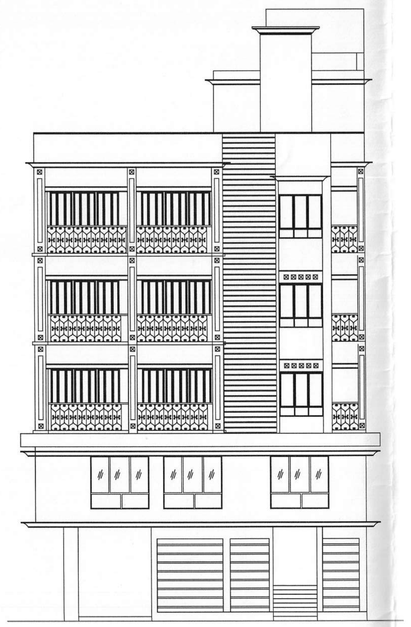
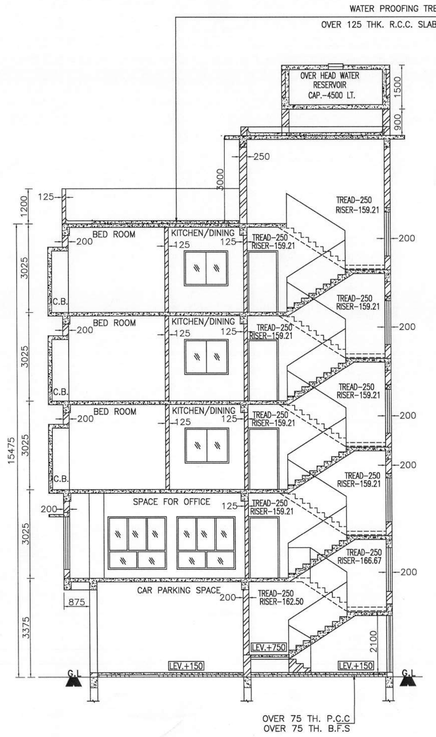
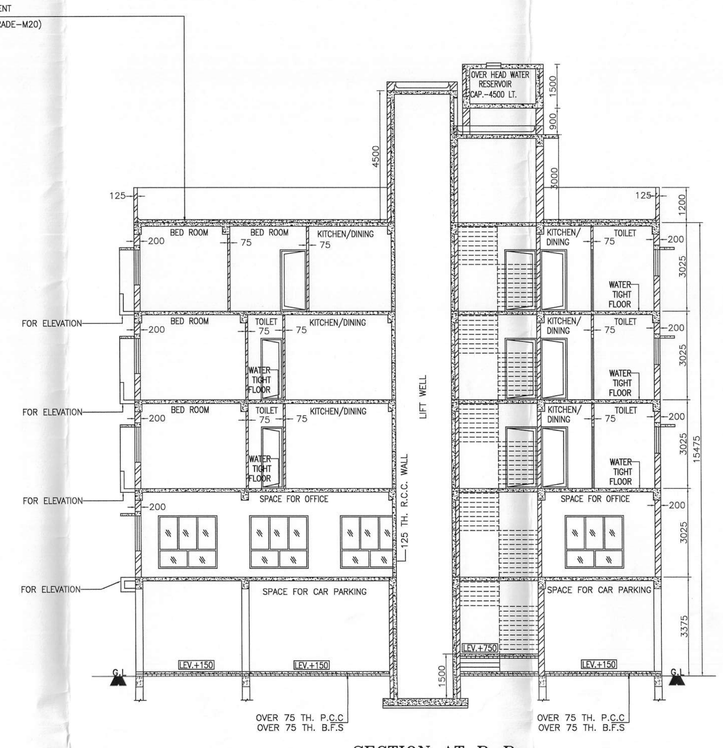


FRONT ELEVATION
SCALE-1:100



SECTION AT A-A
SCALE-1:100



SECTION AT B-B
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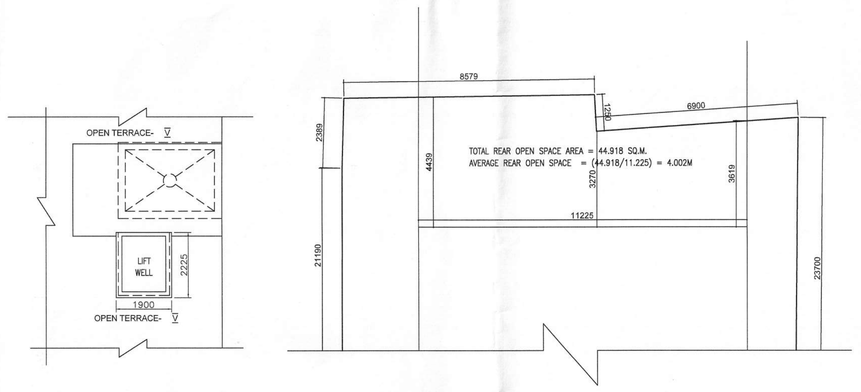
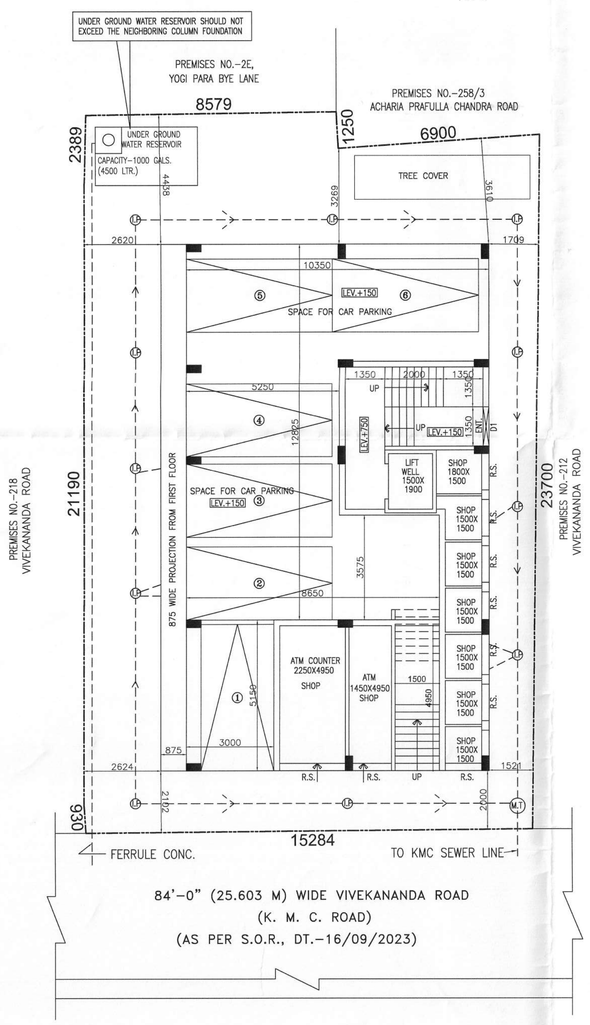
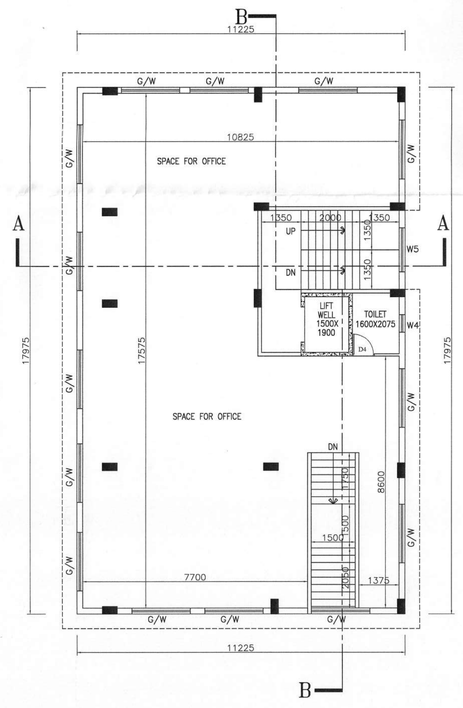


ABOVE TERRACE FLOOR PLAN
SCALE-1:100

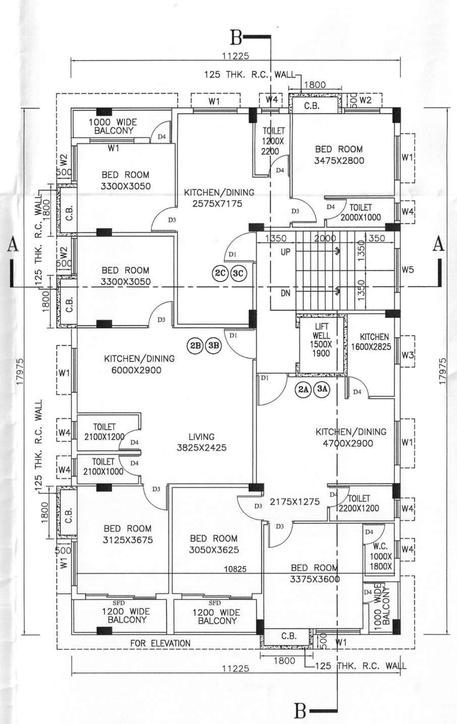
AVERAGE REAR OPEN SPACE CALCULATION
SCALE-1:100



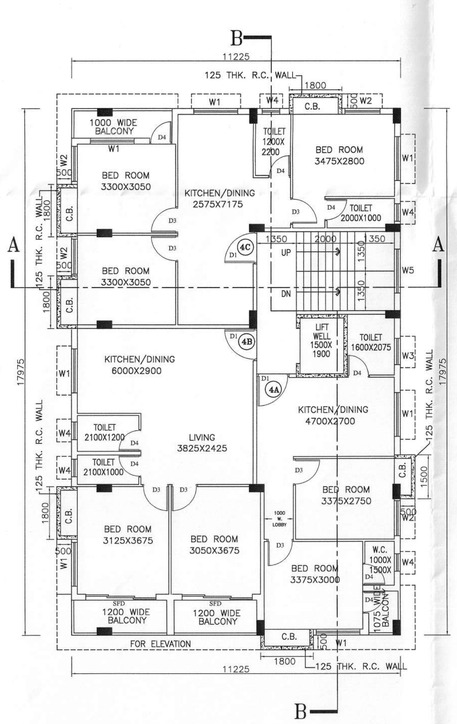
PROPOSED GROUND FLOOR PLAN
SCALE-1:100



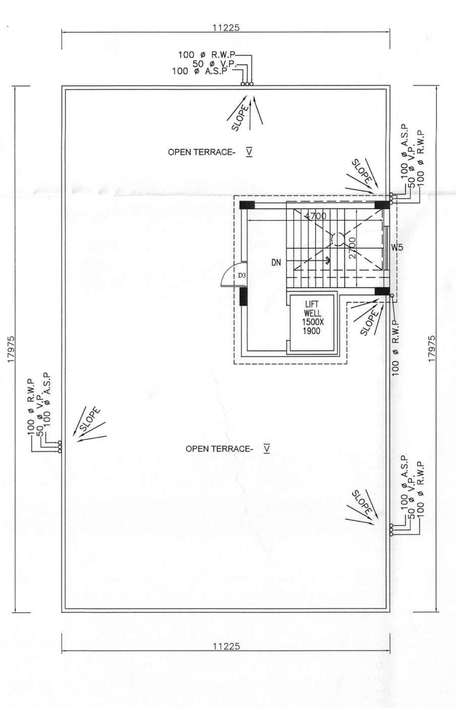
PROPOSED FIRST FLOOR PLAN
SCALE-1:100



PROPOSED SECOND & THIRD FLOOR PLAN
SCALE-1:100



PROPOSED FOURTH FLOOR PLAN
SCALE-1:100



PROPOSED ROOF PLAN
SCALE-1:100

DOOR & WINDOW SCHEDULE

MKD	WIDTH	HEIGHT	DESCRIPTION
D1	1050	2100	COLAPSIBLE
D2	1000	2100	FLUSH DOOR
D3	900	2100	FLUSH DOOR
D4	750	2100	FLUSH DOOR
D5	1200	2100	DOUBLE LEAF DOOR
W1	1500	1800	FULLY GLAZED
W2	1200	1800	FULLY GLAZED
W3	1000	1800	FULLY GLAZED
W4	600	900	FULLY GLAZED
W5	1500	1800	FULLY GLAZED
W0	2000	1800	FULLY GLAZED

SPECIFICATIONS

PART-A:

1. ASSESSE NO: 11-028-17-00-560
2.a) DETAILS OF GRANT OF PROBATE OF WILL:-
   1. IN THE COURT OF THE DISTRICT DELEGATE AT ALIPORE ACT, 39 CASE NO. 317 OF 1982 DATED 16/12/1983.
   2. IN THE COURT OF THE DELEGATE AT SEALDAH, PROBATE CASE NO. 30 OF 2000 DATED 21/07/2001.
2.b) DETAILS OF DEED :- BOOK NO : I VOL. NO : 2 PAGE NO : 8713 TO 8748; BEING NO : 00921 YEAR : 2009 PLACE: A.R.A.-I, KOLKATA
2.c) DETAILS OF DEED OF EXCHANGE :- BOOK NO : I VOL. NO : 1606-2023 PAGE NO : 62888 TO 62921; BEING NO : 160602291 YEAR : 2023 PLACE: A.D.S.R. SEALDAH
2.d) DETAILS OF DEED OF EXCHANGE :- BOOK NO : I VOL. NO : 1904-2023 PAGE NO : 234677 TO 234702; BEING NO : 190404588 YEAR : 2023 PLACE: A.R.A-IV, KOLKATA
2.e) DETAILS OF BOUNDARY DECLARATION :- BOOK NO : I VOL. NO : 1606-2023 PAGE NO : 86543 TO 86558; BEING NO : 160603246 DATE : 23/08/2023 PLACE: A.D.S.R. SEALDAH
2.f) DETAILS OF POWER OF ATTORNEY:- BOOK NO : I VOL. NO : 1604-2023 PAGE NO : 107316 TO 107396; BEING NO : 160403405 DATE : 30/03/2023 PLACE: D.S.R.-IV, SOUTH 24 PGS.
3. AREA OF LAND :-
   a) AS PER TITLE DEED = 372.259 (05K-09CH-02 SQ.FT.)
   b) AS PER BOUNDARY DECLEARATION = 372.259 SQ.M.
4. NO OF STOREY = G+IV
5. NO. OF TENEMENTS = 09 NOS.
6. SIZE OF TENEMENTS = a) 50 SQ.M TO 75 SQ.M. = 07 NOS. b) >75 SQ.M TO<100 SQ.M.= 02 NOS = c) ABOVE 100 SQ.M. = NIL.

PART-B:

1. AREA OF LAND:-
   a) AS PER TITLE DEED = 372.259 (05K-09CH-02 SQ.FT.)
   b) AS PER BOUNDARY DECLARATION = 372.259 SQ.M.
2.(i) PERMISSIBLE GROUND COVERAGE = 201.980 SQ.M. (54.258% OF LAND AREA)
   (ii) PROPOSED GROUND COVERAGE = 201.769 SQ.M. (54.198 % OF LAND AREA)
3. PROPOSED HEIGHT OF THE BUILDING = 15.475 M.

PREMISES NO. - **214, VIVEKANANDA ROAD, KOLKATA-700006, IN WARD NO:-28, BOROUGH-IV. P.S.-NARKELDANGA.**
ASSESSEE NO. -110281700560
NAME OF OWNER(S)/APPLICANT(S) : M/S. B.M.D. NIRMAN
PARTNERS SMT. MANJU BAIRAGI,
SRI MONOJ KUMAR BAIRAGI,
SRI SUBIR MUKHERJEE
SRI SWARUP DUTTA
AND C.A.TO SRI BHAJAN DHAOYA,
SMT DURGA DHAOYA,
SRI LALIT KUMAR GUPTA, TEJPAL GUPTA

AREA OF LAND: 372.259 SQ.M. = 05K-09CH-02 SQ.FT
NAME OF L.B.S.: KAMALESH SEAL (LBS/I/1020)
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI: 33.00 M.
PROPOSED HEIGHT OF BUILDING (AMSL+HT. OF BLDG.+ HT.TOP ROOF STRUCTURE) : (5.50 + 15.475 + 5.40 = 26.375 M.

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84 LATITUDE	CO-ORDINATE IN WGS 84 LONGITUDE	SITE ELEVATION (AMSL)
"A"	22° 42' 52.128"N	88° 29' 22.056" E	5.50 Meter
"B"	22° 42' 52.120"N	88° 29' 22.106" E	5.50 Meter
"C"	22° 42' 52.156"N	88° 29' 22.006" E	5.50 Meter
"D"	22° 42' 52.045"N	88° 29' 22.155" E	5.50 Meter

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN WE SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST US AS PER LAW.

M/S. B.M.D. NIRMAN
PARTNERS SMT. MANJU BAIRAGI,
SRI MONOJ KUMAR BAIRAGI,
SRI SUBIR MUKHERJEE
SRI SWARUP DUTTA
AND C.A.TO SRI BHAJAN DHAOYA,
SMT DURGA DHAOYA,
SRI LALIT KUMAR GUPTA,
TEJPAL GUPTA

SIGNATURE OF OWNERS/APPLICANTS

KAMALESH SEAL (L.B.S. NO.-1020/I)
SIGNATURE OF L.B.S.

STATEMENT OF THE PLAN CASE NO:- 2023040033

	TOTAL COVERED AREA	CUTOUT	NET COVERED AREA	TOTAL EXEMPTED AREA: STAIR+STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	186.041 SQ.M	NIL.	186.041 SQ.M	12.690 SQ.M.	2.903 SQ.M.	170.448 SQ.M.
1ST FLOOR	201.769 SQ.M	10.800 SQ.M.	190.969 SQ.M.	12.690 SQ.M.	2.903 SQ.M.	175.376 SQ.M.
2ND FLOOR	201.769 SQ.M	2.850 SQ.M.	198.919 SQ.M.	12.690 SQ.M.	2.903 SQ.M.	183.326 SQ.M.
3RD FLOOR	201.769 SQ.M	2.850 SQ.M.	198.919 SQ.M.	12.690 SQ.M.	2.903 SQ.M.	183.326 SQ.M.
4TH FLOOR	201.769 SQ.M	2.850 SQ.M.	198.919 SQ.M.	12.690 SQ.M.	2.903 SQ.M.	183.326 SQ.M.
TOTAL:	993.117 SQ.M	19.076 SQ.M.	973.767 SQ.M.	63.450 SQ.M.	14.515 SQ.M.	895.802 SQ.M.

6. TENEMENTS & CAR PARKING CALCULATION :-

(A) RESIDENTIAL:

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
2A,3A	63.056 SQ.M	10.311 SQ.M.	73.367 SQ.M	2	50<75=07 75<100=02 02 NOS.
2B,3B	62.598 SQ.M	10.236 SQ.M.	72.834 SQ.M	2	
2C,3C	56.489 SQ.M	9.237 SQ.M.	65.726 SQ.M	2	
4A	47.160 SQ.M	7.712 SQ.M.	54.726 SQ.M	1	
4B	67.361 SQ.M	11.015 SQ.M.	78.376 SQ.M	1	
4C	67.622 SQ.M	11.058 SQ.M.	78.680 SQ.M	1	

7 **(C) BUSINESS :**
(I) BUSINESS COVERED AREA = 181.918 SQM.
(ii) BUSINESS CARPET AREA = 161.132 SQM.-REQUIRED CAR PARKING=03 NOS.

8 **(C) MERCANTILE (RETAIL):**
(I) MERCANTILE COVERED AREA = 40.729 SQM.
(ii) MERCANTILE CARPET AREA = 34.651 SQM.-REQUIRED CAR PARKING=01 NOS

9. TOTAL REQUIRED CAR PARKING = 06 NO.
10. TOTAL PROPOSED CAR PARKING = 06 NO.
11. PERMISSIBLE AREA FOR PARKING = 150.00 SQ.M.
12. PROPOSED AREA OF PARKING = 115.336 SQ.M.
13. PERMISSIBLE F.A.R. = 3.000
14. PROPOSED F.A.R. = 2.097 <3.00
15. TOTAL BUILT-UP AREA = 1008.313 SQ.M
16. STAIR HEAD ROOM AREA = 16.068 SQ.M
17. LIFT MACHINE ROOM AREA = 4.228 SQ.M
18. OVER HEAD TANK AREA = 9.230 SQ.M.
19. TERRACE AREA = 201.769 SQ.M
21. RELAXATION OF AUTHORITY, IF ANY = N.A.
22. AREA OF CUP BOARD = 14.250 SQ.M.
23. REQUIRED TREE COVER AREA = 8.726 SQ.M. (2.344 % OF LAND)
24. PROPOSED TREE COVER AREA = 9.000 SQ.M. (2.418 % OF LAND)

SPECIFICATIONS

1. R.C.C. FRAME STRUCTURE WITH CONC. GRADE M:20 AND STEET Fe 500
2. 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTER JOINTS.
3. STEEL Z- SECTION WINDOWS/ALUMUNIUM WINDOW.
4. ALL FLOORS ARE MARBLE FLOORING.
5. 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
6. WATER PROOFING TREATMENT.
7. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

SIGNATURE OF GEO-TECHNICAL ENGINEER :-

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL ON THE BASIS OF THE SOIL INVESTIGATION RESULTS, 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.

SANTOSH KUMAR CHAKRABORTY (G.T/I/16)
SIGNATURE OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE PROPOSED BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND RECOMMENDATION OF SOIL INVESTIGATION REPORT CONDUCTED BY SHYAM SUNDAR KUNDU (GEO-TECH-19/II) SKM GEOSURVEY (&. M.M. GHOSH ROAD, KOLKATA-700774. CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

KAMALESH SEAL (ESE/II/748)
SIGNATURE OF STRUCTURAL ENGINEER

DECLARATION OF L.B.S.

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 EXISTING STRUCTURE. THE SAID PREMISES IS FULLY OCCUPIED BY THE OWNERS AND TENANTS.

KAMALESH SEAL (LBS/I/1020)
SIGNATURE OF L.B.S.

DECLARATION OF OWNER /APPLICANT

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

M/S. B.M.D. NIRMAN
PARTNERS SMT. MANJU BAIRAGI,
SRI MONOJ KUMAR BAIRAGI,
SRI SUBIR MUKHERJEE
SRI SWARUP DUTTA
AND C.A.TO SRI BHAJAN DHAOYA,
SMT DURGA DHAOYA,
SRI LALIT KUMAR GUPTA,
TEJPAL GUPTA

SIGNATURE OF OWNERS/APPLICANTS

BUILDING PLAN SANCTION NO.:- 2023040033.

SANCTION DATE:- 22 NOVEMBER 2023. VALID UP TO:- 21 NOVEMBER 2028.

SANTOSH GARAIN
Digitally signed by SANTOSH GARAIN
Date: 2023.11.22 17:05:40 +05'30'

DIGITAL SIGNATURE OF
A.E.(C)/BLDG./BR.-IV&V/K.M.C.

SANTANU DUTTA
Digitally signed by SANTANU DUTTA
Date: 2023.11.22 16:42:06 +05'30'

DIGITAL SIGNATURE OF
E.E.(C)/BLDG./BR.-IV&V/K.M.C.

PROJECT.

PLAN OF PROPOSED GROUND+FOUR (Height-15.475 Mtr.) STORIED RESIDENTIAL BUILDING AT PREMISES NO:-214, VIVEKANANDA ROAD, KOLKATA-700006, IN WARD NO:-28, BOROUGH-IV. P.S.-NARKELDANGA. COMPLYING K.M.C. BUILDING RULE-2009, UNDER SECTION 393A OF K.M.C. ACT. 1980. WITHIN THE KOLKATA MUNICIPAL CORPORATION.

JOB NO.	DRG. NO.	DATE	DRAWN BY :
KMC/VKR/23-24		10/10/2023	NANDA KUMAR GHOSH

SHEET NO.-01

CONSULTANT:-
K. SEAL & ASSOCIATES
ARCHITECTS, ENGINEERS, CONSULTANTS
22A, RAJA NABA KRISHNA STREET,
KOLKATA-700 005, PH.-2554-2558