

CEMENT CONCRETE ROAD
C/L OF THE ROAD

FROM K.M.C
WATER
SUPPLY
MAIN

SUGWR

MAIN
ENTRANCE
COLLAPSIBLE
GATE

GEOMETRIC
SPACE

REPAIR TAHO

SCOOTER PARKING
LEVEL - 100MM

CAR PARKING
LEVEL - 100MM

SHOP
(TENANTED)
LEVEL -
1350 MM

MATREE
TAILOR
SHOP
(TENANTED)
LEVEL -
1350 MM

BARHA
SHRHO
SHOP
(TENANTED)
LEVEL -
1350 MM

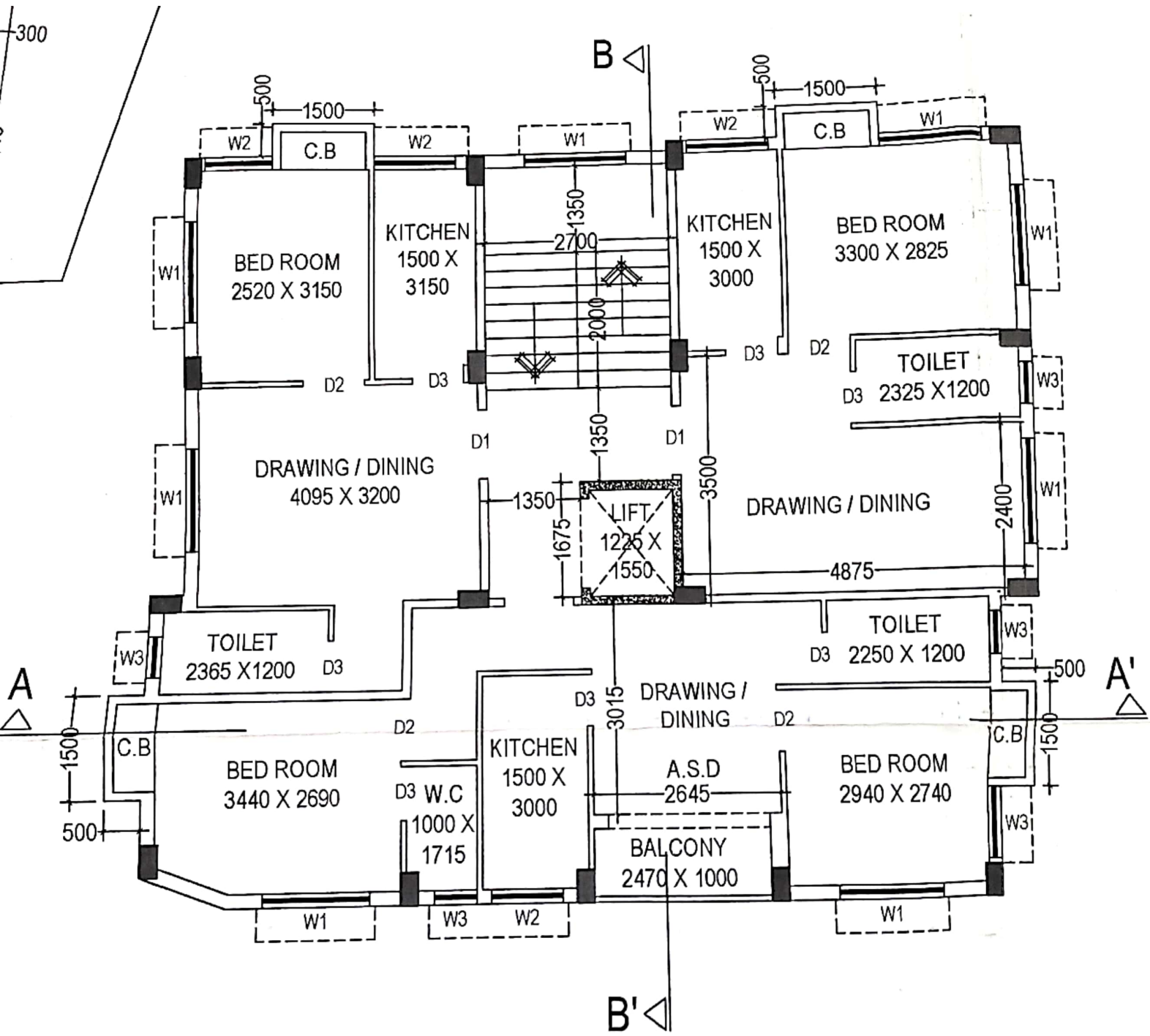
PAH
TAILOR
SHOP
(TENANTED)
LEVEL -
1350 MM

FOOTPATH

TO K.M.C SEWERLINE

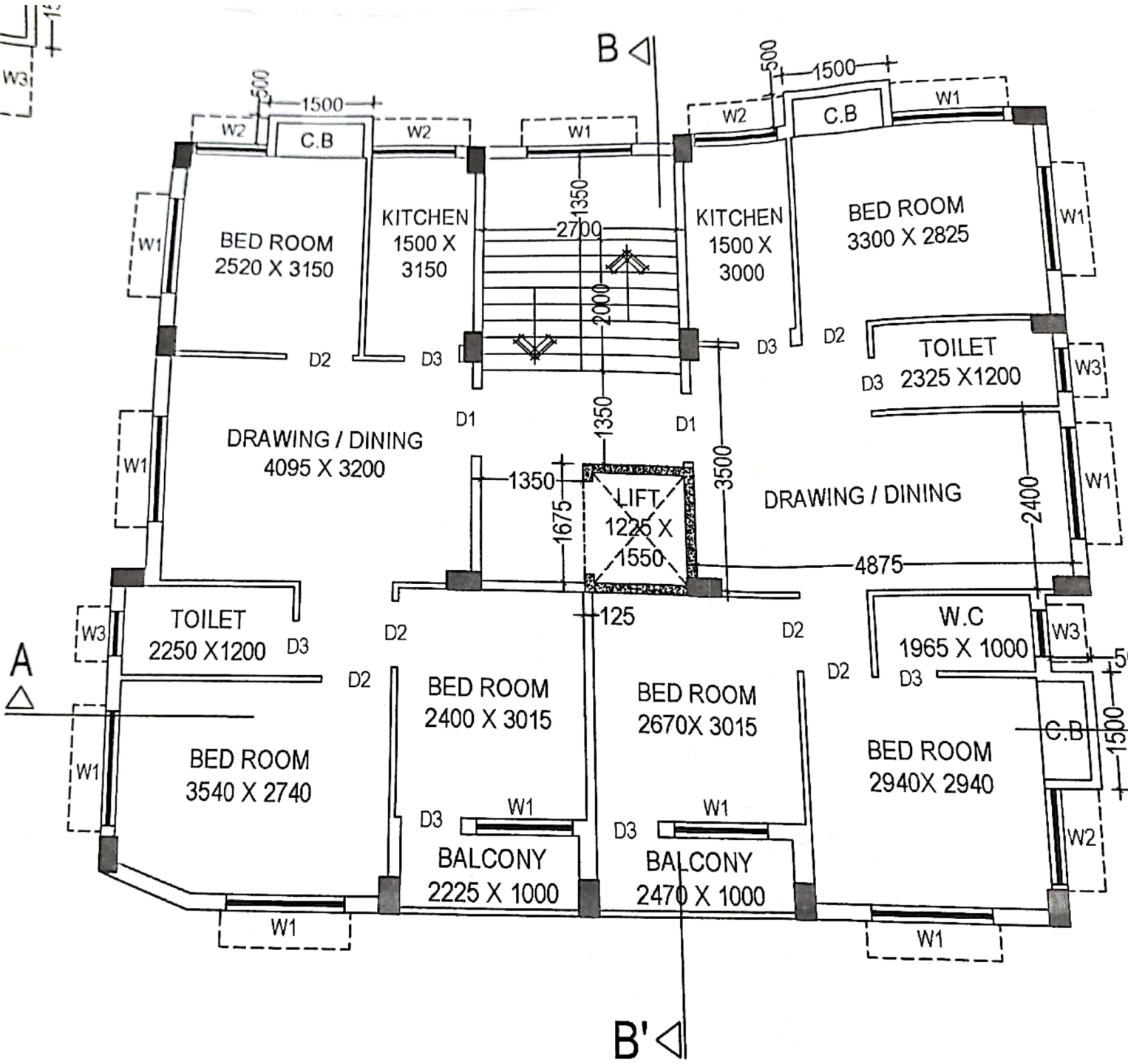
GARFA MAIN ROAD (K.M.C BLACK TOP ROAD)

GROUND FLOOR PLAN
SCALE - 1 : 100

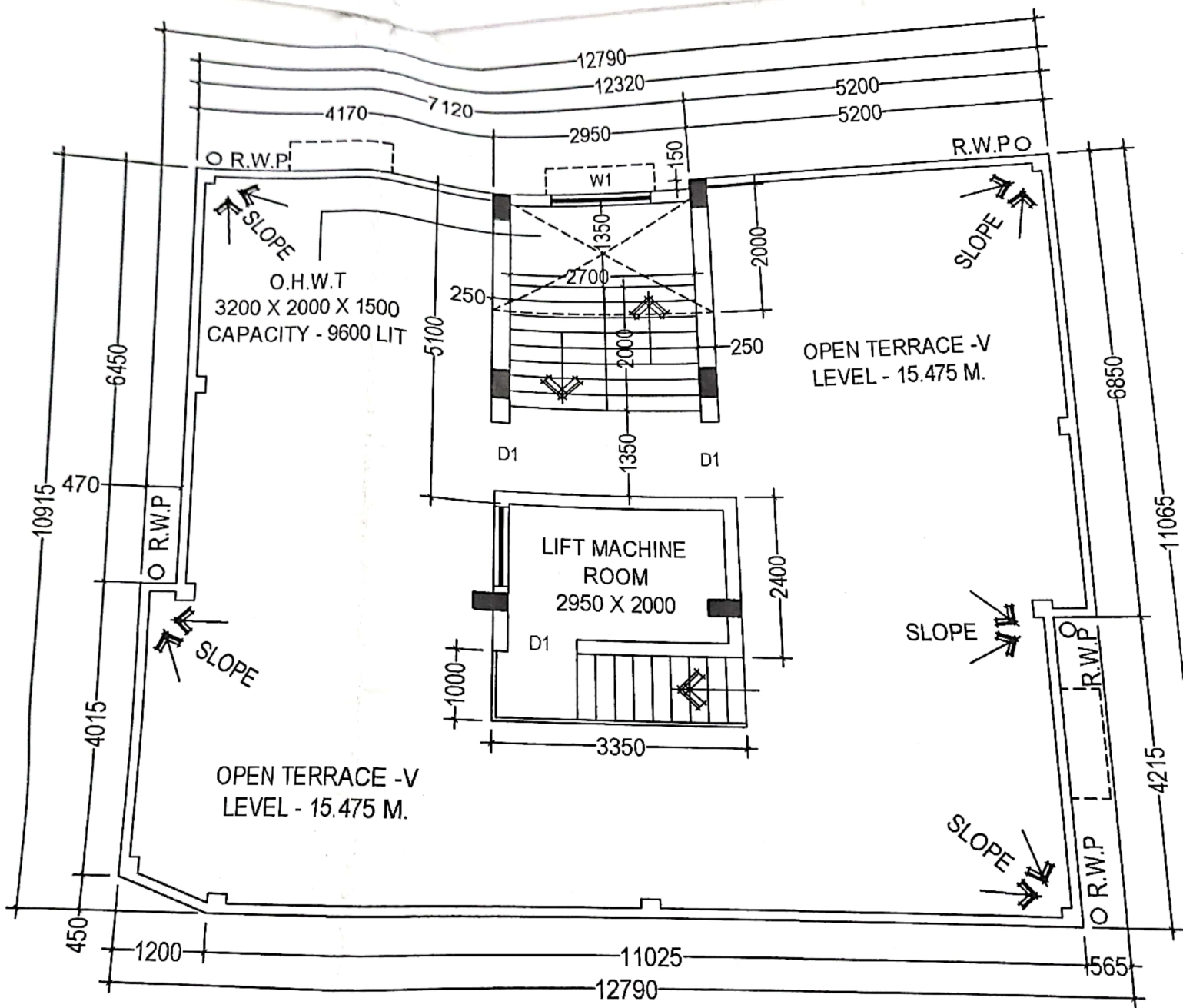


FIRST FLOOR PLAN

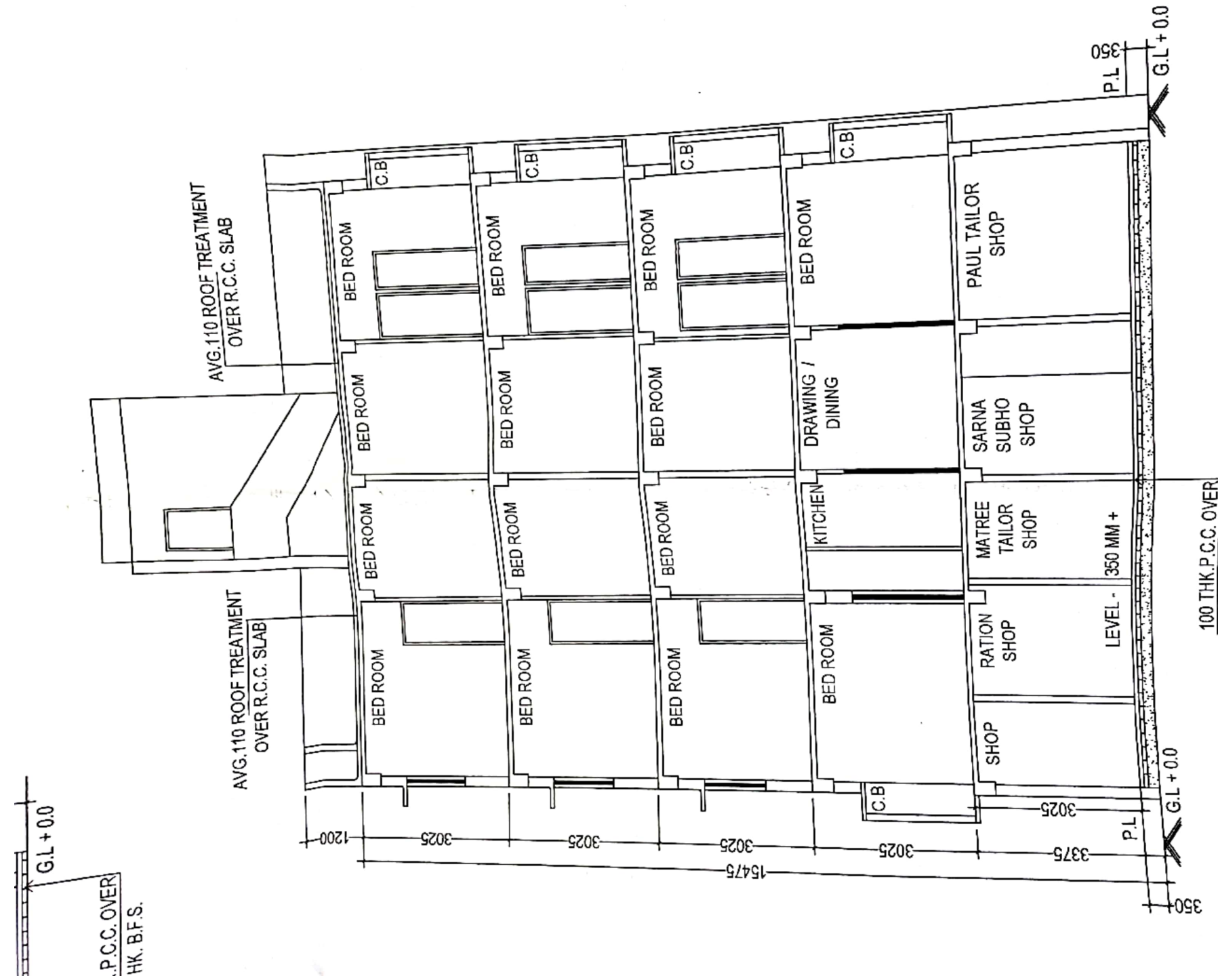
SCALE - 1 : 100



SECOND, THIRD & FOURTH FLOOR PLAN
SCALE - 1 : 100



ROOF PLAN
SCALE - 1 : 100



SECTION - A - A'
SCALE - 1 : 100

MAIN CHARACTERISTIC OF THE PROPOSAL

PART - "A"

1. ASSESSEE NO. 31 - 104 - 12 - 0161 - 0
2. NAME OF THE OWNER: (RECORDED AS PER ASSESSMENT & DEED OF PARTITION)
SRI HAREKRISHNA HANDY
3. NAME OF THE APPLICANT'S: R.S CONSTRUCTION REPRESENTED BY ITS PARTNERS MISS KRITI SAFUI & MISS REETI SAFUI C.A OF SRI HAREKRISHNA HANDY
4. DETAILS OF REGISTERED DEED OF PARTITION:
BOOK NO. I, VOLUME NO. 11, PAGES - 1143 TO 1159, BEING NO. 4760 D.S.R - III, ALIPORE SOUTH 24 PGS. YEAR - 2005, DATED - 09/08/2005
5. DETAILS OF REGISTERED NON EVICTION OF TENANT:
BOOK NO. I, VOLUME NO. 1603 - 2019 PAGES - 33152 TO 33162, BEING NO. 160301059, D.S.R - III SOUTH 24 - PGS YEAR - 2019, DATED - 27/03/2019
6. DETAILS OF BLLRO MUTATION:
MEMO NO. 18 / 5260 / BL & LRO / ATM / KASBA, DATED - 21-08-2017 (DANGA)
7. DETAILS OF BLLRO CONVERSION:
MEMO NO. 17 / 1906 / CON CERTIFICATE / BLLRO / ATM / KASBA / 18, DATED - 16 / 01 / 2018
8. DETAILS OF REGISTERED BOUNDARY DECLARATION:
BOOK NO. I, VOLUME NO. 1603 - 2019 PAGES - 24859 TO 24870, BEING NO. 160300772, D.S.R - III, SOUTH - 24 PGS YEAR - 2019, DATED - 07/03/19
9. DETAILS OF REGISTERED POWER OF ATTORNEY: (OLD)
BOOK NO. I, VOLUME NO. 21 PAGES - 3338 TO 3351, BEING NO. 09003, YEAR - 2014, DATED - 25-11-2014, D.S.R-III
10. DETAILS OF REGISTERED DEED OF GIFT (STRIP OF LAND):
BOOK NO. I, VOL. NO. 1603-2019, PAGES - 98134 TO 98146, BEING NO. 160303092, YEAR - 2019, DATED - 11-09-2019, D.S.R - III SOUTH 24 - PGS, DATED - 11-09-2019
11. DETAILS OF REGISTERED DEED OF GIFT (SPLAYED CORNER):
BOOK NO. I, VOL. NO. 1603-2019, PAGES - 98147 TO 98161, BEING NO. 160303093, YEAR - 2019, DATED - 11-09-2019, D.S.R - III SOUTH 24 - PGS, DATED - 11-09-2019
12. DETAILS OF REGISTERED POWER OF ATTORNEY: (NEW)
BOOK NO. I, VOLUME NO. 1604 - 2020 PAGES - 70626 TO 70674, BEING NO. 160401948, YEAR - 2020, DATED - 17-07-2020, D.S.R - IV SOUTH 24 PGS

PART - "B"

1. AREA OF THE PLOT OF LAND AS PER TITLE DEED & ASSESSMENT BOOK:
4 K - 07 CH - 18 SFT = 298.495 SQM
2. PERMISSIBLE GROUND COVERAGE:
56.808 % = 168.01 SQM
3. AREA OF THE PLOT OF LAND AS PER BOUNDARY DECLARATION: GROSS AREA OF THE LAND = 295.756 SQM - (4 K - 6 CH - 33 SFT)
LESS: SPLAY & STRIP AREA = 2.86 + 7.44 SQM
NET AREA OF THE LAND = 285.456 SQM
4. PROPOSED GROUND COVERAGE:
134.70 SQM = 45.544 %

5. PROPOSED AREA:

TOTAL EXEMTED AREA	TOTAL FLOOR AREA	STAIR LOBBY	LIFT LOBBY	LIFT WELL	NET FLOOR AREA
	134.70 Sqm	12.28 Sqm	2.26 Sqm	-----	120.16 Sqm
GROUND FL.	134.70 Sqm	12.69 Sqm	2.26 Sqm	1.90 Sqm	117.85 Sqm
FIRST FL.	134.70 Sqm	12.69 Sqm	2.26 Sqm	1.90 Sqm	117.85 Sqm
SECOND FL.	134.70 Sqm	12.69 Sqm	2.26 Sqm	1.90 Sqm	117.85 Sqm
THIRD FL.	134.70 Sqm	12.69 Sqm	2.26 Sqm	1.90 Sqm	117.85 Sqm
FORTH FL.	134.70 Sqm	12.69 Sqm	2.26 Sqm	1.90 Sqm	117.85 Sqm
TOTAL FL.	673.50 Sqm	63.04 Sqm	11.30 Sqm	7.60 Sqm	591.56 Sqm

6. PARKING CALCULATION:

A]		
TENAMENT SIZE	TENAMENT NO.	REQUIRED PARKING
A = 66.13 Sqm	3 Nos.	1 No.
B = 71.74 Sqm	3 Nos.	
C = 41.65 Sqm	1 No.	
D = 40.47 Sqm	1 No.	
E = 55.75 SQM	1 NO.	
B] FOR MERCANTILE RETAIL		
SHOP AREA (COVERED)	SHOP AREA (CARPET)	REQUIRED PARKING
61.39 SQM	51.51 SQM	1 NO.

- D] NO. CAR PARKING PROVIDED = COVERED - 2 Nos.
 E] PERMISSIBLE AREA FOR PARKING = 50 Sqm
 F] ACTUAL AREA FOR PARKING PROVIDED = 53.02 Sqm
 7. PERMISSIBLE F.A.R = 2.25
 8. PROPOSED F.A.R = $591.56 - 50.00 / 295.756 = 1.831 < 2.25$

9. STAIR COVER AREA = 16.26 Sqm
 10. LIFT MACHINE ROOM AREA = 8.04 Sqm
 11. OVER HEAD WATER TANK

2000

9. STAIR COVER AREA = 16.26 Sqm
 10. LIFT MACHINE ROOM AREA = 8.04 Sqm
 11. OVER HEAD WATER TANK AREA = 6.40 Sqm
 12. LIFT MACHINE ROOM STAIR AREA = 3.35 Sqm
 13. ROOF AREA = 134.70 Sqm
 14. OTHER AREA FOR FEES = (63.04 Sqm + 11.30 Sqm + 9.75 Sqm + 3.35 Sqm) = 87.44 Sqm
 15. SERVICE AREA AT GROUND FLOOR = 20.30 SQM
 16. RELAXATION (IF ANY) - CHANGE OF BACK U/R 61(2) APPROVED BY D.G (B),
 DATED -11/06/2019.

9. STATEMENT OF OTHER AREAS FOR FEES :

FLOOR	LOFT	CUPBOARD	LEDGE / TEND
FIRST FL.	NIL	3.00 SQM	NIL
SECOND FL.	NIL	2.25 SQM	NIL
THIRD FL.	NIL	2.25 SQM	NIL
FORTH FL.	NIL	2.25 SQM	NIL
TOTAL FL.	NIL	9.75 SQM	NIL

DECLARATION OF L.B.S

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 & THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME.

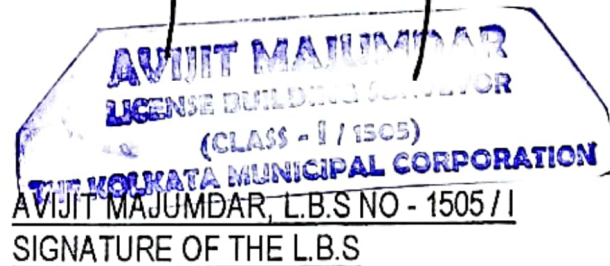
IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.

THE LAND WITH EXISTING STRUCTURE DEMARCATED BY BOUNDARY WALL.

THE CONSTRUCTION OF SEMI U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

- HEIGHT OF THE BUILDING IS 15.475 M.
- SITE PLAN AND KEY PLAN AS PER SITE.
- THE WIDTH OF THE ABUTTING ROAD AT NORTHERN SIDE VARIES FROM 10.65 M TO 10.85 M BLACK TOP ROAD (MAINTAINED BY K.M.C) AND ON EASTERN SIDE VARIES FROM 2.50 M TO 2.73 M WIDE CEMENT CONCRETE ROAD HAS BEEN MEASURED AND VERIFIED BY ME.
- SIGN OF OWNER & OTHER AUTHENTICATED BY ME.

Avijit Majumdar



DECLARATION OF STRUCTURAL ENGINEER

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

THE STRUCTURAL DESIGN HAVE BEEN DONE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY MAS, HAVING OFFICE ADDRESS - 4, GARFA MAIN

4. VERIFIED BY
SIGN OF OWNER & OTHER

Signature
AVIJIT MAJUMDAR
LICENSED BUILDING SUPERVISOR
(CLASS - I / 1505)
KOLKATA MUNICIPAL CORPORATION
AVIJIT MAJUMDAR, L.B.S NO - 1505 / I
SIGNATURE OF THE L.B.S

DECLARATION OF STRUCTURAL ENGINEER

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

THE STRUCTURAL DESIGN HAVE BEEN DONE CONSIDERING THE SOIL INVESTIGATION REPORT PREPARED BY MAS, HAVING OFFICE ADDRESS - 4, GARFA MAIN ROAD, KOLKATA - 700 075 AND SIGNED BY DR. SANTOSH CHAKRABORTY, B.C.E, M.TECH- SOIL [TIT MIE (INDIA)], GEO-TECH NO. 18 / I OF K.M.C.

Signature
S B Bhattacharyya
BE (CIVIL)
ESE-116 / I

SAKTI BRATA BHATTACHARYYA, E.S.E NO - 1 / 116
SIGNATURE OF THE STRUCTURAL ENGINEER

DECLARATION OF GEO-TECHNICAL ENGINEER

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

Signature
S. Chakrabarti
B.C.E M-Tech-Soil (TIT MIE (INDIA))
Geo-tech No.: 18 / 1,
Kolkata Municipal Corporation
1 / 1, New Santoshpur Main Road
Kolkata-700075

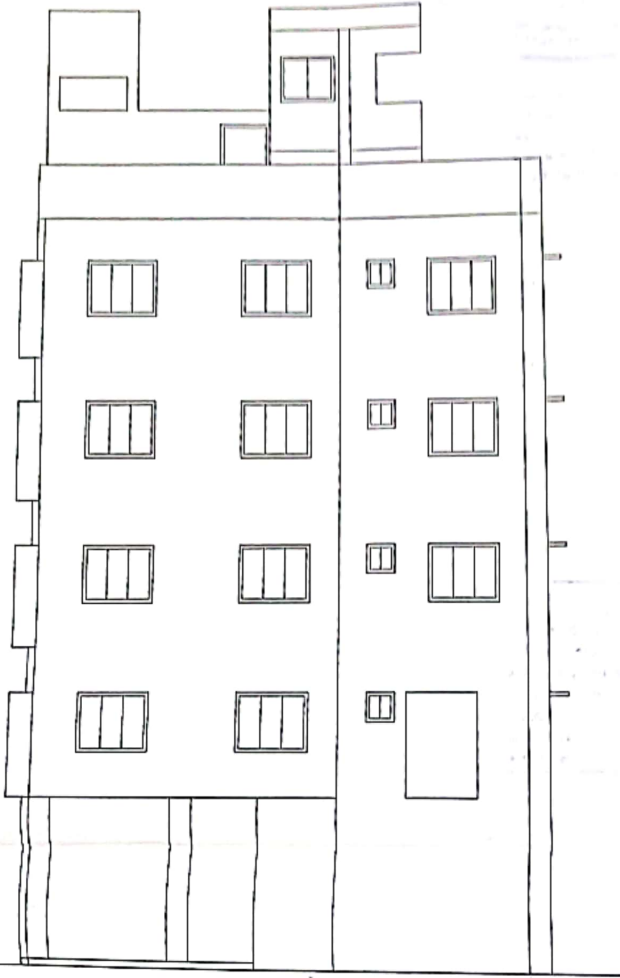
SANKAR CHAKRABARTI, GEO-TECH NO - 18 / I (K.M.C)
SIGNATURE OF THE GEO-TECHNICAL ENGINEER

PLAN OF PROPOSED G + 4 STORIED RESIDENTIAL BUILDING AT PREMISES NO. 161, GARFA MAIN ROAD, U/S 393 A OF K.M.C ACT 1980 & BUILDING RULE 2009, WARD NO.104, BOROUGH NO. XI, DAG NO. 714, KHATIAN NO. 1431, MOUZA - GARFA, J.L NO. 19, KOLKATA - 700 075, P.S - GARFA, UNDER THE K.M.C

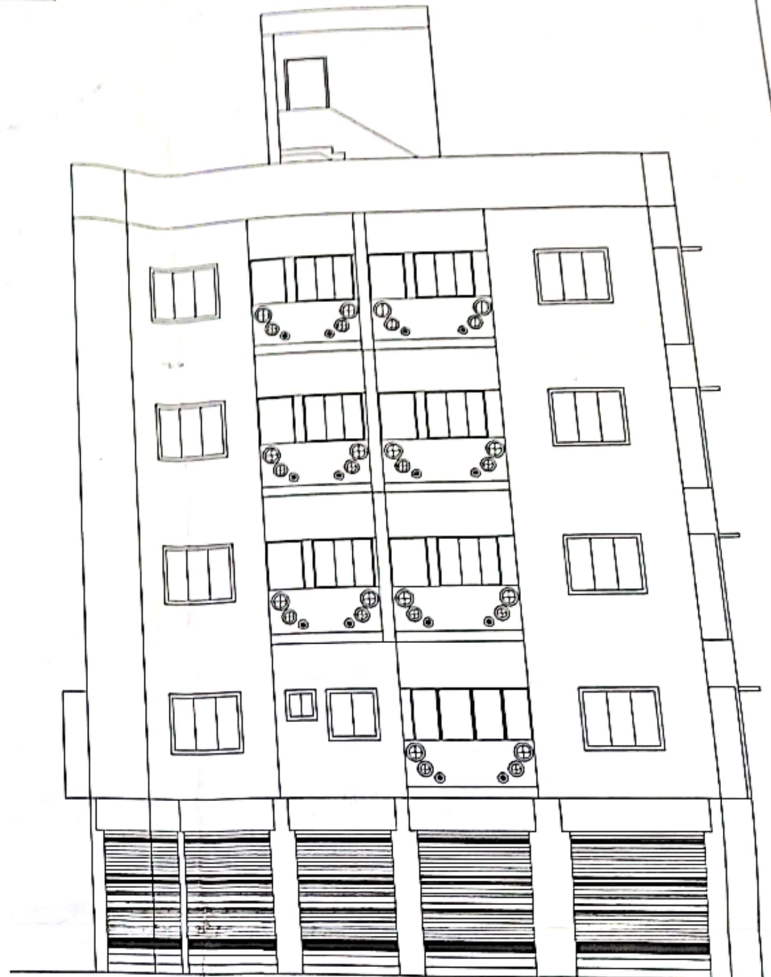
SPACE FOR OFFICE SEAL



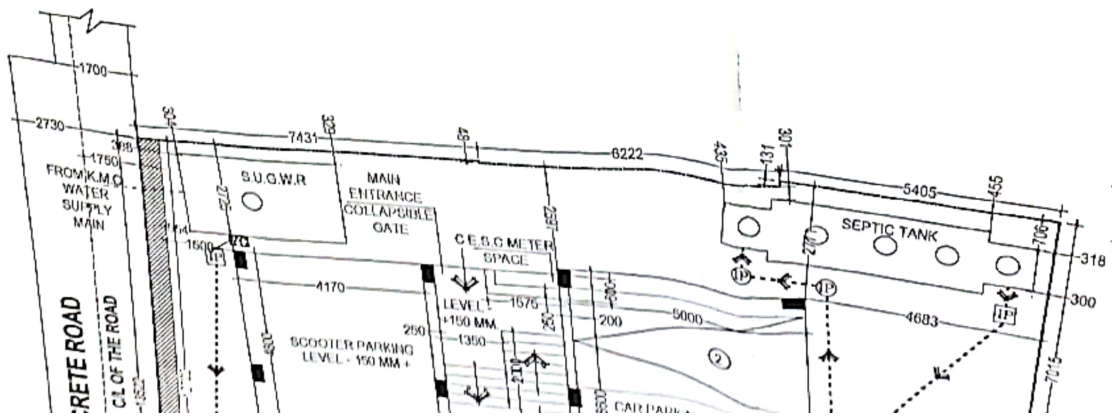
AVG 110 ROOF TR...
QUERR C.C.S



EAST SIDE ELEVATION



FRONT SIDE ELEVATION



NOTIFICATION NO -
80/MA/O/C-4/3R-7/2017,
DATED- 31/01/2018

PARTY'S COPY

Before starting any construction the site must conform with the plans sanctioned and all the conditions as proposed in the plan should be fulfilled.
The validity of the written permission to execute the work is subject to the above conditions.

A sump pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building incase unfiltered water from street main is not available.

Sanctioned conditionally. Splashed portion of the owner that the splashed portion will be free gifted to the K.M.C. and no wall can be constructed over it.

Non Commencement of Erection/ Re-Erection within Two Year will Require Fresh Application for Sanction.

Plan for Water Supply arrangement including SEMI L.C. & Q.H. reservoirs should be submitted at the Office of the Ex-Engineer Water Supply and the sanction obtained before proceeding with the work of Water Supply shd deviation may lead to disconnection/demolition.

DEVIATION WOULD MEAN DEMOLITION

RESIDENTIAL BUILDING



The building materials that will be stacked on Road/Passage or Foot-path beyond 3-months or after construction of G. Floor, whichever is earlier may be seized forthwith by the K.M.C. at the cost and risk of the owner.

THE SANCTION IS VALID UP TO 24.08.2025

Design of all Structural Members including that of the foundation should conform to Standards specified in the National Building Code of India

No rain water pipe should be fixed or discharged on Road or Footpath. Drainage plan should be submitted at the Borough Executive Engineer's Office and the sanction obtained before proceeding with the drainage work.

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 496 (1) & (2) OF CMC ACT 1980 IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPITED COMPLETELY TWICE A WEEK.

Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started

Executive Engineer (C) BR. K1 Asst. Engineer (C) BR. PLAN K1

