

PROJECT:
PLAN OF A PROPOSED G+FOUR STORIED RESIDENTIAL
BUILDING AT PREMISES NO.-: 51/1, NETAJI SUBHASH ROAD,
WARD NO.-: 131, BOROUGH NO.-: XIV, UNDER K.M.C.(S.S.UNIT)
U/S 393A, OF K.M.C ACT-1980 COMPLYING K.M.C. BUILDING RULE- 2009.

OWNER(S) :- SRI. ATISH KUMAR CHATTOPADHYAY AND
SRI. ANIRUDDHA CHATTERJEE

TITLE:-

FLOOR PLANS, SECTIONS AND ELEVATION.

SPECIFICATIONS & NOTES:-

GRADE OF CONCRETE-M 20 & STEEL Fe 500
PROPORTION OF MORTAR FOR 200 OR 250 TH. B/W-1:6
PROPORTION OF MORTAR FOR 125 & 75 TH. B/W-1:4
MIX. PROPORTION OF MORTAR D.P.C.-1:2:4
MIX. PROPORTION OF MORTAR FOR L.T-2:2:7
ALL DIMENSIONS ARE IN M.M
SCALE-1:100, OTHERWISE MENTIONED
ALL 125 TH. CUP BOARD WALL IS R.C.C. WALL.

OWNER/APPLICANT DECLARATION

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I / WE SHALL ENGAGE L.B.S & E.S.E DURING CONSTRUCTION I / WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER B.S PLAN). KMC AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE,THE KMC AUTHORITY WILL REVOKE THE SANCTION PLAN. 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.

SRI. SAMBUNATH CHATTERJEE
PROPRIETOR OF SUSHAMA C.A. OF
SRI. ATISH KUMAR CHATTOPADHYAY AND
SRI. ANIRUDDHA CHATTERJEE
NAME OF THE APPLICANT / OWNER

L.B.S. DECLARATION

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KMC 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 DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G.R. & SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

MONOJ KUMAR BHATTACHARJEE
(L.B.S NO.- 1267 CLASS- I)
NAME OF L.B.S.

E.S.E. & G.T.E. DECLARATION.

I/WE DO HEREBY UNDERTAKE THAT I/WE SHALL CARRY OUT SOIL INVESTIGATION AFTER DEMOLISHING THE EXISTING STRUCTURE AND DESIGN THE FOUNDATION AND ALL STRUCTURAL ELEMENTS AS PER RELEVANT I.S CODE OF PRACTICE & NATIONAL BUILDING CODE BEFORE COMMENCEMENT OF THE WORK. THE WORK WILL BE EXECUTED STRICTLY AS PER STRUCTURAL DESIGN AND DRAWING AND THE SAME WILL BE SUPERVISED BY ME/US DURING CONSTRUCTION WORK. I/WE WILL SUBMIT THE STRUCTURAL DESIGN CALCULATION, STRUCTURAL DRAWING, SOIL TEST REPORT ETC. AT THE TIME OF PLINTH LEVEL APPLICATION. I/WE DO HEREBY ALSO UNDERTAKE THAT DURING EXECUTION OF THE WORK ALL PRECAUTIONARY MEASURES WILL BE TAKEN BY ME / US IN RESPECT OF SAFETY AND STABILITY OF THE ADJOINING STRUCTURE AND PROPERTIES.

BHASKAR ROY
(E.S.E. - 143 / I)
NAME OF THE E.S.E.

BHASKAR ROY
(G.T.E. - 2 / II)
NAME OF THE G.T.E.

STATEMENT OF THE PLAN PROPOSAL

PART - A:- ASSESSEE NO:- 41-131-11-0564-8

DET. OF DEED :-

BOOK NO.- I
VOLUME NO.-> 1607-2017
PAGE FROM-> 70786 TO 70809
DEED NO.-> 160702288
DATE -> 28/03/2017
A.D.S.R. BEHALA

DET. OF BOUNDARY DECL:-

BOOK NO.- I
VOLUME NO.-> 1602-2024
PAGE FROM-> 222555 TO 222565
DEED NO.-> 160207006
DATE -> 15/05/2024
D.S.R. - II SOUTH 24 PARGANAS

DET. OF NON EVICTION OF TENANT:-

BOOK NO.- I
VOLUME NO.-> 1602-2024
PAGE FROM-> 222534 TO 222543
DEED NO.-> 160207005
DATE- 15/05/2024
D.S.R. - II SOUTH 24 PARGANAS

DET. OF STRIP OF LAND :-

BOOK NO.- I
VOLUME NO.-> 1602-2024
PAGE FROM-> 222566 TO 222576
DEED NO.-> 160207007
DATE- 15/05/2024
D.S.R. - II SOUTH 24 PARGANAS

DET. OF POWER OF ATTORNEY:-

BOOK NO.- I
VOLUME NO.-> 1602-2024
PAGE FROM-> 128582 TO 128596
DEED NO.-> 160203871
DATE -> 20/03/2024
D.S.R. - II SOUTH 24 PARGANAS

AREA OF PLOT:-

AS PER DEED
05 K.14 CH.27 SFT.(395.485 SQM.)
AS PER BOUNDARY DECL. >
05 K.15 CH.27.123 SFT. (399.677 SQM.)

PART - B

- 1) PERMISSIBLE GROUND COVERAGE = 211.521 SQM (53.484%)
2) PROPOSED GROUND COVERAGE = 179.247 SQM (45.323%)
3) HEIGHT OF THE BUILDING- 15.425M. 5) OVER HEAD WATER TANK AREA = 4.658 SQM.
4) STAIR COVER AREA = 16.733 SQM. 6) LIFT MACHINE ROOM AREA (INCLUDING STAIR) = 14.813 SQM.
7) PROPOSED FLOOR AREA

FLOOR	COVERED AREA (SQM.)	NET FLOOR AREA (SQM.)	NET GROUND AREA (SQM.)	EXEMPTED AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA (SQM.)
GR.FL.	162.844	---	162.844	(13.128-438) =12.69	3.0	147.154	
1ST. FL.	179.247	0.438	2.144	(13.128-438) =12.69	3.0	160.975	
2ND. FL.	179.247	0.438	2.144	(13.128-438) =12.69	3.0	160.975	
3RD. FL.	179.247	0.438	2.144	(13.128-438) =12.69	3.0	160.975	
4TH. FL.	179.247	0.438	2.144	(13.128-438) =12.69	3.0	160.975	
TOTAL	879.832	1.752	8.576	63.45	15.0	791.054	

- 8) PERMISSIBLE F.A.R. :- 1.75
PROPOSED F.A.R. :- (791.054 - 100) / 395.485 = 1.747
9) CAR PARKING AREA = 100.612 SQM.
10) REQUIRED CAR PARKING - 04 NOS. PROPOSED CAR PARKING - 05 NOS.
11) TOTAL CUP BOARD AREA = 21.313 SQM.
12) SHOP:- COVERED AREA= 35.001 SQM.
CARPET AREA= 29.831 SQM.
13) TREE COVER:- REQUIRED = 8.69 SQM. (2.174%)
PROVIDE = 12.778 SQM.(3.197%)

14) TENEMENTS CALCULATION

FLAT MKD.	TENAMENT AREA	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQ. CAR PARKING
"A"	81.021 SQM.	11.959 SQM.	92.98 SQM.	04	RESIDENTIAL
"B"	78.864 SQM.	11.635 SQM.	90.499 SQM.	04	RESIDENTIAL

SPACE FOR K.M.C. USES

B.P. NO. - 2024140099 DATE:- 04.07.2024 VALID UP TO:- 03.07.2029

DIGITAL SIGNATURE OF A.E.

DIGITAL SIGNATURE OF E.E.

CONSULTANT

CONSOL
CONSTRUCTIONAL SOLUTION PROVIDER
WWW.CONSOLKOLKATA.COM

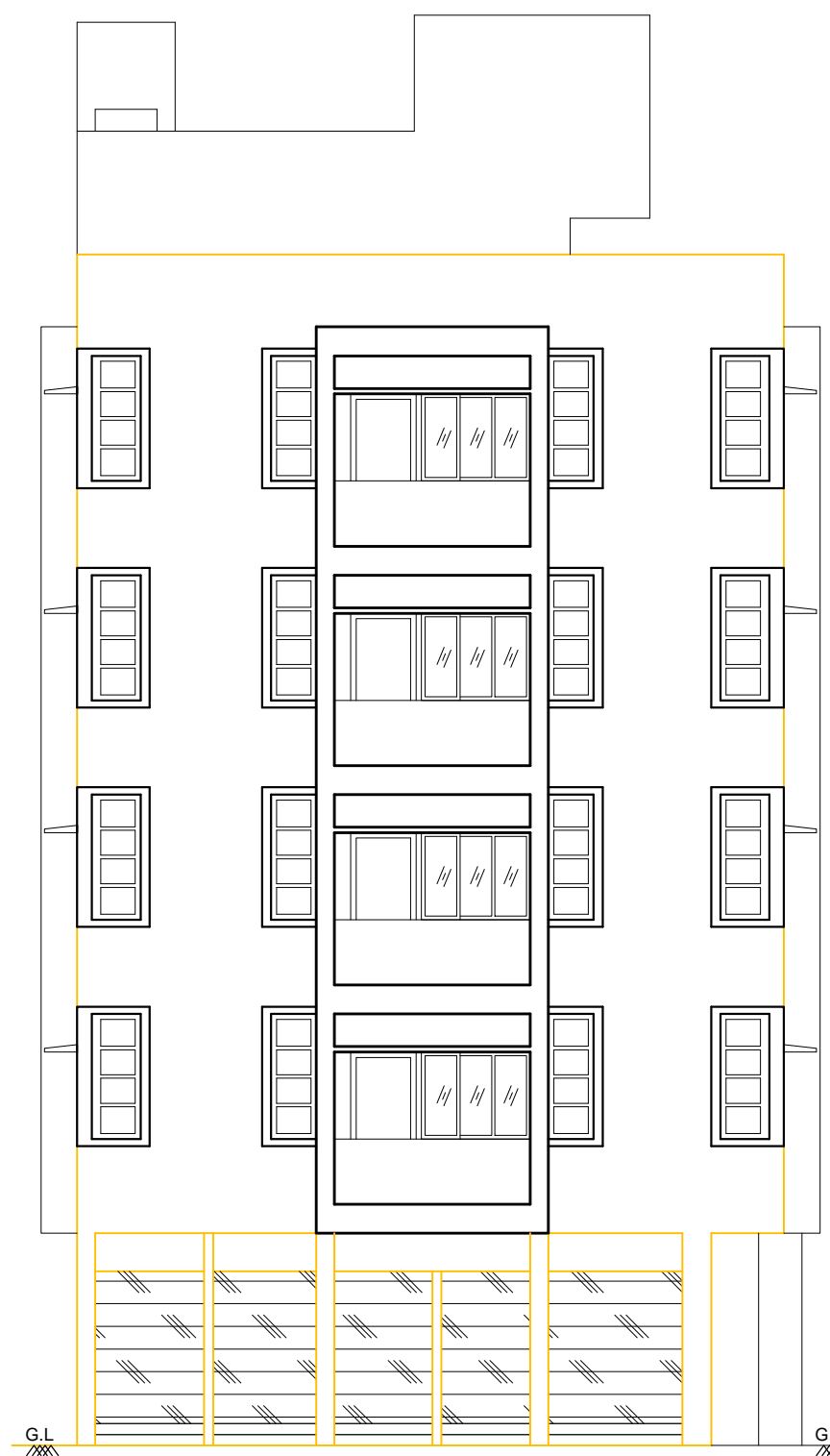
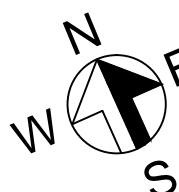
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DEBASREE DAS

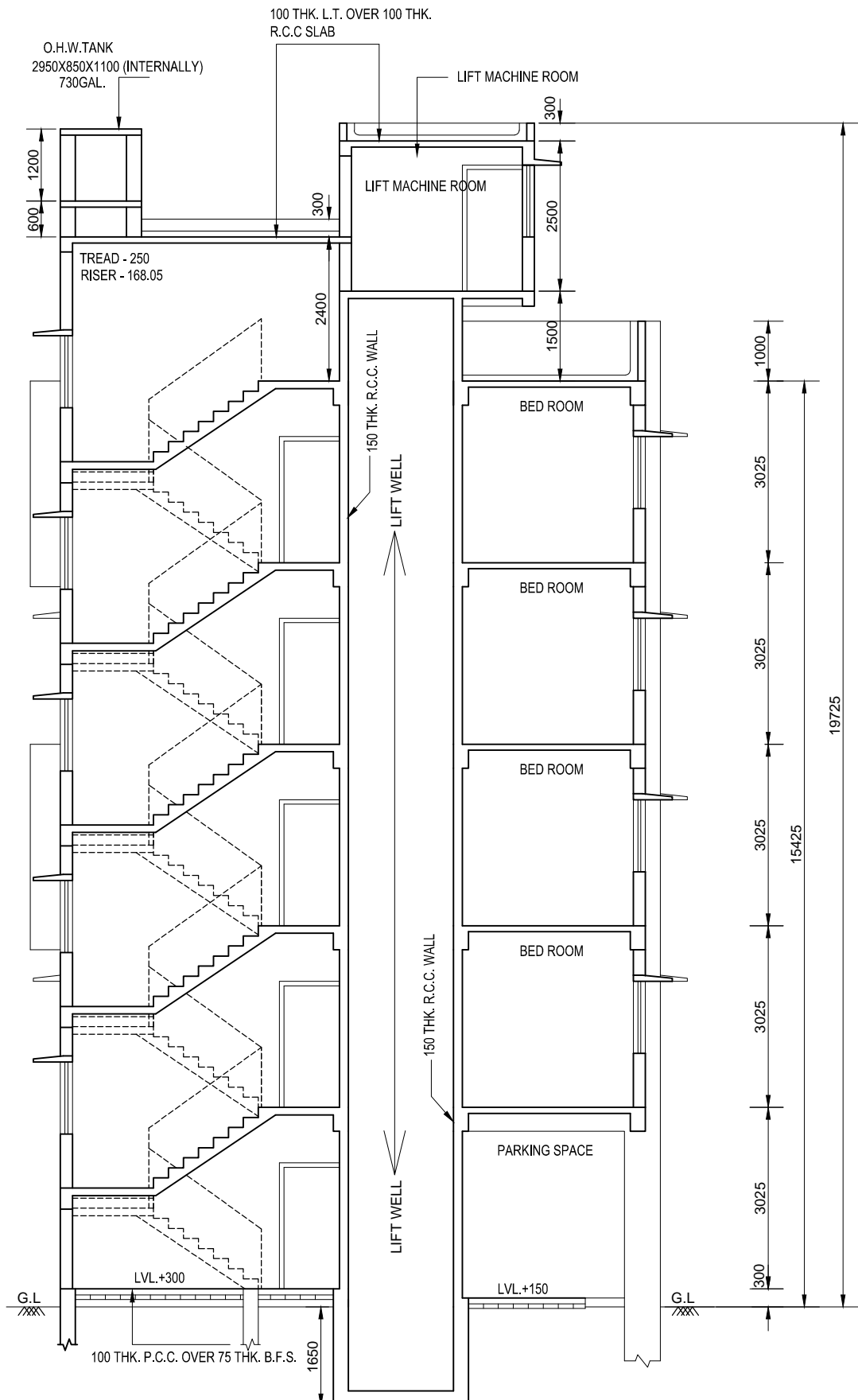
CHECKED BY:-

SK. ZAKIR ALI

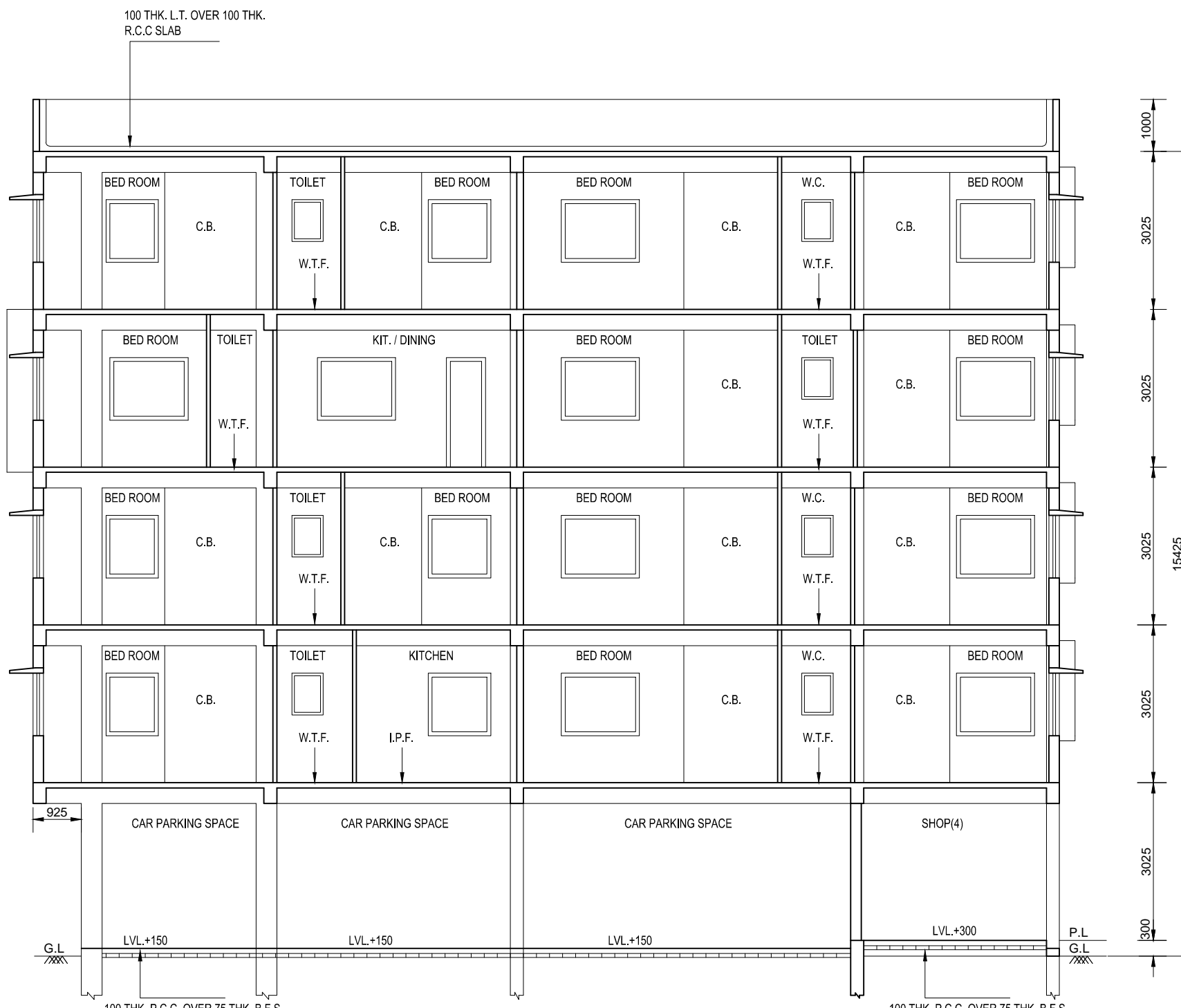
SHEET NO.-: ARC./02



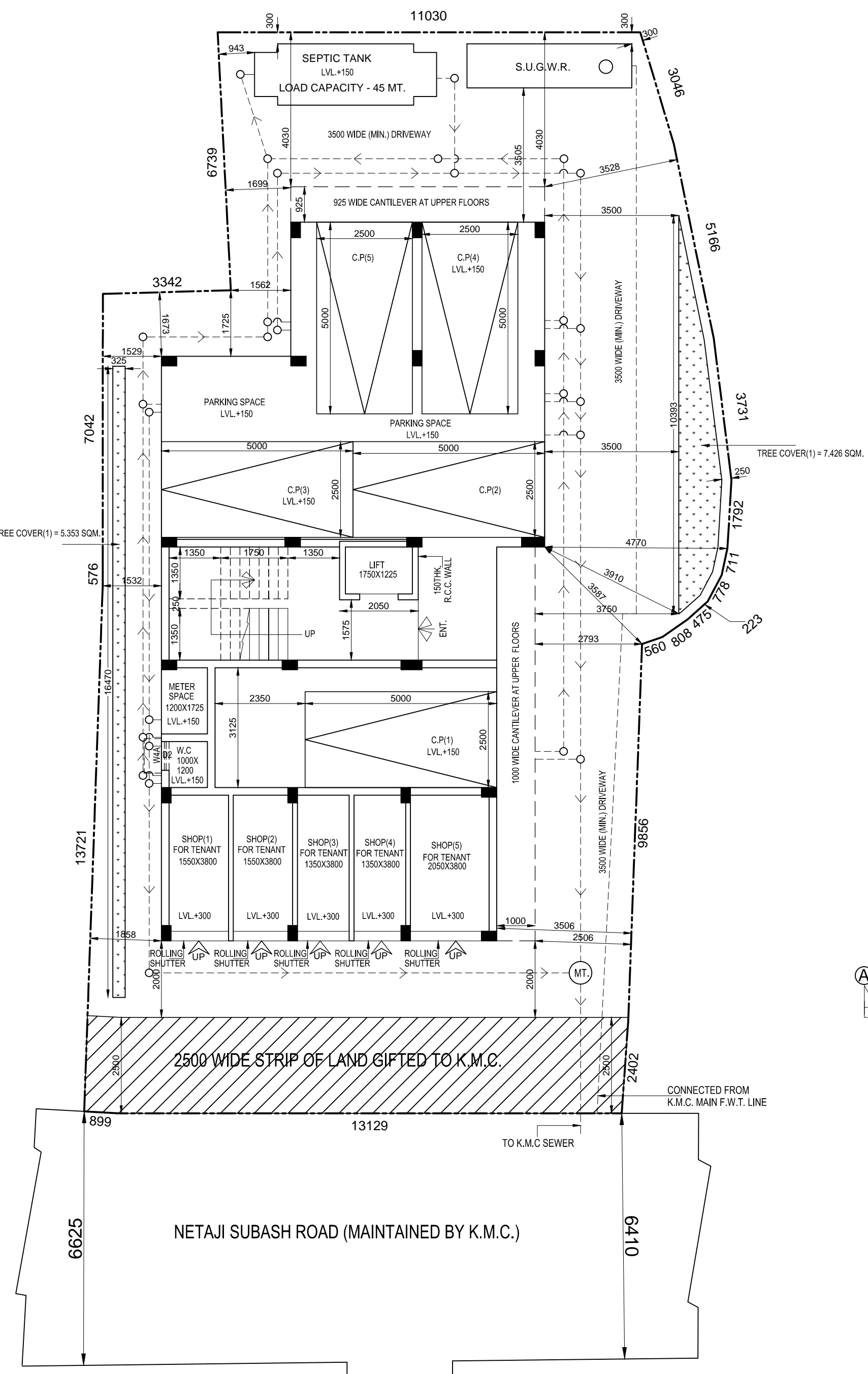
FRONT ELEVATION
SCALE:1:100



SECTION AT - A-A
SCALE:1:100

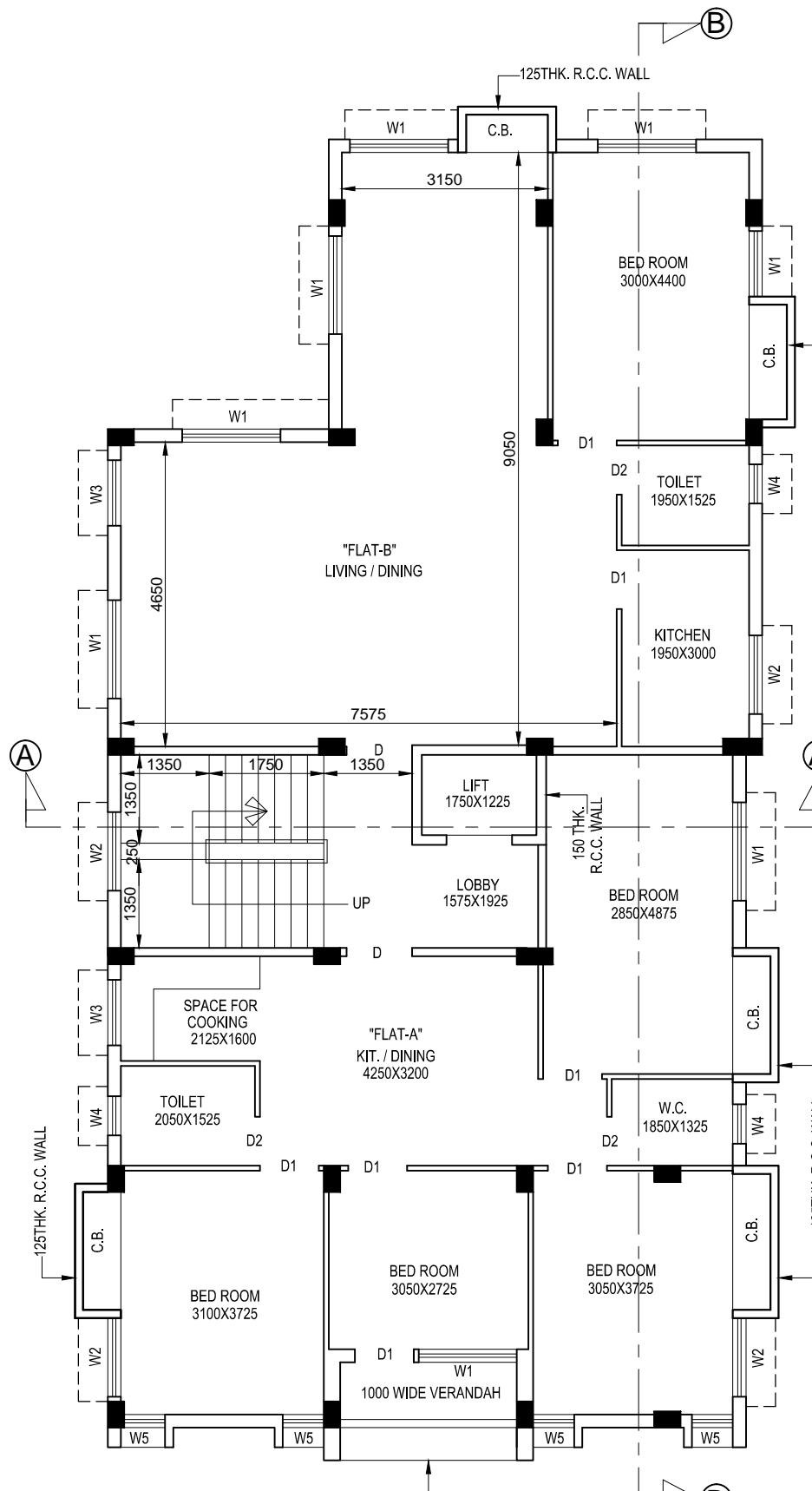


SECTION AT - B-B
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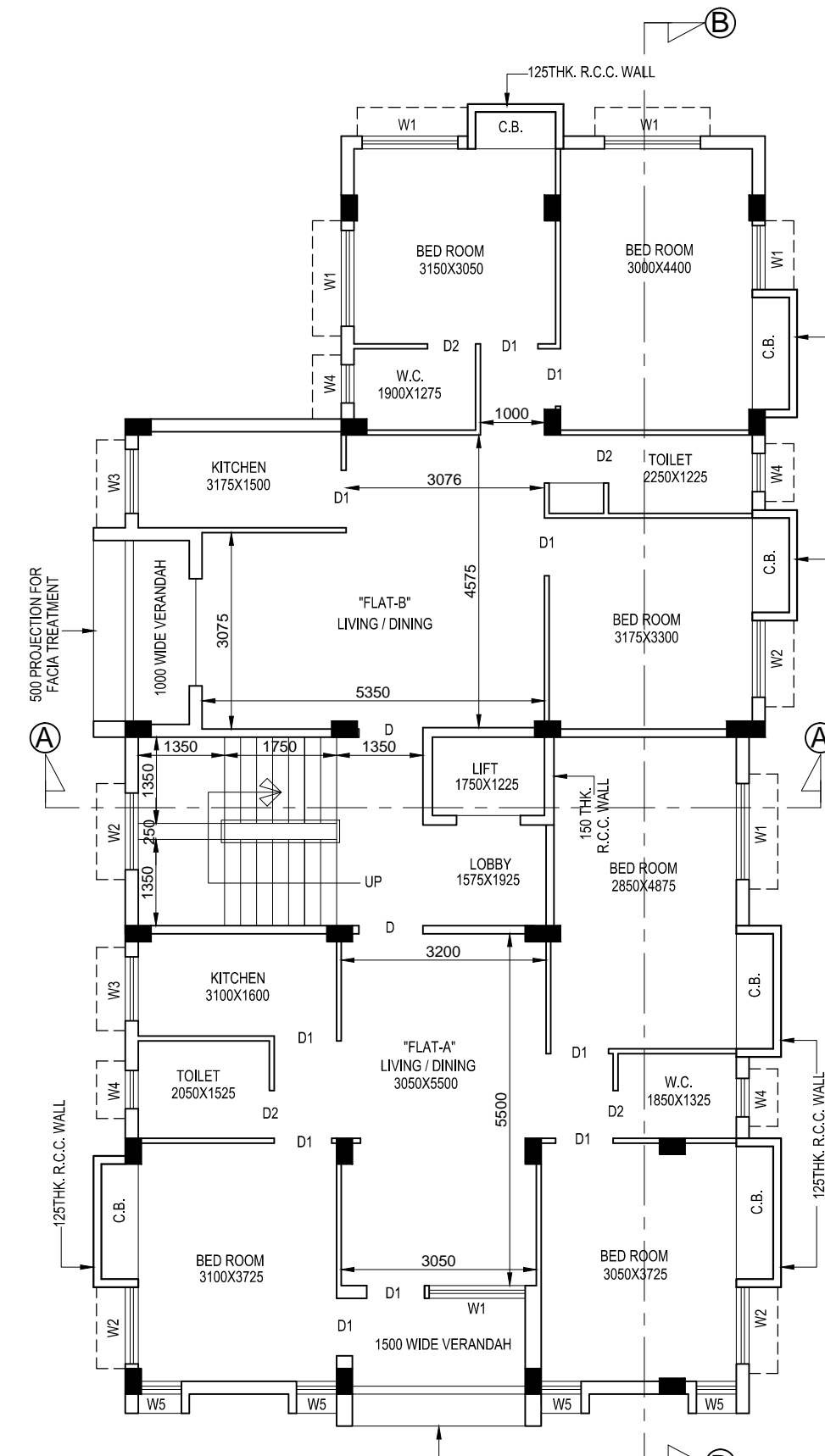


GROUND FLOOR PLAN
SCALE:1:100

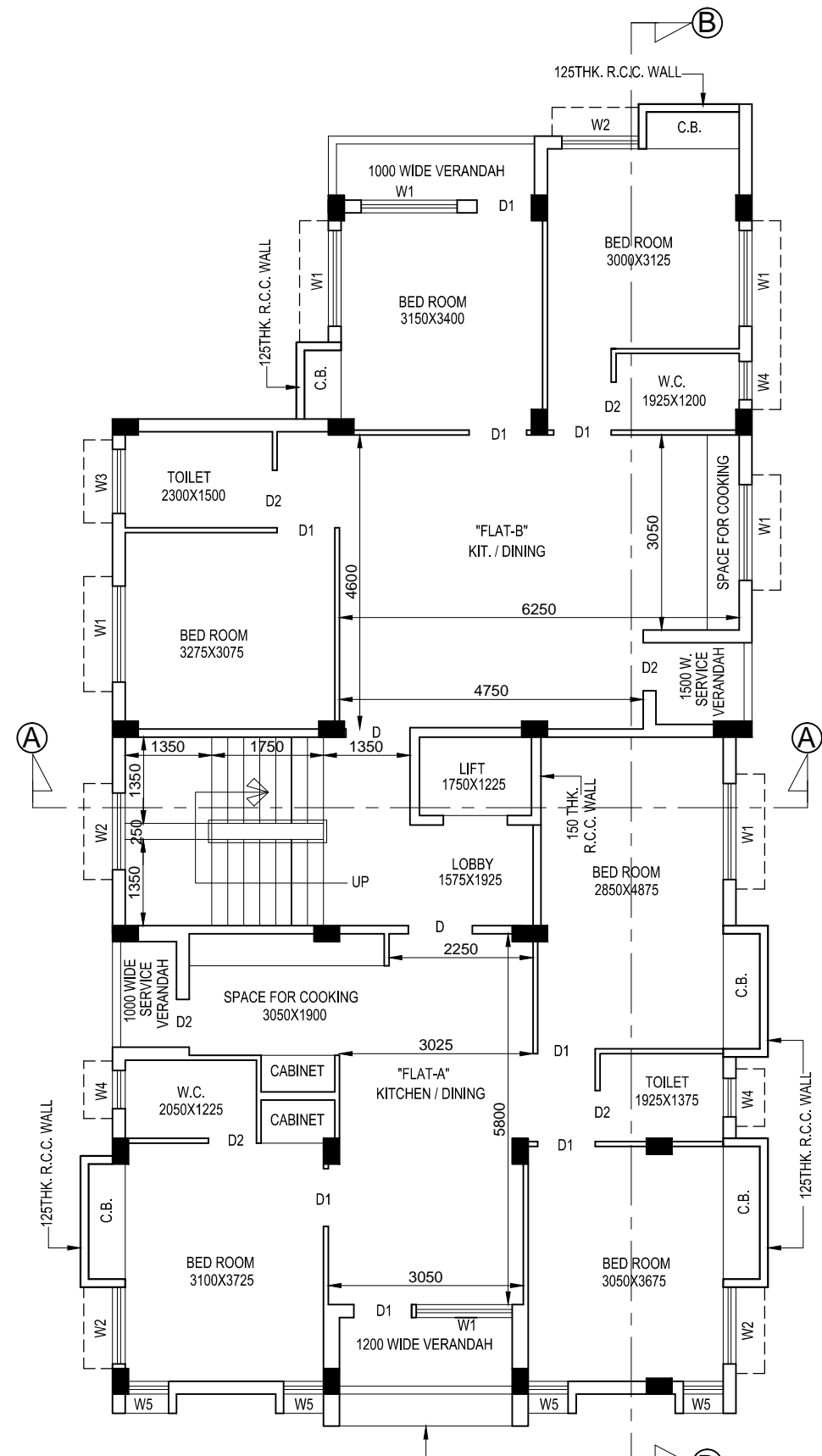
MRD.	WIDTH	HEIGHT	MRD.	WIDTH	HEIGHT
W1	1500	1200	D1	1000	2100
W2	1500	1200	D2	900	2100
W3	1000	1200	D2	750	2100
W4	800	800			
W4A	750	ABOVE LINTEL			
W5	825	1725			



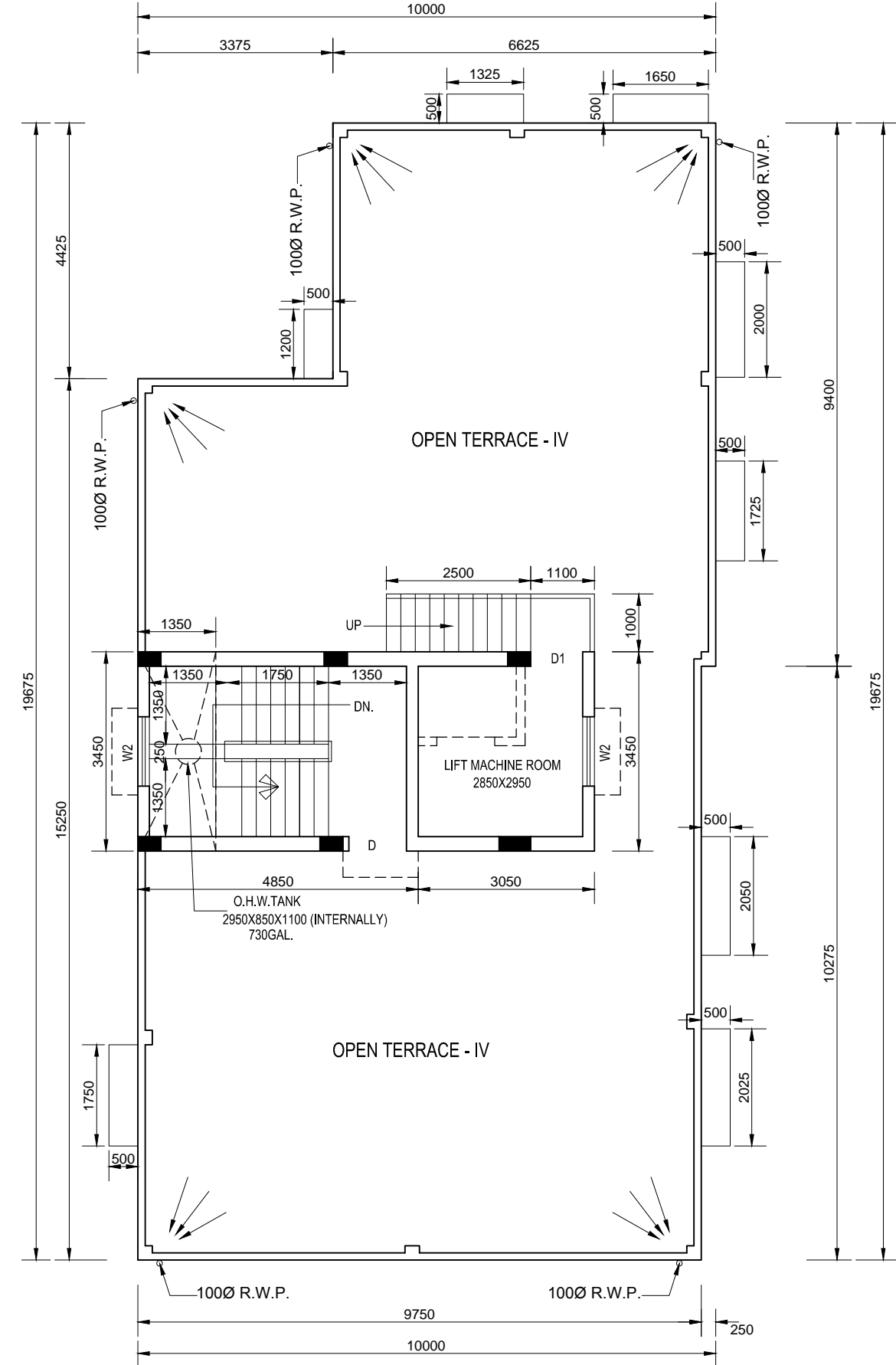
1ST. FLOOR PLAN
SCALE:1:100



2ND & 4TH. FLOOR PLAN
SCALE:1:100



3RD. FLOOR PLAN
SCALE:1:100



ROOF PLAN
SCALE:1:100