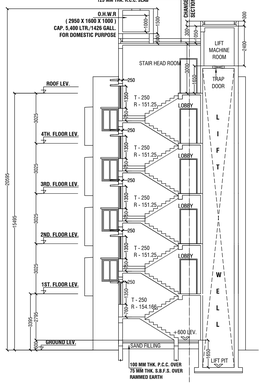
FRONT ELEVATION
SCALE :- 1:100



SECTION-YY
SCALE :- 1:100

STATEMENT OF THE PLAN PROPOSAL

PART-A : **1. ASSESSEE NO. : 31-110-04-0395-3**

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.- 1605-2017 c).PAGES- 11142 to 11163
d).BSING NO. - 160500605 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).BSING NO. - 160400308 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).MODE OF ENTRY : 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) = (1B - 3K-15 CH - 38 SFT.) =				1608.848	SQ.M
2. AS PER BOUNDARY DECLARATION = (1B - 3 K-15 CH - 42 SQ.FT.) =				1605.97	SQ.M
3.a) TYPE OF LAND :	G.Dc	SQ.M			
3. B) NET AREA OF LAND AFTER SPLAY =				1605.97	SQ.M
3.C) PERMISSIBLE GROUND COVERAGE =	50.00		% =	802.985	SQ.M
3D) PROPOSED GROUND COVERAGE =	49.999		% =	802.833	SQ.M
3. A) PROPOSED HEIGHT =	16.695	M	3). B) ROAD WIDTH =	9.975	M.

4. PROPOSED AREA CALCULATION :-

	DEDUCTED AREA					
AT FLOOR	COVERED AREA	CUTOUT	NET COVERED AREA	STAIR & STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND	802.139	0.00	802.139	67.959	15.00	719.180
1ST	802.139	36.455	765.683	67.959	15.00	752.724
2ND	802.139	36.455	765.683	67.959	15.00	752.724
3RD	802.139	36.455	765.683	67.959	15.00	752.724
4TH	802.139	36.455	765.683	67.959	15.00	752.724
TOTAL =	4010.695	145.82	3864.873	339.795	75.00	3530.076

5. TENEMENTS & CAR PARKING CALCULATION :-

(A) MARKETED :

FLOORS	MARKED	CARPET AREA (SQM.)	CAR PARKING MANDATORY
GR. FL.	SHOP - 1	15.104	(174.046/.25) = 696 + 4 NO.S (APPROX.)
	SHOP - 2	15.104	
	SHOP - 3	24.615	
	SHOP - 4	17.164	
	SHOP - 5	17.157	
	SHOP - 6	14.233	
	SHOP - 7	14.233	
	SHOP - 8	18.066	
	SHOP - 9	18.034	
	SHOP - 10	13.902	

(B) RESIDENTIAL :

SL.NO.	MARKED	TENEMENT SIZE (SQM.)	PROP. AREA TO BE ADDED (SQM.)	ACTUAL TENEMENT AREA (SQM.)	NO. OF TENEMENTS	NO.ROOMS OF PLAN IN BETWEEN
1	A	74.509	(17.652)	91.961	4	2+ =2/3 =3 NO.S
2	B	70.027	(16.633)	86.649	4	
3	C	69.278	(16.457)	85.735	4	
4	D	72.474	(17.230)	89.690	4	
5	E	78.486	(18.644)	97.130	4	3+ =4/5 =09 NO.S
6	F	74.591	(17.481)	92.072	4	
7	G1	29.167	(6.929)	36.096	1	
8	G2	46.698	(11.093)	57.791	3	70 =100 =31 NO.S
9	G	76.865	(18.022)	93.887	3	
10	H	71.704	(17.033)	88.737	4	
11	I	52.535	(12.432)	64.765	4	
12	K	51.724	(12.287)	64.011	4	

7A. TOTAL NO.OF CAR PARKING :	23
7B. TOTAL PROPOSED CAR PARKING :	24

OPEN (1 LAYER) :	OPEN (2 LAYER) :	COVERED (GR) : 1 LAYER :	COVERED(GR) 2 LAYER :	COVERED (1ST FLR) : 1 LAYER :	COVERED (1ST FLR) 2 LAYER :
9	15	0		0	0

8. ADJUSTED AREA FOR CAR PARKING	129.00	SQ.M
9. PROPOSED AREA OF PARKING =	339.478	SQ.M
10. PROPOSED F.A.R.	3.5	
11. PROPOSED F.A.R. = (TOTAL COVERED AREA / PLOT AREA) = (3530.076/1605.97	1.980	
12. PROPOSED STAIR HEAD ROOM AREA =	89.776	SQ.M
13. PROPOSED LIFT MACHINE ROOM AREA =	41.280	SQ.M
14. PROPOSED OVER HEAD TANK AREA =	24.678	SQ.M
15. PROPOSED AREA OF CLUB BOARD =	95.824	SQ.M
16. PROPOSED AREA OF LOFT (LEDGE / TENZ) =	96\-	
17. PROPOSED LIFT MACHINE ROOM STAIR AREA =	13.75	SQ.M
18. PROPOSED TERRACE AREA =	802.139	SQ.M
19. PROPOSED SERVICE TOILET AREA =	100.457	SQ.M
20. PROPOSED MERCANTILE COVER AREA =	100.457	SQ.M
21). PROPOSED OTHER AREA (WALK FOR FIRE) = (EXEMPTED AREA = 'A / 17 = 'A / 17) =	458.825	SQ.M
22.NO. OF TREE = 43 NOS. & AREA OF TREE COVER =	193.464	SQ.M

SPECIFICATIONS :- R.C.C. FRAME STRUCTURE WITH MOD CONC. GRADE 250 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTAR JOINTS.
STEEL :- SECTION / ALUMINUM / WINDOWS.
DOOR :- FLUSH DOOR.
1:6 & 1:4 CEMENT PLASTER (SAND FINISH) ON INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT.
P.C.P. PAINING ON INTERNAL WALLS & CEILING.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING FOR SEISMIC LOAD AS PER N.B.C OF INDIA AND BASIS OF SOIL INVESTIGATION REPORT BY AOUMEN GEO CONSULTANTS (DR. SANTOSH KUMAR CHAKRABORTY), 37, NABA ROY LANE, ALIPORE, KOLKATA -700027, CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

OMKAR 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 EL. STRUC. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK. IT IS FULLY OCCUPIED BY THE OWNER. THERE IS NO TENANT.

SANJOY SARKAR (CA/99/12284)
SIG. OF ARCHITECT

DECLARATION OF OWNER/S.

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.A & E.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & E.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 DAMAGE OCCURRED DURING THE WORK. K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W.H TAKEN UNDER THE GUIDANCE OF LIES/EE 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 PREMISES 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 13:33:04 +05'30'
DIGITAL SIGNATURE OF A.E.

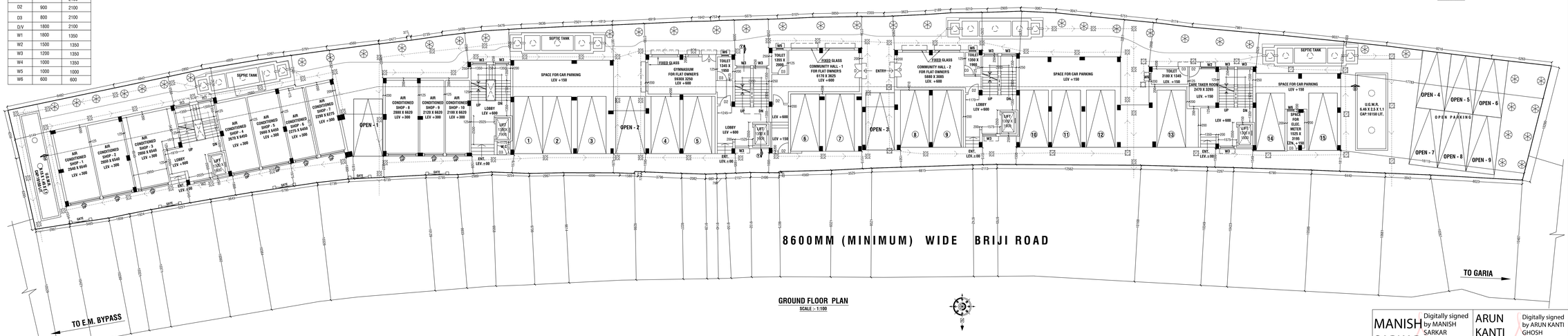
ARUN KANTI GHOSH
Digitally signed by ARUN KANTI GHOSH
Date: 2023.03.17 13:41:19 +05'30'
DIGITAL SIGNATURE OF E.E.

SCALE :- 1:100

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

SCHEDULE OF DOORS & WINDOWS:-

MKD.	WIDTH	HEIGHT
D	1200	2100
D1	1050	2100
D2	900	2100
D3	800	2100
D/V	1800	2100
W1	1800	1350
W2	1500	1350
W3	1200	1350
W4	1000	1350
W5	1000	1000
W6	600	600



GROUND FLOOR PLAN
SCALE :- 1:100