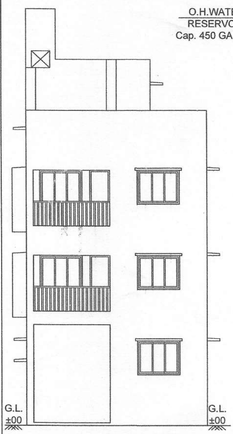
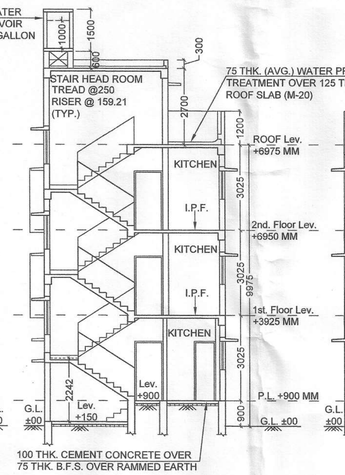
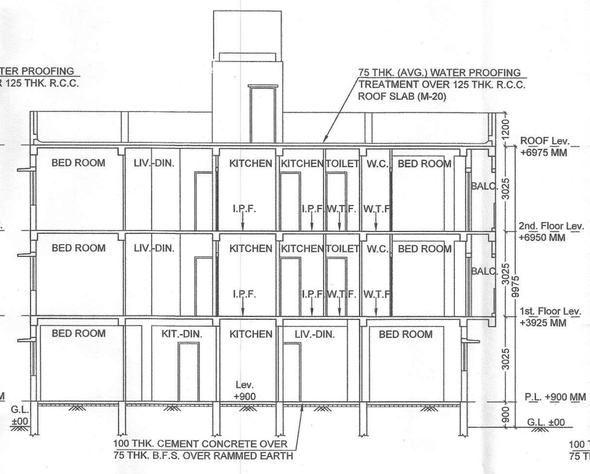
DOOR SCHEDULE			WINDOW SCHEDULE		
TYPE	SIZE (BXH) MM	REMARKS	TYPE	SIZE (BXH) MM	REMARKS
D1	1000X2100	FLASH	W1	1500X1200	ALUM. FULLY GLAZED
D2	900X2100		W2	1200X1200	
D3	750X2100		W3	900X1000	
			W4	600X600	
			W5	900X1200	



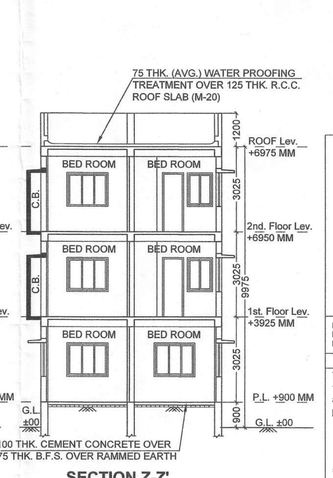
FRONT ELEVATION
SCALE :-1:100



SECTION X-X'
SCALE :-1:100



SECTION Y-Y'
SCALE :-1:100



SECTION Z-Z'
SCALE :-1:100

PREMISES NO. - 6, JIBAN MITTER ROAD , KOLKATA - 700 037,WARD NO. - 003,BOROUGH NO. - I, P.S. - CHITPORE,, U/S 393A OF K.M.C. BUILDING RULE 2009 AND K.M.C. ACT 1980 IN COMPLIANCE WITH OFFICE CIRCULAR NO. 4 OF 2017-2018 DT. 01/08/2017.
ASSESSEE NO. - 110030600125
NAME OF OWNER(S)/APPLICANT(S):(1). MR. SANTOSH MONDAL,(2). MR. SANDIP SAHA, Partners of MA TARA CONSTRUCTION, as Constitute Attorney of (1) MR. SUKAMAL DAS,(2) MR. SUSHANTA DAS,(3) MR. SUBHENDU DAS,(4) MR. ANUP DAS

AREA OF LAND:159.814 SQ.M. (M/L)
NAME OF L.B.S.:SANJOY CHOWDHURY
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI: 33.00 M.
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)
	LATTITUDE	LONGITUDE	
"A"	22°36'08" N	88°23'10" E	5.0 MT.

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 appropriate action against us as per law.

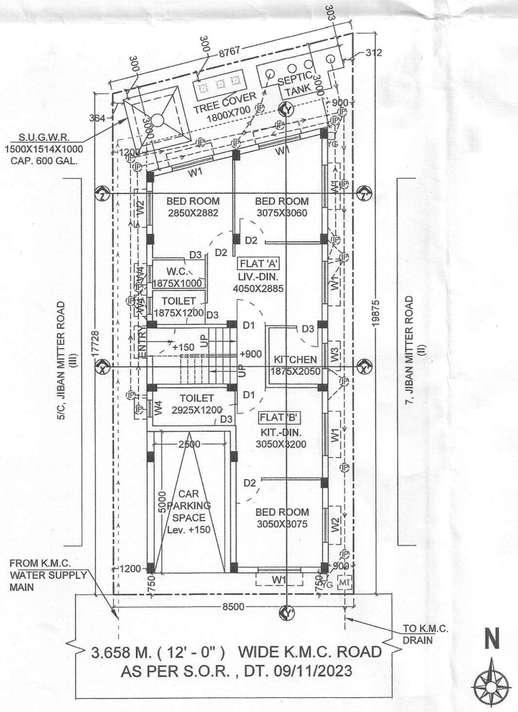
NAME OF OWNER/APPLICANT(S)

(1). MR. SANTOSH MONDAL,
(2). MR. SANDIP SAHA,
Partners of MA TARA CONSTRUCTION,
as Constitute Attorney of
(1) MR. SUKAMAL DAS,
(2) MR. SUSHANTA DAS,
(3) MR. SUBHENDU DAS,
(4) MR. ANUP DAS

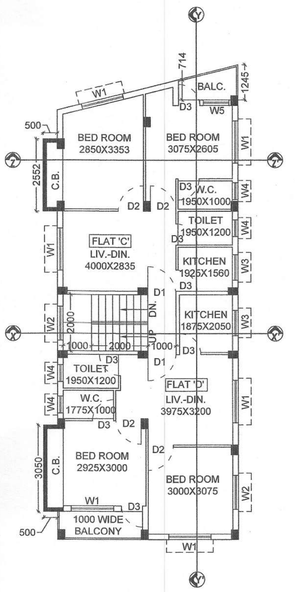
NAME OF LBS
SANJOY CHOWDHURY
LICENSE NO. - 1353/1

DECLARATION OF OWNER

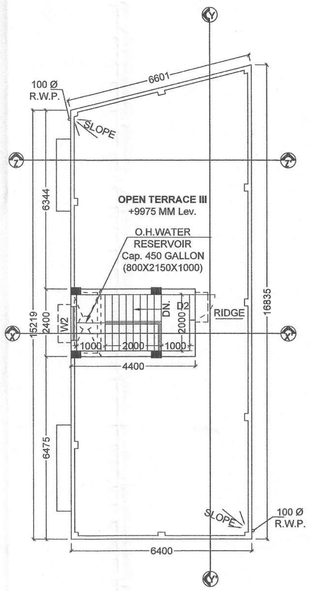
I, DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, I SHALL ENGAGE L.B.S. & ESE DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.S. & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE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



PROPOSED GROUND FLOOR PLAN
SCALE = 1:100



PROPOSED TYPICAL (1st. & 2nd.) FLOOR PLAN
SCALE = 1:100



PROPOSED ROOF PLAN
SCALE : - 1:100

NAME OF OWNER/APPLICANT(S)

(1). MR. SANTOSH MONDAL,
(2). MR. SANDIP SAHA,
Partners of MA TARA CONSTRUCTION,
as Constitute Attorney of
(1) MR. SUKAMAL DAS,
(2) MR. SUSHANTA DAS,
(3) MR. SUBHENDU DAS,
(4) MR. ANUP DAS

DRAWING NOTES:

1. R.C.C. FRAME STRUCTURE WITH CONC. GRADE M25 & STEEL GRADE Fe-500
2. 200 M.M. THK. EXTERNAL 125 & 75 M.M. THK. INTERNAL WALLS WITH 1:4 CEMENT MORTER JOINTS.
3. STEEL Z- SECTION WINDOWS.
4. 1:6 & 1:4 CEMENT PLASTER ON INTERNAL WALLS AND CEILING RESPECTIVELY.
5. WATER PROOFING TREATMENT.
6. P.O.P. PUNNING ON INTERNAL WALLS & CEILING.
7. ALL FLOORS ARE MARBLE FLOORING.
8. BOUNDARY IS DEMARCATED.
9. THE PLOT CONFORMS WITH DEED SITE PLAN & BUILDING PLAN.
10. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE NOTED.

PROJECT:

PROPOSED GROUND + TWO (G+II) STORIED RESIDENTIAL BUILDING PLAN OF PREMISES NO. - **6, JIBAN MITTER ROAD**, KOLKATA - 700037, WARD NO. - 003, BOROUGH NO. - I, P.S. - CHITPORE, U/S 393A OF K.M.C. BUILDING RULE 2009 AND K.M.C. ACT 1980 IN COMPLIANCE WITH OFFICE CIRCULAR NO. 4 OF 2017-2018 DT. 01/08/2017.

PROPOSED GROUND FLOOR PLAN, PROPOSED 1st. & 2nd. FLOOR PLAN, ROOF PLAN, SECTION X-X', Y-Y' & Z-Z', FRONT ELEVATION

PROJECT			
JOB NO.	DRG. NO.	DATE	DRAWN BY :
SCA/KMC/22-23/03.2		19.08.2023	SANJOY CHOWDHURY

N
SCALE -1:100

CONSULTANT:–
S. CHOWDHURY & ASSOCIATES
42, PAIKPARA ROW,
KOLKATA : 700090.
MOB. NO. 9830773688
E- MAIL : sanjoy_chowdhury1111@yahoo.com

PLAN CASE NO. 2023010132
STATEMENT OF THE PLAN PROPOSAL

*** PART - A:**
ASSESSEE NO : 110030600125
1. a) DETAIL OF REGISTER DEED:
BOOK NO. : I VOL. NO. : 39, PAGE NO. : 40 TO 50
BEING NO. : 1581, Year :1941, DATE: 14.07.1941
PLACE : S.R. SEALDAH
b) DETAIL OF GIFT DEED (2) :
BOOK NO. : I VOL. NO. : 1606-2023, PAGE NO. : 24496 TO 24513
BEING NO. : 160600762, Year :2023, DATE: 10.03.2023
PLACE : A.D.S.R. SEALDAH
c) DETAIL OF GIFT DEED (3) :
BOOK NO. : I VOL. NO. : 1606-2023, PAGE NO. : 32241 TO 32260
BEING NO. : 160601096, Year :2023, DATE: 29.03.2023
PLACE : A.D.S.R. SEALDAH
d) DETAIL OF GIFT DEED (4) :
BOOK NO. : I VOL. NO. : 1606-2023, PAGE NO. : 63061 TO 63080
BEING NO. : 160602271, Year :2023, DATE: 23.06.2023
PLACE : A.D.S.R. SEALDAH
e) DETAIL OF GIFT DEED (5) :
BOOK NO. : I VOL. NO. : 1606-2023, PAGE NO. : 63039 TO 63060
BEING NO. : 160602272, Year :2023, DATE: 23.06.2023
PLACE : A.D.S.R. SEALDAH
f) DETAIL OF POWER OF ATTORNEY:
BOOK NO. : I VOL. NO. : 1606-2023, PAGE NO. : 79532 TO 79548
BEING NO. : 160602923, Year :2023, DATE: 08.08.2023
PLACE : A.D.S.R. SEALDAH
g) DETAIL OF BOUNDARY DECLARATION:
BOOK NO. : I VOL. NO. : 1606-2023, PAGE NO. : 83014 TO 83024
BEING NO. : 160603064, Year :2023, DATE: 17.08.2023
PLACE : A.D.S.R. SEALDAH
h) DETAIL OF TENANT DECLARATION:
BOOK NO. : I VOL. NO. : 1606-2023, PAGE NO. : 83025 TO 83033
BEING NO. : 160603065, Year :2023, DATE: 17.08.2023
PLACE : A.D.S.R. SEALDAH

2.a) AREA OF LAND (DEED) : 2.0 K.-08.00 CH.- 00.00 SQ.FT. OR 167.224 SQ.M. (M/L)
b) AREA OF LAND (BOUNDARY) : 2.0 K.-6.0 CH.- 10.238 SQ.FT. OR 159.814 SQ.M. (M/L)
c) NOS. OF STOREY : III
3. NOS. OF TENEMENTS : 6 Nos.
4. SIZE OF TENEMENTS : 2 Nos. (<50.0 SQ.M.), 4 Nos. (50.0-75.0 SQ.M.)

*** PART - B:**
1. a) AREA OF LAND (DEED) : 2.0 K.-08.00 CH.- 00.00 SQ.FT. OR 167.224 SQ.M. (M/L)
b) AREA OF LAND (BOUNDARY) : 2.0 K.-6.0 CH.- 10.238 SQ.FT. OR 159.814 SQ.M. (M/L)
c) ENCROACHMENT AREA : NIL
d) FREE GIFT (STRIP OF LAND) : NIL
2. NET LAND AREA : 159.814 SQ.M.
3. ROAD WIDTH : 3.658 M.
4. a) PERMISSIBLE GROUND COVERAGE (65.0%) : 103.879 SQ.M.
b) PROPOSED GROUND COVERAGE (64.181%) : 102.571 SQ.M.
5. PROPOSED HEIGHT : 9.975 M.

6.a. PROPOSED AREA (AREA STATEMENT)

FLOOR	TOTAL AREA (RES.) (SQ.M.)	CUTOUT (SHAFT/ LIFT WELL/ ST. DUCT) (SQ.M.)	GROSS FLOOR AREA (SQ.M.)	TOTAL EXEMPTED AREA STAIR + ST. LOBBY (SQ.M.)	LIFT LOBBY (SQ.M.)	NET FLOOR AREA (SQ.M.)
GR.	95.970	———	95.970	8.000	———	87.970
1st.	102.571	———	102.571	8.000	———	94.571
2nd.	102.571	———	102.571	8.000	———	94.571
TOTAL	301.112	———	301.112	24.000	———	277.112

6.b.1. TENEMENT & CAR PARKING CALCULATION

MARKED	EACH TENEMENT SIZE (SQ.M.)	PROPORTIONAL AREA TO BE ADDED (SQ.M.)	ACTUAL EACH TENEMENT AREA (SQ.M.)	NOS. OF TENEMENT	REQUIRED NOS. OF CAR PARKING
FLAT -A	44.988	4.341	49.329	1	1
FLAT -B	27.833	2.686	30.519	1	
FLAT -C	46.914	4.527	51.441	2	
FLAT -D	47.258	4.560	51.818	2	

7a. TOTAL REQUIRED CAR PARKING : 1 No.
7b. TOTAL PROPOSED CAR PARKING : 1 No.
8. PERMISSIBLE AREA FOR PARKING : 25.0 SQ.M.
9. PROPOSED AREA FOR PARKING : 14.75 SQ.M.
10. PERMISSIBLE F.A.R. : 1.75
11. PROPOSED F.A.R. : 277.112-14.75 / 159.814 = 1.642<1.75
12. STAIR HEAD ROOM AREA : 10.560 SQ.M.
13. TERRACE AREA : 102.571 SQ.M.
14. OVER HEAD TANK AREA : 2.52 SQ.M.
15. OTHER AREA ONLY FOR FEES : 24.0 SQ.M.
16. AREA OF CUP BOARDS : 5.602 SQ.M.
17. RELAXATION OF AUTHORITY (IF ANY) : NIL
18. DEPTH OF BUILDING : 16.835 M.
19. FRONTAGE OF THE PLOT : 8.50 M.
20. PROP. TREE COVERED AREA : 1.260 SQ.M.

DECLARATION OF LBS

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 AMENDED 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 OCCUPIED BY THE BOTH OWNER & TENANT.

NAME OF LBS
SANJOY CHOWDHURY
LICENSE NO. - 1353/1

B.P. NO. : 2023010138
DATE : 03/01/2024 **VALID UP TO : 02/01/2029**

DIGITAL SIGNATURE OF SANCTIONING AUTHORITY

SUBRATA BISWAS Digitally signed by SUBRATA BISWAS Date: 2024.01.03 18:48:29 +05'30'

NOT APPLICABLE

DIGITAL SIGNATURE OF A.E.(C)/BLDG./BR.- I/K.M.C.

DIGITAL SIGNATURE OF E.E.(C)/BLDG./BR.- I/K.M.C.