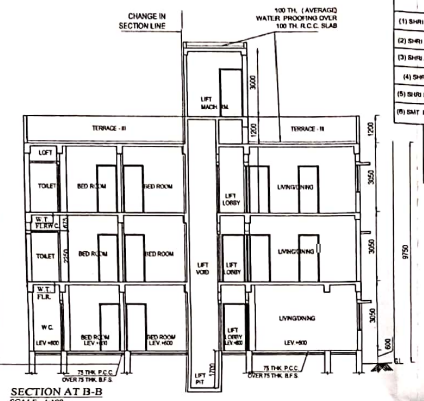
Scanned with OKEN Scanner

O. 2/2.

SOUTH SIDE ELEVATION
SCALE - 1:100

FRONT (EAST) SIDE ELEVATION
SCALE - 1:100



SECTION AT B-B
SCALE - 1:100

DET. OF BL& LRO MUTATION

NAME	DAG NO	KHATIAN NO	REF. NO	SIGNA
(1) SHRI ASHIM KUMAR BHADRA	3033,3034	531,532,533 534,535,536	18,30035	17/10/2022
(2) SHRI ASIT BHADRA	3033,3034	531,532,533 534,535,536	18,30035	17/10/2022
(3) SHRI ASIT BHADRA	3033,3034	531,532,533 534,535,536	18,30035	17/10/2022
(4) SHRI ARUP BHADRA	3033,3034	531,532,533 534,535,536	18,30035	17/10/2022
(5) SHRI NANDINI BHADRA	3033,3034	531,532,533 534,535,536	18,30035	17/10/2022
(6) SMT. MALINI BHADRA	3033,3034	531,532,533 534,535,536	18,30035	17/10/2022

DET. OF BL& LRO MUTATION. CONVERTION

MEMO NO:1711(18-44)/CON
CHITFICATE/BLLRO/324/POS/KOL/2023
DT-03/03/2023

SPECIFICATION

1. ALL DIMENSION ARE IN MM UNLESS OTHERWISE MENTIONED.
2. FOLLOW WRITTEN DIMENSION ONLY
3. FOR SPECIFICATION OF MATERIALS AND WORKMANSHIP FOLLOW N.B.C. 1984
4. ALL EXTERNAL WALLS ARE IN 250TH/200TH AND ALL INTERNAL WALLS ARE 125TH/75TH.
5. GRADE OF R.C.C. CONCRETE M-20 & GRADE OF STEEL Fe-415
6. BEARING CAPACITY OF SOIL AS PER SOIL TEST REPORT
7. BRICK WORK WITH CEMENT AND SAND MORTAR FOR 250TH/200TH WALL (1:6) & 125TH/75TH WALL (1:4).
8. PLASTER WORK CEILING (1:4) AND INSIDE OUTSIDE WALL (1:6).
9. THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR WOULD NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.
10. ALL SORTS OF PRECAUTIONARY MEASURE SHOULD BE TAKEN AT THE TIME OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR CONSTRUCTION

DECLARATION OF OWNER / C.A

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. I shall use marble in all floor.
7. During site inspection I was physically present and properly identified the site.
8. The plot is butte and bounded by the boundary wall.

MALA BANK PROPRIETOR OF BANK CONSTRUCTION & C.A. OF (1) SHRI ASHIM KUMAR BHADRA
(2) SHRI ASHIT BHADRA
(3) SHRI ARUP BHADRA
(4) SMT NANDINI BHADRA
(5) ARINDAM BHADRA
(6) SMT MALINI BHADRA

NAME OF OWNER / C.A

DECLARATION OF L . B . S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE THREE STORIED RESIDENTIAL BUILDING PLAN AT PREMISES NO.17 UPENDRA BISWAS SARANI WARD NO - 102 , BOROUGH - XII, P.STN.=JADAVPUR, KOLKATA -700032. HAS BEEN DRAWN AS PER PROVISIONS OF THE K.M.C BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME THAT THE SITE CONDITIONS. INCLUDING THE ABUTTING 3.535 m. WIDE EASTERN SIDE & 2.950 m. WIDE K.M.C. ROAD ON THE SOUTH SIDE CONFORMS WITH THAT IN THE PLAN AND IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND. THE PLOT IS BEYOND 500M FROM CENTER LINE OF E.M.BYE PASS

NETAI RAY CHOWDHURY
(L.B.S/552/I)
NAME OF L.B.S.

CERTIFICATE FROM E.S.E. :-

THE STRUCTURAL DESIGN & DRAWINGS BOTH THE FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

NETAI RAY CHOWDHURY
(E.S.E-722/II)
NAME. OF E.S.E.

STATEMENT OF PLAN PROPOSAL

A
1. ASSESSEE NO - 311021500177
2. DETAILS OF REGD. DEED
BEING NO - 1428, BOOK NO - I VOL NO. -46, PAGES- 87 TO 93
DATED - 10.03.1981, PLACE - SUB REGISTER ALIPORE SADAR
3. DETAILS OF BOUNDARY DECLARATION
BOOK NO. - I, VOL NO. - 1604-2023, BEING NO. - 160429814, PAGE NO. - 308318 to 308331,
DATED-10.08.2023, DSR-IV, SOUTH 24 PARGANAS.
4. DETAILS OF POWER OF ATTORNEY
BOOK NO. - I, VOL NO. - 1603-2023, BEING NO. - 160302319, PAGE NO. - 73131 to 73155,
DATED-16.02.2023, DSR-III, SOUTH 24 PARGANAS.
5. DETAILS OF SPLAYED CORNER
BOOK NO. - I, VOL NO. - 1604-2023, BEING NO. - 160405915, PAGE NO. - 308332-308340,
DATED-10.08.2023, DSR-IV, SOUTH 24 PARGANAS.
6. DETAILS OF STRIP OF LAND
BOOK NO. - I, VOL NO. - 1604-2023, BEING NO. - 160426818, PAGE NO. - 308347-308360,
DATED-10.08.2023, DSR-IV, SOUTH 24 PARGANAS.

NAME OF OWNER
(1) SHRI ASHIM KUMAR BHADRA
(2) SHRI ASHIT BHADRA
(3) SHRI ARUP BHADRA
(4) SMT NANDINI BHADRA
(5) ARINDAM BHADRA
(6) SMT MALINI BHADRA
NAME OF C.A
SMT MALA BANK

7.) DETAILS OF MUTATION CERTIFICATE:-
CASE NO-0110222-MAR-230934078
APPROVED BY DY. ASSESSOR COLLECTOR
DATED 7.12.2023

7.A) LAND AREA AS PER BOUNDARY DECLARATION = 270.040 Sq.M.
7.B) LAND AREA AS DEED = 4 K. - 02 CH. - 23 Sq.Ft. = 278.056 Sq.M.
8) LAND AREA AS PER BL& LRO-277.891 SQM. POND AREA- 16.211SQM
9) AREA OF CORNER SPLAY= 2.884 Sq.M. AREA OF STRIP-5.211SQM
10) LAND AREA AFTER STRIP AND SPLAY = 261.945 Sq.M.
11) NO. OF TENEMENTS - 8 NOS.

B
1. PERMISSIBLE GROUND COVERAGE (57.603%) = 155.718 SQM.
2. PROPOSED GROUND COVERAGE (54.711%) = 147.742 SQM.
3. PERMISSIBLE F.A.R. = 1.75
4. PROPOSED F.A.R. = 402.753-17.125/278.040=1.428
5. TOTAL COVERED AREA = 443.226 SQM.
6. TREE COVER AREA = 1.758 SQM.
7. NO. OF STORIED = THREE
8. HEIGHT OF THE BUILDING = 9.75 M.

9. FLOOR AREA STATEMENT

FLOOR	TOTAL COVERED AREA	LIFT	RESIDENTIAL AREA	EXEMPTED AREA		NET FLOOR AREA
				LIFT LOBBY	STAIR	
GROUND	147.742	0.000	147.742	1.886	10.409	135.447
FIRST	147.742	1.68	146.062	2.059	10.560	133.443
SECOND	147.742	1.68	146.062	1.639	10.560	133.883
TOTAL	443.226	3.36	439.866	5.584	31.529	402.753

10. TENEMENTS & CAR PARKING CALCULATION

TENEMENT MARKED	Tenement size	Multiplication Factor	Actual tenement area including prop. area	No of Tenement	No of Car Required
AG	45.664	4.958	50.622	1	1
BG	28.997	3.149	32.146	1	
CG	41.01	4.453	45.463	1	
A1	45.664	4.958	50.622	1	
B1	29.545	3.208	32.753	1	
C1	57.413	6.234	63.647	1	
A1	70.302	7.634	77.936	1	
B1	62.74	6.812	69.552	1	

C

CALCULATION OF F.A.R

1. LAND AREA IN m²	270.040
2. TOTAL REQUIRED CAR PARKING	1
3. TOTAL CAR PARKING PROVIDED	1
4. CAR PARKING AREA IN m²	17.125
4 PERMISSIBLE F.A.R	1.75
5. PROPOSED F.A.R	402.753 - 17.125 / 270.040 = 1.428

CALCULATION OF OTHER FEES

6. STAIR HEAD ROOM AREA IN m²	13.642
7. LIFT MACHINE ROOM AREA IN m²	10.06
8. AREA OF LIFT STAIR IN m²	3.002
9. CUP BOARD AREA	0.0
10. LOFT AREA	2.212
11. OVER HEAD RESERVOIR AREA IN m²	3.601
12. TOTAL ADDITIONAL AREA ONLY FOR FEES IN m²	28.716
13. RELAXATION OF THE AUTHORITY, IF ANY	
14. TREE COVER AREA IN m²	1.758
15. ROOF AREA IN m²	147.742

PROPOSED THREE STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 UNDER BUILDING RULE 2009 AT PREMISES NO.17 UPENDRA BISWAS SARANI, WARD NO - 102 , BOROUGH - XII, DAG NO-3033, 3034, KHATIAN NO-531, 532, 533, 534, 535, 536 MOUZA-JADAVPUR, P.STN-JADAVPUR, KOLKATA -700032, UNDER THE KOLKATA MUNICIPAL CORPORATION.

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

B.P NUMBER- 2023120456 | SANCTION DATE - 16.01.2024
VALID UPTO - 15.01.2029

N

Digitally signed by KAJAL ROY
Date: 2024.01.16 18:05:34 +05'30'

DIGITAL SIGNATURE OF A.E

SCHEDULE OF DOOR & WINDOW

DOOR MARK	DOOR SIZE	SIZE	WINDOW MARK	WINDOW SIZE	SIZE
D1	2100	1000 X 2100	W1	2100	600X1050
D2	2100	900 X 2100	W2	2100	1200X1200
D3	2100	750 X 2100	W3	2100	600X600
			W3A	2100	600X1200
			W4	2100	2200X1200

PERMISSIBLE HEIGHT IN REFERENCE TO CCDM ISSUED BY AAI 35M

REFERENCE POINT MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS-84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	22°29' 30"N	88°22' 34" E	6.48 M
B	22°29' 31"N	88°22' 35" E	6.48 M

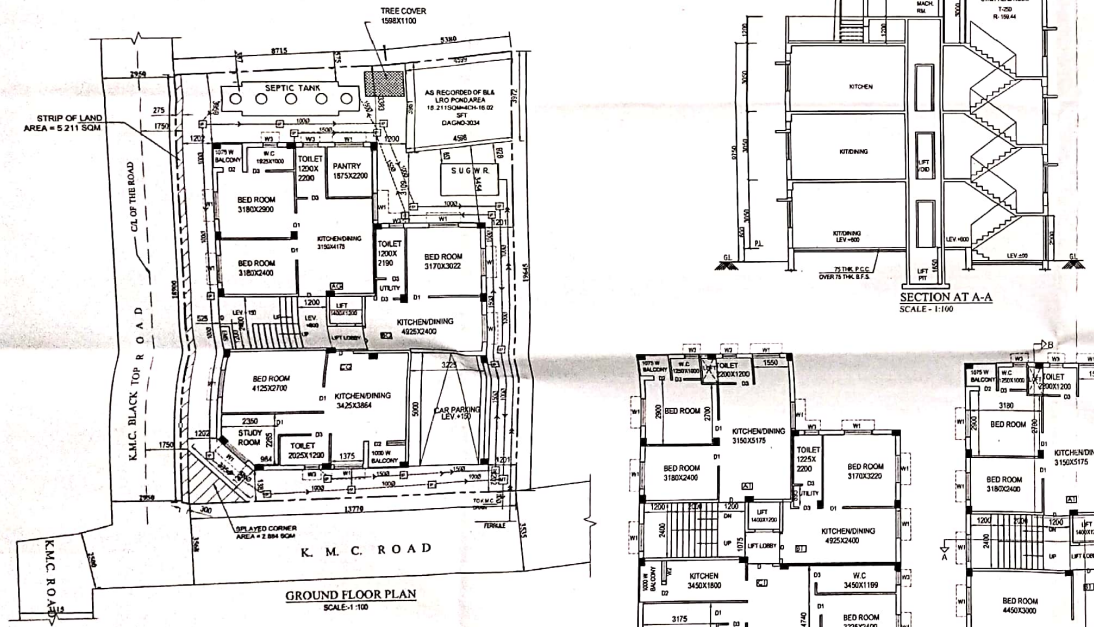
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE IT FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.
THE PREMISES DOES NOT FALL WITHIN RED ZONE OF CCDM

MALA BANK PROPRIETOR OF BANK CONSTRUCTION & C.A. OF (1) SHRI ASHIM KUMAR BHADRA (2) SHRI ASHIT BHADRA (3) SHRI ARUP BHADRA (4) SMT NANDINI BHADRA (5) ARINDAM BHADRA (6) SMT MALINI BHADRA

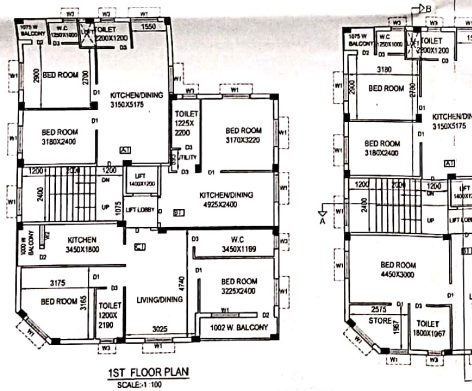
NAME OF OWNERS/APPLICANT

NETAI RAY CHOWDHURY (L.B.S/552/I)

COUNTER SIGNED BY SIGNATURE OF L.B.S

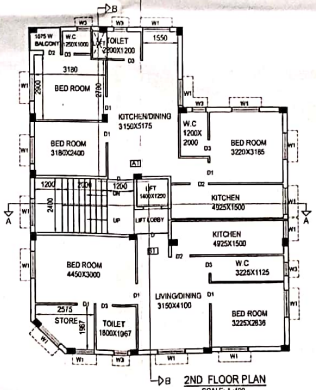


GROUND FLOOR PLAN
SCALE:-1:100

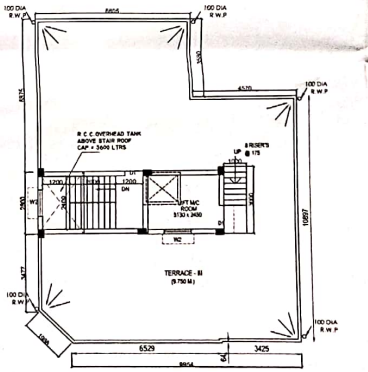


SECTION AT A-A
SCALE - 1:100

1ST FLOOR PLAN
SCALE:-1:100



2ND FLOOR PLAN
SCALE:-1:100



ROOF PLAN
SCALE - 1:100