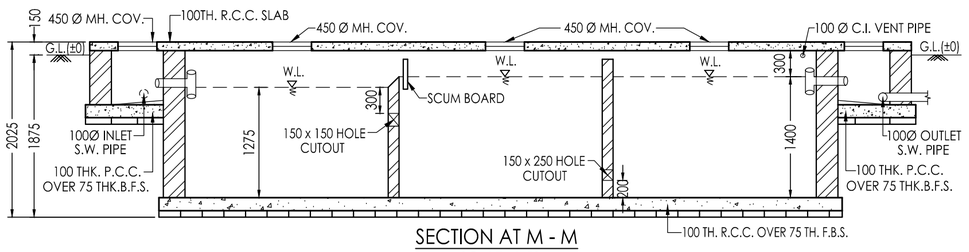
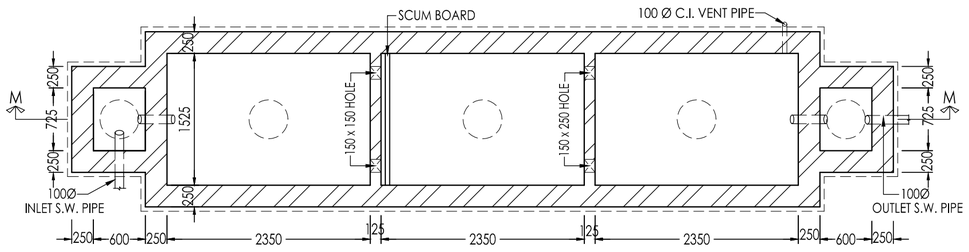
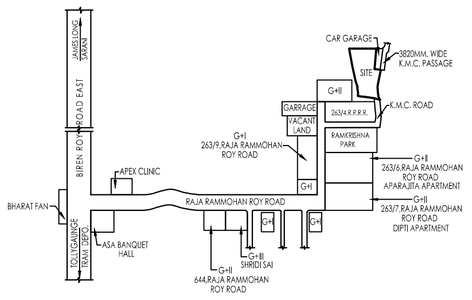


SECTION AT M - M
SCALE - 1:50

DOOR & WINDOW SCHEDULE						
TYPE	WIDTH	HEIGHT		TYPE	WIDTH	HEIGHT
D1	1200	2100		W	2000	1950
D2	1100	2100		W1	1800	1200
D3	1000	2100		W2	1500	1200
D4	900	2100		W3	1200	1200
D5	750	2100		W4	1000	1000
SD1	1800	2100		W5	600	1000
				W6	600	1950

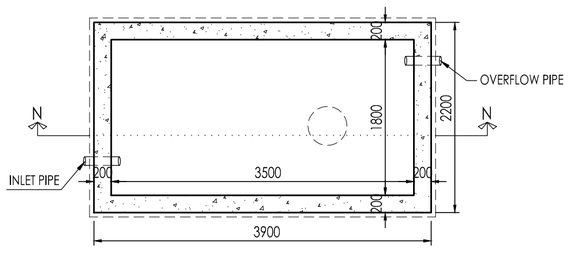


PLAN OF SEPTIC TANK (FOR 100 USERS)
SCALE - 1:50

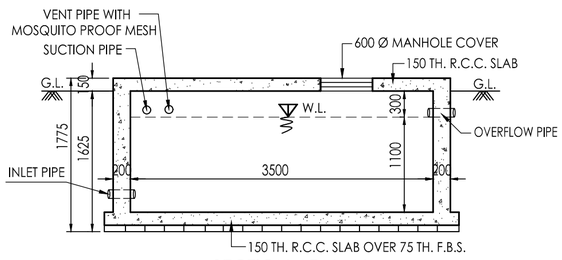


N

LOCATION PLAN
SCALE - 1:4000

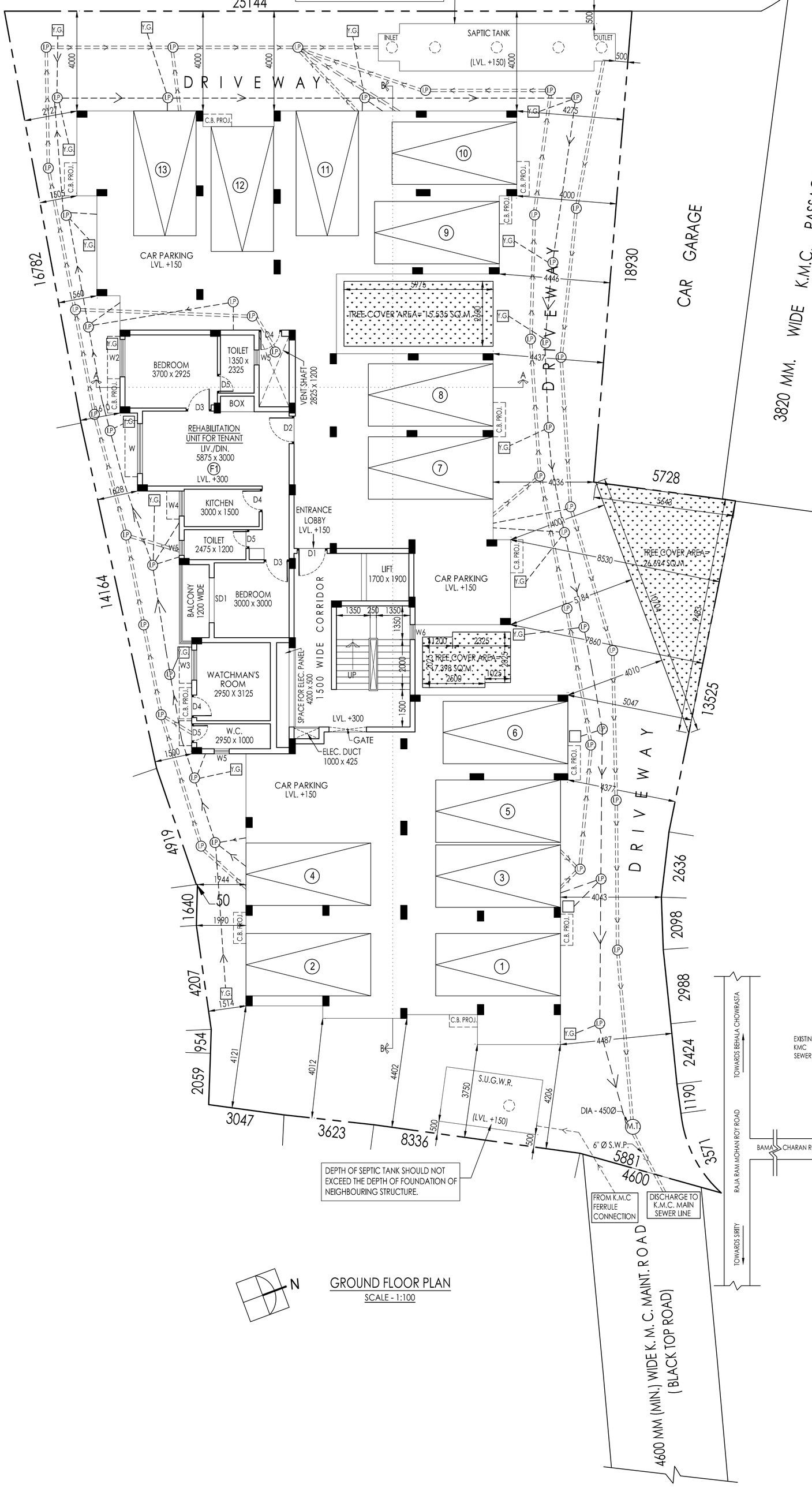


PLAN OF SEMI UNDER GROUND WATER RESERVOIR (CAPACITY - 1500 GALLS.)
SCALE - 1:50



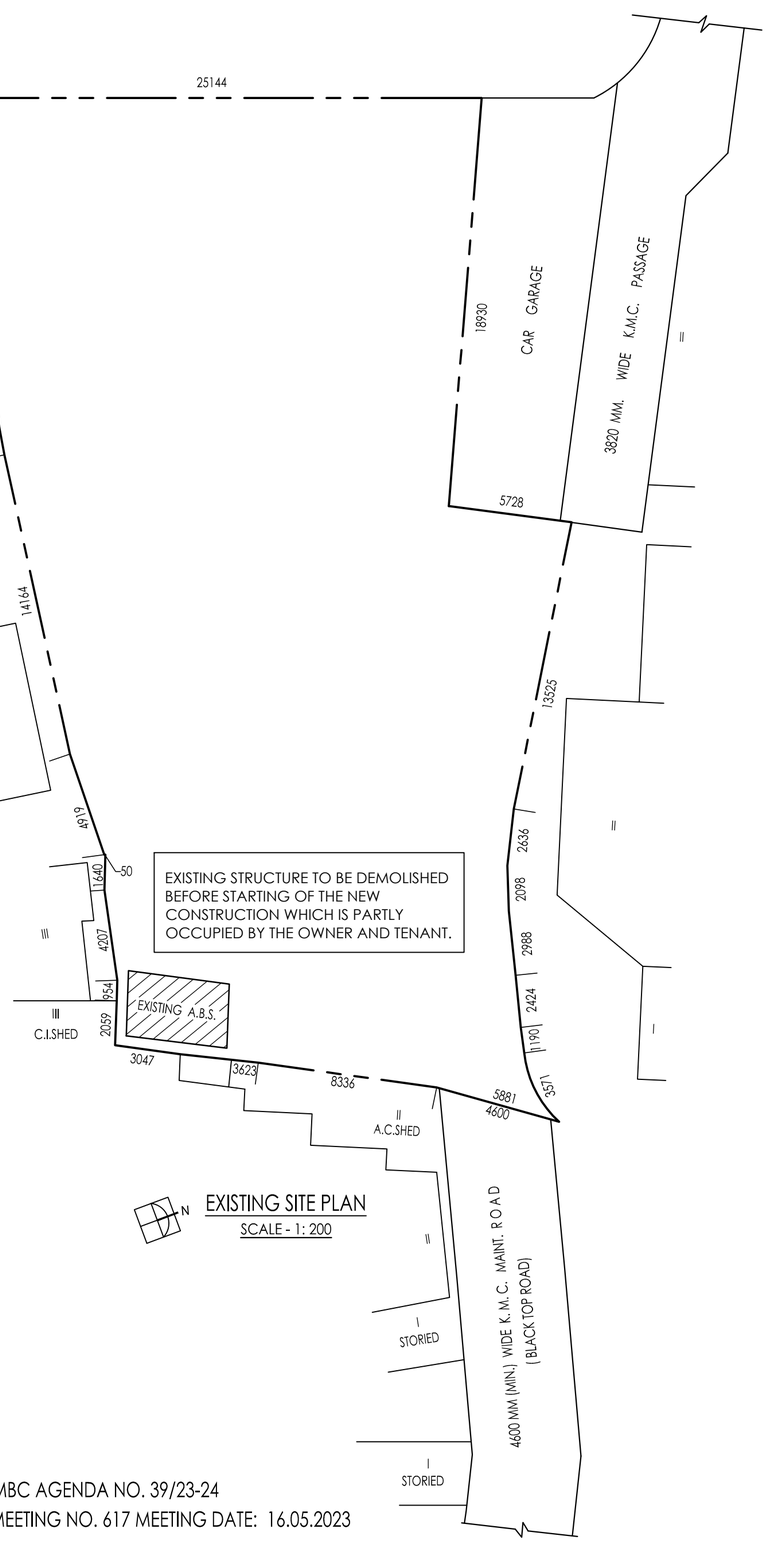
SECTION AT N - N
SCALE - 1:50

DEPTH OF SEPTIC TANK SHOULD NOT EXCEED THE DEPTH OF FOUNDATION OF NEIGHBOURING STRUCTURE.



SITE PLAN
SCALE - 1:600

DET. OF A.A.I. NOC. :-
NOC. ID. :-BEHA/EAST/B/071622/683498
DATE:- 02/08/2022, VALID UP TO:- 01/08/2030
SITE ELEVATION:- (AMSL) - 4.72M.
PERMISSIBLE TOP ELEVATION:- (AMSL) - 34.72M.



EXISTING SITE PLAN
SCALE - 1: 200

EXISTING STRUCTURE TO BE DEMOLISHED BEFORE STARTING OF THE NEW CONSTRUCTION WHICH IS PARTLY OCCUPIED BY THE OWNER AND TENANT.

MBC AGENDA NO. 39/23-24
MBC MEETING NO. 617 MEETING DATE: 16.05.2023

DOOR & WINDOW SCHEDULE						
TYPE	WIDTH	HEIGHT		TYPE	WIDTH	HEIGHT
D1	1200	2100		W1	1800	1200
D2	1100	2100		W2	1500	1200
D3	1000	2100		W2A	1500	1950
D4	900	2100		W3	1200	1200
D5	750	2100		W4	1000	1000
SD1	1800	2100		W5	600	1000
				W6	600	1950

SPACE FOR K.M.C. USES

B.P. NO.:-2023140120	DATE:- 19.07.2023	VALID UP TO:- 18.07.2028

ATISH RANJAN MANNA
Digitally signed by ATISH RANJAN MANNA
Date: 2023.07.19 16:36:13 +05'30'

DIGITAL SIGNATURE OF A.E.

DEBOJIT DAS
Digitally signed by DEBOJIT DAS
Date: 2023.07.19 16:42:42 +05'30'

DIGITAL SIGNATURE OF E.E.

PART-A

ASSESSEE NO:- 41-121-01-0968-0

DET. OF DEED CONVEYANCE -1 :
BOOK NO.:- I
CD VOLUME NO.:- 14
PAGE FROM.:- 1606 TO 1622
BEING NO.:- 04120
YEAR :- 2013
A.D.S.R. BEHALA

DET. OF DEED CONVEYANCE -2 :
BOOK NO.:- I
CD VOLUME NO.:- 14
PAGE FROM.:- 2575 TO 2591
BEING NO.:- 04192
YEAR :- 2013
A.D.S.R. BEHALA

DET. OF DEED CONVEYANCE -3 :
BOOK NO.:- I
CD VOLUME NO.:- 14
PAGE FROM.:- 5559 TO 5575
BEING NO.:- 04263
YEAR :- 2013
A.D.S.R. BEHALA

DET. OF BOUNDARY DECLARATION :
BOOK NO.:- I
VOLUME NO.:- 1602-2022
PAGE FROM.:- 323561 TO 323577
BEING NO.:- 160209255
YEAR :-2022
D.S.R. -II SOUTH 24-PARAGANAS

AREA OF PLOT :-
AS PER DOCUMENT :
1137.124 SQ.M. (17K. - 00CH. - 00SQ.FT.)
AS PER ULC :
975.474 SQ.M. (14 K - 09 CH. - 15 SQ.FT.)
AS PER BOUNDARY DECLARATION :
975.462 SQ.M. (14 K - 09 CH. - 15 SQ.FT.)

DET. OF GENERAL POWER OF ATTORNEY :
BOOK NO.:- I
VOLUME NO.:- 1602-2021
PAGE FROM.:- 120949 TO 120969
BEING NO.:- 160203025
YEAR :-2021
D.S.R. -II SOUTH 24-PARAGANAS

DETAILS OF NON EVICTION TENANT:
BOOK NO.:- I
VOLUME NO.:- 1602-2022
PAGE FROM.:- 394085 TO 394094
BEING NO.:- 160211437
YEAR :-2022
D.S.R. -II SOUTH 24-PARAGANAS

DET. OF ULC NOC. :-
Memo No. 2372/ULC/Alip/2022 Dated 04.06.2022

NO. OF STORIED : G+III
i) NO OF TENEMENTS : 19 NOS.
ii) SIZE OF TENEMENTS : a) 50 TO 75 SQ.M. - 09 NOS.
: b) 75 TO100 SQ.M. - 07 NOS.
: C)100 TO 200 SQ.M. - 03 NOS.

PART-B

1. GROUND COVARAGE
a. PERMISSIBLE :- 487.731 SQ.M. (50 %)
b. PROPOSED GROUND COVERAGE :- 479.910 (49.198%)
2. PROPOSED HEIGHT : 12.5 M.
3. ROAD WIDTH:- 4.600 M.
4. TOTAL COVERED AREA (EXCLUDING THE SPACES EXEMPTED IN THIS RULE) = 1844.595 SQ.M.
5. TOTAL EXEMPTED AREA = 62.58 SQ.M.
6. GROSS FLOOR AREA (INCLUDING THE SPACE EXEMPTED IN THIS RULE) = 1907.175 SQ.M.
7. PERMISSIBLE AREA FOR PARKING :- 200 SQ.M.
8. PROVIDED AREA OF PARKING :- 357.971 SQ.M.
9. STAIR HEADROOM AREA = 16.918 SQ.M.
10. OVER HEAD WATER TANK AREA = 10.804 SQ.M.
11. LIFT MACHINE ROOM AREA = 11.615 SQ.M.
12. LIFT MACHINE ROOM STAIR AREA = 3.3 SQ.M.
13. ROOF W.C. AREA = 2.988 SQ.M.
15. TERRACE AREA = 479.910 SQ.M.
16. TOTAL AREA OF C.B. = 23.553 SQ.M.
17. TOTAL AREA OF LOFT = 31.665 SQ.M.

18. F.A.R.
i) PERMISSIBLE= 1.75
ii) PROPOSED= 1.686

19. PARKING
i) REQUIRED = 08 NOS.
ii) PROVIDED = 13 NOS.

20. TREE COVER
i) REQUIRED = 46.510 SQ.M. (4.768%)
ii) PROVIDED = 49.627 SQ.M. (5.088%)

20. PROPOSED COVERED AREA (IN SQ.M.) : Exempted Area

Floor Mkd.	Covered Area	Stair Well	Lift Well	Cut Out	Gross Cov. Area	Lift Lobby	Stair Area	Net Floor Area (Sq.M.)
Gr. Floor	483.300	——	——	3.390	479.910	2.280	13.365	464.265
1St Floor	483.300	0.500	3.230	3.815	475.755	2.280	13.365	460.110
2Nd Floor	483.300	0.500	3.230	3.815	475.755	2.280	13.365	460.110
3Rd Floor	483.300	0.500	3.230	3.815	475.755	2.280	13.365	460.110
Total	1933.200	1.500	9.690	14.835	1907.175	9.12	53.460	1844.595

21. TENEMENTS & CAR PARKING CALCULATION :-
(A) RESIDENTIAL :

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	64.493 SQ.M.	9.517 SQ.M	74.010 SQ.M	03 NOS.	2
B	63.217 SQ.M.	9.329 SQ.M	72.546 SQ.M	03 NOS.	
C	63.761 SQ.M.	9.409 SQ.M	73.170 SQ.M	03 NOS.	
D	82.368 SQ.M.	12.155 SQ.M	94.523 SQ.M	03 NOS.	1
E	88.567 SQ.M.	13.070 SQ.M	101.637 SQ.M	03 NOS.	3
F	65.560 SQ.M.	9.675 SQ.M	75.235 SQ.M	03 NOS.	2
F1	66.085 SQ.M.	9.752 SQ.M	75.837 SQ.M	01 NO.	

NO. OF CAR PARKING REQUIRED = 08 NOS.
NO. OF CAR PARKING PROVIDED AT GROUND FLOOR = 13 NOS.

SPECIFICATIONS & NOTES:-
GRADE OF CONCRETE-M 20 & STEEL Fe 500 PROPORTION OF MORTAR FOR 200 OR 250 TH. B/W=1:6 PROPORTION OF MORTAR FOR 125 & 75 TH. B/W=1:4 MIX. PROPORTION OF MORTAR D.P.C.=1:2:4 MIX. PROPORTION OF MORTAR FOR L.T=2:2:7 ALL DIMENSIONS ARE IN M.M SCALE-1:100, OTHERWISE MENTIONED ALL. 125 TH. CUP BOARD WALL IS R.C.C. WALL. DEPTH OF THE S.U.G.W.R. & SEPTIC TANK WILL NOT EXCEED THE DEPTH OF THE BLDG. FOUNDATION

DECLARATION OF ARCHITECT
I, DO HERE BY CERTIFY ON THIS PLAN IS SELF WITH FULL RESPONSIBILITY 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 CONDITION INCLUDING THE WIDTH OF ABUTTING ROAD MAINTAINED BY K.M.C. CONFORM WITH THE PLAN AND THAT THE PREMISES IS A BUILDABLE SITE. THE ABUTTING K.M.C. ROAD WIDTH IS 4.600 M.(MIN.) ON THE EAST SIDE .DURING DEPTT. INSPECTION SITE WAS IDENTIFIED BY ME IT IS NOT A TANK OR FILLED UP TANK AND BOUNDED BY BOUNDARY WALL.

NAME OF THE ARCHITECT
SOMALI GUHA , REGN. NO. - CA/92/14663.

DECLARATION OF STRUCTURAL ENGINEER
THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.
THE STRUCTURAL DESIGN HAS BEEN PREPARED BY ME CONSIDERING SOIL INVESTIGATION REPORT BY 'AGAC' AT D/98,BAPUJI NAGAR COLONY,KOLKATA-700092.

NAME OF STRUCTURAL ENGINEER
BHASKAR ROY, REGN. NO. - I/143.

CERTIFICATE OF GEO-TECHNICAL ENGINEER
UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THERE ON. 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 HERE IN IS SAFE & STABLE IN ALL RESPECT FROM GEO-RECHNICAL POINT OF VIEW.

NAME OF GEOTECHNICAL ENGINEER
RABIN KUMAR BANERJEE, GT/I/28

DECLARATION OF OWNER/APPLICANT
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION WE SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT & 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 & ADJOINING STRUCTURES. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN THE GUIDANCE OF E.S.E/ARCHITECT BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS IDENTIFIED BY THE UNDERSIGNED, IF ANY DISPUTE ARISE REGARDING THE OWNERSHIP OF THE PLOT, K.M.C. AUTHORITY WILL NOT RESPONSIBLE AND WILL REVOKE SANCTION.

ADITYA DALMIA
(ANJANEYA REALESTATE DEVELOPER LLP)
C.A OF
MITHU SHAW
NAME OF THE OWNER/APPLICANT

GROUND FLOOR PLAN, SITE PLAN, KEY PLAN, EXISTING PLAN, DETAIL OF UGR AND SEPTIC TANK.

PROJECT
PROPOSED G+III STORIED RESIDENTIAL BUILDING PLAN U/S 393A OF K.M.C. ACT 1980 COMPLYING K.M.C. BUILDING RULE 2009, AT PRE. NO. 389/1, BAMA CHARAN ROY ROAD, KOLKATA- 700008, WARD NO.- 121, BOROUGH NO.- XIV UNDER K.M.C.

NAME OF THE OWNER :- MITHU SHAW

JOB NO.	DATE	DEALT	SCALE - 1:100.
	22.05.2023	P. S.	SHEET NO. - 1

N

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architects * engineers * planners

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JAMES LONG SARANI, KOLKATA-700034.
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E-MAIL ID: contact@sgacsindia.com