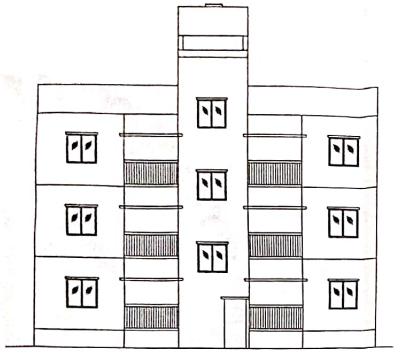
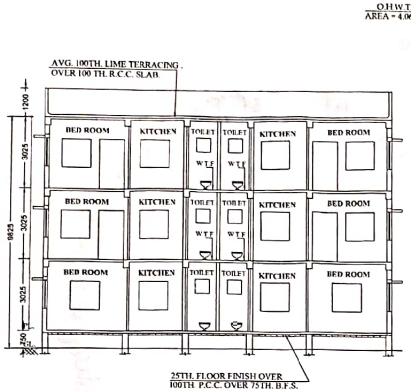
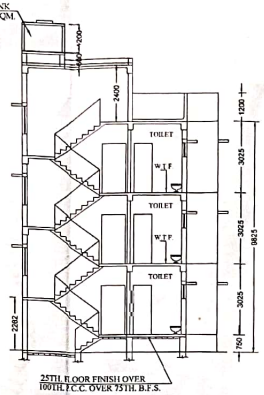


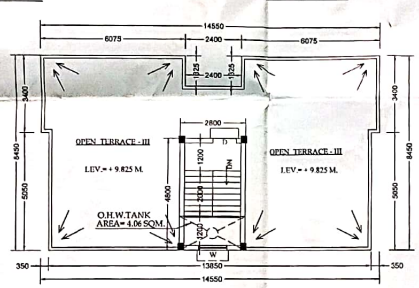


SECTION-AA

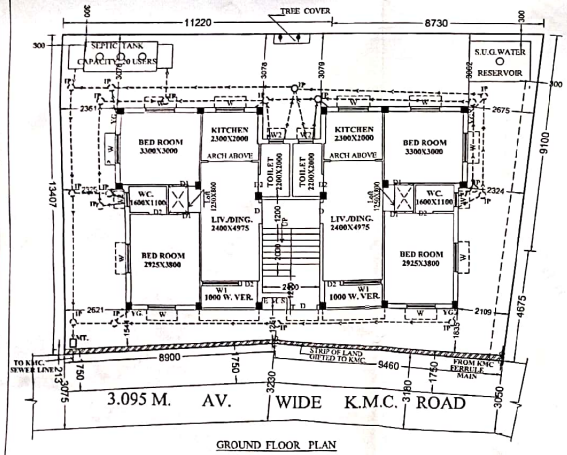


SECTION-BB

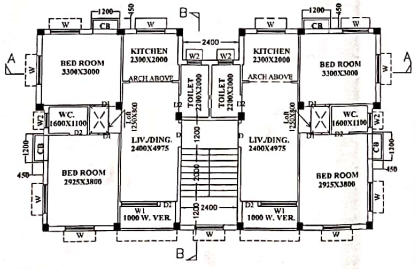
PERMISSIBLE HEIGHT IN REFERANCE TO CCZM ISSUED BY AAI : 33.0 m. CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)			
REFERANCE POINT MARKED IN THE SITE PLAN OF THE PROPOSAL.	CO.-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
REFFRANCE POINT MARKED IN	LATITUDE	LONGITUDE	
A	22° 28' 49" N	88° 22' 41" E	11.02 M.
B	22° 28' 49" N	88° 22' 41" E	11.22 M.
C	22° 28' 49" N	88° 22' 41" E	11.12 M.



ROOF PLAN



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN
1ST.& 2ND. FLOOR PLAN

MAIN CHARACTERISTICS OF PLAN PROPOSAL

PART - A

ASSESSEE NO:-311001200763	DETLS OF BOUND. DECLARATION
NAME OF OWNER / APPLICANT:- Sri Srinjay Dutta (Applicant) Proprietor of DUTTA PROPERTIES AS C.A. OF Dhiman Kumar Majumder (Owner)	BOOK NO - I, VOL. NO -1601-2022 PAGE NO - 633961 TO 633976 BEING NO. - 160318867 YEAR - 2022 Dt.- 27 / 12/ 2022 D.S.R. III SOUTH 24 PARGANAS WEST BENGAL
DETS.OF REGD.DEED :- BOOK NO - I, VOL. NO -132 PAGE NO - 52 TO 63 BEING NO. - 4649, YEAR - 1983 Dt.- 04 / 04/ 1983 D.S.R.- ALIPORE, SOUTH 24 PARGANAS WEST BENGAL	DETS.OF REGD.DEED OF GIFT :- (STRIP OF LAND) BOOK NO - I, VOL. NO -1601-2022 PAGE NO.-633918 TO 633932 BEING NO. - 160318865 YEAR - 2022 Dt.- 27 / 12/ 2022 D.S.R. III SOUTH 24 PARGANAS WEST BENGAL
DETS.OF REGD.DEED :- BOOK NO - I, VOL. NO -132 PAGE NO.-262 TO 269 BEING NO.- 4681 YEAR - 1983 Dt.- 05 / 04/ 1983 D.S.R.- ALIPORE, SOUTH 24 PARGANAS WEST BENGAL	DETS.OF REGD.DEED OF GIFT :- SPLAY CORNER :- NIL
	DETLS. OF POWER OF ATTORNEY :- BOOK NO - I, VOL. NO - 1603-2023 PAGE NO.-9747 TO 9761 BEING NO. - 160300206 YEAR - 2023. Dt.- 05 / 01/ 2023. D.S.R. III SOUTH 24 PARGANAS WEST BENGAL

B.L.L.R.O. MUTATION

NAME	REF: NO-1630031
DHIMAN KUMAR MAJUMDER	KHATIAN NO.- 408, MOUZA-BADEMASUR, J.L.NO.- 31, P.S.- JADAVPUR, DIST-SOUTH 24 PARGANAS. DAG NO.- 108 /782 , 108 /783 AND 108 /784. DATE-04/08/2022, AS BASTU

PART - B

1. AREA OF LAND AS PER DEED = 4 K. 08 CH. 22 SFT / 303.047 SQM.
AREA OF LAND AS PER SITE MEASUREMENT = 3K. 12 CH. 34.32 SFT./ 254.025 SQM.
STRIP OF AREA = 3.182 SQM.

2. PERMISSIBLE GROUND COVERAGE :-58.199 % = 147.84 SQM.
3. PROPOSED GROUND COVERAGE :-45.576 % = 116.233 SQM.
4. PROPOSED AREA

FL. MKD	TOTAL FLOOR AREA	TOTAL EXEMPTED AREA				NET FLOOR AREA
		STAIR	STAIR WELL	LIFT WELL	LIFT LOBBY	
GR. FLOOR	116.233 SQM.	10.56 SQM.	NIL	NIL	NIL	105.673 SQM.
1ST. FLOOR	116.233 SQM.	10.56 SQM.	NIL	NIL	NIL	105.673 SQM.
2ND. FLOOR	116.233 SQM.	10.56 SQM.	NIL	NIL	NIL	105.673 SQM.
TOTAL	348.699 SQM.	31.68 SQM.	NIL	NIL	NIL	317.019 SQM.

5. PARKING CALCULATION

TENAMENT SIZE			TENAMENT NO.	TOTAL PARKING REQD.	PARKING AREA
NET AREA	PROPORTION OF COMM. AREA	ACTUAL AREA			
52.596 SQM	5.520 SQM	58.116 SQM.	6 NOS.	NIL	NIL

B) NO. OF PARKING PROVIDED = NIL
C) PERMISSIBLE AREA OF PARKING =NIL
D) ACTUAL AREA OF CAR PARKING = NIL

6) PERMISSIBLE F.A.R. = 1.25
7) PROPOSED F.A.R. :-(317.019 /254.025) = 1.248 < 1.25
8) ADDITIONAL AREAS FOR FEES = 23.76 SQM.
9) STAIR COVER AREA = 13.44 SQM.
10) LIFT, MECH. ROOM COV. AREA =NIL
11) STAIR OF L. M. ROOM AREA =NIL
12) ROOF TANK AREA = 4.06 SQM.
13) TREE COV. AREA = 0.606 SQM.

FLOOR	LOFT	CUPBOARD
GROUND FL.	2.0 SQM	NIL
1ST FLOOR	2.0 SQM	2.16 SQM
2ND FLOOR	2.0 SQM	2.16 SQM
TOTAL AREA	6.0 SQM	4.32 SQM

B.P. NO.- 2023120052 DATE- 03-MAY-23
VALID UP TO- 02-MAY-28

KAJAL ROY Digitally signed by KAJAL ROY Date: 2023.05.03 15:33:06 +05'30'

DIGITAL SIGN. OF A. E.

NOT APPLICABLE

DIGITAL SIGN. OF E. E.

NOTES

END OF SEPTIC TANK & S. U. G. W. RESV. DO NOT GO BEYOND THE FDN. DEPTH OF THE BUILDING.
ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN DURING CONSTRUCTION OF SEPTIC TANK, S.U.G.R.
ALL MAIN WALLS ARE 300TH & ALL PARTITION WALLS ARE 75TH EXCEPT MENTIONED.
R. C. C.-M20 (1:1.5:3)
P. C. C.-1:4:3
GRADE OF STEEL Fe-415
MORTER-1:4 & 1:6.
ALL DIMENSION ARE IN MM.

SPECIFICATION

D.P. C. BELOW WALL WITH 1:2:4
WALL WITH 1ST CLASS BRICK -1:4:1/6
PLASTER INSIDE /OUTSIDE-1:6/1:4
FLOOR FINISH WITH MARBLE.
PLUMBING SANITARY LINES.
C.I./G.I. PIPES 1ST. CLASS FITTINGS.
DOOR WINDOW -WOODEN/STEEL .
INSIDE / OUTSIDE CEMENT LIME WASH

DOOR & WINDOW SCHEDULE			
MKD.	SIZE	MKD.	SIZE
D	1000X2100	W1	1650X1350
D1	950X2100	W2	1500X1350
D2	900X2100	W3	1200X1350
D3	750X2100	W4	600X600

DECLARATION OF OWNER/APPLICANT

I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT
1) I SHALL ENGAGE L. B. S. & E. S. E. DURING CONSTRUCTION.
2) I SHALL FOLLOW THEIR INSTRUCTION DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN).
3) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING AND ADJOINING BUILDING.
4) IF ANY DOCUMENTS ARE FOUND TO BE FAK E K.M.C. AUTHORITY WILL REVOKE SANCTION PLAN
5) THE CONSTRUCTION OF S.U.G. WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E / L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK.
6) DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY ME.
7) THERE IS AN EXISTING STRUCTURE, IT IS FULLY OCCUPIED BY ME, IT WILL BE DEMOLISHED BEFORE STARTING OF CONSTRUCTION WORK.

Sri Srinjay Dutta (Applicant)
Proprietor of
DUTTA PROPERTIES
AS C.A. OF
Dhiman Kumar Majumder (Owner)

DECLARATION OF L.B.S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BLDG. RULES 2009 AS AMMENDED FROM TIME TO TIME & THAT SITE CONDITION INCLUDING WIDTH OF THE ABUTTING ROAD CONFORMS WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME.
THE PLOT IS BEYOND 500 MT. FROM CL. OF E.M. BYE PASS.
IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.
THE PLOT IS BOUNDED BY BOUNDARY WALL 3.095 M. WIDE ROAD INFRONT (NORTH SIDE) OF THE PREMISES WHICH HAVE BEEN MEASURED& VERIFIED BY ME.
THE CONSTRUCTION OF S.U.G. WATER RESERVOIR AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILD. FOUNDATION WORK.
OWNER/APPLICANT SIGNATURE IS IDENTIFIED BY ME.

BASUDEB PAL
L. B. S. /1 / 623
NAME OF L. B. S.

DECLARATION OF E.S.E.

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

BASUDEB PAL
E. S. E. / 11 / 464
NAME OF STRUCT. ENGG.

PROPOSED THREE STORIED RESIDENTIAL BUILDING PLAN U/S-393 A OF KMC. ACT.-1980 & BUILD. RULE-2009. AT K.M.C. PREMISES. NO.76, GAURANGA MANDIR ROAD. IN WARD NO. -101, BOROUGH-XII. P.S.- PATULI, C.S. DAG. NO. 198, R.S. DAG NO.- 108/782, 108/783 AND 108/784, & KHATIAN NO.- 408, P.S.- PATULI. KOLKATA - 700086.

SCALE =1:50,1:100, 1:300, 1:600, 1:4000 (EXCEPT MENTIONED)

N

PLANNED & DRAWN BY:- B. PAL

DUTTA PROPERTIES
Srinjay Dutta
Proprietor

Scanned with OKEN Scanner