

OWNERS:
SRI PRADIP BISWAS, SRI DILIP BISWAS, SMT. SHIKHA GHOSH,
SMT. REKHA CHOWDHURY, MISS KANIKA BISWAS

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 - 111, DIAMOND PARK, WARD NO - 143, BOROUGH NO - XVI,
UNDER KOLKATA MUNICIPAL CORPORATION.

SCHEDULE OF DOORS AND WINDOWS					SPECIFICATIONS	
M.K.D.	WIDTH	HEIGHT	M.K.D.	WIDTH	HEIGHT	
D	1000	2100	W	1500	1200	
DI	900	2100	WI	1200	1200	
D2	750	2100	W2	1050	1200	
			W3	650	1200	
			W4	900	1050	
			W5	600	750	

1. Grade of Concrete - M20
2. Grade of Steel - Fe 500
3. Proportion of Mortar for 250 & 200 Thk. wall - 1:6
4. Proportion of Mortar for 125 & 75 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)	B)
1. ASSESSEE NO. - 71 - 143 - 06 - 0012 - 0	1. GROUND COVERAGE
2. DETAILS OF REGISTERED DEED OF CONVEYANCE - DEED NO. - 3528, BOOK NO. - 1, VOLUME NO. - 74, PAGE NO. - 40 TO 42 AT D.S.R. ALIPUR, DATE OF REGISTRATION - 24/05/1967.	PERMISSIBLE = 183.862 Sqm. (55.654 %) PROPOSED = 183.781 Sqm. (55.629 %)
3. DETAILS OF BOUNDARY DECLARATION - DEED NO. - 160716912, BOOK NO. - 1, VOLUME NO. - 1607- 2022, PAGE NO. - 51802 TO 51817 AT A.D.S.R. BEHALA, DATE OF REGISTRATION - 28/12/2022.	2. F.A.R. PERMISSIBLE = 1.75 PROPOSED = 1.745
4. NON EVICTION OF TENANT DECLARATION - DEED NO. - 160716913, BOOK NO. - 1, VOLUME NO. - 1607- 2022, PAGE NO. - 51818 TO 51831 AT A.D.S.R. BEHALA, DATE OF REGISTRATION - 28/12/2022.	3. TOTAL COVERED AREA (EXCLUDING THE SPACES EXEMPTED IN THIS RULE) = 651.462 Sqm.
5. DETAILS OF POWER OF ATTORNEY - DEED NO. - 160705586, BOOK NO. - 1, VOLUME NO. - 1607- 2022, PAGE NO. - 192224 TO 192241 AT A.D.S.R. BEHALA, DATE OF REGISTRATION - 26/04/2022.	4. TOTAL AREA EXEMPTED AS PER RULE = 63.472 Sqm.
6. AREA OF LAND = 5 KH - 0 CH - 0 SFT = 334.448 Sqm. (AS PER S/DECL.)	5. GROSS TOTAL COVERED AREA = 714.934 Sqm.
7. AREA OF LAND = 4 KH - 15 CH - 1.08 SFT = 330.368 Sqm. (AS PER B/DECL.)	6. STAIR HEAD ROOM AREA = 16.675 Sqm.
8. NO. OF TENEMENTS = 9	7. AREA OF O. H. R. = 4.805 Sqm.
9. SIZE OF TENEMENTS = BELOW 50.0 Sqm = 2 Nos. = 50.0 Sqm To 75.0 Sqm = 4 Nos. = 75.0 Sqm To 100.0 Sqm = 2 Nos. = 100.0 Sqm To 200.0 Sqm = 1 No.	8. AREA OF CUPBOARD = 6.880 Sqm.
	9. NO. OF CAR PARKING REQUIRED = 3 Nos.
	10. NO. OF CAR PARKING PROVIDED = 3 Nos.
	11. AREA OF CAR PARKING = 74.924 Sqm.
	12. AREA OF TERRACE = 183.781 Sqm.
	13. REQUIRED TREE COVER AREA = 5.904 Sqm. (1.787 %)
	14. PROVIDED TREE COVER AREA = 7.002 Sqm. (2.119 %)

STRUCTURAL ENGINEER 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 ABUTTING
K.M.C. ROAD CONFORM WITH THE PLAN, WHICH HAS
BEEN MEASURED AND VERIFIED BY ME. IT IS A
BUILDABLE SITE NOT A TANK OR FILLED UP TANK.
THE LAND IS DEMARCATED BY BOUNDARY WALL.

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 ABUTTING
K.M.C. ROAD CONFORM WITH THE PLAN, WHICH HAS
BEEN MEASURED AND VERIFIED BY ME. IT IS A
BUILDABLE SITE NOT A TANK OR FILLED UP TANK.
THE LAND IS DEMARCATED BY BOUNDARY WALL.

Certificate :
Premises No : 111, Diamond Park, Ward no - 143, Borough No - XVI
Assessee No : 71 - 143 - 06 - 0012 - 0
Name of the Owner(s) / Applicant(s) : Sri Dipak Kumar Halder Proprietor of D.D.
Construction & Project as C.A. of Sri Pradip Biswas & others
Area of Land : 330.368 Sqm.
Name of Architect : Akash Mondal No : CA/19/111545
Permissible height in reference to CCZM issued by AAI : 33 M

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.

Reference points marked in the site plan of the proposal	Co-ordinate in WGS 84		Site Elevation [AMSL]
	Latitude	Longitude	
	22° 27' 06.07" N	88° 18' 27.20" E	4 M

OWNERS DECLARATION
WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT WE
SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION. WE
SHALL FOLLOW THE INSTRUCTION OF L.B.A & E.S.E DURING
CONSTRUCTION OF THE BUILDING (AS PER S PLAN) 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 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 US. IF ANY DISPUTE
ARISES REGARDING OWNERSHIP, KMC AUTHORITY WILL NOT BE
RESPONSIBLE & WILL REVOKE SANCTION.

TITLE:
SANCTION DRAWING

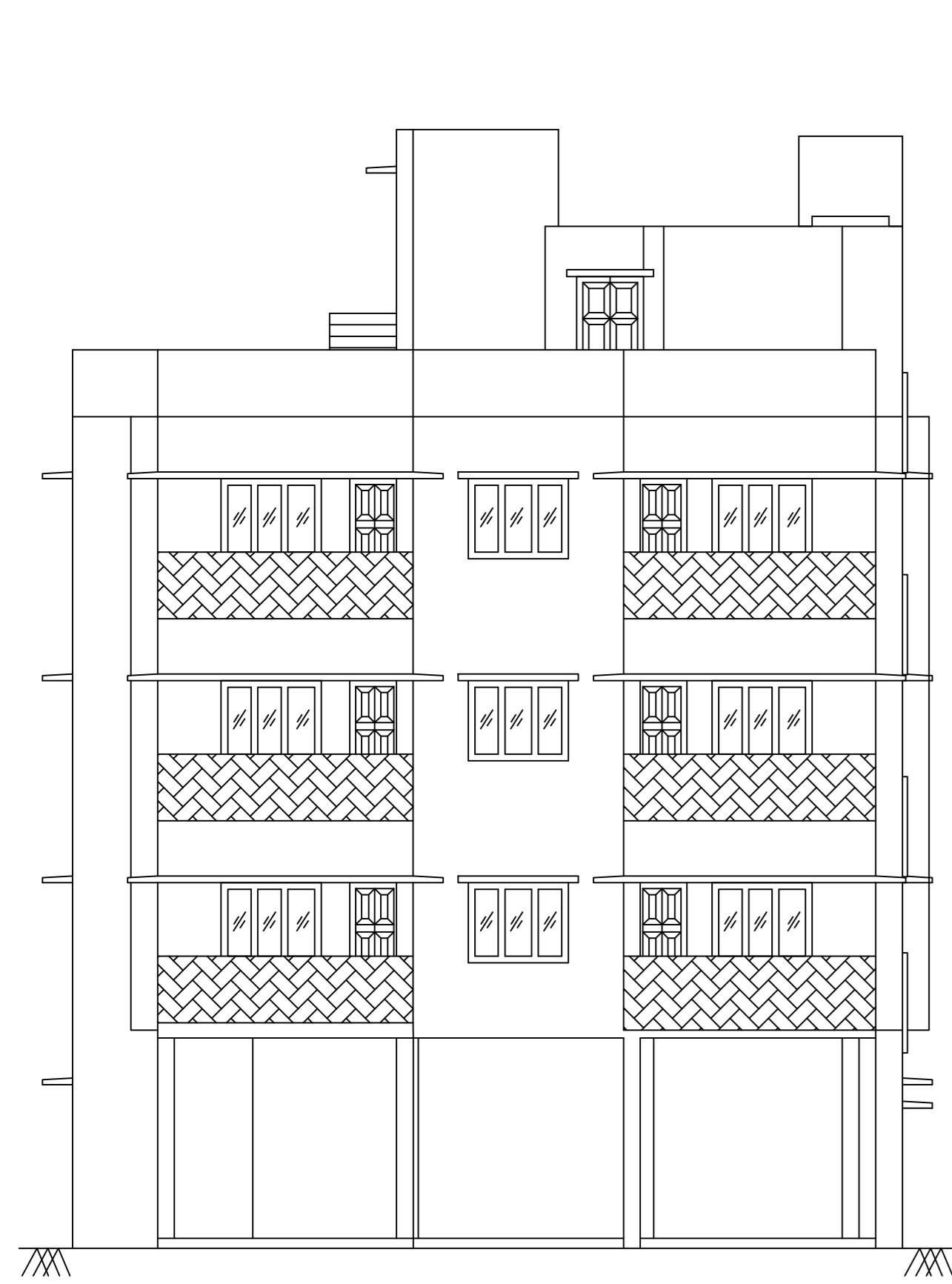
DRG. NO.	ADS/0051/KMC/AR-01	JOB NO.	ADS/0051
SCALE	1:100	DRAWN BY	KRISHNA
DATE	10/02/2023	CHECKED BY	A.MONDAL
ISSUE STATUS	SANCTION		

AKASHDEEP DESIGN STUDIO
ARCHITECTS . ENGINEERS . PLANNERS . DESIGNERS
8522, James Long Sarani, near Joka Metro Station,
Kolkata-700104, India
akashdeepdesignstudio@gmail.com
8017522633 / 7488400480

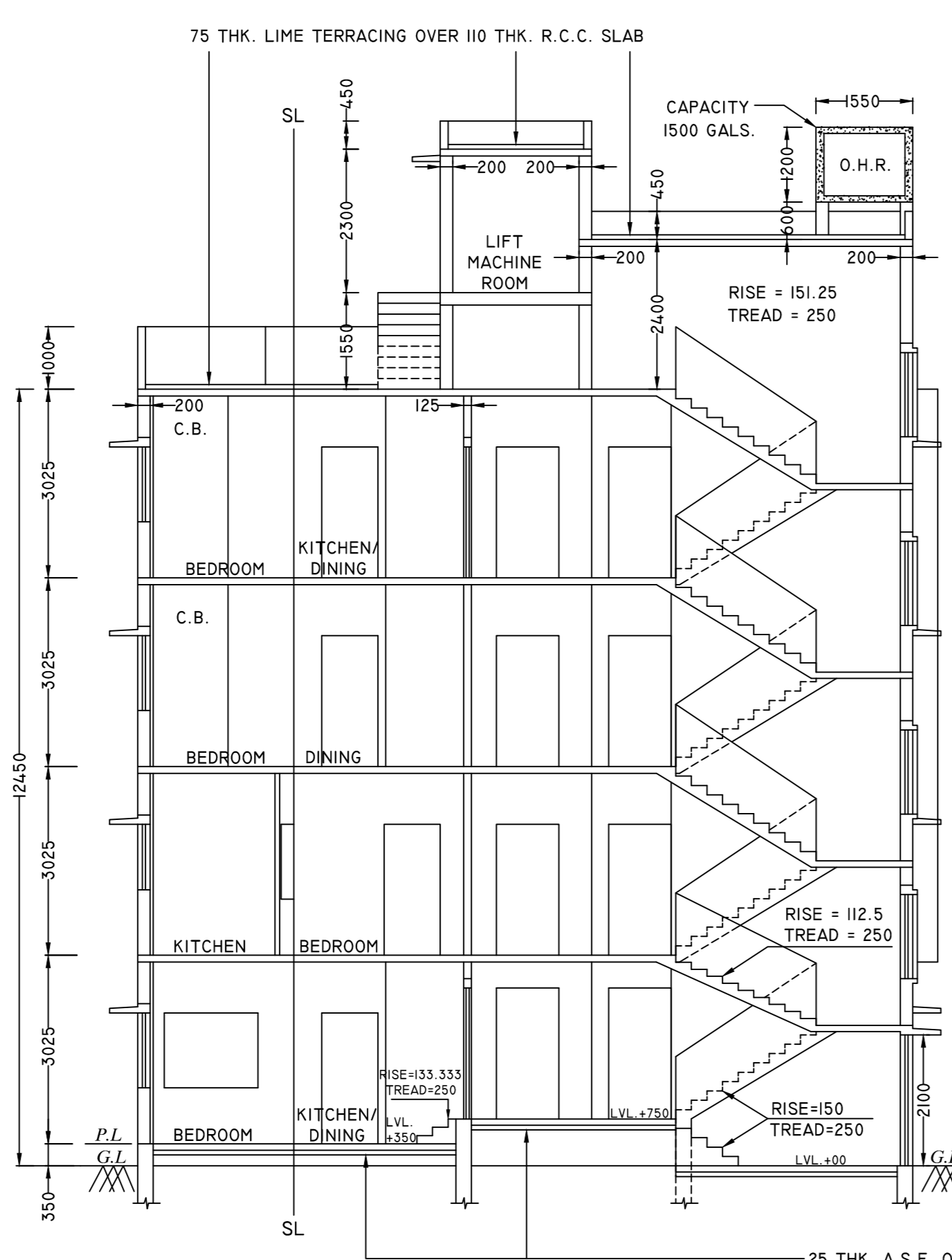
B.P NO. :- 2023160127 DATE : 10.06.2023
VALID UPTO : 09.06.2028

DIGITAL SIGNATURE OF A.E
DIGITAL SIGNATURE OF E.E

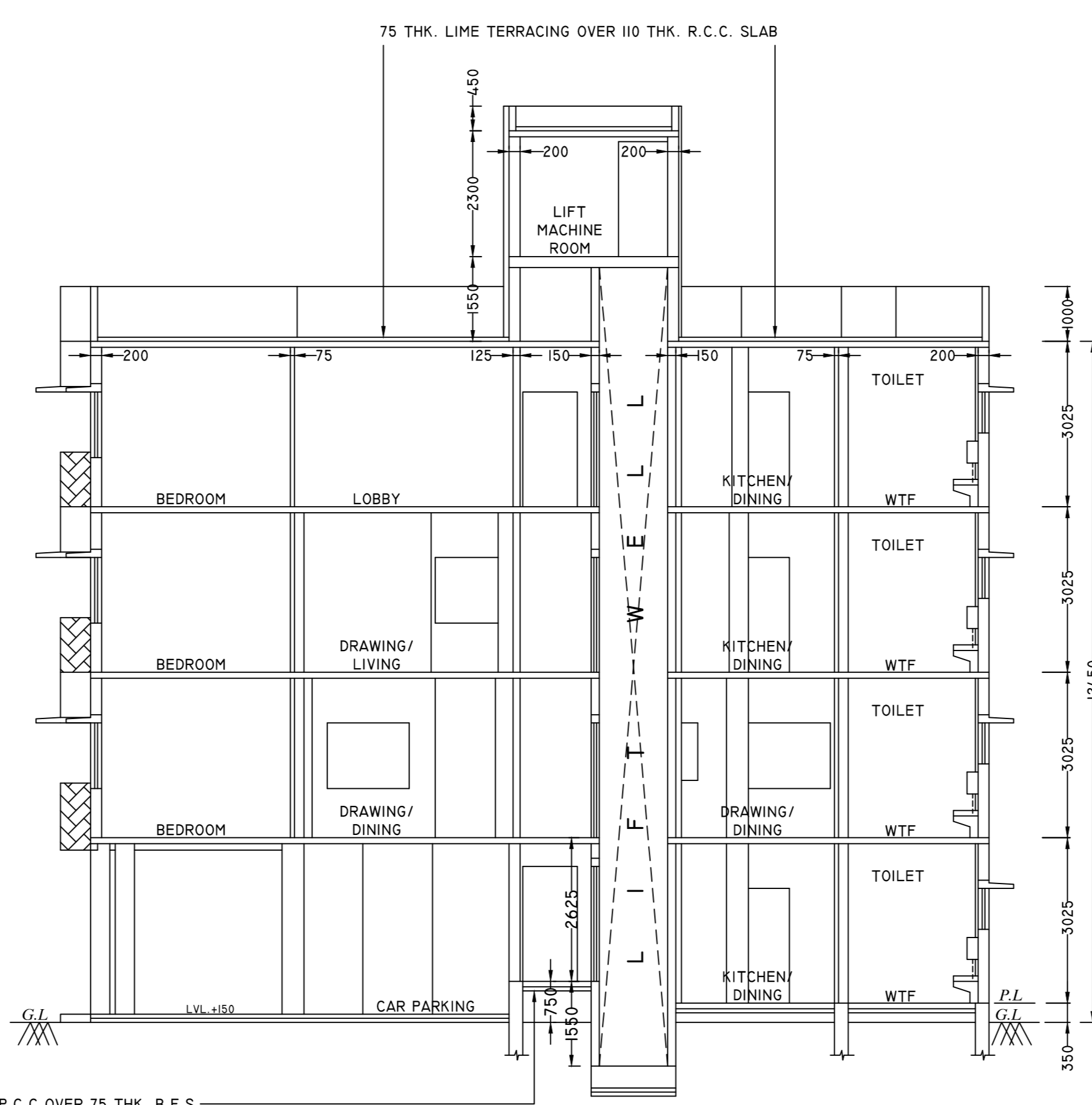
THIS DRAWING IS A PRIVATE AND CONFIDENTIAL DOCUMENT AND THE PROPERTY OF AKASHDEEP DESIGN
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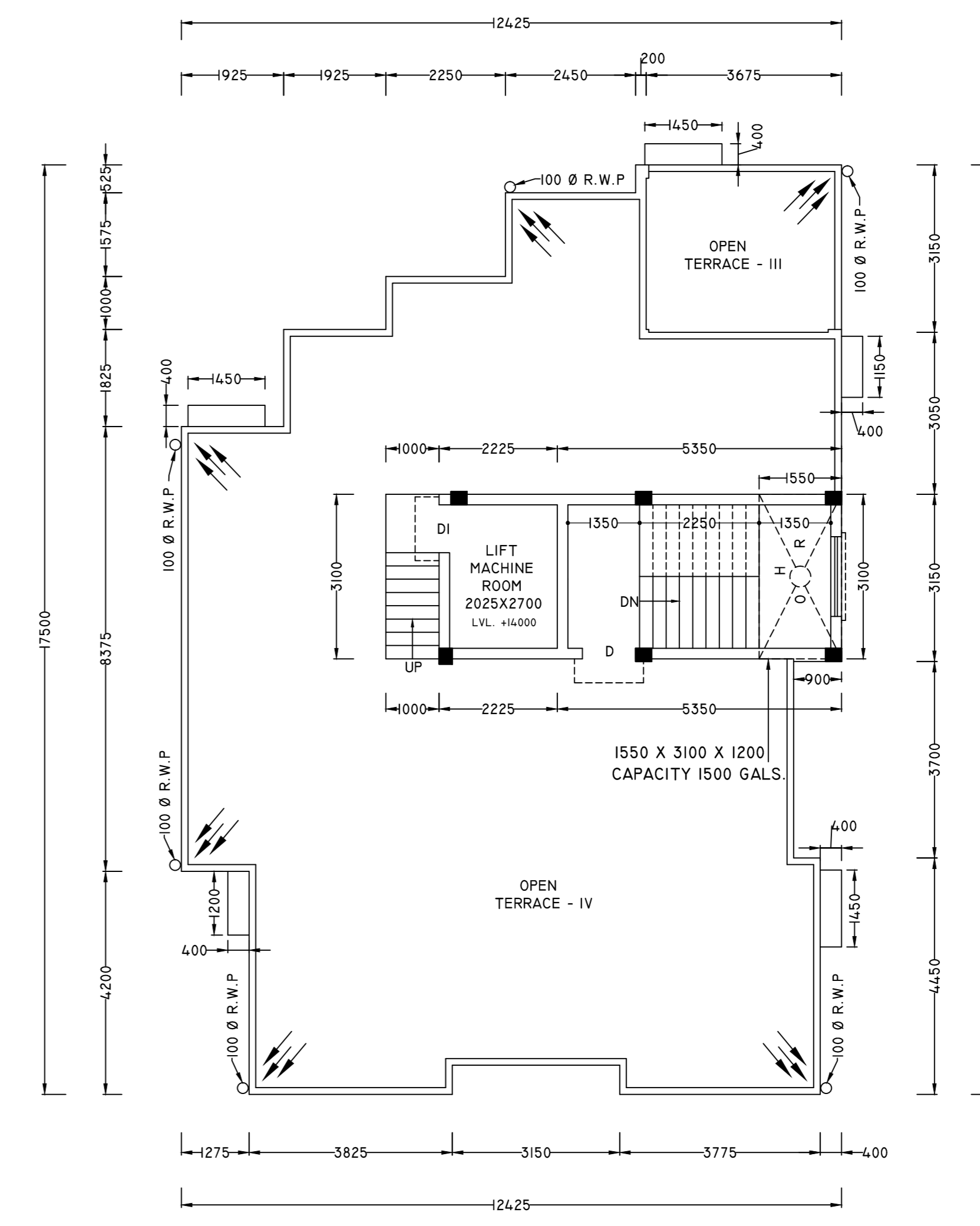
FRONT ELEVATION
SCALE-1:100



SECTIONAL ELEVATION ON X-X
SCALE-1:100



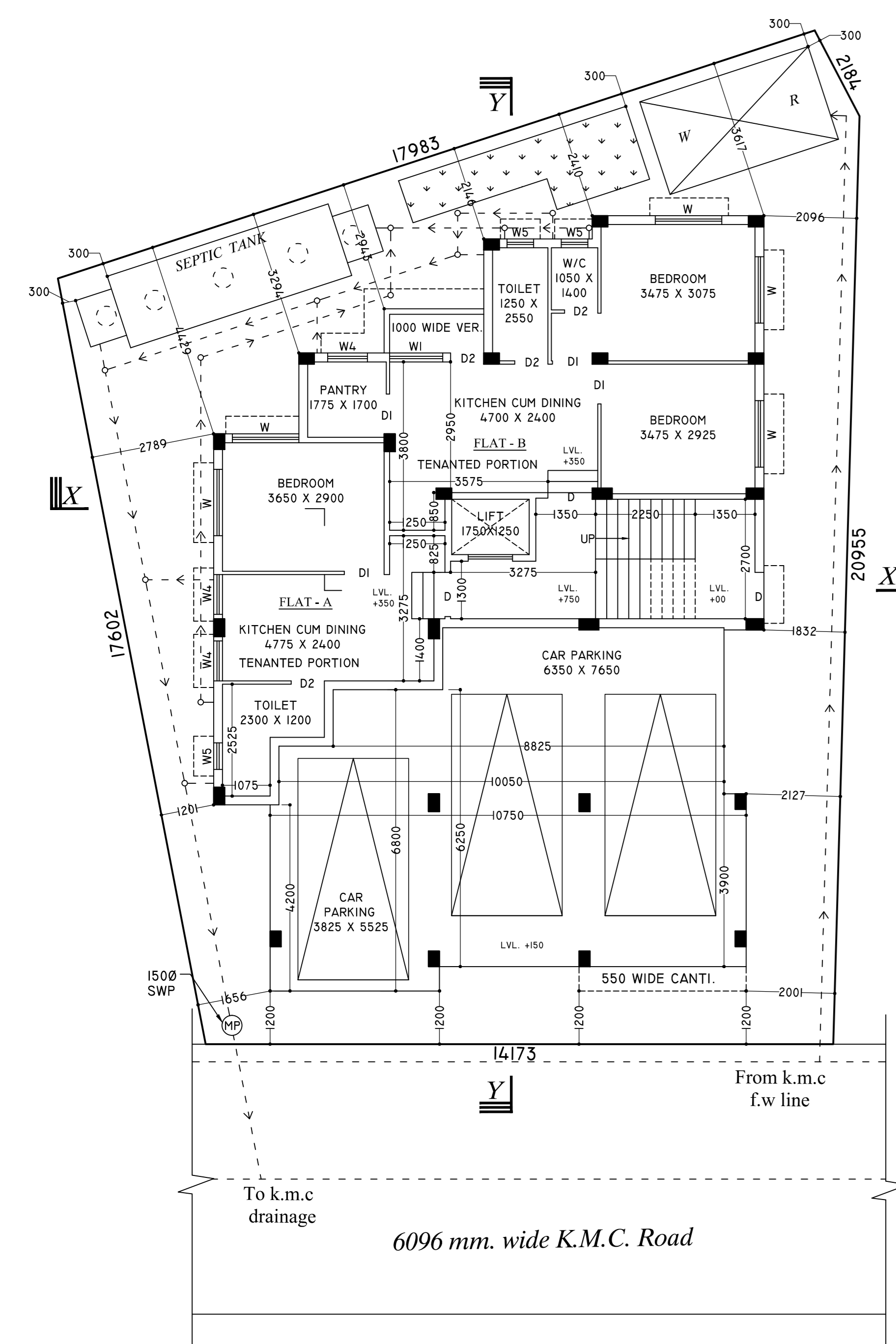
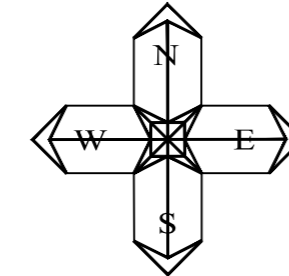
SECTIONAL ELEVATION ON Y-Y
SCALE-1:100



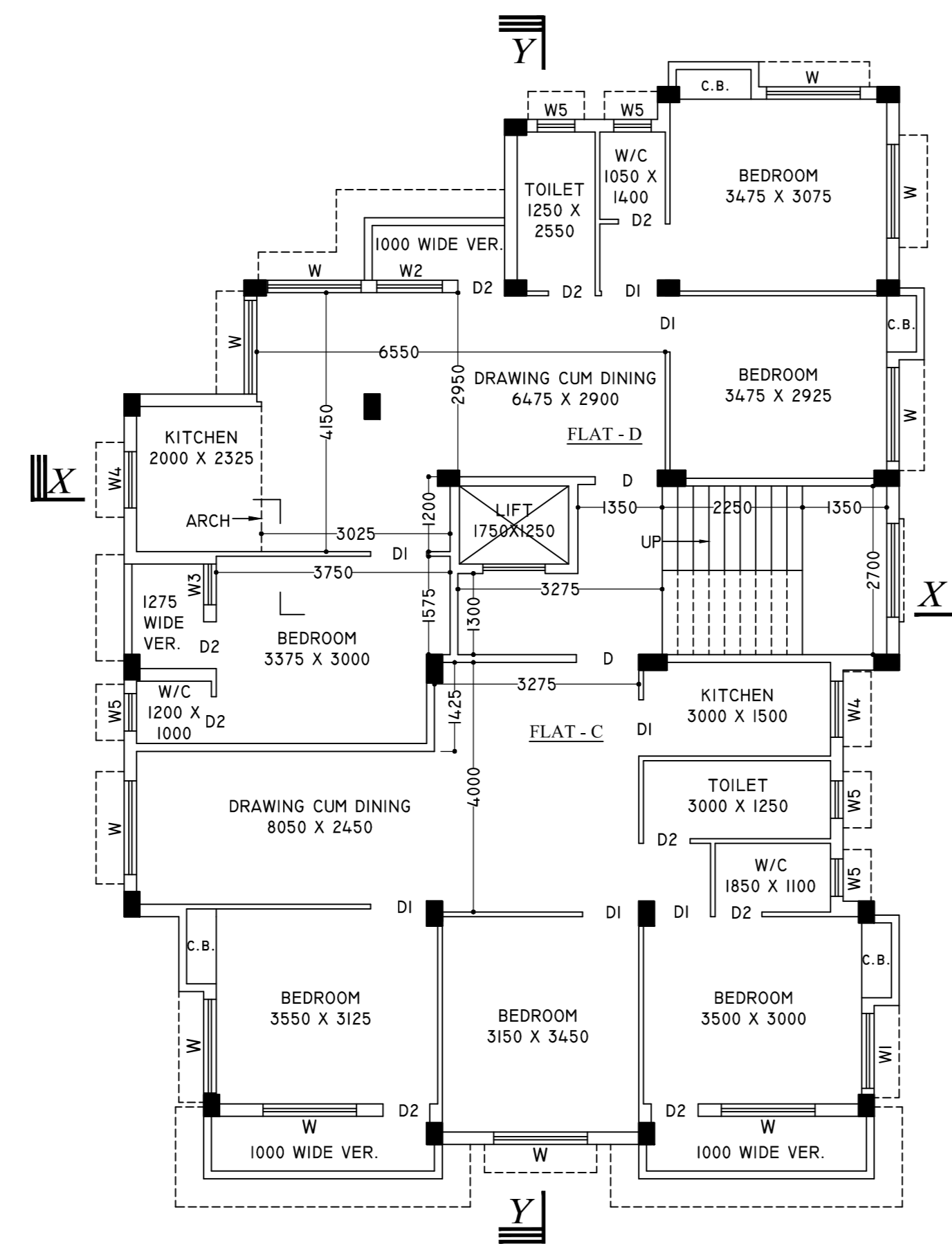
ROOF PLAN
SCALE-1:100

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

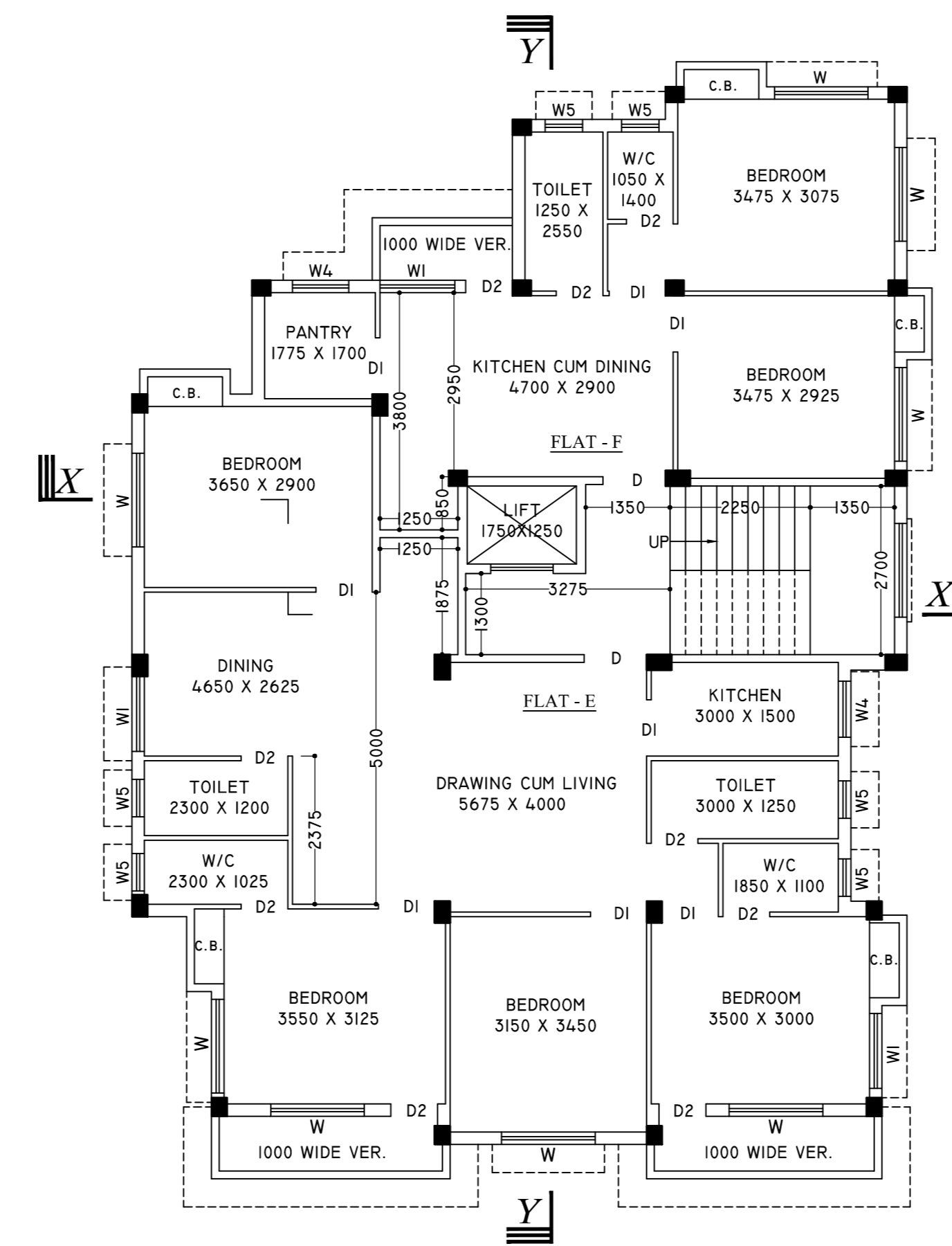
WIDTH OF AVERAGE BACK = 3.497 M



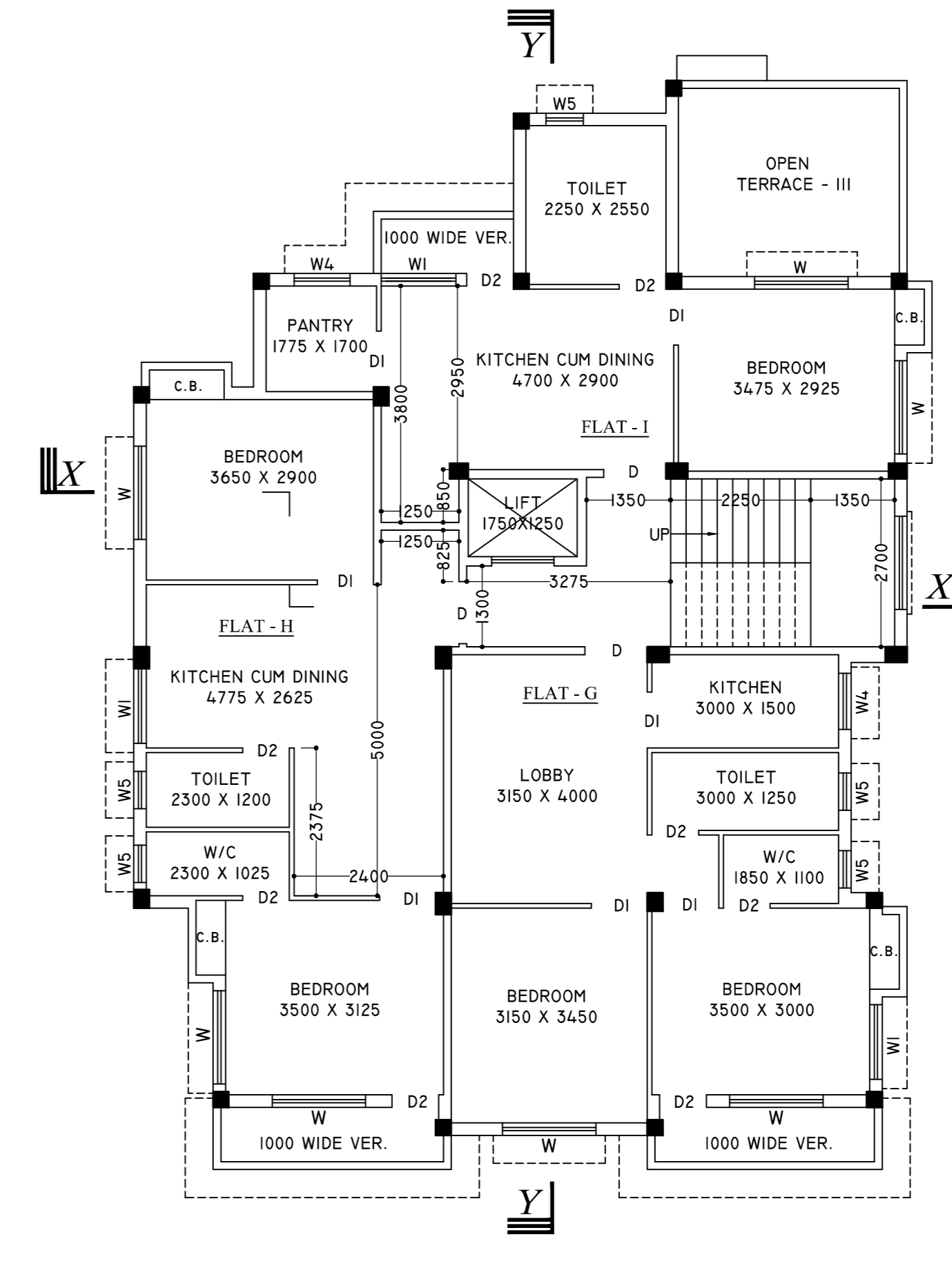
PROPOSED GROUND FLOOR PLAN
SCALE-1:100



PROPOSED FIRST FLOOR PLAN
SCALE-1:100



PROPOSED SECOND FLOOR PLAN
SCALE-1:100



PROPOSED THIRD FLOOR PLAN
SCALE-1:100