

FRONT ELEVATION

SECTION AT YY'

SCALE -1:100

**Part- A**

1.a) ASSESSEE NO.- 31-109-08-1914-1.

2. NAME OF THE OWNER :- SMT. JAYA BHATTACHARYYA & SRI BIRESWAR BHATTACHARYYA.

3. NAME OF APPLICANT :- SRI SUDIP KUMAR MANDAL, PROPRIETOR OF BINAYAK GROUPS.

3.a) DETAILS OF REGISTERED DEED-  
I). Book- 1, Vol.-402, Page- 156 to 159, Being no- 16423, in the year 1989, REGISTER U/R-7(2) SOUTH 24 PGS, DATE- 19/12/1989.

3.b) DETAILS OF REGISTERED P.O.A.-  
I). Book- 1, Vol.-1604-2022, Page- 36292 to 36336, Being no- 160400919, in the year 2022, D.S.R.-IV, SOUTH 24 PARGANAS, DATE- 01/02/2022.

3.c) DETAILS OF K.M.C. Mutation Certificate-  
CASE NO- 0/109/03-FEB-22/40749, DATE- 03-02-2022.

3.d) DETAILS OF Declaration:-  
Declaration Before 1st Class Judicial Magistrate Vide NO- 7459, DATE- 27-06-2022.

**Part- B**

1. Area of Land-  
As Per Title Deed = 200.668 Sqm. (3K-00Ch-00 Sft.) & Physical Measurement = 200.668 Sqm.

2. Permissible Ground Coverage: = 120.356 Sqm (59.978 %)

3. Proposed Ground Coverage: = 116.119 Sqm (57.866 %)

4. Permissible F.A.R = 2.25

5. Proposed F.A.R = 410.750-25 / 200.668 = 1.922

**SCHEDULE OF DOORS & WINDOWS**

MKD.	HEIGHT	WIDTH
D	2100	1000
D1	2100	900
D2	2100	750
W1	1200	2000
W2	1200	1500
W3	1200	1050
W4	600	750
W5	1200	750

**NOTES**

- (a) ALL DIMENSIONS ARE IN MM.
- (b) ALL EXTERNAL WALLS ARE 200 TH. OTHERWISE SPECIFIED
- (c) ALL INTERNAL WALLS ARE 125 & 75 TH.
- (d) GRADE OF STEEL : Fe500
- (e) GRADE OF CONCRETE : M20
- (f) OTHER SPECIFICATIONS HAS BEEN FOLLOWED AS PER N.B.C.

6. Proposed Area :-

	Total floor Area	Lift Well	Stair Area	Lift Lobby	Net Area
Gr. Floor	116.119 Sq.m.		10.470	1.754	103.895
1st Floor	116.119 Sq.m.	1.610	10.470	1.754	102.285
2nd Floor	116.119 Sq.m.	1.610	10.470	1.754	102.285
3rd Floor	116.119 Sq.m.	1.610	10.470	1.754	102.285
Total	464.476 Sq.m.	4.830	41.880	7.016	410.750

7. Parking Calculation :-

Tenement Size	No. of Tenement	Req. no. of Car Parking
59.375	3	1
63.258	3	

A) Nos. of Parking Required = 1 No.  
B) Nos. of Parking Provided = 1 No.  
C) Permissible Parking Area = 25 Sqm.  
D) Actual Area of Parking Provided = 54.506 Sqm.

8. Stair Covered area = 12.773 Sqm.  
9. Roof Tank Area = 5.200 Sqm  
10. Lift M/C Room Area = 6.394 Sqm  
11. Lift M/C Room Stair Area = 3.019 Sqm  
12. Depth of The Building = 14.075 m  
13. Gross Office Area = 11.740 Sq.m  
14. Net Office Area = 8.203 Sq.m  
15. Gross Shop Area = 25.508 Sq.m  
16. Net Shop Area = 21.320 Sq.m  
17. Additional Area For Fees = 31.225 Sq.m  
18. Tree Cover Area = 1.00 Sqm  
19. Loft and C.B. area:-

Floor	Loft	C.B.
Gr. floor	NIL	NIL
1st floor	1.0	2.013
2nd floor	1.0	2.013
3rd floor	1.0	2.013
Total	3.0	6.039

**L.B.S./L.B.A. DECLARATION :**

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 AND THAT THE SITE CONDITION INCLUDING THE ABUTTING 12.15 M WIDE BLACKTOP ROAD ON THE EASTERN SIDE OF THE PLOT CONFIRMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL AND IT IS BEYOND 500 M FROM THE C.L. OF E.M. BY-PASS. SOIL TESTING HAS BEEN DONE BY "GLOBE TECH" OF KUSUMBA SAHA PARA, NARENDRAPUR, KOLKATA- 700 103.

\* THE CONSTRUCTION OF S.U.G. WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

Name of LBS  
SRI BIJOY SARKAR  
L.B.S No.-1/ 1515

**E.S.E. DECLARATION :**

THE STRUCTURAL DESIGN & DRAWING OF BOTH THE FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

Asok Chakrabarti  
E.S.E-1/135  
Name of Structural Engineer

**GEO-TECHNICAL ENGINEER'S DECLARATION:**

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY OUT THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED IS SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

Name of Geo- Technical Engineer  
Sri Rupak Kumar Banerjee  
GTE NO -G.T.1/ 3(K.M.C)

**OWNER'S DECLARATION :**

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT

- I SHALL ENGAGE L.B.S. & E.S.E DURING CONSTRUCTION.
- I SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION.
- K.M.C. AUTHORITY WILL NOT BE LIABLE FOR 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 UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.

\*THE PLOT OF LAND IS IDENTIFIED BY ME DURING DEPARTMENTAL INSPECTION.

(SUDIP KUMAR MONDAL)  
PROPRIETOR OF M/S. BINAYAK GROUP,  
C.A. of SMT. JAYA BHATTACHARYYA & SRI BIRESWAR BHATTACHARYYA  
NAME OF APPLICANT

ALL DIMENSIONS ARE IN MILLIMETRE.

**PROPOSED G+III STORED RESIDENTIAL BUILDING PLAN OF HEIGHT 12.450 M. (U/S-393 A OF K.M.C ACT 1980 & BUILDING RULE 2009) AT PREMISES NO -1914, NAYABAD, WARD NO- 109, BOROUGH - XII, KOLKATA - 700 099. AT R.S. DAG NO-132, R.S. KHATIAN NO-101, MOUZA-NAYABAD , J.L.NO-25, P.S.- PURBA JADAVPUR. READ WITH CIRCULAR NO 07 OF 2019-2020, DATED 01.11.2019. VIDE RESOLUTION OF MIC MEETING NO - 90.11, DATED 23-10-2019.**

NAME OF PLUMBER  
SRI PINAKI CHAKRABORTY  
P.L. NO- 663, DATED- 02-07-2019.

BUILDING PERMIT NO :- 2022120188

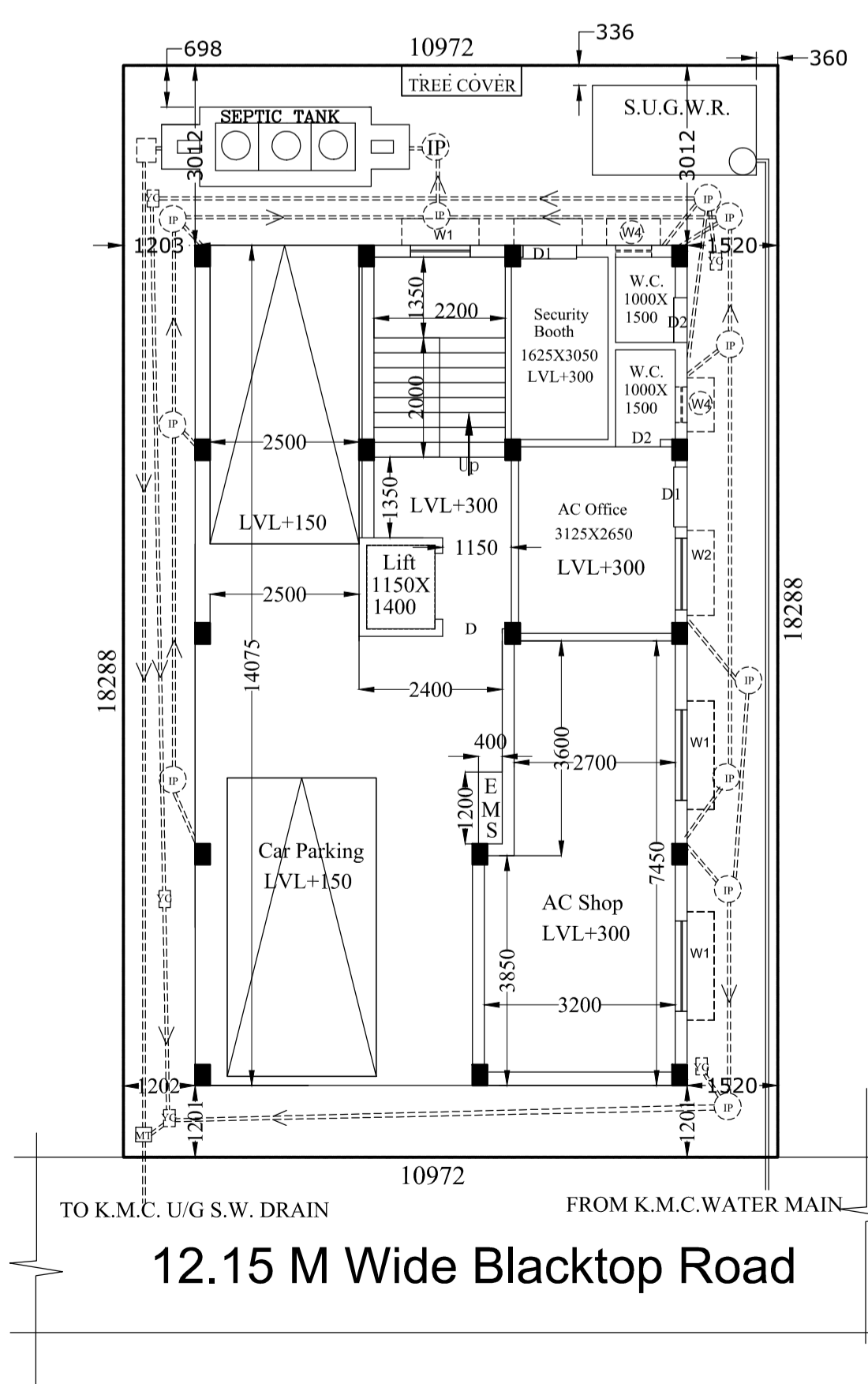
DATE :- 07-JUL-22

VALID UP TO :- 06-JUL-27

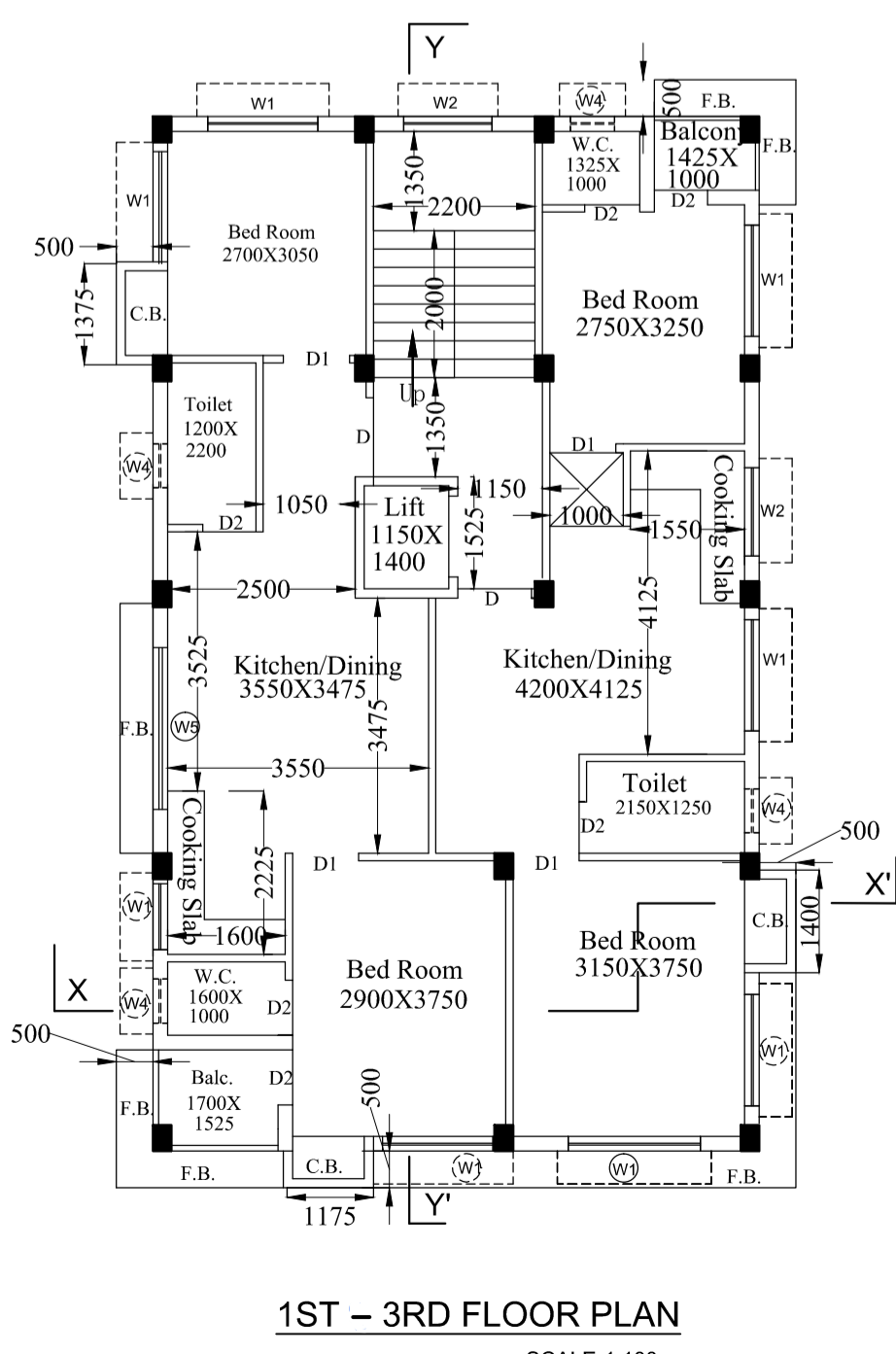
DIGITAL SIGNATURE OF A.E.

SCALE  
1:50  
1:100  
1:600  
1:4000

NOT APPLICABLE  
DIGITAL SIGNATURE OF E.E.

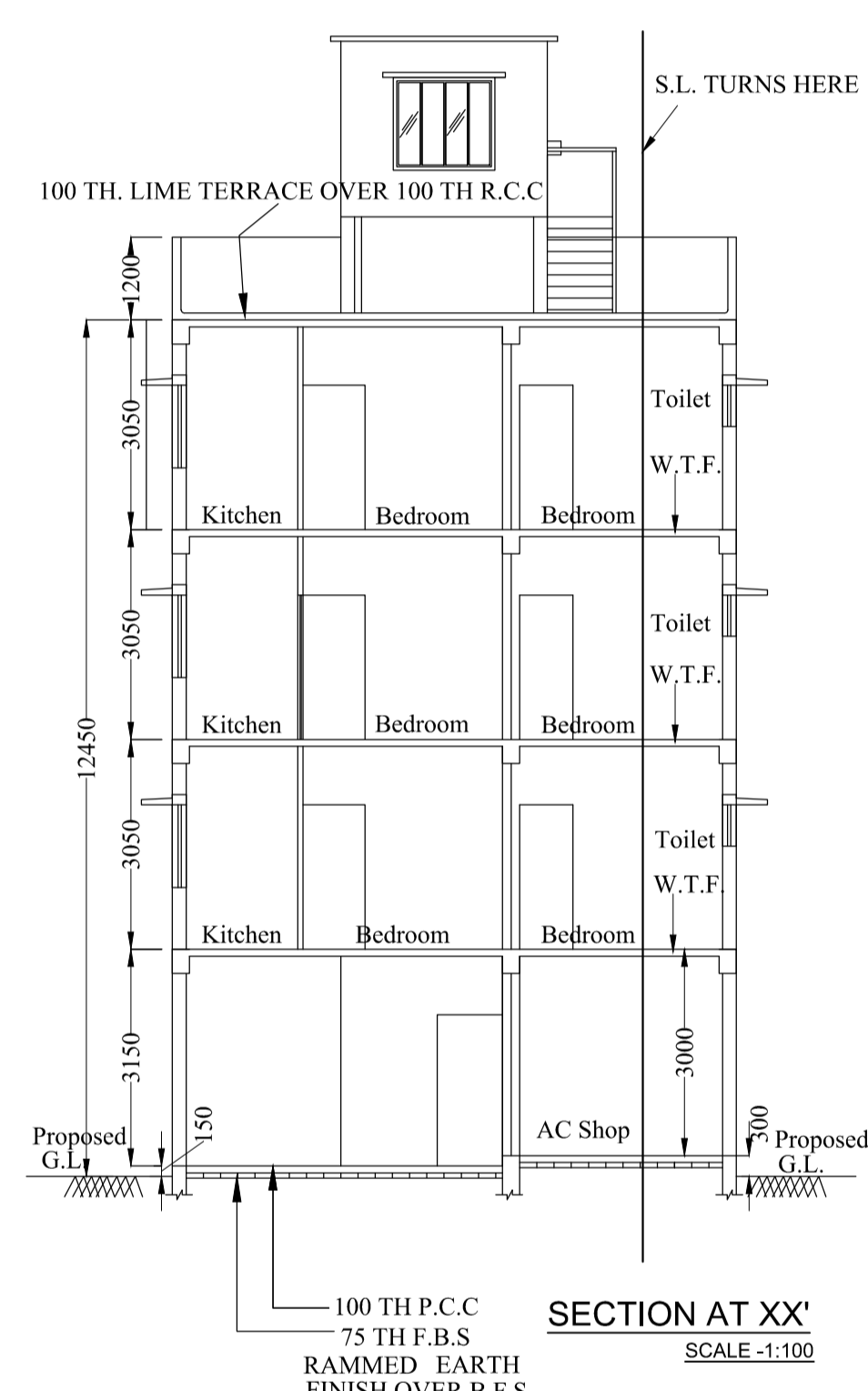


12.15 M Wide Blacktop Road



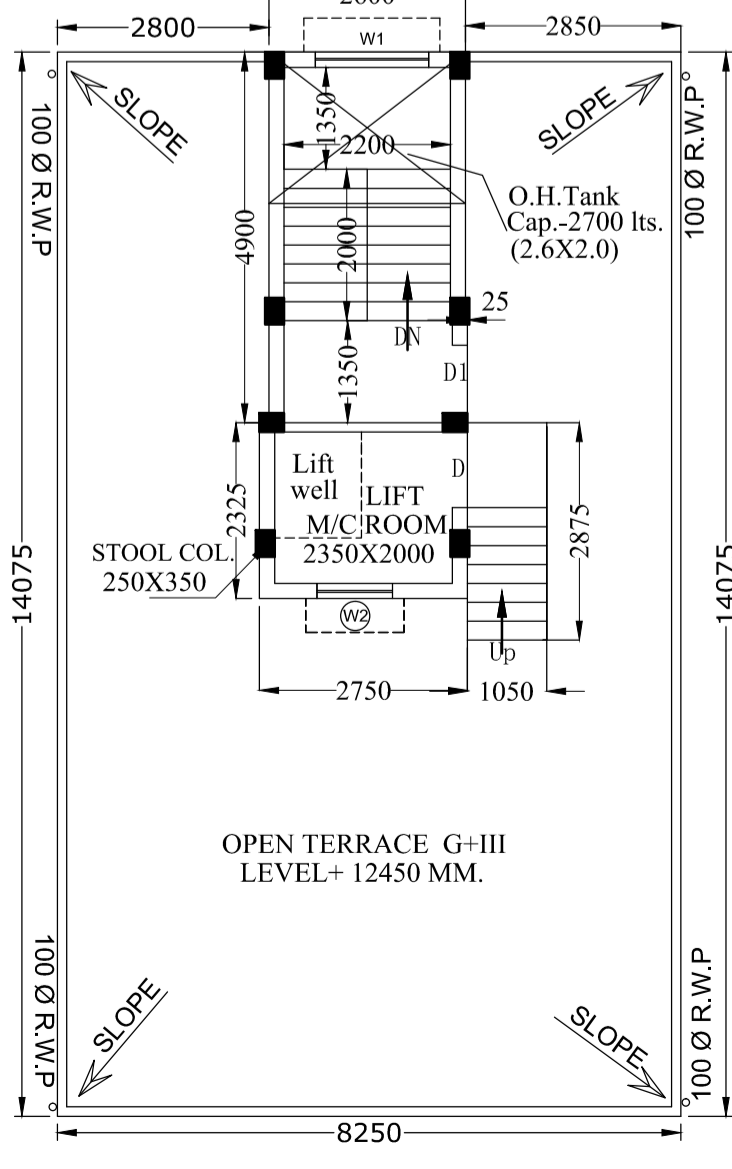
1ST - 3RD FLOOR PLAN

SCALE-1:100



SECTION AT XX'

SCALE -1:100



ROOF PLAN

SCALE-1:100