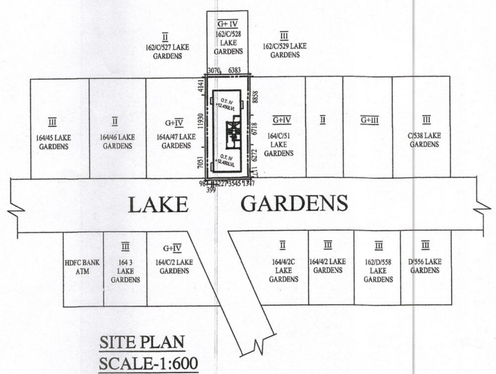
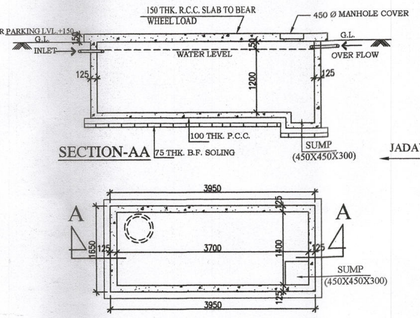


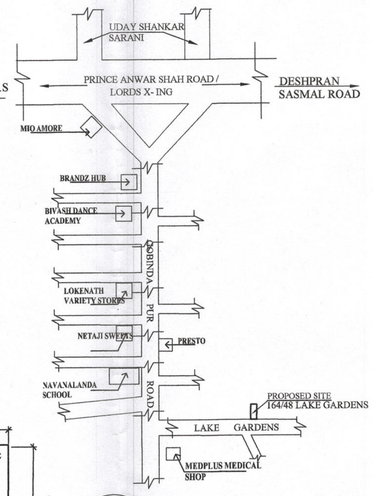
SITE PLAN
SCALE-1:600

NOTE:-
1. THE DEPTH OF THE U/G WATER RESERVOIR & SEPTIC TANK SHALL NOT EXCEED THE DEPTH OF THE FOUNDATION OF THE BUILDING.

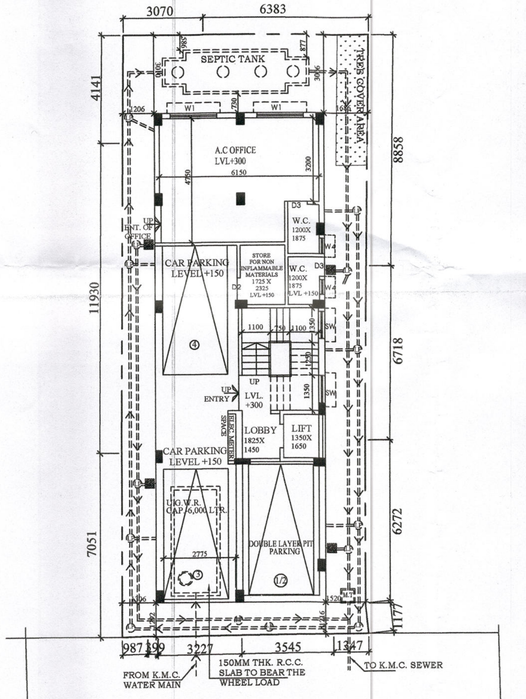
2. ALL PRECAUTIONS SHALL BE TAKEN DURING DEMOLITION OF EXISTING BUILDING AND THE CONSTRUCTION OF THE BUILDING & U.G.W.R. & SEPTIC TANK.



DETAIL OF U.G.W.RESERVOIR
CAP. : 6,000 LTR. (SCALE -1:50)

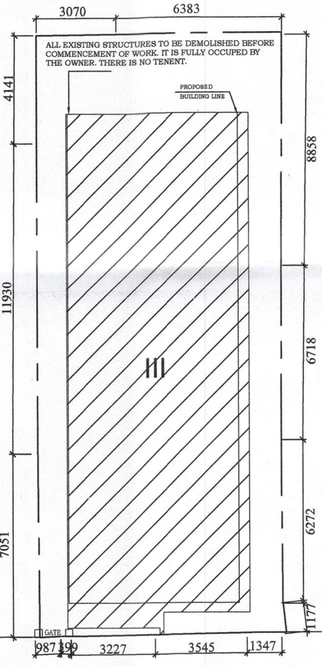


LOCATION PLAN
SCALE-1:4000



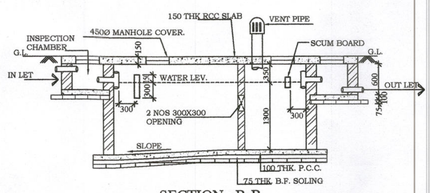
9.144 MT. WIDE (30'-0") LAKE GARDENS ROAD AS PER RECORD VIDE S.O.R. (CH.V. & S. ID.) NO: 498/2023-2024 , DT. 04-08-2023

PROPOSED GROUND FLOOR PLAN
SCALE- 1:100

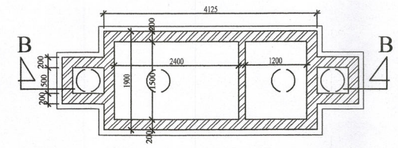


9.144 MT. WIDE (30'-0") LAKE GARDENS ROAD AS PER RECORD VIDE S.O.R. (CH.V. & S. ID.) NO: 498/2023-2024 , DT. 04-08-2023

EXISTING STRUCTURE PLAN
SCALE: 1:100



SECTION : B-B



DETAIL OF SEPTIC TANK
(20 USERS) (SCALE -1:50)

STATEMENT OF PLAN PROPOSAL

PART A

1. ASSESSEE NO: 210930907080.

2. DETAIL OF REGISTERED DEED :
BOOK NO : I VOL. NO :17 PAGE NO :82 TO 88 BEING NO : 1003
YEAR : 1974 PLACE : S.R. ALIPORE OF BEHALA. DATE : 11/03/1974

3. DETAIL OF REGISTERED POWER OF ATTORNEY :
BOOK NO : I VOL. NO : 1603 - 2023 PAGE NO : 203795 TO 203809 BEING NO :160307178
YEAR : 2023 PLACE : D.S.R. III ,SOUTH 24 P.G.S DATE : 24/05/2023

4. DETAIL OF REGISTERED BOUNDARY DECLARATION :
BOOK NO : I VOL. NO : 1603 - 2023 PAGE NO : 280344 TO 280353 BEING NO : 160310075
YEAR : 2023 PLACE : D.S.R. III ,SOUTH 24 P.G.S DATE : 12/07/2023

5. a) AREA OF LAND : 217.763 SQ.M / 3K- 4CH-04 SQ.FT (AS PER DEED)
: 216.978 SQ.M (AS PER PHYSICAL MEASUREMENT)
b) NO. OF STOREY : G + III

6. a) NO. OF TENAMENT : 3NOS.
b) SIZE OF TENAMENT : 100-150 SQ.M - 03NOS

PART B

1. PROPOSED GROUND COVERAGE : 123.140 SQ.M
2. F.A.R. CONSUMED : 1.698
3. TOTAL COVERED AREA : 429.624SQ.M
4. TOTAL CAR PARKING AREA : 61.178 SQ.M
5. NO OF REQUIRED CAR PARKING SPACE : 03 NOS
6. NO OF PROVIDED CAR PARKING SPACE :04 NOS (TOTAL)
COVERED MUUTI LAYER PARKING : 2NOS
COVERED: 2NOS
7. PROPOSED HEIGHT : 12.450 MT.

PREMISES NO : 164 /48, PRINCE ANWAR SHAH ROAD (PREVIOUSLY KNOWN AS LAKE GARDENS)
ASSESSEE NO : 210930907080.
NAME OF THE OWNER(S)/ APPLICANT :SURENDRA KUMAR KARNANI AS CONSTITUDE ATTORNEY OF SMT. ANUVA SASMAL
AREA OF LAND : 3K.04CH. 04SFT (217.763 SQ.M.)
NAME OF ARCHITECT : ANJAN UKIL NO: CA/94/16721
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI: 33.000M

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL):

POINT MARK	LATITUDE (N)	LONGITUDE (E)	SITE ELEVATION (AMSL) (MTR)
A	22°30'19.0"N	88°21'28.5"E	6.0
B	22°30'19.1"N	88°21'28.4"E	6.0
C	22°30'18.5"N	88°21'28.0"E	6.0
D	22°30'18.5"N	88°21'28.2"E	6.0

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.

NOTE:-
REQUIRED GREEN AREA= 2.79 SQM.(1.285%)
PROVIDED GREEN AREA= 6.000 SQM. (2.765%)

SCHEDULE OF DOORS & WINDOWS

MKD.	SIZE	SILL	LINTEL	MKD.	SIZE	SILL	LINTEL
D1	1050x2150	---	2150	W1	1800X1250	900	2150
D2	900x2150	---	2150	W2	1200X1050	900	2150
D3	750x2150	---	2150	W3	875X1200	450	2150
SD	1800x2150	---	2150	W4	600X900	1250	2150
				W5	1050X1250	900	2150
				KW	1050X1250	900	2150
				SW	1050X1250	-	2150

FLOOR	TOILET	KITCHEN	PANTRY	W.C
GR. FL.	-	-	-	2
1ST. FL.	3	1	-	-
2ND. FL.	2	1	-	-
3RD. FL.	3	1	-	-
ROOF	-	-	-	1

STATEMENT OF AREA

LAND AREA : 217.763 SQ.M / 3K. 4CH. 4SQFT (AS PER DEED & ASSESSMENT BOOK)
:216.978 SQ.M.(AS PER BOUNDARY DECLARATION)
PERMISSIBLE F. A. R. : 2.25
PERMISSIBLE GROUND COVERAGE : 128.959 SQ.M (59.434%)
PROPOSED GROUND COVERAGE : 123.140 SQ.M. (56.752%)

-: PROPOSED AREA :-

	COVERED AREA	LIFT WELL	STAIR CUT-OUT	EFFECTIVE FLOOR AREA	STAIR WAY	LIFT LOBBY	NET FLOOR AREA
GROUND FLOOR AREA	123.140 SQ.M	-	-	123.140 SQ.M	10.715 SQ.M	2.646 SQ.M	109.779 SQ.M
1ST FLOOR AREA	123.140 SQ.M	2.227 SQ.M	0.597 SQ.M	119.976 SQ.M	10.715 SQ.M	2.646 SQ.M	106.615 SQ.M
2ND FLOOR AREA	123.140 SQ.M	2.227 SQ.M	0.597 SQ.M	119.976 SQ.M	10.715 SQ.M	2.646 SQ.M	106.615 SQ.M
3RD FLOOR AREA	123.140 SQ.M	2.227 SQ.M	0.597 SQ.M	119.976 SQ.M	10.715 SQ.M	2.646 SQ.M	106.615 SQ.M
TOTAL FLOOR AREA	492.560 SQ.M	6.681 SQ.M	2.911 SQ.M	483.068 SQ.M	42.860 SQ.M	10.584 SQ.M	429.624 SQ.M

TOTAL BUILT - UP AREA : 429.624 SQM.
BONUS FOR CAR PARKING : 61.178 SQM.
NET BUILT UP AREA (429.624 - 61.178) : 368.446 SQM.
PROPOSED F.A.R :(368.446 / 216.978) : 1.698 <2.25

TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	104.700 SQ.M	24.66 SQ.M	129.360 SQ.M	2 NOS	2 NOS.
B	104.700 SQ.M	24.66 SQ.M	129.360 SQ.M	1 NO	1 NO.

< BUSINESS >-

(i) OFFICE BUILT-UP AREA :- 33.832 SQM.
(ii) OFFICE CARPET AREA :- 29.216 SQM.

CAR PARKING REQUIRED = 03 NOS.
PROVIDED CAR PARKING = 04 NOS.
PERMISSIBLE AREA FOR PARKING = 75 SQ.M.
PROVIDED AREA OF PARKING = 61.178 SQ.M
TOTAL RESIDENTIAL AREA = 449.237 SQ.M
TOTAL COMMON AREA = 73.950 SQ.M
ADDITIONAL FLOOR AREA FOR FEES = (13.855+6.630+2.692+7.612) = 30.789 SQ.M
STAIR HEAD ROOM AREA = 13.855 SQ.M.
LIFT MACHINE ROOM AREA = 6.630 SQM.
OVER HEAD TANK AREA = 9.265 SQ.M.
W.C AT ROOF = 2.692 SQM.
CUPBOARD AREA = 7.612 SQ.M.
OPEN TERRACE AREA = 123.140 SQ.M
ROOF STRUCTURE AREA = 23.177 SQ.M.
TOTAL AREA FOR FEES = 513.862 SQ.M
TOTAL EXISTING AREA = 410.460 SQ.M

CERTIFICATE OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C OF INDIA ON THE BASIS OF SOIL INVESTIGATION REPORT TO BE DONE BY DR. SUJIT KUMER BOSE G.T.E. K.M.C. NO.- 1/12, BOSE ENGINEERS 53, PURNA CHANDRA MITRA LANE, KOLKATA-700033, CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT. PRESENTLY THE SITE IS ENTIRELY COVERED BY EXISTING STRUCTURE AND SOIL TESTING IS NOT POSSIBLE.

(DR. SUJIT KUMAR BOSE G.T.E.- I/12)
NAME OF GEOTECNICAL ENGINEER

(TAMAL KANTI BANDOYPADHYAY)
(E.S.E-II/393)
NAME OF STRUCTURAL ENGINEER

DECLARATION OF ARCHITECT

CERTIFIED THAT THE PLAN IT SELF 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 ARE 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 UKIL
CA/94/16721
NAME OF ARCHITECT

DECLARATION OF OWNER / APPLICANT

* I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE ARCHITECT, E.S.E & G.T.E DURING CONSTRUCTION.

* I SHALL FOLLOW THE INSTRUCTION OF ARCHITECT, E.S.E & G.T.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 WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF U.G.W. RESERVOIR WILL BE TAKEN UNDER THE GUIDANCE OF ARCHITECT / E.S.E BEFORE STARTING OF BUILDING FOUNDATION.

* DURING INSPECTION THE SITE WAS IDENTIFIED BY US.

* THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

* THERE IS NO TENENT IN THE EXISTING BUILDING. IT IS FULLY OCCUPIED BY THE OWNER.

SURENDRA KUMAR KARNANI
AS CONSTITUDE ATTORNEY OF
SMT. ANUVA SASMAL
NAME OF OWNER / APPLICANT

PROPOSED GROUND FLOOR PLAN, EXISTING PLAN, LOCATION PLAN, SITE PLAN, DETAILS OF U.G.W.R. & SEPTIC TANK.

PROJECT.
PROPOSED G +III (12.450 MT.) STORIED RESIDENTIAL BUILDING U/S 393A OF KMC ACT 1980, COMPLYING KMC BUILDING RULE 2009 AT PREMISES NO.- 164 /48, PRINCE ANWAR SHAH ROAD (PREVIOUSLY KNOWN AS LAKE GARDENS), KOLKATA -700045, WARD NO - 93, BOROUGH - X, P.S- LAKE.
UNDER KOLKATA MUNICIPAL CORPORATION.

JOB NO.	DRG. NO.	DATE	DEALT
1262			DIYA
SCALE -1:100	N		Anjan Ukil architect

BUILDING PERMIT NO:- 2023100162 DATE:- 01-NOV-23
VALID UPTO : 5 years from date of sanction.

DEBARATI CHAKRABORTY
Digitally signed by DEBARATI CHAKRABORTY
Date: 2023.11.01 16:56:01 +05'30'
ASSISTANT ENGINEER (CIVIL) /BLDG. DEPT/BR-X