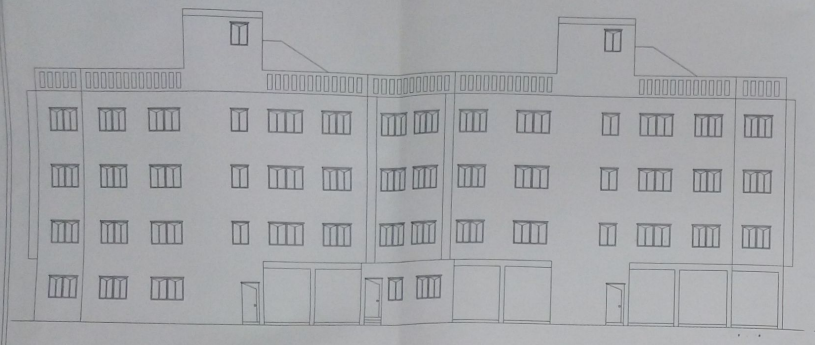
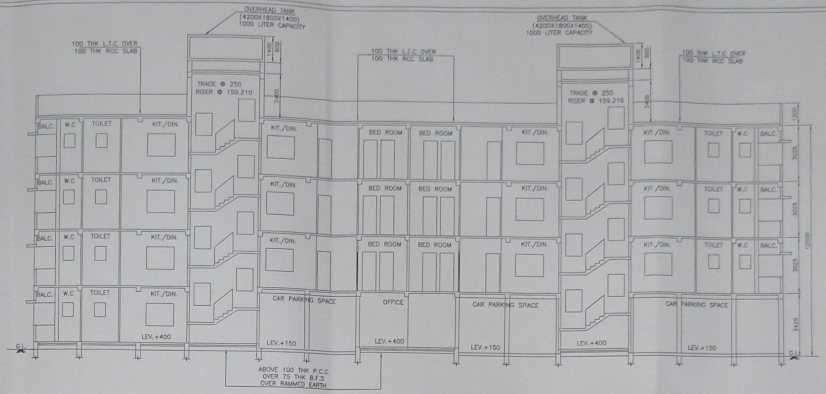
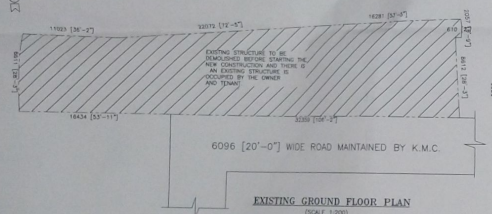


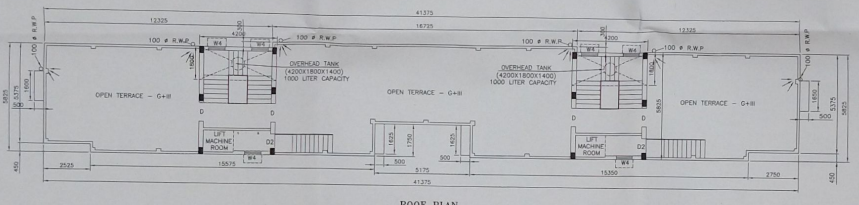
FRONT ELEVATION



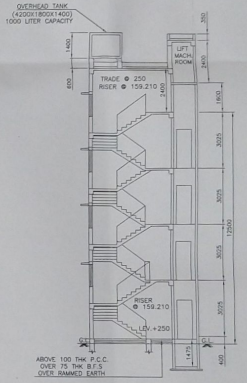
SECTION ON A–A



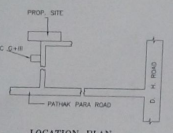
EXISTING GROUND FLOOR PLAN
(SCALE 1:200)



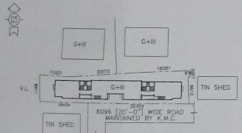
ROOF PLAN



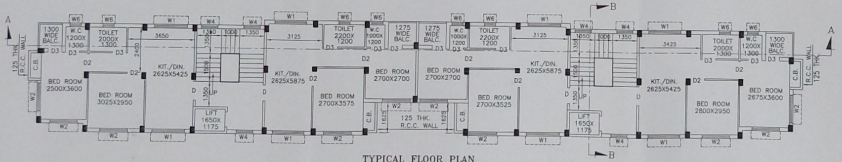
SECTION ON B–B



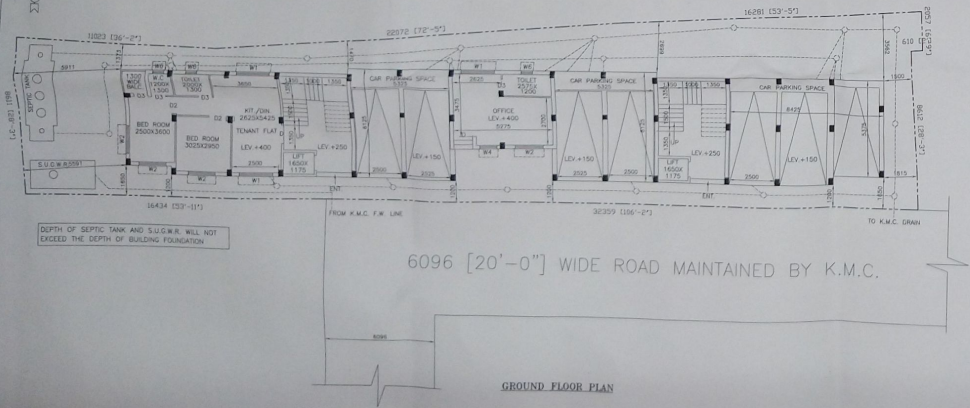
LOCATION PLAN
(SCALE 1:4000)



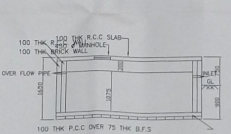
SITE PLAN
(SCALE 1:600)



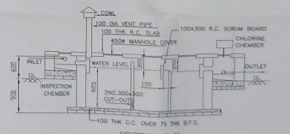
TYPICAL FLOOR PLAN
(1ST, 2ND & 3RD)



GROUND FLOOR PLAN

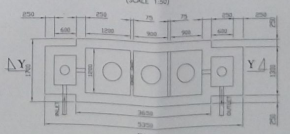


SECTION X–X
(SCALE 1:50)



SECTION Y–Y
(SCALE 1:50)

PLAN
2700 LITER CAPACITY S.U.G. WATER RESERVOIR
(SCALE 1:50)



PLAN
50 USERS SEPTIC TANK
(SCALE 1:50)

STATEMENT OF THE PLAN

PART–A

1. ASSESSEE NO. 41–132–09–0489–8
2. DETAILS OF REGISTERED DEED:– ADD. DIST. REGISTRER ALIPORE
   (a) BOOK NO. I, VOLUME NO. 113, PAGE NO. 369 TO 380, BEING NO. 4829, YEAR 2000, DATED 16/10/2000
   2. DETAILS OF REGISTERED DEED:– DIST. REGISTRER SOUTH 24 PARGANA
   (a) BOOK NO. I, VOLUME NO. 108, PAGE NO. 9783 TO 9807, BEING NO. 02163, YEAR 2008, DATED 23/02/2013
3. DETAILS OF BOUNDARY WALL DEED:– A.D.S.R. BEHALA
   (a) BOOK NO. I, VOLUME NO. 1607–2020, PAGE NO. 13487 TO 13505, BEING NO. 160700253, YEAR 2020 DATED 14/01/2020.
4. DETAILS OF NON EVICTION OF TENANT :– A.D.S.R. BEHALA
   (a) BOOK NO. I, VOLUME NO. 1607–2020, PAGE NO. 16592 TO 16608, BEING NO. 160700252, YEAR 2020 DATED 17/01/2020
5. DETAILS OF POWER OF ATTORNEY :– A.D.S.R. BEHALA
   (a) BOOK NO. I, VOLUME NO. 1607–2019, PAGE NO. 346820 TO 346879, BEING NO. 160710869, YEAR 2019 DATED 23/10/2019
6. (a) AREA OF THE LAND (AS PER DEED)= 462.096 SQM. (5a–14ch–24sft.)
   (b) AREA OF THE LAND (BOUNDARY DED.)= 456.073 SQM.
   (c) NO. OF STOREY : G+III
   (d) BASEMENT IF ANY : NIL
7. NO. OF TENEMENT : 13 NOS.
8. SIZE OF TENEMENT : a) > 50 SQM. < 75 SQM. = 13 NOS.

PART–B

1. GROUND COVERAGE
   (a) PERMISSIBLE = 234.713 SQM. (51.464 %)
   (b) PROPOSED = 234.597 SQM. (51.438 %)
2. F.A.R. (a) PERMITTABLE = 1.75
   (b) PROPOSED = (786.57–75.00/456.073) = 1.560
3. TOTAL COVERED AREA INCLUDING THE SPACE EXEMPTED IN THIS RULE = 917.754 SQM.
4. TOTAL AREA EXEMPTED IN THIS RULE = 131.184 SQM.
5. TOTAL COVERED AREA EXCLUDING THE SPACE EXEMPTED IN THIS RULE = 786.570 SQM.
6. STAIR HEAD ROOM AREA = 38.01 SQM.
7. OVER HEAD TANK AREA = 15.12 SQM.
8. OFFICE AREA = 24.828 SQM (COVERED).
9. OFFICE AREA = 22.232 SQM (CARPET)
10. TOTAL CARPARKING AREA = 114.064 SQM.
11. PROPOSED NO. OF CARPARKING SPACE = 7 NOS.
12. REQD. NO. OF CARPARKING SPACE = 3 NOS.
13. LIFT MACHINE ROOM AREA=10.97+7.312=18.282 SQM.

OWNER'S DECLARATION:–

I/WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT, I/WE SHALL ENGAGE L.B.S. & E.S.E. DURING CONSTRUCTION. I/WE SHALL FOLLOW THE INSTRUCTIONS 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 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 & SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E./L.B.S. BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT HAS BEEN IDENTIFIED BY ME. IF ANY DISPUTE ARISES IN FUTURE, REGARDING OWNERSHIP K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE AND WILL REVOKE SANCTION.

For SKYARE DEVELOPERS (P) LTD.
Rijuta Mondal
DIRECTOR
AS CONSTITUTED ATTORNEY OF
RIJUTA MONDAL (DIRECTOR)
M/S. SKYARE DEVELOPERS PVT. LTD.
AS C.A. OF SRI BRIJ SHYAM GUPTA, &
SRI NARINDER NATH KHATRI (SABHIKI)

SIGNATURE OF OWNERS

L.B.S.'S CERTIFICATE :–

I DO CERTIFY WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULE 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF ABUTTING 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. THE CONSTRUCTION OF S.U.G. WATER TANK & SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

SMRITISH MONDAL
(LBS/1/1158)
SIGNATURE OF L.B.S.

CERTIFICATE :–

PREMISES NO. 196, PATHAK PARA ROAD
ASSESSEE NO. 41–132–09–0489–8
NAME OF OWNER(S)/APPLICANT(S): SRI BRIJ SHYAM GUPTA, SRI NARINDER NATH KHATRI (SABHIKI)
AREA OF LAND : 456.073 SQM.
NAME OF LBS/NO. : SMRITISH MONDAL
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI:45M
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)
	LATITUDE	LONGITUDE	
'A'	22°30'28.51"N	88°19'6.33"E	10.8 M.

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.

For SKYARE DEVELOPERS (P) LTD.
Rijuta Mondal
DIRECTOR
AS CONSTITUTED ATTORNEY OF
RIJUTA MONDAL (DIRECTOR)
M/S. SKYARE DEVELOPERS PVT. LTD.
AS C.A. OF SRI BRIJ SHYAM GUPTA, &
SRI NARINDER NATH KHATRI (SABHIKI)

SIGNATURE OF OWNERS

Smritish Mondal
SMRITISH MONDAL
(LBS/1/1158)
SIGNATURE OF L.B.S.

DECLARATION OF GEOTECHNICAL :–

THE 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 COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE AND STABLE IF ALL RESPECT FROM THE GEOTECHNICAL POINT OF VIEW.

Bhaskar Roy
BHASKAR ROY
GTE NO.–G.T/II/2
SIG. OF GEOTECHNICAL

STRUCTURAL CERTIFICATE :–

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & 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. SOIL TESTING HAS BEEN DONE BY M/S. VASCON SEN BY BHASKAR ROY THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

Bhaskar Roy
BHASKAR ROY
(ESE/I/143)
SIGNATURE OF E.S.E.

SECIFICATIONS

1. ALL DIMENSIONS ARE IN MILIMETRE.
2. CONCRETE GRADE : M–20
3. STEEL GRADE : Fe–500.
4. OUTSIDE WALL 200 THK. CEMENT MORTER 1:6.
5. INSIDE WALL 125 THK & 75 THK. CEMENT MORTER 1:4.
6. OUTSIDE PLASTER 20 THK. CEMENT MORTER 1:6.
7. INSIDE PLASTER 12 THK. CEMENT MORTER 1:5.
8. CEILING PLASTER 6 THK. WITH CEMENT MORTER 1:4.
9. 40 THK. D.P.C. WITH WATER PROFING COMPOUND.

SCHEDULE OF DOORS & WINDOWS

MKD	OPENING SIZE	MKD	OPENING SIZE
SFD	1800 x 2100	W1	1800 x 1200
D	1250 x 2100	W2	1500 x 1200
D1	1000 x 2100	W3	1200 x 1200
D2	950 x 2100	W4	900 x 1200
D3	750 x 2100	W5	900 x 1000
		W6	600 x 750

PROPOSED G+THREE STORIED RESIDENTIAL BUILDING PLAN U/S 393A AT PREMISES NO. 196, PATHAK PARA ROAD, WARD NO:–132, BOROUGH NO:–XIV, UNDER THE KOLKATA MUNICIPAL CORPORATION.

NAME OF OWNER – SRI BRIJ SHYAM GUPTA, SRI NARINDER NATH KHATRI (SABHIKI)

THE SANCTION IS VALID UP TO 28.9.2025

APPROVED
ASSISTANT ENGINEER (C)
Borough No. XIV

SPACE FOR STAMP

SMRITICON
ENGINEERS, INTERIOR DESIGNER & CONTRACTORS
602, DIAMOND HARBOUR ROAD,
BEHALA CHOWRASTA, KOLKATA–8
E–mail : smriticon@yahoo.co.in

SCALE: 1:100, OTHER WISE MENTION
JOB. NO. KMC–143/BHAU.
DRAWING NO: 47
DATE: 23.01.2021