PLAN OF A PROPOSED G+III STORIED RESIDENTIAL BUILDING U/S 393 (A) OF K.M.C. ACT. 1980 , ALONG WITH K.M.C. BUILDING RULES 2009, AT PREMISES. NO. -106, MAJHI PARA ROAD, UNDER K.M.C. ,WARD NO.- 124 BR. NO. - XVI.

NAME OF OWNERS- SOUMYENDRA MOHAN MOITRA & SOUMITRA MOHAN MOITRA.

SCALE = 1:100 , 1: 50 , 1:300, 1: 600 , 1: 4000 .

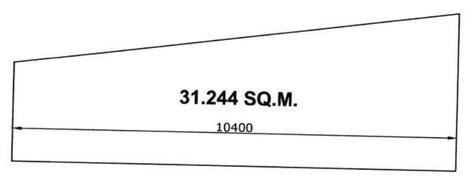
DRAWN BY - SOMNATH HALDER.

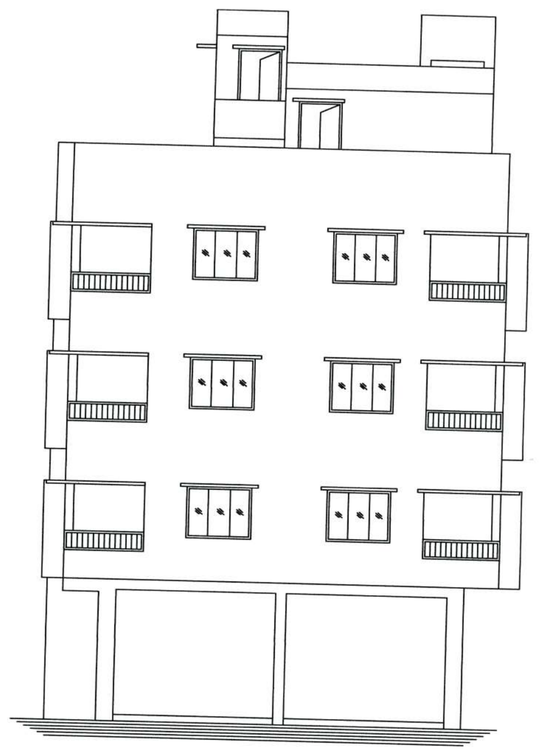
MASTER SHEET (SHEET 01 OF 02)

PERMISSIBLE TREE COVERED AREA - 1.500 %
PROPOSED TREE COVERED AREA - 0.167 %
PROPOSED AREA= 5.144 SQ.M.

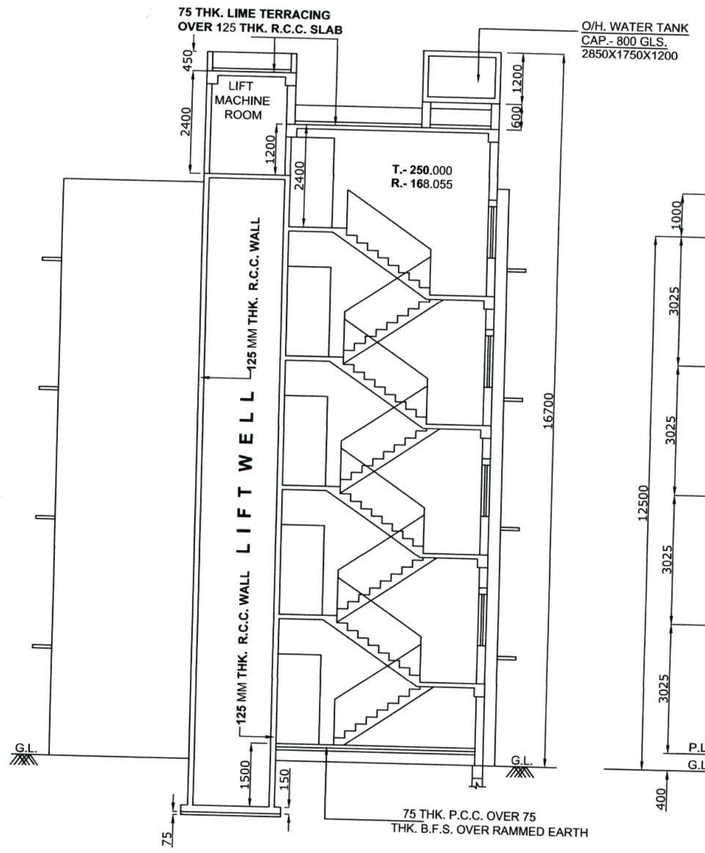
DEPTH OF SEPTIC TANK AND S.U.G.W.R. WILL NOT BE EXCEED THE DEPTH OF BUILDING FOUNDATION

AREA = 31.244 SQ.M.
31.244/10.400 = 3.004 M.
AVERAGE BACK = 3.004 M.

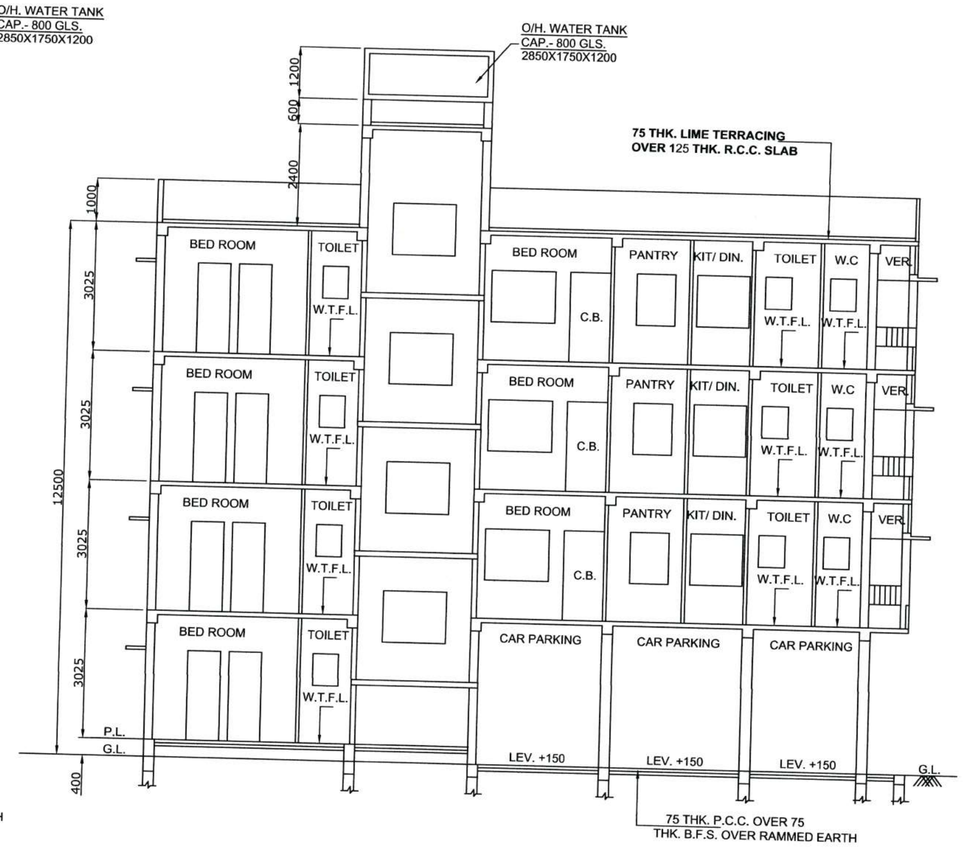




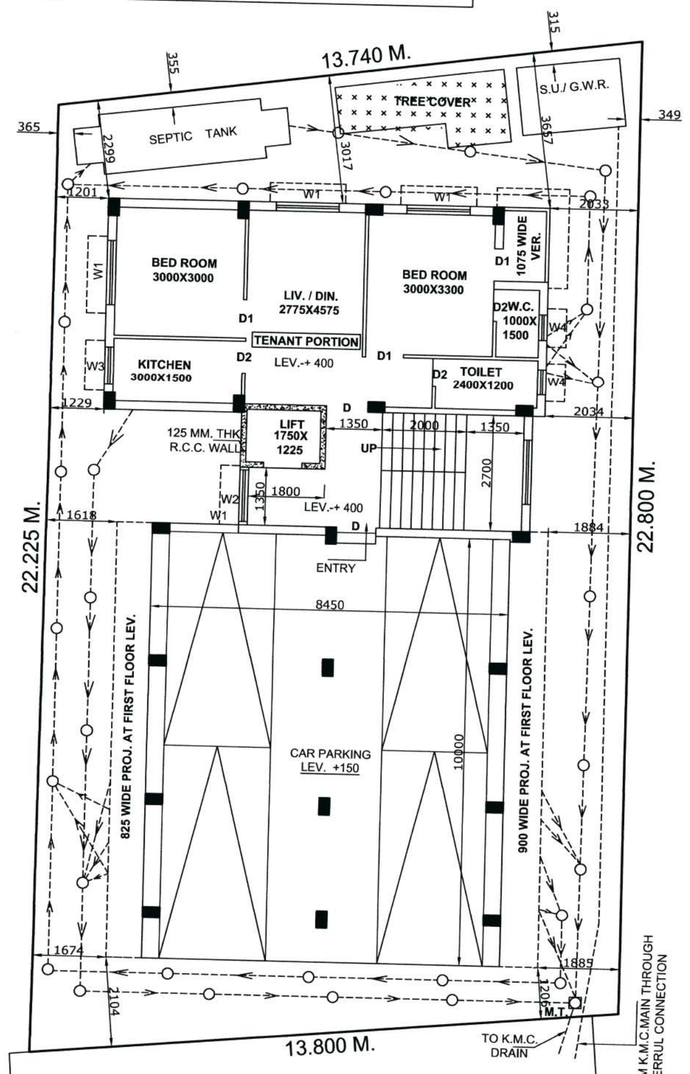
FRONT SIDE ELEVATION
SCALE - 1 : 100



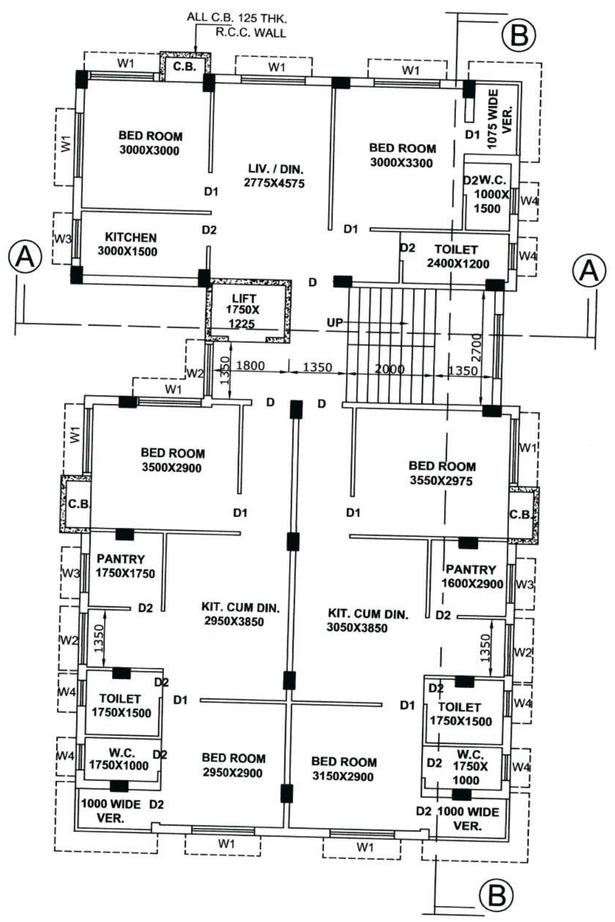
SECTION (A - A)
SCALE - 1 : 100



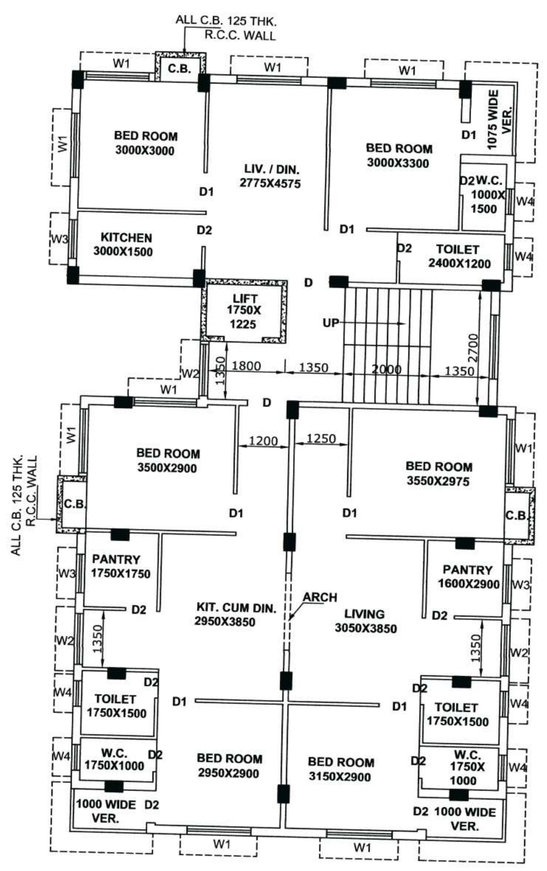
SECTION (B - B)
SCALE - 1 : 100



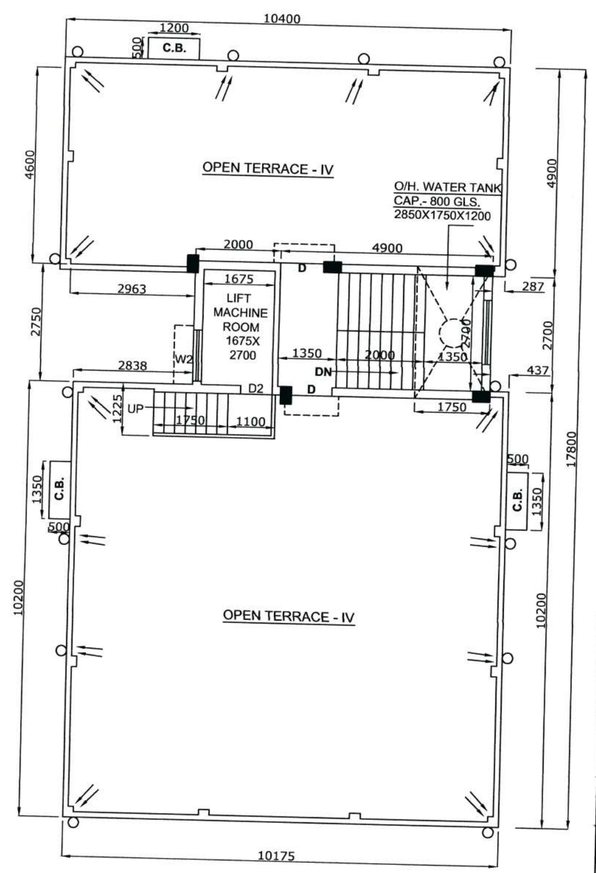
GROUND FLOOR PLAN
SCALE - 1 : 100



1ST. & 3RD FLOOR PLAN
SCALE - 1 : 100



2ND. FLOOR PLAN
SCALE - 1 : 100



ROOF PLAN
SCALE - 1 : 100

SPECIFICATION

1. GRADE OF CONCRETE IS - M 20.
2. GRADE OF STEEL FE - 500.
3. BEARING CAPACITY OF SOIL AS PER SOIL REPORT
4. 200 THK. BRICK WORK WALL IN C.M. - 1:4.
5. 125 & 75 THK. BRICK WORK WALL IN C.M. - 1:4.
6. ALL OTHER SPECIFICATION AS PER I.S. CODE.

SCHEDULE OF DOORS & WINDOWS

MKD.	WIDTH	HEIGHT	TYPE
DG	1200	2100	PANEL
D	1000	2100	DO
D1	900	2100	DO
D2	750	2100	DO
W1	1500	1200	GLASED
W2	1200	1200	DO
W3	900	1200	DO
W4	600	750	DO

STATEMENT OF THE PLAN PROPOSAL

1. ASSESSEE NO. : - 41- 124- 07 - 0105 - 8
2. DETAILS OF REGD. DEED :-
   (a) DEED NO. -1381 (b) BOOK NO.- I
   (c) CD VOLUME NO. - 22 (d) DATE -08.04.1963
   (e) PAGES - 231 TO 238 AT D.S.R.- II ALIPUR AT BEHALA
3. DETAILS OF BOUNDARY DECLARATION :-
   (a) DEED NO. -1902122289 (b) BOOK NO.- I
   (c) VOLUME NO. -1902-2022 (d) DATE -14.10.2022
   (e) PAGES -427739 TO 427750 AT A.R.A.-II KOLKATA
4. DETAILS OF POWER OF ATTORNEY DECL. :-
   (a) DEED NO. -160707122 (b) BOOK NO.- I
   (c) VOLUME NO. -1607-2022 (d) DATE -25.05.2022
   (e) PAGES -232650 TO 232670 AT A.D.S.R.-BEHALA
5. DETAIL OF NON EVICTION OF TENANT DECL. :-
   (a) DEED NO. -1902122290 (b) BOOK NO.- I
   (c) VOLUME NO. -1902-2022 (d) DATE -14.10.2022
   (e) PAGES -427751 TO 427761 AT A.R.A.-II KOLKATA
6. AREA OF THE PLOT OF LAND
   (a) AS PER DEED - (4 K. - 09 CH. - 37 SFT.) = 308.621 SQ.M.
   (b) AS PER PHYSICAL MESURMENT = 307.987 SQ.M.
7. NO. OF STORIED = G +III STORIED.
8. NO. OF TENAMENT- 9 NOS.
9. SIZE OF TENAMENT = 50 TO 75 SQ.M. - 8 NOS.
   100 TO 200 SQ.M. - 1 NO.

1. GROUND COVERAGE
   (a) PERMISSIBLE - 173.705 SQ.M. (56.400 %).
   (b) PROPOSED - 173.616 SQ.M. (56.371 %)
2. F.A.R. CONSUMED
   (a) PERMISSIABLE - 1.75
   (b) PROPOSED - 1.737
3. GROUND FLOOR AREA = 156.175 SQ.M.
   FIRST FLOOR AREA = 171.472 SQ.M.
   SECOND FLOOR AREA = 171.472 SQ.M.
   THIRD FLOOR AREA = 171.472 SQ.M.
4. TOTAL COVERED AREA EXCLUDING THE SPACES EXEMPTED IN THIS RULE = 610.073 SQ.M.
5. TOTAL AREA EXEMPTED IN THIS RULE = 60.480 SQ.M.
6. GROSS TOTAL COVERED AREA- 670.553 SQ.M. (INCLUDING THE SPACES EXEMPTED IN THIS RULE)
7. TOTAL CAR PARKING AREA - 84.689 SQ.M. (MANDATORY)
8. NO. OF CARPARKING SPACE - REQUIRED = 3 NOS. PROVIDED = 4 NOS.
9. TOTAL C.B. AREA - 5.85 SQ.M.
10. STAIR HEAD ROOM AREA - 15.190 SQ.M.
11. OVER HEAD TANK AREA - 5.425 SQ.M.
12. LIFT MACHINE ROOM WITH STAIR AREA - 9.284 SQ.M.
13. TREE COVER
    A. REQUIRED (1.68%) = 5.174 SQM.
    B. PROVIDED (1.719%) = 5.294 SQM.

NOC ISSUED BY AIRPORTS AUTHORITY OF INDIA
NOC ID - BEHA/EAST/B/082722/695217
DATE- 23.09.2022 VALID UPTO : 22.09.2030

DECL . OF GEOTECHNICAL ENGINEER

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

TUSHARBARAN PAHARI
G.T. NO- II/7
NAME OF GEOTECHNICAL ENGINEER

DECL . OF L.B.S.

I, DO HERE BY CERTTIFY WITH FULL RESPONSIBLITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RUILS 2009. AS AMMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING WIDTH OF **ABUTTING 5400 M. WIDE K.M.C. ROAD** CONFROM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT AT TANK OR FILLED UP A LAND. THE LAND IS DEMARCATED WITH BOUNDED BY BOUNDARY WALL. THE CONSTRUCTION OF SEMI U/G WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

SAMIR BANDHOPADHYAY
L.B.S. NO- I/700
NAME OF L.B.S.

DECL . OF E . S .E .

THE STRUCTURAL DESIGN CALCULATION AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOADS AS PER THE N.B.C. OF INDIA (LATEST REVISION) AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

THE STRUCTURE DESIGN HAS BEEN PREPARED CONSIDERING SOIL INVESTIGATION REPORT BY CREATIVE STATICAL CONCERNAT D1-19/1, NEW JHOWTALA, KOLKATA -700141.

SAMIR BANDHOPADHYAY
E.S.E. NO- I/117
NAME OF E.S.E

DECL. OF POWER OF ATTORNEY

I, DO HERE BY DECLERE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.S. AND E.S.E. DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. AND E.S.E. DURING CONSTRUCTION OF BUILDING (AS PER B.S. PLAN). K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING . IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF SEMI U/G WATER RESORVER AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. / E.S.E. BEFORE STARTING OF BUILDING FOUNDATION WORK. IF ANY DISPUTE ARISES IN FUTURE REGARDING OWNERSHIP THE K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE AND WILL REVOKE SANCTION PLAN. EX. STRUCTURE TO BE DEMOLISHED BEFORE STARTING CONSTRUCTION WHICH IS FULLY OCCUPIED BY ME & THERE IS TENANTED.

M/S. MAJUMDER CONSTRUCTION
PROP. SANJOY MAJUMDAR, C.A. OF
SOUMYENDRA MOHAN MOITRA &
SOUMITRA MOHAN MOITRA.
NAME OF POWER OF ATTORNEY

BUILDING SANCTION NO: 2022160510 DATE: 07.02.2023
VALID UPTO : 06.02.2028

SANJIT MAJI
Digitally signed by SANJIT MAJI Date: 2023.02.07 12:40:12 +05'30'

DIGITAL SIGNATURE OF A.E.

DEBOJIT DAS
Digitally signed by DEBOJIT DAS Date: 2023.02.07 13:08:18 +05'30'