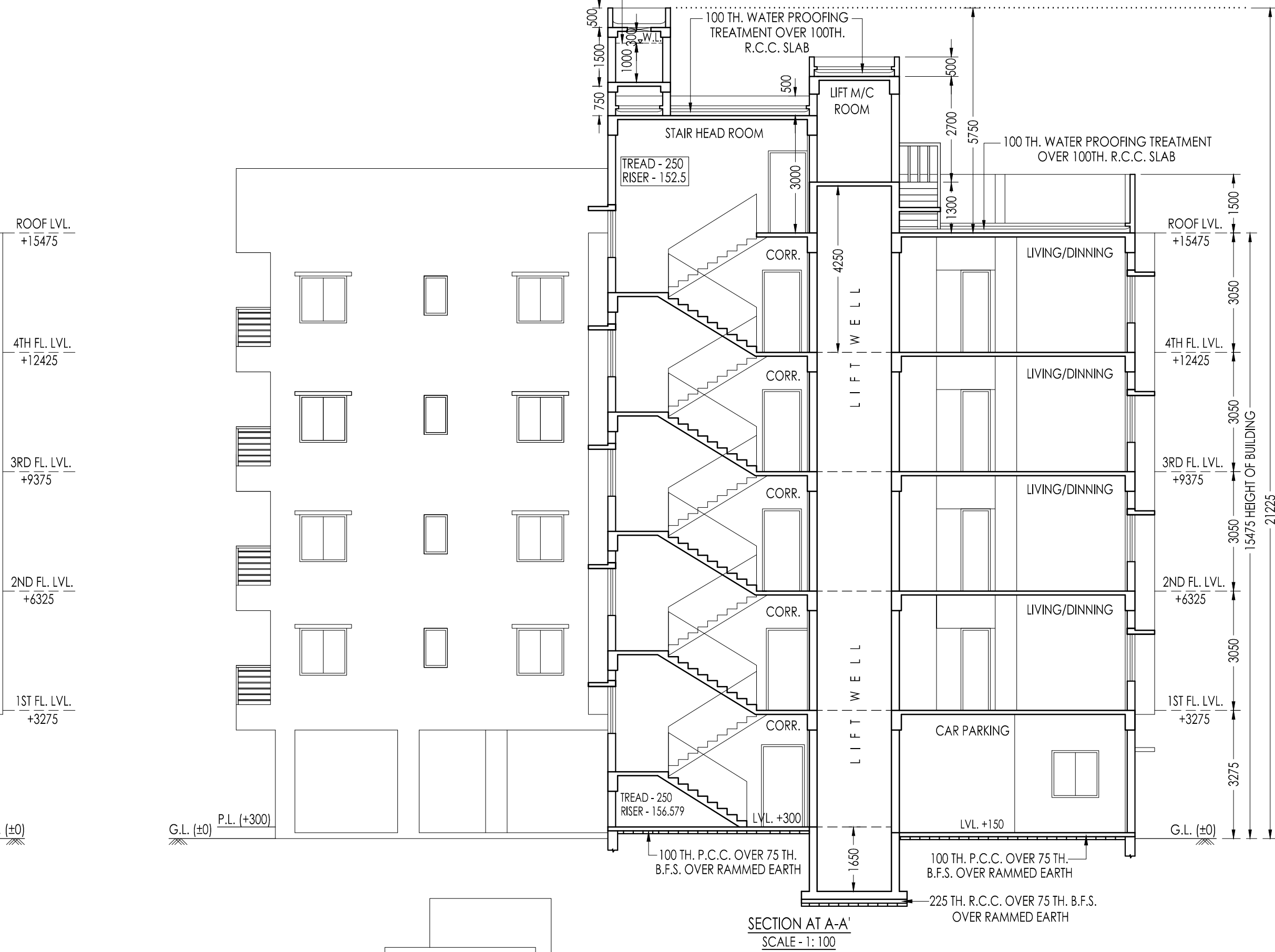




FRONT SIDE ELEVATION
SCALE: 1:100



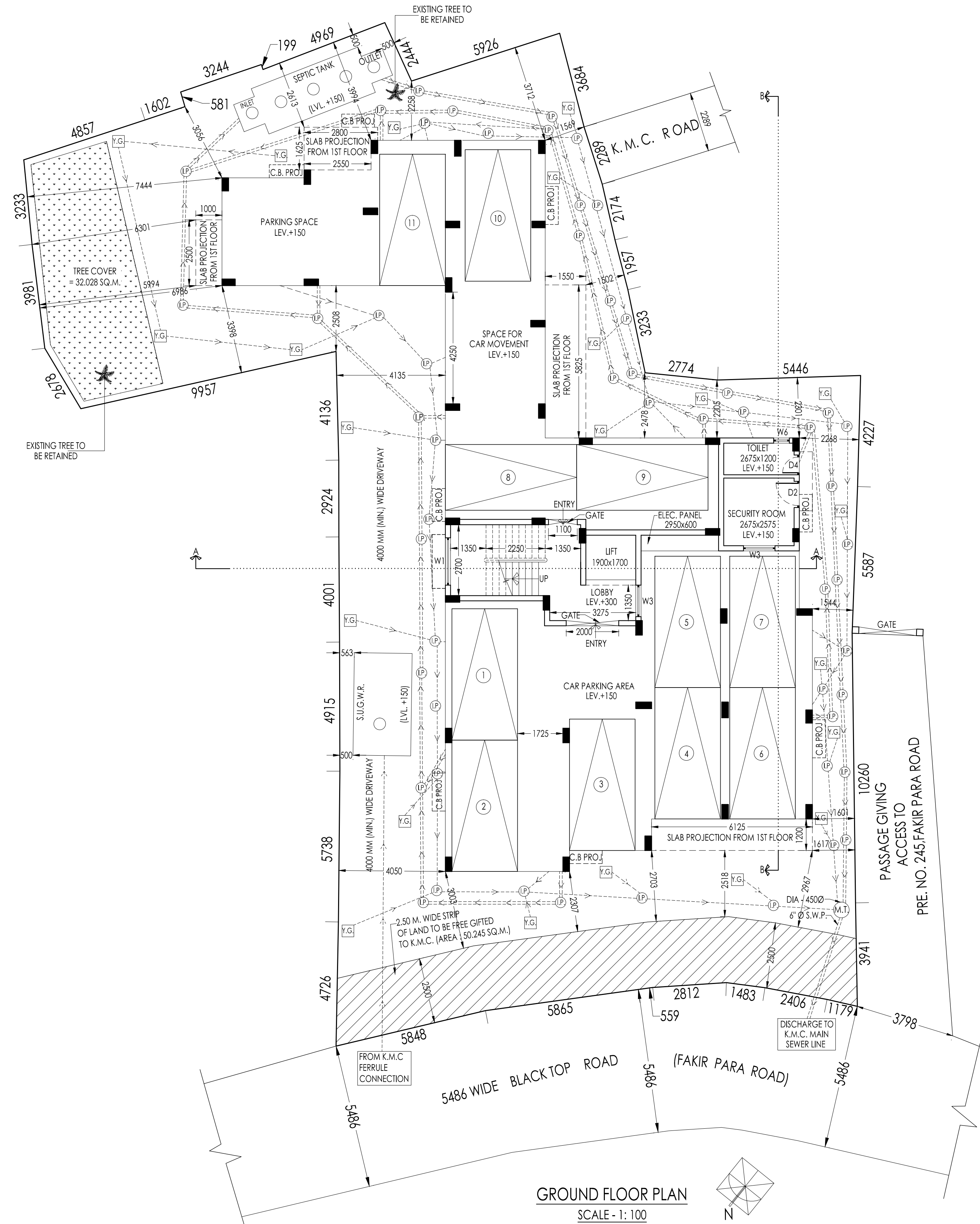
RIGHT SIDE ELEVATION
SCALE: 1:100



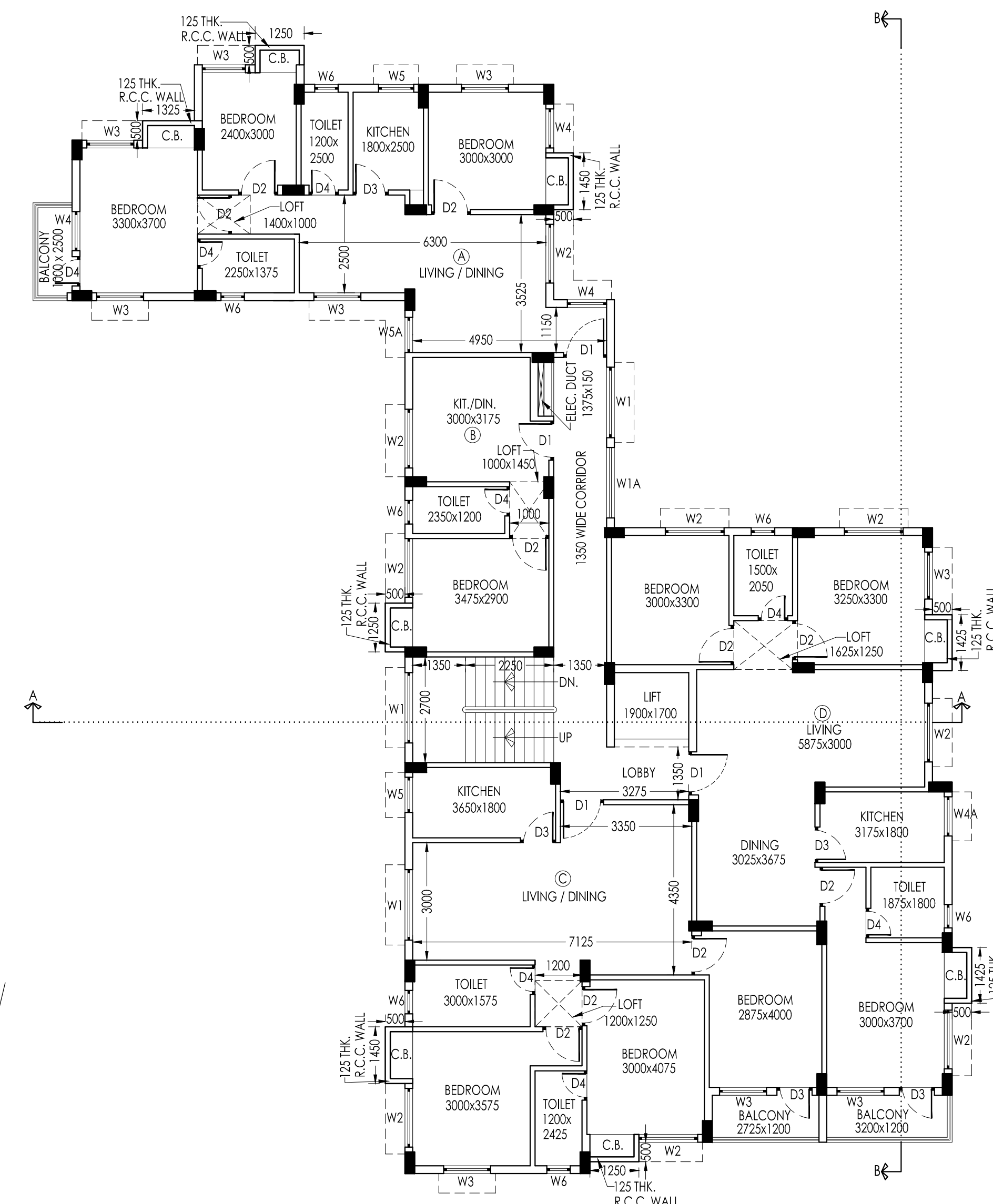
SECTION A-A
SCALE: 1:100



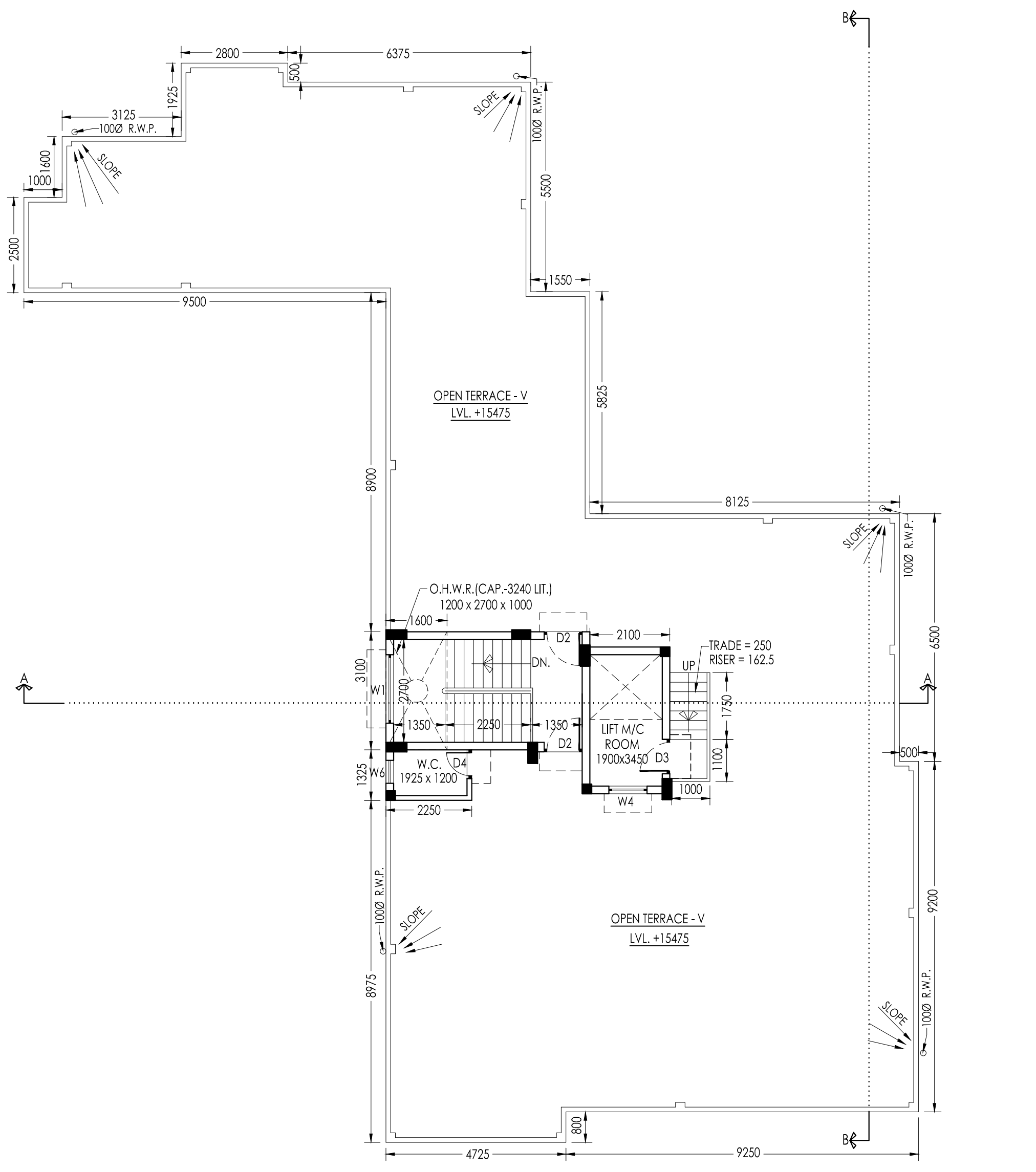
SECTION B-B
SCALE: 1:100



GROUND FLOOR PLAN
SCALE: 1:100



TYPICAL (1ST-4TH) FLOOR PLAN
SCALE: 1:100



ROOF PLAN
SCALE: 1:100

PART-A:
ASSEESSEE NO.-41-128-09-002-2
DET. OF DEED SALE:
BOOK NO.-1
VOLUME NO.-10
PAGE FROM.-215 TO 222
BENG NO.-98
YEAR.-2000
DATE.-01.03.2000
A.D.S.R SOUTH 24PARAGANAS
DET. OF DEED SALE:
BOOK NO.-1
VOLUME NO.-10
PAGE FROM.-207 TO 214
BENG NO.-98
YEAR.-2000
DATE.-01.03.2000
A.D.S.R SOUTH 24PARAGANAS
DET. OF DEED SALE:
BOOK NO.-1
VOLUME NO.-25
PAGE FROM.-195 TO 200
BENG NO.-108
YEAR.-2000
DATE.-17.04.2000
A.D.S.R SOUTH 24PARAGANAS
DET. OF DEED EXCHANGE:
BOOK NO.-1
VOLUME NO.-1 TO 14
PAGE FROM.-19019237
BENG NO.-07789
YEAR.-2014
DATE.-18.02.2019
A.D.S.R SOUTH 24PARAGANAS
DET. OF DEED CONVEYANCE:
BOOK NO.-1
VOLUME NO.-1
PAGE FROM.-331 TO 333
BENG NO.-07789
YEAR.-2014
DATE.-18.02.2019
A.D.S.R SOUTH 24PARAGANAS
DET. OF DEED GIFT:
BOOK NO.-1
VOLUME NO.-19022021
PAGE FROM.-31137 TO 31137
BENG NO.-19020234
YEAR.-2001
DATE.-10.08.2001
D.S.R.-8 SOUTH 24PARAGANAS
DET. OF DEED GIFT:
BOOK NO.-1
VOLUME NO.-19022022
PAGE FROM.-3084 TO 30856
BENG NO.-19078148
YEAR.-2002
DATE.-02.05.2002
A.D.S.R BEHALA
DET. OF DEED GIFT:
BOOK NO.-1
VOLUME NO.-19022022
PAGE FROM.-3292 TO 32949
BENG NO.-19021571
YEAR.-2002
DATE.-11.11.2002
D.S.R.-8 SOUTH 24PARAGANAS
DET. OF DEED GIFT:
BOOK NO.-1
VOLUME NO.-19022024
PAGE FROM.-4918 TO 49187
BENG NO.-19023986
YEAR.-2004
DATE.-08.10.2004
D.S.R.-8 SOUTH 24PARAGANAS
DET. OF DECLARATION DEED:
BOOK NO.-1
VOLUME NO.-19022023
PAGE FROM.-13709 TO 13710
BENG NO.-19024007
YEAR.-2003
DATE.-03.03.2003
D.S.R.-8 SOUTH 24PARAGANAS
DET. OF BOUNDARY DECLARATION:
BOOK NO.-1
VOLUME NO.-19022025
PAGE FROM.-11408 TO 11409
BENG NO.-19020290
YEAR.-2005
DATE.-08.03.2005
D.S.R.-8 SOUTH 24PARAGANAS
DET. OF SIDE STRIP GIFT:
BOOK NO.-1
VOLUME NO.-19022024
PAGE FROM.-24319 TO 24312
BENG NO.-19020781
YEAR.-2004
DATE.-24.05.2004
D.S.R.-8 SOUTH 24PARAGANAS
DET. OF DEVELOPMENT POWER OF ATTORNEY:
BOOK NO.-1
VOLUME NO.-19022023
PAGE FROM.-62943 TO 62908
BENG NO.-19021740
YEAR.-2003
DATE.-12.12.2003
D.S.R.-8 SOUTH 24PARAGANAS
DET. OF A.A. NO.C.:
NO. ID.-86WEAST8002249426966
DATE.-25/02/2024
SITE ELEVATION-(JMSL)-4.79M
PERMISSIBLE TOP ELEVATION-(JMSL)-26.79M
U.L.C. NO.-3478 U.L. DATED-16.01.2024
NO. OF STORED G+H
I) NO OF TENEMENTS: 16 NOS.
II) SIZE OF TENEMENTS: a) LESS THEN 50 SQ.M.-04 NOS.
b) 75 TO 100 SQ.M.-04 NOS.
c) ABOVE 100 SQ.M.-08 NOS.
AREA OF PLOT:
AS PER DEED:
1) 70.38 SQ.M. (10' X -09 CH -09 SQ.FT.)
2) 79.98 SQ.M. (10' X -12 CH -03 SQ.FT.)
3) 70.61 SQ.M. (10' X -09 CH -01 SQ.FT.)
4) 70.61 SQ.M. (10' X -09 CH -01 SQ.FT.)
5) 70.20 SQ.M. (10' X -09 CH -10.04 SQ.FT.)
1. GROUND COVERAGE
a) PERMISSIBLE: 363.36 SQ.M. (50 %)
b) PROVIDED GROUND COVERAGE: 318.41 SQ.M. (45.81 %)
c) PROPOSED HEIGHT: 15.475 M.
d) ROAD WIDTH: 5.485 M.
PART-B
I) GROUND FLOOR AREA = 295.263 SQ.M.
II) 1ST TO 4TH FLOOR AREA = 314.975 SQ.M. (PER FLOOR AREA)
III) NET FLOOR AREA (INCLUDING THE SPACE EXEMPTED IN THIS RULE) = 1474.163 SQ.M.
IV) TOTAL EXEMPTED AREA = 81 SQ.M.
V) GROSS FLOOR AREA INCLUDING THE SPACE EXEMPTED IN THIS RULE = 1555.163 SQ.M.
VI) PERMISSIBLE AREA FOR PARKING = 1555.163 SQ.M.
VII) PROVIDED AREA OF PARKING = 257.714 SQ.M.
VIII) STAIR HEADROOM AREA = 16.185 SQ.M.
IX) OVER HEAD WATER TANK AREA = 4.96 SQ.M.
X) LIFT MACHINE ROOM AREA = 8.665 SQ.M.
XI) LIFT MACHINE ROOM STAIR AREA = 2.991 SQ.M.
XII) ROOF W.C. AREA = 2.281 SQ.M.
XIII) TOTAL ROOF STRUCTURE AREA = 35.865 SQ.M.
XIV) OPEN TERRACE AREA = 316.411 SQ.M.
XV) TOTAL AREA OF C.B. = 21.886 SQ.M.
XVI) TOTAL AREA OF LOFT = 24.964 SQ.M.
5. F.A.R.
I) PERMISSIBLE = 1.75
II) PROPOSED F.A.R. = 1.732
6. PARKING
I) REQUIRED = 10 NOS.
II) PROVIDED = 11 NOS.
7. PROPOSED COVERED AREA (IN SQ.M.) >
REQUIRED TREE COVER AREA= 27.473 SQ.M. (3.86%)
PROPOSED TREE COVER AREA= 30.025 SQ.M. (4.33%)

FLOOR MKD.	COVERED AREA	CUTOUT AREA	GROSS COV. AREA	LIFT STAIR AREA	NET FLOOR AREA
GR. FLOOR	295.263	---	295.263	2.835	297.063
1ST FLOOR	318.411	3.436	314.975	2.835	13.365
2ND FLOOR	318.411	3.436	314.975	2.835	13.365
3RD FLOOR	318.411	3.436	314.975	2.835	13.365
4TH FLOOR	318.411	3.436	314.975	2.835	13.365
TOTAL	1568.907	13.744	1555.163	14.715	64.825

8. TENEMENTS & CAR PARKING CALCULATION:
(A) RESIDENTIAL:

MARKED TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	74.947 SQ.M.	10.686 SQ.M.	85.643 SQ.M.	04 NOS.
B	28.683 SQ.M.	4.094 SQ.M.	32.777 SQ.M.	04 NOS.
C	80.306 SQ.M.	12.888 SQ.M.	103.194 SQ.M.	04 NOS.
D	90.780 SQ.M.	12.888 SQ.M.	103.194 SQ.M.	04 NOS.

NO. OF CAR PARKING REQUIRED = 10 NOS.
NO. OF CAR PARKING PROVIDED AT GROUND FLOOR = 11 NOS.

SPACE FOR K.M.C. USES		
B.P. NO.-202414021	DATE-21.03.2025	VALID UP TO-20.03.2030
MBC MEETING NO.- 648 MEETING DATE:- 04.02.2025 MBC ITEM NO.- 263/24-25		
DIGITAL SIGNATURE OF E.E.		
DIGITAL SIGNATURE OF E.E.		
DOOR & WINDOW SCHEDULE		
TYPE	WIDTH	HEIGHT
D1	1100	2100
D2	1000	2100
D3	900	2100
D4	750	2100
W1	1800	1200
W2	1500	1200
W3	1200	1200
W4	1000	1000
W5	900	1100
W6	600	1200
W7	400	1000
SPECIFICATIONS & NOTES:- GRADE OF CONCRETE-M 20 & STEEL Fe 500 PROPORTION OF MORTAR FOR 200 OR 250 TH. B.W.=1:3 PROPORTION OF MORTAR FOR 125 & 75 TH. B.W.=1:4 MIX. PROPORTION OF MORTAR D.P.C.=1:2:4 MIX. PROPORTION OF MORTAR FOR 1:1:2:2:2 ALL DIMENSIONS ARE IN M.M.SCALES=1:100. OTHERWISE MENTIONED ALL 125 TH. CLIP BOARD WALL & R.C.C. WALL. DEPTH OF THE S.U.G.W.R. & SEPTIC TANK WILL NOT EXCEED THE DEPTH OF THE BLDG. FOUNDATION		
DECLARATION OF ARCHITECT I, DO HEREBY CERTIFY ON THIS PLAN IS SELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2002 AS AMENDED FROM TIME TO TIME AND THAT THE SITE CONDITION INCLUDING THE WIDTH OF ABUTTING ROAD MAINTAINED BY K.M.C. CONFORM WITH THE PLAN AND THAT THE PROPOSED IS A BUILDABLE SITE. THE ABUTTING K.M.C. ROAD WIDTH IS 5.485 M. (INCLUDING LEFT INSPECTION SEE) WAS IDENTIFIED BY M.E.T. IS NOT A TANK OR FILLED UP TANK AND BOUNDED BY BOUNDARY WALL.		
DECLARATION OF STRUCTURAL ENGINEER THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING HAS BEEN DONE 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. THE STRUCTURAL DESIGN HAS BEEN PREPARED BY ME CONSIDERING SOIL INVESTIGATION REPORT BY CALCUTTA TEST CENTRE AT Kt. SIR BAHAN ROAD, KOLKATA - 700034.		
DECLARATION OF GEO-TECHNICAL ENGINEER UNDESIGNED: CALCUTTA TEST CENTRE - GOPAL CHANDRA DAS 4K, SIR BAHAN ROAD, KOLKATA - 700034. HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THERE. ON 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 HERE IN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.		
DECLARATION OF OWNERS I, DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL CHARGE ARCHITECT & 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 & ADJUVING STRUCTURES IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE. THE K.M.C. AUTHORITY WILL REMOVE THE SANCTION PLAN, THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERSTOOD THE QUANTITY OF 5.485 MCHT BEFORE STARTING OF BUILDING FOUNDATION WORK. THE PLOT IS IDENTIFIED BY THE UNDESIGNED. IF ANY DISPUTE ARISE REGARDING THE OWNERSHIP OF THE PLOT, K.M.C. AUTHORITY WILL NOT RESPONSIBLE AND WILL REMOVE SANCTION.		
NAME OF THE OWNERS/APPLICANT MR. NISHANT KREMA & MR. SAMET SUTTOVA PARTNERS OF M/S. NS ENTERPRISES, C/O. OF SMT. GAGAN ARORA AND OTHERS.		
GROUND FLOOR PLAN, 1ST-4TH FLOOR PLAN, ROOF PLAN, FRONT SIDE ELEVATION, RIGHT SIDE ELEVATION, SECTION A-A & B-B.		
PROJECT PROPOSED G+H STORED RESIDENTIAL BUILDING AT PRE. NO.- 24.FAKIR PARA ROAD, WARD NO.- 12B, BOROUGH - XIV, KOLKATA - 700034, UNDER K.M.C.		
NAME OF THE OWNERS- SMT. GAGAN ARORA AND OTHERS.		
DATE	DEALT	SCALE: 1:100.
11.03.2025	P.S.N.	SHEET NO.- 1
SGA CONSULTANCY SERVICES architects * engineers * planners		
GUNJANY, 1ST. FLOOR, P-17 MITRA COLONY, JAMES LONG CHANDANI, KOLKATA-700034. PHONE NO.- 33355-50-49 E-MAIL ID: contact@sgacindia.com		