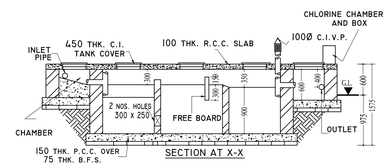
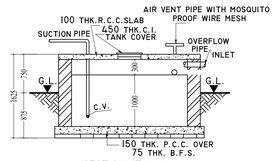


SECTION AT X-X



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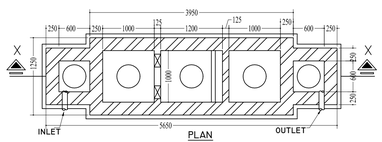
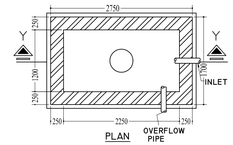


PLAN

DETAILS OF SEPTIC TANK

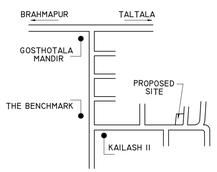
SCALE= 1:50 30 USERS



PLAN

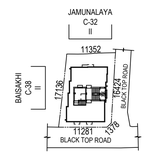
DETAILS OF SEMI U/G WATER RESERVOIR

CAP.= 2700 LTRS. SCALE= 1:50



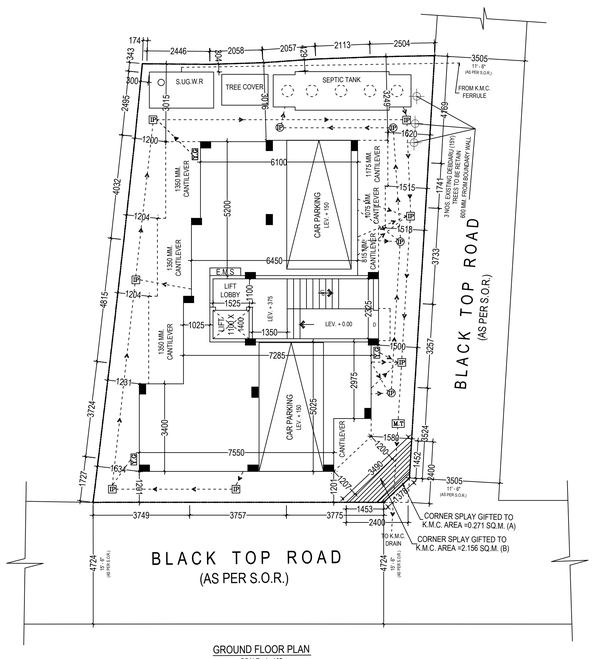
KEY PLAN

(SCALE - 1 : 4000)



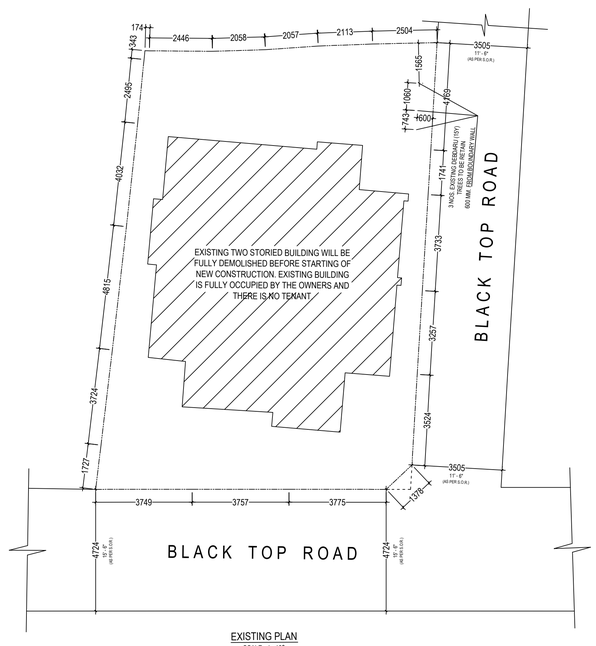
SITE PLAN

(SCALE - 1 : 600)



GROUND FLOOR PLAN

SCALE - 1 : 100



EXISTING PLAN

SCALE - 1 : 100

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

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	22°27'46" N	88°22'27" E	8.0 M
B	22°27'47" N	88°22'28" E	8.0 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.

Sign. of Owner

OM ENTERPRISE
PARTNERS
1. SRI TARUN NASKAR 2. SRI BIDESH MITRA
3. SRI RAMKRISHNA SAHA 4. SRI MAHASIS MAHARAJ
5. SRI SUSHANTA CHOWDHURY
C/A ON BEHALF OF
SRI DIPAK BHATTCHARJEE
Name of the Owner

(SUBRATA KUMAR DAWN)
(LBS NO. 1064/1)
Name of the L.B.S

DECLARATION OF E.S.E.

Certified with full responsibility that the Structural design & drawings of both foundation and superstructure of the building has been made by me, considering all possible loads including seismic load as per the National Building Code of India and certified that it is safe and stable in all respect. The structural design as per soil test done by MAS of 4,Garfa Road, Kolkata-700075, recommended & signed by Geo-Tech Engineer Mr.Kallol Kumar Ghoshal(G.T. / I /49 of K.M.C.). The Soil test report consider for calculation of structural design.

Name of GEO-TECH ENGINEER
KALLOL KUMAR GHOSHAL
G.T. / I / 49 (K.M.C.)

Name of STRUCTURAL ENGINEER
(SUBRATA KUMAR DAWN)
E.S.E. NO. 751/II (K.M.C.)

L.B.S. DECLARATION

Certified with full responsibility that the building plan has been drawn as per the provisions of the KMC Building Rules 2009, as amended from time to time, that the site conditions, including the abutting 4.724 m. (15' - 6") as per S.O.R. Black top road on the Southern side and 3.505 m. (11' - 6") as per S.O.R. Black top road on the Eastern side confirms with that in the plan and it is a buildable site and not a tank or filled up land. The land is Demarcated by Boundary wall. Signature of the Owner is authenticated by me.

Name of L.B.S
(SUBRATA KUMAR DAWN)
(L.B.S. NO. 1064/1)

OWNER'S DECLARATION

We do hereby undertake with full responsibility that-
1. We shall engage L.B.S. & E.S.E. during construction.
2. We shall follow the instruction of L.B.S. & E.S.E. during Construction of the building(as per 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 & septic tank will be under the guidance of L.B.S. / E.S.E. before starting of building foundation work.
6. During inspection plot was identified by me.
7. There is no Court case pending against this premises.

Sign. of Owner

OM ENTERPRISE
PARTNERS
1. SRI TARUN NASKAR 2. SRI BIDESH MITRA
3. SRI RAMKRISHNA SAHA 4. SRI MAHASIS MAHARAJ
5. SRI SUSHANTA CHOWDHURY
C/A ON BEHALF OF
SRI DIPAK BHATTCHARJEE
Name of the Owner

SHEET- MASTER SHEET.dwg 1 OF 2

BUILDING PERMIT NO.- 2025110009
SANCTION DATE - 12.04.2025
VALID UPTO - 11.04.2030

MANISH SARKAR

Digitally signed by MANISH SARKAR
Date: 2025.04.12 14:06:03 +05'30'

DIGITAL SIGNATURE OF ASSISTANT ENGINEER(C)/BLDG./BR-XI

STATEMENT OF PLAN PROPOSAL

A

1. ASSESSEE NO. - 31-111-09-0221-2
2. DETAILS OF REGD. DEED -
   BOOK NO. - I; VOL. NO. - 32; PAGE NO. 138 - 146
   BEING NO. 930, YEAR -1982; DATED 02.02.1982; D.S.R. ALIPORE, SOUTH 24 PARGANAS.
3. DETAILS OF REGD. BOUNDARY DECLARATION -
   BOOK NO. - I; VOL. NO. - 1604-2024; PAGE NO. 345922 - 345936
   BEING NO. 160412117, YEAR -2024; DATED 22.11.2024; D.S.R-IV, SOUTH 24 PARGANAS.
4. DETAILS OF REGD. GIFT FOR CORNER SPLAY -
   i). BOOK NO. - I; VOL. NO. - 1604-2024; PAGE NO. 345937 - 345950
   BEING NO. 160412124, YEAR -2024; DATED 22.11.2024; D.S.R-IV, SOUTH 24 PARGANAS.
   ii). BOOK NO. - I; VOL. NO. - 1604-2025; PAGE NO. 42176 - 42189
   BEING NO. 160401643, YEAR -2025; DATED 19.02.2025; D.S.R-IV, SOUTH 24 PARGANAS.
5. DETAILS OF POWER OF ATTORNEY -
   BOOK NO. - I; VOL. NO. - 1604-2024; PAGE NO. 234808-234827
   BEING NO. 160407667, YEAR -2024; DATED 19.07.2024; DSR-IV, SOUTH 24- PARGANAS.

5. i) AREA OF LAND AS PER DEED - 200.669 SQ.M. (03 KA. 00 CH. 00 SFT.)
ii) AREA OF LAND AS PER BOUNDARY DECLARATION- 200.870 SQM. (03 KA.00 CH.2.165 SFT.)
6. NO. OF TENEMENTS - 06
7. SIZE OF TENEMENT - 50 TO 75 SQM. - 6 NOS.

B

1. AREA OF LAND AS PER DEED - 200.669 SQM.
2. AREA OF CORNER SPLAY - (-)2.427 SQM.
3. NET AREA OF LAND AFTER CORNER SPLAY - 198.242 SQM.
4. PERMISSIBLE GROUND COVERAGE (59.978%) = 120.357 SQM.
5. PROPOSED GROUND COVERAGE (55.495%) = 111.362 SQM.
6. TOTAL COVERED AREA = 425.522 SQM.
7. F. A. R. CONSUMED = 1.722

6. FLOOR AREA STATEMENT

FLOOR	TOTAL COVERED AREA IN m²	DUCT IN m²	ACTUAL FLOOR AREA IN m²	EXEMPTED AREA		NET FLOOR AREA IN m²
				Lift lobby in m²	Stair Well in m²	
GROUND	91.436	0.000	91.436	1.678	10.928	78.830
FIRST	111.362	1.540	109.822	1.678	10.928	97.216
SECOND	111.362	1.540	109.822	1.678	10.928	97.216
THIRD	111.362	1.540	109.822	1.678	10.928	97.216
TOTAL	425.522	4.620	420.902	6.712	43.712	370.478

7. TENAMENT AND CAR PARKING CALCULATION

TENEMENT MARKED	TENEMENT SIZE in m²	Multiplication Factor	ACTUAL TENEMENT AREA INCLUDING PROP: AREA IN m²	No of Tenement	No of Car Required
A1/A2/A3	48.518	1.197	58.076	3	0
B1/B2/B3	47.906	1.197	57.343	3	1
				6	1
				TOTAL	1

8.CALCULATION OF F.A.R

A. NET LAND AREA IN SQ.M	200.669
2. TOTAL REQUIRED CAR PARKING	1
3. TOTAL COVERED CAR PARKING PROVIDED	2
4. TOTAL OPEN CAR PARKING PROVIDED	0
5. PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m²	25
6. ACTUAL CAR PARKING AREA EXEMPTED IN m²	74.570
7.PERMISSABLE F.A.R	1.75
8. PROPOSED F.A.R	1.722

9. A).TOTAL REQUIRED CAR PARKING = 1 NOS
B).TOTAL PROVIDED CAR PARKING = 2 NOS
10. TERRACE AREA = 111.362 SQ.M.
11. PARAPET HEIGHT = 1.200 M.
12. STAIR HEAD ROOM AREA = 13.693 SQ.M.
13. STAIR HEAD ROOM HEIGHT = 2.400 M.
14. OVER HEAD TANK = 4.096 SQ.M
15. OVER HEAD TANK BASE HEIGHT = 0.600 M.

16. AREA OF CUP-BOARD = 8.100 SQ.M.
17. TOTAL COMMON AREA = 57.060 SQ.M.
18. PARKING AREA = 74.570 SQ.M.
19. DEPTH OF THE BUILDING = 12.850M
20. TOTAL GROSS FLOOR AREA INCLUDING EXEMPTED AREA = 450.118 SQ.M.
21. LIFT MACHINE ROOM AREA = 7.423 SQ.M.
22. LIFT MACHINE ROOM STAIR AREA = 2.800 SQ.M.
23. TREE COVER AREA = 2.160 SQ.M.

NOTES

1. UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN MM.
2. 75 TH. 1 st. CLASS B.F.S. IN FOUNDATION AND FLOOR.
3. 200 TH. OUTER WALL WITH (1:6) MORTER AND 75/125 TH. PARTITION WALL WITH (1:4) MORTER.
4. 75MM SCREED CONCRETE WILL BE PROPER WATER PROOFING COMPOUND OVER 100 MM THK. ROOF.
5. ALL CEILING AND R.C.C. PLASTER 12 mmTH. WITH (1:4) MORTER AND ALL WALL PLASTER 12mm TH. WITH (1:6) MORTAR.
6. ALL STEEL GRADE IS Fe 500.
7. ALL CONCRETE GRADE IS M20.
8. ALL SHORTS OF PRECAUTIONERY MEASURES SHOULD BE TAKEN DURING CONSTRUCTION OF SEPTIC TANK AND RESERVOIR.
9. ALL BUILDING MATERIALS WILL BE AS PER I.S. CODE AND N.B.C. RECOMENDATION.
10. MARBLE FLOORING WILL BE PROVIDED.

SCALE - 1 : 100
(UNLESS OTHER WISE NOTED)

PLAN OF PROPOSED G+III STORIED RESIDENTIAL BUILDING OF HEIGHT 12.475 MT. U/S 393A OF K.M.C. ACT 1980 UNDER BUILDING RULE 2009 READ WITH CIRCULAR NO. 07/2019-20 , DATED 23.10.2019 & CIRCULAR NO- 02 OF 2020-21 DATED - 13/06/2020 AT K.M.C. PREMISES NO. 221, GOSTATALA, (PREVIOUSLY REGENT PARK) WARD NO.-111, BOROUGH-XI, P.S.-BANSDRONI, THE KOLKATA MUNICIPAL CORPORATION KOLKATA-700084,

SHEET NO. 1/2