



SCALE - 1 : 100
UNLESS OTHERWISE STATED

DOOR SCHEDULE		WINDOW SCHEDULE	
TYPE	SIZE (BxH)	TYPE	SIZE (BxH)
D1	1000mm X 2100mm	W1	1500mm X 1200mm
D2	900mm X 2100mm	W2	1200mm X 1200mm
D3	750mm X 2100mm	W3	600mm X 600mm
SLDG	1650mm X 2100mm	W4	750mm X 1200mm
C. GATE	1200mm X 2100mm		

NOTES -
1) ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE STATED.
2) ALL SCALES ARE 1:100 UNLESS OTHERWISE STATED.
3) THE DEPTH OF FOUNDATION OF SEPTIC TANK AND SEMI U.G.W.R. WILL NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.
4) ALL SORTS OF PRECAUTIONARY MEASURES WILL BE TAKEN DURING THE CONSTRUCTION OF SEPTIC TANK AND SEMI U.G.W.R.

SPECIFICATIONS -
1) ALL EXTERNAL WALLS ARE 200 MM THICK (1:6) AND INTERNAL WALLS ARE 125 MM & 75 MM THICK (1:4) WITH CEMENT MORTAR.
2) PLASTER ON WALLS AND CEILING WITH CEMENT MORTAR 1:6 AND 1:4 RESPECTIVELY.
3) 75MM THICK SCREED CONCRETE WITH PROPER WATER PROOFING BEARING OVER 100MM THICK ROOF SLAB.
4) ASSUMED BEARING CAPACITY OF SOIL AS PER SOIL TEST REPORT.
5) GRADE OF CONC. = M20 AND GRADE OF STEEL = F8415.
6) CEMENT MORTAR - 1:6 FOR 200 MM THICK B.W. 1:4 FOR 125 MM THICK B.W. AND 1:3 FOR 75 MM THICK BRICKWORK.
7) ALL OTHER WORKS WILL BE AS PER I.S. CODE AND N. B. C. 1984 RECOMMENDATION.
8) MARBLE FLOORING WILL BE PROVIDED.

DECLARATION OF OWNER -
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S./E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S./E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER B.S. PLAN. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FALSE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF SEPTIC TANK AND WATER RESERVOIR WILL BE UNDER THE GUIDANCE OF L.B.S./E.S.E. DURING THE SITE INSPECTION I WAS PHYSICALLY PRESENT AND DULY IDENTIFIED AND CONFIRMED THE SAID PLOT.

DECLARATION OF GEO-TECH ENGINEER -
UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE 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 RESPECTS FROM GEO-TECHNICAL POINT OF VIEW.

DECLARATION OF STRUCTURAL ENGINEER -
THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECTS.

DECLARATION OF L.B.S. -
CERTIFY 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 AND THE SITE CONDITIONS INCLUDING THE WIDTH OF ABUTTING 5.181M WIDE COMMON PASSAGE CONFIRM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK WHICH IS A VACANT LAND. THE LAND IS DEMARCATED BY BOUNDARY WALLS.

DECLARATION OF L.B.S. -
CERTIFY 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 AND THE SITE CONDITIONS INCLUDING THE WIDTH OF ABUTTING 5.181M WIDE COMMON PASSAGE CONFIRM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK WHICH IS A VACANT LAND. THE LAND IS DEMARCATED BY BOUNDARY WALLS.



STATEMENT OF PLAN PROPOSAL	
PART - A	
1) ASSESSEE NO.	31-111-24-0210-3
2) DETAILS OF REGISTERED DEED	BOOK NO. = I, VOLUME NO. = 1605-2015, BEING NO. = 160508104, PAGE = 115438 TO 115460, YEAR = 2015, A.D.S.R. ALIPORE, DT.-07.12.2015.
3) DETAILS OF REGISTERED DEED	BOOK NO. = I, VOLUME NO. = 1605-2016, BEING NO. = 160500567, PAGE = 16646 TO 16667, YEAR = 2016, A.D.S.R. ALIPORE, DT.-01.02.2016.
4) DETAILS OF REGISTERED BOUNDARY DECLARATION	BOOK NO. = I, VOLUME NO. = 1605-2019, BEING NO. = 160504822, PAGE = 164302 TO 164313, YEAR = 2019, A.D.S.R. ALIPORE, DT.-20.08.2019.
5) DETAILS OF REGISTERED COMMON PASSAGE	BOOK NO. = IV, VOLUME NO. = 1605-2020, BEING NO. = 160500150, PAGE = 3294 TO 3304, YEAR = 2020, A.D.S.R. ALIPORE, DT. = 18.02.2020.
5) DETAILS OF BILLRO MUTATION	MEMO NO.-18/MJT/2027/BLLRO/ATM/KASBA/17, DATED-23.05.2017, MEMO NO.-18/MJT/2005/BLLRO/ATM/KASBA/17, DATED-17.10.2017.
6) DETAILS OF BILLRO CONVERSION	MEMO NO.-17/1707/CON/CERTIFICATE/BLLRO/ATM/KASBA/17, DATED-20.02.2019, ASBASTU MEMO NO.-17/5034/CON/CERTIFICATE/BLLRO/ATM/KASBA/17, DATED-18.09.2018, ASBASTU
7) AREA OF LAND -	
A) AS PER TITLE DEED	436.919 M ² (08K - 08 CH - 23 SFT)
B) AS PER BOUNDARY DECLARATION	424.906 M ²
8) ROAD WIDTH	5.181 M
9) PROPOSED HEIGHT OF THE BUILDING	12.40 M
10) NO. OF STORIES	(G + III)
11) SIZE OF TENEMENTS	50 TO 75 M ² - 9 NOS & BELOW 50 M ² - 3 NOS.
PART - B	
1) EFFECTIVE LAND AREA	424.906 M ²
2) PERMISSIBLE GROUND COVERAGE	52.510 % = 223.089 M ²
3) PROPOSED GROUND COVERAGE	51.823 % = 220.194 M ²
4) PERMISSIBLE COVERED AREA	743.585 M ²
6) RELAXATION OF THE AUTHORITY, IF ANY	U/S 406 (1) APPROVED BY E. E. (B) BRO.-XI, DATED 27/02/2020

6. FLOOR AREA STATEMENT						
FLOOR	TOTAL COVERED AREA IN M ²	STAIR WELL IN M ²	LIFT WELL IN M ²	ACTUAL FLOOR AREA IN M ²	EXEMPTED AREA IN M ²	NET FLOOR AREA IN M ²
GROUND	220.194	NIL	NIL	220.194	26.123	192.481
FIRST	220.194	1.418	1.80	216.976	1.59	189.263
SECOND	220.194	1.418	1.80	216.976	1.59	189.263
THIRD	220.194	1.418	1.80	216.976	1.59	189.263
TOTAL	880.776	4.254	5.40	871.122	6.36	760.270

6. TENEMENT AREA					
TENEMENT MARKED	TENEMENT SIZE IN M ²	MULTIPLICATION FACTOR	ACTUAL TENEMENT AREA INCLUDING PROP. AREA IN M ²	No of Tenement	No of Car Required
A, Ai, A2	42.558	1.2701	54.05	3	
B, Bi, B2	35.365	1.2701	44.92	3	
C, Ci, C2	52.176	1.2701	66.27	3	
D, Di, D2	55.716	1.2701	70.76	3	
TOTAL					3

7. CALCULATION OF F.A.R	
NET LAND AREA IN SQ.M	424.906
TOTAL REQUIRED CAR PARKING	03 NOS.
TOTAL COVERED CAR PARKING PROVIDED	04 NOS.
TOTAL OPEN CAR PARKING PROVIDED	NA
PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN M ²	96.964
ACTUAL CAR PARKING AREA EXEMPTED IN M ²	75.000
PERMISSIBLE F.A.R	1.75
PROPOSED F.A.R	1.613
SHOP COVERED AREA IN M ²	66.13
SHOP CARPET AREA IN M ²	59.81

8. STATEMENT OF OTHER AREA				9. CALCULATION OF OTHER FEES	
FLOOR	LOFT M ²	CLOUPARD M ²	LEDGE M ²	STAIR HEAD ROOM AREA	
GR.FL.	0.00	0.00	0.00	LIFT MACHINE ROOM AREA	10.887 M ²
1ST.FL.	5.005	3.545	0.00	OVER HEAD RESERVOIR AREA	12.427 M ²
2ND.FL.	5.005	3.545	0.00	OTHER AREA FOR FEES ONLY FOR CALCULATION	24.337 M ²
3RD.FL.	5.005	3.545	0.00	SERVICE AREA	NIL
TOTAL	15.015	10.635	0.00	LIFT MACHINE ROOM STAIR AREA	2.85 M ²
				RELAXATION OF THE AUTHORITY, IF ANY	NIL

PLAN OF PROPOSED (G + THREE) STORIED RESIDENTIAL BUILDING U/S 393A OF THE K.M.C. ACT. 1980 & BUILDING RULE 2009 AT PREMISES NO.- 77/1, STREAM LAUNDRY, WARD NO. - 111, BOROUGH NO. - XI, P.S. BANDRONI, KOLKATA - 700096, UNDER THE KOLKATA MUNICIPAL CORPORATION.

ASHIM KUMAR MUKHERJEE
Kolkata Municipal Corporation
L.B.S. - 1591/1

SIG. OF L.B.S.
ASHIM KUMAR MUKHERJEE
L.B.S. NO. - 1591/1

ASHIM KUMAR MUKHERJEE
Kolkata Municipal Corporation
L.B.S. - 1591/1

SIG. OF OWNER
APARNA MUKHERJEE

RECEIVED
KOLKATA MUNICIPAL CORPORATION
BUILDING DEPARTMENT

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KOLKATA MUNICIPAL CORPORATION
BUILDING DEPARTMENT



1) Apply water and materials in a stable dump or created condition for temporary installation.
 2) Apply water prior to laying or other earth moving activity to keep the soil moist throughout the project.
 3) Earth works should be kept to a minimum on the work site.
 4) Apply a cover or sheet piling to stabilize and stabilize structures at completion of activity by water and other means and maintain appropriate support equipment and vehicles with appropriate support equipment and vehicles in a stable condition where hoisting, support equipment and vehicles will be used.
 5) Structures should be kept in a stable condition where hoisting, support equipment and vehicles will be used.
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 10) Structures should be kept in a stable condition where hoisting, support equipment and vehicles will be used.

RESIDENTIAL BUILDING

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT UNDESIRABLE BREEDING AS REQUIRED UNDER ACT 19 OF 1961 IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VAIS, BASTMENT CUNING SITES, OPEN RECEPTACLES ETC. MUST BE EMPTIED COMPLETELY TWICE A WEEK.

No rain water pipe should be fixed or discharged on Road or Footpath. Drains should be maintained at the Borough Executive Engineer's Office proceeding with the drainage work.

Design of all Structural Members should conform to Standards specified in the National Building Code of India.

DEVIATION WOULD MEAN DEMOLITION



Non Commencement of Erection will require Fresh Application for Sanction.

Before starting any construction the site must conform with the plans sanctioned and all the conditions as proposed in the plan should be fulfilled. The validity of the written permission to execute the work is subject to the above conditions.

The Building materials that will be stacked on Road/Passage or Foot-path beyond 2.40 meters from the R.M.C. at the cost and risk of the owner.

Plan for Water Supply arrangement including S.E.M.I. & O.T. requirement should be submitted at the office of the Engineer in Charge for Sanction.

A suitable pump has to be provided i.e. pumping unfiltered water for the distribution building in case unfiltered water from street main is not available.

PARTY'S COPY

