



SPECIFICATION
 1. STRUCTURAL CONCRETE GRADE WITH 15mm DOWN BONDING UNLESS OTHERWISE MENTIONED.
 2. GRADE OF REINFORCEMENT IS 415.
 3. 200MM FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1/2 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
 4. 225MM FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1/4 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
 5. 125MM (400) BRICKWORK (225) ON ROOF LAD TO SLOPE.
 6. ALL DIMENSIONS ARE IN MM UNLESS SPECIFIED.
 7. 250MM D.P.C. WITH CEMENT CONCRETE (1:5:3) WITH 6mm DOWN SLOPING WITH WATER RESISTING COMPOUND.
 8. 100mm GREY PUGG (1:3) EXTERNAL WALL.
 9. 125mm CEMENT PUGG (1:3) INTERNAL WALL.
 10. 100mm CEMENT PUGG (1:3) ON BEAM JOINTS.
 11. MABLE FINISH IN ALL ROOMS.
 12. SMOOTH & FINISHING FINISH TO BE FOLLOWED.
 13. 100mm Gypsum plaster.
 14. COEFF. OF EXP. TANE AND S.U.G. WATER RESISTOR DOES NOT EXCEED THE DEPTH OF BUILDING FOUNDATION.

SCHEDULE OF DOOR

MCD.	SIZE	LEVEL HEIGHT	REMARKS
D1	1800X2125	2100	40mm TH. FACTORY MADE HOT PRESSED PHENOL FORMALDEHYDE BONDED SOLID COMMERCIAL FLUSH DOOR WITH HOT PRESSED GLASS GLAZING TOGETHER WITH NECESSARY FITTINGS AND FINISHES AS DIRECTED.
D2	800X2125	2100	AS ABOVE SOLID COMMERCIAL FLUSH DOOR WITH HOT PRESSED GLASS GLAZING TOGETHER WITH NECESSARY FITTINGS AND FINISHES AS DIRECTED.
D3	750X2125	2100	AS ABOVE SOLID COMMERCIAL FLUSH DOOR WITH HOT PRESSED GLASS GLAZING TOGETHER WITH NECESSARY FITTINGS AND FINISHES AS DIRECTED.

SCHEDULE OF WINDOW

MCD.	SIZE	LEVEL HEIGHT	REMARKS
W1	1500 X 1350	2100	MILD STEEL CASEMENT WINDOW WITH EXTENDED NON FRICTION HOPE TYPE FINISH & 30mm SHEET GLASS GLAZING TOGETHER WITH INTEGRATED GRILL FRAME OF 100mm ALUMINIUM SQUARE BAR OR EQUIV. 18mm. M.S. GLAZ WITH FITTINGS & FINISHES AS DIRECTED.
W2	1350 X 1350	2100	AS ABOVE.
W3	1000X1350	2100	AS ABOVE.
W4	400 X 400	2100	AS ABOVE.
W5	430 X 400	2100	AS ABOVE.

AREA STATEMENT OF THE PLAN PROPOSAL

- ASSESSOR NO. - 31-109-08-912-7.
- NAME OF OWNER AND APPLICANT - 1) SHIBU CHANDRA KAR 2) SHIBU CHANDRA KAR 3) SHIBU CHANDRA KAR 4) SHIBU CHANDRA KAR
- DETAILS OF PROPOSED DEED - D.S.E. - V. 2023/24, BOOK NO. - 1, VOLUME - 18-222, PAGES - 884 TO 884D, DEED NO. - 18-222, DATED - 20/02/22.
- DETAILS OF PROPOSED DEED - D.S.E. - V. 2023/24, BOOK NO. - 1, VOLUME - 18-222, PAGES - 884 TO 884F, DEED NO. - 18-222, DATED - 20/02/22.
- DETAILS OF PROPOSED DEED - D.S.E. - V. 2023/24, BOOK NO. - 1, VOLUME - 18-222, PAGES - 778 TO 779, DEED NO. - 18-222, DATED - 22/02/22.
- DETAILS OF PROPOSED DEED - D.S.E. - V. 2023/24, BOOK NO. - 1, VOLUME - 18-222, PAGES - 779 TO 779, DEED NO. - 18-222, DATED - 22/02/22.
- K.M.C. APPROVAL NO. 109/154/02/10/09, DATED - 17/11/2021.
- DECLARATION FOR BEING IN CLASS SOCIAL WELFARE, APPROVED BY THE MUNICIPAL ENGINEER, K.M.C., PANICHAYAT, MOUZA - NAYABAD, WARD NO. - 109, BOROUGH NO. - XII, KOLKATA - 700099.

5. PROPOSED AREA

FLOOR	GROSS PL. AREA	NET PL. AREA	NET COVERED AREA
GROUND FLOOR	291.13 Sqm.	128.92 Sqm.	128.92 Sqm.
1st FLOOR	353.04 Sqm.	128.92 Sqm.	128.92 Sqm.
2nd FLOOR	353.04 Sqm.	128.92 Sqm.	128.92 Sqm.
3rd FLOOR	353.04 Sqm.	128.92 Sqm.	128.92 Sqm.
4th FLOOR	353.04 Sqm.	128.92 Sqm.	128.92 Sqm.
TOTAL	1306.29 Sqm.	525.58 Sqm.	525.58 Sqm.

6. PARKING CALCULATION

NET FLOOR AREA	PROPOSED CAR PARKING AREA	PROPOSED CAR PARKING AREA	REQUIRED PARKING
291.13 Sqm.	26.155 Sqm.	26.155 Sqm.	8 NOCL.
353.04 Sqm.	74.883 Sqm.	74.883 Sqm.	24 NOCL.
353.04 Sqm.	74.883 Sqm.	74.883 Sqm.	24 NOCL.
353.04 Sqm.	74.883 Sqm.	74.883 Sqm.	24 NOCL.
353.04 Sqm.	74.883 Sqm.	74.883 Sqm.	24 NOCL.

7. TOTAL REQUIRED CAR PARKING = 8 NOCL.
 8. TOTAL PROVIDED CAR PARKING = 24 NOCL.
 9. PERMISSIBLE AREA FOR PARKING = 200.
 10. PROVIDED AREA OF PARKING = 200.
 11. PERMISSIBLE F.A.K. = 1,033,873.200 / 423.73 = 1,999.
 12. PROVIDED F.A.K. = 1,999.
 13. STAIR HEAD ROOM AREA = 4,354 SQ.M.
 14. OVER HEAD TANK AREA = 10,427 SQ.M.
 15. L.I.L. AREA = 10,427 SQ.M.
 16. L.I.L. STAIR AREA = 3,300 SQ.M.
 17. COVERED AREA = 25,920 SQ.M.
 18. LOFT AREA = 10,733 SQ.M.
 19. TREE COVER AREA = 4,610 SQ.M.
 20. ADDITIONAL AREA FOR FEES = 4,933 SQ.M.
 21. COVERED AREA OF OFFICE = 4,432 SQ.M.
 22. CARPET AREA OF OFFICE = 4,432 SQ.M.

B.P. NO. - 2023/120295
 SANCTION DATE: 03.10.2023
 VALID UPTO: 02.10.2028

KAJAL ROY
 Digitally signed by KAJAL ROY
 Date: 2023.10.03 18:21:44 +05'30'

SHIBA PRASAD JANA
 Digitally signed by SHIBA PRASAD JANA
 Date: 2023.10.03 18:24:01 +05'30'

CERTIFICATE OF OWNERS
 WE HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE SHALL ENGAGE L.B.S & E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S & E.S.E. DURING CONSTRUCTION OF THE BUILDING. K.M.C. APPROVAL WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES. ANY SUBMITTED DOCUMENTS ARE PROVIDED TO BE 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.S. BEFORE STARTING OF DURING DEPT. INSPECTION. SITE WAS DEMONSTRATED BY US. THE EXISTING STRUCTURE WITH LAND IS FULL OCCUPIED BY US AND THERE IS NO TENENT.
 1) SHIBU CHANDRA KAR 2) SHIBU CHANDRA KAR 3) SHIBU CHANDRA KAR 4) SHIBU CHANDRA KAR
 NAME OF OWNERS

CERTIFICATE OF GEO-TECHNICAL ENGINEER
 UNDERSIGNED HAS INSPECTED THE SITE AND DRAWING OF SOIL PROFILE AND SUPER FOUNDATION. IT IS CERTIFIED THAT THE EXISTING SOIL IS NOT BE ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE SOIL PROFILE IS NOT PROPERLY FROM GEO-TECHNICAL POINT OF VIEW.
 K.M.C. APPROVAL NO. 109/154/02/10/09, DATED - 17/11/2021.
 NAME OF GEO-TECHNICAL ENGINEER

CERTIFICATE OF STRUCTURAL ENGINEER
 I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE STRUCTURAL DESIGN & DRAWING OF SOIL PROFILE AND SUPER FOUNDATION HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC AND STABLE IN ALL RESPECTS. SOIL TEST HAS BEEN DONE BY KALLOO KHANAR GHOSHAL OF M/S TECHNICO, S.O. OF DOORJAYA APARTMENT, KOLKATA - 100. THE RECOMMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.
 K.M.C. APPROVAL NO. 109/154/02/10/09, DATED - 17/11/2021.
 NAME OF STRUCTURAL ENGINEER

CERTIFICATE OF L.B.S.
 I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER THE PROVISION OF K.M.C. BUILDING RULES 2009. AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF THE EXISTING CONCRETE PASSAGE CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A TANK OR FLEED UP TANK. THE BOUNDARY OF THE SITE IS BOUNDED BY BOUNDARY WALLS ON ALL SIDES AND THAT THE DIMENSIONS OF THE BOUNDARY CONFORMS WITH THE DRAWING IN THE DRAWING. THE SITE PLAN AND BY PLAN CONFORM WITH THE DRAWING. THE PLOT IS BEYOND 500 M. FROM G.C. OF E.M. STATION.
 PANCHAYAT CHANDRANUR
 L.B.S. NO. - 241 / 1
 NAME OF L.B.S. ENGINEER

PLAN OF PROPOSED GATED RESIDENTIAL BUILDING UNDER SECTION 393(A) OF K.M.C. ACT, 1980 COMPLYING BUILDING RULE 2009 AT PREMISES NO. - 3849, NAYABAD, WARD NO. - 109, BOROUGH NO. - XII, KOLKATA - 700099. MOUZA - NAYABAD, J.L. NO. - 25, B.S. D.A.G. NO. - 191, R.S. KHATTAN NO. - 131, P.S. - PANCHAYAT.
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