AMSL DECLARATON REGUARDING OFFICE CIRCULAR NO. 13 OF 2022-23 OF D.G.(B), DT. 07/12/2022

PREMISES NO.15, BAL MUKUND MAKKAR ROAD, KOLKATA – 700007, WARD – 41, BOROUGH –V, P.S. – JORASANKO.
ASSESSEE NO. 110410100149
AREA OF LAND: 994.98 SQ.M.(M/L)

NAME OF ARCHITECT:: *SUJOY MUKHERJEE (CA/98/23761)*

PERMISSIBLE HEIGHT IN REFERENCE TO CC2M ISSUED BY AAI- 33.00 M.

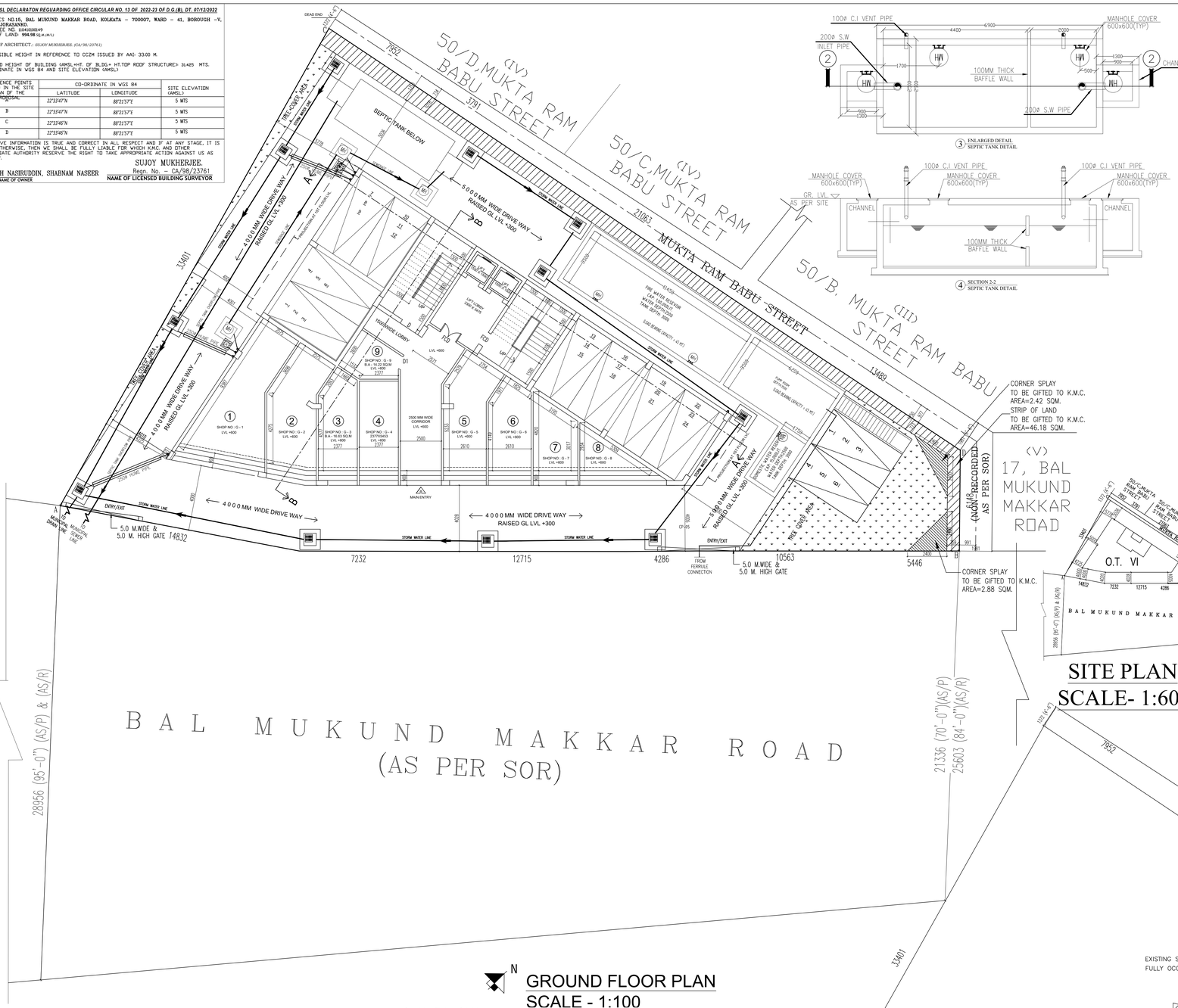
PROPOSED HEIGHT OF BUILDING (AMSL+HT. OF BLDG+ HT.TOP ROOF STRUCTURE)= 31.425 MTS.
CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)

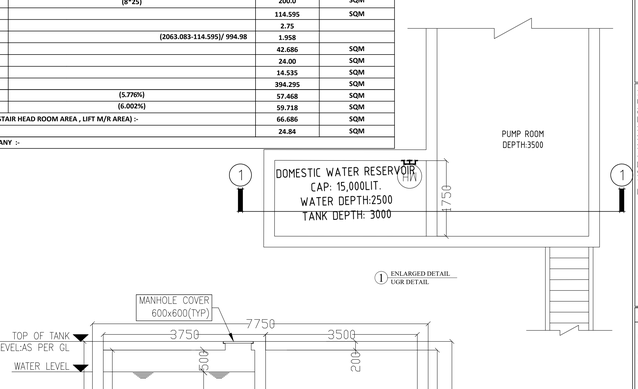
REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	22°33'47"N	88°21'57"E	5 MTS
B	22°33'47"N	88°21'57"E	5 MTS
C	22°33'46"N	88°21'57"E	5 MTS
D	22°33'46"N	88°21'57"E	5 MTS

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

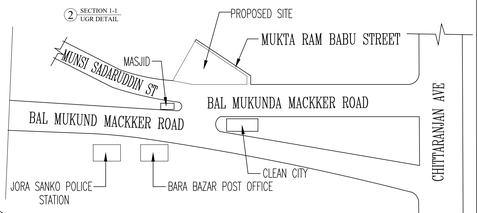
SUJOY MUKHERJEE.
Regn. No. – CA/98/23761
NAME OF LICENSED BUILDING SURVEYOR

SHEIKH NASIRUDDIN, SHABNAM NASEER
NAME OF OWNER



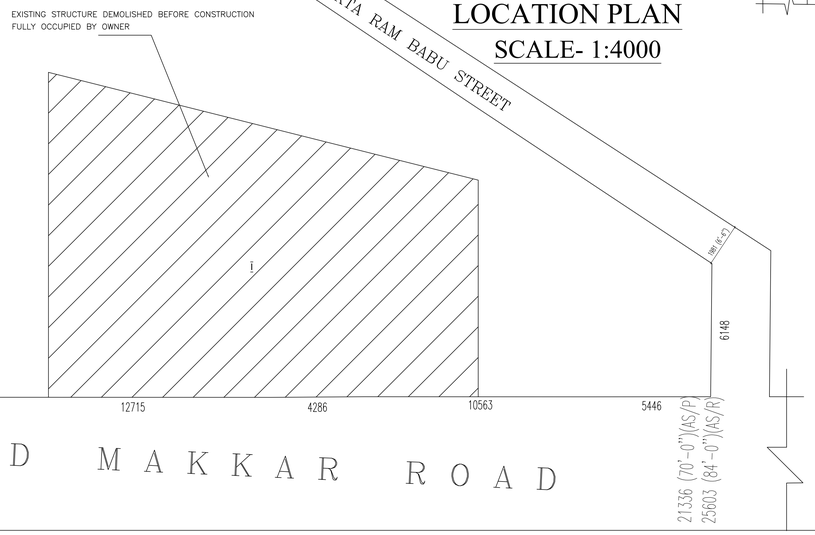


SITE PLAN
SCALE- 1:600



LOCATION PLAN
SCALE- 1:4000

GROUND FLOOR PLAN
SCALE - 1:100



Storm Water Discharge Calculation:-
We know, Q = 10 X C X i X A
Where,
Q = Discharge of rain water in cum./hr
C = Run-off Co-efficient
i = Intensity of Rain fall in mm/hr (50mm/hr)
A = Area in hectare

A. Total Roof area of all the blocks = 394.25 Sq. mt = 0.039425 Hectare
Q1 = 17.74125 0.9 Considered Run-off Co-efficient

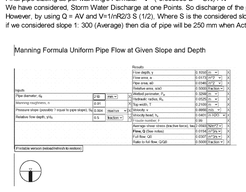
B. Total Landscaped Green area = 50.8 Sq. mt = 0.00508 Hectare
Q2 = 1.27 0.5 Considered Run-off Co-efficient

C. Total Hard / Road area = 549.93 Sq. mt = 0.054993 Hectare
Q2 = 22.0 0.8 Considered Run-off Co-efficient

Total discharge of storm water from the project Q = (Q1 + Q2 + Q3) Cum/hr = 41.0 Cum/hr
=

Water sewerage discharged to Local Authority
= Total daily discharge from Dometic uses 20 KL
= 20/24 KL/Hr
= 0.833 KL/Hr
Total discharge from Site = 41.0+0.833 = 41.84145 Cum/hr
Final pipe sizeing as per Manning's Formula:- V= (0.003968 D^ 5 S½) / N
We have considered, Storm Water Discharge at one Points. So discharge of the point A is 41.84 cum/hr or 0.0116cum/Sec
However, by using Q = AV and V=1/nR2/3 S (1/2), Where S is the considered slope & R is hydraulic mean depth
if we considered slope 1: 300 (Average) then dia of pipe will be 250 mm when Actual velocity is 0.88 m/s with 50% flow depth

Manning Formula Uniform Pipe Flow at Given Slope and Depth



STATEMENT OF THE PLAN PROPOSAL : 2024050022

PART-B:					
1. a)AREA OF LAND (AS PER DEED)			=	994.98	SQM
b) AREA OF LAND (AS/SITE)			=	994.98	SQM.
c) AREA OF STRIP OF LAND			=	46.189	SQM.
d) AREA OF CORNER SPLAY			=	5.3	SQM.
2. a) PERMISSIBLE GROUND COVERAGE (40.00%)			=	397.994	SQM.
b) PROPOSED GROUND COVERAGE		39.628%	=	394.295	SQM.
3. a) PROPOSED HEIGHT (IN MM.)	=	19.975			
b) ROAD WIDTH (IN MM) (AS PER PHYSICAL)	=				
4. PROPOSED AREA CALCULATION :-					
FOR BUISNESS :					

	EXEMPTED AREA					
AT FLOOR	COVERED AREA	CUTOUT	GROSS AREA	STAIR & STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR	379.051	0.00	379.051	35.205	6.00	337.846
1ST FLOOR	394.295	16.992	377.303	35.205	6.00	336.098
2ND FLOOR	394.295	5.81	388.49	35.205	6.00	347.285
3RD FLOOR	394.295	5.81	388.49	35.205	6.00	347.285
4TH FLOOR	394.295	5.81	388.49	35.205	6.00	347.285
5TH FLOOR	394.295	5.81	388.49	35.205	6.00	347.285
TOTAL =	2350.540	40.232	2310.313	211.23	36.00	2063.083

5. CAR PARKING CALCULATION :-				
a) MERCANTILE RETAIL:				
FLOOR MARKED	COVERED AREA	CARPET AREA	REQUIRED CAR PARKING	
GROUND FLOOR	166.348	155.228	4 NOS.	
b) BUSINESS:				
FLOOR MARKED	COVERED AREA(EXCLUDING CUT OUTS)	CARPET AREA	REQUIRED CAR PARKING	
GROUND FLOOR	212.705		FOR UP TO 1500 SQ.M 10 NOS. FOR REST AREA ABOVE 1500 BUT LESS THAN 5000SQ.M 5NOS. TOTAL :23 NOS.	
1ST FLOOR	377.303	242.520		
2ND FLOOR	388.490	261.810		
3RD FLOOR	388.490	261.810		
4TH FLOOR	388.490	261.810		
5TH FLOOR	388.490	261.810		
TOTAL AREA	2143.968	1289.760		
TOTAL REQUIRED CAR PARKING :-		(4+23)	27 NOS.	
6. TOTAL PROVIDED CAR PARKING :-	GR. COVERED MLCP=(3*8)= 24 NOS. GR. OPEN MLCP=(3*2)=6 NOS.		30 NOS.	
7. PERMISSIBLE AREA FOR PARKING :-	(8*25)	200.0	SQM	
8. PROVIDED AREA OF PARKING :-		114.595	SQM	
9. PERMISSIBLE F.A.R:-		2.75		
10. PROPOSED F.A.R:-	(2063.083-114.595)/ 994.98	1.958		
11. STAIR HEAD ROOM AREA :-		42.686	SQM	
12.LIFT M/R AREA:-		24.00	SQM	
13. OVER HEAD TANK AREA :-		14.535	SQM	
14. TERRACE AREA :-		394.295	SQM	
15. REQUIRED TREE COVER AREA	(5.776%)	57.468	SQM	
16. PROVIDED TREE COVER AREA :-	(6.002%)	59.718	SQM	
17. OTHER AREA ONLY FOR FEES + (STAIR HEAD ROOM AREA , LIFT M/R AREA) :-		66.686	SQM	
18. SOLAR AREA:-		24.84	SQM	
19. RELAXATION OF AUTHORITY, IF ANY :-				

OBSERVATION OF OTHER AGENCIES

1) NOC OF ULC – NO. 1052/ULC/KOLKATA/2024 , DATED–17/05/2024

STATEMENT OF THE PLAN PROPOSAL

PART- A:
1. ASSESSEE NO. – 110410100149
2. DETAL OF REGISTERED DEED :–
REGISTERED IN BOOK NO.– I , VOLUME NO. – 1904–2023
PAGE FROM – 58736 TO 58774.
BEING NO. 190412267 A.R.A. – IV.
3. DETAIL OF BOUNDARY DECLARATION:–
REGISTERED IN BOOK NO.– I , VOLUME NO. – 1904–2024
PAGE FROM – 60712 TO 60723.
BEING NO. 190201159 FOR THE YEAR – 2024.
A.R.A. – II.
4.a) DETAIL OF UNDERTAKING FOR TENANTS:–
REGISTERED IN BOOK NO.– I , VOLUME NO. – 1902–2024
PAGE FROM – 60724 TO 60733.
BEING NO. 190201160 FOR THE YEAR – 2024.
A.R.A. – II.
4.b) DETAIL OF GIFT OF STRIP OF LAND:–
REGISTERED IN BOOK NO.– I , VOLUME NO. – 1901–2025
PAGE FROM – 194451 TO 194462.
BEING NO. 190106129 FOR THE YEAR – 2025.
A.R.A. – I.
4.c) DETAIL OF GIFT OF SPLAY CORNER :–
REGISTERED IN BOOK NO.– I , VOLUME NO. – 1901–2025
PAGE FROM – 194505 TO 194516
BEING NO. 190106130 FOR THE YEAR – 2025.
A.R.A. – I.
5.a) AREA OF LAND – 994.98 sq.m (AS PER DEED)
b) AREA OF LAND :– 994.98 sq.m (AS PER SITE)
c) NO. OF STOREY :– G+V

SCHEDULE OF DOORS & WINDOWS

TYPE	SLL	LNTEL	SIZE	TYPE	SLL	LNTEL	SIZE
D	–	2100	1800X2100	W5	900	2100	1500X1650
D1	–	2100	1100X2100	W51	900	2100	1200X1650
D2	–	2100	900X2100	V	1200	2100	600X900
D3	–	2100	750X2100				
FD	–	2100	1100X2100				

GENERAL NOTES

1.ALL DIMENSIONS ARE IN MM.
2.ALL EXTERNAL WALLS 200 THK. & INTERNAL WALLS 125 THK UNLESS OTHERWISE MENTIONED.
3.ALL MASONRY WORKS ARE BOUNDED BY CEMENT MORTAR (1:6) & (1:4).
4.EXTERNAL PLASTER IS 25 THK. & INTERNAL PLASTER IS 12MM. THK. WITH 1:4 MORATAR.
5.ALL CONC. GRADE IS M200 (1:1.5:.3).
6.ALL WARDROBES ARE 500 MM. WIDE.

DISCLAIMER

THE DIMENSIONS WHICH ARE SHOWN IN THE SANCTION PLAN (OR SALE DRAWING) APPROVED BY THE AUTHORITIES ARE BARE ARCHITECTURAL DIMENSIONS. PHYSICAL DIMENSION POST FINISHING WILL REDUCE DUE TO FINISHES SUCH AS PLASTER, POP, FLOORING ETC, RESULTING SOME REDUCTION IN CARPET AREA.

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 COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

NAME OF GEOTECH ENGINEER
ALOK ROY
G.T/I. NO. – 11

1. I ENGAGED ARCHITECT AND E.S.E DURING CONSTRUCTION
2. I FOLLOWED THE INSTUCTIONS OF ARCHITECT AND E.S.E DURING CONSTRUCTION OF THE BUILDING.
3. K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURE STABILITY OF BUILDING AND ADJOINING STRUCTURE.
4. IF ANY SUBMITED DOCUMENT IS FOUND TO BE FAKE THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN.
5. THE CONSTUCTION OF WATER RESERVOIR AND SEPTIC TANK EXECUTED UNDER THE GUIDENCE OF ARCHITECT & E.S.E

NAME OF OWNERS
SHEIKH NASIRUDDIN, SHABNAM NASEER

CERTIFICATE OF ARCHITECT

THE L.B.A. HAS CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BLDG. RULES 2009, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFIRM WITH THE PLAN AND IT IS A BUILD ABLE SITE AND NOT A TANK OR A FILLED UP TANK.

NAME OF ARCHITECT
SUJOY MUKHERJEE.
M. Arch. (Urban Design) Architect And Urban Designer
Regn. No. – CA/98/23761

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA AND CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL INVESTIGATION REPORT HAS BEEN DONE BY BOSE ENGINEERS (MR. SUJIT KUMAR BOSE) (ENROLLMENT NO. :– C.T./I/12) 53, PURNA CHANDRA MITRA LANE,(GROUND FLOOR), KOLKATA– 700033. THE RECOMMENDATION OF SOIL REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

ASHIM KUMAR DAS
ENROLLMENT NO. :–E.S.E–I/90 (KMC)
ADDRESS:
60/4D/1 H.P. DUTTA LANE(GOLF GARDENS)
KOLKATA– 700033.
NAME OF STRUCTURAL ENGINEER

SANTOSH GARAIN
Digitally signed by SANTOSH GARAIN
Date: 2025.09.15 16:23:32 +05'30'
DIGITAL OF SIGN. OF A.E. (C)

PRABIR DUTTA
Digitally signed by PRABIR DUTTA
Date: 2025.09.15 16:33:26 +05'30'
DIGITAL OF SIGN. OF E.E.(C)

BUILDING PERMIT NO: 2025050007
DATE: 15/09/2025
VALID UP TO: 14/09/2030

TITLE
GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN, SEPTIC TANK DETAIL.

PROJECT
PROPOSED G+V STORIED BUISNESS BUILDING AT PREMISES NO.–15, BAL MUKUND MAKKAR ROAD, KOLKATA – 700007, WARD – 41, BOROUGH –V, P.S. – JORASANKO. U/S 393A OF KMC ACT 1980 & KMC BLDG RULE 2009.

SCALE 1:100

N

WATER DEMAND CALCULATION FOR BAL MUKUND MAKKAR ROAD											
				Water requirement					Flow to STP		
Sl. No.	Description of Item	Total nos. of Flat	Considering No. persons in a flat or SQ.ft. per person	Total Nos. of persons	Flushing water per person per day in Lits	Total Flushing water in Lits.	Domestic water per person per day in Lits.	Total Domestic water in Lits.	Total Flushing + Domestic water requirement IN Lits.	85% for Domestic	100% for Flushing	Total in Lits.
1	Water requirement for staffs & non-dest staffs in Office area (Area = 12490 sqft)		35	357	20	7140	25	8925	16065	7586	7140	14726
2	Water requirement for total visitors in Shopping Center (Area = 17535.37 sqft)		50	40	10	400	5	200	600	170	400	570
3	Water requirement for non desk staff population in Shopping area			12	20	240	25	300	540	255	240	495
4	Water requirement for maintenance staff including security			5	15	75	30	150	225	127.5	75	203
5	Total no. of Car parking 30 nos. Considering 50% of total will be self driving = 30/2=15			15	9	135	6	90	225	77	135	212
6	Water requirement for WTP back washing	L. S.						1500	1500	1275	0	1275
7	Landscape requirement	L. S.				500		0	500	0	500	500
	TOTAL IN LTR					8490		11165	19655			17980
	TOTAL IN KLD					9 KLD		12 KLD	20 KLD			18 KLD