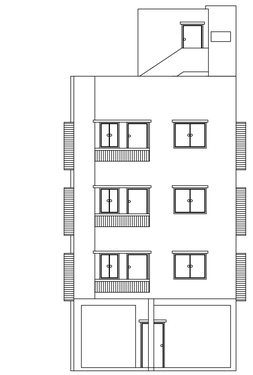
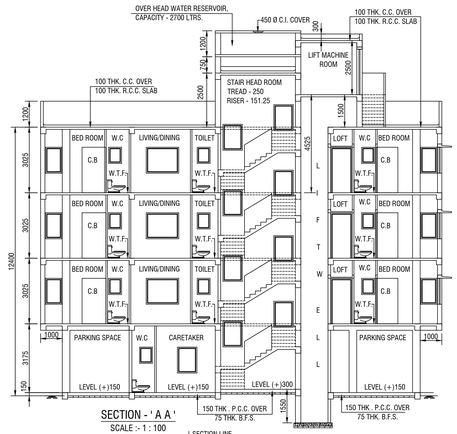
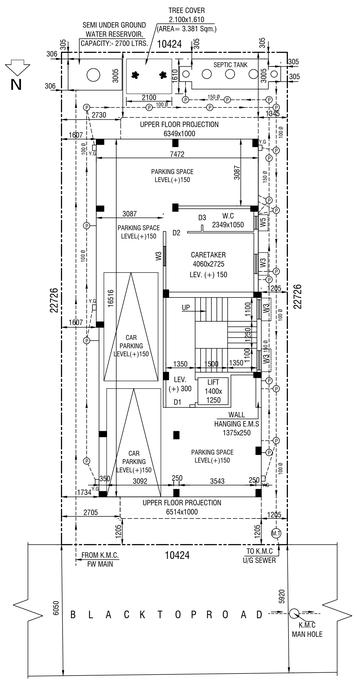


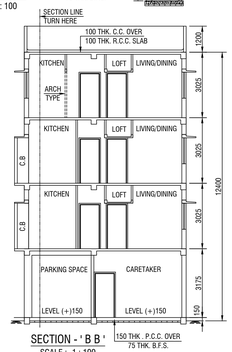
NORTHERN SIDE ELEVATION
SCALE :- 1 : 100



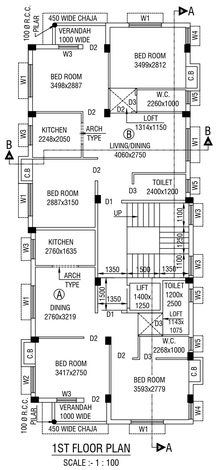
SECTION - ' A A '
SCALE :- 1 : 100



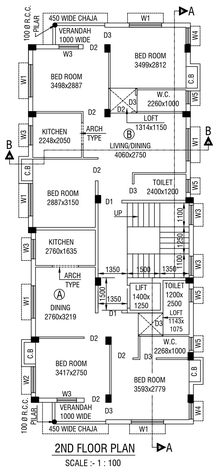
GROUND FLOOR PLAN
SCALE :- 1 : 100



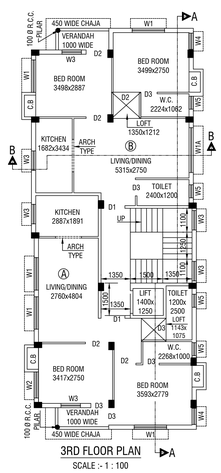
SECTION - ' B B '
SCALE :- 1 : 100



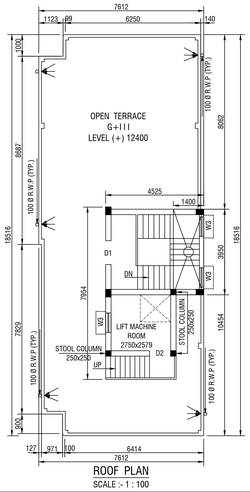
1ST FLOOR PLAN
SCALE :- 1 : 100



2ND FLOOR PLAN
SCALE :- 1 : 100



3RD FLOOR PLAN
SCALE :- 1 : 100



ROOF PLAN
SCALE :- 1 : 100

NOTES

1. ALL DIMENSION ARE IN MM UNLESS OTHERWISE MENTIONED.
2. FOLLOW WRITTEN DIMENSION ONLY.
3. FOR SPECIFICATION OF MATERIALS AND WORKMANSHIP FOLLOW N.B.C. 1984.
4. ALL EXTERNAL WALLS ARE IN 250TH/200TH AND ALL INTERNAL WALLS ARE 125TH/75TH.
5. GRADE OF R.C.C. CONCRETE M-20 & GRADE OF STEEL Fe-415.
6. BEARING CAPACITY OF SOIL AS PER SOIL TEST REPORT.
7. BRICK WORK WITH CEMENT AND SAND MORTAR FOR 250TH/200TH WALL (1:6) & 125TH/75TH WALL (1:4).
8. PLASTER WORK CEILING (1:4) AND INSIDE OUTSIDE WALL (1:6).
9. THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR WOULD NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.
10. ALL SORTS OF PRECAUTIUONARY MEASURE SHOULD BE TAKEN AT THE TIME OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR CONSTRUCTION.

SCHEDULE OF DOORS & WINDOWS

TYPE	SIZE	TYPE	SIZE
D1	1100x2100	W1A	1800x1800
D2	1000x2100	W1	1500x1200
D3	850x2100	W2	1200x1200
------	------	W3	900x1200
------	------	W4	600x750

DECLARATION OF OWNER/ C.A

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 INSTRUCTION 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 & ADJOINING STRUCTURES.
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 UNDER TAKEN UNDER THE GUIDANCE OF E. S. E. / L. B. S. BEFORE STARTING OF BUILDING FOUNDATION WORK.
vi) SITE HAS BEEN IDENTIFY BY US AT THE TIME OF DEPATMENTAL INSPECTION .
vii) THERE IS NO PENDING COURT CASE ABOVE MENTION PREMISES.
viii) EXISTING BUILDING OCCUPIED BY OWNER & THERE IS NO TENANT.

NAME OF OWNER / C.A
SRI JOYDEB GHOSH PROPRETOR OF M/S. S.G. CONSTRUCTION
C/A OF SRI SUPRAKASH GHOSH @ SRI SUPROKASH GHOSH.

DECLARATION OF STRUCTURAL ENGINEER

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

THE STRUCTURAL DESIGN HAVE BEEN DONE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY M/S. SOIL TECH AND SIGNED BY BHASKAR JOYTI ROY, B. C. E. , M.I. E., M.I.G.S. CONSULTING GEOTECHNICAL ENGINEERING, 51/1H, PRINCE GOLAM HOSSAIN SHAH ROAD, KOLKATA- 700 032.

NAME OF E.S.E.
SURANJAN DUTTA, E. S. E. NO. 220/I

DECLARATION OF GEO-TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT 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.

NAME OF GEO-TECHNICAL ENGINEER
BHASKARJYOTI ROY, B.C.E. M. I. E.,M.I.G.S.
CHARTERED ENGINEER, EMPANELMENT NO. - G.T.I/50(KMC)

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL) : 33.00 M.

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
LEFT SIDE POINT 'A'	22.490511	88.398135	5.0 M.
RIGHT SIDE POINT 'B'	22.490496	88.398017	5.0 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 APPLICANT (S)
SRI JOYDEB GHOSH PROPRETOR OF M/S. S.G. CONSTRUCTION
C/A OF SRI SUPRAKASH GHOSH @ SRI SUPROKASH GHOSH.

NAME OF L . B . S .
SAMIR KUMAR DUTTA, L.B.S. NO.- 1303/I

MAIN CHARACTERISTICS OF THE PROPOSAL (PART 'A')

1. ASSESSEE NO: 311090827101
2. NAME OF THE OWNER (RECORDED) : SRI SUPRAKASH GHOSH @ SRI SUPROKASH GHOSH .
3. NAME OF THE APPLICANTS : SRI JOYDEB GHOSH PROPRETOR OF M/S. S.G. CONSTRUCTION C/A OF SRI SUPRAKASH GHOSH @ SRI SUPROKASH GHOSH.
4. DETAILS OF REGISTERED DEED : BOOK NO - I , VOLUME NO - 76, PAGES - 505 TO 520, BEING NO- 3192, D.S. R. - III, ALIPORE SOUTH 24- PARGANAS, YEAR - 1997, DT. - 03.04.2000
5. K.M.C MUTATION - CASE NO.-O/109/13-MAY-24/54554, DT.- 13.05.2024
6. DETAILS OF REGISTERED GENERAL POWER OF ATTORNEY:- BOOK NO. IV, VOL. NO. 1601-2024,PAGES -2242 TO 2253, BEING NO. 160100122, FOR THE YEAR 2024, DT.- 30.07.2024, D.S.R- I SOUTH 24 PARGANAS(W.B)
7. DETAILS OF REGISTERED BOUNDARY DECLARATION :- BOOK NO. I, VOL. NO. 1601-2024, PAGES - 54692 TO 54705, BEING NO. 160101490, FOR THE YEAR 2024, DT.- 30.07.2024, D.S.R- I SOUTH 24 PARGANAS(W.B)
8. 1ST CLASS JUDICIAL MAGISTRATE AT ALIPORE AFFIDAVITE NO.- 50947, DT.- 12.08.2024
9. DETAILS OF BLLRO MUTATION :- MEMO NO.- 18/1064/MUT/ADDL.B.L. AND L.R.O./TM ATKASBA/2000 DT.- 04.04.2000, REFERANCE NO.- 196/2000 (BL)
10. DETAILS OF BLLRO CONVERSION :- CASE NO.- 182/2000, MEMO NO.- 201/2567-2570/S/2000. DT.- 30.05.2000 (BIL TO BASTU)

PART 'B'

1. AREA OF THE PLOT OF LAND AS PER TITLE DEED & ASSESSMENT RECORD :- 236.900 Sqm. (03 K - 08 CH. - 30 Sqft.)
1A. AS PER BLLRO :- (03 K - 08 CH. - 30 Sqft.) 236.900 Sqm.
2. AREA OF THE PLOT OF LAND AS PER BOUNDARY DECLARATION :- 236.895 Sqm. (03 K. - 08 CH. - 30 Sqft.)
3. PERMISSIBLE GROUND COVERAGE :- 58.771 % i.e, 139.226 Sqm.
4. PROPOSED GROUND COVERAGE :- 136.596 Sqm. i.e, 57.661 %
5. AREA STATEMENT :-

FLOOR	RESIDENTIAL (SQM)	STAIR WELL (SQM)	LIFT WELL (SQM)	NET COVER AREA (SQM)	STAIR + STAIR LOBBY (SQM)	LIFT LOBBY (SQM)	NET FLOOR AREA (SQM)	CUP BOARD (SQM)	LOFT (SQM)
GR. FLOOR	123.737	--------	--------	123.737	12.615	2.025	109.097	------	------
1ST FLOOR	136.596	1.875	1.750	132.971	12.615	2.025	118.331	2.248	2.740
2ND FLOOR	136.596	1.875	1.750	132.971	12.615	2.025	118.331	2.248	2.740
3RD FLOOR	136.596	1.875	1.750	132.971	12.615	2.025	118.331	2.248	2.865
TOTAL	533.525	5.625	5.250	522.650	50.460	8.100	464.090	6.744	8.345

STAIR HEAD ROOM AREA - 17.899 Sqm.
CUP BOARD AREA - 6.744 Sqm.
LOFT AREA - 8.345 Sqm.
LIFT MACHINE ROOM - 10.007 Sqm.
LIFT MACHINE ROOM STAIR - 3.494 Sqm.
ADDITIONAL AREAS FOR FEES :- 46.489 Sqm.

6. TENEMENTS CALCULATION
(A) RESIDENTIAL:

TENEMENT. MKD.	TENEMENT AREA ACT. (SQM)	NO. OF TENEMENT
A	65.277	02
B	80.961	02
A1	72.661	01
B1	73.576	01

CAR PARKING CALCULATION

	NO.	AREA	
REQUIRED	02	50.00	SQM
ACTUAL	02	83.936	SQM

7. PERMISSIBLE F.A.R. = 1.75
8. PROPOSED F.A.R. = 464.090(-) 50.00 (C.P)= 414.090 / 236.895 = 1.748 < 1.75
9. AREA OF STAIR HEAD ROOM = 17.899 SQM
10. AREA OF LIFT MACHINE ROOM = 10.007 SQM
11. AREA OF LIFT MACHINE ROOM STAIR = 3.494 SQM
12. AREA OF O.H.W.TANK = 5.530 SQM
13. AREA OF TREE COVER = 3.381 SQM
14. TOTAL AREA FOR FEES = 569.139 SQM.

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 AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD WIDTH FRONT OF THE PREMISES 5.920 M. VARIES 6.050 M. WIDE BLACK TOP ROAD. WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U. G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

1. PLOT IS AN EXISTING ONE STORIED RESIDENTIAL BUILDING AND BOUNDED BY BOUNDARY WALL.
2. WIDTH OF THE ROAD FRONT OF THE PREMISES 5.920 M. VARIES 6.050 M. WIDE BLACK TOP ROAD
3. HEIGHT OF THE BUILDING IS 12.40 M.
4. SITE PLAN AND KEY PLAN AS PER SITE.
5. THE OWNER / APPLICANT IS AUTHENTICATED BY ME.
6. PLOT IS BEYOND 500 M. FROM THE C/L OF E.M. BY PASS ROAD.

NAME OF L . B . S .
SAMIR KUMAR DUTTA, L.B.S. NO.- 1303/I

S C A L E -: 1:100

PLAN OF PROPOSED GR. + THREE STORIED RESIDENTIAL BUILDING OF (BUILDING HEIGHT 12.40 M.) U/SEC. 393A OF K. M. C. ACT 1980 AND AS PER B/R 2009 AT PREMISES NO.- 2611, NAYBAD IN WARD NO.- 109, BOROUGH NO.- XII, KOLKATA- 700 094, P.S. PURBA JADAVPUR NOW PANCHASAYAR OF R.S. DAG NO.- 110, R.S. KHATIAN NO.- 145 , MOUZA - NAYABAD, J.L. NO.- 25

B.P. NO- 2024120213 DATED - 02-SEP-24

VALID UPTO - 01-SEP-29

KAJAL ROY
Digitally signed by KAJAL ROY
Date: 2024.09.02 17:06:31 +05'30'

DIGITAL SIGNATURE A.E

SHEET NO(2/2)