



FRONT ELEVATION
SCALE :- 1:100



SIDE (EAST) ELEVATION
SCALE :- 1:100

- SPECIFICATION :**
- STRUCTURAL CEMENT CONCRETE M-25 GRADE WITH 19 MM DOWN STONE CHIPS.
 - GRADE OF REINFORCEMENT Fe-500
 - 20TH FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
 - 25TH FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
 - 75TH LIME TERRACING (22:7) ON ROOF.
 - ALL DIMENSIONS ARE IN MILLI METRE.
 - 25TH D.P.C. WITH CEMENT CONCRETE (1:2:4) WITH 6 MM DOWN STONE CHIPS & 5% WATER PROOFING COMPOUND.
 - 19 MM THICK CEMENT PLASTER (1:4) TO THE EXTERNAL WALLS.
 - 12 MM THICK CEMENT PLASTER (1:4) TO THE INTERNAL WALLS.
 - 8 MM THICK CEMENT PLASTER (1:4) TO BEAMS, CEILING, ETC.
 - 32 MM THICK CAST-IN-SITU MARBLE FLOOR.
 - WOOD WORK IN DOOR FRAMES WITH SAL WOOD.
 - 200 MM X 25 MM X 6 MM M.S.C.LAMP FOR DOORS & WINDOWS.
 - SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION.
 - WRITTEN DIMENSION ARE TO BE FOLLOWED.
 - 450 MM CHAJJA PROJECTION.
 - DEPTH OF SEMI UNDER GROUND RESERVOIR AND SEPTIC TANK DOES NOT EXCEED THE DEPTH OF THE FOUNDATION.

STATEMENT OF PLAN PROPOSAL

- PART - A :**
- ASSEESSE NO. :- 71144020700
 - DETAILS OF REGD. DEED :- BOOK NO. - I, VOLUME NO. - 6, PAGE - 154 to 174, BEING NO. -02638, YEAR - 2014, DATED :- 27.03.2014, OFF :- A.R.A.- I KOLKATA, WEST BENGAL.
 - DETAILS OF REGD. DEED :- BOOK NO. - I, VOLUME NO. - 6, PAGE - 175 to 195, BEING NO. -02637, YEAR - 2014, DATED :- 27.03.2014, OFF :- A.R.A.- I KOLKATA, WEST BENGAL.
 - DETAILS OF REGD. DEED :- BOOK NO. - I, VOLUME NO. - 6, PAGE - 196 to 216, BEING NO. -02639, YEAR - 2014, DATED :- 27.03.2014, OFF :- A.R.A.- I KOLKATA, WEST BENGAL.
 - DETAILS OF POWER ATTORNEY :- BOOK NO. - IV, VOLUME NO. - 9, PAGE - 608 to 622, BEING NO. - 04966 YEAR - 2014, DATED :- 16.07.2014, OFF :- A.R.A. - III KOLKATA, WEST BENGAL.
 - DETAILS OF BOUNDARY DECLARATION :- BOOK NO. - I, VOLUME NO. - 1602-2016, PAGE - 281401 to 281414 BEING NO. -160209644, YEAR - 2016, DATED :- 26.09.2016, OFF :- D.S.R. - II SOUTH 24 PARGANAS, WEST BENGAL.
 - DETAILS DEED OF STRIP OF LAND :- BOOK NO. - I, VOLUME NO. - 1602-2016, PAGE - 281415 to 281429, BEING NO. -160209645, YEAR - 2016, DATED :- 26.09.2016 OFF :- D.S.R. - II SOUTH 24 PARGANAS, WEST BENGAL.
 - DETAILS DEED OF SPAYED CORNER :- BOOK NO. - I, VOLUME NO. - 1602-2016, PAGE - 281385 to 281400, BEING NO. -160209643, YEAR - 2016, DATED :- 26.09.2016 OFF :- D.S.R. - II SOUTH 24 PARGANAS, WEST BENGAL.
 - DETAILS DEED OF K.M.C. DECLARATION :- BOOK NO. - I, VOLUME NO. - 1602-2016, PAGE - 281430 to 281441, BEING NO. -160209646, YEAR - 2016, DATED :- 26.09.2016 OFF :- D.S.R. - II SOUTH 24 PARGANAS, WEST BENGAL.
 - LAND AREA AS PER DEED:- 13K - 14CH - 00SFT (928.093 SQM)
LAND AREA AS PER BOUNDARY DECLARATION:- 13K - 14CH - 00SFT (928.093 SQM)
NO. OF STORIES INCLUDING BASEMENT IF ANY :- G+V.
 - SIZE OF TENEMENT :
50 SQM TO 75 SQM - 10 NOS.
75 SQM TO 100 SQM - 10 NOS.
ABOVE 100 SQM - 5 NOS.
MERCHANTILE AREA :- 66.279 SQM (COV.)

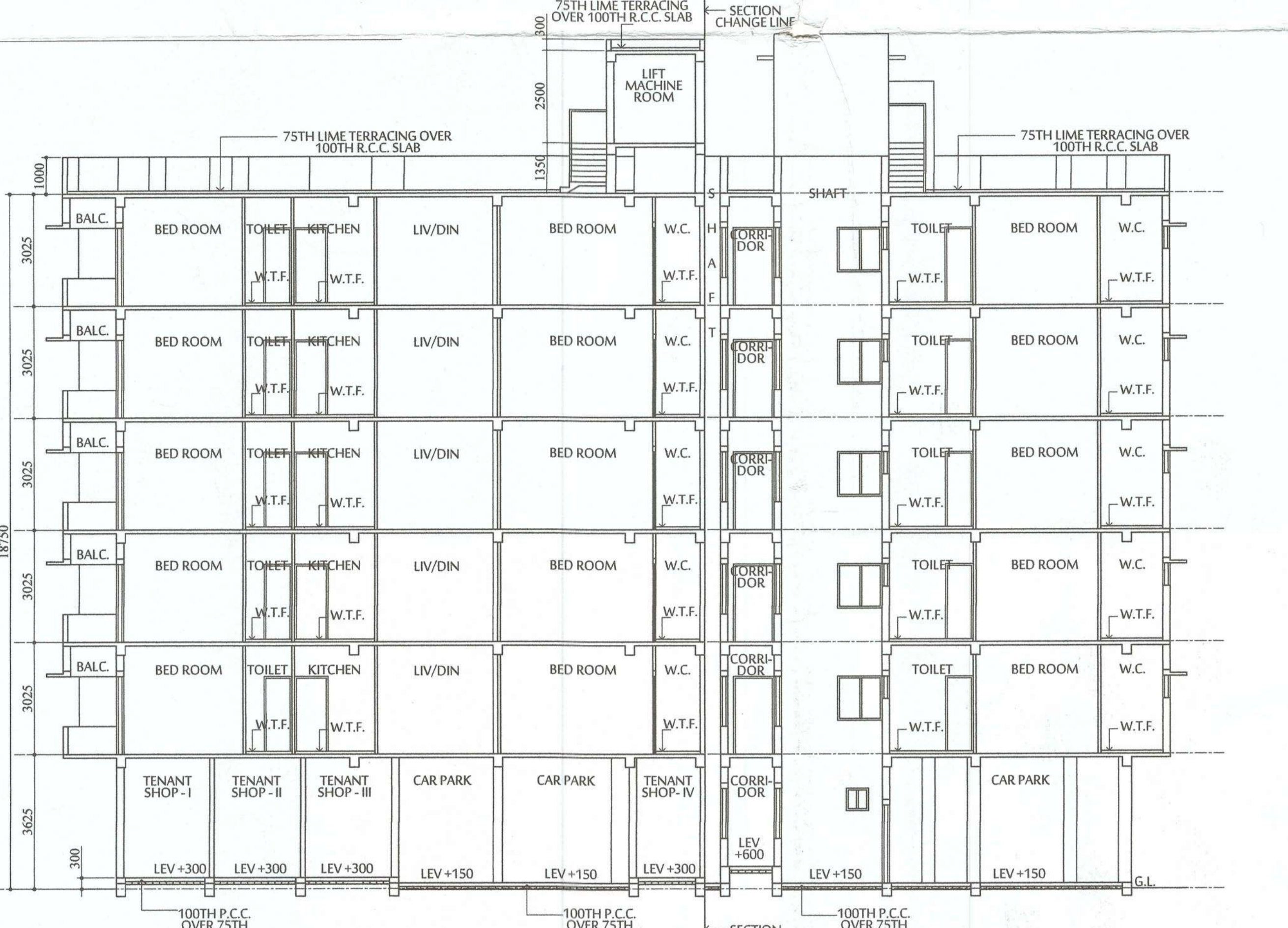
- PART - B :**
- AREA OF LAND AS PER BOUNDARY DECLARATION :- 13K - 14CH - 00SFT (928.0934 SQM)
 - PERMISSIBLE GROUND COVERAGE :- 50 % (464.047 SQM)
 - PROPOSED GROUND COVERAGE :- 43.068 % (399.709 SQM)
 - PROPOSED HEIGHT :- 18.750 M.
 - TOTAL BUILT-UP AREA :- PERMISSIBLE :- 2294.654 SQM
PROPOSED :- 2179.273 SQM

FLOOR	COVERED AREA	STAIR CARPET	LIFT LOBBY	EFFECTIVE AREA FOR F.A.R.
GRND.	383.954 M2	24.375 M2	4.566 M2	355.013 M2
FIRST	393.886 M2	24.375 M2	4.659 M2	364.852 M2
SECOND	393.886 M2	24.375 M2	4.659 M2	364.852 M2
THIRD	393.886 M2	24.375 M2	4.659 M2	364.852 M2
FOURTH	393.886 M2	24.375 M2	4.659 M2	364.852 M2
FIFTH	393.886 M2	24.375 M2	4.659 M2	364.852 M2
TOTAL	2353.384 M2	146.250 M2	27.861 M2	2179.273 M2

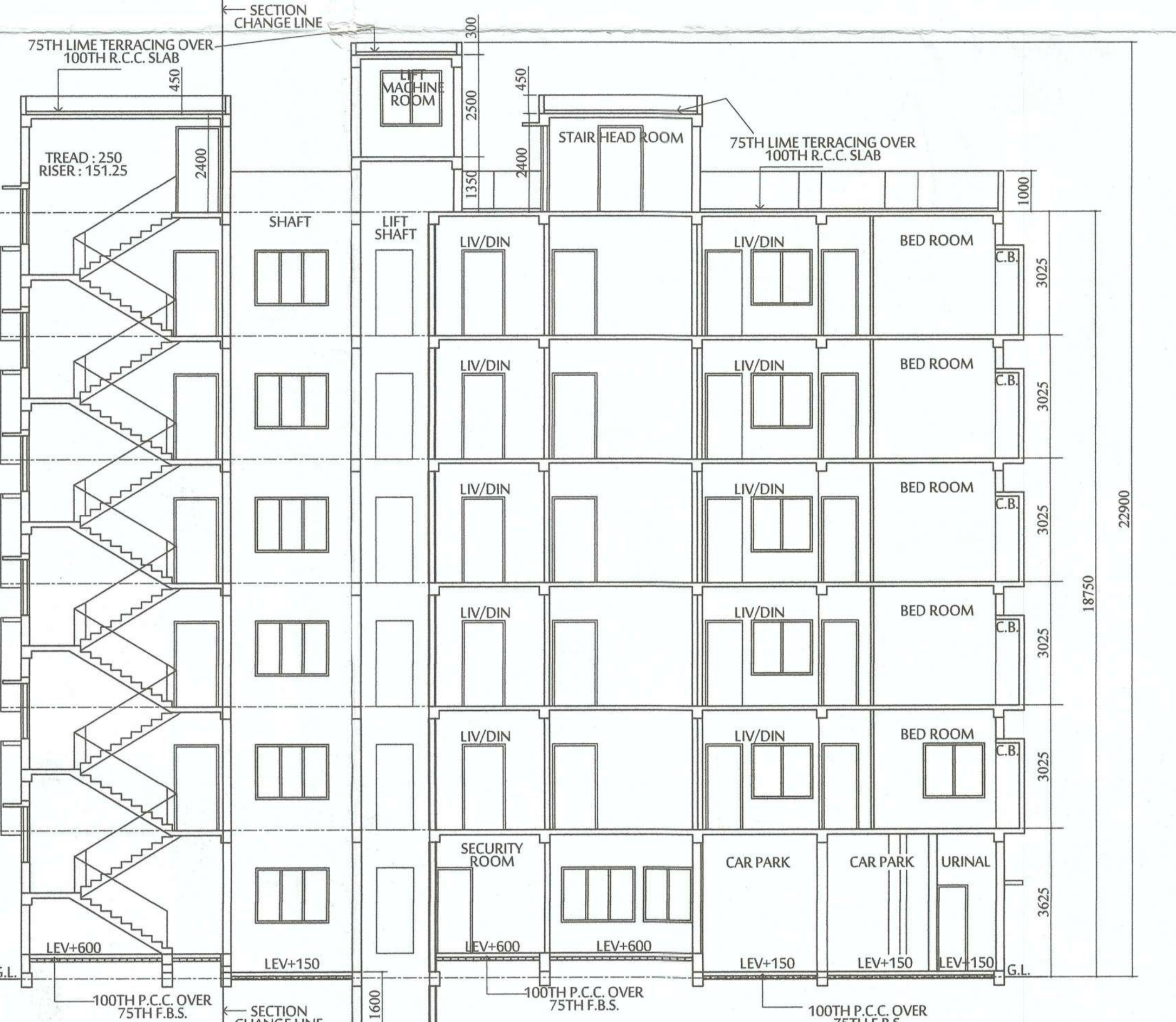
3. TENEMENT & CAR PARKING CALCULATION:-

MKD.	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL AREA OF TENEMENT	NO. OF TENEMENT
FLAT - A	57.190 M2	12.173 M2	69.363 M2	5 NOS.
FLAT - B	68.628 M2	14.608 M2	83.236 M2	5 NOS.
FLAT - C	54.134 M2	11.523 M2	65.657 M2	5 NOS.
FLAT - D	89.475 M2	19.045 M2	108.520 M2	5 NOS.
FLAT - E	73.674 M2	15.682 M2	89.355 M2	5 NOS.

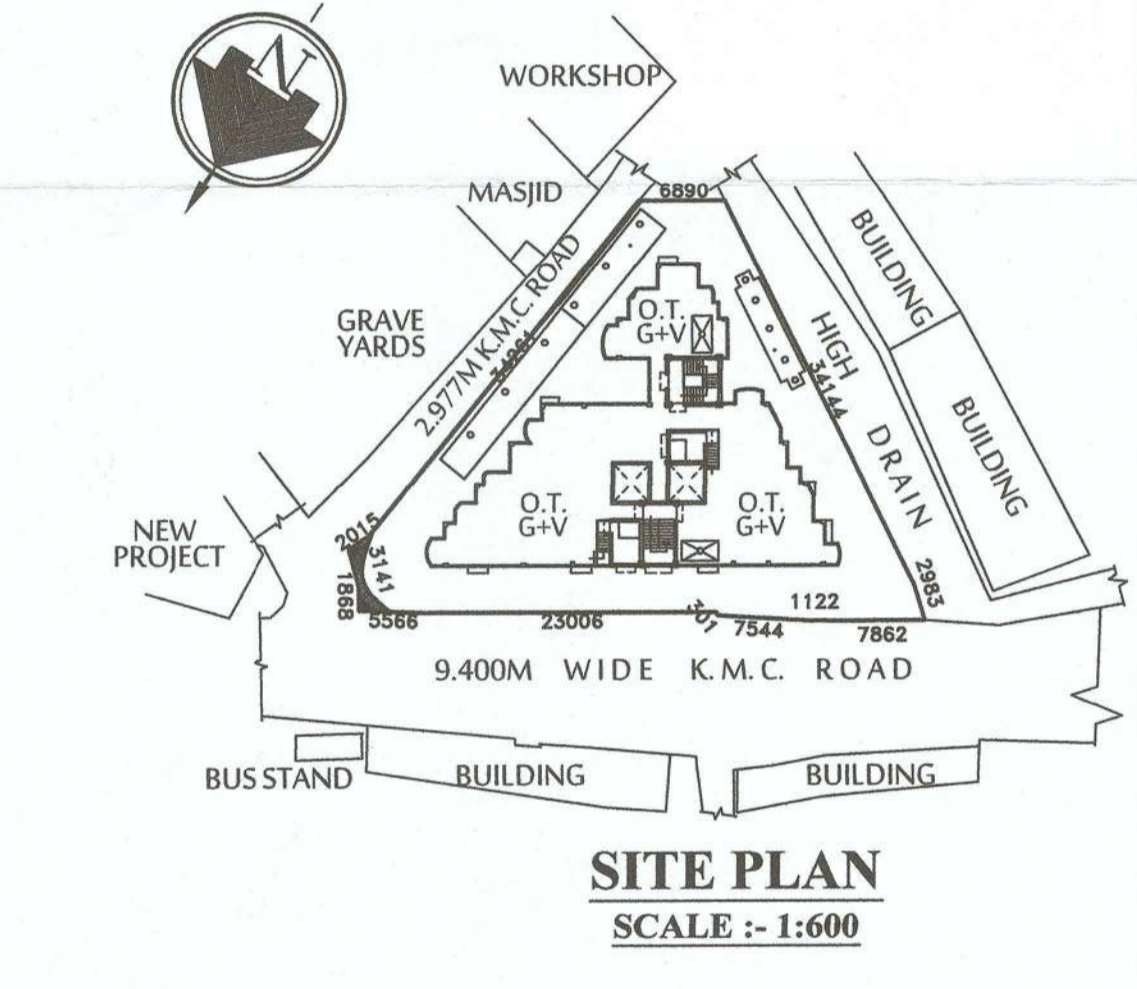
- b. SHOP AREA (MERCHANTILE RETAIL) :- CARPET :- 58.008 SQM
COVERED :- 66.279 SQM
- b. REQUIRED CAR PARKING :- 13 NOS.
PROVIDED CAR PARKING (COVERED) :- 12 NOS.
PROVIDED CAR PARKING (OPEN) :- 1 NO.
- c. CAR-PARKING AREA REQUIRED :- 300 SQM
CAR-PARKING AREA PROVIDED :- 206.444 SQM
- PERMISSIBLE F.A.R. :- 2.25
PROPOSED F.A.R. :- 2.126
 - OPEN TERRACE AREA :- 399.709 SQM
 - CUP BOARD AREA :- 24.250 SQM
 - STAIR-HEAD ROOM AREA :- 32.536 SQM
 - LIFT-MACHINE ROOM AREA :- 17.675 SQM
 - ROOF TANK AREA :- 9.440 SQM
 - LIFT-MACHINE ROOM STAIR AREA :- 6.913 SQM
 - OTHER AREA ONLY FOR FEES :- 174.111 SQM



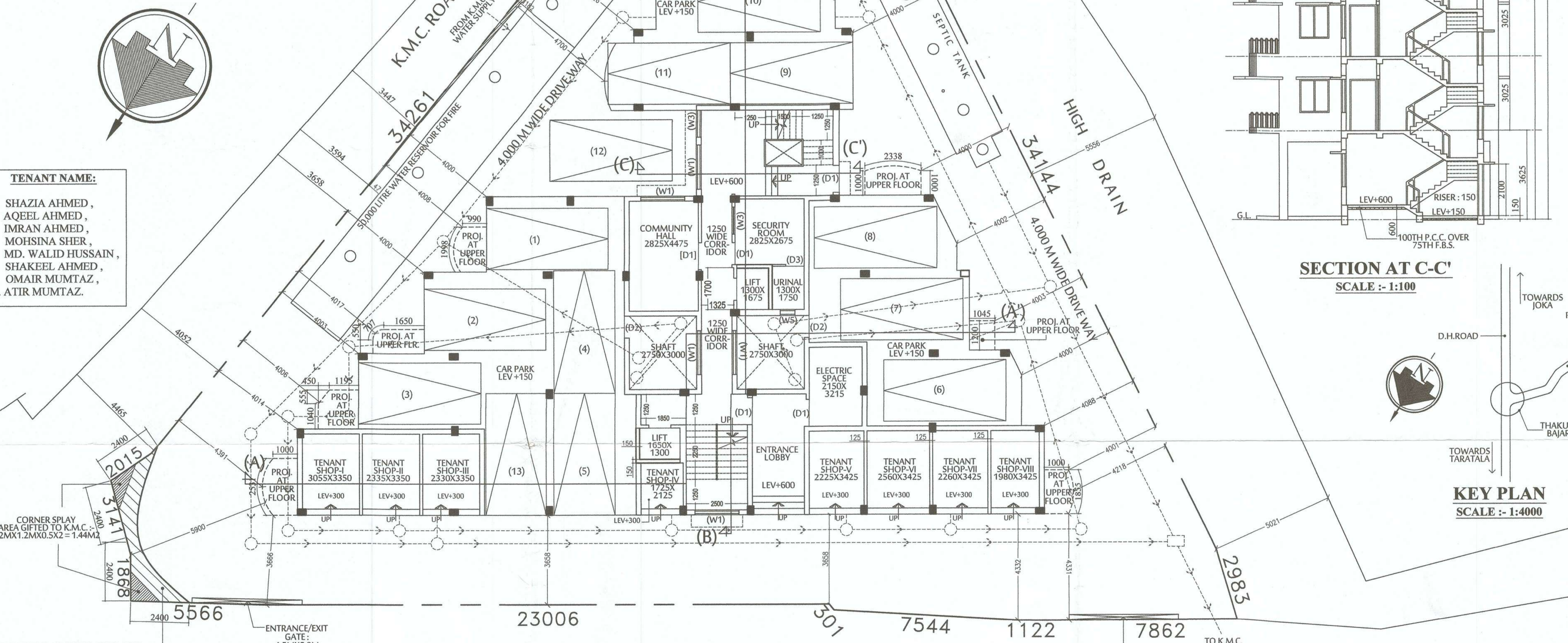
SECTION AT A-A'
SCALE :- 1:100



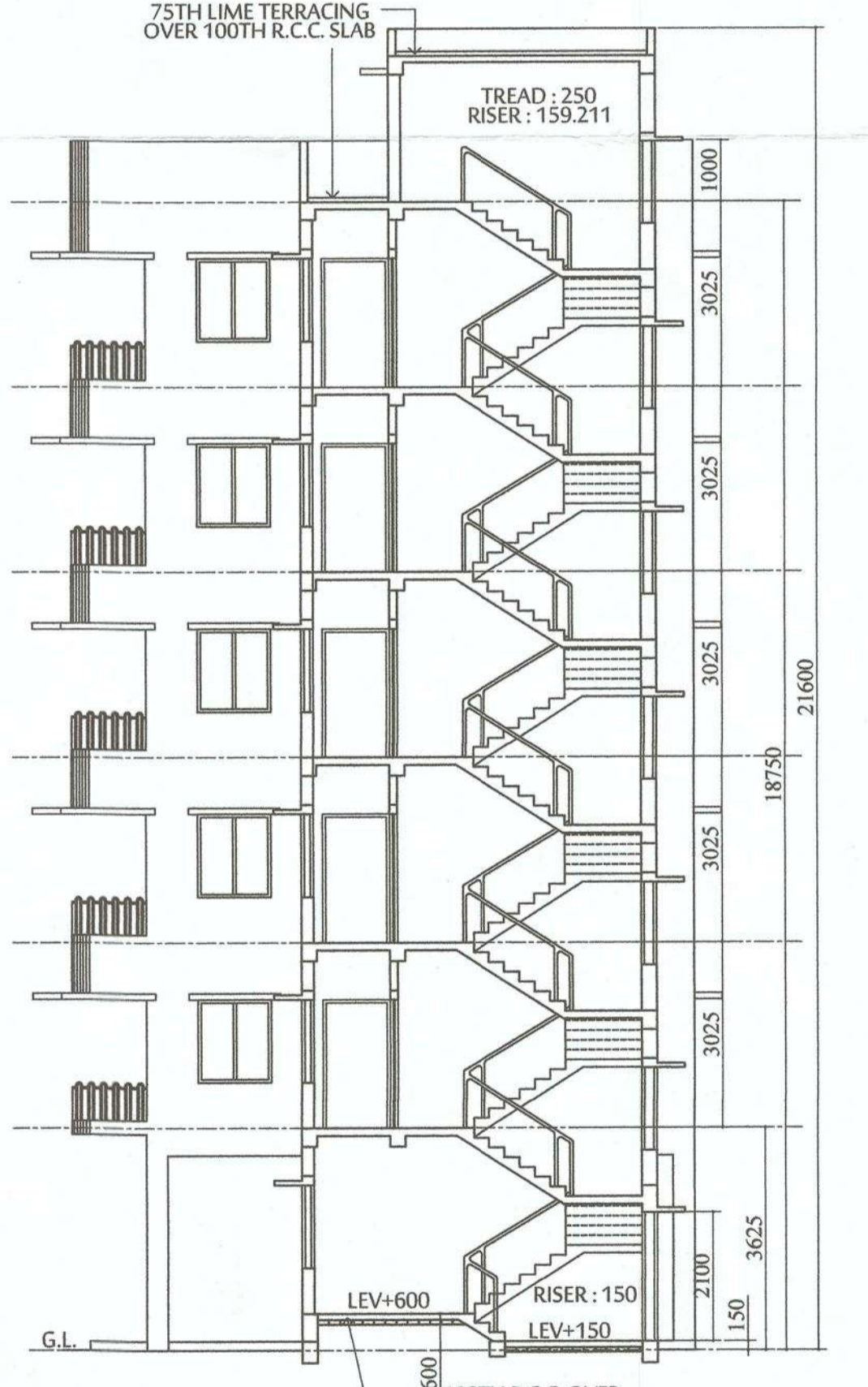
SECTION AT B-B'
SCALE :- 1:100



SITE PLAN
SCALE :- 1:600



GROUND FLOOR PLAN
SCALE :- 1:100



SECTION AT C-C'
SCALE :- 1:100

KEY PLAN
SCALE :- 1:4000

SCHEDULE OF DOORS

MKD.	SIZE	LINTEL	SILL	REMARKS
DW	1200X2100	2100	-	-
D1	1100X2100	2100	-	-
D2	900X2100	2100	-	-
D3	750X2100	2100	-	-

SCHEDULE OF WINDOWS

MKD.	SIZE	LINTEL	SILL	REMARKS
W1	1800X1350	2100	750	-
W2	1500X1350	2100	750	-
W3	1200X1350	2100	750	-
W3	1200X1200	2100	900	-
W4	1000X1350	2100	750	-
W5	600X 800	2100	1500	-

CERTIFICATE OF ARCHITECT :

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 WIDTH OF THE BUILDING 9400M & 2.977M ROAD MAINTAINED BY K.M.C. CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE & NOT A TANK OR FILLED-UP TANK. THERE IS AN EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT WHICH IS FULLY OCCUPIED BY THE OWNER AND TENANT. THE PLOT IS BOUND BY BOUNDARY WALLS. THE CONSTRUCTION OF S.U.C. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

ANJAN DUTTA
ARCH (CAL) IIA
REGISTERED WITH COUNCIL OF ARCHITECTURE
REGD. NO. CA/93/16400, APP. VALUE R-1597, K.M.C. NO. 267(A)
SIGNATURE OF ARCHITECT

CERTIFICATE OF STRUCTURAL ENGINEER :

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.
SOIL TEST HAS BEEN DONE BY MRS BIHASKARYOTI ROY OF SOIL-TECH, ADDRESS: 51/1H, PRINCE GOLAM HOSSAIN SHAH ROAD, KOLKATA - 700 032. THE RECOMMENDATION OF SOIL TEST HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

BHASKARYOTI ROY
B.C.E., M.E., M.I.S.
CHARTERED ENGINEER
EMPANMENT NO. - 1167 (K.M.C.)
SIGNATURE OF STRUCTURAL ENGINEER

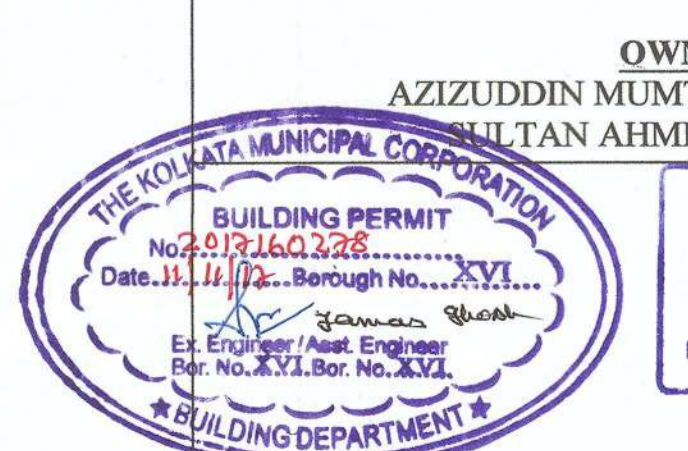
OWNER DECLARATION :

I/ WE SHALL ENGAGE L.B.A. & E.S.E. DURING THE 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 AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E. & L.B.A. BEFORE STARTING OF BUILDING FOUNDATION WORK.

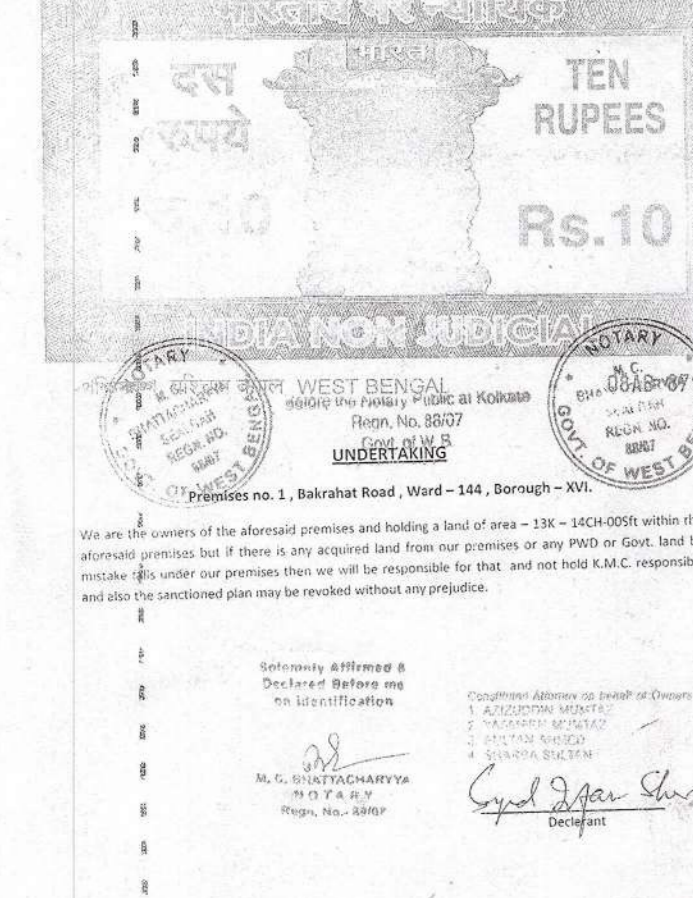
AZUDDIN MUMTAZ & SHABRA SULTAN
SIGNED BY THE OWNERS

RUPAK KUMAR BANERJEE
B.C.E., M.E., M.I.S.
M.I.E. CHARTERED ENGINEER
L.B.S.-I, E.S.E.-I, G.T.(K.M.C.)
MEMBER-4659
SIGNATURE OF GEO TECH ENGINEER

PLAN OF A PROPOSED G+V STORIED RESIDENTIAL BUILDING U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009 (AMENDED) AT PREMISES NO. - 1, BAKRAHAT ROAD, KOLKATA-700 063, P.S. - THAKURPUKUR, WARD - 144, BOROUGH -XVI.



APPROVED BY M.B.C.
dt. 27.04.2019
OFFICE SEAL



GOVERNMENT OF WEST BENGAL
Office of the District Engineer
 13, West Street, Kolkata - 700 016

No. W. B. E. S. 1247/17
 Date: 01/10/16

RESIDENTIAL BUILDING

Subject: For sanction of plan for proposed building of 400 sq. m. area on plot No. 134, Block No. 14, Locality: ...

This is to certify that the plan for proposed building of 400 sq. m. area on plot No. 134, Block No. 14, Locality: ... is approved as per the plan submitted and the same is sanctioned for construction.

Date: 01/10/16

District Engineer

REMARKS:

1. The plan is approved as per the plan submitted and the same is sanctioned for construction.

2. The plan is approved as per the plan submitted and the same is sanctioned for construction.

3. The plan is approved as per the plan submitted and the same is sanctioned for construction.

4. The plan is approved as per the plan submitted and the same is sanctioned for construction.

5. The plan is approved as per the plan submitted and the same is sanctioned for construction.

6. The plan is approved as per the plan submitted and the same is sanctioned for construction.

7. The plan is approved as per the plan submitted and the same is sanctioned for construction.

8. The plan is approved as per the plan submitted and the same is sanctioned for construction.

9. The plan is approved as per the plan submitted and the same is sanctioned for construction.

10. The plan is approved as per the plan submitted and the same is sanctioned for construction.

PARTY'S COPY

- RESIDENTIAL BUILDING DEVIATION WOULD MEAN DEMOLITION**
- CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED UNDER SECTION 138 OF C.M.C. ACT 1980, IN SUCH MANNER THAT ALL WATER COLLECTIONS PARTICULARLY LIFE WELLS, VATS, BASEMENT SURFING SITES OPEN RECEPTACLES ETC. AS EMPLOYED COMPLETELY TWICE & WEAR**
- Non Commencement of Erection/ Re-Erection within Two Year will require Fresh Application for Sanction
- All Building Materials to necessary & construction should conform to standards specified in the National Building Code of India.
- Design of all Structural Members including that of the foundation should conform to Standards specified in the National Building Code of India.
- Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction.
- Structural plan and design calculation as submitted by the structural engineer have been kept with B. P. No. 2017160238. Details of the record of the Kolkata Municipal Corporation without verification No. deviation from the submitted structural plan should be made at the time of erection without submitting fresh structural plan along with design calculation and stability certificate in the prescribed form, necessary steps should be taken for the safety of the adjoining public and private properties and safety of human life during construction.
- FRESH PLAN 2017160238**
- THE KOLKATA MUNICIPAL CORPORATION**
BUILDING DEPARTMENT
 Extension of validity of Building Sanctioned Plan No. 2017160238, as per provision under Section 880 of the C.M.C. Act 1980
- Assistant Engineer Borough No. XVI
 Executive Engineer (C) Borough No. XVI

GENERAL REQUIREMENTS:

1. The plan is approved as per the plan submitted and the same is sanctioned for construction.

2. The plan is approved as per the plan submitted and the same is sanctioned for construction.

3. The plan is approved as per the plan submitted and the same is sanctioned for construction.

4. The plan is approved as per the plan submitted and the same is sanctioned for construction.

5. The plan is approved as per the plan submitted and the same is sanctioned for construction.

6. The plan is approved as per the plan submitted and the same is sanctioned for construction.

7. The plan is approved as per the plan submitted and the same is sanctioned for construction.

8. The plan is approved as per the plan submitted and the same is sanctioned for construction.

9. The plan is approved as per the plan submitted and the same is sanctioned for construction.

10. The plan is approved as per the plan submitted and the same is sanctioned for construction.

REMARKS:

1. The plan is approved as per the plan submitted and the same is sanctioned for construction.

2. The plan is approved as per the plan submitted and the same is sanctioned for construction.

3. The plan is approved as per the plan submitted and the same is sanctioned for construction.

4. The plan is approved as per the plan submitted and the same is sanctioned for construction.

5. The plan is approved as per the plan submitted and the same is sanctioned for construction.

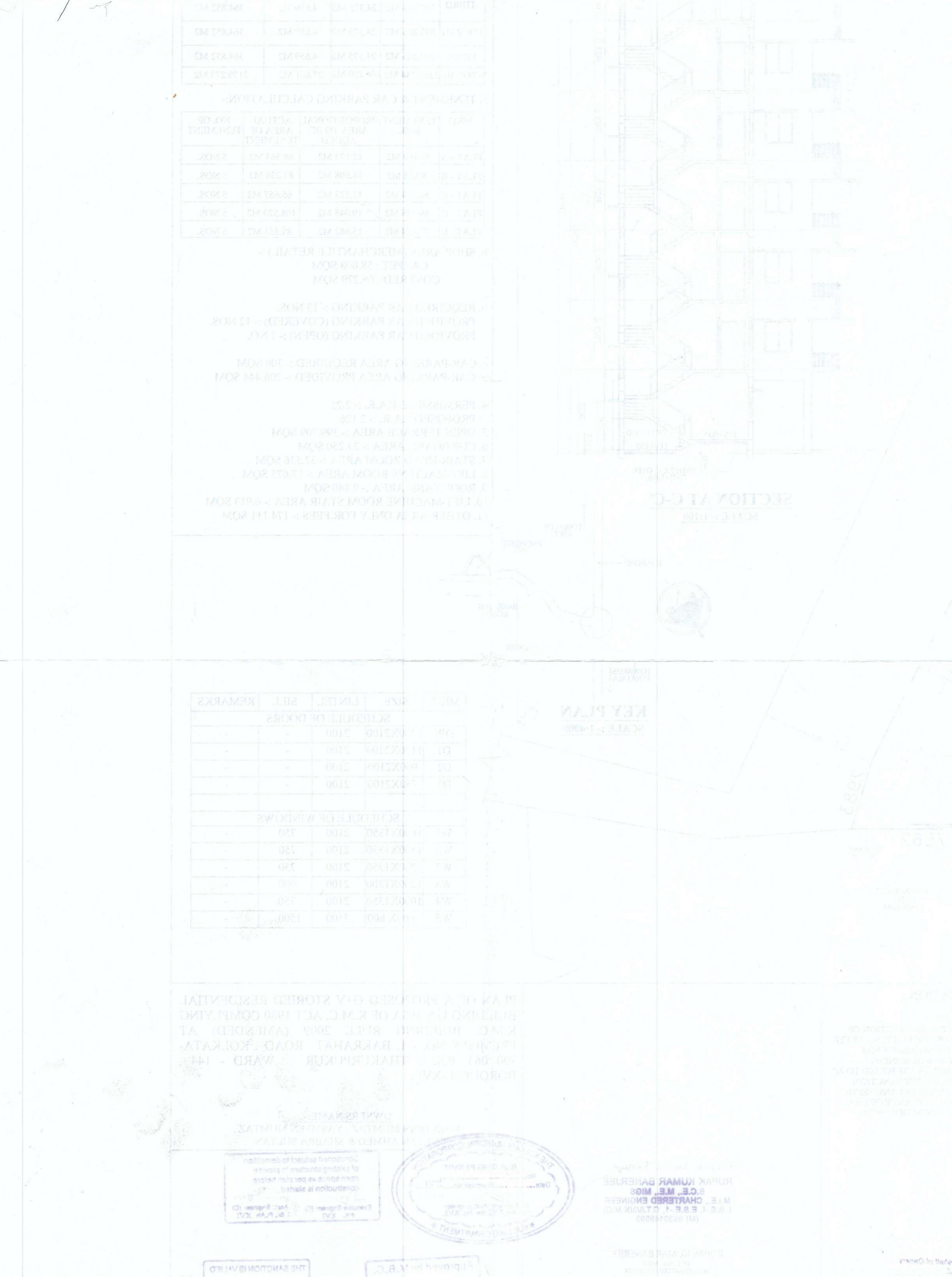
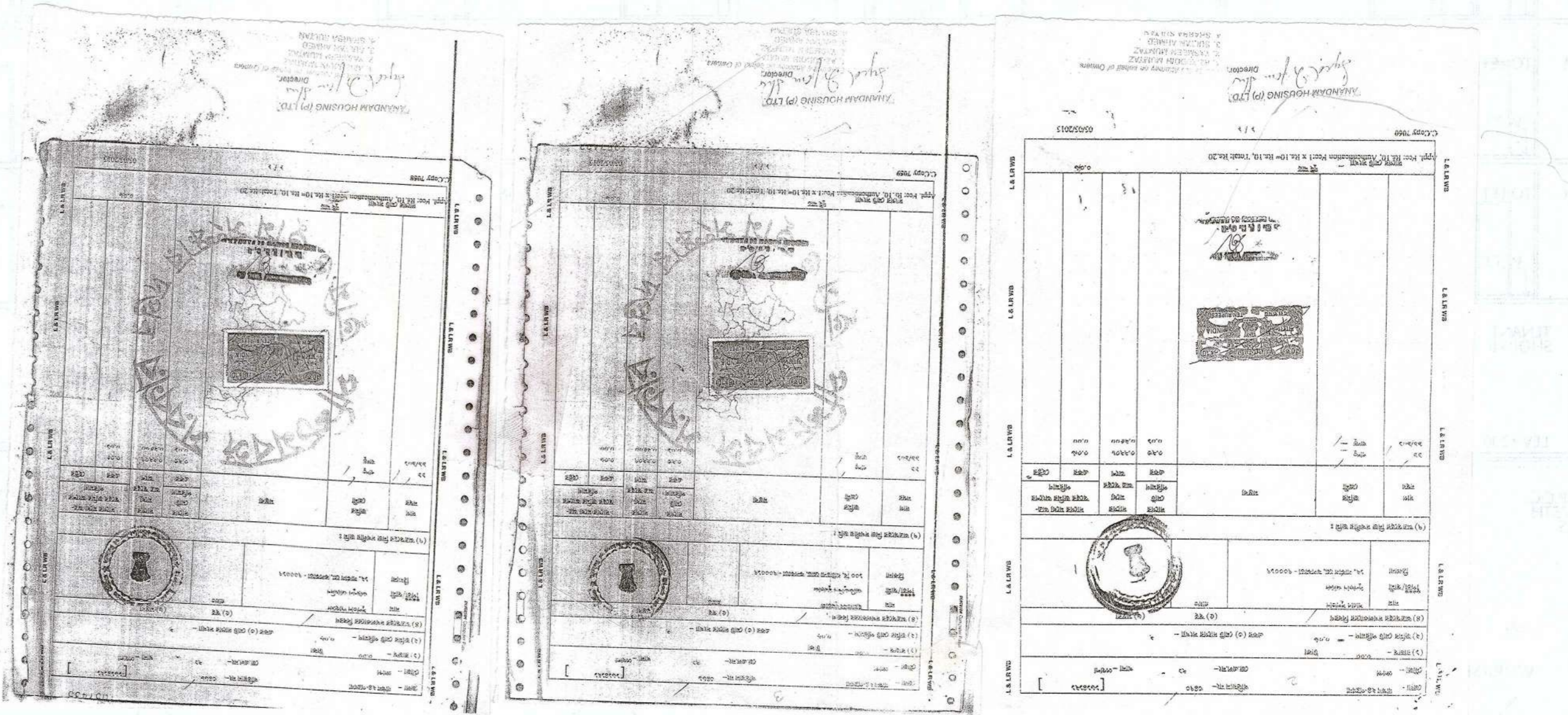
6. The plan is approved as per the plan submitted and the same is sanctioned for construction.

7. The plan is approved as per the plan submitted and the same is sanctioned for construction.

8. The plan is approved as per the plan submitted and the same is sanctioned for construction.

9. The plan is approved as per the plan submitted and the same is sanctioned for construction.

10. The plan is approved as per the plan submitted and the same is sanctioned for construction.



NO.	AREA	REMARKS
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

REMARKS:

1. The plan is approved as per the plan submitted and the same is sanctioned for construction.

2. The plan is approved as per the plan submitted and the same is sanctioned for construction.

3. The plan is approved as per the plan submitted and the same is sanctioned for construction.

4. The plan is approved as per the plan submitted and the same is sanctioned for construction.

5. The plan is approved as per the plan submitted and the same is sanctioned for construction.

6. The plan is approved as per the plan submitted and the same is sanctioned for construction.

7. The plan is approved as per the plan submitted and the same is sanctioned for construction.

8. The plan is approved as per the plan submitted and the same is sanctioned for construction.

9. The plan is approved as per the plan submitted and the same is sanctioned for construction.

10. The plan is approved as per the plan submitted and the same is sanctioned for construction.