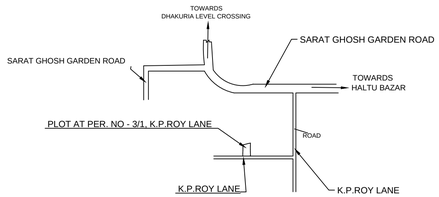
NOTE

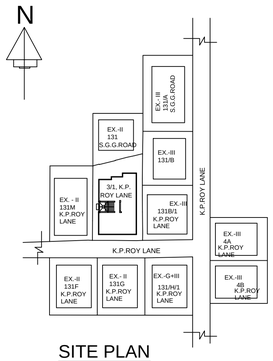
THE DEPTH OF SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR SHALL NOT EXCEED THE DEPTH OF COLUMN FOUNDATION .
PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF CONSTRUCTION OF BUILDING AND SEPTIC TANK AND SEMI UNDER GROUND WATER RESERVOIR AND DURING DEMOLITION OF EXISTING BUILDING AND ADJOINING STRUCTURE.

AVERAGE BACK AS PER AMENDMENT OF K.M.C BUILDING RULE 2009 AS PER NOTIFICATION OF MPL AFFAIRS VIDE NO 480/MA/O/C-4/3R13/2012,DT- 21/10/2014
TOTAL PROJECTED AREA OF THE AVERAGE REAR OPEN SPACE IS 26.748 Sqm
AND THE WIDTH OF THE REAR SIDE OF THE BUILDING - 7.971 mt
i.e. AVERAGE REAR OPEN SPACE OF THE BUILDING = 26.748 / 7.971 = 3.356 mt



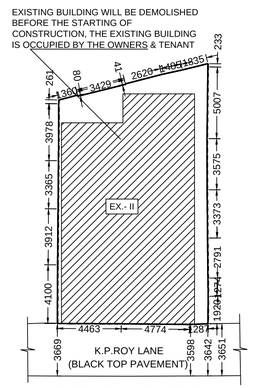
KEY PLAN

SCALE - 1:4000



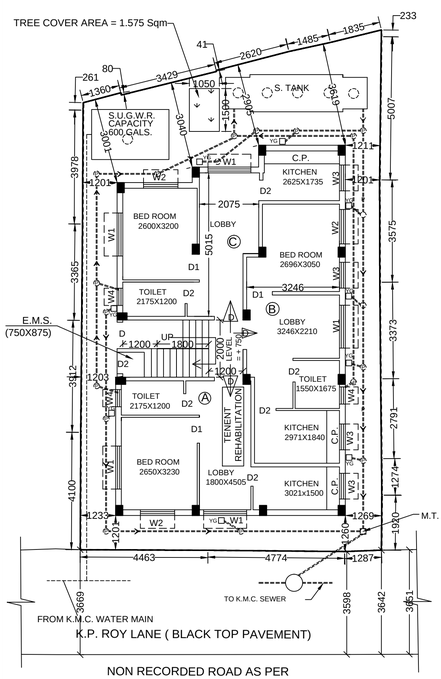
SITE PLAN

SCALE - 1:600



EXT. BUILDING PLAN

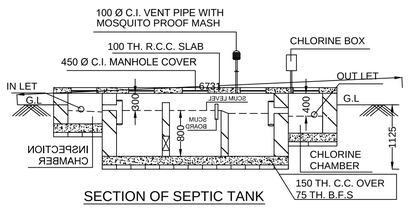
SCALE - 1:200



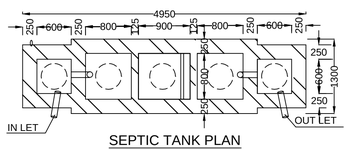
NON RECORDED ROAD AS PER
S.O.R. VIDE i.d. NO - 1167 / 2022-23
DATED ON - 21/02/2023

PROPOSED GROUND FLOOR PLAN

SCALE - 1:100



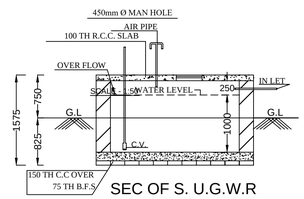
SECTION OF SEPTIC TANK



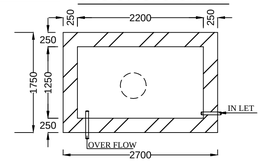
SEPTIC TANK PLAN

FOR 30 USERS ONLY

SCALE - 1:50



SEC OF S. U.G.W.R



S.U.G.W.R PLAN

CAPACITY - 600 GAL.

SCHEDULE OF DOOR

MKD.	SIZE.	LINTEL HEIGHT.	REMARKS.
D1	1000X2125	2125	40mm. Th. FACTORY MADE HOT PRESED PHENOL FORMALDEHYDE BONDED SOLID COMMERCIAL FLUSH DOOR SHUTTERS FITTED IN 65 X100 SAL WOOD DOOR FRAMES WITH NECESSARY FITTINGS AND
D2	900X2125	2125	
D3	750X2125	2125	
S/D	1800X2125	2125	

SCHEDULE OF WINDOW

MKD.	SIZE.	LINTEL HEIGHT	REMARKS.
W1	1500 X 1200	2125	MILD STEEL CASEMENT WINDOW WITH EXTENDED NON FRICTION HOPES TYPE HINGES & 3mm. SHEET GLASS GLAZING TOGETHER WITH INTEGRATED GRILL MADE OF 10mm X10mm. M.S. SQUARE BAR OR 5m.X 18mm. M.S. FLAT WITH FITTINGS & FIXTURES AS DIRECTED.
W2	1200 X 1200	2125	
W3	900 X 1200	2125	
W4	600 X 700	2125	
W5	700 X 1200	2125	

SPECIFICATION

1. STRUCTURAL CEMENT CONCRETE M-20 GRADE WITH 19mm DOWN STONECHIPS UNLESS OTHERWISE MENTIONED.
2. GRADE OF REINFORCEMENTS Fe - 415
3. 200TH FIRST CLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
4. 75TH FIRST CLASS BRICKWORK AT INTERNAL WALLS WITH 1:4 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
5. 125TH (AVG) LIME TERRACING (2:2:7) ON ROOF LAID TO SLOPE
6. ALL DIMENSION ARE IN mm. UNLESS OTHERWISE MENTIONED.
7. 35TH D.P.C. WITH CEMENT CONCRETE(1:1.5 : 3) WITH 4mm DOWN STONECHIPS WITH WATER PROOFING COMPOUND
8. 19TH CEMENT PLASTER (1:6)TO EXTERNAL WALLS.
9. 12TH CEMENT PLASTER (1:6)TO INTERNAL WALLS.
10. 19TH CEMENT PLASTER (1:4)TO BEAM CEILING ETC.
11. MARBLE FINISH IN ALL FLOORS.
12. SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION.
13. WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
14. 500mm CHAJJA PROJECTION.
15. DEPTH OF SEPTIC TANK AND S.U.G. WATER RESERVOIR DOES NOT EXEED THE DEPTH OF BUILDING FOUNDATION

DECLARATION OF OWNERS / APPLICANTS

I HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S & STRUCTURAL ENGINEER DURING CONSTRUCTION,
I SHALL FOLLOW THE INSTRUCTION OF L.B.S & STRUCTURAL ENGINEER DURING CONSTRUCTION OF THE BUILDING,
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 KMC AUTHORITY WILL REVOKE THE SANCTION PLAN,
THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.S. & STRUCTURAL ENGINEER BEFORE STARTING OF BUILDING FOUNDATION WORK, ALL FLOORS ARE MARBLE FINISHED, THE PLOT HAS BEEN IDENTIFIED BY ME DURING JOINT INSPECTION, THERE IS AN EXISTING TWO STORIED BUILDING IS OCCUPIED BY THE OWNER AND TENANT AND TO DEMOLISHED AT THE TIME OF CONSTRUCTION,
THERE IS NO CASE PENDING AGAINST THIS PREMISES

SRI SANDIP GHOSH C.A. SUBIMAL CHATTOPADHYAYA,
MALA RANI CHATTERJEE, SUKAMAL CHATTERJEE, ASHISH CHAKRABORTY,
ASHIM CHAKRABORTY, UTTAM KUMAR CHAKRABORTY,
KALPANA MUKHERJEE, SAYAK CHATTERJEE

NAME OF THE APPLICANT/S

DECLARATION OF STRUCTURAL ENGINEER:-

THE STRUCTURAL DESIGN AND DRAWINGS OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER THE NATIONAL BUILDING CODE OF "INDIA" AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.

SUMIT KUMAR BANDYOPADHYAY
L.B.S. NO. 1068, CLASS -I
30L/2, SANTOSHPUR EAST ROAD
KOLKATA - 700075.

NAME OF THE L.B.S. (AS STRUCTURAL ENGINEER)

DECLARATION OF L.B.S.

I DO HEREBY CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISIONS OF K.M.C. ACT 1980 AND K.M.C. BUILDING RULES 2009, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF THE ABUTTING ROAD 3.598 mt. TO 3.669 mt. ON THE SOUTHERN SIDE (FRONT SIDE) OF THE PREMISES CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A TANK OR FILLED UP TANK. THE BOUNDARY OF THE SITE IS BOUNDED BY BOUNDARY WALLS ON ALL SIDES AND THAT THE DIMENSIONS OF THE BOUNDARY CONFORMS WITH THAT SHOWN IN THE DRAWING, THE SITE PLAN AND KEY PLAN CONFORM WITH THE DRAWING, THERE IS AN EXISTING TWO STORIED BUILDING TO BE DEMOLISHED AT THE TIME ON CONSTRUCTION

SUMIT KUMAR BANDYOPADHYAY
L.B.S. NO. 1068, CLASS -I
30L/2, SANTOSHPUR EAST ROAD
KOLKATA - 700075.

NAME OF THE L.B.S.

AREA STATEMENT OF THE PLAN PROPOSAL

PART - A.

a. ASSESSEE NO. - 210921400020

b). NAME OF THE OWNERS :- SUBIMAL CHATTOPADHYAYA, MALA RANI CHATTERJEE, SUKAMAL CHATTERJEE , ASHISH CHAKRABORTY, ASHIM CHAKRABORTY, UTTAM KUMAR CHAKRABORTY, KALPANA MUKHERJEE, SAYAK CHATTERJEE

c). NAME OF THE APPLICANT:- SRI SANDIP GHOSH C.A. SUBIMAL CHATTOPADHYAYA, MALA RANI CHATTERJEE, SUKAMAL CHATTERJEE , ASHISH CHAKRABORTY, ASHIM CHAKRABORTY, UTTAM KUMAR CHAKRABORTY, KALPANA MUKHERJEE, SAYAK CHATTERJEE

d) DETAILS OF REGISTERED DEED -
BOOK NO. - I. VOLUME -32 , PAGES - 166 TO 171, BEING NO. - 1950 FOR THE YEAR 1957, DATE - 06/03/1957, REGST. AT S.R.-ALIPORE.

e) DETAILS OF REGISTERED POWER OF ATTORNEY :-
BOOK NO. - I. VOLUME - 1603-2022, PAGE FROM 306843 TO 306888, BEING NO.- 160308381 ,FOR THE YEAR 2022 , DATE - 08/06/2022, REGST. AT D.S.R.- III 24-PARGANAS

f)DETAILS OF REGISTERED BOUNDARY DECLARATION.:-
BOOK NO. - I. VOLUME - 1603-2022, PAGES FORM 388219 TO 388249, BEING NO.- 160310833, FOR THE YEAR 2022, DATE -15/07/2022, D.S.R.-III, SOUTH 24-PARGANAS

g) DETAILS OF REGISTERED DECLARATION FOR NON EVICATION OF TENENT :-
BOOK NO. - I. VOLUME - 1603-2022, PAGE FROM 334587 TO 334616, BEING NO.- 160309452 ,FOR THE YEAR 2022 , DATE - 22/06/2022, REGST. AT D.S.R.- III 24-PARGANAS

h) MUTATION CERTIFICATE (K.M.C) :- CASE NO - 0/092/24-SEP-22/49492 DATE - 26/09/2022

PART - B.

1. LAND OF AREA :-
AS PER DEED = 2K - 10 CH. - 44 SFT. = 179.673 Sqm
AS PER ASSESSMENT BOOK COPY = 2K - 10 CH. - 9 SFT. = 176.421 Sqm
AS PER BOUNDARY DECLARATION :- 2K - 10 CH. -9.319 SFT. = 176.451Sqm
(AS PER PHYSICAL MEASUREMENT)
2.PERMISSIBLE GROUND COVERAGE = 105.871 Sqm. (60%)
3. PROPOSED GROUND COVERAGE = 98.148 Sqm. (55.62 %)

5. PROPOSED COVERED AREA :-

FLOOR	GROSS TOTAL AREA (SQM.)	LIFT LOBBY (SQM.)	STAIR WAY (SQM.)	NET FLOOR AREA (SQM)
GR. FL.	98.148	-----	8.40	89.748
1st. FL.	98.148	------	8.40	89.748
2nd. FL.	98.148	-------	8.40	89.748
TOTAL.	294.444	------	25.20	269.244

6. PARKING AND TENEMENT CALCULATION.

A)

TENEMENT SIZE				TENEMENT NUMBER	REQUIRED PARKING
FLAT MKD.	COVERED AREA	SHARE OF COM. AREA	BUILT - UP AREA		
UNIT-A	28.526 Sqm.	3.051 Sqm.	31.577 Sqm.	ONE	NIL
UNIT-B	30.349 Sqm.	3.246 Sqm.	33.595 Sqm.	ONE	
UNIT-C	29.789 Sqm.	3.186 Sqm.	32.975 Sqm.	ONE	
UNIT-D	43.366 Sqm.	4.638 Sqm.	48.004 Sqm.	ONE	
UNIT-E	45.296 Sqm.	4.844 Sqm.	50.140 Sqm.	ONE	
UNIT-F	58.153 Sqm.	6.219 Sqm.	64.372 Sqm.	ONE	
UNIT-G	30.519 Sqm.	3.264 Sqm.	33.786 Sqm.	ONE	

11.) STATEMENT OF OTHER AREA, $ FOR FEES.

FLOOR	CUPBOARD
GR. FLOOR	N.A.
1st. FLOOR.	2.75 SqM.
2nd FLOOR.	1.35 SqM.
TOTAL.	4.10 SqM.

B)Nos. OF PARKING PROVIDED = NIL
C) PERMISSIBLE AREA FOR PARKING , (I) GROUND FLOOR = NIL
(I) BASEMENT = N.A
D) ACTUAL AREA OF PARKING PROVIDED (I) GROUND FLOOR = NIL.
I) BASEMENT = N.A
8) COMMON AREA AT GROUND FLOOR = 9.483 Sqm.
9) 1ST AND 2ND FLOOR = (9.483 X 2) =18.966 Sqm
10) PERMISSIBLE F.A.R - 1.75, (11) PROPOSED F.A.R - (269.244/176.451) = 1.526
12) STAIR COVER AREA = 11.040 Sqm. (13) O. H. WATER TANK = 4.80 Sqm.
16) ADDITIONAL AREA FOR FEES = 15.14 Sqm. (17) TOTAL AREA FOR FEES =309.584 Sqm
18) ROOF AREA = (19) HEIGHT OF THE BUILDING = 9.900 mt
20) TREE COVER AREA = 1.575 Sqm

PROPOSED THREE STORIED RESIDENTIAL BUILDING PLAN U/S 393 A OF C.M.C. ACT 1980 AND K.M.C. BUILDING RULE 2009 AT MOUZA - DHAKURIA, J.L NO - 18, TOUZI NO - 230-233, KHATIAN NO - 279, DAG NO - 914/915 UNDER K.M.C. PREMISES NO - 3/1, K.P. ROY LANE IN WARD NO - 92, BOROUGH - X, P.S. - GARFA, KOLKATA - 700031,

NOTE :-
ALL DIMENSIONS ARE IN MILLIMETERS
SCALE = 1:100, 1:200, 1:50, 1:600 & 1:4000
N.B. MATERIALS AND CONSTRUCTION AS PER I.S. CODE

TITLE :- ARCHITECTURAL DRAWING FOR K.M.C. APPROVAL.

BUILDING PERMIT NO.- 2023100026 DATE : 11-MAY-2023
VALID UPTO : 5 years from date of sanction.

SANJOY KUMAR GAYEN Digitally signed by SANJOY KUMAR GAYEN
Date: 2023.05.11 15:05:27 +05'30'

Assistant Engineer (Civil) / Bldg.Dept/ Br - X