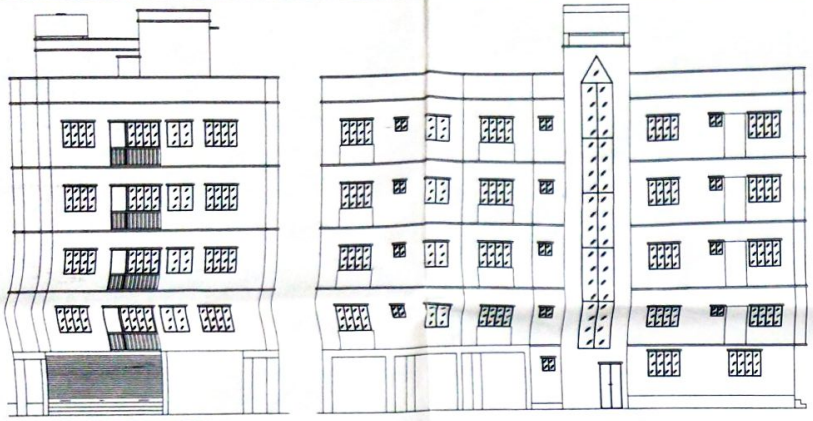
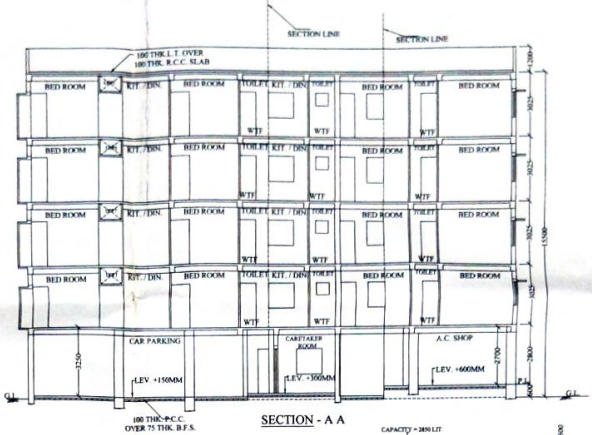


FRONT ELEVATION

EASTERN SIDE ELEVATION



100 THK. P.C.C. OVER 75 THK. B.F.S.

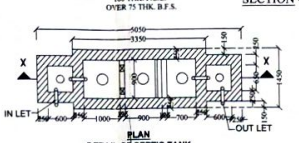
SECTION - A A

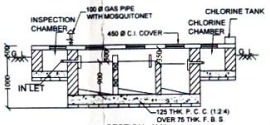
SCHEDULE OF DOORS			SCHEDULE OF WINDOWS		
CLEAR MASONRY OPENING			CLEAR MASONRY OPENING		
SYM.	WIDTH	DEPTH	SYM.	WIDTH	DEPTH
D	1000	2100	W	1500	1200
D1	900	2100	W1	1200	1200
D2	750	2100	W2	600	600

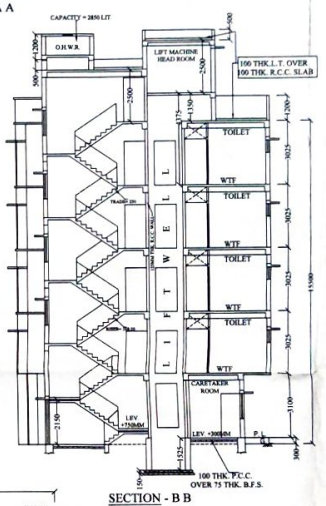
KEY PLAN
SCALE:- 1:4000

ALL PRECAUTIONARY MEASURE WILL BE TAKEN DURING DEMOLITION OF EXISTING STRUCTURE AND AT THE TIME OF CONSTRUCTION OF BUILDING ALONG WITH SEPTIC TANK & S.U.G W.R.

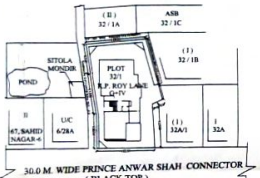
NOTE:-
THE DEPTH OF UNDER GROUND WATER RESERVOIR AND SEPTIC TANK WILL NOT EXCEED NEIGHBOURING COLUMN FOUNDATION.



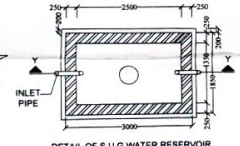


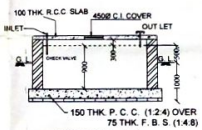


SECTION - B B

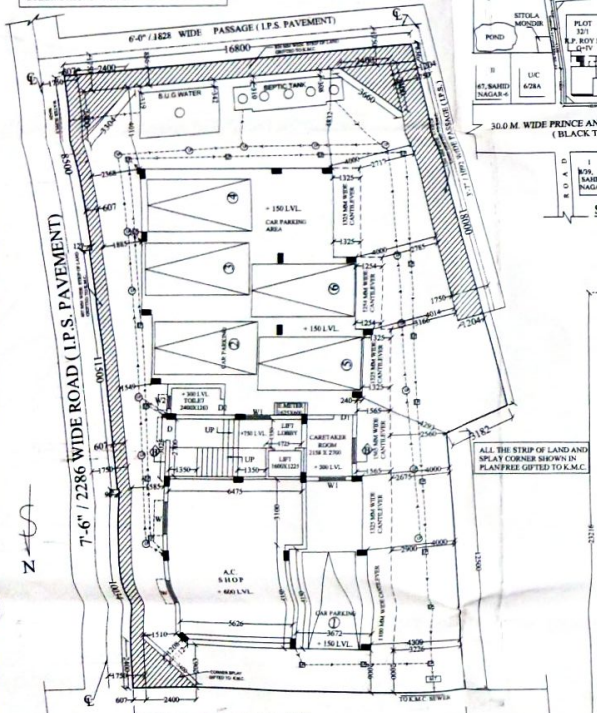


SITE PLAN
SCALE:- 1:600



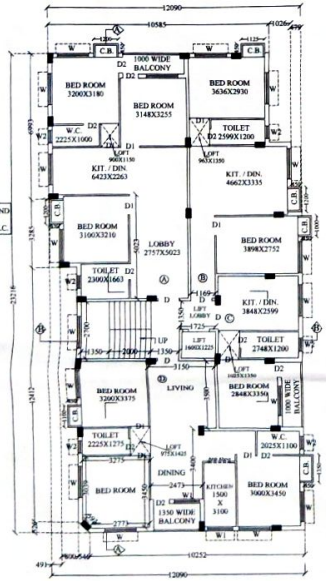


SECTION - Y Y

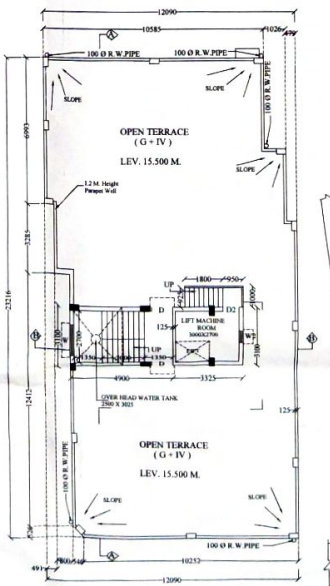


30.0 M. WIDE PRINCE ANWAR SHAH CONNECTOR (BLACK TOP)

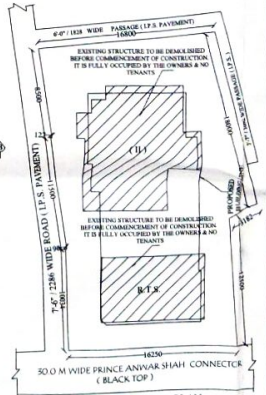
GROUND FLOOR PLAN
SCALE:- 1:100



1st. 2nd. 3rd & 4th FLOOR PLAN
SCALE:- 1:100



ROOF PLAN
SCALE:- 1:100



EXISTING FLOOR PLAN
SCALE:- 1:200

STATEMENT OF THE PLAN PROPOSAL

PART-A

1. ASSESSE NO.:- 21-092-14-012-67
2. **NAME OF THE OWNERS (RECORDED)**
SRI. TARUNENDU BHATTACHARYA
SRI. TAPAN JYOTI BHATTACHARYA
SMT. JAYA BHATTACHARYA
SRI. ALOKESH ROY
3. NAME OF THE C.A. SRI. ALOKESH ROY
4. **DETAILS OF AMALGAMATION REGISTERED DEED**
BOOK NO.:- CD VOL. NO.7 PAGE NO. 5551 TO 5568
BEING NO: 02988, YEAR - 2015, DATE: 23.04.2015
D.S.R. - II ALIPURE SOUTH 24 - PARGANAS
5. **DETAILS OF REGISTERED DEED**
BOOK NO.:- VOL. NO 21, PAGE NO. 410 TO 429
BEING NO: 08418 YEAR - 2006, DATE: 07.06.2006
D.S.R. - III ALIPURE SOUTH 24 - PARGANAS
6. **DETAILS OF REGISTERED DEED OF DECLARATION**
BOOK NO.:- VOL. NO. 1603-2016, PAGE NO. 48780 TO 48802
BEING NO: 160301502, YEAR - 2016, DATE: 22.03.2016
D.S.R. - III SOUTH 24 - PARGANAS, W.B.
7. **DETAILS OF REGISTERED DEED**
BOOK NO.:- VOL. NO. 80, PAGE NO. 249 TO 257
BEING NO: 4641 YEAR - 1966, DATE: 09.07.1966
D.R. - ALIPURE SADAR, DIST. - 24 - PARGANAS
8. **DETAILS OF REGISTERED DEED**
BOOK NO.:- VOL. NO. 140, PAGE NO. 136 TO 142
BEING NO: 7803 YEAR - 1961, DATE: 27-09-1961
D.S.R. - ALIPURE SADAR, DIST. - 24 - PARGANAS
9. **DETAILS OF REGISTERED POWER OF ATTORNEY**
BOOK NO. IV, VOL. NO: 1603-2018
PAGE NO: 5406 TO 5517, YEAR- 2018,
BEING NO: 160300387, DATE: - 14.08.2018
D.S.R. - III, SOUTH 24 - PARGANAS, W.B.
10. **DETAILS OF REGISTERED BOUNDARY DECLARATION**
BOOK NO 1, VOL. NO: 1603-2017
BEING NO: 160304597,
PAGE NO:128487 TO 128501,
YEAR - 2017, DATE: 06.11.2017
D.S.R. - III, SOUTH 24 - PARGANAS
11. **DETAILS OF REGISTERED EITHOPT LAND**
BOOK NO.:- VOL. NO. 1603-2018
BEING NO: 160301815, DATE: 07.06.2018,
PAGE NO: 56841 TO 56858
D.S.R. - III, SOUTH 24 PARGANAS
12. **DETAILS OF REGISTERED FREE GIFT DEED OF CORNER SPLAY**
BOOK NO.:- VOL. NO. 1603 - 2018,
PAGE NO: 56859 TO 56878, DATE: 07.06.2018
BEING NO: 160301816, YEAR- 2018,
D.S.R. - III, SOUTH 24- PARGANAS

PART-B

1. AREA OF LAND	
AS PER DEED, ASSESSMENT BOOK & U.L.C.	= (76'-11CH.- 105FT.) = 531.865 SQ.M.
2. AS PER BOUNDARY DECLARATION	= 524.129 SQ.M.
3. AREA OF STRIP OF LAND GIFTED TO K.M.C.	= 47.11 SQ.M.
4. AREA OF CORNER SPLAY GIFTED TO K.M.C.	= 8.595 SQ.M.
5. NET LAND AREA	= 468.422 SQ.M. [524.129SQ.M -47.115Q.M-8.597SQ.M]
6. (i) PERMISSIBLE GROUND COVERAGE	= 50 % = 262.064 SQ.M.
(ii) PROPOSED GROUND COVERAGE	= 49% = 254.129 SQ.M.
7. PROPOSED HEIGHT OF THE BUILDING	= 15.50 M.
8. PERMISSIBLE F.A.R.	= 3.0
9. PROPOSED F.A.R.	= (1157.54 SQ.M. - 137.16 SQ.M.) / 524.129 SQ.M. = 1.947 < 3

10. PROPOSED AREA :-

	COVERED AREA (SQ.FT.)	STAIR WAY (SQ.FT.)	LIFT LOBBY (SQ.FT.)	LIFT WELL (SQ.FT.)	NET FLOOR AREA (Sq.m)	GROSS FLOOR AREA (Sq.m)
GROUND FLOOR	223.94 SQ.M.	12.69 SQ.M.	2.33 SQ.M.		208.94 SQ.M.	223.96 SQ.M.
1ST FLOOR	254.13 SQ.M.	12.69 SQ.M.	2.33 SQ.M.	1.960 SQ.M.	237.15 SQ.M.	252.17 SQ.M.
2ND FLOOR	254.13 SQ.M.	12.69 SQ.M.	2.33 SQ.M.	1.960 SQ.M.	237.15 SQ.M.	252.17 SQ.M.
3RD FLOOR	254.13 SQ.M.	12.69 SQ.M.	2.33 SQ.M.	1.960 SQ.M.	237.15 SQ.M.	252.17 SQ.M.
4TH FLOOR	254.13 SQ.M.	12.69 SQ.M.	2.33 SQ.M.	1.960 SQ.M.	237.15 SQ.M.	252.17 SQ.M.
TOTAL	1240.48 SQ.M.	63.450 SQ.M.	11.65 SQ.M.	7.840 SQ.M.	1157.54 SQ.M.	1232.64 SQ.M.

11. TENEMENT & CAR PARKING CALCULATION :-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	75.398 SQ.M.	8.452 SQ.M.	83.85 SQ.M.	4Nos.	2Nos.
B	51.208 SQ.M.	5.742 SQ.M.	56.95 SQ.M.	4Nos.	1Nos.
C	31.154 SQ.M.	3.486 SQ.M.	34.64 SQ.M.	4Nos.	NIL
D	76.455 SQ.M.	8.575 SQ.M.	85.03 SQ.M.	4Nos.	2Nos.

12. TOTAL REQUIRED CAR PARKING	:- 6 Nos.	FOR FLAT 5 NOS. FOR SHOP 1 NO. TOTAL 6 NOS.
13. TOTAL PROVIDED CAR PARKING	:- 6 Nos.	
14. STAIR HEAD ROOM AREA	:- 15.190 SQ.M.	
15. TERRACE AREA	:- 254.129SQ.M.	
16. OVER HEAD TANK AREA	:- 7.753 Sq.M.	
17. GROUND FLOOR SERVICE AREA	:- 11.455 SQ.M.	
18. AREA OF CUP-BOARD	:- 14.76 SQ. M.	
19. OTHER AREA ONLY FOR FEES	:- 92.61 SQ. M.	
20. AREA OF LOFT	:- 20.44 SQ.M.	
21. COVERED CAR PARKING AREA	:- 137.16 SQ.M	
22. LIFT MACHINE ROOM AREA	:- 10.31 SQ.M.	
23. LIFT MACHINE ROOM STAIR AREA	:- 2.750 SQ.M.	
24. CARPET AREA OF SHOP	:- 47.36 SQ.M.	
25. COVERED SHOP AREA	:- 53.58 SQ.M	

DECLARATION OF STRUCTURAL ENGINEER.

CERTIFIED THAT THE STRUCTURAL DRAWING AND DESIGN OF BOTH THE FOUNDATION AND SUPER STRUCTURE OF BUILDING HAS BEEN MADE CONSIDERING THE SOIL TEST REPORT, AS PER THE RULES AND THE REGULATIONS MADE UNDER THE ACT AND ALSO CONSIDERING ALL POSSIBLE LOADS, SEISMIC LOAD AND THE MOMENTS GENERATED BY THE PROPOSED STRUCTURE AS PER THE BUREAU OF INDIAN STANDARD AND NATIONAL BUILDING CODE OF INDIA AND ON THE BASIS OF SOIL REPORT PREPPED BY ROY CHAND ENGINEERS AND SIGNED BY SRI. SOUMYA ROY) K.M.C. G.T.E. NO.- 25, CLASS- I, &39/A, SAHID NAGAR K.KOLKATA- 78 AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT AND THE PROVISIONS SHALL BE ADHERED TO DURING THE CONSTRUCTION.

SOUMYA ROY
B.E.(CIVIL), M.I.E. (EGOTECH)
CLASS-I, NO.25
KOLKATA MUNICIPAL CORPORATION
(SOUMYA ROY)
K.M.C. G.T.E. NO.- 25, CLASS- I
SIG. OF GEO- TECHNICAL ENGINEER

SOUMYA ROY, B.E.(CIVIL) M.E.
EMPANELLED STRUCTURAL ENGINEER (K.M.C.)
CLASS - I, NO. 192
KOLKATA MUNICIPAL CORPORATION
SIGNATURE OF S.E.

DECLARATION OF L.B.S.

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009 AS AMMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE ABUTTING ROAD AND PASSAGES CONFORMS WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE AND NOT A TANK OR A FILLED UP TANK THE LAND WITH EXISTING STRUCTURE DEMARCATED BY BOUNDARY WALL.
THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

SOUMYA ROY
B.E. (Civil), M.E.
L.B.S. No.- 1217/I
Kolkata Municipal Corporation
SOUMYA ROY , B.E. (CIVIL) M.E.
LBS NO. 1217/I
KOLKATA MUNICIPAL CORPORATION
SIG. OF L. B. S.

DECLARATION OF OWNER

- I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT,
- I SHALL ENGAGE L.B.S. & E.S.E.DURING CONSTRUCTION.
- I SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN).
- KOLKATA MUNICIPAL CORPORATION AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
- IF ANY SUBMITTED DOCUMENT ARE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.
- THE CONSTRUCTION OF U.G.W.R. & SEPTIC TANK WILL BE UNDERTAKEN THE GUIDANCE OF L.B.S./ E.S.E. BEFORE STARTING OF PLAN. DURING DEPARTMENTAL INSPECTION THE SITE WAS IDETIFIED BY ME.
- EXISTING STRUCTURE IS FULLY OCCUPIED BY THE OWNERS &THERE NO TENANT AND DEMARKATED WITH BOUNDARY WALL. DURING INSPECTION PLOT WAS IDENTIFIED BY ME.

ALOKESH ROY
Self & Constituted Attorney of
1) Sri Tarunendu Bhattacharya
2) Sri Tapan Jyoti Bhattacharya
3) Smt. Jaya Bhattacharya

ALOKESH ROY Self & Constituted Attorney of Sri Tarunendu Bhattacharya, Sri Tapan Jyoti Bhattacharya, Smt. Jaya Bhattacharya

SIG. OF OWNERS

PROJECT

PROPOSED G+ FOUR STORIED RESIDENTIAL BUILDING PLAN U/S 393 A OF K. M. C. ACT 1980 & COMPLYING BUILDING RULE 2009. AT PREMISES NO. 32 /1, K.P.ROY LANE, WARD NO.:- 92, BOROUGH NO. - X , P.S. - GARFA, UNDER THE K.M.C.

TITLE	ARCHITECTURAL PLAN				
ARCHITECT	DRAWN BY	DATE	SCALE	SHEET NO.	
S.S.ROY & ASSOCIATES 9, R.K.PALLY, KOLKATA-700078.	S.S.ROY & ASSOCIATES	14.09.2018	1:50, 1:100, 1:600,1:4000	1	

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
Sanctioned By
Assistant Engineer (C-B) Br. No.
BUILDING DEPARTMENT