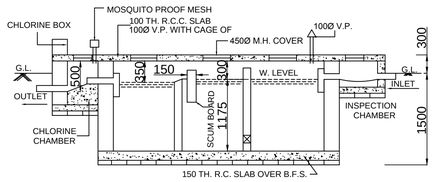
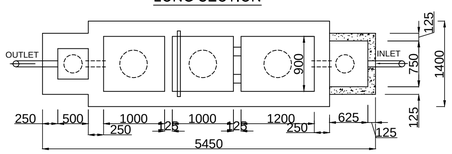
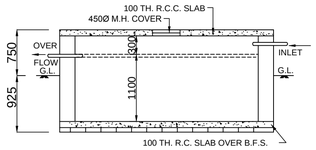
MASTER SHEET



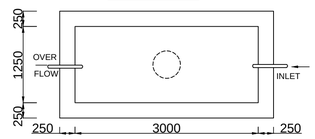
LONG SECTION



DETAILS OF SEPTIC TANK
SCALE :- 1:50
[30 USERS]

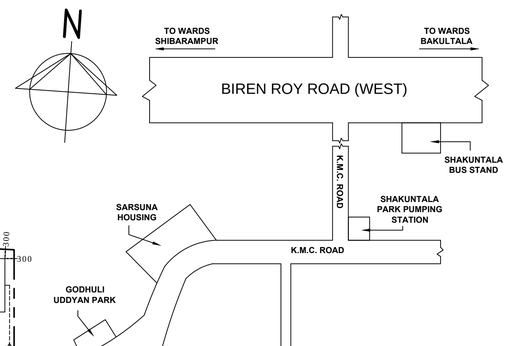


LONG SECTION
SCALE :- 1:50

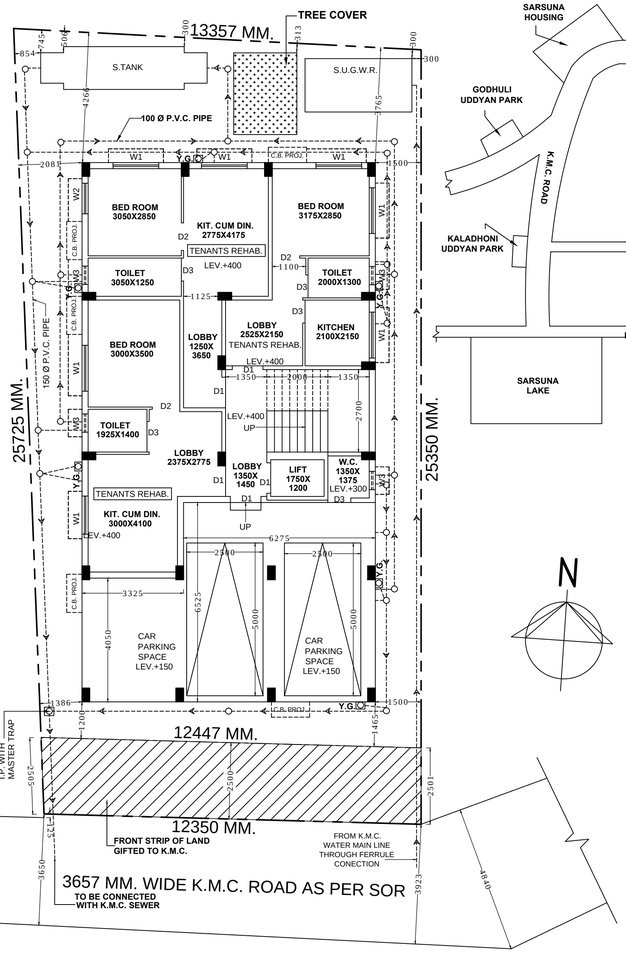


DETAILS OF S.U.W.R.
(900 GALLONS)

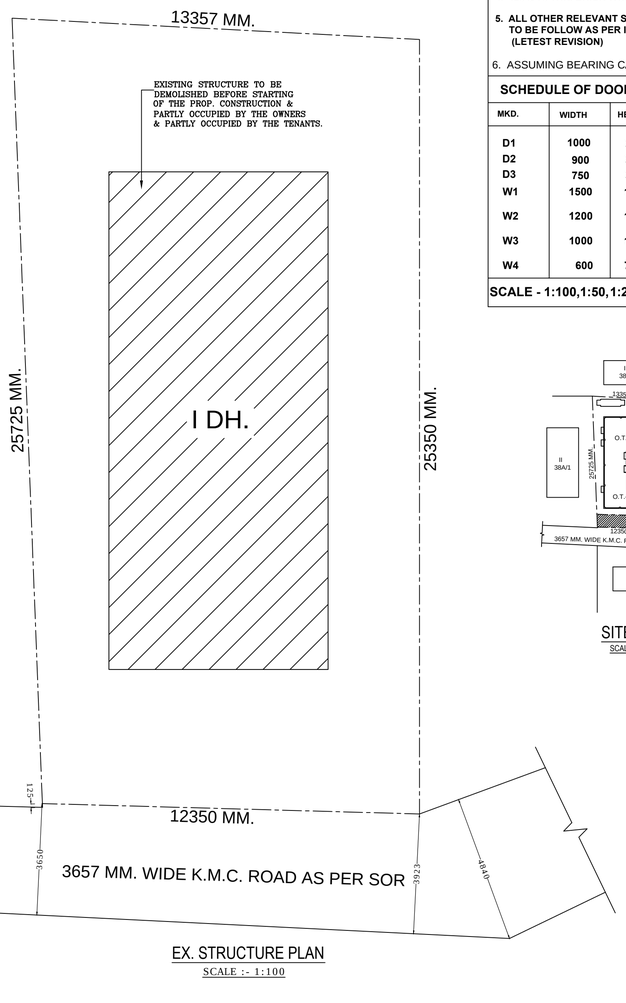
THE DEPTH OF SEPTIC TANK & S.U.W.R. SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.



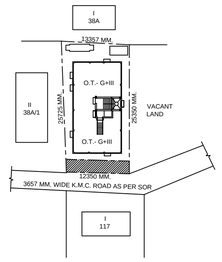
LOCATION PLAN
SCALE :1 : 4000



GROUND FLOOR PLAN
SCALE:-1:100



EX. STRUCTURE PLAN
SCALE :- 1:100



SITE PLAN
SCALE = 1:600

SPECIFICATION

1. GRADE OF CONCREATE M20.
2. GRADE OF STEEL FE - 500.
3. 200 THK. BRICK WORK WALL IN C.M. 6:1.
4. 125 & 75 THK. BRICK WORK WALL IN C.M. 4:1.
5. ALL OTHER RELEVANT SPECIFICATION IS TO BE FOLLOW AS PER I.S. CODE 456 & N.B.C. (LETEST REVISION)
6. ASSUMING BEARING CAPACITY OF SOIL 7 t /SQM.

SCHEDULE OF DOOR & WINDOWS

MKD.	WIDTH	HEIGHT	TYPE
D1	1000	2100	PANELLED
D2	900	2100	DO
D3	750	2100	DO
W1	1500	1200	GLAZED
W2	1200	1200	DO
W3	1000	1200	DO
W4	600	700	DO

SCALE - 1:100,1:50,1:200, 1:600,1:4000

PLAN FOR PROPOSED G+III STORIED RESIDENTIAL BUILDING AT PREMISES NO.- 37A, RAM NARAYAN MUKHERJEE ROAD, WARD NO. - 127, BOROUGH NO. - XIV, U/ S. 393 (A). OF K.M.C. ACT. 1980. ALONG WITH THE K.M.C. BUILDING RULE 2009.

NAME OF OWNERS - **RAJIB MUKHERJEE & CHANDRANI (MUKHERJEE) BANERJEE**

STATEMENT OF THE PLAN PROPOSAL

A.

1. ASSESSEE NO - 41-127-14-0339-6
2. DETAILS OF REGISTERED DEED.
a) DEED NO - 09331, b) VOL. NO - 25
c) BOOK NO - I d) YEAR/DATE - 29/09/2011
e) PAGES - 5478 TO 5493, f) A.D.S.R. - BEHALA
3. DETAILS OF REGISTERED POWER OF ATTORNEY
a) DEED NO - 160706454 b) VOL. NO - 1607-2022
c) BOOK NO - I d) YEAR/DATE - 11/05/2022
e) PAGES - 214363 TO 214380 f) A.D.S.R. - BEHALA
4. DETAILS OF REGISTERED BOUNDARY DECL.
a) DEED NO - 160712587 b) VOL. NO - 1607-2022
c) BOOK NO - I d) YEAR/DATE - 19/09/2022
e) PAGES - 386244 TO 386256 f) A.D.S.R. - BEHALA
5. DETAILS OF REGISTERED FRONT GIFT
a) DEED NO - 160712589 b) VOL. NO - 1607-2022
c) BOOK NO - I d) YEAR/DATE - 19/09/2022
e) PAGES - 386268 TO 386281 f) A.D.S.R. - BEHALA
6. DETAILS OF REGISTERED NON - EVICTION OF TENANT-
a) DEED NO - 160712588 b) VOL. NO - 1607-2022
c) BOOK NO - I d) YEAR/DATE - 19/09/2022
e) PAGES - 386257 TO 386267 f) A.D.S.R. - BEHALA
7. AREA OF LAND - (As Per Deed & B.L.& L.R.O) = 327.573 SQ.M. (04 K.- 14 CH.-16 SQ.FT.)
8. AREA OF LAND - (As per Physical measurement) = 327.573 SQ.M. (04 K.- 14 CH.-16 SQ.FT.)
9. NO OF TENAMENT S - 15 NOS.
10. NO. OF STORIED = G+III
11. SIZE OF TENAMENT - BELOW 50 SQ.M. = 9 NOS.
50 TO 75 SQ.M. = 6 NOS.

1. GROUND COVERAGE -
(a) PERMISSIBLE - 182.615 SQ.M. (55.748%)
(b) PROPOSED - 169.440 SQ.M. (51.726%)
2. F.A.R.
PERMISSIBLE - 1.75
PROPOSED - 1.718
3. PRO. GROUND FLOOR AREA = 169.440 SQ.M.
4. PRO. FIRST FLOOR AREA = 169.440 - 2.1 = 167.34 SQ.M.
5. PRO. SECOND FLOOR AREA = 169.440 - 2.1 = 167.34 SQ.M.
6. PRO. THIRD FLOOR AREA = 169.440 - 2.1 = 167.34 SQ.M.
7. GROSS TOTAL FLOOR AREA = 671.46 SQ.M. (INCLUDING EXEMPTED AREA IN THIS RULE)
8. EXEMPTED AREA = (50.76 stair +7.832 lift lobby) = 58.592 SQ.M.
9. PRO. TOTAL FLOOR AREA = 612.868 SQ.M. (EXCLUDING EXEMPTED AREA IN THIS RULE)
10. OVER HEAD TANK AREA = 6.400 SQM.
11. STAIR HEAD ROOM AREA = 16.480 SQM.
12. LIFT WELL AREA = 2.1 SQ.M.
13. LIFT MACHINE ROOM WITH STAIR AREA - 9.639 SQ.M.
14. CAR PARKING REQD. = 2 NOS.
15. CAR PARKING PROVIDED = 2 NOS.
16. CAR PARKING AREA = 53.329 SQ.M.
17. FRONTAGE OF THE PLOT = 12.350 M.
18. HEIGHT OF THE BUILDING = 12.5 M.
19. DEPTH OF THE BUILDING = 17.650 M.
20. ABUTTING ROAD WIDTH = 3.650 M.
21. AREA OF C.B. = 9.375 SQ.M.
22. AREA OF TREE COVER (REQUIRED) = 5.500 SQ.M. (1.679%)
23. AREA OF TREE COVER (PROVIDED) = 5.528 SQ.M. (1.688%)

DECLARATION OF ARCHITECT

CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009. AS AMMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING WIDTH OF ABUTTING 3650 MM. WD. K.M.C. ROAD CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT AT TANK OR FILLED UP A TANK. THE LAND IS DEMARCATED BY BOUNDED BY BOUNDARY WALL.THE CONSTRUCTION OF SEMI U./G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

SWARAJIT ROY C.A/96/19638
NAME OF ARCHITECT

DECL. OF STRUC. ENGG.

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA (LATEST REVISION) AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

THE STRUCTURAL DESIGN OF PRE. NO. :- 37A, RAM NARAYAN MUKHERJEE ROAD, WARD NO. - 127, HAS BEEN PREPARED BY ME CONSIDERING SOIL INVESTIGATION REPORT BY "ECONOMIC SOIL", 112/6, MAHATMA GANDHI ROAD KOLKATA- 700082 **.**

SUJIT KUMAR SAHA ESE NO.- 404 (II)
NAME OF STRUC. ENGG.

DECLARATION OF GEOTECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SIDE & CARRIED OUT THE SOIL INVESTIGATION THEREIN.IT IS CERTIFIED THE 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.

SUJIT KUMAR SAHA G.T. NO.- 11/II
NAME. OF GEOTECHNICAL ENGINEER

DECL. OF OWNER

I, DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I, SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION. I, SHALL FOLLOW THE INSTRUCTION OF L.B.S. AND E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN) . THE PLOT IS IDENTIFIED BY ME AND DEMARKETED BY BOUNDARY WALL IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE. THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S./E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
THE PLOT HAS BEEN IDENTIFIED BY ME IF ANY DISPUTES ARISES IN FUTURE REGARDING OWNER SHIP THE K.M.C. AUTHORITY WILL NOT LIABLE AND REVOKE THE SANCTION PLAN.

BANI MONDAL, PROPRIETOR OF M/S MAA TARA CONTRACTOR & DEVELOPER & CONSTITUTED ATTORNEY OF RAJIB MUKHERJEE & CHANDRANI BANERJEE
NAME OF OWNERS/C.A.

N.O.C OF A.A.I, ID. NO.- BEHA/EAST/B/091122/697214
DATED - 13/10/2022
PERMISSIBLE TOP ELEVATION HEIGHT - 27.99 M. (AMSL)
SITE ELEVATION (AMSL) - 4.99 M.

Latitude	Longitude
22°28'55.41"N, 22°28'56.19"N,	88°17'21.43"E, 88°17'21.53"E,
22°28'55.35"N, 22°28'56.10"N	88°17'21.92"E, 88°17'21.99"E

FLOOR AREA CALCULATION

Gross Covered Area		Cut out			Net	Exempted Area		Net Floor
Floor	Area	Stair Well	Lift Well	Vertical Shaft	Covered Area (Sqm)	Stair + Stair Lobby	Lift Lobby	Area (Sqm)
Ground	169.440	0.000	0.000	0.000	169.440	12.690	1.958	154.792
First	169.440	0.000	2.100	0.000	167.340	12.690	1.958	152.692
Second	169.440	0.000	2.100	0.000	167.340	12.690	1.958	152.692
Third	169.440	0.000	2.100	0.000	167.340	12.690	1.958	152.692
Total	**677.760**	**0.000**	**6.300**	**0.000**	**671.460**	**50.760**	**7.832**	**612.868**
						58.592		

Permissible FAR =	1.750					
FAR Calculation =	1.718					
[(Net Floor Area (excluding exempted area))/Land area]						
612.868	-	50.000		327.573	=	1.718

TENEMENT CALCULATION

Tenament No	Individual tenament Area (sqm)	Proportionate Tenament Area	Area to be added	Actual Tenament Area (sqm)	Tenament Size <50, 50-75, 75-100	No of Car parking required	Remarks
1	26.854	0.1256	3.373	30.227	< 50		
2	32.447	0.1256	4.076	36.523	< 50		
3	35.245	0.1256	4.427	39.672	< 50		
4	26.854	0.1256	3.373	30.227	< 50		
5	32.447	0.1256	4.076	36.523	< 50		
6	47.275	0.1256	5.939	53.214	50-75		
7	44.959	0.1256	5.648	50.607	50-75		
8	26.854	0.1256	3.373	30.227	< 50		
9	32.447	0.1256	4.076	36.523	< 50		
10	47.275	0.1256	5.939	53.214	50-75		
11	44.959	0.1256	5.648	50.607	50-75		
12	26.854	0.1256	3.373	30.227	< 50		
13	32.447	0.1256	4.076	36.523	< 50		
14	47.275	0.1256	5.939	53.214	50-75		
15	44.959	0.1256	5.648	50.607	50-75		
Total	549.151		68.983	618.134			
							2 IN TOTAL

B.P NO.- 2024140328 DATE - 28.03.2025
VALID UPTO - 27.03.2030

SUMAN GARAI
Digitally signed by SUMAN GARAI
Date: 2025.03.28 15:08:31 +05'30'
DIGITAL SIGNATURE OF A.E.

DIPAK ROY
Digitally signed by DIPAK ROY
Date: 2025.03.28 15:09:15 +05'30'
DIGITAL SIGNATURE OF E.E.