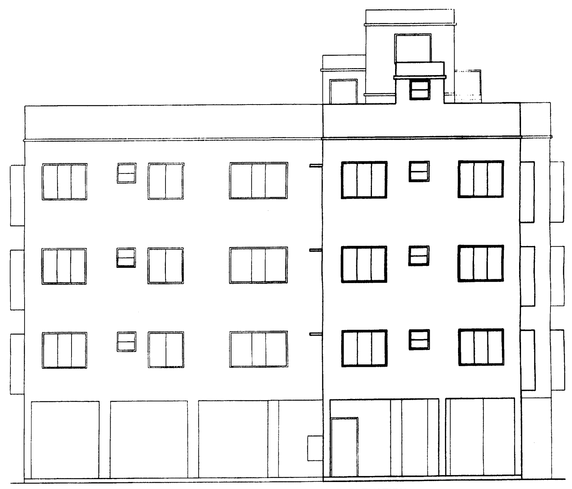
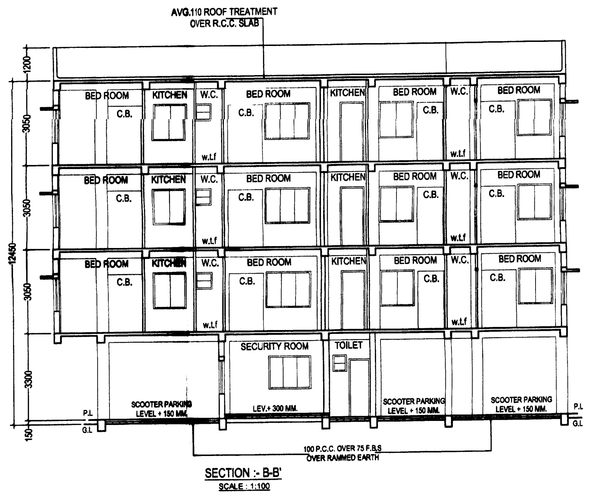
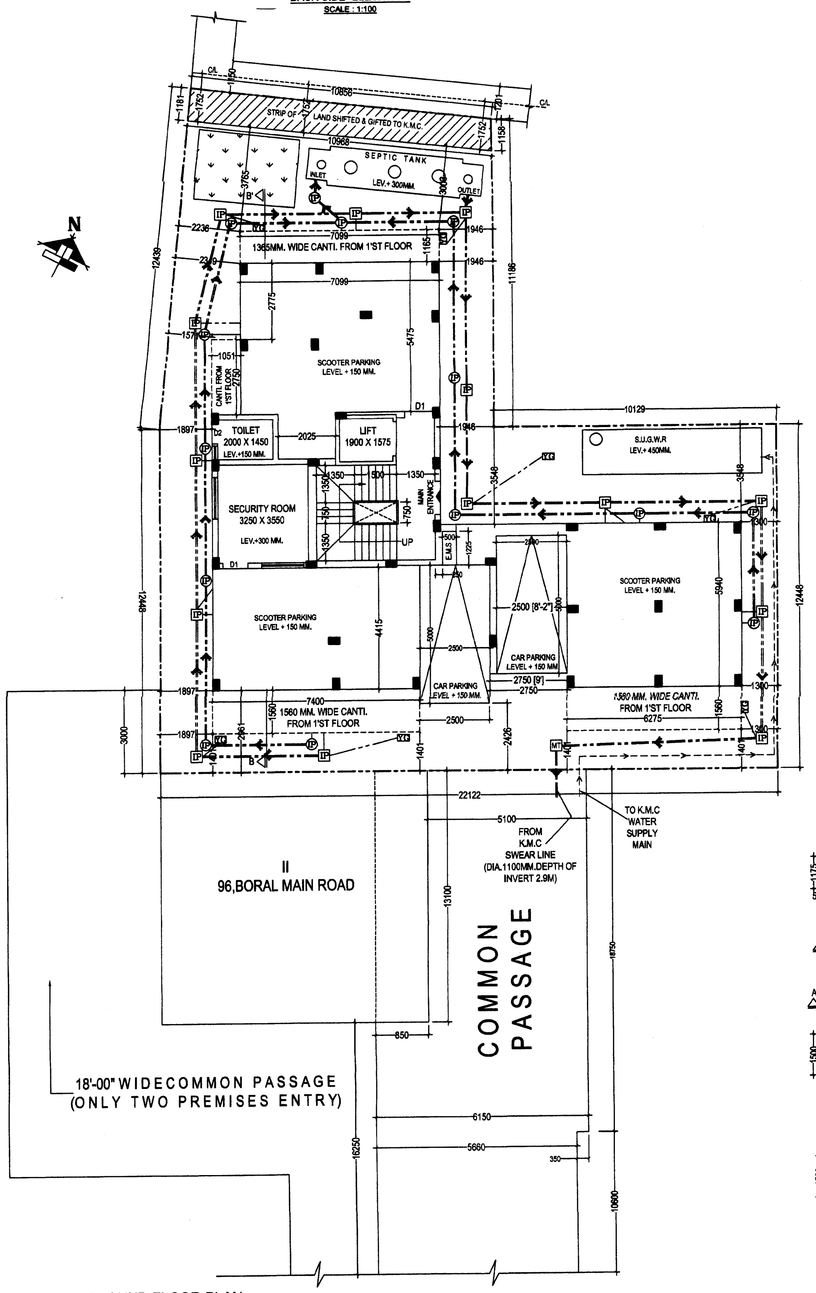


BACK SIDE ELEVATION
SCALE : 1:100

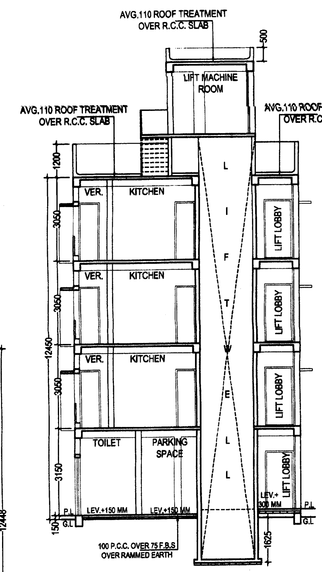
FRONT ELEVATION
SCALE : 1:100



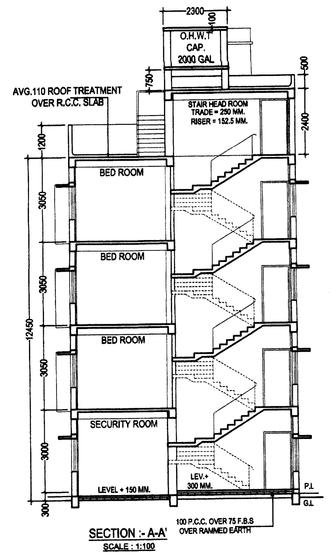
SECTION :- B-B'
SCALE : 1:100



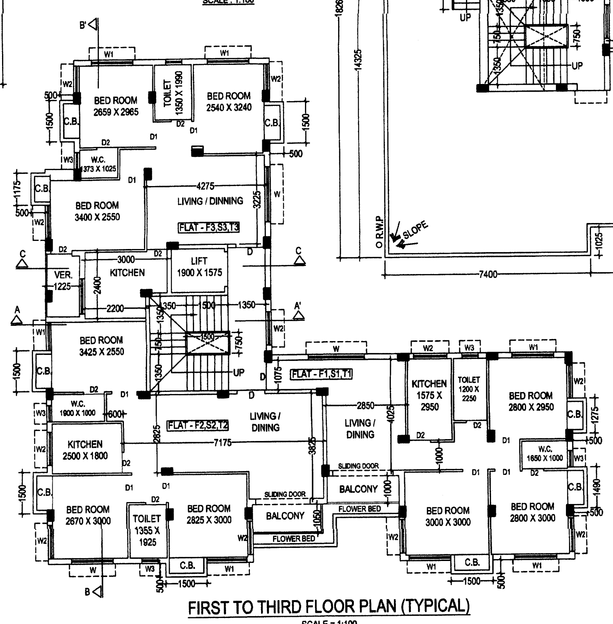
GROUND FLOOR PLAN
SCALE = 1:100



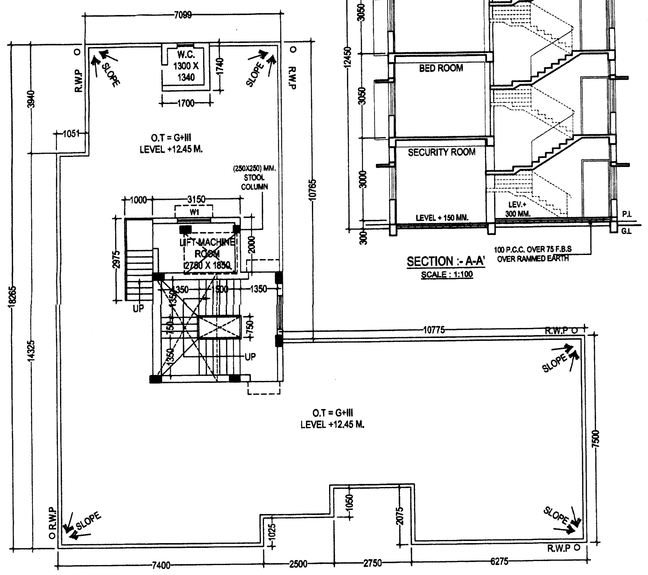
SECTION :- C-C'
SCALE : 1:100



SECTION :- A-A'
SCALE : 1:100



FIRST TO THIRD FLOOR PLAN (TYPICAL)
SCALE = 1:100



ROOF PLAN
SCALE = 1:100

SPECIFICATION

1. UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN M.M.

2. 75 TH. 1 st. CLASS B.F.S. IN FOUNDATION AND FLOOR. 75/125 TH. PARTITION WALL WITH (1:4) SAND CEMENT MORTAR.

3. 200 TH. OUTER WALL WITH (1:6) SAND CEMENT MORTAR.

4. 75MM SCREED CONCRETE WILL BE USING WATER PROOFING COMPOUND OVER 100 MM THK. R.C.C ROOF.

5. ALL CEILING AND R.C.C. PLASTER 12mmTH.WITH(1:4)SAND CEMENT MORTAR AND ALL WALL PLASTER 12mmTH. WITH(1:6)SAND CEMENT MORTAR.

6. ALL STEEL GRADE IS Fe415. 7. ALL CONCRETE GRADE IS M20. AND RESERVOIR.SHOULD BE TAKEN DURING CONSTRUCTION OF SEPTIC TANK.

8. ALL SHORTS OF PRECAUTIONARY MEASURES CODE AND N.B.C. RECOMMENDATION.

9. ALL BUILDING MATERIALS WILL BE AS PER I.S.

10. ALL FLOOR WILL BE PROVIDED MARBLE FINISH.

DECLARATION OF GEO-TECHNICAL 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 & THE FOUNDATION SYSTEM PROPOSED THEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO TECHNICAL POINT OF VIEW.
SOIL TEST HAS BEEN SIGNED BY RUPAK KUMAR BANERJEE G.T NO.- G.T/3 & DONE BY 'TGLOBE TECH' ADDRESS : KUSUMBA SAHA PARA, NARENDRAPUR, KOLKATA - 700 103. THE RECOMMENDATION OF SOIL TEST HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION .

RUPAK KUMAR BANERJEE
B.C.E.,M.E.M.I.G.S.,M.I.E
G.T./ I / 3 OF K.M.C
NAME OF GEO - TECH ENGINEER

DECLARATION OF STRUCTURAL ENGINEER

CERTIFIED WITH FULL RESPONSIBILITY THAT THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE G+III STORIED RESIDENTIAL BUILDING AT PREMISES NO.- 270/1, BORAL MAIN ROAD, WARD NO. 111, BOROUGH NO.- XI, 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.

SOIL TEST HAS BEEN SIGNED BY RUPAK KUMAR BANERJEE OF,G.T.E. (K.M.C.) NO. - G.T / I / 3 DONE 'TECHNO SOIL' ADDRESS : F-25, C.I.T MARKET,,JADAVPUR , KOLKATA - 700 032. THE RECOMMENDATION OF SOIL TEST HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

SAKTI BRATA BHATTACHARYYA
B.E.(CIVIL)
E.S.E. / I / 116 OF K.M.C
NAME OF E.S.E.

DECLARATION OF L.B.S

CERTIFIED WITH FULL RESPONSIBILITY THAT THE G+III STORIED RESIDENTIAL BUILDING PLAN AT PREMISES NO.- 270 / 1, BORAL MAIN ROAD, WARD NO. 111, BOROUGH NO.- XI, HAS BEEN DRAWN AS PER PROVISIONS OF THE KMC BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME THAT THE SITE CONDITIONS, INCLUDING THE ABUTTING 5.1 M. WIDE COMMON PASSAGE AT SOUTHERN SIDE & 1.150 M. WIDE CEMENT CONCRETE ROAD AT NORTHERN SIDE OF THE PREMISES, CONFIRMS WITH THAT IN THE PLAN AND IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND.

SUPARNA GANGULY
L.B.S./ I / 1092 OF K.M.C
NAME OF L.B.S.

OWNER DECLARATION

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT-
1. I SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
2. I 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 CONSTRUCTED UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
6. THE SITE IS PHYSICALLY IDENTIFIED BY ME DURING THE SITE INSPECTION BY K.M.C ENGINEER.
7. THE LAND IS VACANT AND BOUNDED BY BOUNDARY WALL.

1. SRI BIJOY GHOSH, 2. SRI ARNAB DEY
3. SRI ARPAN DEY, 4. SMT MOUMITA DEY.
NAME OF OWNER'S

SCHEDULE OF DOORS &WINDOWS

DOOR MKD	SIZE	WIN MKD	SIZE
D	1000X2100	W	1500X1200
D1	900X2100	W1	1200X1200
D2	750X2100	W2	600X600
		W3	1000X1200

B.P NO. - 2023110162

SANCTION DATE - 19.08.2023

VALID UPTO - 18.08.2028

SUBHASISH DAS
Digitally signed by SUBHASISH DAS
Date: 2023.08.19 12:22:31 +05'30'
DIGITAL SIG. OF THE E.Eng(C)/BLDG/BR-XI

MANISH SARKAR
Digitally signed by MANISH SARKAR
Date: 2023.08.19 12:24:22 +05'30'
DIGITAL SIG. OF THE A.E. (C)/BLDG/BR-XI

STATEMENT OF PLAN PROPOSAL

PART-A

1. ASSESSEE NO.- 31 - 111 - 05 - 1064 - 4
2. NAME OF OWNER - 1. SRI BIJOY GHOSH, 2. SRI ARNAB DEY, 3. SRI ARPAN DEY, 4. SMT MOUMITA DEY.
3. NAME OF APPLICANT - 1. SRI BIJOY GHOSH, 2. SRI ARNAB DEY, 3. SRI ARPAN DEY, 4. SMT MOUMITA DEY.
4. DETAILS OF REGD. DEED :-
   BEING NO. - 02752 ; BOOK NO.- I ; CD VOL. NO.- 13 ; PGS : 343 TO 367
   YEAR - 2010 ; DATED :- 09/04/2010, REGISTER A.D.S.R ALIPORE
5. DETAILS OF REGD. DEED :-
   BEING NO. - 02753 ; BOOK NO. - I ; CD VOL. NO.- 13 ; PGS : 368 TO 395
   YEAR - 2010 ; DATED :- 09/04/2010, REGISTER A.D.S.R ALIPORE
6. DETAILS OF REGD. BOUNDARY DEC. :-
   BEING NO. - 160300251 ; BOOK NO. - I ; VOL. NO.- 1603 - 2023 ; PGS:- 11221 TO 11236;
   YEAR - 2023 ; DATED :- 01/08/2023; REGISTER D.S.R - III 24 PGS (S)
7. DETAILS OF REGD. DEED OF GIFT TO K.M.C (STRIP OF LAND) :-
   BEING NO. - 163001127 ; BOOK NO. - I ; VOL. NO.- 1630 - 2023 ; PGS : 33025 TO 33037;
   YEAR - 2023 ; DATED :- 11/04/2023; REGISTER D.S.R - V 24 PGS (S)
8. DETAILS OF REGD. COMMON PASSAGE :-
   BEING NO. - 163001129 ; BOOK NO. - I ; VOL. NO.- 1630 - 2023 ; PGS : 32965 TO 32974
   YEAR - 2023 ; DATED :- 11/04/2023; REGISTER D.S.R - V 24PGS (S)
9. AREA OF LAND
   AS PER DEED & ASSESSMENT RECORD = 409.978 Sqm (6K - 02CH - 03Sft)
   AS PER MEASUREMENT / BOUNDARY DECLARATION = 409.961 Sqm (6K - 02CH - 02Sft)
   STRIP OF LAND AREA = 12.724 Sqm, NET LAND AREA = 397.237 Sqm
10. K.M.C. ASSESSMENT DEPT. MUTATION CASE NO.- O/111/03/4-DEC16/20090, DATED- 03/12/2016.
11. PORCHA NO.-1630049, AS PER PROCHA RECORD CHARACTER OF LAND IN DAG NO. 685,687 & 688 IS VASTU. DATED- 21/02/2020.
    i) COPY NO.- 85, DATE- 21/01/2020,
    ii) COPY NO.- 61, DATE- 21/01/2020,
    iii) COPY NO.- 64, DATE- 13/01/2020,
    iv) COPY NO.- 63, DATE- 13/01/2020,

PART-B

1. PERMISSIBLE GROUND COVERAGE (53.001%) = 217.285 SQM.
2. PROPOSED GROUND COVERAGE (52.996%) = 217.262 SQM.
3. PERMISSIBLE F. A. R. = 1.75
4. PROPOSED F. A. R. = 1.733
5. TOTAL COVERED AREA = 836.554 SQM.

AREA STATEMENT

6. FLOOR AREA STATEMENT

FLOOR	TOTAL COVERED AREA IN m²	LIFT WELL AREA IN m²	STAIR WELL AREA IN m²	EFFECTIVE FLAREA AREA IN m²	STAIR WAY AREA IN m²	LIFT LOBBY AREA IN m²	NET FLOOR AREA IN m²	COMMON AREA IN M²
GROUND	184.768	—		184.768	13.787	2.16	168.821	43.219
FIRST	217.262	2.993	1.125	213.144	13.787	2.16	197.197	16.923
SECOND	217.262	2.993	1.125	213.144	13.787	2.16	197.197	16.923
THIRD	217.262	2.993	1.125	213.144	13.787	2.16	197.197	16.923
—	—	—	—	—	—	—	—	—
TOTAL	836.554	8.979	3.375	824.200	55.148	8.64	760.412	93.988

7. TENAMENT AREA

TENEMENT MARKED	TENEMENT SIZE in m²	Multiplication Factor	ACTUAL TENEMENT AREA INCLUDING PROP. AREA IN m²	No of Tenement	No of Car Required	No of Car Provided
F1, S1, T1	64.133	1.159	74.373	3	2 NOS.	2 NOS.
F2, S2, T2	69.197	1.159	80.246	3		
F3, S3, T3	62.891	1.159	72.932	3		

8. CALCULATION OF F.A.R

A.NET LAND AREA IN SQ.M	409.961 SQM.
TOTAL REQUIRED CAR PARKING	2
TOTAL COVERED CAR PARKING PROVIDED	2
PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m²	50
ACTUAL CAR PARKING AREA IN m²	141.549 Sqm
PERMISSABLE F.A.R	1.75
PROPOSED F.A.R	760.412 - 50 / 409.961 = 1.733

9. CALCULATION OF OTHER FEES

STAIR HEAD ROOM AREA	18.565 Sqm
OVER HEAD RESERVOIR AREA	9.085 Sqm
LIFT MACHINE ROOM AREA	6.30 Sqm
LIFT MACHINE ROOM STAIR AREA	2.975 Sqm
W.C. AT ROOF	2.958 Sqm
TOTAL C.B. AREA	19.413 Sqm
TOTAL ADDITIONAL AREA FOR FEES	50.211 Smq
TOTAL AREA FOR FEES	874.41 Sqm
PERMISSIBLE TREE COVERED AREA	8.683 Sqm
PROPOSED TREE COVERED AREA	9.025 Sqm

10. STATEMENT FOR OTHER AREA

FLOOR	LOFT m²	CUPBOARD m²	LEDGE m²
GR.FL	0.00	0.00	0.00
1ST.FL.	0.00	6.471	0.00
2ND.FL	0.00	6.471	0.00
3RD.FL	0.00	6.471	0.00
TOTAL	0.00	19.413	0.00

ARCHITECTURAL DRAWING

PROPOSED G + III STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 & UNDER BUILDING RULE 2009, AT PREMISES NO. 270/1, BORAL MAIN ROAD, WARD NO. 111, BOROUGH NO.- XI, DAG NO.- 685, 687, 688, KHATIAN NO.- 469, 765, 15, MOUZA- KAMDAHARI, P.S.- REGENT PARK, KOLKATA- 70084 ,UNDER THE KOLKATA MUNICIPAL CORPORATION.

SCALE - 1 : 100 & AS NOTED

DRAWN BY - AMLAN BISWAS