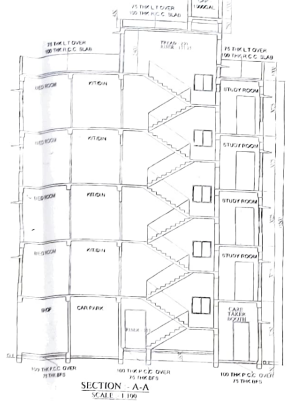
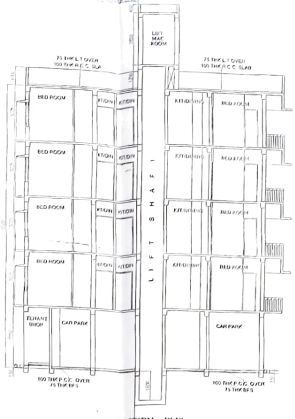
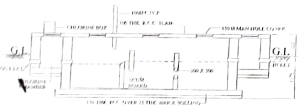
FRONT ELEVATION
SCALE - 1:100



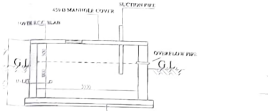
SECTION - A-A
SCALE - 1:100



SECTION - B-B
SCALE - 1:100

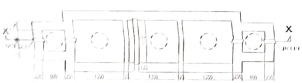


SECTION AT X-X'
SCALE - 1:50

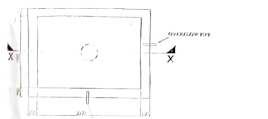


SECTION - X-X
SCALE - 1:50

SITE PLAN
SCALE - 1:200

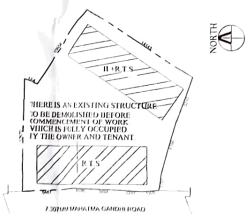


PLAN
DETAIL OF SEPTIC TANK
FOR 70 USERS
SCALE - 1:50



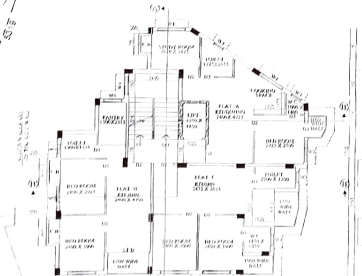
PLAN
DETAILS OF S.U.G. WATER RESERVOIR
(CAP.-1000 GALS)
SCALE - 1:50

KEY PLAN
SCALE - 1:1000

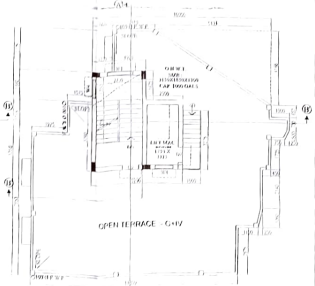


EXISTING BUILDING PLAN
SCALE - 1:200

GROUND FLOOR PLAN
SCALE - 1:50



TYPICAL FLOOR PLAN (1ST, 2ND, 3RD, 4TH)
SCALE - 1:100



ROOF PLAN
SCALE - 1:100

7 307MM MAHATMA GANDHI ROAD

STATEMENT OF PLAN PROPOSAL

PART - A

1. ASSESSEE NO - 41-115-06-0217-7

2. DETAILS DEED :- BOOK NO - 1, VOLUME - 46, PAGE- 23-31, BEING NO. - 1906, YEAR - 1967, OFF - SUB-REGISTER OF ALIPORE AT BEHALA, DATED - 30/08/1967

3. DETAILS OF DEVELOPMENT POA :- BOOK NO -4, VOLUME - 1602-2019, PAGE- 275822-275850, BEING NO. - 160201749 YEAR - 2019, OFF - D.S.R. - II 24 PARGANAS (S), DATED - 30/09/2019

4. DETAILS OF BOUNDARY DECLARATION :- BOOK NO -4, VOLUME - 1602-2021, PAGE- 59030 to 59049, BEING NO. - 160206635 YEAR - 2021, OFF - D.S.R. II ALIPORE, DATED - 18/06/2021

5. DETAILS OF NONVICTION TENANT DECLARATION :- BOOK NO - 4, VOLUME - 1602-2021, PAGE- 92971-92986, BEING NO. - 160210411 YEAR - 2021, OFF - D.S.R. - II 24 PARGANA(S), DATED - 07/10/2021

6. A AREA OF LAND AS PER DEED :- 16 DECIMAL

7. A AREA OF LAND AS PER ASSESSMENT BOOK :-
4K - 08 CH - 35 SFT (694.25 SQM.)

7. B. AREA OF LAND AS PER BOUNDARY DECELERATION :-
4K- 05CH-33 SFT(504.523 SQM.)

8. TENEMENT & CAR PARKING CALCULATION :-

FLAT MKD	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL AREA OF TENEMENT	NO. OF TENEMENT
FLAT - A	40.601 M2	8.063 M2	48.664 M2	3 NOS
FLAT - B	40.665 M2	8.076 M2	48.741 M2	3 NOS
FLAT - C	44.211 M2	8.76 M2	52.991 M2	3 NOS

PART - B

1. PERMISSIBLE GROUND COVERAGE :- (56.949 %) 166.023 SQM
2. PROPOSED GROUND COVERAGE :- (49.91 %) 145.501 SQM
3. PERMISSIBLE F.A.R. - 2.00
PROPOSED F.A.R. - 1.926
NO. OF STORIES INCLUDING BASEMENT IF ANY :- G+IV
4. BUILT UP AREA :-

FLOOR	TOTAL COVERED AREA	CUT OUT	STAIR (CARPET)	LIFT LOBBY	NET FLOOR AREA
GRND	136.293 M2	------	13.365 M2	2.059 M2	120.969 M2
FIRST	145.501 M2	2.313 M2	13.365 M2	2.059 M2	127.764 M2
SECOND	145.501 M2	2.313 M2	13.365 M2	2.059 M2	127.764 M2
THIRD	145.501 M2	2.313 M2	13.365 M2	2.059 M2	127.764 M2
FOURTH	145.501 M2	2.313 M2	13.365 M2	2.059 M2	127.764 M2
TOTAL	718.297 M2	9.252 M2	66.825 M2	10.295 M2	631.925 M2

5. PROPOSED HEIGHT OF THE BUILDING :- 15.500 M.
6. PROPOSED DEPTH OF THE BUILDING :- 13.550 M.
7. OPEN TERRACE AREA :- 145.501 SQM.
8. SHOP AREA :- 32.256 SQM. (CARPET)
SHOP AREA - 37.061 SQM. (COVERED)
9. C.B AREA :- 8.536 SQM.
10. STAIR HEAD ROOM AREA :- 17.346 SQM.
11. ROOF TANK AREA :- 5.828 SQM.
12. LIFT MACHINE ROOM AREA :- 7.663 SQM.
13. LIFT MACHINE STAIR AREA :- 3.375 SQM.
14. REQUIRED CAR PARKING :- 1 NOS
PROVIDED CAR PARKING :- 3 NOS.
15. CAR PARKING AREA PROVIDED :- 70.405 SQM.

MKD	SIZE	LINTEL	SILL	REMARKS
SCHEDULE OF DOORS				
D1	1100X2100	2100		
D2	900X2100	2100		
D3	750X2100	2100		
SCHEDULE OF WINDOWS				
W1	1300X1350	2100	750	
W2	1200X1200	2100	900	
W3	600X600	2100	1500	
W4	1000X1350	2100	750	

- SPECIFICATION -

1. STRUCTURAL CEMENT CONCRETE M - 25 GRADE WITH 12 MM DOWN STONE CHIPS
2. GRADE OF REINFORCEMENT Fe - 500
3. 200 THK FIRST CLASS BRICK WORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED
4. 75 THK FIRST CLASS BRICK WORK AT INTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED
5. 25 THK LIME TERRACING (1:3) ON ROOF
6. ALL DIMENSIONS ARE IN MILIMETER
7. 25 THK D.P.C. WITH CEMENT CONCRETE (1:2:4) WITH 6 MM DOWN STONE CHIPS & 5% WATER PROOFING COMPOUND
8. 19 MM THICK CEMENT PLASTER (1:4) TO THE EXTERNAL WALLS
9. 12 MM THICK CEMENT PLASTER (1:4) TO THE INTERNAL WALLS
10. 6 MM THICK CEMENT PLASTER (1:4) TO BEAM, CEILING, ETC
11. 32 MM THICK CAST - IN - SITU MARBLE FLOOR
12. WOOD WORK IN DOOR FRAMES WITH SAL WOOD
13. 290 MM X 25 MM X 6 MM M.S CLAMP FOR DOORS & WINDOWS
14. SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION
15. WRITTEN DIMENSION ARE TO BEFOLLWED
16. 450 MM PLINTH PROTECTION
17. DEPTH OF EMI UNDER GROUND RESERVOIR AND SEPTIC TANK DOES NOT EXCEED THE DEPTH OF THE FOUNDATION

- CERTIFICATE OF ARCHITECT -

CERTIFIED 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 & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING 7.307 M. PWD ROAD CONFIRM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE & NOT A TANK OR FILLED UP TANK. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMITMENT OF WORK WHICH IS FULLY OCCUPIED BY THE OWNER AND TENANT. THE PLOT IS BOUNDED BY BOUNDARY WALLS NOW VACANT. THE CONSTRUCTION OF S.U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

MOU CHATTERJEE
THE KOLKATA MUNICIPAL CORPORATION
OFFICER - V

MOU CHATTERJEE (811546)
SIGNATURE OF L.B.S

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER NATIONAL BUILDING CODE OF INDIA (LATEST REVISION) AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY BS PROJECTS & ENGINEERS PVT. LTD. 237, KABI NABIN SEN ROAD KOLKATA-29. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS

PRANAB KR. DAS
ENE-0131
SIG. OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECHNICAL ENGINEER

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. 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 HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

SUBHANKAR ROY
Empanelled Geotechnical Engineer
Kolkata Municipal Corporation
C.E.(B.P.) Cell

SUBHANKAR ROY
GT NO.-815
SIGNATURE OF GEOTECHNICAL ENGINEER
M/S BS PROJECTS & ENGINEERS PVT. LTD.
237,KABI NABIN SEN ROAD,KOLKATA - 700 078

OWNER DECLARATION

I/WE SHALL ENGAGE L.B.S. & S.E. DURING CONSTRUCTION I/WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & S.E. DURINGCONSTRUCTION OF THE BUILDING AS PER (B.P. PLAN) K.M.C. AUTHORITY WILL NOT RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE. THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E.S.E. & L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

RAKHI ROY
Proprietor of Sriganeshmandir
Construction
as Constructor of Applicant
land vide Deed
No. 1602-2019, Page No.

M/S SIDDHIVINAYAK CONSTRUCTION
PROP. RAKHI ROY
C.A. OF JAGANNATH GORAKARY SABHA MUKHERJEE
HABITA DAS
SIGNATURE OF OWNER

PLAN OF A PROPOSED G+IV STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 COMPRISING 9(NO.) OF FLATS IN A PROPOSED(NEW) BUILDING AT PREMISES NO. 307, MAHATMA GANDHI ROAD WARD NO. - 115 BOROUGH - XIII, P.S. - HARIDEVPUR, KOLKATA - 700041

OWNER'S NAME :- JAGANNATH GORAKARY SABHA MUKHERJEE
HABITA DAS

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
Date: 31.12.2021
Ex Engineer Class I
For Re-Inspection
BUILDING (PARTY) CELL
THE SANCTION IS VALID UP TO - 30.12.2024
Valid only subject to fulfillment of building bye-laws & to provide open space as per plan before occupancy.
Executive Engineer

APPROVED
ASSISTANT ENGINEER
BUILDING DEPT.

OFFICE SEAL