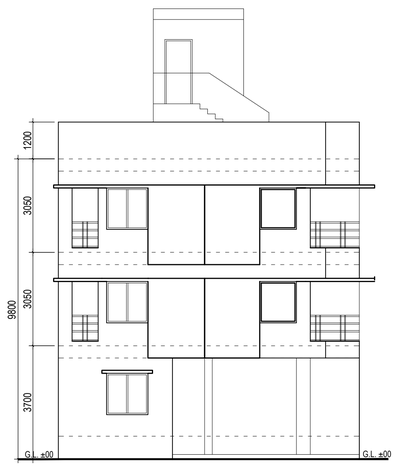
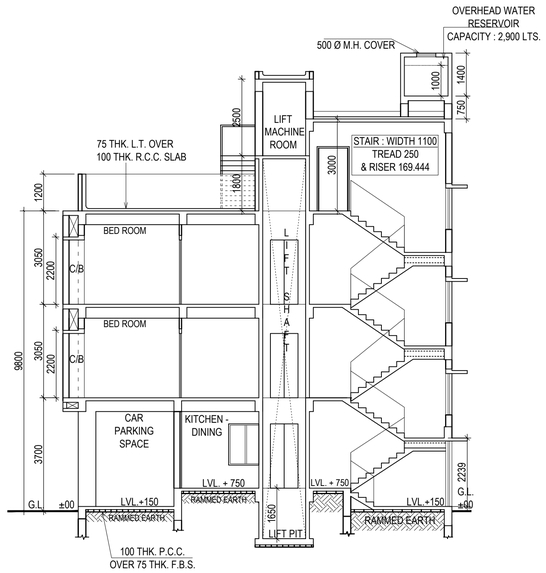
FRONT ELEVATION

SCALE - 1 : 100



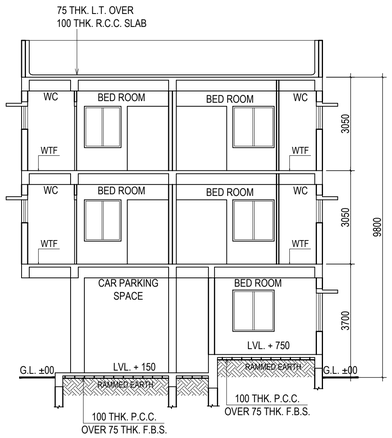
SIDE ELEVATION

SCALE - 1 : 100



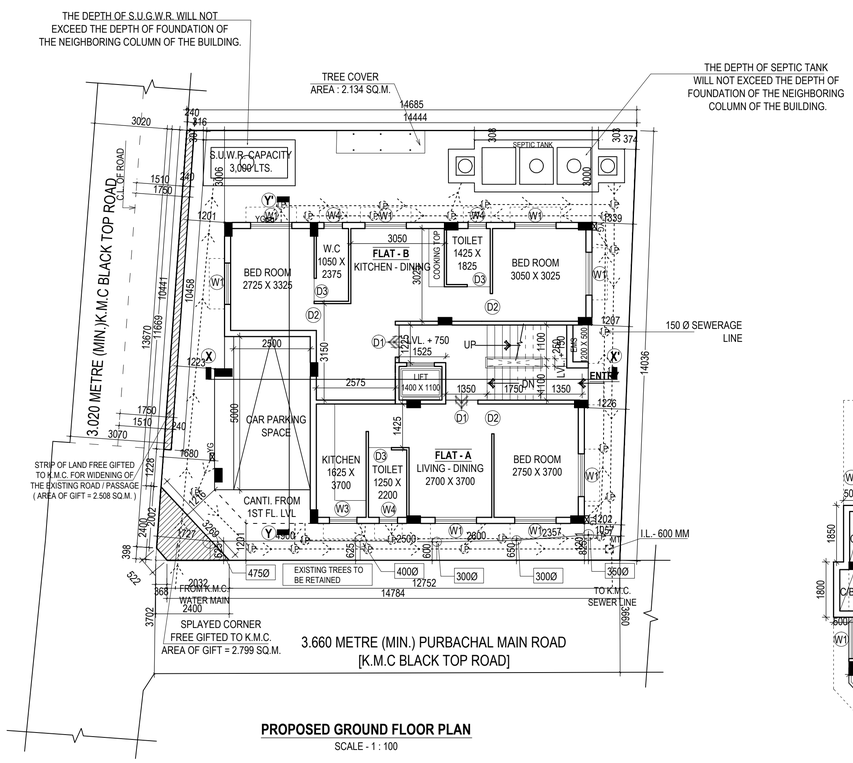
SECTION THROUGH : X - X'

SCALE - 1:100



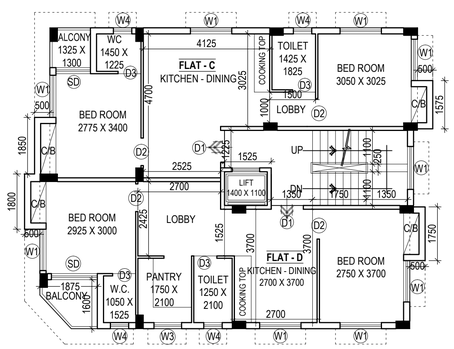
SECTION THROUGH : Y - Y'

SCALE - 1:100



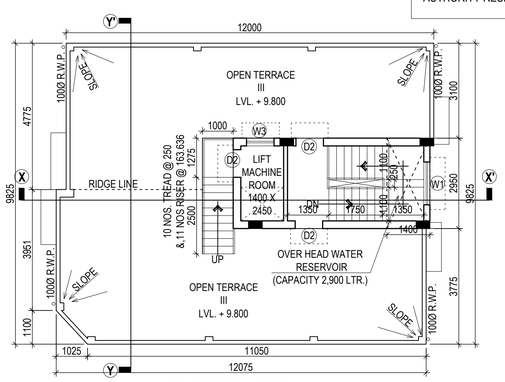
PROPOSED GROUND FLOOR PLAN

SCALE - 1 : 100



PROPOSED TYPICAL (1ST & 2ND) FLOOR PLAN

SCALE - 1 : 100



PROPOSED ROOF PLAN

SCALE - 1 : 100

PART - A

1. ASSESSEE NO :- 31- 106 - 16 - 1721 - 1.

2. NAME OF OWNER'S/APPLICANTS : SRI. AJAY SINGH

3. DETAILS OF REGISTERED DEED :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1602-2022	58675 - 58703	160201742	17.02.2022	D.S.R - II,SOUTH 24-PARGANAS

4. DETAILS OF REGISTERED BOUNDARY DECLARATION:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630-2023	40445 - 40455	163001397	08.05.2023	D.S.R - V,SOUTH 24-PARGANAS

5. DETAILS OF REGISTERED STRIP OF LAND :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630-2023	40434 - 40444	163001398	08.05.2023	D.S.R - V,SOUTH 24-PARGANAS

6. DETAILS OF REGISTERED CORNER SPLAY:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630-2023	40282 - 40292	163001399	08.05.2023	D.S.R - V,SOUTH 24-PARGANAS

7. DETAILS OF REGISTERED DEED OF GIFT :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1604-2023	117869 - 117890	160404226	06.04.2023	D.S.R - IV,SOUTH 24-PARGANAS

ABSTRACT AREA STATEMENT :-

AREA OF THE LAND : 03 K. - 09 CH. - 11 SQ.FT. i.e. 239.316 SQ.M. i.e. 2576 SQ.FT. [AS PER DEED]
GIFT DEED :- 00K.- 07 CH.-02 SQ.FT.
(03 K. - 02 CH. - 09 SQ.FT. i.e. 209.866 SQ.M. i.e. 2259 SQ.FT.)
AREA OF THE LAND :03 K. - 02 CH. - 02 SQ.FT. i.e. 209.210 SQ.M. i.e. 2252 SQ.FT. [AS PER PHYSICAL MEASUREMENT]
AREA OF CORNER SPLAY : 2.799 SQ.M.
AREA OF STRIP OF LAND : 2.508 SQ.M.
NET AREA OF LAND : [209.210 - (2.799 + 2.508)] = 203.903 SQ.M.
ROAD WIDTH : 3.660 METER (MIN.) WIDE K.M.C. BLACK TOP ROAD
PERMISSIBLE F.A.R. : 1.75
PERMISSIBLE TOTAL BUILT UP AREA : 366.118 SQ.M.
PERMISSIBLE BUILDING HEIGHT : 10.000 METER.
PERMISSIBLE GROUND COVERAGE : 59.693 % i.e. 124.884 SQ.M.
PROPOSED GROUND COVERAGE : 56.258 % i.e. 117.697 SQ.M.
PROPOSED TOTAL BUILT UP AREA : **346.259** SQ.M.
PROPOSED BUILDING HEIGHT : 9.800 METER [THREE STORIED]
REQUIRED CAR PARKING : 01 (ONE) NO.
PROVIDED CAR PARKING : 01 (ONE) NO.
PERMISSIBLE AREA FOR PARKING : 25 SQ.M.
PROVIDED AREA FOR PARKING AT GROUND FLOOR : 15.284 SQ.M.
PROPOSED F.A.R : (309.260 - 15.284) / 209.210 = 1.405 < 1.75
STAIR COVERED AREA : 13.718 SQ.M.
LIFT MACHINE ROOM AREA : 5.237 SQ.M.
LIFT MACHINE ROOM STAIR AREA : 3.816 SQ.M.
CUPBOARD AREA : 3.463 X 2 = 6.926 SQ.M.
ROOF TANK AREA : 4.130 SQ.M.
ADDITIONAL AREA FOR FEES : 13.718 + 5.237 + 3.816 + 6.926 = 29.697 SQ.M.
TOTAL AREA FOR FEES : 346.259 + 29.697 = 375.956 SQ.M.
PERMISSIBLE TREE COVER AREA : 1.812 SQ.M. i.e. 0.866 %
PROPOSED TREE COVER AREA : 2.134 SQ.M. i.e. 1.020 %
PROPOSED COMMON AREA : 41.525 SQ.M.
PROPOSED TERRACE AREA : 117.697 SQ.M.

SPECIFICATION OF CONSTRUCTION :-
1. 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6
2.125 & 75 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4
3. LEAN CONCRETE. 1: 3 : 6 WITH 19 MM DOWN GRADED STONE CHIPS (M - 15)
4. R.C.C. 1 : 2 : 4 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.
5. CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1 : 6 & CEILING & CHAJJA IN 1:4.
6. D.P.C. SHALL BE 50MM. THICK IN 1 : 1.5 : 3 TONE WITH WATER PROOFING ADMIXTURE
7. 25 MM. THK. I.PS. FLOORING WITH NEAT CEMENT FINISH AT TOP
8. 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
9. * = 300 LVL. TO THE FINISHED GROUND FLOOR LVL.
10. TREAD WIDTH 250 EACH & RISER HEIGHT IS 169.444 EACH
11. FLOOR TO SLAB HEIGHT SHALL BE 3050 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM.
12 THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2950 MM.
MATERIALS :-
STEEL MUST CONFIRMED WITH IS 1786
GRADE OF CONCRETE : M 25 & GRADE OF STEEL :- Fe550
CEMENT :- ORDINARY PORTLAND & SAND :- MEDIUM COARSE
STONE CHIPS :- 20 MM. DOWN GRADED O
THER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

CUP BOARD :-

FLOOR MARK	CUP BOARD
FIRST FLOOR	3.463 SQ.M.
SECOND FLOOR	3.463 SQ.M.
TOTAL	6.926 SQ.M.

DOOR & WINDOW SCHEDULE :-

MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FL.	SIZE
D1	SOLID FLUSH	- - - - -	2100	1050 X 2100
D2	SOLID FLUSH	- - - - -	2100	900 X 2100
D3	SOLID FLUSH	- - - - -	2100	750 X 2100
W1	GLAZED	750	2100	1350 X 1350
W2	GLAZED	750	2100	1200 X 1350
W3	GLAZED	1100	2100	900 X 1000
W4	GLAZED	1350	2100	600 X 750

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL HEIGHT - 33.0 M.) :-

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS-84		SITE ELEVATION
	LATITUDE	LONGITUDE	
1.	22.506364	88.394635	5.5
2.	22.506331	88.394603	5.5

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.

1. PROPOSED AREA :

Floor Mkd.	Floor area	Stair Well	Lift Well	Gross Area	EXEMPTED AREA Stair Area	EXEMPTED AREA Lift Lobby	Net Floor Area
Ground Floor	114.821 SQ.M.	--------	--------	114.821 SQ.M.	10.465 SQ.M.	1.868 SQ.M.	102.488 SQ.M.
1st Floor	117.697 SQ.M.	0.438 SQ.M.	1.540 SQ.M.	115.719 SQ.M.	10.465 SQ.M.	1.868 SQ.M.	103.386 SQ.M.
2nd Floor	117.697 SQ.M.	0.438 SQ.M.	1.540 SQ.M.	115.719 SQ.M.	10.465 SQ.M.	1.868 SQ.M.	103.386 SQ.M.
Total	**350.215 SQ.M.**	**0.876 SQ.M.**	**3.080 SQ.M.**	**346.259 SQ.M.**	**31.395 SQ.M.**	**5.604 SQ.M.**	**309.260 SQ.M.**

2. PARKING CALCULATION :

Flat Marked	Tenement size (SQ.M.)	Share of Service (SQ.M.)	Tenement Area (SQ.M.)	Tenement No	Required Parking Size	Parking No.
FLAT- A	35.845	5.142	40.987	01 NO.	> 50 SQ.M.	
FLAT- B	48.532	6.963	55.495	01 NO.	> 50 SQ.M.	
FLAT- C	49.447	7.094	56.541	02 NOS.	50 < 75 SQ.M.	01 NO
FLAT- D	53.089	7.616	60.705	02 NOS.		
TOTAL REQUIRED PARKING						01 NO

OWNERS DECLARATION :-

I / WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT
I / WE SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION
I / WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.A & 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.
IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE,THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN.
THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E.S.E / L.B.A BEFORE STARTING OF BUILDING FOUNDATION WORK.DURING DEPARTMENTAL JOINT INSPECTION
THE PLOT IS IDENTIFIED BY ME.
THE PLOT IS FULLY OCCUPIED BY ME AND THERE IS NO TENANT.

NAME OF THE OWNER
.....
SRI AJAY SINGH

CERTIFICATE OF ARCHITECT :-

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES,2009, AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROADS CONFORM WITH THE PLAN WHICH HAS BEEN MEASURED AND VERIFIED BY ME.THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK. THE LAND IS DEMARCATED WITH BOUNDARY WALL.SIGNATURE OF OWNER / APPLICANT IS AUTHENTICATED BY ME. THE PLOT IS BEYOND 500 MT. CENTRAL LINE OF E.M. BYPASS.

NAME OF THE ARCHITECT
.....
Ar. MILIA GHOSH
Registered Architect
Reg. No. C.A/2016/75359.

CERTIFICATE OF STRUCTURAL ENGINEER :-

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

NAME OF STRUCTURAL ENGINEER
.....
Mr. BIBEK BIKASH MULLICK
Structural Engineer (ESE / I / 75)

PROJECT :-

PROPOSED THREE STORIED (9.800 M.HEIGHT)RESIDENTIAL BUILDING AT PREMISES NO. 883/1, PURBACHAL MAIN ROAD,P.S. KASBA (AT PRESENT GARFA), J.L. NO. 19, R.S. NO- 2, TOUZI NO-155, R.S. DAG-1810,1811, R.S. KHATIAN NO. 887,1234, C.S DAG NO-1509, 1510, C.S KHATIAN NO-844,917MOUZA : GARFA, KOLKATA- 700 078,WARD NO. 106, UNDER BOROUGH XII [K.M.C.] BY COMPLYING THE CIRCULAR NO. 07 of 2019-20, DATED - 01.11.2019 AS PER U / S 393A OF K.M.C. ACT. 1980 & AS PER K.M.C. BLDG. RULE 2009.

PLANS, ELEVATION, & SECTIONS,

N

PLAN CASE NO. :
DRAWING SHEET NO.
DEALT : P. MONDAL
DATE : 24.06.2023

SCALE 1 : 100
(UNLESS OTHERWISE MENTIONED)

ALL DIMENSIONS ARE IN M.M. (UNLESS OTHERWISE MENTIONED)

Architectural Consultants :

COLLAGE ARCHITECTS
1486, RAJDANGA MAIN ROAD, (OPPOSITE PURBA ABASAN, DF BLOCK), KOLKATA 700 107, INDIA
PHONE NO. (033) 4602 6909, E-MAIL: collage.architects.info@gmail.com

THIS DRAWING IS A PROPERTY OF **COLLAGE** ; ANY MODIFICATION, CHANGES, DEVIATIONS IS NOT PERMISSIBLE WITHOUT PRIOR INTIMATION OF THE ARCHITECT, TO THE CONTRARY THIS WILL BE TREATED AS ILLEGAL ACT.

B.P. NO. - 2023120197
DATED - 24-JUL-23
VALID UPTO - 23-JUL-28

SPACE FOR DIGITAL SIGNATURE

DEBASIS SOM
Digitally signed by DEBASIS SOM
Date: 2023.07.24 18:46:46 +05'30'

N/A

DIGITAL SIGNATURE OF ASSISTANT ENGINEER(C)
BOROUGH - XII, K.M.C

DIGITAL SIGNATURE OF EXECUTIVE ENGINEER(C)
BOROUGH - XII, K.M.C