

**PART: A**

- ASSEESSEE NO.= 311090793218
- DETAIL OF REGISTERED DEED:-  
BOOK NO.: 1 VOLUME NO.: 1630 - 2022  
PAGE FROM 142951 TO 142980 BEING NO.: 163003638  
FOR THE YEAR : 2022, DATED 14/07/2022  
REG. OF D.S.R. - V, SOUTH 24 PARGANAS
- NAME OF THE OWNER & APPLICANT = SRI MITHUN SARDAR
- K.M.C. MUTATION = P/109/29 SEP.-22/2613, DATED 14/10/2022
- N.O.C. OF SATYAJIT KANAN ABASIK UNNAYAN SAMMILANI, ISSUED BY PRESIDENT & SECRETARY VIDE NO. SKAUS/NOC-019/23 DATED 21/02/2023

**PART: B**

- AREA OF LAND AS PER DEED AND PHYSICAL MEASUREMENT : 209.029 SQ.M.
- ROAD WIDTH = 6.02 M. (19'-9")
- NO. OF STOREYS : G + III (12.45 M.)
- NO. OF TENEMENTS : 05
- SIZE OF TENEMENTS  
A) 50 SQ.M. TO 75 SQ.M. : 04 NOS.  
B) 75 SQ.M. TO 100 SQ.M.: NIL.  
C) ABOVE 100 SQ.M. : 01 NOS.
- i) PERMISSIBLE GROUND COVERAGE (59.699%) = 124.788 SQ.M.  
ii) PROPOSED GROUND COVERAGE (57.406%) = 119.995 SQ.M.

**7. PROPOSED AREA :-**

FLOOR MARKED	COVERED AREA (SQ.M.)	LIFT & STAIR WELL (SQ.M.)	GROSS FLOOR AREA (SQ.M.)	EXEMPTED AREA STAIR+ STAIR LOBBY (SQ.M.)	LIFT LOBBY (SQ.M.)	NET FLOOR AREA (SQ.M.)
GROUND	108.604	0.000	108.604	9.845	2.144	96.615
FIRST	119.995	1.869	118.126	9.845	2.144	106.137
SECOND	119.995	1.869	118.126	9.845	2.144	106.137
THIRD	119.995	1.869	118.126	9.845	2.144	106.137
TOTAL	468.589	5.607	462.982	39.380	8.576	415.026

**8. RESIDENTIAL TENEMENTS & CAR PARKING CALCULATION :-**

MARKED	TENEMENT SIZE (SQ.M.)	PROPORTIONAL AREA TO BE ADDED (SQ.M.)	ACTUAL TENEMENT AREA (SQ.M.)	NO. OF TENEMENT	REQUIRED CAR PARKING
A	105.178	23.545	128.723	1	1
B	57.181	12.80	69.981	2	1
C	47.997	10.744	58.742	2	

- TOTAL REQUIRED CAR PARKING = 02 NOS.
- TOTAL PROVIDED CAR PARKING = 03 NOS.
- PERMISSIBLE AREA FOR PARKING = (2 NOS.X 25 SQ.M.)= 50 SQ.M.
- PROVIDED AREA FOR COVERED PARKING= 76.812 SQ.M.
- PERMISSIBLE F.A.R = 1.75
- PROPOSED F.A.R. = (415.026 - 50) / 209.029 = 1.746 < 1.75
- STAIR HEAD ROOM AREA = 15.169 SQ.M.
- LIFT HEAD ROOM AREA = 2.669 SQ.M.
- TERRACE AREA = 119.995 SQ.M.
- OVER HEAD TANK AREA = 3.938 SQ.M.
- W.C. AREA AT ROOF = 2.971 SQ.M.
- TOTAL C.B. AREA = 12.349 SQ.M.
- TOTAL TREE COVER AREA = 3.321 SQ.M.
- ADDITIONAL AREA FOR FEES = 33.158 SQ.M.

**LEGEND :-**

T	TREAD	I.P.	INSPECTION PIT
R	RISER	M.T.	MASTER TRAP
W.T.F.	WATER TIGHT FLOOR	Y.G.	YARD GULLY

TITLE: MUNICIPAL ARCHITECTURAL DRAWING (SHEET 01 OF 02)

**SUPERSEDING PLAN OF PROPOSED G+III STORIED (HEIGHT 12.450 M.) RESIDENTIAL BUILDING OF U/S 393A OF K.M.C. ACT 1980 AND BUILDING RULE 2009 READ WITH CIRCULAR NO. - 07 OF 2019-2020, DATED 01/11/2019, VIDE M.I.C. MEETING NO. MOA, 90,11, DATED 23/10/2019 OF PREMISES NO. 924/1, MUKUNDAPUR, WARD NO. - 109 , BOROUGH - XII, IN MOUKUNDA - BARAKHOLA, J.L. NO. - 21, DAG NO. - 163, KHATIAN NO. - 154, 162, 170, PORTION OF PLOT NO. - 30, PORTION OF B1, SATYAJIT KANAN, P.S. - PURBA JADAVPUR, KOLKATA - 700 099 , DIST. - SOUTH 24 PARGANAS, UNDER THE KOLKATA MUNICIPAL CORPORATION. (PREVIOUSLY SANCTIONED BY THE BUILDING DEPARTMENT OF THE KOLKATA MUNICIPAL CORPORATION VIDE BUILDING PERMIT NO. 2023120016 DATED : 11/04/2023)**

DRG. NO.	
DATE	29.05.2024
SCALE	1:100, 50, 600, 4000
DRAWN BY	D.S.

CONSULTANT  
**ARCHITECTONIC SERVICES** architects engineers urban designers

KOLKATA: Annapurna Alcazar, First Floor, 17A Anil Roy Road, Kolkata - 700029, India. +91-33-4008 0483  
DELHI: DLF Prime Towers, Plot No.F-79-80, Unit No.30B, Ground Floor, Okhla Industrial Area, Phase-I, New Delhi-110020, India. +91-11-4106 5324  
Email: architectonical@gmail.com www.architectonicservices.com

B.P. NO. : 2024120109 DATE : 11-JUN-24  
VALID UP TO: 10-JUN-29

**L.B.A. DECLARATION :** Certified with full responsibility that the Building Plan has been drawn up as per provision of K.M.C. Building Rules 2009 as amended from time to time and that the site conditions including the abutting road conforms with the Plan which has been measured and verified by me. The land is remarked by boundary wall. The construction of Under Ground water tank and septic tank has been completed before starting of building foundation work. The site is within 500 M. from center line of the E.M. Bypass.

ADITYA GOSWAMI, M.Arch.  
Regd.no.CA/2004/33103  
Registered with the Council of Architecture, India.  
NAME OF ARCHITECT

**E.S.E. DECLARATION :** The structural design and drawing of both foundation and super structure of the building has been made by me considering all possible load including seismic load as per National Code of India and certified that it is safe and stable all respect. Soil test report done by Kallol Kr. Ghoshal and it has been considered during structural design.

SOMA KAZI  
E.S.E. NO. : 221 (I) K.M.C.  
NAME OF STRUCTURAL ENGINEER

**G.T.E. DECLARATION :** Certified that the structural design and drawing of both foundation and super structure of the building has been made by E.S.E. considering all possible loads including the seismic load as per National Building Code of India and certified that it is safe and stable in all respect based on my soil investigation report .

KALLOL KR. GHOSHAL  
License No. : G.T./1/49  
NAME OF GEO TECHNICAL ENGINEER

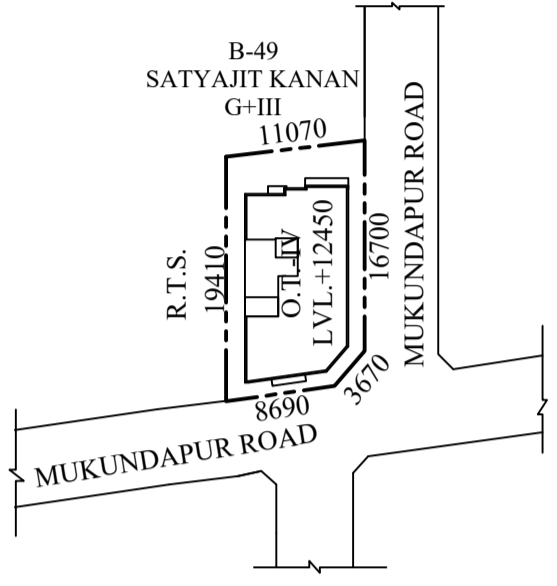
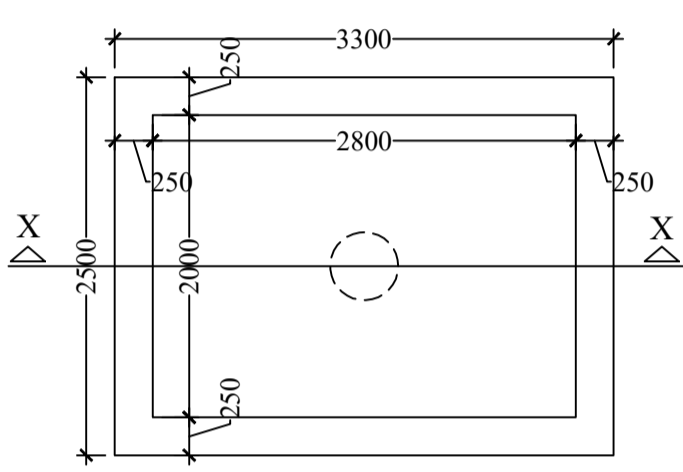
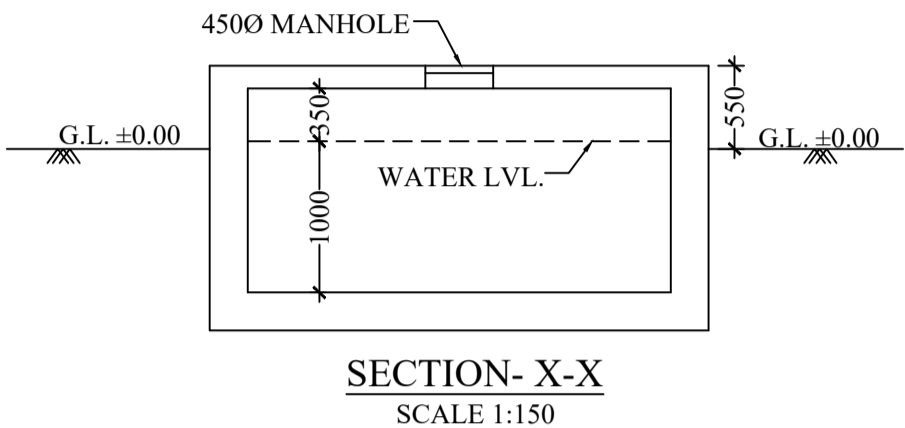
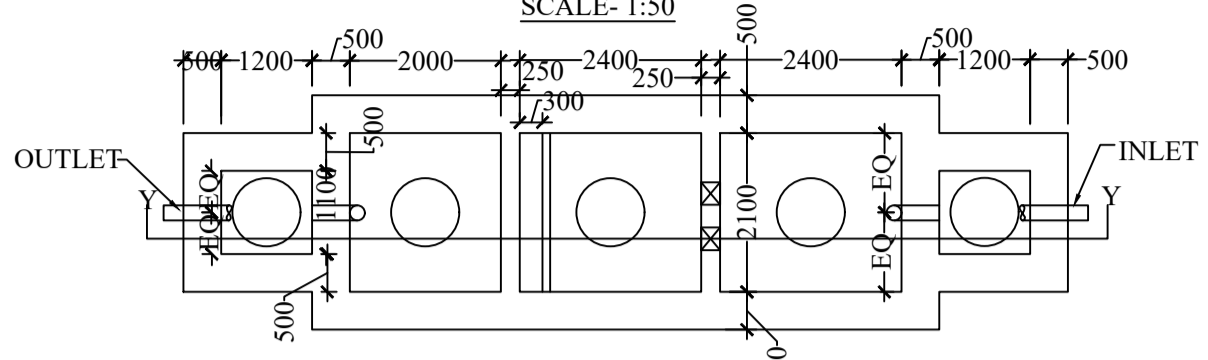
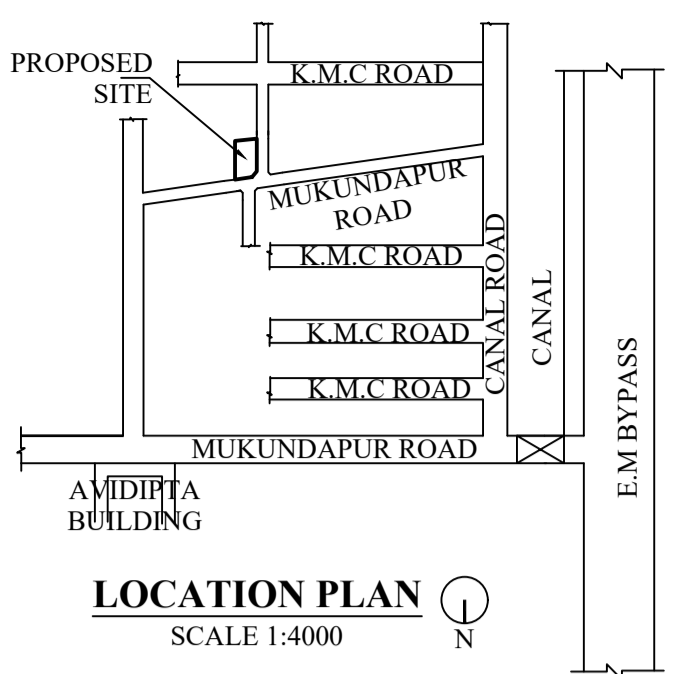
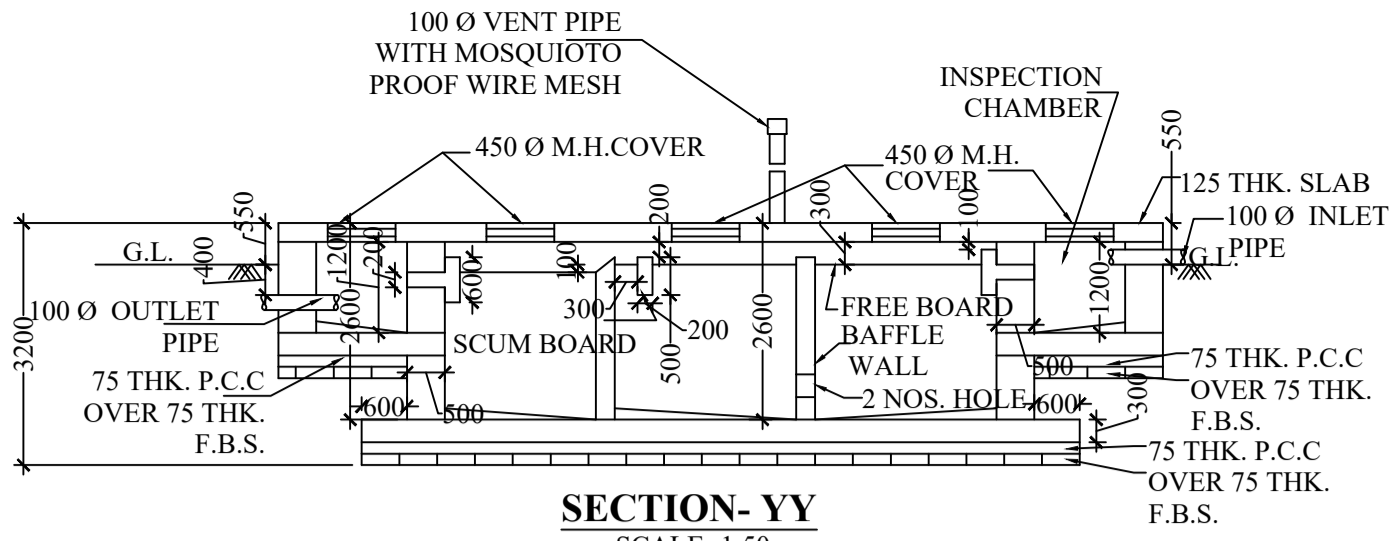
**APPLICANT DECLARATION :** We do hereby declare with full responsibility that ; We have engaged L.B.A. & E.S.E. during construction. We have followed the instructions of L.B.A. & E.S.E. during construction of the building (As per B.S. Plan). K.M.C. authority will not be responsible for structural stability of the building and adjoining building. If any submitted documents are found to be fake the K.M.C. will revoke the sanction Plan. The construction of water reservoir and septic tank have been undertaken under the guidance of E.S.E. / L.B.A. before starting of the Building foundation work. The site is within 500 M. from center line of the E.M. Bypass.

SRI MITHUN SARDAR  
NAME OF APPLICANT

**SCHEDULE OF DOOR AND WINDOW**

DOOR SCHEDULE			WINDOW SCHEDULE			
MKD.	WIDTH	LINTEL HT.	MKD.	WIDTH	HEIGHT	LINTEL HT.
D1	1075	2150	W1	1500	1800	2150
D2	925	2150	W2	1000	1800	2150
D3	775	2150	W3	900	1100	2150
SD1	2450	2150	W4	900	1400	2150
SD2	1500	2150	W5	600	700	2150

**NOTES AND SPECIFICATIONS**  
1. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE NOTED.  
2. PROJECTION OF CHAJJA & CORNICE IS 500 MM.  
3. ALL OTHER SPECIFICATION AS PER I.S CODE OR N.B.C.  
4. 19MM THK. PLASTER TO OUTER WALLS AND 12MM THK. PLASTER TO INNER WALLS AND 6MM THK. PLASTER TO CEILING.  
5. EXTERNAL WALLS ARE 200 MM THK. AND ALL INTERNAL WALLS ARE 75 MM THK. UNLESS OTHERWISE MENTIONED IN THE DRAWING.



**CERTIFICATE**

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY A.A.I. 33.0 M. (V20) CO-ORDINATE IN WGS 84 AND SITE ELEVATION (A.M.S.L.) :			
SITE CO-ORDINATE IN WGS 84 AND SITE ELEVATION (A.M.S.L.)			
REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN "WGS84"		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	N 22° 29' 26"	E 88° 23' 08"	5.5 M.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE IT IS FOUND OTHERWISE, THAN I SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

ADITYA GOSWAMI, M.Arch.  
Regd.no.CA/2004/33103  
Registered with the Council of Architecture, India.  
NAME OF ARCHITECT

SRI MITHUN SARDAR  
NAME OF APPLICANT

