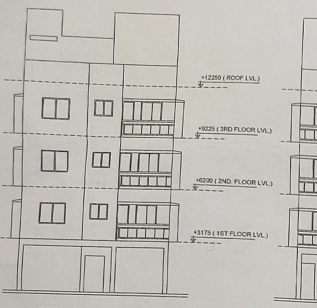
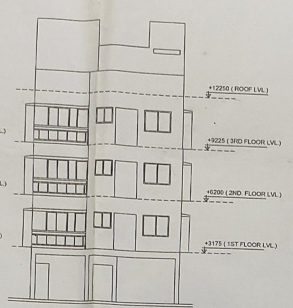


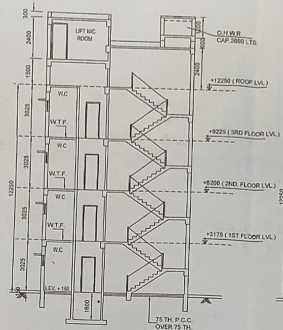
NORTH SIDE ELEVATION

SCALE-1:100



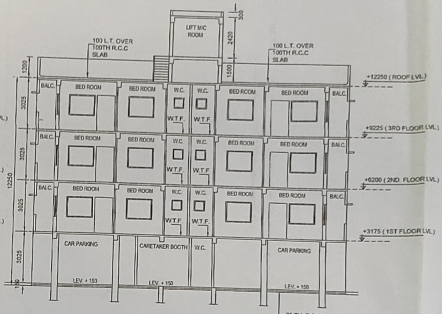
SOUTH SIDE ELEVATION

SCALE-1:100



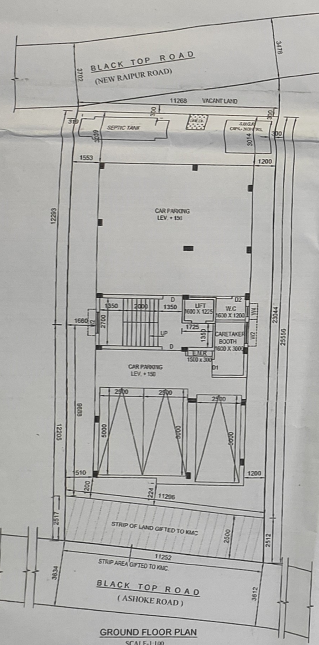
SECTION - A-A

SCALE-1:100



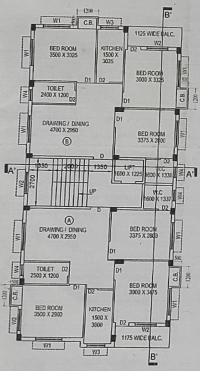
SECTION - B-B

SCALE-1:100



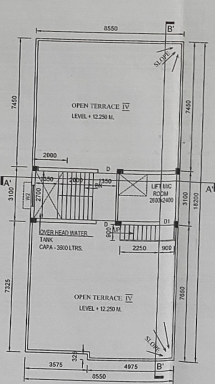
GROUND FLOOR PLAN

SCALE-1:100



FIRST, SECOND & THIRD FLOOR PLAN

SCALE-1:100



ROOF PLAN

SCALE-1:100

GENERAL NOTES

1. ALL DIMENSIONS ARE IN MM.
2. ALL EXTERNAL WALLS 200TH. & INTERNAL WALLS 125 & 75 THK. UNLESS OTHERWISE MENTIONED
3. ALL MASONRY WORKS ARE BOUNDED BY CEMENT MORTAR (1:6 & 1:4)
4. EXTERNAL PLASTER IS 25TH. & INTERNAL PLASTER IS 12MM THK. WITH
   1:4 MORATAR.
5. ALL CONC. GRADE IS M200 (1:1.5:3).

SCHEDULE FOR DOOR WINDOWS

M.K.D	SIZE	M.K.D	SIZE
D	1000X2100	W1	1500X1350
D1	900X2100	W2	1200X1350
D2	750X2100	W3	1000X900
		VW	600X600

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.

KALYOL KR. GHOSHAL
G.T., NO.- II/J/14
NAME OF GEO - TECH. ENGINEER

THE STRUCTURAL DESIGN & CALCULATION DRAWINGS BOTH THE FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOAD INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

SAKTIBRATA BHATTACHARYYA
EE NO.- 1168
NAME OF STRUCTURAL ENGINEER

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT :-

I/WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
I/WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).
K.M.C. AUTHORITY WILL NOT BE 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 WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E.S.E./ L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.
DURING DEPARTMENTAL INSPECTION, THE PLOT WAS IDENTIFIED BY ME.
THE PLOT IS BUTTED AND BOUNDED BY BOUNDARY WALL BY MEs/S.

RANJAN BHATTACHARYA ,PROPRIETOR OF A R ENTERPRISE & C.A OF AMITAVA SENGUPTA

NAME OF APPLICANT

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMMENDED FROM TIME TO TIME & THAT THE SITE CONDITION HAS BEEN MEASURED AND K.M.C. ROAD WIDTH 3.612 M. (NORTHERN SIDE) VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE LAND IS DEMARCATED BY BOUNDARY WALL. THE CONSTRUCTION OF U.G.WATER TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK . THE PLOT IS BEYOND 500M. FROM CL OF E.M.BYPASS.

SAKTIBRATA BHATTACHARYYA
L.B.S. NO.- V/81
NAME OF L.B.S.

MAIN CHARACTERISTICS OF PLAN PROPOSAL

1. ASSESSEE NO.- 31 - 191 - 03- 0449 - 5

2. NAME OF THE OWNER :- AMITAVA SENGUPTA

2A. NAME OF THE C.A :- RANJAN BHATTACHARYA PROPRIETOR OF A R ENTERPRISE

3. DETAILS OF REGISTERED DEED:-
BOOK NO - I, VOL. NO.- 80,
BEING NO - 3690, YEAR- 1966
PAGES NO- 48 TO 51 DATED - 17/05/1968
REGD. AT - S.R. ALIPORE, SOUTH 24 PGS.

4. DETAILS OF BOUNDARY DECLARATION TO K.M.C.
BOOK NO.- I, VOL. NO.- 1604 -2022,
BEING NO.- 160411582, YEAR- 2022
PAGES NO- 338816 TO 338827 , DATED - 27/09/2022
REGD. AT - D.S.R.-IV SOUTH 24 PARGANAS W.B.

5. DETAILS OF GENERAL POWER OF ATTORNEY -
BOOK NO - I, CD VOL. NO.- 1604-2022,
BEING NO.- 160409736, YEAR- 2022
PAGES NO- 334859 TO 334871, DATED -07/09/2022
REGD. AT - D.S.R.-IV SOUTH 24 PARGANAS, W.B.

6. DETAILS OF DEED OF GIFT (STRIP) TO K.M.C. -
BOOK NO - I, VOL. NO.- 1604 -2022,
BEING NO.- 160411583, YEAR- 2022
PAGES NO- 338868 TO 338109 , DATED - 27/09/2022
REGD. AT - D.S.R.-IV SOUTH 24 PARGANAS W.B.

7. MUTATION CASE.No: 16/101/04-FEB-21/791,
DT. 04.02.2021
BL&LRO MUTATION MEMO NO.-
177 / 4663 / BL&LRO / KAL / DATE- 05/12/2022

PART-B

1. AREA OF LAND:-
a) AS PER TITLE DEED = 281.281 Sqm. (99Rh. - 9Kt. - 19 SFT.)
b) AS PER TITLE R.O.R. = 281.259 Sqm. (99Rh. - 9Dch. - 34 SFT.)
c) AS PER BOUNDARY DECLARATION = 283.239 Sqm. (99Rh. - 10Dch. - 24 SFT.)

2. a) STRIP OF LAND AREA = 28.185 Sqm.
b) NET LAND AREA = 253.054 Sqm.

3.a) PERMISSIBLE GROUND COVERAGE - 152.594 SQ.M. (57.227%)
4) PROPOSED GROUND COVERAGE - 154.448 SQ.M. (54.523 %)
4. a) PERMISSIBLE HEIGHT - 12.5 M.
b) PROPOSED HEIGHT - 12.25 M.

5. PROPOSED AREA :-

	COVERED AREA (SQ.M.)	TOTAL EXISTING FLOOR AREA		LIFT WELL (SQ.M.)	STAIR WELL (SQ.M.)	NET FLOOR AREA 30(1)	GROSS AREA (SQ.M.)
		STAIR (SQ.M.)	LIFT (LOBBY) (SQ.M.)				
GROUND FLOOR	154.448	12.099	2.329	—	—	139.429	154.448
1ST. FLOOR	154.448	12.099	2.329	1.360	—	137.459	152.488
2ND. FLOOR	154.448	12.099	2.329	1.360	—	137.459	152.488
3RD. FLOOR	154.448	12.099	2.329	1.360	—	137.459	152.488
TOTAL	617.792	48.396	9.316	5.080	—	551.806	611.912

6.a) TENEMENTS & CAR PARKING CALCULATION :-

NAME(S)	TENEMENT AREA	AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQD. CAR PARKING
" A "	68.923 SQ.M.	12.989 SQ.M.	81.542 SQ.M.	1	1
" B "	69.857 SQ.M.	12.989 SQ.M.	82.855 SQ.M.	1	03
			TOTAL TENEMENT = 06 NO.		TOTAL REQUIRED CAR PARKING = 03

7.a) NOS. OF CAR PARKING REQD. - 03
b) NOS. OF CAR PARKING PROVIDED = 03

8. CAR PARKING AREA AT GROUND FLOOR (COVERED) = 124.688 SQ.M.

9. PERMISSIBLE F.A.R. = 1.75

10. PROPOSED F.A.R. = 551.806 - 79.263.29 = 1.693 < 1.75

11. STATEMENT OF OTHER AREAS FOR ITEMS:-

FLOOR	LOFT (SQ.M.)	CJP/SOP/REQ.(SQ.M.)	LEDGE/TCHE (SQ.M.)
TOTAL	NIL	7.269 SQ.M.	NIL

12. STAIR HEAD ROOM AREA = 15.376 SQ.M.
13. LIFT MACHINE ROOM AREA = 16.527 SQ.M.
14. LIFT MACHINE STAIR AREA = 2.835 SQ.M.
15. ROOF AREA = 154.448 SQM.
16. RELAXATION OF AUTHORITY,IF ANY :-
17. ROOF TANK AREA = 6.230 SQ.M.
18. TOTAL COMMON AREA = 77.606 SQ.M.
19. TOTAL ADDITIONAL AREA FOR FEES = 36.540 SQ.M.
20. TO TAL TREE COVERED AREA PROVIDED = 5.000 SQ.M.

GROUND FLOOR PLAN, FIRST TO FOURTH FLOOR PLAN, ROOF PLAN, FRONT ELEVATION, SECTION AT A-A , SECTION AT B-B

N

PROJECT:
PROPOSED PLAN OF A G+III (THREE) STORIED RESIDENTIAL BUILDING AT K.M.C. PREMISES No.-190, ASHOKE ROAD ,WARD No.- 101, BOROUGH No.- XII, L.R. DAG No. - 675, 682 , L.R. KHATIAN No. - 390, J. L. No. - 31, MOUZA- BADEMASUR, P. S.- PATULI , KOLKATA - 700084, DIST. - SOUTH 24 PARGANAS, U/S 393A OF K.M.C. ACT 1980 & K.M.C BUILDING RULE - 2009.

BUILDING PERMIT NO. : 2022120496
DATE : 04-FEB-23 VALID UP TO : 03-FEB-28

DIGITAL SIGNATURE OF SANCTIONING AUTHORITY

KAJAL ROY Digitally signed by KAJAL ROY Date: 2023.02.04 13:52:58 +05'30'

SIGNATURE OF ASSISTANT ENGINEER (C)