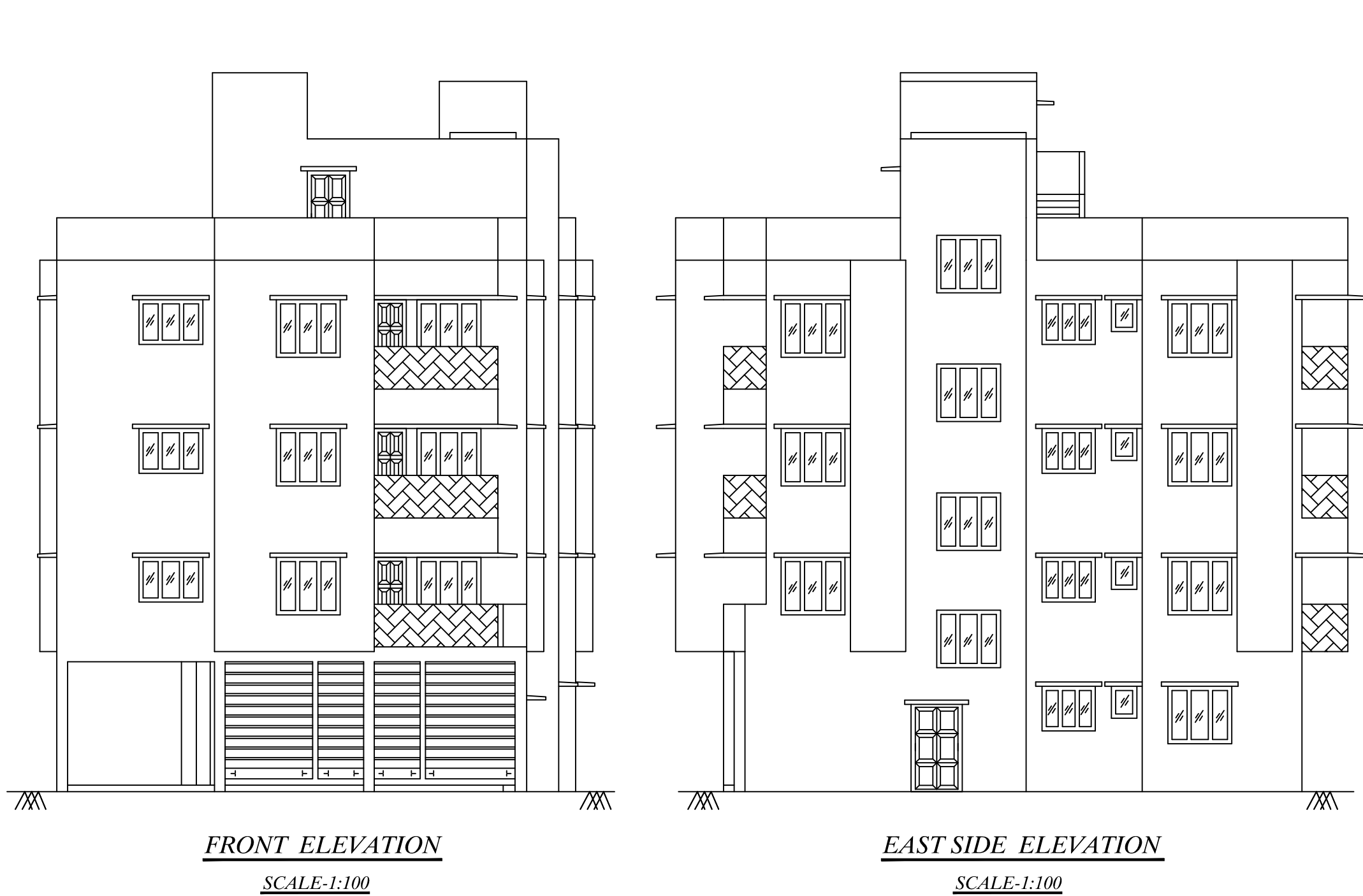


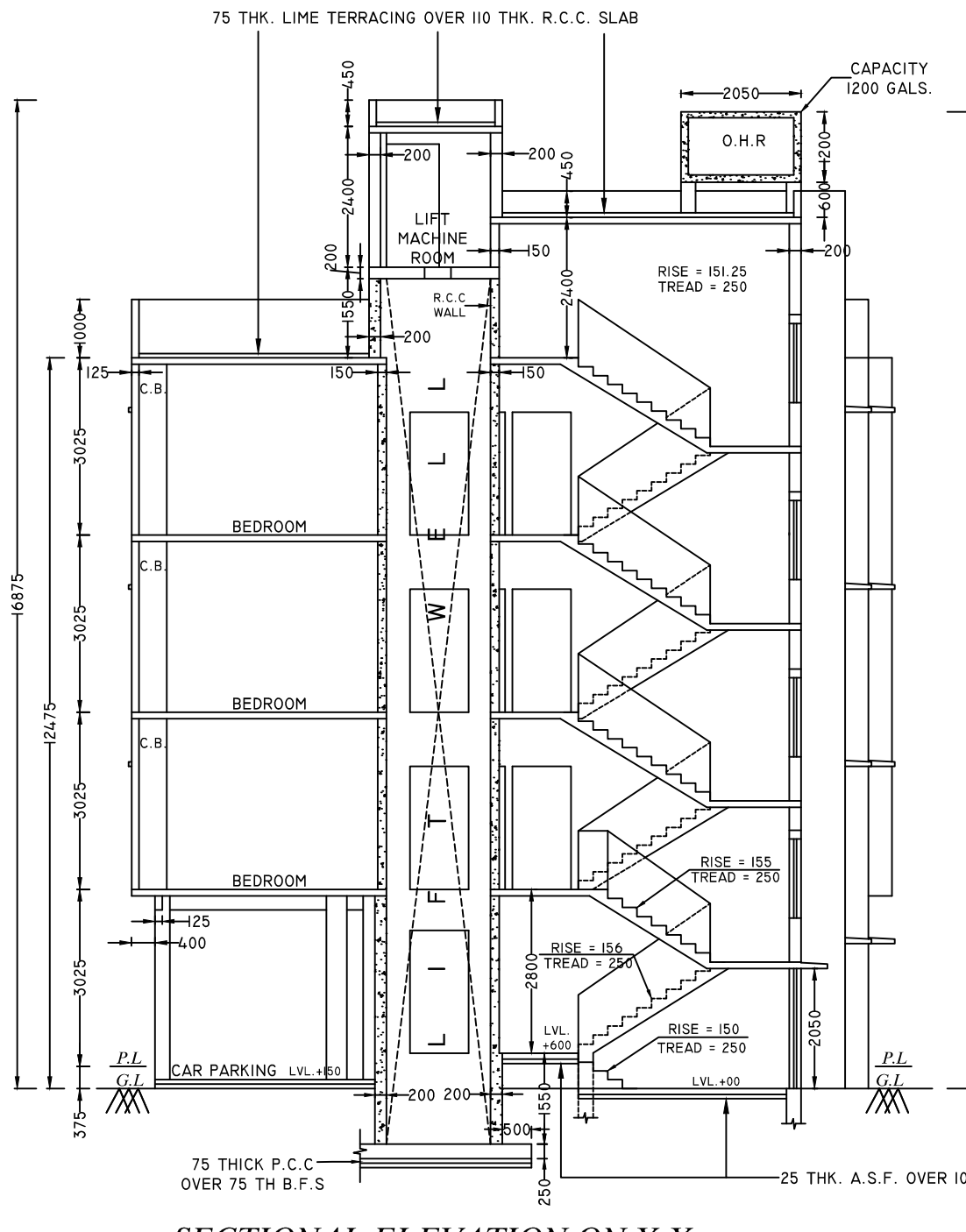


FRONT ELEVATION

SCALE-1:100

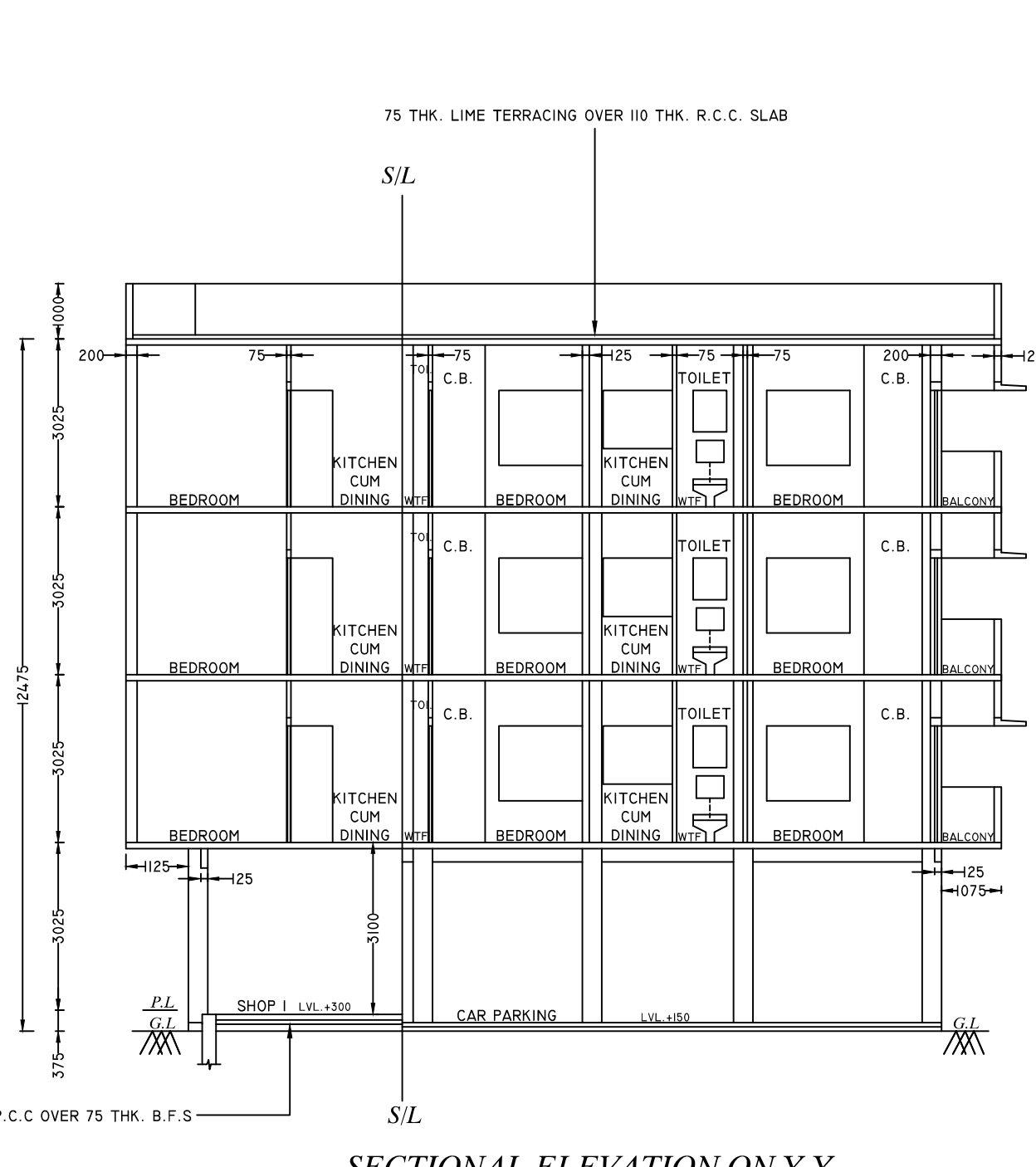
EAST SIDE ELEVATION

SCALE-1:100



SECTIONAL ELEVATION ON X-X

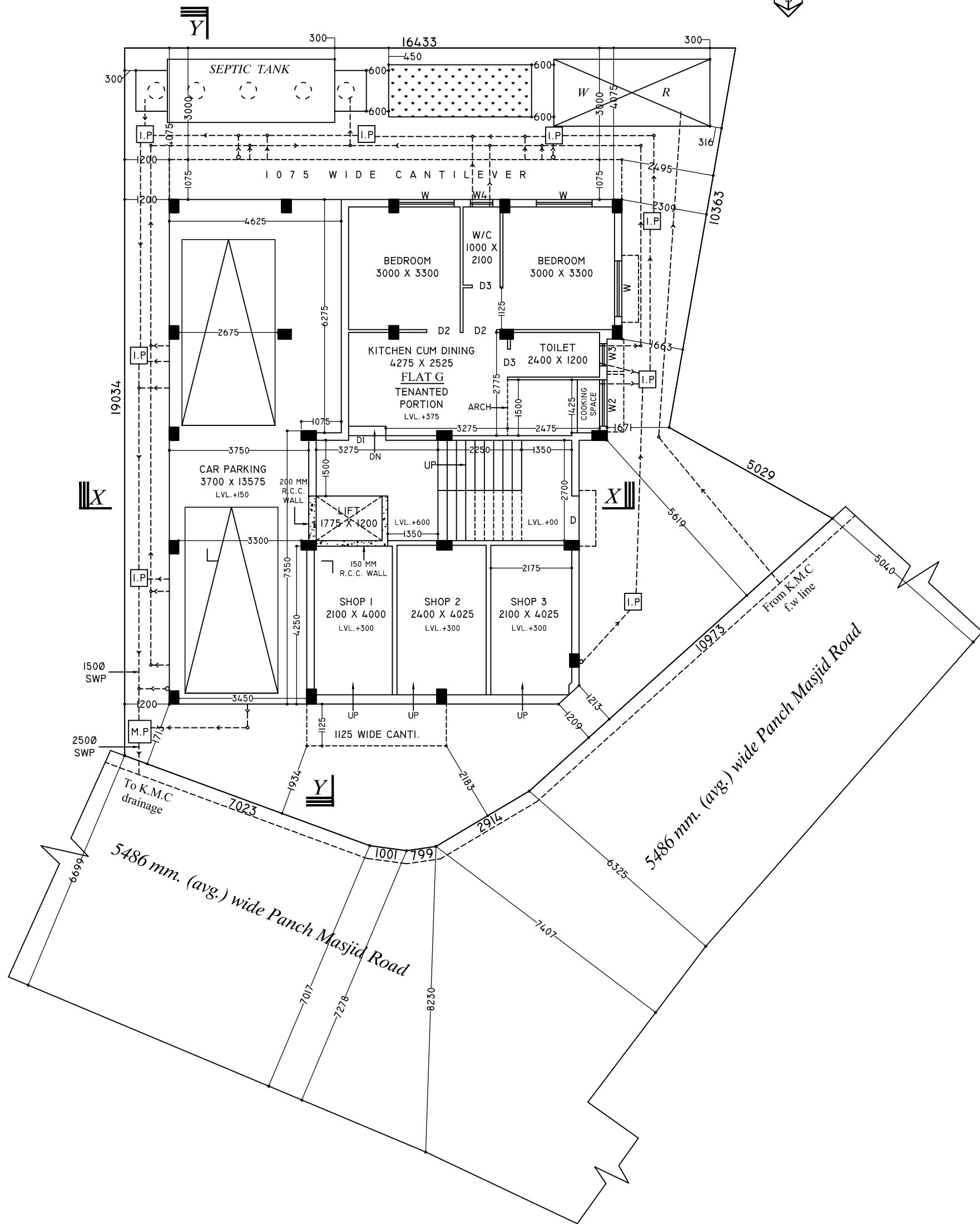
SCALE-1:100



SECTIONAL ELEVATION ON Y-Y

SCALE-1:100

THE DEPTH OF SEPTIC TANK & S.U.W.R. SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF THE BUILDING.

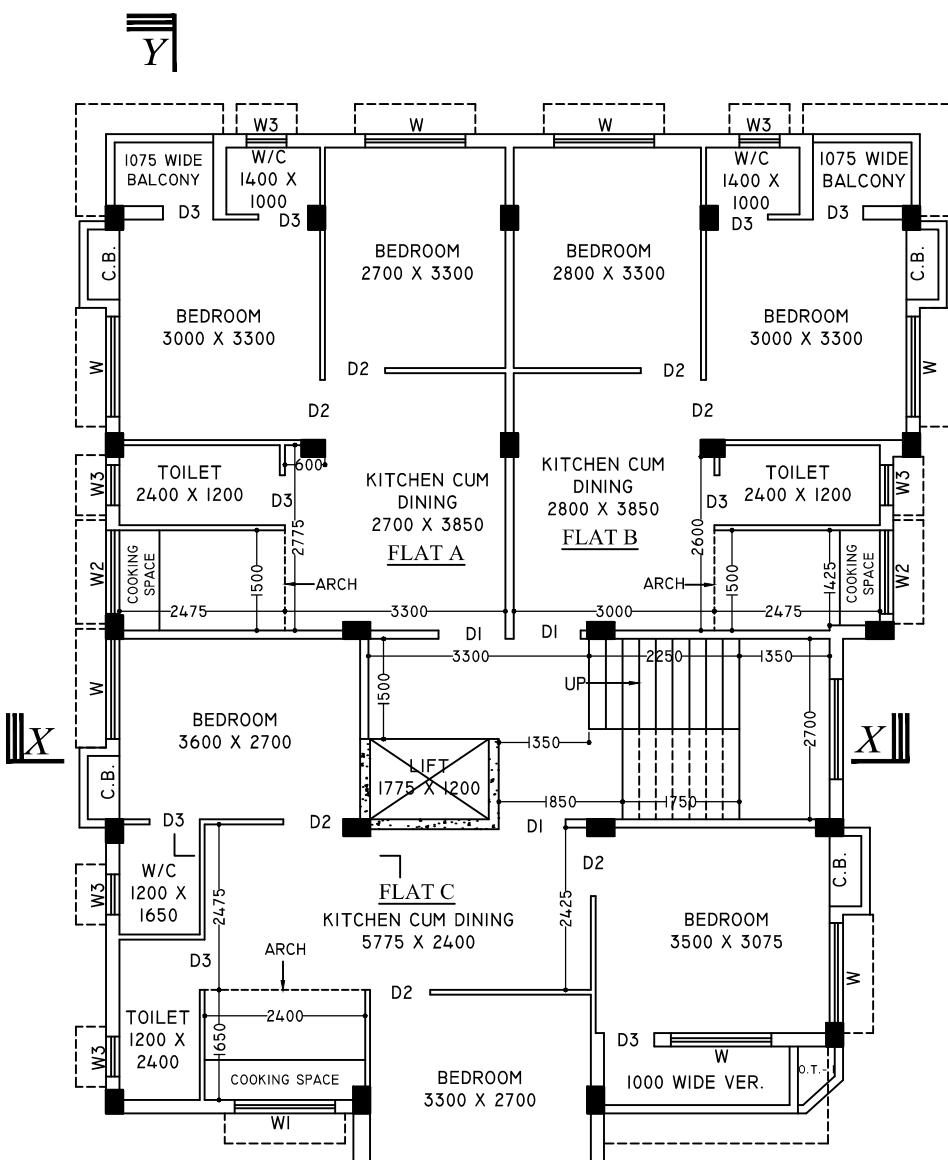


PROPOSED GROUND FLOOR PLAN

SCALE-1:100

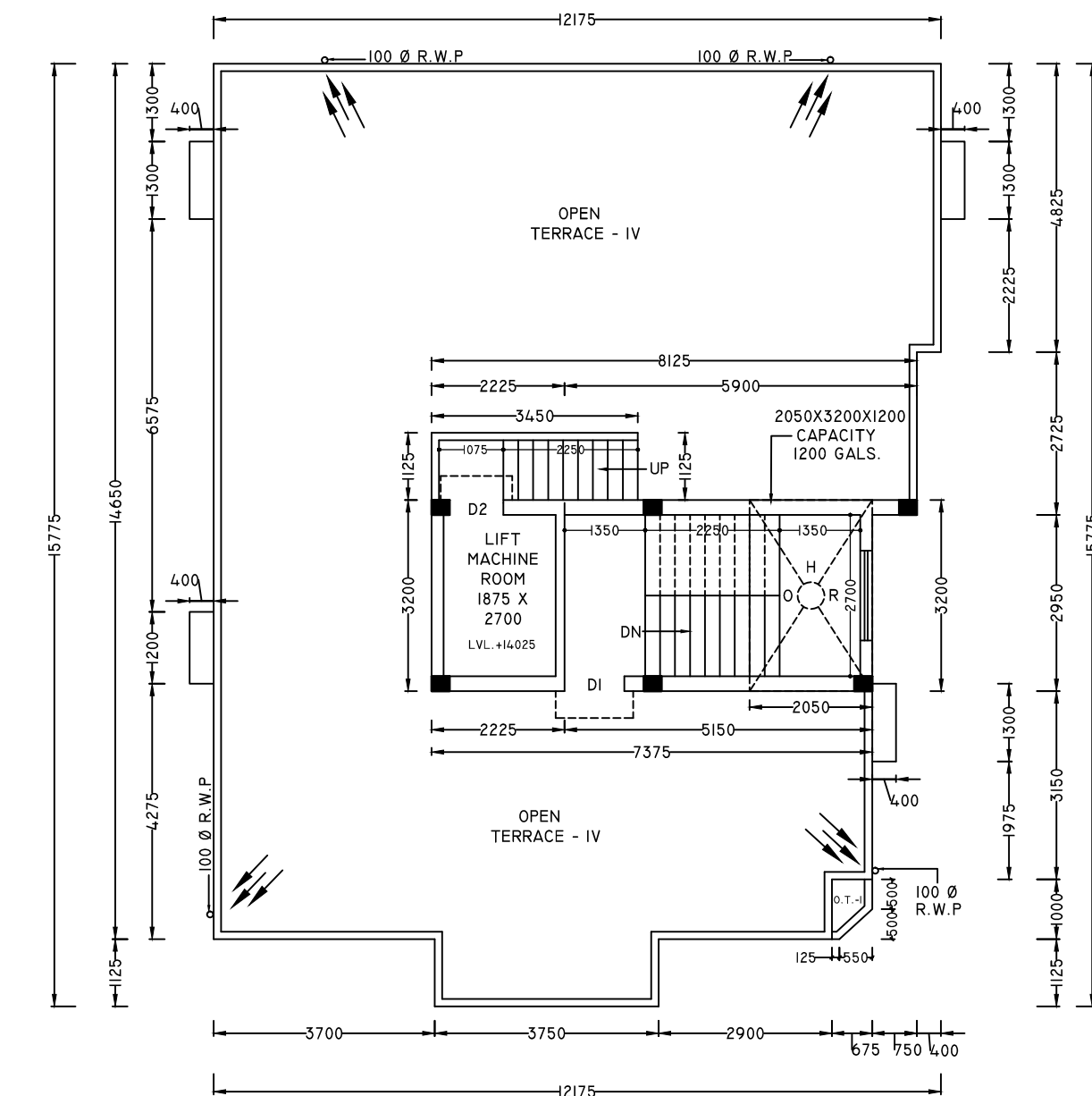
PROPOSED AREA -				
FLOOR	TOTAL COVERED AREA	CUTOUT AREA	STAIR/STAIR LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	155.883 SQ.M.	-----	13.365 SQ.M.	139.631 SQ.M.
1ST FLOOR	172.653 SQ.M.	2.130 SQ.M.	13.365 SQ.M.	154.233 SQ.M.
2ND FLOOR	172.653 SQ.M.	2.130 SQ.M.	13.365 SQ.M.	154.233 SQ.M.
3RD FLOOR	172.653 SQ.M.	2.130 SQ.M.	13.365 SQ.M.	154.233 SQ.M.
TOTAL	673.841 SQ.M.	6.390 SQ.M.	53.460 SQ.M.	602.328 SQ.M.

TENEMENTS & CAR PARKING CALCULATION -				
A) RESIDENTIAL -				
MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT
TENANT REHAB. FLAT	47.796 SQ.M.	6.753 SQ.M.	54.549 SQ.M.	1
A	45.338 SQ.M.	6.405 SQ.M.	51.743 SQ.M.	3
B	45.248 SQ.M.	6.393 SQ.M.	51.641 SQ.M.	3
C	62.927 SQ.M.	8.890 SQ.M.	71.817 SQ.M.	3
				2



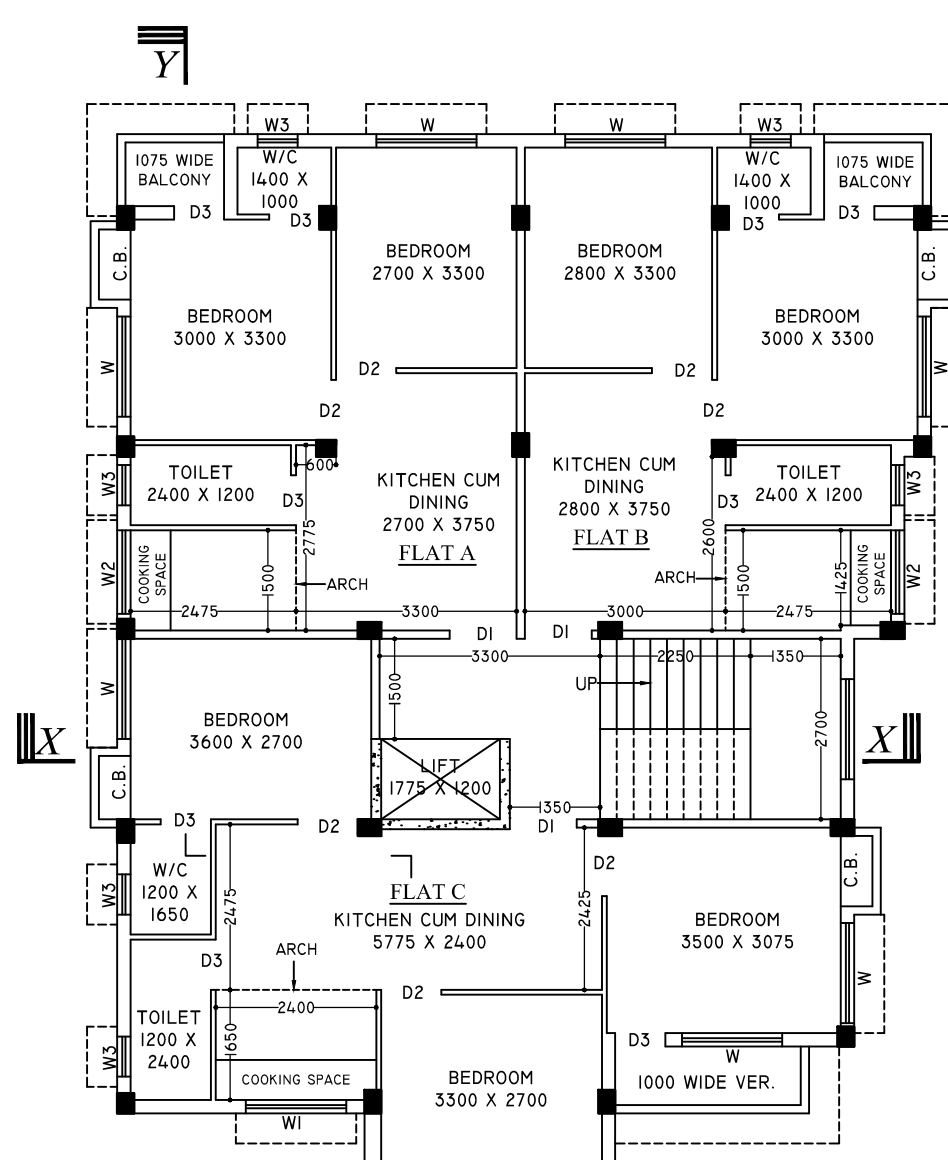
PROP. 1ST FLOOR PLAN

SCALE-1:100



ROOF PLAN

SCALE-1:100



PROP. TYPICAL FLOOR PLAN (2ND & 3RD FLOOR)

SCALE-1:100

OWNER: EJAZ HUSSAIN

PROJECT:
PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF KMC ACT 1980 COMPLYING K.M.C BUILDING RULE 2009 AT PREMISES NO. - 31A, PANCH MASJID ROAD, WARD NO. - 125, BOROUGH NO. - XVI, UNDER KOLKATA MUNICIPAL CORPORATION.

SCHEDULE OF DOORS AND WINDOWS					SPECIFICATIONS	
M.K.D	WIDTH	HEIGHT	M.K.D	WIDTH	HEIGHT	
D	1200	2100	W	1500	1350	1. Grade of Concrete -- M20
D1	1000	2100	W1	1500	1050	2. Grade of Steel -- Fe 500
D2	900	2100	W2	1250	1050	3. Proportion of Cement Mortar for 200 & 250 Thk. wall - 1:6
D3	750	2100	W3	600	750	4. Proportion of Cement Mortar for 75 & 125 Thk. wall - 1:4
						5. Proportion of Lime Terracing - 2:2:7
						6. All dimensions are in mm.
						7. Scale - 1:100, other wise mentioned.

STATEMENT OF PLAN PROPOSAL

- A) 1. ASSESSEE NO - 41 - 125 - 17 - 0187 - 1
2. DETAILS OF REGISTERED DEED OF CONVEYANCE - DEED NO - 160205333, BOOK NO - I, VOLUME NO - 1602-2024, PAGE NO - 186210 TO 186236 AT D.S.R. - II SOUTH 24 PARGANAS, DATE OF REGISTRATION - 22/04/2024.
3. DETAILS OF BOUNDARY DECLARATION - DEED NO - 160213514, BOOK NO - I, VOLUME NO - 1602-2024, PAGE NO - 448845 TO 448856 AT D.S.R. - II SOUTH 24 PARGANAS, DATE OF REGISTRATION - 26/09/2024.
4. DETAILS OF NON EVICTION TENANT DECLARATION - DEED NO - 160213513, BOOK NO - I, VOLUME NO - 1602-2024, PAGE NO - 448907 TO 448916 AT D.S.R. - II SOUTH 24 PARGANAS, DATE OF REGISTRATION - 26/09/2024.
5. DETAILS OF POWER OF ATTORNEY - N.A.
6. AREA OF LAND = 6 KH - 11 CH - 25 SFT = 315.868 Sqm. (AS PER DEED)
7. AREA OF LAND = 315.867 Sqm. (AS PER BUECL)
8. NO OF TENEMENTS = 10 Nos.
9. SIZE OF TENEMENTS = 50 Sqm To 75 Sqm = 10 No.
- B) 1. GROUND COVERAGE PERMISSIBLE = 177.321 Sqm. (56.138 %) PROPOSED = 173.190 Sqm. (54.830 %)
2. F.A.R PERMISSIBLE = 1.75 PROPOSED = 1.749
3. TOTAL COVERED AREA (EXCLUDING THE SPACES EXEMPTED IN THIS RULE) = 602.329 Sqm.
4. TOTAL AREA EXEMPTED AS PER RULE = 65.123 Sqm.
5. GROSS TOTAL COVERED AREA = 667.452 Sqm.
6. STAIR HEAD ROOM AREA = 16.668 Sqm.
7. AREA OF O. H. R. = 6.560 Sqm.
8. AREA OF TERRACE = 173.190 Sqm.
9. AREA OF LIFT MACHINE ROOM = 7.120 Sqm.
10. LIFT MACHINE ROOM STAIR AREA = 3.881 Sqm.
11. AREA OF CLIPBOARD = 6.120 Sqm.
12. NO. OF CAR PARKING REQUIRED = 2 Nos.
13. NO. OF CAR PARKING PROVIDED = 2 Nos.
14. AREA OF CAR PARKING = 56.184 Sqm.
15. TOTAL MERCANTILE COVERED AREA = 31.116 Sqm.
16. TOTAL MERCANTILE CARPET AREA = 26.649 Sqm.
17. REQUIRED TREE COVER AREA = 5.272 Sqm. (1.669 %)
18. PROVIDED TREE COVER AREA = 5.383 Sqm. (1.704 %)

Permissible top elevation reference to CCZM issued by AAI : 33 M [AMSL]
AAI NOC ID : BEHA/EAST/B/031524/944178, DATED : 02/04/2024

Co-ordinate in WGS 84 and site elevation [AMSL]

Reference points marked in the site plan of the proposal	Co-ordinate in WGS 84		Site Elevation [AMSL.]
	Latitude	Longitude	
A	22° 27' 55.50" N	88° 18' 06.72" E	3.3 M
B	22° 27' 56.22" N	88° 18' 06.85" E	3.3 M
C	22° 27' 55.38" N	88° 18' 07.02" E	3.3 M
D	22° 27' 56.77" N	88° 18' 07.30" E	3.3 M
E	22° 27' 55.65" N	88° 18' 07.44" E	3.3 M
F	22° 27' 56.17" N	88° 18' 07.44" E	3.3 M

STRUCTURAL ENGINEER DECLARATION
THE STRUCTURAL DESIGN AND DRAWING OF BOTH THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING 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 I/C THE WIDTH OF THE ADJUTING PANCH MASJID ROAD CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED & STABLE IN ALL RESPECT. SOIL TEST DONE BY CALCUTTA TEST CENTRE.

ARCHITECT DECLARATION
I HEREBY UNDER TAKE MY FULL RESPONSIBILITY TO CERTIFY 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 I/C THE WIDTH OF THE ADJUTING PANCH MASJID ROAD CONFORM WITH THE PLAN, WHICH HAS BEEN MEASURED AND VERIFIED BY ME. IT IS A BUILDABLE SITE NOT A TANK OR FILLED & STABLE IN ALL RESPECT. SOIL TEST DONE BY CALCUTTA TEST CENTRE.

Pranab Kumar Das
E.S.E. - 1 (121)
Name of Structural Engineer

AR. Akash Mondal
Regd. with Council of Architecture
Reg. no.: CA/19/11545
Name of Architect

GEO - TECHNICAL ENGINEER DECLARATION
UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD FROM THE PROPOSED CONSTRUCTION & THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

Gopal Chandra Das
G.T. - 1/117
Name of Geo - Tech. Engineer

OWNER DECLARATION
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION 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 & ADJUTING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE KMC AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF SEMI UNDER GROUND WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF L.B.A / E.S.E BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT HAS BEEN IDENTIFIED BY ME. IF ANY DISPUTE ARISES REGARDING OWNERSHIP, KMC AUTHORITY WILL NOT BE RESPONSIBLE & WILL REVOKE SANCTION.

Ejaz Hussain
Name of Owner

TITLE: SANCTION DRAWING				
DRG. NO.	ADS/0116/KMC/AR-01	JOB NO.	ADS/0116	
SCALE	1:100	DRAWN BY	ISHA	
DATE	01/10/2024	CHECKED BY	A.MONDAL	
ISSUE STATUS	SANCTION			

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8017522633 / 7488400480

B.P NO.:- 2024160359
DATE :-21.01.2025
VALID UPTO :- 20.01.2030

DIGITAL SIGNATURE OF A.E

DIGITAL SIGNATURE OF E.E

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