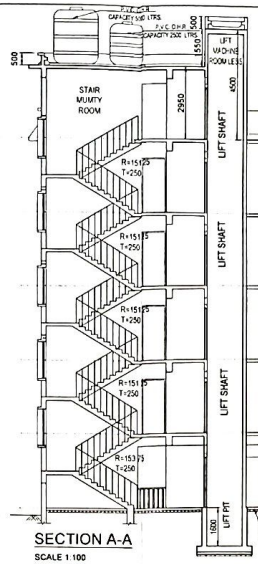
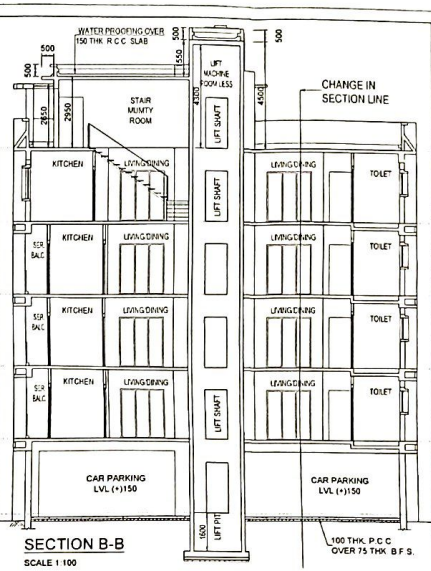
FRONT(SOUTH) ELEVATION
SCALE - 1:100

WEST ELEVATION
SCALE - 1:100



SECTION A-A
SCALE 1:100



SECTION B-B
SCALE 1:100

SPECIFICATIONS

1. 75 TH 1ST CLASS BRICK SOLING IN FOUNDATION & FLOOR
2. FOUNDATION BRICK WORK WILL BE 1ST CLASS BRICK WITH 1:6 CEMENT MORTAR
3. 100 TH PARTITION BRICK WORK WILL BE 1:5 CEMENT MORTAR
4. 200 TH EXTERNAL WALLS WILL BE 1:5 CEMENT MORTAR
5. 25 TH D.P.C WILL BE 1:2:4 WITH PROPER WATER PROOFING COMPOUND
6. R.C.C. CONC MIX WILL BE 1:1.5:3 CEMENT SAND & STONE CHIPS
7. ROOF AND WATER PROOFING ON TOP OF SLAB WILL BE 100 TH WITH THE PROPER MATERIALS AND MIXING
8. CEILING AND ALL PLASTER WILL BE 12mm TH 1:4 CEMENT MORTAR
9. ALL BUILDING MATERIALS WILL BE AS PER I.S. CODE & C.P.C. 1964

NOTES

1. ALL DIMENSIONS ARE IN MM
2. ALL EXTERNAL WALLS ARE 250 TH AND INTERNAL WALLS ARE 100TH OTHERWISE MENTIONED
3. SCALE - 1:100
4. DEPTH OF U.G. WATER RESERVOIR AND SEPTIC TANK WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION
5. ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION

SPECIAL NOTES

i) PROPER SAFETY MEASURES SHALL BE TAKEN DURING EXCAVATION FOR PROTECTING THE ADJACENT PROPERTIES (IF ANY).
ii) PROPER SAFETY MEASURES SHALL BE TAKEN DURING LIFT JOB FOR PREVENTION OF LOSS / DAMAGE TO HUMAN LIFE DURING CONSTRUCTION

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1 Assessee's No. : 210590300295

2 Details of Regd. Gift deed
Book No. : 1 Volume No. 1603-2021
Page From 75152 To 75176
Being No. 160300053 For the Year : 2021
At D.S.R. III SOUTH 24 PARGANAS WEST BENGAL Date : 07/04/2021

3 Details of General Power of Attorney Deed
Book No. : 1 Volume No. 1604-2022
Page From 383110 to 383172
Being No. 160401304 For the Year : 2022
At D.S.R. IV SOUTH 24 PARGANAS WEST BENGAL Date : 14/11/2022

4 Details of Regd. Boundary Declaration
Book No. : 1 Volume No. 1604-2022
Page From 272920 to 272943
Being No. 160402117 For the Year : 2022
At D.S.R. IV SOUTH 24 PARGANAS WEST BENGAL Date : 12/08/2022

5 Details of Free Gift of Splayed Corner
Book No. : 1 Volume No. 1604-2022
Page From 272902 to 272915
Being No. 160402316 For the Year : 2022
At D.S.R. IV SOUTH 24 PARGANAS WEST BENGAL Date : 12/08/2022

6 Details of Free Gift of Strip of Land
Book No. : 1 Volume No. 1604-2022
Page From 272916 to 272929
Being No. 160403015 For the Year : 2022
At D.S.R. IV SOUTH 24 PARGANAS WEST BENGAL Date : 12/08/2022

PART - B

1 Area of Land
KMA per deed = 4 K 12 CH (10 SFT) = 421.338 SQ.M. (more or less)
KMA as per Physical Measurement = 4 K 12 CH 41.60 SFT. = 413.572 SQ.M. (more or less)
2 Abutting Road width = 5.120 m (AVG.)
3 Building Height
a) Permissible Building height = 15.5 m. (for getting of one of and having a width of 2.5m throughout the frontage of the entire plot) under section 126 M Table 51
b) Proposed building height = 15.475 m
4 Proposed No. of Covered + (Open) = 5 (Part)
5 Ground Coverage
a) Permissible Ground Coverage = 213.969 SqM (51.74%)
b) Proposed Ground Coverage = 181.444 SqM (47.20%)

6 PROPOSED COVERED AREA (IN SQ.M.)

Floor Mat.	Covered Area (SqM.)	Lift Area (SqM.)	Spiral Cov. Area (SqM.)	Exempted Area (SqM.) Lift Landy	Stair Area	Net Floor Area
Ground floor	169.431	—	169.431	2.958	13.913	152.560 SqM
Typical Floor (1st Floor to 3rd Floor)	181.444 X3 =544.332	2.683 X3 =8.049	536.283	2.958 X3 =8.874	13.913 X3 =40.739	486.840 SqM
4th Floor	181.444	2.683	178.761	2.958	13.913	162.280 SqM
Total	895.203	10.732	884.475	14.340	68.565	802.070 SqM

7. TENEMENTS & CAR PARKING CALCULATION :-

(a) FOR RESIDENTIAL

MMD	TENEMENT SIZE (SqM.)	PROPORTIONAL AREA (TO BE ADDED) (SqM.)	40% A. CHIMNEY 4/54 (SqM.)	NO. OF TENEMENT	REQUIRED CAR PARKING
A	80.594	14.508	95.102	4	(75-100 SQ.M = 08 NOS
B	80.594	14.508	95.102	7	CAR REQ. = 04 NOS. (@2 tenement)
C	80.594	14.508	95.102	1	
					REQUIRED 04 NOS
					PROVIDED 07 NOS (IN GF COVER)

b) Car Parking Area Provided = 123.661 SqM

8 a) Total cov. area excluding the space exempted in this rule = 802.070 SqM
b) Total allowable exempted area in parking (4x25) = 100.000 SqM + 125.736 SqM
Net Floor Area for F.A.R Calculation = 702.070 SqM

9 F.A.R.
a) Permissible F.A.R. = 1.75
b) Proposed F.A.R. = (702.070/401.338) = 1.749 < 1.75

10 Tenement detail - a) No. of tenement = 08 Nos
b) Size of tenement - 06(75 SqM to 100 SqM.)

11 Rpd area = 181.444 SqM
12 Total Stair cover area - Main stair cover = 20.345 SqM
Stair cover area of 1st, 2nd & 3rd floor = 13.425 SqM
13 Lift Shaft Top Slab size = 3.700 SqM Total Stair cover area = 61.775 SqM
14 O.H.W.R (PVC TANK) = (2 SqM + 4 SqM) X 40 (SQ.M.) = 379 SqM
15 Pergola Area = 6.271 SqM
16 Cupboard area = 17.420 SqM
17 Canopy/Chajja area
a) Required (2'-1") = 5.144 SQM b) Provided (2.650M) = 11.808 SQ.M

DECLARATION OF OWNER/APPLICANT

I DO HEREBY DECLARE THAT I SHALL ENGAGE L.B.S. & L.S. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & L.S. DURING CONSTRUCTION OF THE BUILDING AS PER PLAN. THE KMC WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES IF ANY SUBMITTED PROPOSED PLAN IS FOUND TO HAS THE VIOLATION OF BUILDING RULES. IT SHALL BE MY DUTY AT ANY STAGE THE CONSTRUCTION OF WATER RESERVOIR & SEPTIC TANK WILL BE UNDERTAKEN. UNDER THE GUIDANCE OF L.B.S. / L.S. & THE STRUCTURE OF BUILDING FOUNDATION ALSO. I DO HEREBY DECLARE THAT THE PROPERTY IS FREE FROM ANY TENANT AND NO COURT CASE IS PENDING AGAINST THIS PREMISES

SHILAJ SANYAL
DIRECTOR
M/S SANYAL CONSTRUCTION PVT. LTD.
(DULY AUTHORISED BY VIRTUE OF BOARD OF DIRECTORS RESOLUTION)
NAME OF OWNER / APPLICANT

DECLARATION OF GEO TECHNICAL ENGINEER

I THE UNDERSIGNED HAS INSPECTED THE SITE AND SAME BEING SOIL INVESTIGATION PARTICULARS IS SATISFIED THAT THE EXISTING NATURE OF THE SITE IS SUFFICIENT TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND I HAVE NO OBJECTION FROM GEO TECHNICAL POINT OF VIEW

SUDHARSAN SINHA
NAME OF GEO TECHNICAL ENGINEER

DECLARATION OF L.B.S

I HEREBY CERTIFY THAT THE PROPOSED BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE LEVEL AS SHOWN IN THE PLAN HAS BEEN DULY VERIFIED BY ME. THE PLAN HAS BEEN PREPARED AND ACTUALLY MEASURED FROM THE PLOT AS PER THE AVAILABLE SITE AND NOT A TRACE OF PLANS OF THESE. THE LAND IS ESTABLISHED TO BE ONLY FAMILY. THE CONSTRUCTION OF U.G.R. WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION ON WORK.

SUDHARSAN SINHA (LBS - 305/1)
NAME OF L.B.S.

DECLARATION OF ESE

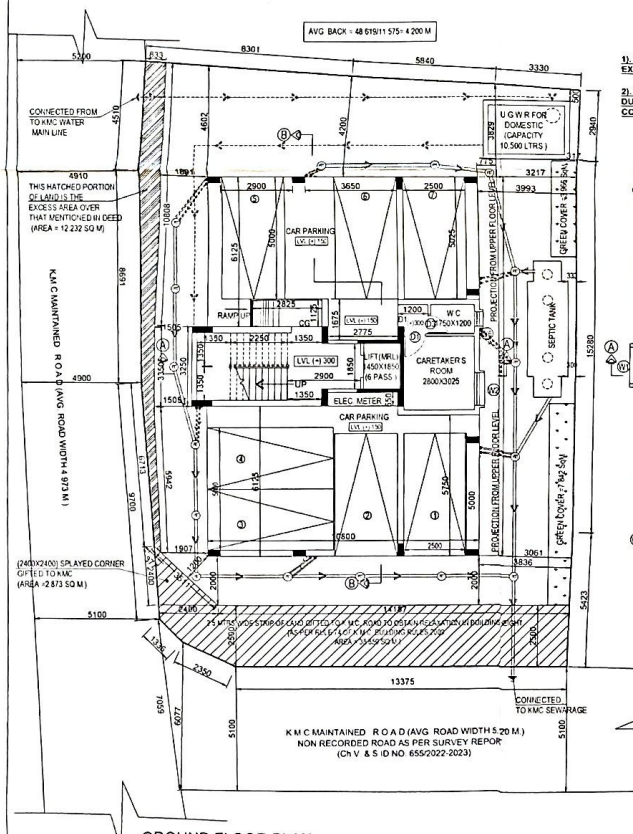
THE STRUCTURAL DESIGNING AND RCC WORK FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSULTING ENGINEER. PLEASE CHECK AND CERTIFY THE PLAN REGARDING STRUCTURAL SAFETY OF THE BUILDING SIZE OF SLAB AND BEAM ETC. FEET, PART I, II, III & IV & STABILITY ALL ASPECTS. CONFORMITY TO IS CODE OF PRACTICE AND OF ALL OTHER RELEVANT CODES. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL DESIGN & CALCULATIONS.

SUDHARSAN SINHA (ESE - 77)
NAME OF STRUCTURAL ENGINEER

PROPOSED (G+4) STOREYED RESIDENTIAL BUILDING U/S 393A OF KMC BUILDING ACT 1980 COMPLYING WITH KMC BUILDING RULE 2009 AT PREMISES NO. 25D, JADAVPUR CENTRAL ROAD WARD NO.105 BOROUGH-X, KOLKATA - 700032, UNDER KOLKATA MUNICIPAL CORPORATION P.S. JADAVPUR PRESENTLY - GOLF GREEN.

DESIGNER
SINHA & ASSOCIATES
ENGINEERS & BUILDING CONSULTANTS
37, SAYANI SARANI, KOLKATA - 700029
PH. NO. : 033-2464 3974
E-MAIL : SINHA_SINGHA@YAHOO.COM

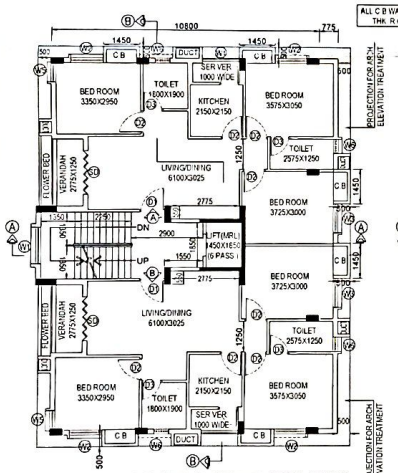
DWG NO. | SSA/25D JADAVPUR CENTRAL ROAD/SANCAR.02 | DATE : 23.08.2022



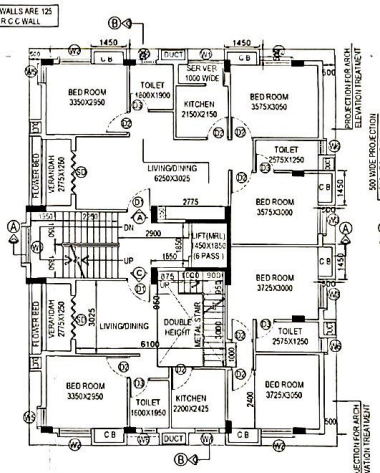
GROUND FLOOR PLAN
SCALE 1:100

1). DEPTH OF SEPTIC TANK AND S.U./G.W.R. WILL NOT EXCEED THE DEPTH OF BUILDING FOUNDATION.

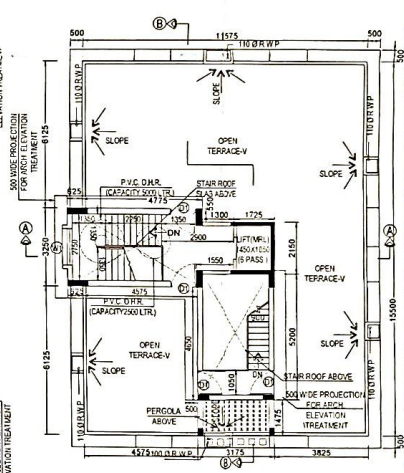
2). ALL PRECAUTIOUARY MEASURES WILL BE TAKEN DURING DEMOLITION OF EXISTING STRUCTURE AND CONSTRUCTION OF BLDG. SEPTIC TANK & S.U/G.W.R.



TYPICAL (1ST ,2ND & 3RD) FLOOR PLAN
SCALE 1:100



4TH FLOOR PLAN
SCALE 1:100



ROOF PLAN
SCALE 1:100

DOOR-WINDOW SCHEDULE

	MKD	WIDTH	HEIGHT
DOOR	D1	1000	2100
	D2	900	2100
	D3	750	2100
	SD	1800	2100
WINDOW	W1	1500	1500
	W2	1300	1350
	W3	1200	1350
	W4	1000	1350
	W5	750	1350
	W6	600	900

TUSHAR JAT
DIGITAL SIGNATURE OF E.E

DEBARATI CHAKRABORTY
DIGITAL SIGNATURE OF A.E

B.P.NO 2023100001 DATE 04/04/2023
VALID FOR 5 YEARS FROM DATE OF SANCTION.