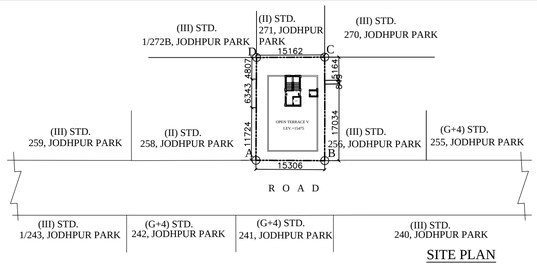
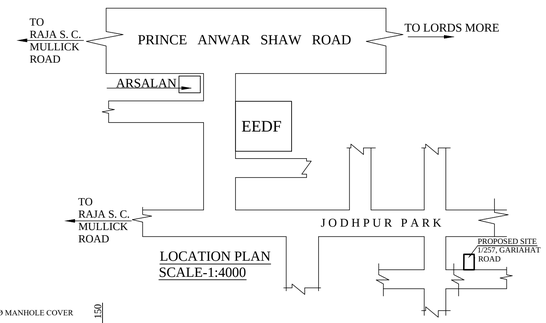
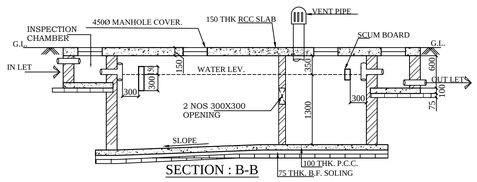


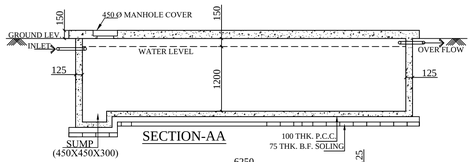
SITE PLAN
SCALE-1:600



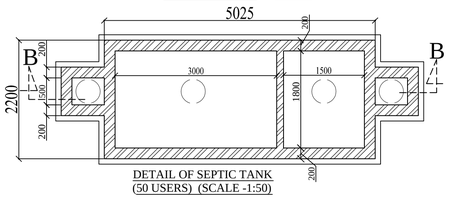
LOCATION PLAN
SCALE-1:4000



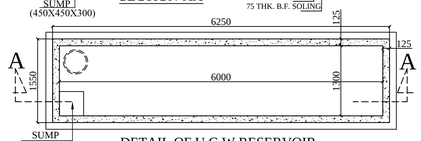
SECTION : B-B



SECTION-AA



DETAIL OF SEPTIC TANK
(50 USERS) (SCALE -1:50)



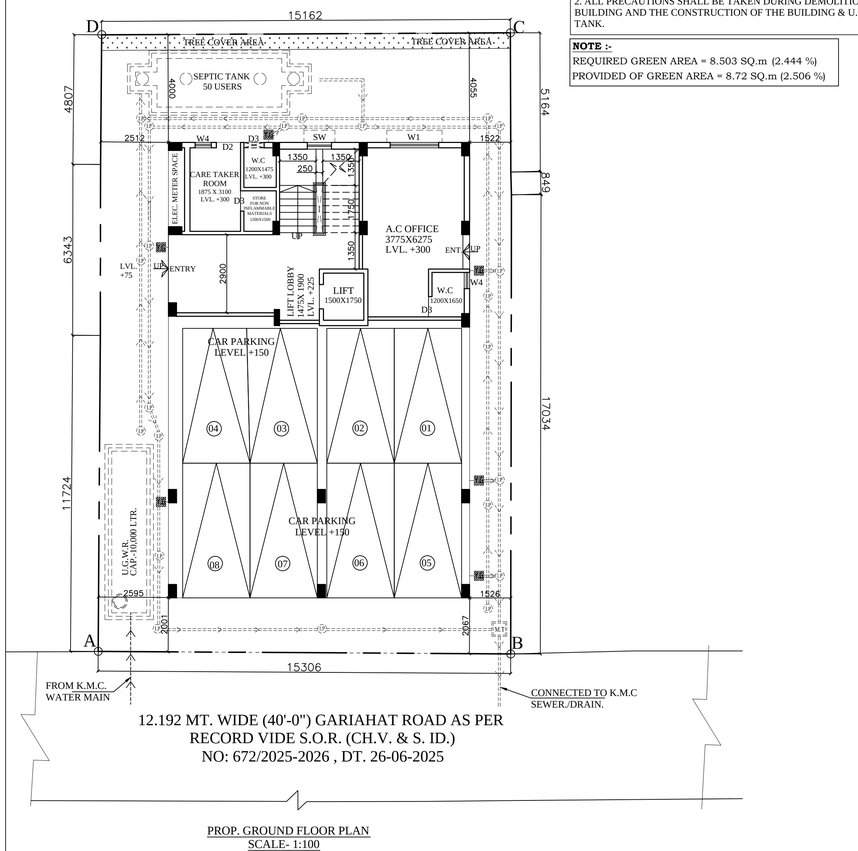
DETAIL OF U.G.W.RESERVOIR
CAP. : 10,000 LIT. (SCALE -1:50)

SCHEDULE OF DOORS & WINDOWS							
MKD.	SIZE	SILL	LINTEL	MKD.	SIZE	SILL	LINTEL
D1	1050x2150	---	2150	W1	1800X1700	450	2150
D2	900x2150	---	2150	W1'	1800X1250	900	2150
D3	750x2150	---	2150	W2	1500X1700	450	2150
				W3	1000X1250	900	2150
				W4	600X900	1250	2150
				KW	900X1050	1100	2150
				SW	1200X1250	900	2150
				V1	750x350 (VENTILATION)	-	ABOVE LINTEL LVL

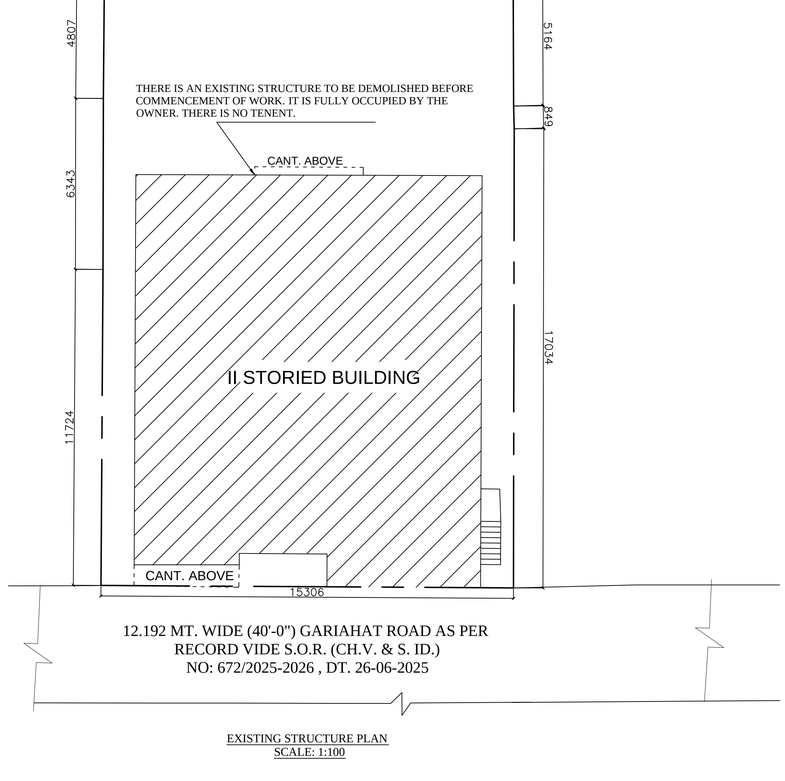
NOTE:-
1. THE DEPTH OF THE U/G WATER RESERVOIR & SEPTIC TANK SHALL NOT EXCEED THE DEPTH OF THE FOUNDATION OF THE BUILDING.

2. ALL PRECAUTIONS SHALL BE TAKEN DURING DEMOLITION OF EXISTING BUILDING AND THE CONSTRUCTION OF THE BUILDING & U.G.W.R.& SEPTIC TANK.

NOTE :-
REQUIRED GREEN AREA = 8.503 SQ.m (2.444 %)
PROVIDED OF GREEN AREA = 8.72 SQ.m (2.506 %)



PROP. GROUND FLOOR PLAN
SCALE- 1:100



EXISTING STRUCTURE PLAN
SCALE: 1:100

STATEMENT OF THE PLAN PROPOSAL

PART-A

1. ASSESSE NO: 210930403647

2. DETAIL OF REGISTERED DEED :
BOOK NO : I VOL. NO :31 PAGE NO :14 TO 33 BEING NO : 703
YEAR : 1968 PLACE : S.R. , ALIPORE. DATE : 06/02/1968

3. DETAIL OF REGISTERED POWER OF ATTORNEY :
BOOK NO : I VOL. NO : 1602 - 2025 PAGE NO : 243602 TO 243617 BEING NO :160206516
YEAR : 2025 PLACE : D.S.R. II , SOUTH 24 P.G.S DATE : 15/05/2025

4. DETAIL OF REGISTERED BOUNDARY DECLARATION :
BOOK NO : I VOL. NO : 1602 - 2025 PAGE NO : 290071 TO 290082 BEING NO : 160207571
YEAR : 2025 PLACE : D.S.R. II ,SOUTH 24 P.G.S DATE : 28/05/2025

5. a) LAND AREA = 05K. - 03CH. - 10SQFT. = 347.919 SQ.M.(AS PER DEED)

b) NO. OF STOREY : G + IV = 350.056 SQ.M.(AS PER PHYSICAL MEASUREMENT)

6. MUTATION CERTIFICATE CASE NO. 0/093/17-04-2025/63637 DATE: 17.04.2025.

7. a) NO. OF TENAMENT : 8 NOS.

b)SIZE OF TENAMENT : 75 SQ.M. - 100 SQM. ..... 08 NOS.

PART-B

1. PROPOSED GROUND COVERAGE	:	188.858 SQ.M (54.282 %)
2. F.A.R. CONSUMED	:	2.169 < 2.25
3. TOTAL COVERED AREA	:	854.573 SQ.M
4. TOTAL CAR PARKING AREA	:	115.122 SQ.M.
5. NO OF REQUIRED CAR PARKING SPACE	:	04 NOS.
6. NO OF PROVIDED CAR PARKING SPACE	:	08 NOS. (COVERED)
7. PROPOSED HEIGHT	:	15.475 MT.

PREMISES NO 1/257, GARIAHAT ROAD, (FORMALY KNOWN AS JODHPUR PARK) KOLKATA- 700068, WARD NO.-93, BOROUGH NO.-X, P.S.- LAKE.
ASSESSEE NO : 210930403647.
NAME OF THE OWNER(S)/ APPLICANT :SRI PRASANTA KUMAR DAS PROPRIETOR OF M/S PRASANTA KUMAR DAS CONSTITUTE ATTORNEY OF SRI. SUDDEN MARTES
AREA OF LAND : 05K. - 03CH. - 10SQFT. = 347.919 SQM.(AS / DEED)
NAME OF ARCHITECT : ANJAN UKIL NO: CA/94/16721
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI: 33.000M

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL):

POINT MARK	LATITUDE (N)	LONGITUDE (E)	SITE ELEVATION (AMSL) (MTR)
A	22°30'18.3"N	88°21'42.9"E	6.0
B	22°30'18.4"N	88°21'42.4"E	6.0
C	22°30'16.7"N	88°21'42.4"E	6.0
D	22°30'16.7"N	88°21'42.0"E	6.0

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

FLOOR	TOILET	KITCHEN	PANTRY	W.C
GR. FL.	-	-	-	2
1ST. FL.	4	2	-	-
2ND. FL.	4	2	-	-
3RD. FL.	4	2	-	-
4TH. FL.	4	2	-	-
ROOF	-	-	-	1

STATEMENT OF AREA

LAND AREA : 347.919 SQ.M / 05K. 03CH. 10SQFT. (AS PER DEED)
:350.056 SQ.M(AS PER PHYSICAL MEASUREMENT)

PERMISSIBLE F. A. R : 2.25
PERMISSIBLE GROUND COVERAGE : 191.600 SQ.M (55.069 %)
PROPOSED GROUND COVERAGE : 188.858 SQ.M (54.282 %)

-: PROPOSED AREA :-

	COVERED AREA	LIFT WELL	STAIR VOID	EFFECTIVE FLOOR AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	188.858 SQ.M.	-	-	188.858 SQ.M.	12.690 SQ.M.	2.803 SQ.M.	173.365 SQ.M
1ST FLOOR	188.858 SQ.M.	2.625 SQ.M.	0.438 SQ.M.	185.795 SQ.M.	12.690 SQ.M.	2.803 SQ.M.	170.302 SQ.M
2ND FLOOR	188.858 SQ.M.	2.625 SQ.M.	0.438 SQ.M.	185.795 SQ.M.	12.690 SQ.M.	2.803 SQ.M.	170.302 SQ.M
3RD FLOOR	188.858 SQ.M.	2.625 SQ.M.	0.438 SQ.M.	185.795 SQ.M.	12.690 SQ.M.	2.803 SQ.M.	170.302 SQ.M
4TH FLOOR	188.858 SQ.M.	2.625 SQ.M.	0.438 SQ.M.	185.795 SQ.M.	12.690 SQ.M.	2.803 SQ.M.	170.302 SQ.M
TOTAL FLOOR AREA	**944.290 SQ.M.**	**10.500 SQ.M.**	**1.752 SQ.M.**	**932.038 SQ.M.**	**63.450 SQ.M**	**14.015 SQ.M**	**854.573 SQ.M**

TOTAL BUILT - UP AREA : 854.573 SQ.M.
BONUS FOR CAR PARKING : 100.000 SQM.
NET BUILT UP AREA (854.573 - 100.000) : 754.573 SQ.M.
PROPOSED F.A.R : (754.573 / 347.919) : 2.169 <2.25

TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT SIZE	NO. OF TENEMENT	REQUIRED CAR PARKING
A	84.776 SQ.M	14.266 SQ.M	99.042 SQ.M	4 NOS	2 NOS
B	84.305 SQ.M	14.187 SQ.M	98.492 SQ.M	4 NOS	2 NOS

BUSINESS

(a) OFFICE BUILT-UP AREA	= 26.784 SQ. M. (b) OFFICE CARPET AREA = 23.269 SQ. M. REQUIRED CAR PARKING = 0
CAR PARKING REQUIRED	= 04 NOS.
CAR PARKING PROVIDED	= 08 NOS. (COVERED)
PERMISSIBLE AREA FOR PARKING	= (25X4) = 100 SQ.M
PROVIDED AREA OF PARKING	= 115.122 SQ.M
TOTAL RESIDENTIAL AREA	= 905.254 SQ.M.
TOTAL COMMON AREA	= 113.814 SQ.M.
STAIR HEAD ROOM AREA	= 15.745 SQ.M.
LIFT MACHINE ROOM AREA	= 7.298 SQ.M.
OVER HEAD TANK AREA	= 10.385 SQ.M.
W.C AT ROOF	= 2.945 SQ.M.
CUPBOARD AREA	= 19.750 SQ.M.
OPEN TERRACE AREA	= 188.858 SQ.M
ROOF STRUCTURE AREA	= 25.988 SQ.M
ADDITIONAL FLOOR AREA FOR FEES	= 45.737 SQ.M
TOTAL AREA FOR FEES	= (45.737 + 932.038) = 977.775 SQ. M.

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE BY DR. SUJIT KUMER BOSE G.T.E. K.M.C. NO.- I/12, BOSE ENGINEERS 53, PURNA CHANDRA MITRA LANE, KOLKATA-700033, CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT. PRESENTLY THE SITE IS ENTIRELY COVERED BY EXISTING STRUCTURE AND SOIL TESTING IS NOT POSSIBLE.

(DR. SUJIT KUMAR BOSE G.T.E.- I/12)
NAME OF GEOTECNICAL ENGINEER

(TAMAL KANTI BANDOYPADHYAY)
(E.S.E-II/393)
NAME OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT.

CERTIFIED THAT THE PLAN IT SELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE ABUTTING ROAD ARE CONFORM WITH THE PLAN. IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THERE IS AN EX. STRUC. TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK.IT IS FULLY OCCUPIED BY THE OWNER. THERE IS NO TENENT.

ANJAN UKIL
CA/94/16721
NAME OF ARCHITECT

DECLARATION OF OWNER / APPLICANT

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE ARCHITECT, ESE & G.T.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT, ESE & G.T.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILTY OF THE BUILDING & ADJONING STRUCTURE IF ANY SUBMITED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTURCTION OF U.G.W.R UNDER THE GUIDENCE OF ARCHITECT / E.S.E BEFORE STARTING OF BUILDING FOUNDATION.

Sri PRASANTA KUMAR DAS PROPRIETOR OF
M/S PRASANTA KUMAR DAS CONSTITUTE
ATTORNEY OF Sri. SUDDEN MARTES.

NAME OF APPLICANT

PROPOSED GROUND FLOOR PLAN, EXISTING PLAN, LOCATION PLAN, SITE PLAN, DETAILS OF U.G.W.R. & SEPTIC TANK.

PROJECT.
PROPOSED G +IV (15.475 MT.) STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980, COMPLYING KMC BUILDING RULE 2009 AT PREMISES NO.- 1/257, GARIAHAT ROAD, (FORMERLY KNOWN AS JODHPUR PARK) KOLKATA- 700068, WARD NO.-93, BOROUGH NO.-X, P.S.- LAKE. UNDER KOLKATA MUNICIPAL CORPORATION.

JOB NO.	DRG. NO.	DATE	DEALT
1361		16/07/2025	DIYA
SCALE -1:100	S E W N	Anjan Ukil architect	

BUILDING PERMIT NO :- 2025100078 DATE :- 26/07/2025
VALID UPTO :- 26-JULY-2030

DEBARATI CHAKRABORTY — Digitally signed by DEBARATI CHAKRABORTY Date: 2025.07.26 15:09:19 +05'30'
Digital Signature of A.E(C)/Bldg/KMC

TUSHAR JATI — Digitally signed by TUSHAR JATI Date: 2025.07.26 15:20:34 +05'30'
Digital Signature of E.E(C)/Bldg/KMC

E:\EoDb & 393\EODB SANCTION SIGNATURE\2025100063\63MS.dwg, 26-07-2025 14:57:32, DWG To PDF.pc3