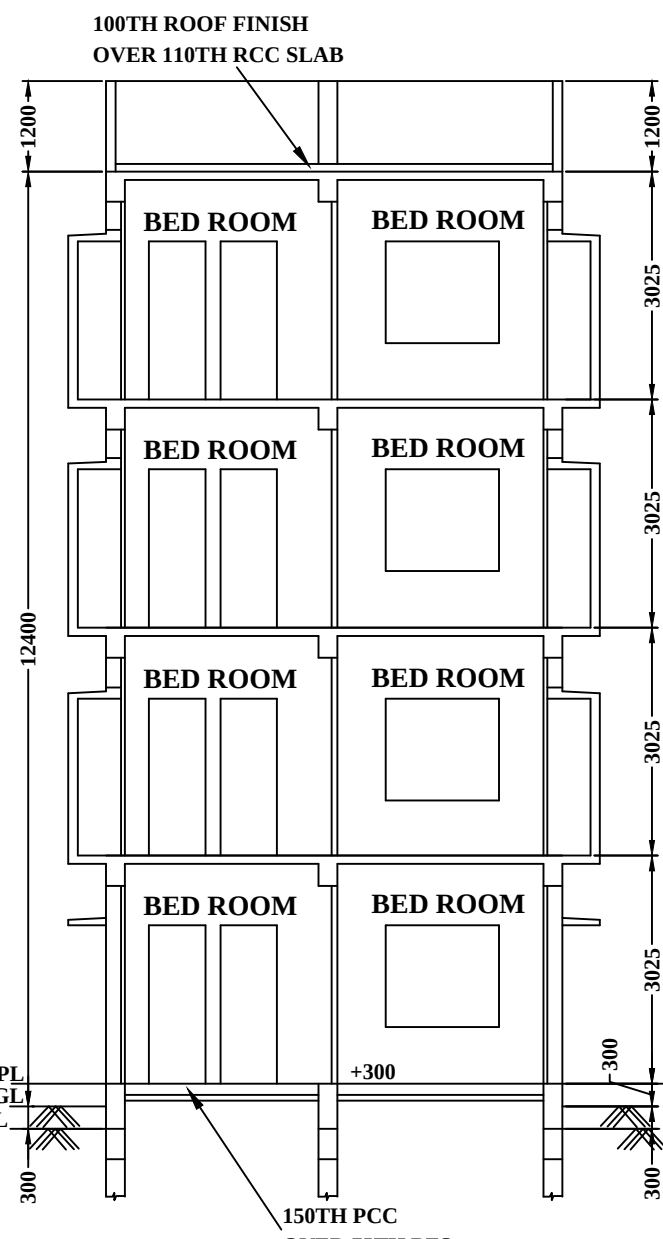
BUILDING PERMIT NO. -2024110012
SANCTION DATE -16.04.2024
VALID UPTO -15.04.2029

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

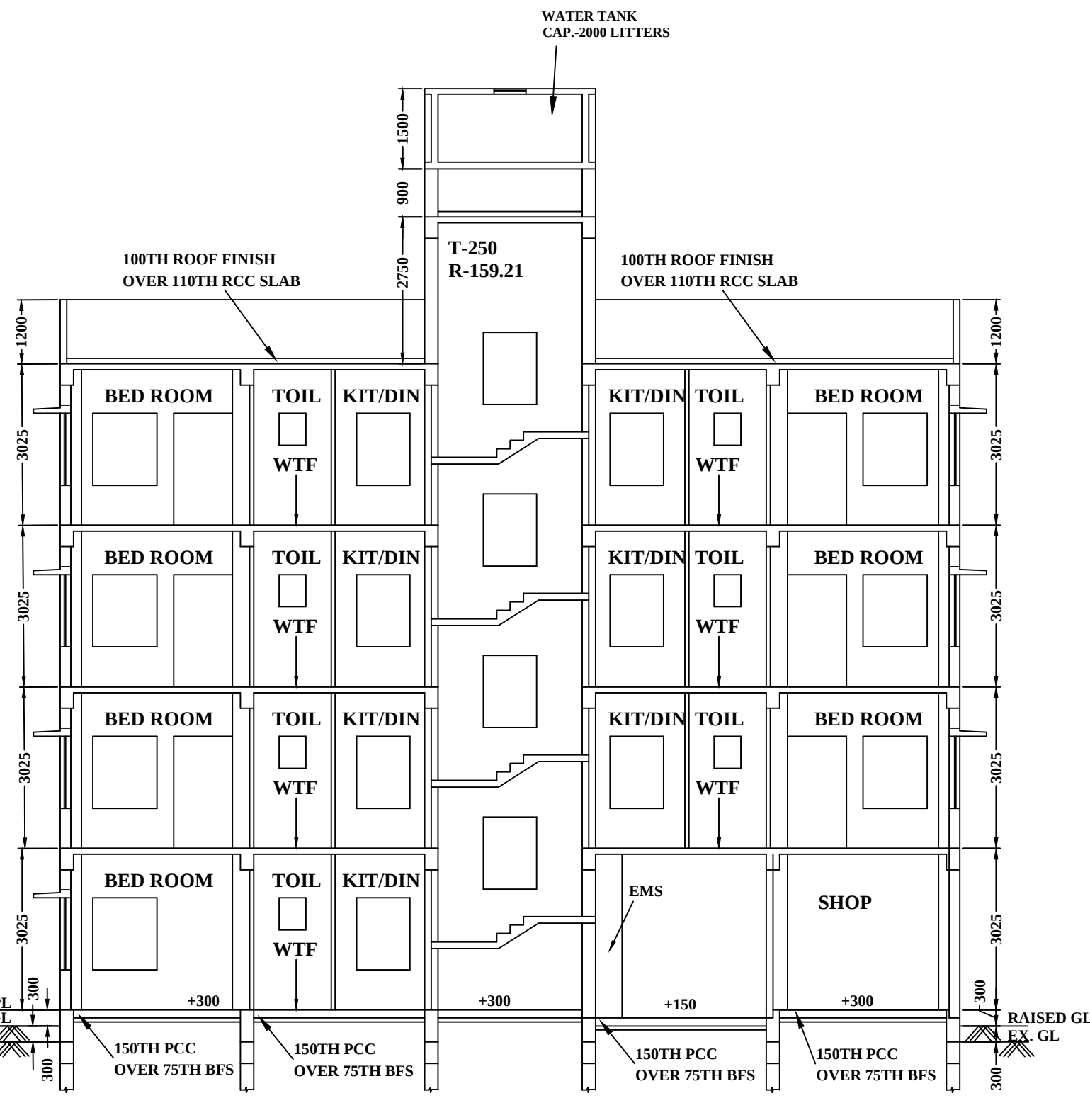


FRONT ELEVATION
SCALE:1:100

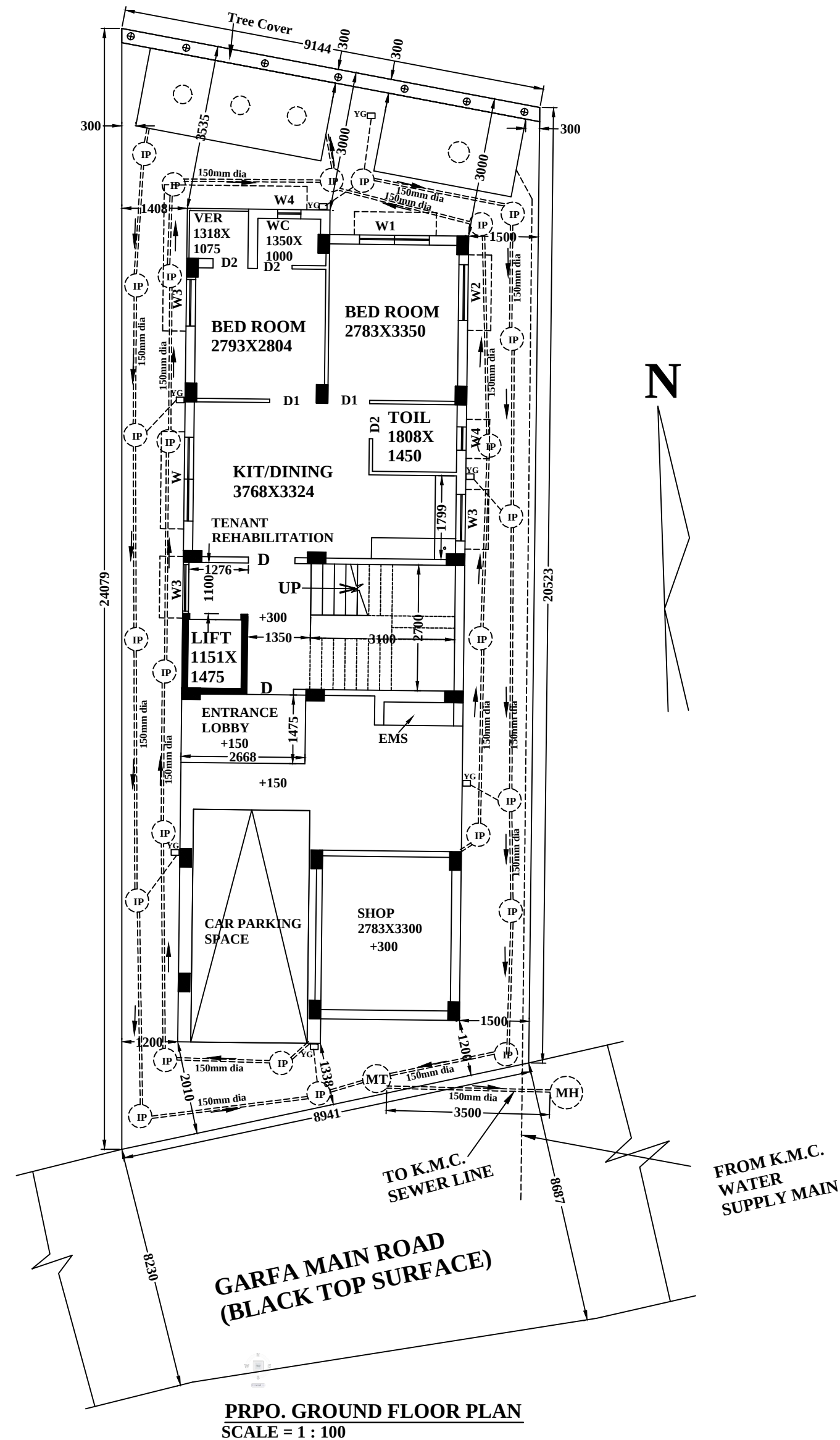
SECTION A-A'
SCALE:1:100



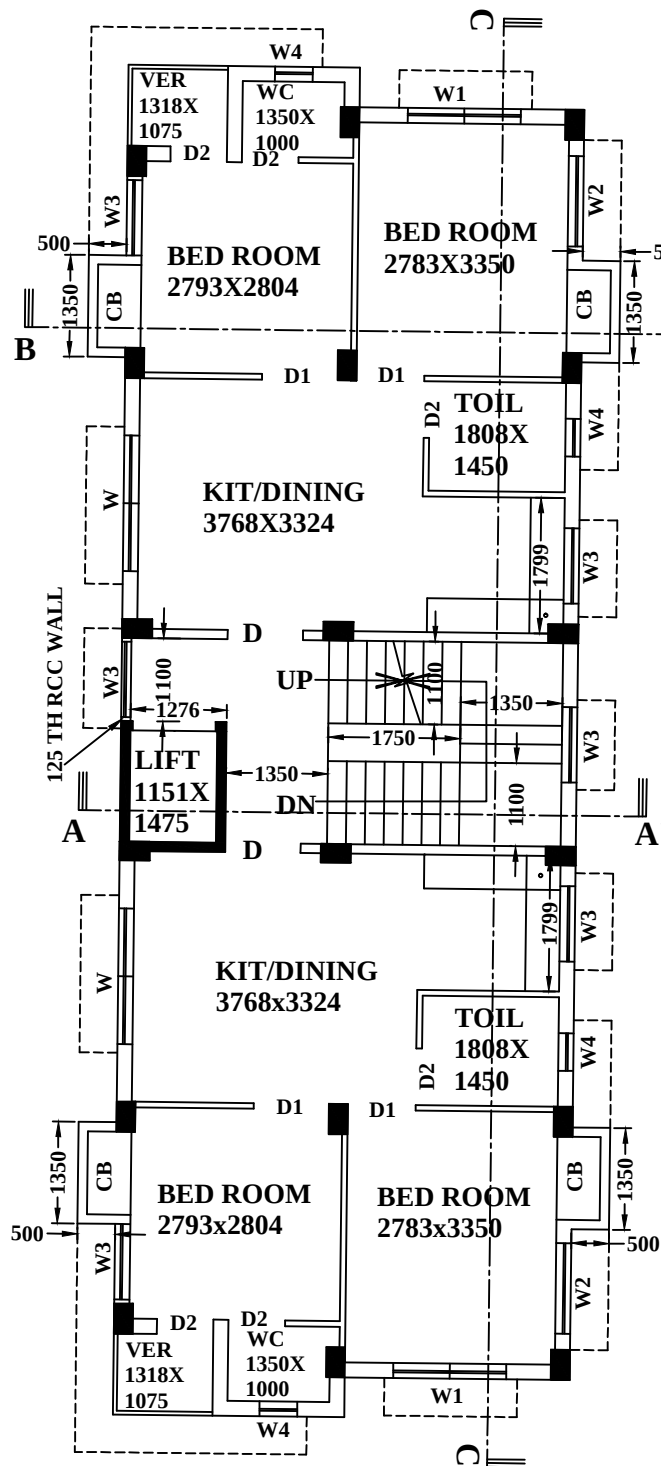
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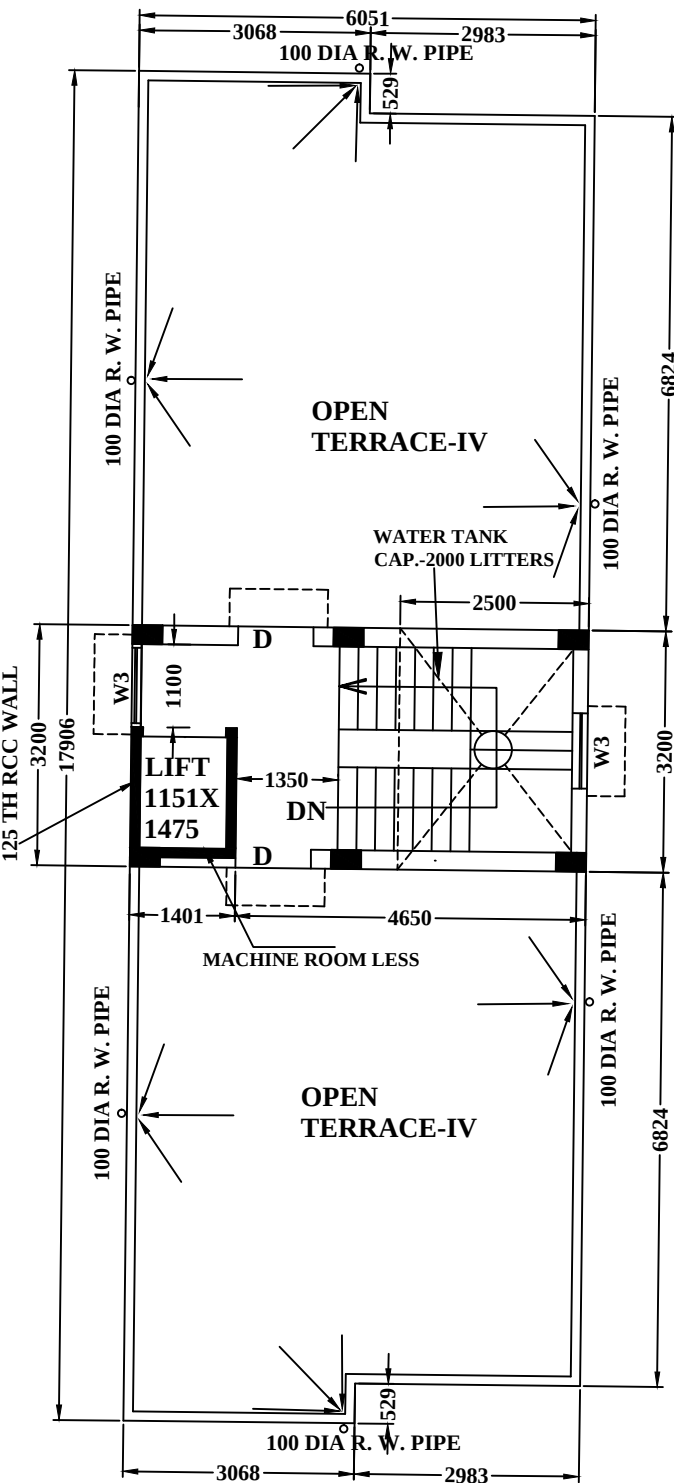
SECTION C-C'
SCALE:1:100



PRPO. GROUND FLOOR PLAN
SCALE = 1 : 100



PROP. 1ST TO 3RD FLOOR PLAN
SCALE:1:100



ROOF PLAN
SCALE:1:100

SCHEDULE OF DOORS & WINDOWS			
DOOR			
SL.NO.	MKD.	WIDTH	HEIGHT
01.	D	1000	2100
02.	D1	900	2100
03.	D2	750	2100
WINDOW			
SL.NO.	MKD.	WIDTH	HEIGHT
01.	W	1800	1350
02.	W1	1500	1350
03.	W2	1200	1350
04.	W3	1000	1350
05.	W4	500	600