SECTION AT – YY
SCALE:-1:75

U.G.W.R.
FOR DOMESTIC
CAP:-2,00,000 LTS.

PLAN
SCALE:-1:100

U.G.W.R.
FOR FIRE FIGHTING
CAP:-2,00,000 LTS.

SECTION C-C

SECTION B-B

SECTION A-A

SECTION D-D
SCALE:-1:100

DETAIL PLAN OF S.T.P.
(CAPACITY - 275 KLD)
SCALE:-1:100

SECTION AT A-A
DETAILS OF HARVESTING PIT

PLAN OF CIRCULAR
HARVESTING PIT
SCALE = NTS

LOCATION PLAN
SCALE- 1:4000

SITE PLAN
SCALE- 1:600

GROUND FLOOR PLAN
SCALE- 1:200

SCHEDULE OF DOORS & WINDOWS

TYPE	SILL	LINTEL	SIZE	TYPE	SILL	LINTEL	SIZE
D	-	2100	1800X2100	W	450	2100	2000X1650
D1	-	2100	1100X2100	W1	450	2100	1500X1650
D2	-	2100	900X2100	W2	450	2100	1000X1650
D3	-	2100	750X2100	W3	450	2100	900X1650
DW	-	2100	1700X2100	W4	450	2100	600X1200
DW1	-	2100	1600X2100	WK	1050	2100	900X1050
FCD	-	2100	1100X2100	WS	450	2100	1200X1650
				V	1200	2100	600X900

GENERAL NOTES

1.ALL DIMENSIONS ARE IN MM.
2.ALL EXTERNAL WALLS 200 THK. & INTERNAL WALLS 75 THK. UNLESS OTHERWISE MENTIONED.
3.ALL MASONRY WORKS ARE BOUNDED BY CEMENT MORTAR (1:6) & (1:4).
4.EXTERNAL PLASTER IS 25 THK. & INTERNAL PLASTER IS 12MM. THK. WITH 1:4 MORATAR.
5.ALL CONC. GRADE IS M20 (1:1.5:3).
6.ALL WARDROBES ARE 500 MM. WIDE.

DISCLAIMER
THE DIMENSIONS WHICH ARE SHOWN IN THE SANCTION PLAN (OR SALE DRAWING) APPROVED BY THE AUTHORITIES ARE BARE ARCHITECTURAL DIMENSIONS. PHYSICAL DIMENSION POST FINISHING WILL REDUCE DUE TO FINISHES SUCH AS PLASTER, POP, FLOORING ETC, RESULTING SOME REDUCTION IN CARPET AREA.

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 COMONG FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

ALOK ROY
Empanelled Geotechnical Engineer
Kolkata Municipal Corporation
Class-I, No.- G.T/I/11
6A, Milan Park,
Kolkata-700 084

SIGNATURE OF GEO-TECHNICAL ENGINEER
ALOK ROY
EMPANELLED NO:-11/ I
ADDRESS:
6A, MILAN PARK
P.O.-CURIA.
KOLKATA - 700084.

1. I ENGAGED ARCHITECT AND E.S.E DURING CONSTRUCTION.
2. I FOLLOWOED THE INSTUCTIONS OF ARCHITECT AND E.S.E DURING CONSTRUCTION OF THE BUILDING.
3. K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURE STABILITYOF BUILDING AND ADJOINING STRUCTURE.
4. IF ANY SUBMITED DOCUMENT IS FOUND TO BE FAKE THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN.
5. THE CONSTUCTION OF WATER RESERVOIR AND SEPTIC TANK EXECUTED UNDER THE GUIDENCE OF ARCHITECT & E.S.E

Anil Kumar Agarwal
Nawin Kumar Agarwal
Ashok Kumar Agarwal
K.C. Kumawat

SIGNATURE OF OWNER

NAME OF OWNER:
1.BALAJI AWAS NIRMAN PRIVATE LTD.
2.HARRINGTON TOWERS PRIVATE LTD.
3.SAWARIA ENCLAVE LLP.
4.DOMESTIC INFRACON LLP.
5.MONTEC REALTORS LLP.
6.GREEN SPOT BUILDERS LLP.
7.HARRINGTON REALTORS LLP.
8.SHYAMLEEN HOUSING DEVELOPERS LLP.
9.SAWANKA DEVELOPERS LLP.
10.PROTEX DEVELOPERS OPC PRIVATE LTD.
11.CROSSLAND SERVICES PRIVATE LTD.
12.BALASHREE NIRMAN LLP.
13.DEVMATA INFRASTRUCTURE LLP.
14.DIBYAJYOTI REALCON LLP.
15.EVERNICE BUILDERS LLP.
16.SHIVYOGI INFRASTRUCTURE LLP.
17.SWASTIK PROJECTS PRIVATE LTD.
18.SPPL DEVELOPERS LLP.
19.KUNAL HOUSING DEVELOPMENT PRIVATED LTD.
20.NEPTUNE FINANCE (INDIA)LTD.
21.PADMA MERCANTILES PRIVATE LTD.
22.WELWORTH CAPITAL MARKET LTD.
23.HOLYTEX CARPETS PRIVATE LTD.
24.DHANBRIDHI TRADERS PRIVATE LTD.
25.UNIWORTH REALTOR PRIVATE LTD.
26.DREAM VINIMAY PRIVATE LTD.
27.SARANYA TEXTILES PRIVATE LTD.
28.SAHARSH REAL ESTATE LLP.

CERTIFICATE OF ARCHITECT
THE L.B.A. HAS CERTIFIED ON THE PLAN ITSELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BLDG. RULES 2009, AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFIRM WITH THE PLAN AND IT IS A BUILD ABLE SITE AND NOT A TANK OR A FILLED UP TANK.

Dhiman Bhattacharjee
Licence Building Surveyor
Class-I
Lic No.: SDDM/02/

Rajkumar Agarwal
Architect
Member of Council of
Architecture CA / 94 / 17940

SIGNATURE OF ARCHITECT
RAJ KUMAR AGARWAL
COUNCIL REGISTRATION NO. CA/94/17940
ADDRESS:
RAJ AGRAWAL & ASSOCIATES
8B, ROYD STREET (2ND FLOOR), KOLKATA-16.

CERTIFICATE OF STRUCTURAL ENGINEER
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 CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT. SOIL INVESTIGATION REPORT HAS BEEN DONE BY ALOKE ROY, EMPANELLED NO:-11/ I, 6A, MILAN PARK, P.O.- CARIA, KOLKATA - 700084. THE RECOMMENDATION OF SOIL REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

ANKIT AGARWALA
B.E.(CIVIL), M.E.(STR)
G.ENG, M.I.STRUCT. E. (LONDON)
Membership No.:-07839298
KMC EMPANELLED STRUCTURAL ENGINEER.
CLASS-1, E.S.E. 1 / 172

SIGNATURE OF STRUCTURAL ENGINEER
Mr. Ankit Agarwala
Class-I, ESE No. I/172
ADDRESS:
MNC HOUSE 1516, RAJDANGA MAIN ROAD
KOLKATA - 700107

I/WE HEREBY CERTIFY THAT THE BUILDING SITE PROPOSED FOR CONSTRUCTION HAS BEEN VISITED BY ME/US AND ALL THE DESIGNS, DRAWINGS(SPECIFY THE DRAWING NUMBER SERIALLY),SOIL TEST REPORT AND LOAD TEST RESULTS FOR FOUNDATION AND SUPERSTRUCTURE HAVE BEEN duly REVIEWED CONFORMING TO STIPULATIONS OF ALL LATEST RELEVANT IS CODE OF PRACTISE AND NATIONAL BUILDING CODE AND IT IS FOUND THAT EVERYTHING IS COMPLETELY IN ORDER AND THE PROPOSED FOUNDATION AND SUPER STRUCTURE ARE SAFE IN ALL RESPECT.

UTPAL SANTRA
B. C. E., M. C. E. (STRUCT)
F.I.E.- F1212601
KMC Empanelled Structural Reviewer
E.S.R.-(I)-58/10

SIGNATURE OF STRUCTURAL REVIEWER
Mr. Utpal Santra
ESR No. (I) 58/10
ADDRESS:
MNC HOUSE 1516, RAJDANGA MAIN ROAD
KOLKATA - 700107

TITLE
GROUND FLOOR PLAN, SITE PLAN, LOCATION PLAN, DETAILS OF U.G.W.R, S.T.P., HARVESTING RECHARGE PIT.

PROJECT
PROPOSED B+G+XXIII STORIED (76.5 MT. HT.)RESIDENTIAL BUILDING AT HOLDING NO:- 4, A. SEN ROAD KOL-700048, MOUZA - DAKSHINDARI, J.L. NO:- 25, C.S. KHATIAN NO.- 295, R.S. KHATIAN NO.- 969,971,972,973 R.S. PLOT NO.- 854,855,856,857 & 858;P.S.- LAKE TOWN; UNDER S.D.D.M, WARD NO.- 31, DIST.- 24 PGS (N).

DRG.NO	DEALT	CHECKED	SHEET.NO
ARCH/698/2020	MITHUN	RAJ SIR	1 OF 12

SCALE 1:200,000, 100 & 4000

ARCHITECT
RAJ AGRAWAL & ASSOCIATES
8B, ROYD STREET, CALCUTTA - 16

2 BHK	= 67 NOS.
3 BHK	= 316 NOS.
4 BHK	= 45 NOS.
TOTAL	= 428 NOS.

AREA STATEMENT

AREA OF LAND (AS PER DEED)(9B. 00K. 12CH. 06 SFT. = 12090.301 SQM.
AREA OF PLOT (AS PER MEASUREMENT) = 11967.54 SQM.
GIFTED LAND AREA FOR ROAD WIDENING = 347.08 SQM.
GIFTED LAND AREA TO GET HT. OF THE BUILDING = 144.28 SQM.
AVAILABLE LAND AREA = 11476.18 SQM.
AVAILABLE ROAD WIDTH = ABOVE 12.0 MT.
PROPOSED BUILDING HT. (0.6+5.2+3.6+3.05*22) = 76.5 MT.
PERMISSIBLE F.A.R. = 2.25
PERMISSIBLE BUILT UP AREA (11967.54*2.25) = 26926.965 SQM.
PERMISSIBLE GROUND COVERAGE (45%) = 5385.393 SQM.
PROPOSED GROUND COVERAGE (35.43%) = 4243.76 SQM.
(1065.48+1240.37+738.11)
PROPOSED BASEMENT FLOOR AREA = 3318.7 SQM.

BLOCK-1
PROPOSED GROUND FLOOR AREA = 1022.82 SQM.
PROPOSED 1ST FLOOR AREA = 706.36 SQM.
PROPOSED TYPICAL FLOOR AREA (2ND TO 23RD FL.)= 706.36 SQM.
ADDITIONAL WARDROBE AREA = 321.30 SQM.
ADDITIONAL SKY TERRACE AREA (24.12*11 FLS.) = 265.32 SQM.
PROPOSED TOTAL FLOOR AREA = 17855.72 SQM.
(1022.82+706.36+706.36*22 FLS.+321.30+265.32)

BLOCK-2
PROPOSED GROUND FLOOR AREA = 1205.63 SQM.
PROPOSED 1ST FLOOR AREA = 831.06 SQM.
PROPOSED TYPICAL FLOOR AREA (2ND TO 23RD FL.)= 801.95 SQM.
ADDITIONAL WARDROBE AREA = 328.90 SQM.
ADDITIONAL SKY TERRACE AREA (20.22*11 FLS.) = 222.42 SQM.
PROPOSED TOTAL FLOOR AREA = 20230.91 SQM.
(1205.63+831.06+801.95*22 FLS.+328.90+222.42)

BLOCK-3
PROPOSED GROUND FLOOR AREA = 738.22 SQM.
PROPOSED TYPICAL FLOOR AREA (1ST TO 23RD FL.) = 690.48 SQM.
ADDITIONAL WARDROBE AREA = 289.80 SQM.
ADDITIONAL SKY TERRACE AREA (20.58*11 FLS.) = 226.38 SQM.
PROPOSED TOTAL FLOOR AREA = 17135.44 SQM.
(738.22+690.48*23 FLS.+289.80+226.38)

PROPOSED TOTAL BUILT UP AREA = 58540.77 SQM.
(3318.7+17855.72+20230.91+17135.44)

EXEMPTION
STAIR AREA (16.25*6*24 FLS.) = 2340 SQM.
LIFT LOBBY AREA (9*3*24 FLS.) = 648 SQM.
PARKING AREA AT GROUND FLOOR(1705.78+554.1) = 2259.88 SQM.
PARKING AREA AT BASEMENT FLOOR = 3149.06 SQM.
WARDROBE AREA (321.3+328.9+289.8) = 940 SQM.
SKY TERRACE AREA (265.32+222.42+226.38) = 714.12 SQM.

PROPOSED FLOOR AREA FOR FAR = 48489.71 SQM.
(58540.77-(2340+648+2259.88+3149.06+940+714.12)
PROPOSED FAR (48496.61/11967.54) = 4.052

CAR PARKING CALCULATION
ASSEMBLY CARPET AREA AT 1ST FL. (BUA=854.89 SQM.) = 782.61 SQM.
NO OF CAR PARKING REQD. = 22 NOS.

NO OF FLAT AREA (75-100) SQM. = 182 NOS.
NO OF CAR PARKING REQD. = 91 NOS.
NO OF FLAT AREA (100-200) SQM. = 246 NOS.
NO OF CAR PARKING REQD. = 246 NOS.
TOTAL NO OF CAR PARKING REQD. (22+91+246) = 359 NOS.

TOTAL NO OF PARKING PROVIDED (93+79+48+60+196) = 476 NOS.
NO OF PARKING IN BASEMENT FLOOR = 93 NOS.
NO OF PARKING IN GROUND COVERED = 79 NOS.
NO OF PARKING IN GROUND OPEN = 48 NOS.
NO OF PARKING IN GROUND COVERED MLCP = (50X2) = 60 NOS.
NO OF PARKING IN GROUND OPEN MLCP = (98X2) =196 NOS.
RESIDENTIAL
REQD. PUBLIC OPEN SPACE AFTER LAND GIFTED (8%) = 918.09 SQM.
REQD. TREE PLANTATION AREA FOR PCB AFTER LAND GIFTED (20%) = 2295.236 SQM.
PROVIDED TREE PLANTATION AREA FOR PCB (20.03%) = 2299.05 SQM.

Minutes
06.10.2020

13

166

2020-2021

COMMON SEAL OF SOUTH DUM DUM MUNICIPALITY

1. This sanction is valid for a period of three years from the date of sanction and may be renewed for a further period of two years or for period as may be provided in the West Bengal Municipal Act 1993.
2. Sanction is granted on the basis of statements, representations, declarations made and information supplied by the applicant. In case it is discovered at a later stage that false or misleading statements were made and that any disclosure/declaration was misleading and/or was not full and complete the sanction will be revoked without prejudice to other action that may be taken by the Municipality under Civil and/or Criminal Law.
3. Before commencing construction the site must confirm to the sanctioned site plan. The applicant must implement all proposals and representations made in the Plan in full.
4. No deviations may be made from the sanctioned plan and it made the same is liable to be summarily demolished and the cost of such demolition recovered from the applicant/owner
5. The onus of ensuring the correctness of plan fee on the applicant/owner

Sanctioned provisionally
No objection certificate is to be obtained from the Airport Authority of India before commencing construction.

No rainwater pipe/spout should be so fixed as to discharge rainwater on road/footpath/outside the premises.

Drainage plan for building being constructed in an area served by sewerage network will have to be prepared separately according to National building Code and sanction for the same obtained before commencing construction of drains.

Within one month after completion of the erection of a building or the execution of any work the owner of the building must submit a notice of compliance with provisions contained in Rule 32 of the West Bengal Building Rules, 2007. Failure to do so will attract severe penal measures.
No person may occupy or permit to be occupied a building erected or re-erected or altered under the West Bengal Municipal Act, 1993 without obtaining an Occupancy Certificate issued by this Municipality.

PHASE-I
SANCTIONED Provisionally up to ground floor, roof casting Final Sandion will be accorded in Phase-II after Completion of ground floor RCC structure as per provisionally sanctioned plan in Phase-I.

16.10.20.

CHAIRMAN
SOUTH DUM DUM MUNICIPALITY
DATE

16/10/2020