



DOOR & WINDOW SCHEDULE

DOOR MKD	WIDTH	HEIGHT	WINDOW MKD	WIDTH	HEIGHT
D	1000	2100	W	1500	1200
D1	900	2100	W1	1500	1200
D2	750	2100	W2	1200	1200
D3	600	2100	W3	900	1200
			W4	900	900
			W5	750	600
			W6	600	600
			W7	1500	1500

NOTES AND SPECIFICATIONS :-

- All dimensions are in mm.
- 25 thk. D.P.C. will be 1:2:4 P. C. C. with approved water proofing compound.
- Brick work with 1st. class picked and mortar (sand-cement) for 200 & 250 thk brick work - 6:1, & for 75thk. brick brick work - 4:1.
- For all P.C.C. / R.C.C. work use M20 grade of concrete, with 20mm down aggregate, coarse sand & portland cement, with water-cement ratio 0.4 to 0.5.
- For all R.C.C. work use Fe415 grade of steel.
- The depth of SUGWR should not exceed the depth of the nearby foundation.

PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF KMC ACT. 1980 COMPLYING BLDG. RULE 2009, AT PREMISES NO. - 2244, PURBAPUTIARY DAKHIN PARA, KOLKATA- 700093, WARD NO - 114, BOROUGH - XI, P.O.-REGENT PARK

SCALE
1 : 100, 1 : 50, 1 : 600, 1 : 4000
GROUND FLOOR PLAN, FIRST, SECOND, THIRD FLOOR PLAN, ROOF PLAN, SECTION XX & YY, FRONT ELEVATION, SIDE ELEVATION.

BUILDING PERMIT NO.: 2022110083
SANCTION DATE : 20/05/2022
VALID UPTO: 19/05/2027

DIGITAL SIGNATURE OF A.E.(C)/Bldg./Br.-XI

DIGITAL SIGNATURE OF E.E.(C)/Bldg./Br.-XI

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

- ASSEESSEE NO. : 311141826704
- NAME OF THE OWNER : (RECORDED) DIBYENDU SARDAR, SRI BIKASHINDU SARDAR, SRI BIPLAB SARDAR
- DETAILS OF REGD. DEED: BOOK No. : I VOL. No. 1605-2017 PAGES: 183781-183811 BEING No.:160506779 DATE : 08.11.2017 REGD. AT :ADSR,ALIPORE
- DETAILS OF REGD. BOUNDARY DECLARATION: BOOK No. : I VOL. No. 1601-2022 PAGES: 26024-26042 BEING No.:160100450 DATE : 09.02.2022 REGD. AT :DSR-I SOUTH 26 PGS
- DETAILS OF REGD. POWER OF ATTORNEY: BOOK No. : I VOL. No. 1601-2020 PAGES: 63461-63488 BEING No.:160101311 DATE : 15.10.2020 REGD. AT :DSR-I SOUTH 24 PGS
- NAME OF THE APPLICANT : (POWER OF ATTORNEY) SANJOY SAHA C.A
- NO. OF TENEMENT : 12 NOS.
- NO. OF STOREY : G + III
- SIZE OF TENEMENT : 50 TO 75 SQM. = 12 Nos.

PART - B

- AREA OF LAND
As per title deed : 6K.-06Ch.-38 SqM. = 429.951 SQM.
As per assessment book record : 6K.-06Ch.-38 SqM. = 429.951 SQM.
As per Physical Measurement & boundary declaration : 427.18 SQM.
As per B.L.R.O : 403.468 SQM.
- Area of splay corner : N.A.
- Area of strip : 37.829 SQM. + 0.57 SQM. = 38.40 SQM.
- PERMISSIBLE GR. COV. : 53.215 % = 214.705 SqM.
PROPOSED GR. COV. : 52.941 % = 213.602 SqM.
- Permissible F.A.R. : 1.75
Proposed F.A.R. : 1.747
- Proposed Height : 12.45 M.
- Depth of Building : 16.52 M.
- Frontage of Plot : 14.82 M.

9. PROPOSED AREA :

Floors	Gross Covered Area (SQM.)	Stair Well (SQM.)	Lift Well (SQM.)	Net Covered Area (SQM.)	Exempted Area (Stair & lobby (SQM.), lift (SQM.))	Net Floor Area (SQM.)
Ground Floor	189.906 SqM.	-	-	-	12.758 SqM.	177.148 SqM.
1st. floor	213.602 SqM.	-	-	-	12.758 SqM.	200.844 SqM.
2nd. floor	213.602 SqM.	-	-	-	12.758 SqM.	200.844 SqM.
3rd. floor	213.602 SqM.	-	-	-	12.758 SqM.	200.844 SqM.
Total	830.712 SqM.	-	-	-	51.032 SqM.	779.680 SqM.

10. BLOCK WISE FLOOR AREA :

Block	Use Group	Floor Area (Sqm.)
A	Residential	779.680 SqM.

11. BLOCK WISE AREA FOR CAR PARKING REQUIREMENT :

Block	Use Group	Floor Area (Sqm.)	Carpet Area (Sqm.)	Admin Area (Sqm.)	Common Area (Sqm.)
A	Residential	779.680 SqM.	0.000	0.000	84.51

12. BLOCK WISE AREA FOR F.A.R. CALCULATION:

Block	Floor Area (Sqm.)	Stair Area (Sqm.)	Lift Lobby (Sqm.)	Car Parking Area (Sqm.)
A	830.712	51.032	-	145.291

13. TOTAL AREA FOR F.A.R. CALCULATION :

Floor Area (Sqm.)	Stair Area (Sqm.)	Lift Lobby (Sqm.)	Car Parking (Sqm.)	Car Parking Area (Sqm.)	Total Floor Area For F.A.R. (Sqm.)	Proposed F. A. R.
830.712	51.032	-	145.291	75.00	704.68	1.747

14. TOTAL FLOOR AREA FOR FEES :

Floor Area (Sqm.)	Total Additional Floor Area For Fees (Sqm.)	Total Floor Area For Fees (Sqm.)
830.712	29.836	860.548

15. TENEMENT AREA :

Mkd.	Tenement Size	Prop. Area To Be Added	Actual Area of Tenement	No.	Required Parking
A	48.489 SqM.	6.837 SqM.	55.326 SqM.	3 Nos.	-
B	47.508 SqM.	6.699 SqM.	54.207 SqM.	3 Nos.	3 No.
C	47.582 SqM.	6.706 SqM.	54.288 SqM.	3 Nos.	-
D	56.746 SqM.	8.001 SqM.	64.747 SqM.	3 Nos.	-

16. Area of Cupboard : (0.60X3)+(0.68X18) SQM.] = 13.95 Sqm.
17. Open Terrace Area : 213.602 Sqm.
18. Proposed F.A.R. : (779.680 - 75) / 403.468 = 1.747 < 1.75
19. Stair Head Room area : 15.886 SqM
20. Area of lift machine room : N.A.
21. Area of O.H. Tank : 8.68 SqM
22. Area of L.M.R. stair : N.A.
23. No. of Covered Car Parking : 3 Nos. (Provided)
24. No. of Covered Car Parking : 3 Nos. (Required)
25. Total Roof Structure Area : (15.886+8.68) = 24.566 SqM

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT :-

- We shall engage L.B.S. & E.S.E. during construction.
- We shall follow the instructions of L.B.S. & E.S.E. during 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 S.U.G. Water reservoir will be undertaken under the guidance of L.B.S./E.S.E. before starting of building foundation work.
- The plot is identified by me during Departmental inspection.
- This is a solid land and not a filled up land.

THIS IS TO BE CERTIFIED WITH FULL RESPONSIBILITY THAT :-

- The building plan has been drawn as per the K.M.C. BUILDING RULES 2009, as amended from time to time, and the site conditions including the width of the abutting road at south and Road at west are conform with the plan which has been measured and verified by me.
- Presently the premises appears to be a buildable site and not a tank or a filledup tank.
- The land is butted & bounded by boundary walls.
- The construction of Semi Under Ground Water Reservoir and Septic Tank will be completed before starting of building foundation work.

CERTIFICATE OF GEO-TECHNICAL ENGINEER :
 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 & stable in all respect from geo-technical point of view.

STRUCTURAL CERTIFICATE :-
 The structural design of both foundation and superstructure of the building have been made by me considering all possible loads including the seismic load as per the National Building Code of India and on the basis of Soil investigation report Made by KALLOL KUMAR GHOSHAL. GTE II/14 of TECHNO SOIL, GORKHARA, ARUNACHAL, SONARPUR, Kol-150. Certify that it is safe and stable in all respect.

KALLOL KUMAR GHISHAL
G.T. - II/14 (K.M.C.)
NAME OF GEO - TECHNICAL ENGINEER

SOUMIK DE SARKAR
L.B.S. - I / 1057
NAME OF L. B. S.

KALLOL KUMAR GHOSHAL
E.S.E. - II/60 (KMC)