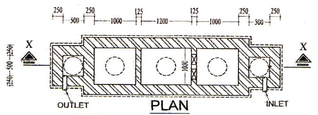
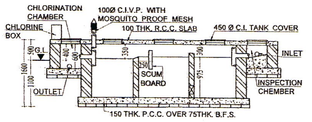


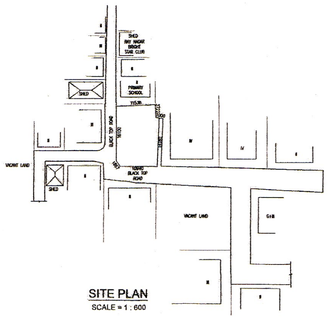
PLAN

DETAILS OF SEPTIC TANK

30 USERS SCALE= 1:50

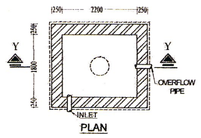


SECTION AT X-X

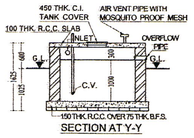


SITE PLAN

SCALE = 1 : 600



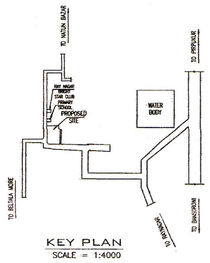
PLAN



SECTION AT Y-Y

DETAILS OF SEMI U/G WATER RESERVOIR

CAP.= 2700 LTRS. SCALE= 1:50



KEY PLAN

SCALE = 1:4000

STATEMENT OF PLAN PROPOSAL	
PART - A	
1) ASSESSEE NO.	31-112-19-0020-1
2) DETAILS OF REGISTERED DEED	BOOK NO.= I , VOLUME NO.=12, BEING NO.= 1467, PAGE = 365 TO 368, YEAR = 1991, A.D.R. SOUTH 24- PARGANAS, ALIPORE, DATE =20.08.1991.
3) DETAILS OF REGISTERED POWER OF ATTORNEY	BOOK = I, VOLUME = 1601-2022, BEING = 160100729, PAGE - 39552 TO 39607, YEAR = 2022, D.S.R. –I SOUTH 24- PARGANAS, WEST BENGAL, DATE =07.03.2022.
4) DETAILS OF REGISTERED BOUNDARY DECLARATION	BOOK = I, VOLUME = 1601-2022, BEING = 160101363, PAGE - 61980 TO 62015, YEAR = 2022, D.S.R. – I SOUTH 24- PARGANAS, WEST BENGAL, DATE = 23.05.2022.
5) DETAILS OF REGISTERED DEED OF GIFT (SPLAYED PORTION)	BOOK = I, VOLUME = 1601-2022, BEING = 160101355, PAGE - 62016 TO 62053, YEAR = 2022, D.S.R. – I SOUTH 24- PARGANAS, WEST BENGAL, DATE = 23.05.2022.
6) DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND)	BOOK = I, VOLUME = 1601-2022, BEING = 160101364, PAGE - 62054 TO 62091, YEAR = 2022, D.S.R. – I SOUTH 24- PARGANAS, WEST BENGAL, DATE = 23.05.2022.
7) DETAILS OF NON-EVICTION OF TENANTS	BOOK = IV, VOLUME = 1601-2022, BEING = 160100037, PAGE - 1063 TO 1097, YEAR = 2022, D.S.R. – I SOUTH 24- PARGANAS, WEST BENGAL, DATE = 20.05.2022.
8) AREA OF LAND - A) AS PER TITLE DEED ----------	217.391 M² (3K - 04 CH - 00 SFT)
B) AS PER BOUNDARY DECLARATION--	216.680 M²
C) AFTER STRIP OF LAND & SPLAYED CORNER ----------	216.68 M² - (2.374 M² + 2.057 M²)= 212.249 M²
9) ROAD WIDTH	4.69 M. (A.V.) & 3.25 M.
10) PROPOSED HEIGHT OF THE BUILDING	12.50 M
11) NO. OF STORIED	(G + III)
12) NO. OF TENEMENTS	11 NOS.

PART - B	
1) NET LAND AREA	216.680 M²
2) PERMISSIBLE GROUND COVERAGE	59.445 % = 128.805 M²
3) PROPOSED GROUND COVERAGE	52.042 % = 112.764 M²
4) PERMISSIBLE COVERED AREA	379.19 M²
5) PROPOSED COVERED AREA	

FLOOR	TOTAL COVERED AREA IN m²	LIFT WELL IN m²	ACTUAL FLOOR AREA IN m²	EXEMPTED AREA		NET FLOOR AREA IN m²
				STAIR LOBBY		
GROUND	108.968	00.00	108.968	11.88	97.088	
FIRST	111.631	00.00	111.631	11.88	99.751	
SECOND	111.631	00.00	111.631	11.88	99.751	
THIRD	111.631	00.00	111.631	11.88	99.751	
TOTAL	443.861	00.00	443.861	47.52	396.341	

TENEMENTS & CAR PARKING CALCULATION

TENEMENT MARKED	TENEMENT SIZE in m²	TO BE ADDED	ACTUAL TENEMENT AREA INCLUDING PROP. AREA IN m²	No of Tenement	No of Car Required
A1, A2 & A3	41.328	5.621	46.949	3	1
B1, B2 & B3	32.957	4.482	37.439	3	
C1, C2 & C3	24.676	3.356	28.032	3	
B0	32.593	4.433	37.026	1	
A0	45.921	6.245	52.166	1	

CALCULATION OF F.A.R

1. EFFICTIVE LAND AREA IN SQ.M	216.680
2. TOTAL REQUIRED CAR PARKING	1
3. TOTAL COVERED CAR PARKING PROVIDED	1
4. PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m²	25
5. ACTUAL CAR PARKING AREA PROVIDED IN m²	17.246
6. CAR PARKING AREA EXEMPTED IN m²	17.246
7. PERMISSIBLE F.A.R	1.75
8. PROPOSED F.A.R	1.75
CALCULATION OF OTHER AREAS	
8. STAIR HEAD ROOM AREA IN m²	14.88
9. OVER HEAD RESERVOIR AREA IN m²	5.04
10. AREA OF CUPBOARD IN m²	7.536
11. AREA OF LOFT IN m²	5.748
12. TOTAL STAIR LOBBY AREA IN m²	47.52
13. TOTAL OTHER AREAS FOR FEES IN m²	55.059
14. TREE COVER AREA IN m²	3.113

SPECIFICATIONS -

1) ALL EXTERNAL WALLS ARE 200 MM THICK (1:6) AND INTERNAL WALLS ARE 125 MM & 75 MM THICK (1:4) WITH CEMENT MORTER.
2) PLASTER ON WALLS AND CEILING WITH CEMENT MORTER 1:6 AND 1:4 RESPECTIVELY.
3) 75MM THICK SCREED CONCRETE WITH PROPER WATER PROOFING COMPOUND 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 = Fe 415.
6) CEMENT MORTER – 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.

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.

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.

KALLOL KUMAR GHOSHAL
GEO-TECH NO - G.T./II/14
NAME OF THE GEO-TECH ENGINEER

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.
SOIL TESTING REPORT HAS BEEN DONE BY KALLOL KUMAR GHOSHAL, THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

MANI BHUSAN CHAKRAVARTI
E.S.E. NO. 97(II)
NAME OF THE E.S.E.

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 4.69 M. (A.V.) WIDE BLACK TOP ROAD ON THE NORTHERN SIDE & 3.25 M. WIDE BLACK TOP ROAD ON THE EASTERN SIDE 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 LAND WITH STRUCTURE, THE LAND IS DEMARCATED BY BOUNDARY WALLS.

MANI BHUSAN CHAKRAVARTI
L.B.S. NO. 536(I)
NAME OF THE L.B.S.

BUILDING PERMIT NUMBER :- 2022110216
SANCTION DATE:- 05/08/2022
VALID UPTO:- 04/08/2027

MODHU SUDAN HALDER
Digitally signed by MODHU SUDAN HALDER
Date: 2022.08.05 16:49:36 +05'30'
DIGITAL SIGNATURE OF A.E/ BR -XI

DECLARATION OF OWNER —

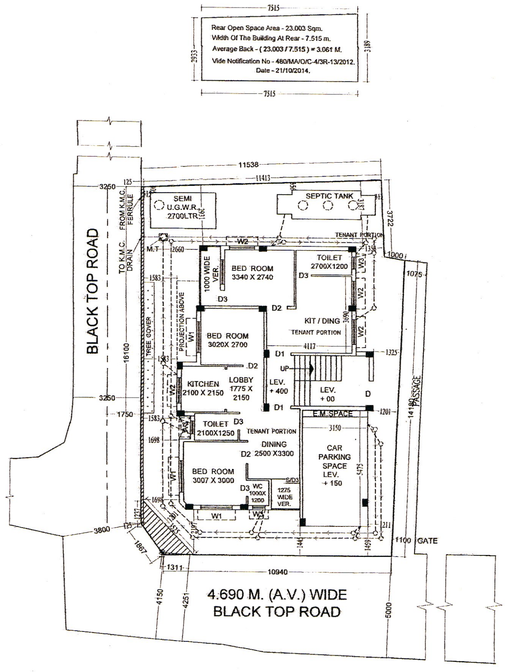
I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT
1) I/WE SHALL ENGAGE L.B.S./E.S.E. DURING CONSTRUCTION.
2) I/WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S./ E.S.E. DURING CONSTRUCTION OF THE BUILDING AS PER B/S. PLAN.
3) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING.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

M/S. SHREEGURU ENTERPRISE, PARTNERS OF
(1) SRI SANJAY HALDER & (2) SMT. MOUMITA KARMAKAR,
CONSTITUTED ATTORNEY OF (1) SMT. PURNIMA DUTTA,
(2) SRI ABHISEKH DUTTA, (3) SMT. RITA DUTTA,
(4) SMT. SUMITA DUTTA, (5) SRI ARPAN DUTTA,
(6) MISS ARPITA DUTTA, (7) SMT. ANJALI BOSE
NAME OF THE OWNER

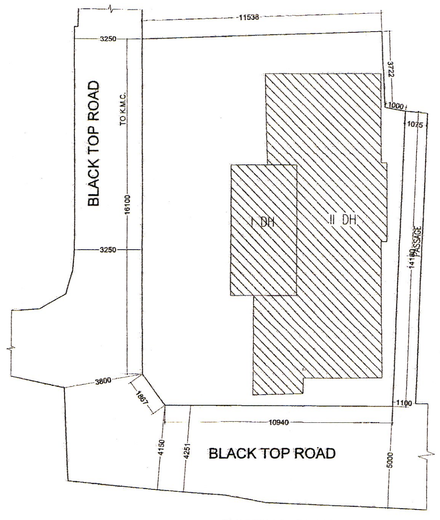
DOOR SCHEDULE	
TYPE	SIZE (BxH)
D	1200mm X 2100mm
D1	1000mm X 2100mm
D2	900mm X 2100mm
D3	750mm X 2100mm
SD1	2100mm X 2100mm
SD2	1425mm X 2100mm
SD2	1375mm X 2100mm
WINDOW SCHEDULE	
TYPE	SIZE (BxH)
W1	1500mm X 1200mm
W2	1200mm X 1200mm
W3	600mm X 900mm

N

SCALE - 1 : 100
UNLESS OTHERWISE STATED



GROUND FLOOR PLAN



EXISTING PLAN

SCALE = 1 : 200

PLAN OF PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN OF HEIGHT 12.50 M., U/S 393A OF THE K.M.C. ACT. 1980 & K.M.C. BUILDING RULE 2009, AT PREMISES NO:- 20, SOUTH RAYNAGAR, UNDER K.M.C. WARD NO.-112, BOROUGH NO- XI, P.S.- BANSDRONI, KOLKATA.

ARCHITECTURAL SHEET NO - 1/2.