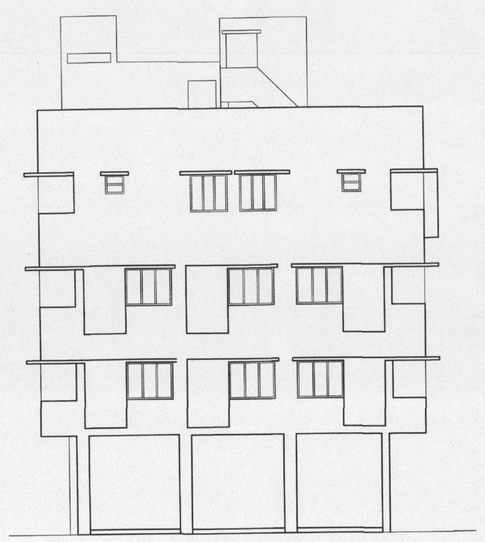
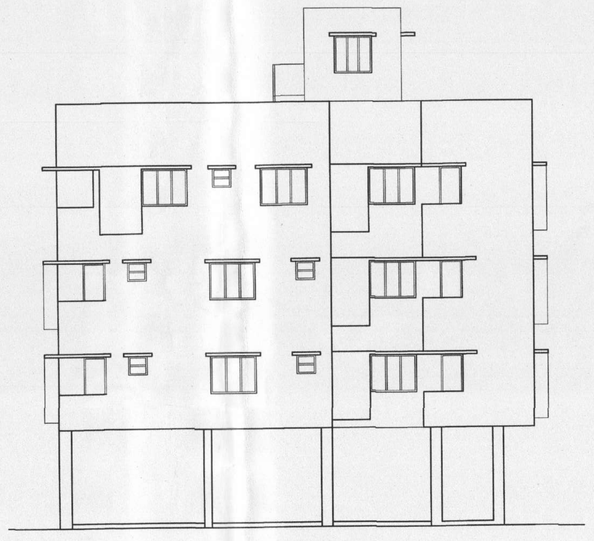
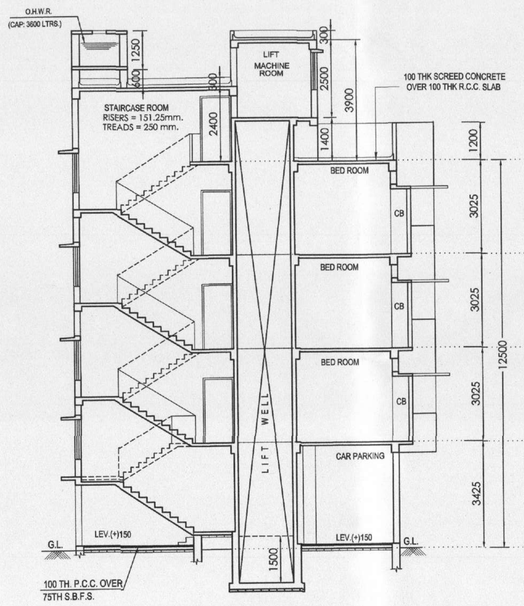


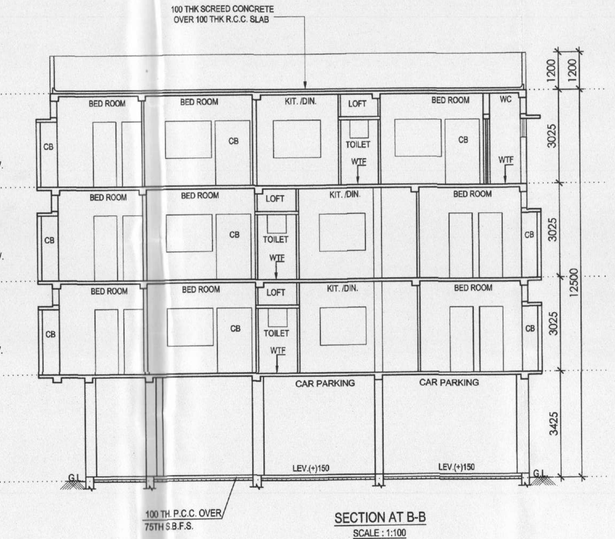
FRONT ELEVATION
SCALE : 1:100



WEST SIDE ELEVATION
SCALE : 1:100

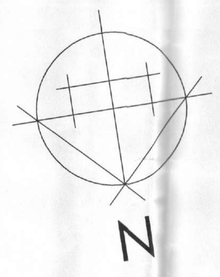


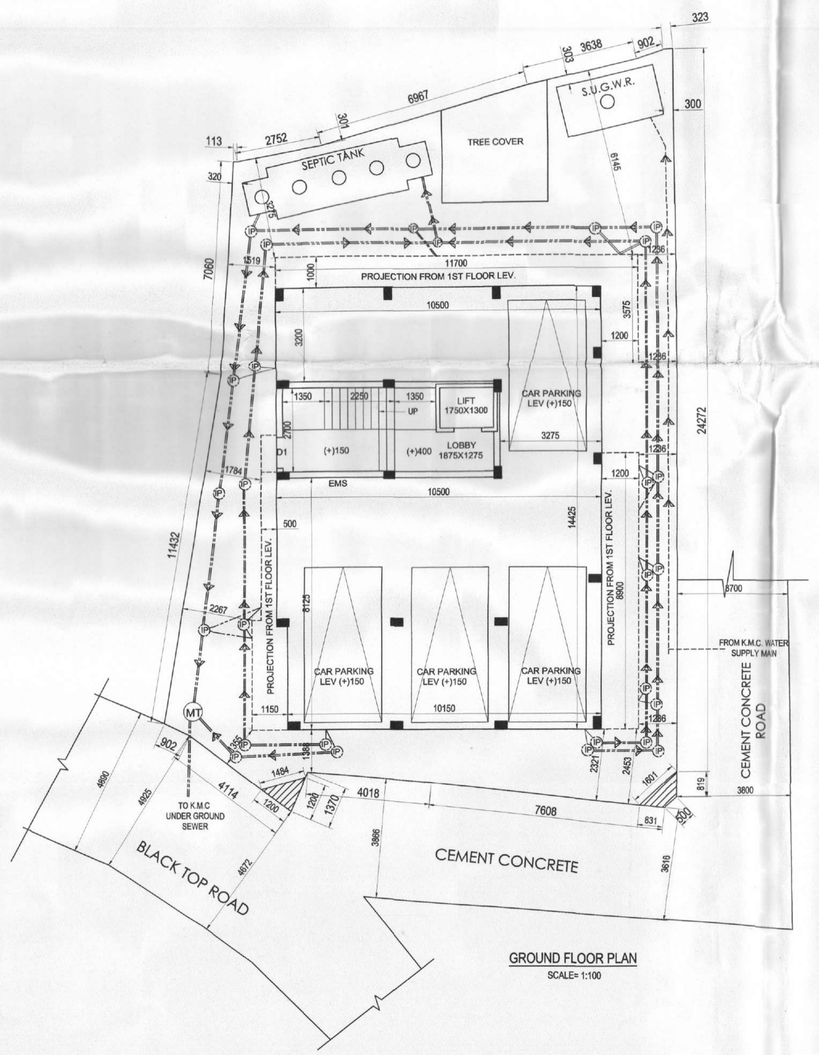
SECTION AT A-A
SCALE : 1:100



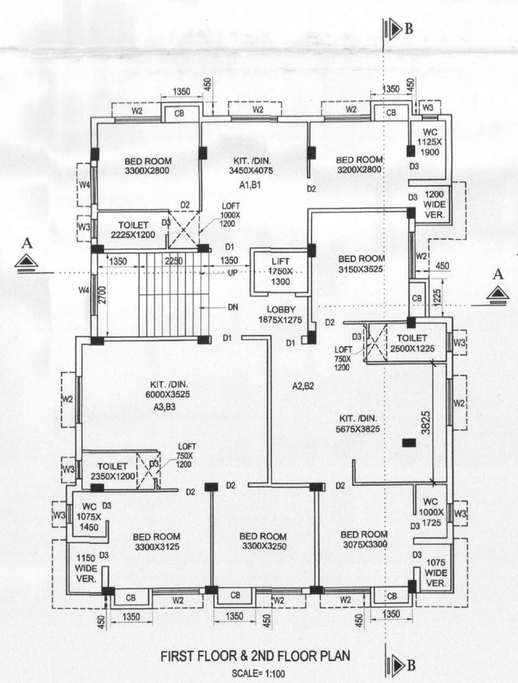
SECTION AT B-B
SCALE : 1:100

DOORS & WINDOW SCHEDULE			
MKD.	SIZE	MKD.	SIZE
D1	1000x2100	W2	1500x 1200
D2	900x2100	W3	600x600
D3	750x2100	W4	1200 x 1200

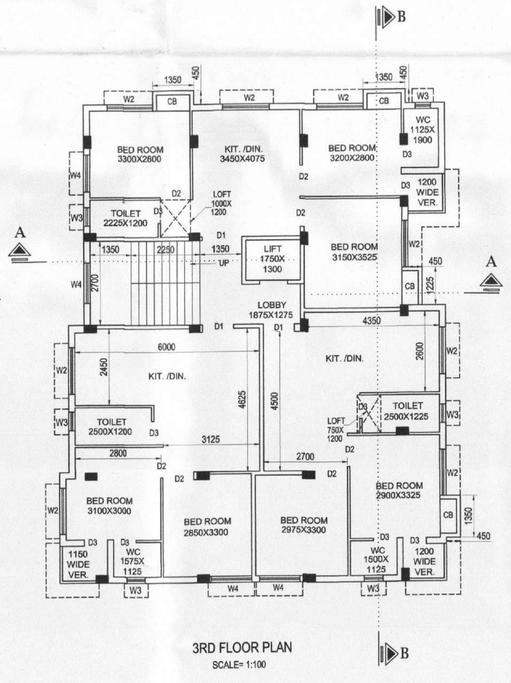




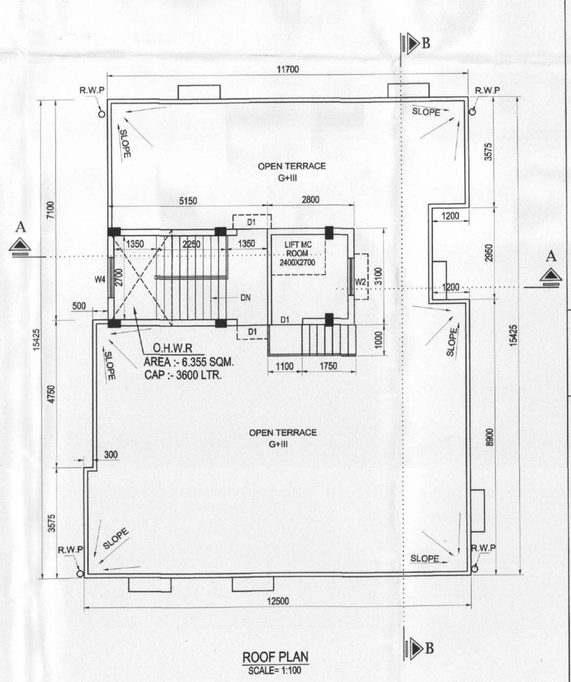
GROUND FLOOR PLAN
SCALE= 1:100



FIRST FLOOR & 2ND FLOOR PLAN
SCALE= 1:100



3RD FLOOR PLAN
SCALE= 1:100



ROOF PLAN
SCALE= 1:100

SPECIFICATION

1. UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS ARE IN M. M.

2. 75 TH. 1 st. CLASS B.F.S. IN FOUNDATION AND FLOOR.

3. 200 TH. OUTER WALL WITH (1:6) SAND CEMENT MORTER AND 75/125 TH. PARTITION WALL WITH (1:4) SAND CEMENT MORTER.

4. 75MM SCREED CONCRETE WILL BE PROOFING COMPOUND OVER 100 MM THK. R.C.C ROOF USING WATER

5. ALL CEILING AND R.C.C. PLASTER 12 mmTH. WITH (1:4) SAND CEMENT MORTER AND ALL WALL PLASTER 12mm TH. WITH (1:6) SAND CEMENT MORTER.

6. ALL STEEL GRADE IS Fe415.

7. ALL CONCRETE GRADE IS M20.

8. ALL SHORTS OF PRECAUTIONERY MEASURES SHOULD BE TAKEN DURING CONSTRUCTION OF SEPTIC TANK AND RESERVOIR.

9. ALL BUILDING MATERIALS WILL BE AS PER I.S. CODE AND N.B.C. RECOMENDATION.

10. ALL FLOOR WILL BE PROVIDED MARBLE FINISH.

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

Name of GEO-TECH ENGINEER
MR.KALLOL KUMAR GHOSHAL
G.T.E. / II / 14(K.M.C)

STRUCTURAL CERTIFICATE

CERTIFIED WITH FULL RESPONSIBILITY THAT THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE G+IV STORIED RESIDENTIAL BUILDING AT PREMISES NO.- 2/1, PEYARA BAGAN IN WARD NO. - 111OF BOROUGH NO. XI, P.S.- BANSDRONI, KOLKATA :- 700084 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.

THE DESIGN CALCULATION HAS BEEN MADE AS PER SOIL TEST REPORT DONE BY M/S TECHNO SOIL OF GORKHARA,ARUNACHAL , SONARPUR,KOLKATA - 700150. RECOMENDED AND SIGNED BY GEOTECH ENGINEER MR. KALLOL KUMAR GHOSHAL

MANI BHUSAN CHAKRAVARTI
E.S.E. NO. 97(I)
Name of STRUCTURAL ENGINEER

L.B.S. DECLARATION

CERTIFIED WITH FULL RESPONSIBILITY THAT THE G+III STORIED RESIDENTIAL BUILDING PLAN AT PREMISES NO.- 2/1, PEYARA BAGAN IN WARD NO. - 111 OF BOROUGH NO. XI, P.S.- BANSDRONI, KOLKATA :- 700084 HAS BEEN DRAWN AS PER PROVISIONS OF THE KMC BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME THAT THE SITE CONDITIONS, INCLUDING THE ABUTTING 4.672 M.(MIN). WIDE BLACK TOP ROAD ON THE NORTHERN SIDE & 3.7M (MIN). CIMENT CONCRETE ROAD ON THE WESTERN. CONFORMS WITH THAT IN THE PLAN AND IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP LAND.

SUCHANGSHU LAHIRI
L.B.S. NO. 329(I)
Name of L.B.S.

OWNER DECLARATION

WE DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT-
1. WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION.
2. WE SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING(AS PER PLAN)
3. K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
5. THE CONSTRUCTION OF WATER RESERVOIR & SEPTIC TANK WILL BE CONSTRUCTED UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK.
6. THE SITE IS PHYSICALLY IDENTIFIED BY US DURING THE SITE INSPECTION BY K.M.C ENGINEER.

SRI JAYANTA LAL DEY & SRI SUBHROJIT BANERJEE PARTNERS OF BANDEY CONSTRUCTION C.A OF SMT. TAPATI MITRA, SMT. TANUJA MITRA SMT TANMITA MITRA & SRI TUSHAR KANTI NAG
Name of Owner

BUILDING PERMIT NUMBER -2023110270
SANCTION DATE:- 23.11.2023
VALID UPTO:- 22.11.2028

MANISH SARKAR
Digitally signed by MANISH SARKAR
Date: 2023.11.23 13:52:23 +05'30'
DIGITAL SIGNATURE OF A.E/ BR -XI

STATEMENT OF PLAN PROPOSAL

A

1. ASSESSEE NO. - 31-111-17-0258 - 9

2. DETAILS OF REGD. DEED :-
BEING NO. - 02042 ; BOOK NO. - I; VOL NO. - 9 ; PGS:- 4100 TO 4123
YEAR -2009; DATED :-23/06/2009:FORM OFFICE OF THE D.S.R -I SOUTH 24 PGS.

3. DETAILS OF REGD. POWER OF ATTORNEY
BEING NO. -1602/05746 ; BOOK NO. - I ; VOL. NO. -1602-2022; PGS:- 229881 TO 229901
YEAR -2022; DATED :-13/05/2022; OFFICE OF THE D.S.R. - II SOUTH 24 PGS.

4. DETAILS OF REGD. BOUNDARY DECLARATION -
BEING NO. - 160309380; BOOK NO. - I ; VOL. NO. -1603-2023 ; PGS:- 269589 TO 269603
YEAR -2023; DATED :-06/07/2023 ;OFFICE OF THE D.S.R.III SOUTH 24 PGS.

5. DETAILS OF REGD. SPLAY CORNER -
BEING NO. - 160309381; BOOK NO. - I ; VOL. NO. -1603-2023 ; PGS:- 269519 TO 269533
YEAR -2023; DATED :-06/07/2023 ;OFFICE OF THE D.S.R.III SOUTH 24 PGS.

CONVESATION:-
MEMO NO: 17/4191/B.L.& L.R.O. /KOL/ DATED:- 18/10/2022 AS BASTU.
MEMO NO: 17/4192/B.L.& L.R.O. /KOL/ DATED:- 18/10/2022 AS BASTU.
MEMO NO: 17/4193/B.L.& L.R.O. /KOL/ DATED:- 18/10/2022 AS BASTU.
MEMO NO: 17/4194/B.L.& L.R.O. /KOL/ DATED:- 18/10/2022 AS BASTU.

9. AREA OF LAND
AS PER DEED = 350.056 SQM.(9K- 3CH- 33SQFT)
AS PER BOUNDARY DECLARATION = 335.379 SQM.
AREA OF SPLAY CORNER = 1.346 SQM.
NET LAND AREA = 334.033 SQM.

10. NO. OF TENEMENTS - 9 NOS.

11. SIZE OF TENEMENT - 50 m² TO 75 m² = 9 NOs.

B

1. PERMISSIBLE GROUND COVERAGE (55.487 %) = 186.093 SQM.
2. PROPOSED GROUND COVERAGE (54.317 %) = 182.167 SQM.
3. PERMISSIBLE F. A. R. = 1.75
4. PROPOSED F. A. R. = 1.720
5. TOTAL COVERED AREA = 696.799 SQM.
6. PROVIDED TREE COVER AREA = 11.900 Sq.m.

AREA STATEMENT

7. FLOOR AREA STATEMENT

FLOOR	TOTAL COVERED AREA IN m²	LIFT WELL	STAIR DUCT	Lift lobby	STAIR WELL	NET FLOOR AREA IN m²
GROUND	150.298	———	———	2.391	13.379	134.528
FIRST	182.167	2.275	———	2.391	13.379	164.122
SECOND	182.167	2.275	———	2.391	13.379	164.122
THIRD	182.167	2.275	———	2.391	13.379	164.122
TOTAL	696.799	6.825	———	9.564	53.516	826.894

8. TENAMENT AREA

TENEMENT MARKED	TENEMENT SIZE in m²	Multiplication Factor	ACTUAL TENEMENT AREA INCLUDING PROP. AREA IN m²	No of Tenement	No of Car Required
A1,B1	45.926	1.103314	52.724	2	2
A2,B2	58.710	1.103314	67.401	2	
A3,B3	58.564	1.103314	67.233	2	
C1	58.352	1.103314	66.990	1	
C2	52.606	1.103314	60.393	1	
C3	52.242	1.103314	59.975	1	
				TOTAL	2

9. CALCULATION OF F.A.R

A.NET LAND AREA IN SQ.M	335.379 SQM.
TOTAL REQUIRED CAR PARKING	2
TOTAL COVERD CAR PARKING PROVIDED	4
PERMISSIBLE EXEMPTED AREA FOR CAR PARKING IN m²	50 SQM.
ACTUAL CAR PARKING AREA IN m²	127.901 SQM.
PERMISSABLE F.A.R	1.75
PROPOSED F.A.R	1.720

10. STATEMENT FOR OTHER AREA

FLOOR	LOFT m²	CUPBOARD m²	LEDGE m²
GR.FL.	0.00	0.00	0.00
1ST.FL.	3.02	3.589	0.00
2ND.FL.	3.02	3.589	0.00
3RD.FL.	2.12	2.374	0.00
TOTAL	8.16	9.552	0.00

11. CALCULATION OF OTHER FEES

STAIR HEAD ROOM AREA	15.965 m²
LIFT MACHINE ROOM AREA	8.680 m²
OVER HEAD RESERVOIR AREA	6.355 m²
LIFT MACHINE ROOM STAIR AREA	2.850 m²

ARCHITECTURAL DRAWING (SHEET NO. 2 OF 2)

PROPOSED G+III STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 UNDER BUILDING RULES - 2009 AT PREMISES NO. - 2/1, PEYARA BAGAN IN WARD NO. - 111 OF BOROUGH NO. XI, P.S.- BANSDRONI, KOLKATA :- 700084 UNDER THE KOLKATA MUNICIPAL CORPORATION,

SUBHASIS H DAS
Digitally signed by SUBHASIS DAS
Date: 2023.11.23 14:35:36 +05'30'
DIGITAL SIGNATURE OF E.E (C)/BR -XI