



SPECIFICATION

- a) 100 TH. BK. WALL WILL BE WITH 1:6 CEMENT SAND MORTAR.
- b) 75 TH. PARTITION WALLS WILL BE 1:5 CEMENT SAND MORTAR.
- c) 25 TH. DPC WILL BE 1:2:4 WITH PROPER WATER PROOFING.
- d) 125 TH. BK. WALL WILL BE WITH 1:5 CEMENT SAND MORTAR.
- e) 20 MM. TH. SAND CEMENT MORTAR INSIDE & OUT SIDE WALL.
- f) 10 MM. TH. SAND CEMENT PLASTER (4:1) TO CEILING.
- g) STEEL GRADE Fe-415.
- h) GRADE OF CONCRETE USED :-
 1. FOR R.C.C. FLOOR & ROOF SLAB IS M20.
 2. FOR FLOOR BEAM IS M20.
 3. FOR THE BEAM IS M20.
 4. FOR R.C.C. COLUMN IS M20.
 5. FOR FOUNDATION IS M15.
- i) CLEAR COV. TO REINFORCE BARS 1. FOR SLAB IS 15, 2.COL IS 40, 3. BEAM IS 25, 4. FOR ALL R.C.C. WORK BELOW G.L IS 50.
- j) WORKMANSHIP MUST FOLLOW THE LATEST SPECIFICATION.
- k) SUPER VISION MUST BE DONE WITH THE STRUCTURAL ENGINEER.

DOORS & WINDOWS SCHEDULE

DOOR			WINDOW		
TYPE	WIDTH	HEIGHT	TYPE	WIDTH	HEIGHT
De	1200	2100	W	1500	1200
D1	900	2100	W1	1200	1200
D2	750	2100	W2	600	450

WE 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.W.R. AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK DURING DEPARTMENTAL INSPECTION THE PLOT WAS IDENTIFIED BY ME.

Partha Sarathi Roy
 Partha Sarathi Roy

Gouri Roy
 Smt. Gouri Roy

Shakti Roy
 Smt. Shakti Roy

Smt. Indira Banerjee (Roy)
 Smt. Indira Banerjee (Roy)

Smt. Gargi Roy
 Smt. Gargi Roy

Smt. Archana Pal (Roy)
 Smt. Archana Pal (Roy)

Shibashish Roy
 Shibashish Roy

Sig. of Owners

L B S/ Architects Certificates :-

I do certify with full responsibility that the building plan has been drawn up as per provision of K M C building rule 2009 as amended time to time & that the site condition including the width of abutting road confirm with the plan & that is a buildable site & not a tank or filled up land. The boundary of plot does satisfy physically with the submitted plan & documents road width in front of the premises, also physically agree with documents & plan, there is footpath in front of the premises.



R. K. Basak
ME (Structure), FIE (Architecture),
FIE (Civil), B.Sc. Chartered Engg. (Ind)
Licence Building Surveyor
Class I No.-1388

(R. K. BASAK)
(1388/I)

Sig. of L B S/Architects

Declaration Of Structural Engineer :-

The structural drawing and design of both foundation and super structure of the building has been made by me, considering all possible loads including the seismic load as per N.B.C. of India also considering the recommended of soil test report conducting by M/S. Kabita Enterprise and certified that it is safe and stable in all respect.



R. K. Basak
ME (Structure), FIE (Architecture),
FIE (Civil), B.Sc. Chartered Engg. (Ind)
Empanelled Structural Engineer K.M.C
Empanel No ESP-196

(R. K. BASAK)
(96/I)

Sig. of Structural Engineer

DETAILS OF PLAN CASE NO:-2016010049

- A.
1. Assessee No. - 110060202066.
 2. Details of Regd. Deed -
TITLE SUIT NO.- 82 OF 1958 , ORDER NO.- 125.
DATE - 17.03.67.
 3. Details of Power of Attorney - Nil.
 4. LAND AREA = 1413.879 Sq.m.
= 21 Cot. 02 Ch. 09 Sft. (Approx.) AS PER DEED,
PHYSICAL MEASUREMENT & U.L.C.
 5. No. of Storey - 4.
 6. No. Tenement - 24.
 7. Size of Tenement
50 SQ.M. to 75 SQ.M. =12 NOS.
100 SQ.M. AND ABOVE =12 NOS.

AREA STATEMENT

	GROSS COVERED AREA	CUTOUT	NET COVERED AREA	EXEMPTED AREA		NET FLOOR AREA
				STAIR + STAIR LOBBY	LIFT LOBBY	
GROUND FLOOR	677.933 Sq.m.	34.623 Sq.m.	643.31 Sq.m.	28.216 Sq.m.	4.724 Sq.m.	611.794 Sq.m.
FIRST FLOOR	677.933 Sq.m.	38.373 Sq.m.	639.56 Sq.m.	28.216 Sq.m.	4.724 Sq.m.	608.044 Sq.m.

(C.I.S.)

GROUND FLOOR	677.933 Sq.m.	34.623 Sq.m.	643.31 Sq.m.	28.216 Sq.m.	4.724 Sq.m.	611.794 Sq.m.
FIRST FLOOR	677.933 Sq.m.	38.373 Sq.m.	639.56 Sq.m.	28.216 Sq.m.	4.724 Sq.m.	608.044 Sq.m.
SECOND FLOOR	677.933 Sq.m.	38.373 Sq.m.	639.56 Sq.m.	28.216 Sq.m.	4.724 Sq.m.	608.044 Sq.m.
THIRD FLOOR	677.933 Sq.m.	38.373 Sq.m.	639.56 Sq.m.	28.216 Sq.m.	4.724 Sq.m.	608.044 Sq.m.
TOTAL	2711.732 Sq.m.	149.742 sq.m.	2561.99 Sq.m.	112.864 Sq.m.	18.896 Sq.m.	2430.23 Sq.m.

TENEMENTS & CAR PARKING CALCULATION:

MKD	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	91.952 Sq.m.	12.743 Sq.m.	104.695 Sq.m.	3	15 NOS.
B	92.697 Sq.m.	12.846 Sq.m.	105.543 Sq.m.	3	
C	52.648 Sq.m.	7.296 Sq.m.	59.944 Sq.m.	6	
D	57.486 Sq.m.	7.967 Sq.m.	65.453 Sq.m.	6	
E	91.944 Sq.m.	12.742 Sq.m.	104.686 Sq.m.	3	
F	92.689 Sq.m.	12.845 Sq.m.	105.534 Sq.m.	3	

AREA OF LAND = 1413.879 SQ.M. = 21 COT. 02 CH. 09 SFT. (APPROX.)
AS PER BOUNDARY DECLARATION.

ROAD WIDTH = 6.470 M. (AVERAGE)

PERMISSIBLE HEIGHT = 12.5 M.

PROPOSED HEIGHT = 12.5 M.

PERMISSIBLE GROUND COVERAGE (50%) = 706.939 SQ.M.

PROPOSED GROUND COVERAGE (45.499 %) = 643.310 SQ.M.

STAIR COVER = 19.818 X 2 = 39.636 SQ.M.

LIFT MACHINE ROOM AREA = 12.866 X 2 = 25.732 SQ.M.

LIFT MACHINE ROOM STAIR AREA = 5.898 SQ.M.

ROOF TANK AREA = 9 X 2 = 18 SQ.M.

W.C. at Roof = 2.925 Sq.m.

REQUIRED CAR PARKING:- 15 NOS.

PROPOSED CAR PARKING :- 24 NOS.

PERMISSIBLE AREA FOR PARKING :- = 375 SQ.M.

PROPOSED AREA OF PARKING :- 548.234 SQ.M.

PERMISSIBLE F.A.R = 1.75

PROPOSED F.A.R. = (2430.23 - 375.00) / 1413.879 = 1.454 (Hence Within Limit).

OTHER AREA ONLY FOR FEES = 131.76(exemption)+ 5.898(LMR Stair) = 137.658 SQ.M.

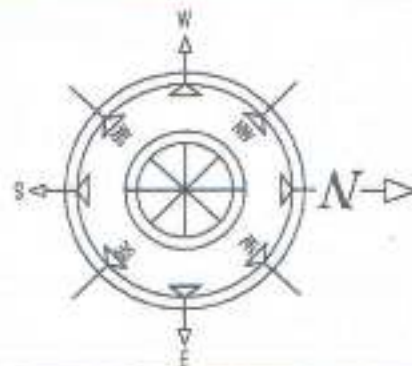
PROPOSED GROUND FLOOR PLAN, TYPICAL FLOOR PLAN, SITE PLAN, LOCATION PLAN, PROPOSED SECTION & EXISTING GROUND FLOOR PLAN.

PLAN PROPOSAL FOR CONSTRUCTION OF G + III STORIED RESIDENTIAL BUILDING AT PRES. NO :- 12D/3, BARRACKPORE TRUNK ROAD, KOLKATA -700002, UNDER KMC WARD NO. 006, BOROUGH -I.

PLAN PROPOSAL U/S 393/A OF KMC ACT, 1980
READ WITH BUILDING RULE, 2009.

SCALE 1 : 100 (U. O. M.)

ALL DIMENSION ARE IN MM. (U.O.M.)



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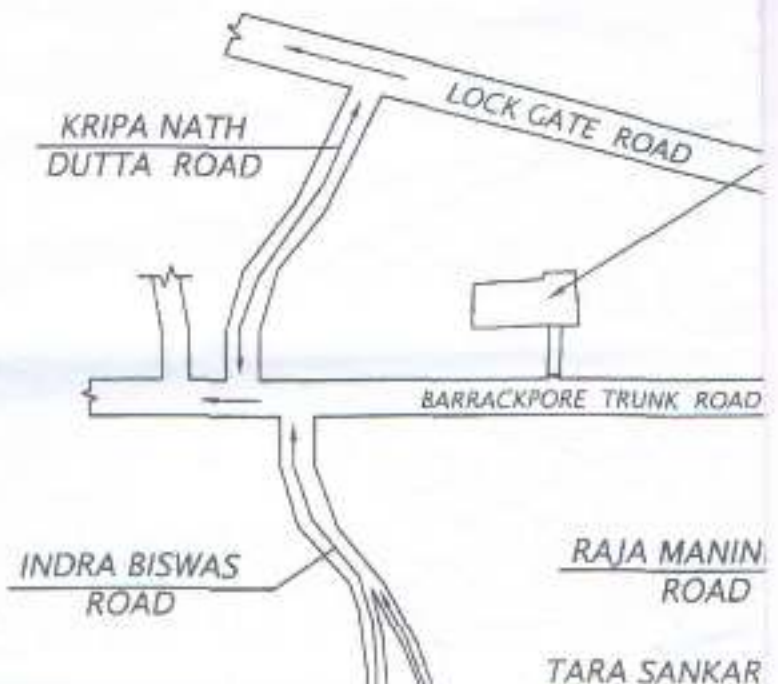
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528
16/16

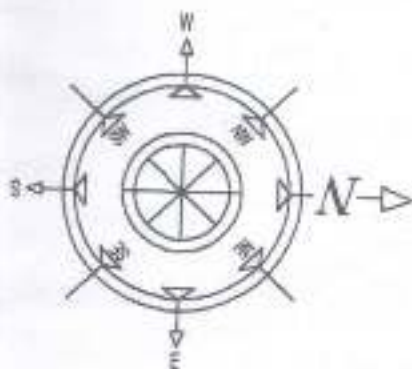
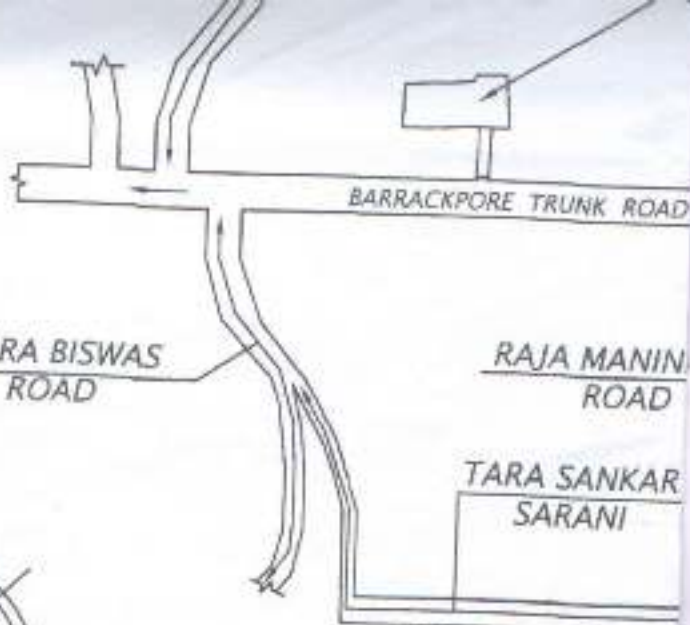
COLITION

NG



RESOLUTION

16

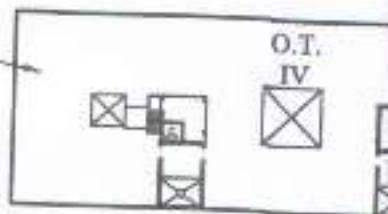


KEY PLAN
SCALE - 1:4000

2/7/1, GOPAL CH. MUKHERJEE ROAD (C.I.S.) 33/197
 2/7, GOPAL CH. MUKHERJEE ROAD (C.I.S.) 280 35

12D/3, BARRACKPORE TRUNK ROAD

23172



47720

12D, B.T. ROAD

9, BARRACKPORE TRUNK ROAD

10, BARRACKPORE TRUNK ROAD (II / III)

10, B.T. ROAD II

10/1, B.T. ROAD III

11, B.T. ROAD R

Tala Bridge

49.00 M

34.2 M. BARRACKPORE TRUNK ROAD

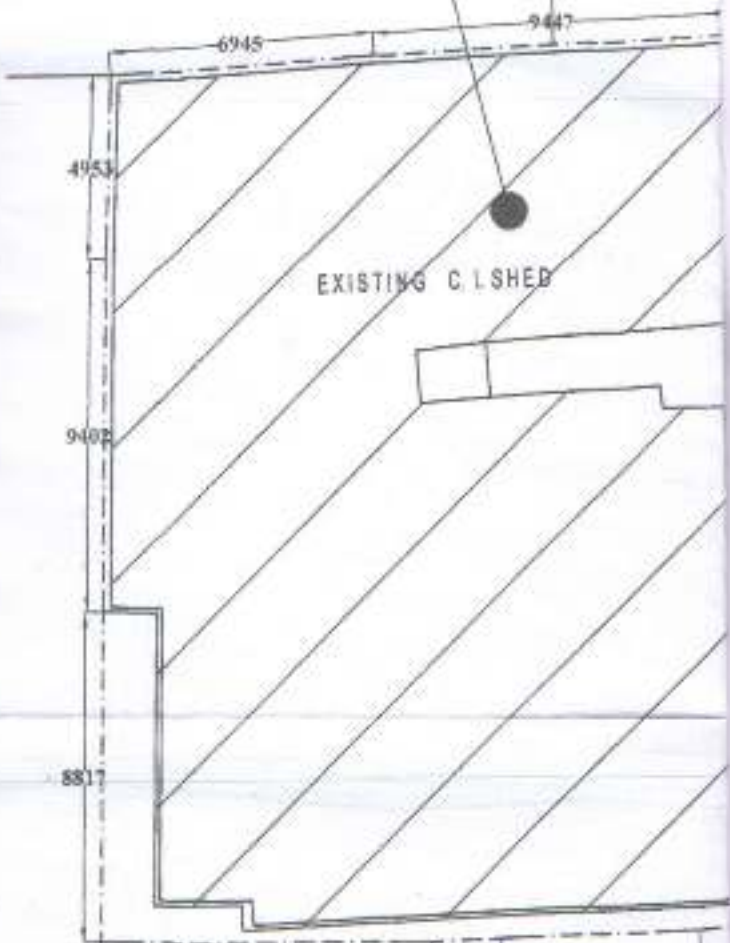
SITE PLAN
SCALE - 1:600

ENTIRE EXISTING STRUCTURE TO BE DEMOLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION

4-200

P.A.P.

2/7/1, GOPAL CH. MUKHERJEE ROAD
(C.I.S.)



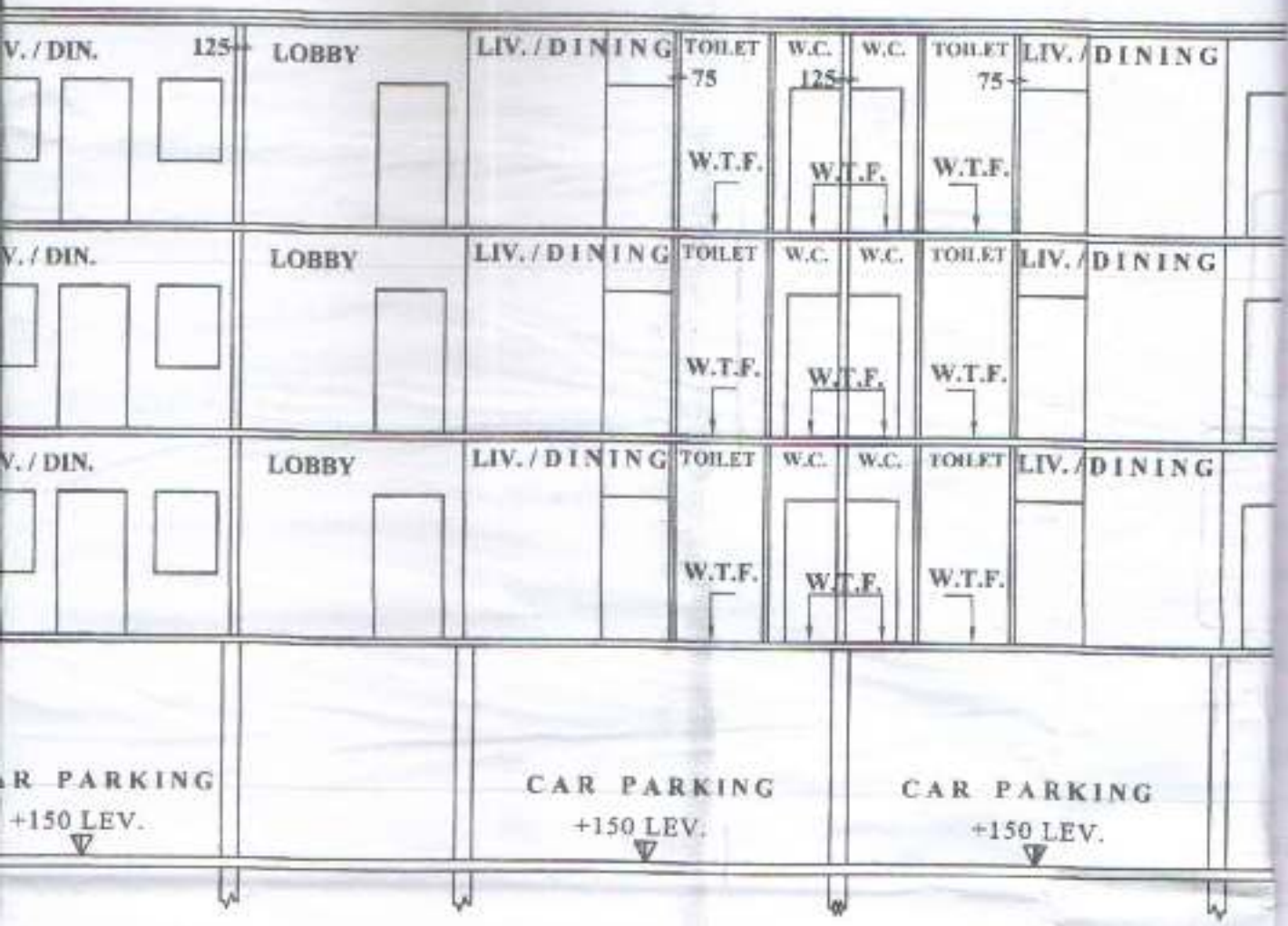
EXISTING C.I. SHED

10, BARRACKPORE TRUNK ROAD
(II / III)

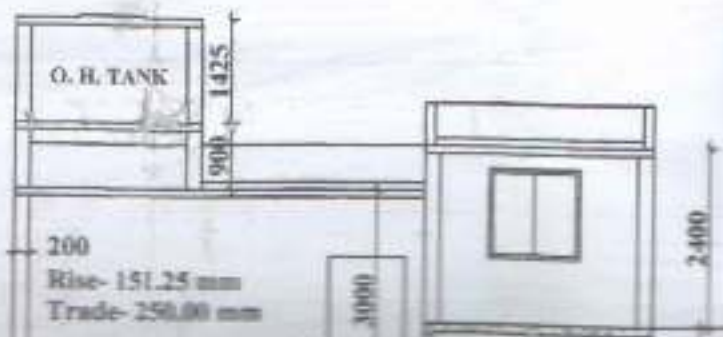
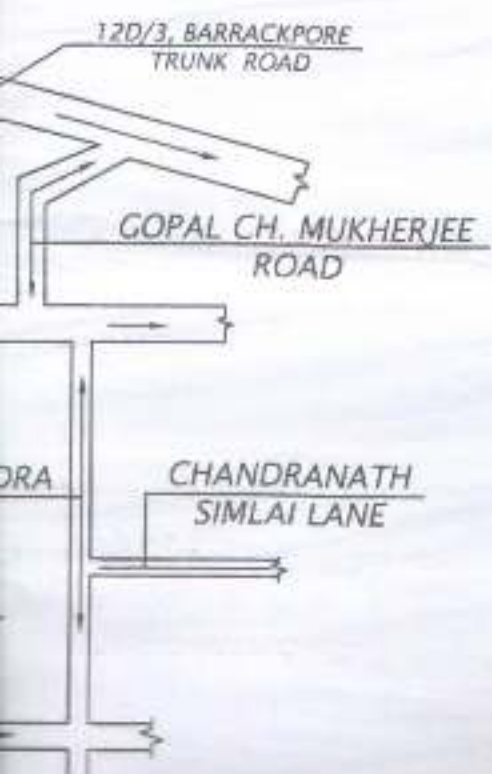
10, B.T. ROAD

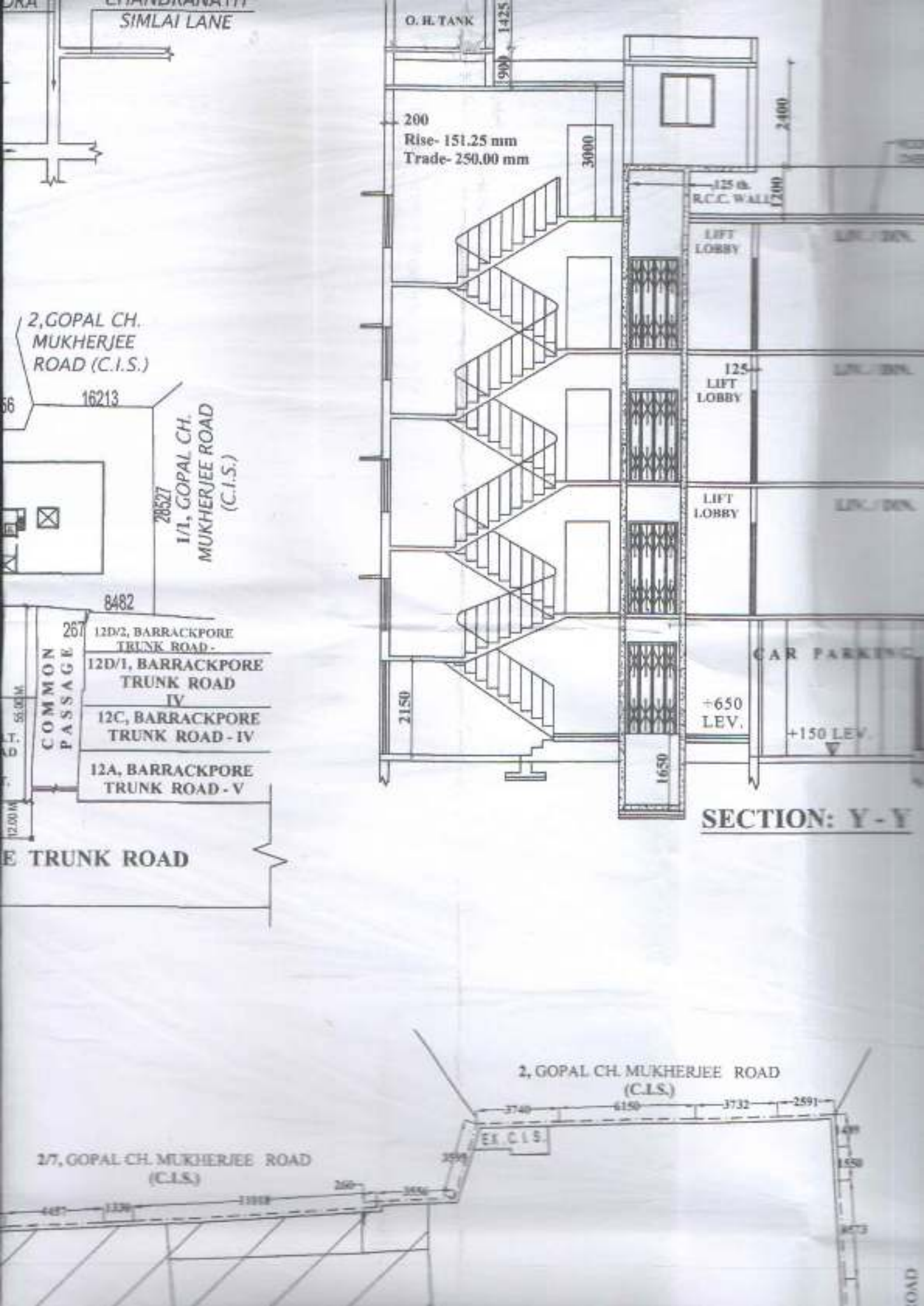
II

BARRACKPORE



SECTION: X - X





SIMLAI LANE

O. H. TANK

1900
1425

200
Rise- 151.25 mm
Trade- 250.00 mm

3000

2400

125 B.
R.C.C. WALL

LIFT LOBBY

125
LIFT LOBBY

LIFT LOBBY

CAR PARKING

+650
LEV.

+150 LEV.

2150

1650

SECTION: Y-Y

2, GOPAL CH. MUKHERJEE ROAD (C.I.S.)

16213

28527
1/1, GOPAL CH. MUKHERJEE ROAD (C.I.S.)

8482

267

COMMON PASSAGE

12D/2, BARRACKPORE TRUNK ROAD -
12D/1, BARRACKPORE TRUNK ROAD IV
12C, BARRACKPORE TRUNK ROAD -IV
12A, BARRACKPORE TRUNK ROAD -V

TRUNK ROAD

2, GOPAL CH. MUKHERJEE ROAD (C.I.S.)

27, GOPAL CH. MUKHERJEE ROAD (C.I.S.)

EX C.I.S.

3740 6150 3732 2591

2591

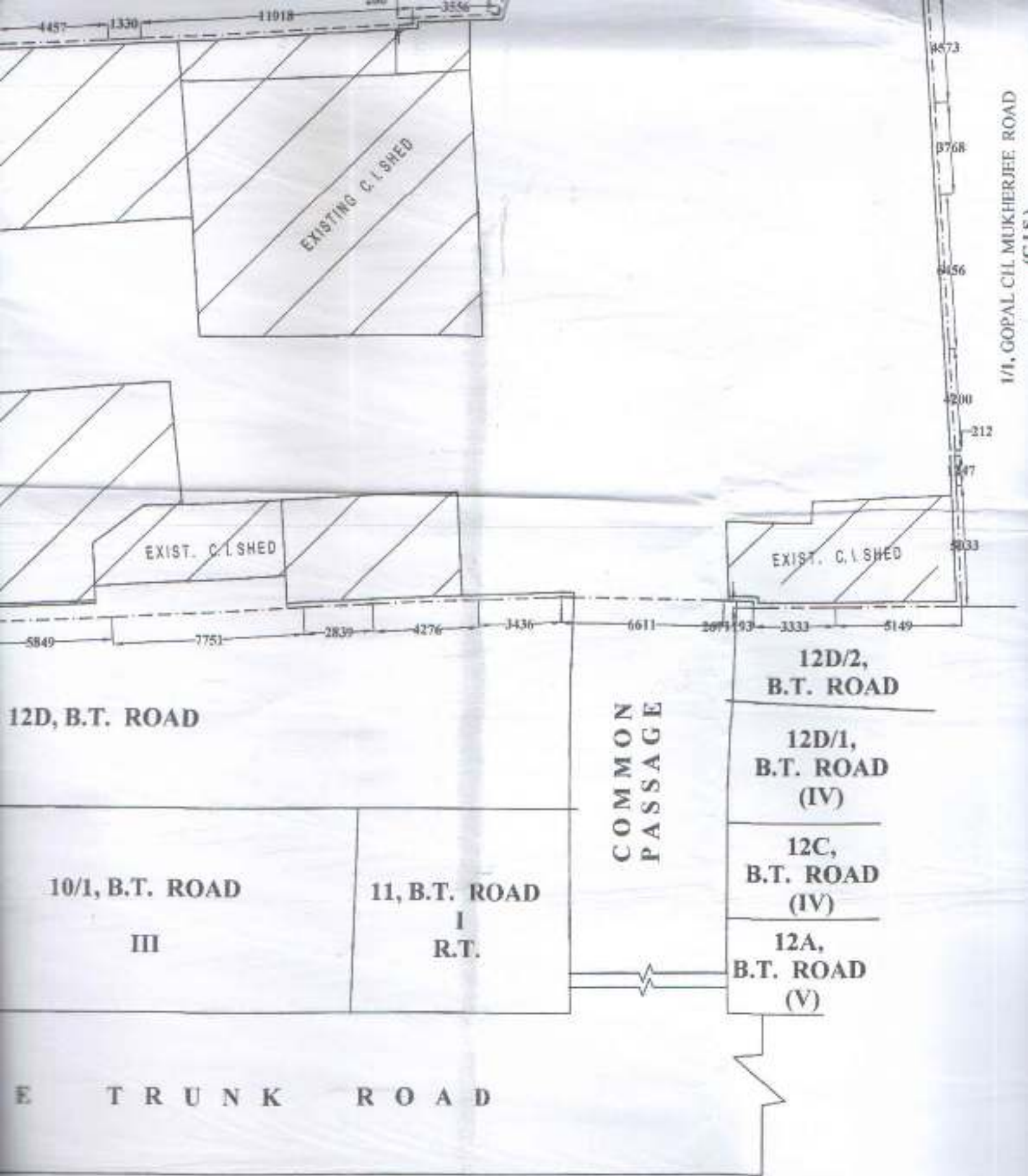
3550

1100

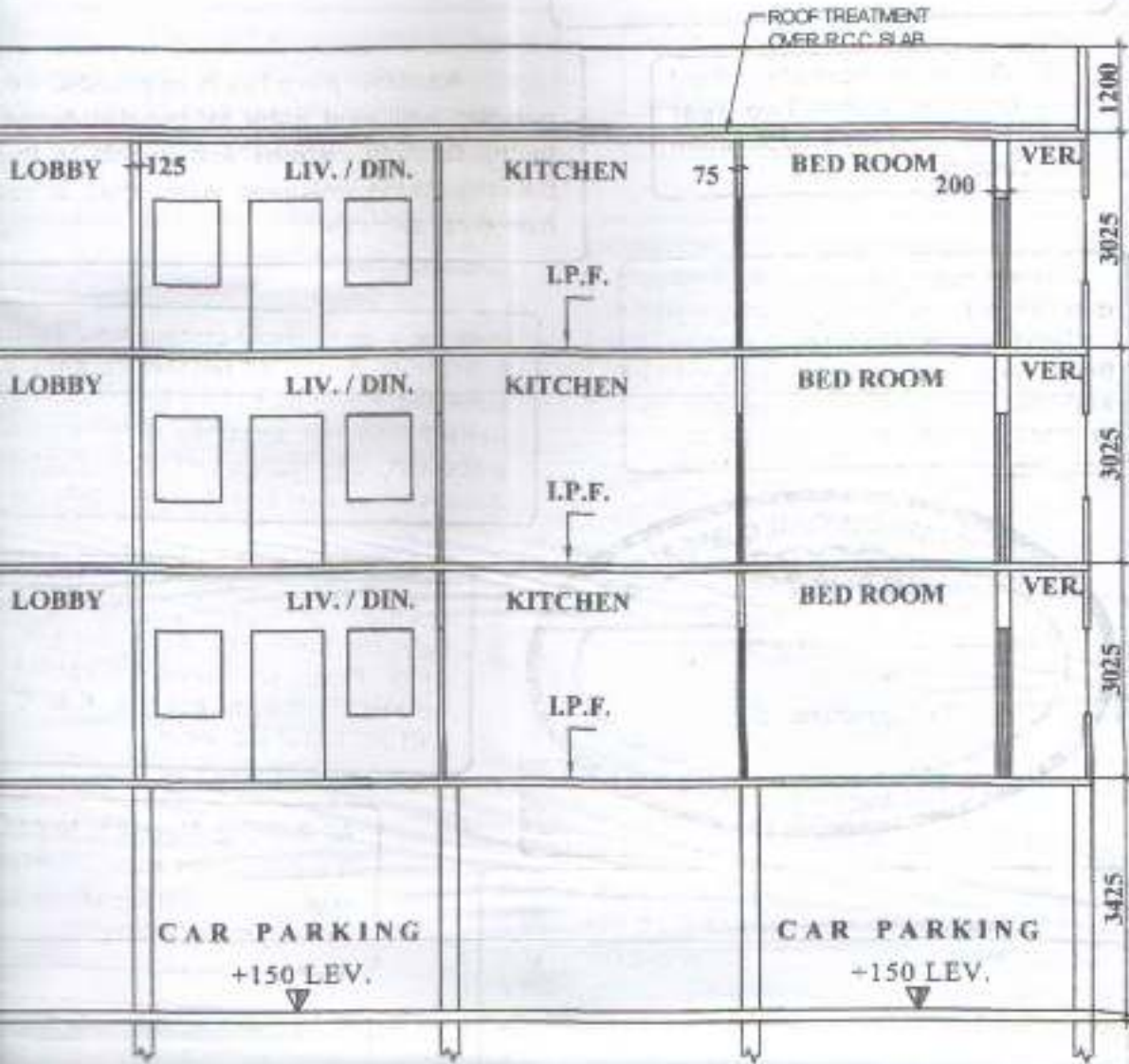
1120

447

ROAD



EX. GROUND FLOOR PLAN
SCALE - 1:200



GL

ROOF TREATMENT OVER R.C.C. SLAB

10

1/1, GOPAL CH. MUKHERJEE ROAD
(C.L.S.)

0768
456
200
212
247
5133
49

10, BARRACKPORE TRUNK ROAD
(II / III)

8687

1844

4420

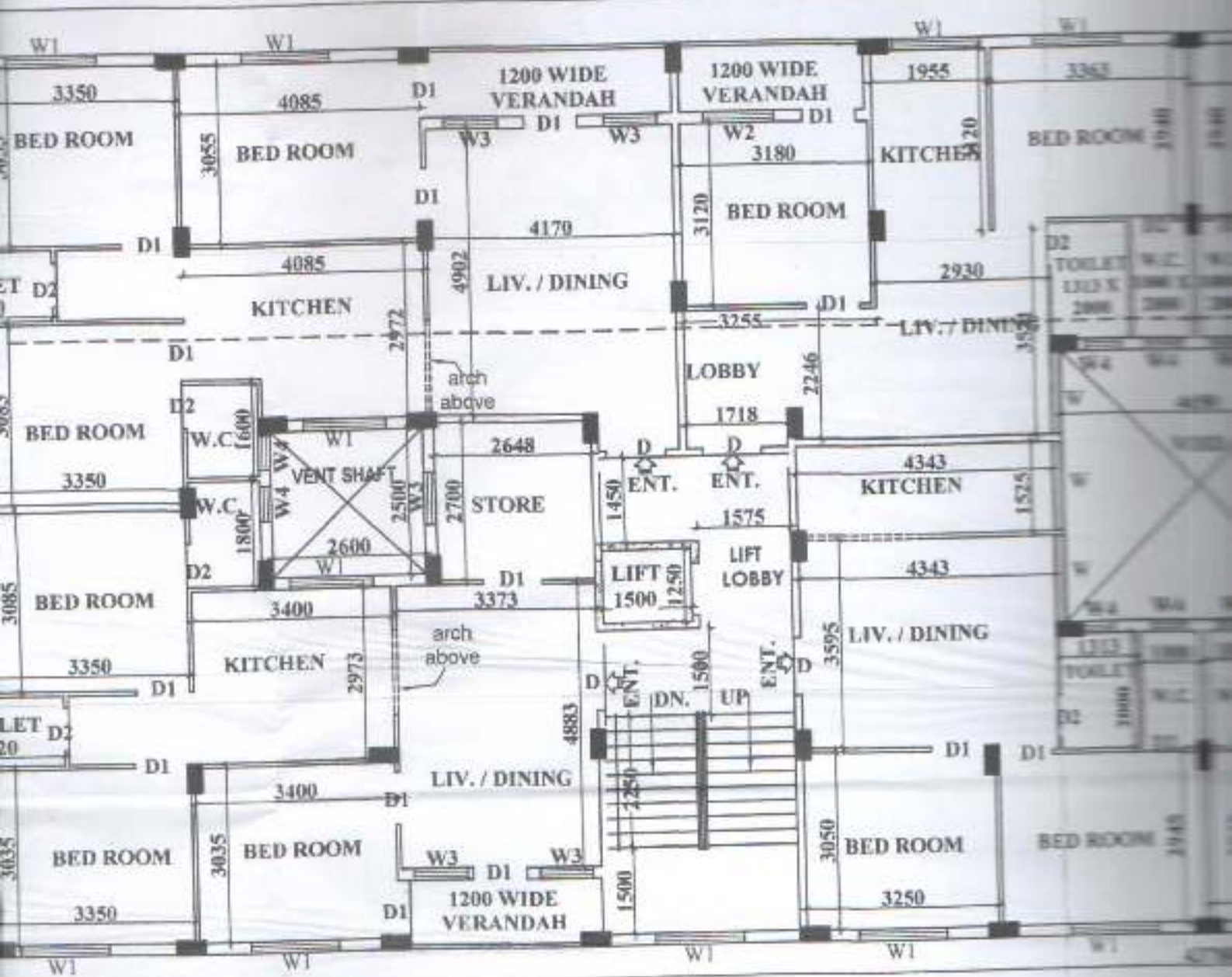
IP

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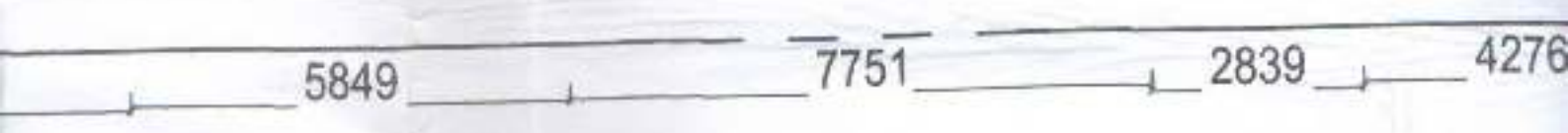
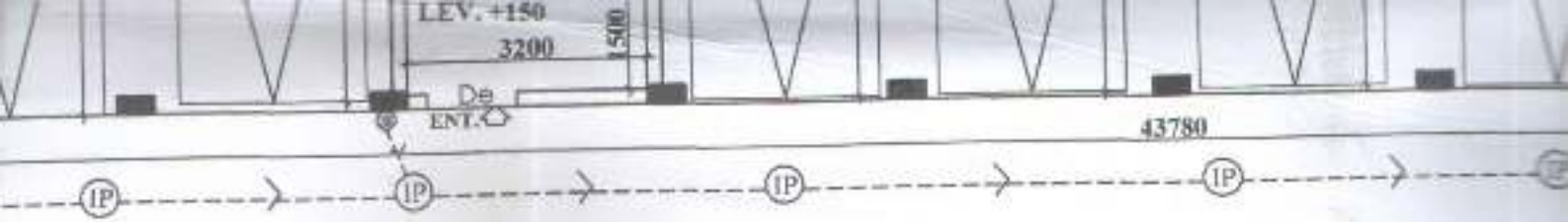
10, B.T. ROAD

II

3 4 . 2 M B A I



PROP. TYPICAL
(1st, 2nd)



12D, B.T. ROAD

10/1, B.T. ROAD

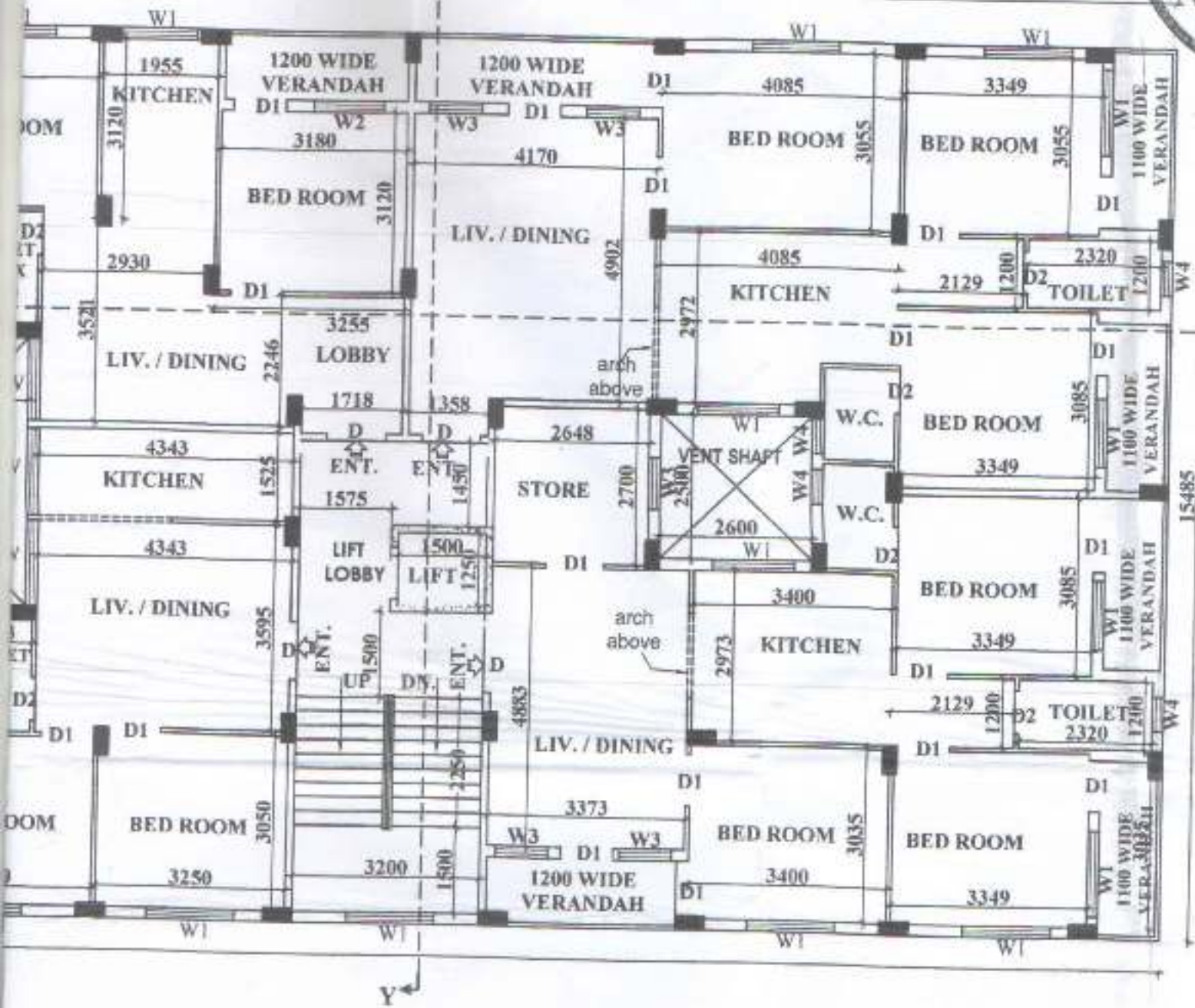
III

11, B.T.

R

R A C K P O R E T R U N

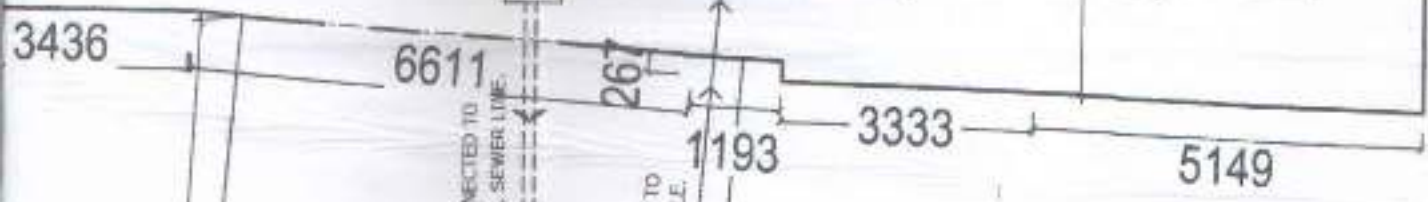
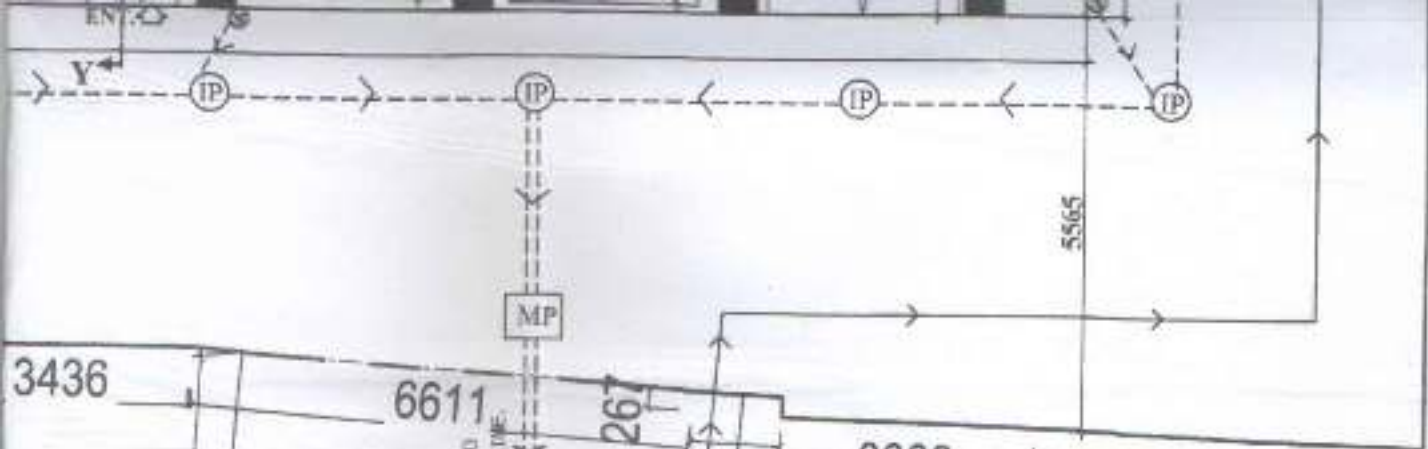
PROP. GROUND FLOOR PLAN



OR PLAN

2, GOPAL CH. MUKHERJEE ROAD

1247
1212
3305



12D/2,
B.T. ROAD

12D/1,
B.T. ROAD
(IV)

12C,
B.T. ROAD
(IV)

12A,
B.T. ROAD
(V)

55.00 M. (AVERAGE)

R O A D

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.

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

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

A suitable 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.

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.

Plan for Water Supply arrangement including SEMI L. G. & O. 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 any deviation may lead to disconnection/demolition.



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 subject to removal by the K.M.C. at the cost and risk of the owner.

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MICROBIOLOGICAL POLLUTION AS PER U/S 496 (1) & (2) OF CMC ACT 1989 IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY RECEPTACLES ETC. MUST BE EMPITED COMPLETELY TWICE A WEEK

All Building Materials to necessary & construction should conform to the National Building Code of India.

THE SANCTION IS VALID UP TO 13/02/2022

Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started
Ex. Engineer (C) [Signature] Asst. Engineer (C) [Signature]
Bor. No. ... PLAN 5

Approved By: **MBC meet No 528**
Date: No. 202/16-17
The Building Committee 29/4/16.

DEVIATION WOULD MEAN DEMOLITION

PLAN PROPOSAL FOR CONSTRUCTION OF G + III STORED RESIDENTIAL BUILDING AT PRES. NO :- 12D/3, BARRACKPORE TRUNK ROAD, KOLKATA - 700002, UNDER KMC WARD NO. 006, BOROUGH - I.



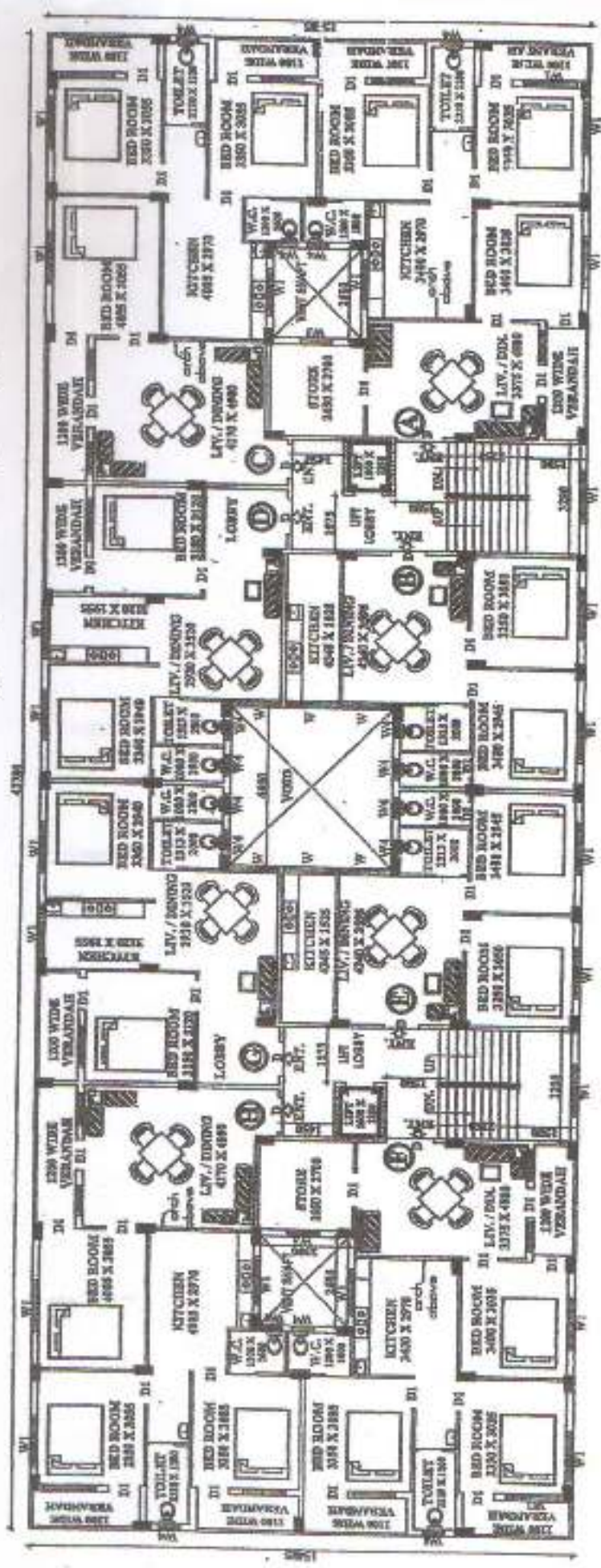
COVERED AREA:

- A = 91,944 Sq.m. = 990 SFT.
- B = 52,648 Sq.m. = 567 SFT.
- C = 92,489 Sq.m. = 998 SFT.
- D = 57,486 Sq.m. = 619 SFT.

AVAILABLE AREA

- A - 1287 SFT.
- B - 737 SFT.
- C - 1297 SFT.
- D - 804 SFT.

(Covered Area List, Same, Left and a 5-1/2" One)



PROP. TYPICAL FLOOR PLAN
(1st, 2nd & 3rd)