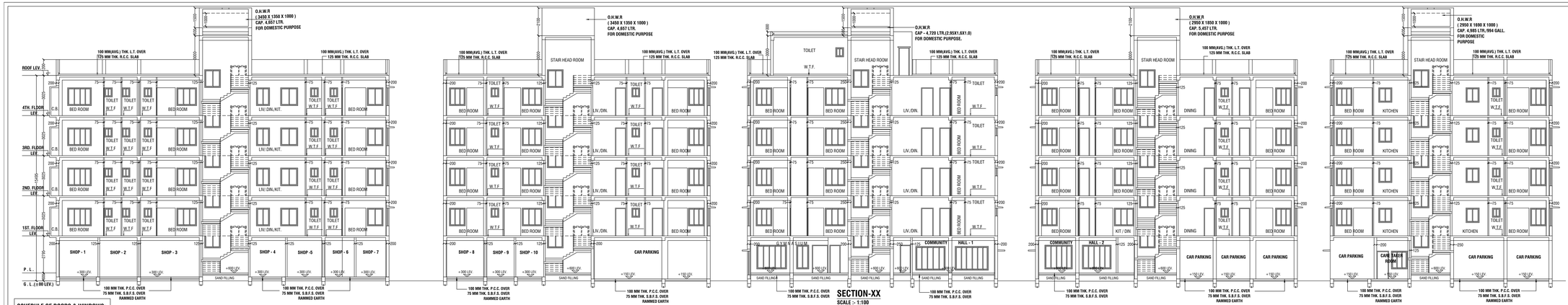
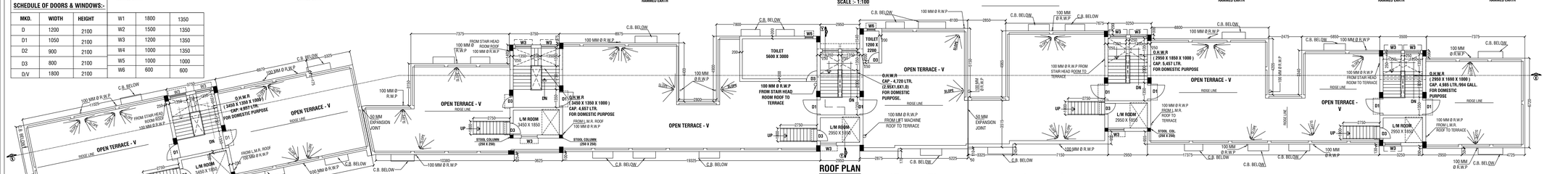


SECTION-XX

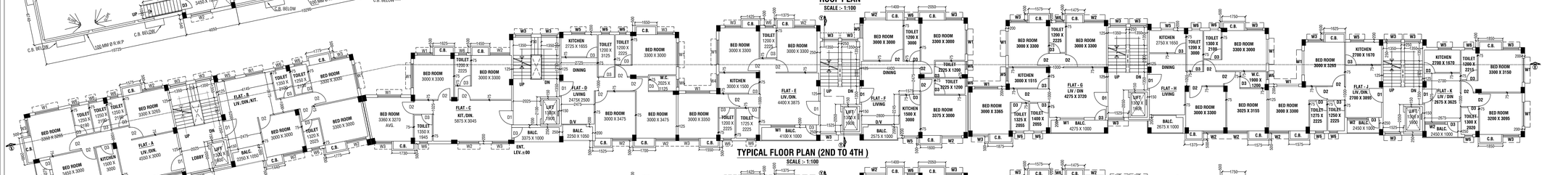
SCALE :- 1:100

SCHEDULE OF DOORS & WINDOWS:-					
MKD.	WIDTH	HEIGHT	W1	1800	1350
D	1200	2100	W2	1500	1350
D1	1050	2100	W3	1200	1350
D2	900	2100	W4	1000	1350
D3	800	2100	W5	1000	1000
D/V	1800	2100	W6	600	600



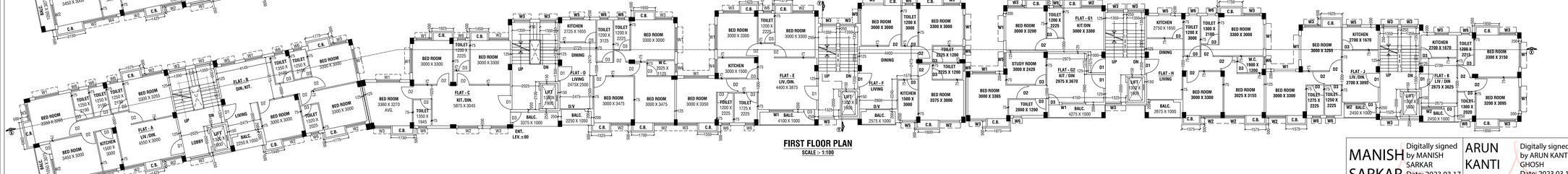
ROOF PLAN

SCALE :- 1:100



TYPICAL FLOOR PLAN (2ND TO 4TH)

SCALE :- 1:100



FIRST FLOOR PLAN

SCALE :- 1:100

STATEMENT OF THE PLAN PROPOSAL

PART- A **1. ASSESSEE NO.- 31-110-94-0395-3**

2.DETAILS OF PORCHA LAND :-

a.) NAME OF THE OWNER - SHIBAJI NASKAR, L.R. DAG NO. - 742, L.R. KHATIAN NO.- 686, J.L. NO.- 027, MOUJA - BRIJI, DIST. - 24 PARAGANAS (SOUTH).

b.) NAME OF THE OWNER - SABITA MONDAL, L.R. DAG NO. - 742, L.R. KHATIAN NO.- 687, J.L. NO.- 027, MOUJA - BRIJI, DIST. - 24 PARAGANAS (SOUTH).

3.DETAILS OF POWER OF ATTORNEY:-

a) BOOK NO.- IV b) VOLUME NO.- 1505-2017 c) PAGES- 11142 to 11163

d) BEING NO.- 160500901 e).YEAR - 2017 f)PLACE- A.D.S.R. ALIPORE DATE - 16/08/2017

4.DETAILS OF BOUNDARY DECLARATION :-

a).BOOK NO.- I b) VOLUME NO.- 1604-2023 c).PAGES- 2200 TO 2212 d).YEAR - 2023

e).BEING NO.- 160400038 f)PLACE- D.S.R -IV SOUTH 24 PARGANAS DATE - 03/01/2023

5. a). AREA OF LAND : 1605.108 SQ.M. (1 B - 3 K - 15 CH- 42 SQ.FT.)

b).NO.3 OF STORY : G+ IV

6.NO OF TENEMENTS : 41 NO.S

7.SIZE OF TENEMENTS : a) LESS THAN 50 SQ.M. - 01 NO.

b) 50 SQ.M. TO 75 SQ.M. - 09 NO.S c)75 SQ.M. TO 100 SQ.M. - 31 NO.S

PRINCIPLE USE GROUP :	RESIDENTIAL				
PART-B					
1. AREA OF LAND = (AS PER PARCHA) = (19 - 06 -12 CH - 38 S.FT.) =				1605.940	SQ.M.
2. AS PER BOUNDARY DECLARATION = (19 - 14 - 9 CH - 42 SQ.FT.) =				1605.97	SQ.M.
3.A) STRIP OF LAND	0.00	SQ.M.			
3. B) NET AREA OF LAND AFTER SPLAY =				1605.97	SQ.M.
4.(i) PERMISSIBLE GROUND COVERAGE =	50.00		% =	802.535	SQ.M.
(ii) PROPOSED GROUND COVERAGE =	49.999		% =	802.423	SQ.M.
5. A) PROPOSED HEIGHT =	15.405	M	b. R) ROAD WIDTH =	9.075	M.

6. PROPOSED AREA CALCULATION :-

AT FLOOR	COVERED AREA	CUTOUT	NET COVERED AREA	EXEMPTED AREA STAIR	LIFT	LOBBY	NET FLOOR AREA
GROUND	802.139	0.00	802.139	67.959	15.00		719.180
1ST	802.139	16.455	785.683	67.959	15.00		702.724
2ND	802.139	16.455	785.683	67.959	15.00		702.724
3RD	802.139	16.455	785.683	67.959	15.00		702.724
4TH	802.139	16.455	785.683	67.959	15.00		702.724
TOTAL =	**4010.695**	**65.82**	**3944.871**	**339.795**	**75.00**		**3530.076**

7. TENEMENTS & CAR PARKING CALCULATION :-

(A) MANICSANTLE :-

FLOORS	MARKED	CARPET AREA (SQM.)	CAR PARKING MANDATORY
GR. FL.	SHOP - 1	19.228	
	SHOP - 2	19.293	
	SHOP - 3	24.815	[174.046-25]
	SHOP - 4	77.164	25
	SHOP - 5	17.157	= 4 NO.S (APPROX.)
	SHOP - 6	14.515	
	SHOP - 7	14.056	
	SHOP - 8	18.056	
	SHOP - 9	18.034	
	SHOP - 10	13.302	

(B) RESIDENTIAL :-

SL.NO.	MARKED	TENEMENT SIZE (SQM.)	PROP. AREA (SQM.)	ACTUAL CARPET AREA (SQM.)	NO.-OF TENEMENT	NUMBER OF FLAT IN BETWEEN
1	A	74.309	(17.652)	91.961	4	
2	B	70.017	(16.632)	86.649	4	
3	C	69.278	(16.457)	85.735	4	
4	D	72.474	(17.216)	89.690	4	0+50 =50 NO.S
5	E	78.486	(18.644)	97.130	4	
6	F	73.591	(17.481)	91.072	4	50+ =75 =99 NO.S
7	G1	29.167	(6.929)	36.096	1	
8	G2	46.698	(11.093)	57.791	1	75+ =100 = 01 NO.S
9	G	75.865	(18.022)	93.887	1	
10	H	71.704	(17.033)	88.737	4	
11	J	52.333	(12.432)	64.765	4	
12	K	51.724	(12.287)	64.011	4	
TA. TOTAL REQUIRED CAR PARKING :-						21
TB. TOTAL PROPOSED CAR PARKING :-						24

OPEN (1 LAYER) =	OPEN (2 LAYERS)	COVERED (GR) 1 LAYER =	COVERED(GR) 2 LAYERS =	COVERED(1ST) 1 LAYER =	COVERED(1ST) 2 LAYERS =
9	0	15	0	0	0

K. ADVANTAGE AREA FOR CAR PARKING	525.00	SQ.M.
9. PROPOSED AREA OF PARKING :-	339.878	SQ.M.
10. PERMISSIBLE F.A.R =	2	
11. PROPOSED F.A.R = (3530.076 - 339.878)/1605.07	1.968	
12. PROPOSED STAIR HEAD ROOM AREA =	80.776	SQ.M.
13. PROPOSED LIFT MACHINE ROOM AREA =	41.285	SQ.M.
14. PROPOSED OVER HEAD TANK AREA =	24.478	SQ.M.
15. PROPOSED AREA OF CLIP-BOARD =	93.624	SQ.M.
16. PROPOSED AREA OF LOFT / LODGE / TEND =	NIL	
17. PROPOSED LIFT MACHINE ROOM STAIR AREA =	13.75	SQ.M.
18. PROPOSED TERRACE AREA =	802.139	SQ.M.
19. PROPOSED SERVICE TOILET AREA =	23.985	SQ.M.
20. PROPOSED MEACANTILE COVER AREA =	190.497	SQ.M.
21. PROPOSED COVER AREA ONLY FOR FIRES = (EXEMPTED AREA = 91.17 + 91.17 =	456.835	SQ.M.
22.NO. OF TREE = 41 NOS. & AREA OF TREE COVER =	193.484	SQ.M.

SPECIFICATIONS :-

R.C.C. FRAME STRUCTURE WITH M20 NOS CONC. GRADE
250 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS
STEEL 2- SECTION / ALUMINUM / WINDOWS.
MARBLE FLOORING
1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT
P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE DEPICTED BUILDING AS MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY ACUMEN GEO CONSULTANTS (DR. SANTOSH KUMAR CHAKRABORTY), 2F, NARA ROY LANE, ALIPORE, KOLKATA -700027, CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

ONKAR SHOME (ESE/490)
SIG. OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT :

CERTIFIED THAT THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD IS CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EX. STRUC. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. IT IS FULLY OCCUPIED BY THE OWNER. THERE IS NO TENANT.

SANJOY SARKAR (CA/89/12284)
SIG. OF ARCHITECT

DECLARATION OF OWNER/S :

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.A & ESE DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN). K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.R TAKEN UNDER THE GUIDANCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.

SIGNATURE OF OWNER/S OR C.A.

GROUND FLOOR PLAN, FRONT ELEVATION, SECTION Y-Y, DOOR AND WINDOW DETAIL.

PROJECT :-

PROPOSED G + IV STORIED RESIDENTIAL BUILDING AT PREMISSES NO : - 135 BRIJI ROAD, WARD NO - 110, BOROUGH - XI, P.S. - PATULI, P.O. - GARIA, KOLKATA - 700 084, SITUATE AND LYING AT MOUZA - BRIJI , L.R. DAG NO. -742 ,J.L. NO. - 027 , L.R. KHATIAN NO. - 686, 687, UNDER KOLKATA MUNICIPAL CORPORATION, UNDER SECTION 393 A OF K.M.C. ACT 1980 FOLLOWING K.M.C. BUILDING RULES 2009 AS AMENDED TIME TO TIME.

MANISH SARKAR
Digitally signed by MANISH SARKAR
Date: 2023.03.17 13:32:34 +05'30'
DIGITAL SIGNATURE OF A.E.

ARUN KANTI GHOSH
Digitally signed by ARUN KANTI GHOSH
Date: 2023.03.17 13:41:04 +05'30'
DIGITAL SIGNATURE OF E.E

SCALE :-1:100

BUILDING PERMIT NO. : 2022110487
SANCTION DATE: 17.03.2023
VALID UPTO: 16.03.2028