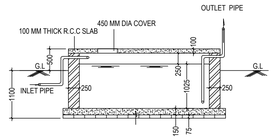
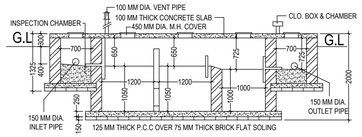
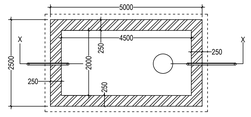


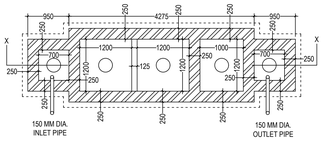

150 MM THICK CEMENT CONCRETE OVER 75 MM THICK BRICK FLAT SOLING
LONGITUDINAL SECTION AT X - X
SCALE - 1 : 50



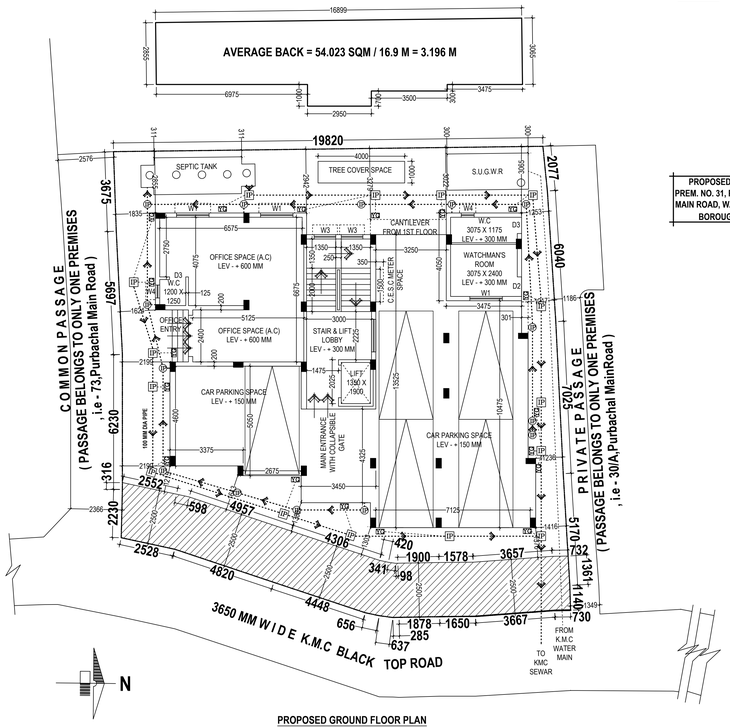

LONGITUDINAL SECTION AT X - X SCALE - 1 : 50



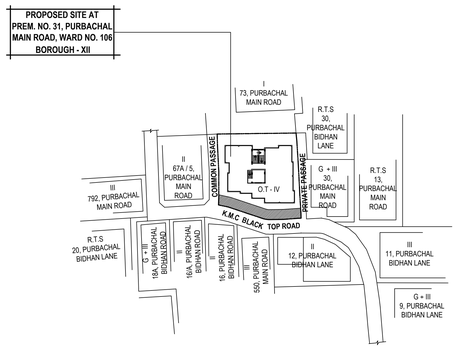

PLAN OF SEMI UNDER GROUND WATER RESERVOIR OF CAPACITY 8000 LIT.
SCALE - 1 : 50



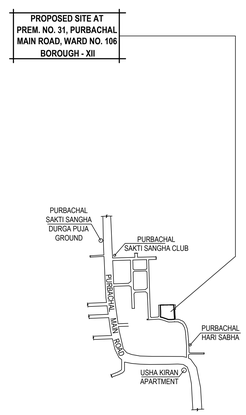

PLAN OF SEPTIC TANK OF 60 USERS
SCALE - 1 : 50




PROPOSED GROUND FLOOR PLAN
SCALE - 1 : 100




SITE PLAN
(SCALE - 1 : 600)




LOCATION PLAN
(SCALE - 1 : 4000)

NOTES :

1. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
2. ALL EXTERNAL WALLS ARE 200 THICK & INTERNAL WALLS ARE 75 & 125 THICK. IF NOT STATED IN 1:4 CEMENT SAND MORTAR.
3. ALL CHAJJAS ARE 75 THICK & 500 MM PROJECTED.
4. GRADE OF CONCRETE & GRADE OF STEEL USED ARE M20 & Fe415 RESPECTIVELY.
5. R.C.C. FRAMED STRUCTURE.
6. ANY DISCREPANCY IN SCALE, THE WRITTEN DIMENSION SHALL GOVERN.
7. FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.B.C. 1984 TO BE FOLLOWED.
8. OPEN TERRACE WITH LIME TERRACING OF RATIO 2:2:7.
9. DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4).

## DOOR AND WINDOW SCHEDULE

WINDOWS

| MARKED | WIDTH | HEIGHT |
|---|---|---|
| W | 1800 | 1200 |
| W1 | 1500 | 1200 |
| W2 | 1200 | 1200 |
| W3 | 1000 | 1200 |
| W3' | 1400 | 1200 |
| W4 | 600 | 600 |

DOORS

| MARKED | WIDTH | HEIGHT |
|---|---|---|
| D | 1200 | 2100 |
| D1 | 1100 | 2100 |
| D2 | 900 | 2100 |
| D3 | 750 | 2100 |
| SLIDING DOOR | 1500 | 2100 |

DECLARATION OF THE OWNER'S / APPLICANT'S

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT ,

1. WE ENGAGE L.B.S & E.S.E DURING CONSTRUCTION.
2. WE FOLLOW THE INSTRUCTION OF L.B.S & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER B.S.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 AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E / L.B.S BEFORE STARTING OF BUILDING FOUNDATION WORK.
6. DURING DEPARTMENTAL INSPECTION THE PLOT IS IDENTIFIED BY US.
7. THERE IS NO COURT CASE PENDING AGAINST THE SAID PREMISES.

( SMT SWAPNA TALUKDER, SRI SUSANTA NANDY & SRI NILANJAN SARKAR ALL PARTNERS OF M/S SHIVAM CONSTRUCTION )
NAME OF THE OWNER'S / APPLICANT'S

**CERTIFICATE**

| | |
|---|---|
| PREMISES NO | : 31,PURBACHAL MAIN ROAD |
| ASSESSEE NO | : 31 - 106 - 16 - 0031 - 4 |
| NAME OF THE OWNER'S | : SMT SWAPNA TALUKDER, SRI SUSANTA NANDY & SRI NILANJAN SARKAR ALL PARTNERS OF M/S SHIVAM CONSTRUCTION |
| AREA OF LAND | : 413.210 SQM = 6 K - 02 CH - 38 SFT |
| NAME OF THE L.B.S | : SRI AVIJIT MAJUMDAR, L.B.S NO. 1505 / I |
| PERMISSIBLE HEIGHT IN REFERENCE TO CCM 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-ORDIANTE IN WGS 84 | | SITE ELEVATION (AMSL) |
|---|---|---|---|
| | LATITUDE | LONGITUDE | |
| 1 | 22.505 | 88.388 | 5 M |
| 1 | 22.505 | 88.387 | 5 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.

( SMT SWAPNA TALUKDER, SRI SUSANTA NANDY & SRI NILANJAN SARKAR ALL PARTNERS OF M/S SHIVAM CONSTRUCTION )
NAME OF THE OWNER'S / APPLICANT'S

BUILDING PERMIT NO. 2024120396 DATE 13-JAN-25

VALID UP TO 12-JAN-30

SUBRATA NAG — Digitally signed by SUBRATA NAG Date: 2025.01.13 17:03:18 +05'30'
DIGITAL SIGNATURE OF A.E

TUSHAR JATI — Digitally signed by TUSHAR JATI Date: 2025.01.14 12:39:06 +05'30'
DIGITAL SIGNATURE OF E.E

CIVIL CONSULTANT :

**M/S RAI & ASSOCIATES**
(PLANNER, ENGINEER)
215,RAIPUR ROAD, KOLKATA - 700 047
PROP. - AVIJIT MAJUMDAR
M.TECH ( GEO - TECH ), M.TECH ( STRUCTURE ), A.M.I.E, M.I.G.S & CHARTERED ENGINNER, M.I.R.C, APPROVED VALUER (INDIA), CONTACT NO - 98301 47679

**MAIN CHARACTERISTIC OF THE PROPOSAL**

PART - " A "

1. ASSESSEE NO. 31 - 106 - 16 - 0031 - 4
2. NAME OF THE OWNER'S : ( RECORDED AS PER DEED, ASSESSMENT ) M/S SHIVAM CONSTRUCTION, PARTNERS SMT SWAPNA TALUKDER, SUSANTA NANDY & SRI NILANJAN SARKAR
3. NAME OF THE APPLICANT'S : M/S SHIVAM CONSTRUCTION, PARTNERS SMT SWAPNA TALUKDER, SUSANTA NANDY & SRI NILANJAN SARKAR
4. DETAILS OF REGISTERED DEED : B - I, VOL. NO.1604-2023, PAGES - 421146 TO 421170 ,BEING NO. 160413770, D.S.R - IV, SOUTH 24 PARGANAS, DATED - 10.11.2023
5. K.M.C MUTATION CASE NO. O / 106 / 08 - APR - 24 / 53901, DT - 08 / 04 / 2024
6. DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND) B - I,VOL NO.1630-2024,PAGES - 119873 TO 119884,BEING NO. 163004602, D.S.R - V SOUTH 24 PARGANAS,YEAR - 2024, DATED - 03.10.2024
7. DETAILS OF REGISTERED BOUNDARY DECLARATION : B - I, VOL. NO. 1630 - 2024, PAGES - 119862 TO 119872, BEING NO. 163004601, D.S.R - V SOUTH 24 PARGANAS, YEAR - 2024, DATED - 03.10.2024
8. DEATILS OF BL&LRO CONVERSION CERTIFICATE : MEMO NO. 6 / P / 769 / SDL & LRO, SADAR ALIPORE, DATED - 20.09.2024 CONVERTED FROM DANGA TO BASTU, (0.1062 ACRES)

PART - " B "

1. AREA OF THE PLOT OF LAND AS PER TITLE DEED & ASSESSMENT : 434.132 SQM = 6 K - 02 CH - 38 SFT
2. PERMISSIBLE GROUND COVERAGE : 52.893 % = 218.559 SQM
3. AREA OF THE PLOT OF LAND AS PER PHYSICAL MEASUREMENT & ASSESSMENT : 413.210 SQM = 6 K - 02 CH - 38 SFT
LESS : STRIP OF LAND AREA = 53.061 SQM
NET AREA OF THE LAND = 360.149 SQM
3. PROPOSED GROUND COVERAGE : 218.492 SQM = 52.877 %

N

4. PROPOSED AREA :

| FLOOR | | FLOOR AREA | LIFT WELL | STAIR WELL | EFFECTIVE FLOOR AREA | EXEMPTED AREA: STAIR | EXEMPTED AREA: LIFT LOBBY | FLOOR AREA |
|---|---|---|---|---|---|---|---|---|
| GROUND FL | BUSINESS | 46.753 Sqm | ---- | ---- | ---- | ---- | ---- | 46.753 Sqm |
| | RESIDENTIAL | 168.854 Sqm | ---- | ---- | 168.854 Sqm | 13.432 Sqm | 2.987 Sqm | 152.435 Sqm |
| FIRST FL | RESIDENTIAL | 218.492 Sqm | 2.570 Sqm | 0.500 Sqm | 215.427 Sqm | 13.365 Sqm | 2.987 Sqm | 199.075 Sqm |
| SECOND FL | RESIDENTIAL | 218.492 Sqm | 2.570 Sqm | 0.500 Sqm | 215.427 Sqm | 13.365 Sqm | 2.987 Sqm | 199.075 Sqm |
| THIRD FL | RESIDENTIAL | 218.492 Sqm | 2.570 Sqm | 0.500 Sqm | 215.427 Sqm | 13.365 Sqm | 2.987 Sqm | 199.075 Sqm |
| TOTAL | RESIDENTIAL | 871.098 Sqm | 7.710 Sqm | 1.500 Sqm | 861.888 Sqm | 53.527 Sqm | 11.948 Sqm | 796.413 Sqm |

5. PARKING CALCULATION :

| A ] TENEMENT SIZE | COMMON AREA (TO BE ADDED) | ACTUAL TENAMENT AREA (SQM) | NO.OF TENA. | REQUIRED CAR PARKING | CAR PARKING PROVIDED |
|---|---|---|---|---|---|
| A = 45.51 Sqm | 7.828 Sqm | 53.338 Sqm | 03 | THREE | FIVE |
| B = 54.88 Sqm | 9.439 Sqm | 64.319 Sqm | 03 | | |
| C = 49.23 Sqm | 8.468 Sqm | 57.698 Sqm | 03 | | |
| D = 45.87 Sqm | 7.890 Sqm | 53.760 Sqm | 03 | | |

B ] FOR BUSINESS

| OFFICE AREA (COVERED) | OFFICE AREA (CARPET) | REQUIRED PARKING |
|---|---|---|
| 46.75 Sqm | 39.59 Sqm | NIL |

C ] NO. OF CAR PARKING PROVIDED = 5 Nos.
D ] PERMISSIBLE AREA FOR PARKING = 100 Sqm
E ] ACTUAL AREA FOR PARKING PROVIDED = 128.002 Sqm
6. PERMISSIBLE F.A.R = 1.75
7. PROPOSED F.A.R = 796.36 - 75 / 413.210 = 1.746 < 1.75
8. STAIR COVER AREA = 17.94 Sqm
9. LIFT MACHINE ROOM AREA = 12.248 Sqm
10. OVER HEAD WATER TANK AREA = 6.90 Sqm
11. LIFT MACHINE ROOM STAIR AREA = 3.275 Sqm
12. OPEN TERRACE AREA = 218.492 Sqm, 13. TREE COVER AREA = 4.00 Sqm
14. ADDITIONAL AREA FOR FEES = ( 12.25 + 3.28 + 17.94 + 10.47 ) Sqm = 43.94 Sqm
15. HEIGHT OF THE BUILDING = 12.450 M, 16. TOTAL COMMON AREA = 100.67 Sqm

17. STATEMENT OF OTHER AREAS FOR FEES :

| FLOOR | LOFT | CUPBOARD | LEDGE / TEND |
|---|---|---|---|
| FIRST FL | NIL | 3.49 SQM | NIL |
| SECOND FL | NIL | 3.49 SQM | NIL |
| THIRD FL | NIL | 3.49 SQM | NIL |
| TOTAL FL | NIL | 10.47 SQM | NIL |

**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 CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME.
IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.
THE LAND IS NOW VACANT & DEMARCATED BY BOUNDARY WALL.
THE CONSTRUCTION OF SEMI U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

1. HEIGHT OF THE BUILDING IS 12.450 M.
2. SITE PLAN AND KEY PLAN AS PER SITE.
3. THE WIDTH OF THE ABUTTING ROAD HAS BEEN MEASURED AND VERIFIED BY ME AND FOUND ON EASTERN SIDE IS 3.650 M WIDE K.M.C BLACK TOP ROAD.
4. PLOT IS BEYOND 500 M FROM CENTER LINE OF E.M BY-PASS.

AVIJIT MAJUMDAR, L.B.S NO - 1505 / I
NAME OF THE L.B.S

**DECLARATION OF STRUCTURAL ENGINEER**

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION AND SUPER-STRUCTURE OF THE BUILDING WAS MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE 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 TECHNO SOIL, HAVING OFFICE ADDRESS - F-25, C.I.T MARKET, JADAVPUR, KOLKATA - 700032, AND SIGNED BY SMT SWATI MAJUMDAR, B.TECH (CIVIL), A.M.I.E, CHARTERED ENGINEER, G.T.E NO. I / 51 OF K.M.C.

AVIJIT MAJUMDAR, E.S.E NO - 707 / II
NAME OF THE STRUCTURAL ENGINEER

**DECLARATION OF GEO - TECHNICAL ENGINEER**

UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

SWATI MAJUMDAR, G.T.E NO - 51 / I (K.M.C)
NAME OF THE GEO-TECHNICAL ENGINEER

# PLAN OF PROPOSED G + III STORIED RESIDENTIAL BUILDING AT PREMISES NO. 31,PURBACHAL MAIN ROAD, U/S 393 A OF K.M.C ACT 1980 AS PER BUILDING RULE 2009, IN WARD NO. 106, BOROUGH NO. XII, UNDER THE KOLKATA MUNICIPAL CORPORATION, KOLKATA - 700078, J.L. NO. 19, TOUZI NO. 155, R.S. NO. 2, R.S DAG NO. 1764, R.S KHATIAN NO. 994, L.R KHATIAN NO. 3113, MOUZA - GARFA, P.S - GARFA