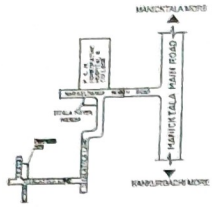
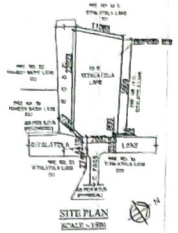
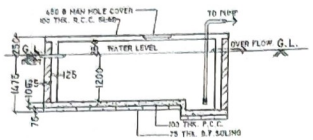


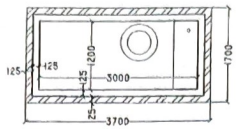
KEY PLAN
SCALE :- 1:4000



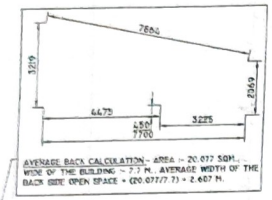
SITE PLAN
SCALE :- 1:500



SEC. ELEVATION

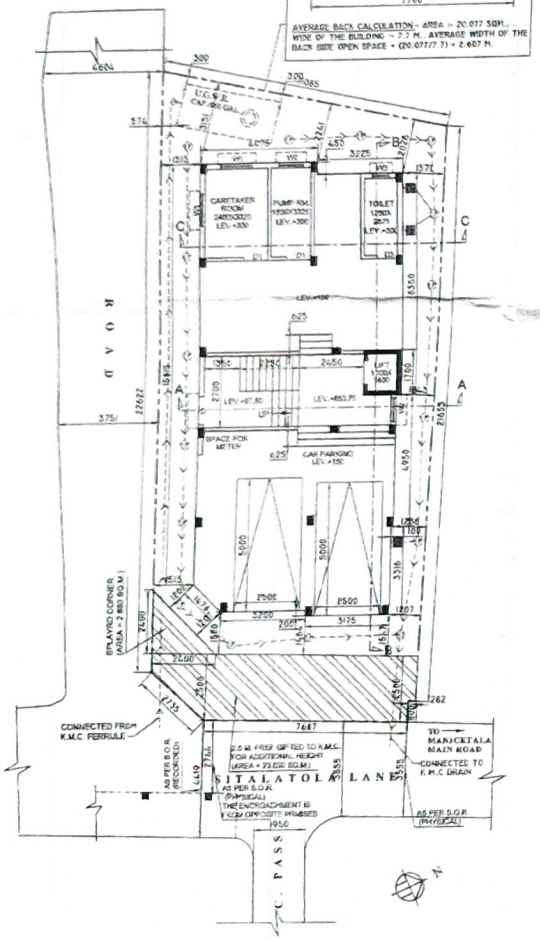


DETAIL OF U.G.W.RESERVOIR
CAP. - 900 GAL. (SCALE -1:50)

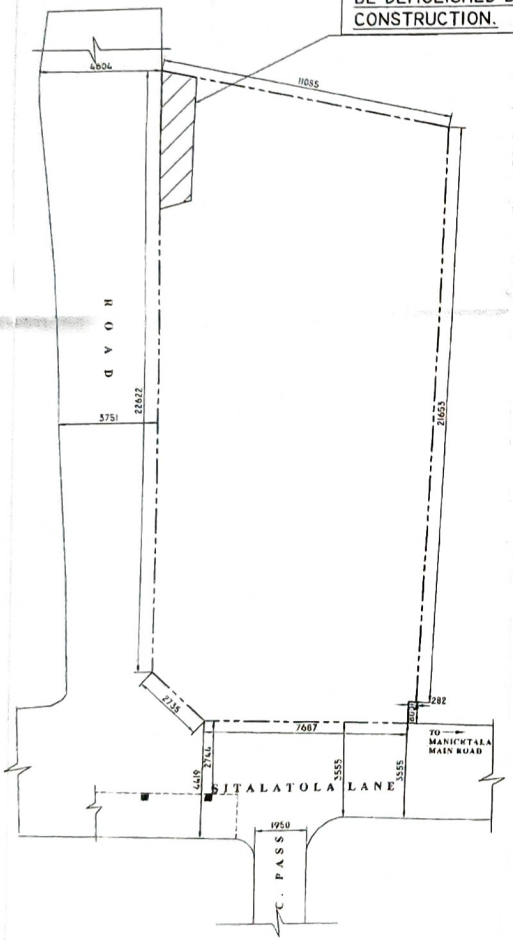


AVERAGE BACK CALCULATION :- AREA :- 20.077 SQM.,
WIDTH OF THE BUILDING :- 7.7 M., AVERAGE WIDTH OF THE
BACK SIDE OPEN SPACE = (20.077/7.7) = 2.607 M.

THE EXISTING STRUCTURE SHOWN HATCHED TO BE DEMOLISHED BEFORE THE START OF THE NEW CONSTRUCTION.



GROUND FLOOR PLAN
SCALE :- 1:100



EXISTING GROUND FLOOR PLAN
SCALE :- 1:100

DOOR WINDOW SCHEDULE

TYPE	WIDTH	HT.	TYPE	WIDTH	HT.
D	1050	2130	W	1800	1220
D1	900	2130	W1	1200	1220
D2	850	2130	W2	900	1050
D3	750	2100	W3	600	600

Premises No : 16 E, Sitalatola Lane.
Assessee No : 110101600227
Name of the Owner(s) : Sukanta Maji & Subir Kumar Patra
Name of LBS : Anjan Kumar Dutta. No. : LBS/I/883
Permissible height in reference to CCZM issued by AAI : 12.5 Meter.
Co - Ordinate in WGS 84 and site elevation (AMSL) :
Reference points marked in the site plan of the proposalCo-ordinate in WGS 84Site elevation (AMSL)

Reference points marked in the site plan of the proposal	Co-ordinate in WGS84		Site elevation (AMSL)
	Latitude	Longitude	
1	22.579	88.384	6 Meter
2	22.579	88.384	6 Meter
3	22.579	88.384	6 Meter
4	22.579	88.384	6 Meter

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.

Counter signed by Owner(s)
SRI SUKANTA MAJI
SRI SUBIR KUMAR PATRA

Signature of LBS
ANJAN KUMAR DUTTA
LBS/I/883
NAME OF THE L.B.S.

B.P NO. : 2023030019
DATE : 05/06/2023
VALID UPTO : 04/06/2028

SANTANU DUTTA
Digitally signed by SANTANU DUTTA
Date: 2023.06.05 13:13:44 +05'30'

DIGITAL SIGNATURE OF A.E.(C) OR E.E(C)

STATEMENT OF THE PLAN PROPOSAL

PART-A
1. ASSESSEE NO: 11-330-16-0022-7
2.a) DETAIL OF REGISTERED DEED
BOOK NO : 01 VOL. NO : 2 PAGE NO : 2411 TO 2422
BEING NO : 09769 YEAR : 2014 PLACE : A.R.A - I KOLKATA.
2.e) DETAIL OF BOUNDARY DECLERATION
BOOK NO : 01 VOL. NO : 1902-2023 PAGE NO : 114704 TO 114714
BEING NO : 190203512 YEAR : 2023 PLACE : A.R.A - II KOLKATA
3. DETAIL OF STRIP OF LAND
BOOK NO : 01 VOL. NO : 1903-2023 PAGE NO : 71867 TO 71879
BEING NO : 190301831 YEAR : 2023 PLACE : A.R.A - III KOLKATA.
4. DETAIL OF CORNER SPLAY.
BOOK NO : 01 VOL. NO : 1903-2023 PAGE NO : 71879 TO 71892
BEING NO : 190301832 YEAR : 2023 PLACE : A.R.A - III KOLKATA.

PART-B
1. AREA OF LAND :-
AS PER TITLE DEED(DLK.-09CH.-60SFT) = 267.558 SQM.
2. AS PER BOUNDARY DECLERATION (05K.-09CH.-44SFT) = 262.595 SQM.
3. AREA OF STRIP OF LAND = 23.039 SQM.
4. AREA OF SPLAYED CORNER = 2.88 SQM.
5. NET LAND AREA= 262.393 SQM.
6. (i) PERMISSIBLE GROUND COVERAGE (58.586%) = 162.058 SQM.
ii) PROPOSED GROUND COVERAGE (52.266%) = 126.691 SQM.
7. PROPOSED HEIGHT = 12.500 SQM.
8. PROPOSED AREA :-

4. PROPOSED AREA :-

FLOOR	COVERED AREA (in SQ.M.)	CUT OUT LIFT WELL (in SQ.M.)	COVERED FLOOR AREA (in SQ.M.)	EXEMPTED AREA STAIR + STAIR LOBBY (in SQ.M.)	EXEMPTED AREA LIFT LOBBY (in SQ.M.)	FLOOR AREA EXCLUDING EXEMPTION (in SQ.M.)
GRND	126.691 SQ.M.	———	126.691 SQ.M.	13.365	1.713	111.594
1ST	126.691 SQ.M.	1.540	125.151 SQ.M.	13.365	1.056	110.791
2ND	126.691 SQ.M.	1.540	125.151 SQ.M.	13.365	1.056	110.791
3RD	126.691 SQ.M.	1.540	125.151 SQ.M.	13.365	1.056	110.791
TOTAL	506.764 SQ.M.	6.160	500.144 SQ.M.	53.460	4.518	442.168

9. TENEMENTS & CAR PARKING CALCULATION :-

UNITED	TENEMENT SIZE	PROPORTIONAL AREA TO BE UNITED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	148.944 SQ.M.	91.089 SQ.M.	70.189 SQ.M.	1	1 NOS.
B	94.217 SQ.M.	57.637 SQ.M.	72.804 SQ.M.	1	

10A. REQUIRED CAR PARKING :- 1 NOS.
10B. PROVIDED CAR PARKING :- 2 NOS.
11. PERMISSIBLE AREA FOR PARKING :- = 75 SQ.M.
12. PROVIDED AREA OF PARKING :- = 80.212 SQ.M.
13. PERMISSIBLE F.A.R = 1.75
14. PROPOSED F.A.R= (442.168 - 251) / 262.393 = 1.721 < 1.75
15. STAIR HEAD ROOM AREA :- 16.585 SQ.M.
16. LIFT MACHINE ROOM AREA :- 7.033 SQ.M.
17. TERRACE AREA :-126.691 SQ.M.
18. RELAXATION OF AUTHORITY. (IF ANY :- NIL
19. OVER HEAD TANK AREA :- 6.200 SQ.M.
20. AREA OF CUP-BOARD = (0.625 SQM.X12 NOS.)= 7.500 SQM.
21. AREA OF LOFT = (2.338 SQM.+2.031 SQM.) x 3 NOS.)= 13.107 SQM.
22. OTHER AREA ONLY FOR FEES (EXCLD EXEMPTED)= 91.218 SQM.

SPECIFICATIONS

R.C.C. FRAME STRUCTURE WITH CONC. GRADE 1:1.5:3.
200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTER JOINTS.
STEEL 'Z' SECTION WINDOWS.
CAST-IN-SITU MOSAIC FLOORING.
16 & 14 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
WATER PROOFING TREATMENT.
P.O.P. PUNNING ON INTERNAL WALLS & CEILING.

CERTIFICATE OF E.S.E.

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 BASIS OF SOIL INVESTIGATION REPORT BY GEOTEST ENGINEERS PVT. LTD. (MR. ALOK ROY) 9A, MILAN PARK, KOLKATA-700033, CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.

ANJAN KUMAR DUTTA
ESE/I/83
NAME OF THE E.S.E.

DECLARATION OF L.B.S.

CERTIFIED THAT THE PLAN ITSELF 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 IS 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 KUMAR DUTTA
LBS/I/883
NAME OF THE L.B.S.

CERTIFICATE OF GEO-TECHNICAL ENGINEER

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

RUPAK KUMAR BANERJEE
G.T./I/3
NAME OF THE GEO-TEC. ENGINEER

DECLARATION OF OWNER / APPLICANT

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

SRI SUKANTA MAJI
SRI SUBIR KUMAR PATRA
NAME OF THE OWNERS

GROUND FLOOR PLAN, FIRST TO THIRD FLOOR PLAN, ROOF PLAN, EXISTING PLAN, U.G.WATER RESERVOIR, LOCATION PLAN, SITE PLAN, SECTION-AA, BB & CC, FRONT ELEVATION & SOUTH SIDE ELEVATION.

PROJECT
PROPOSED G+III STORIED (HT.-12.500MT.) RESIDENTIAL BUILDING U/S 393 A OF K.M.C. ACT 1980
AT- 16 E, SITALATOLA LANE KOLKATA- 700011, WARD NO.- 30, BOROUGH NO.-III, UNDER K.M.C.

SPACE CONSULTANTS
PLANERS, ENGINEERS, INTERIOR DESIGNERS
6/C/1 Dhan Devi Khanna Road
Kolkata-700034
Ph. 9100758784

SCALE - 1:100
UNLESS OTHERWISE MENTIONED

DRG. NO. SC/S.L./02/23-24
DATE : 07 / 04 / 2023
CHECKED BY - ASIM KR. SAHA
DRAWN BY - SUROV KR. HOWLY