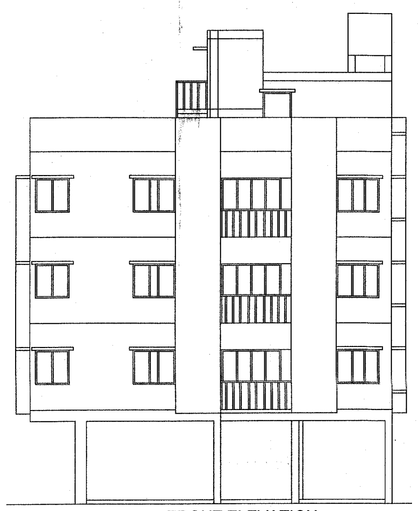
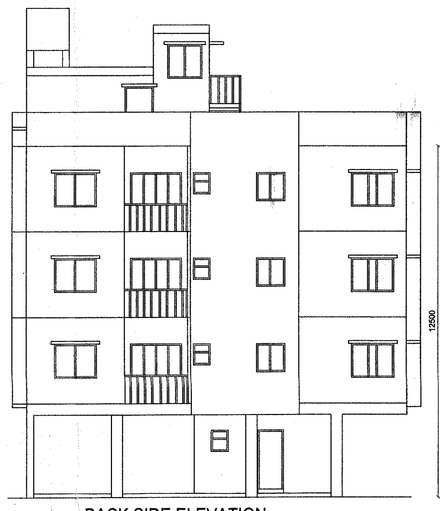
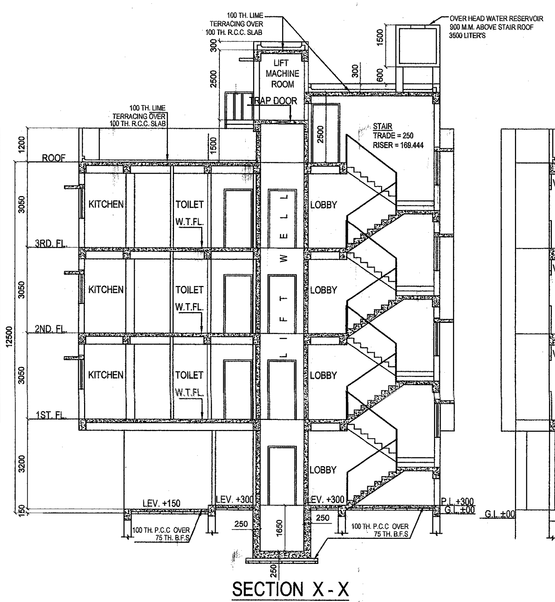


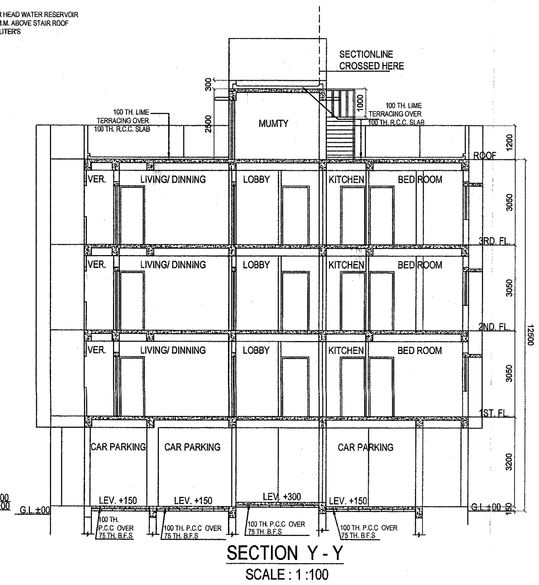
FRONT ELEVATION
SCALE : 1 :100



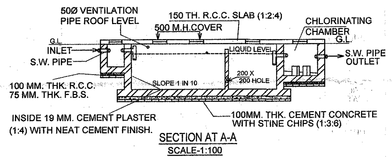
BACK SIDE ELEVATION
SCALE : 1 :100



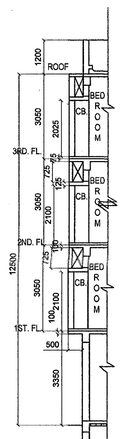
SECTION X - X
SCALE : 1 :100



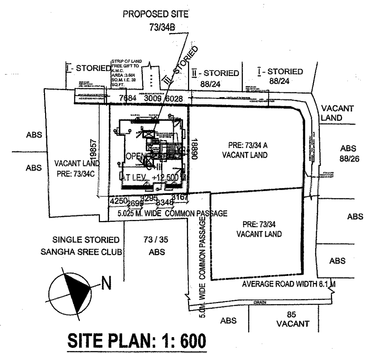
SECTION Y - Y
SCALE : 1 :100



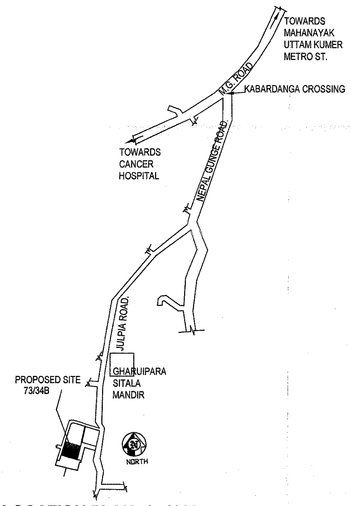
SECTION AT A-A
SCALE-1:100



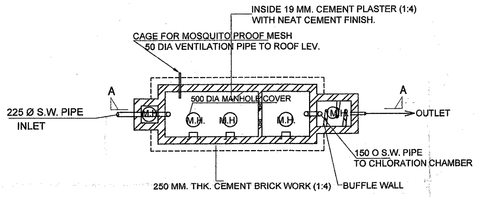
SEC. -'K'-'K'



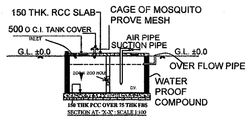
SITE PLAN: 1: 600

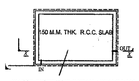


LOCATION PLAN: 1: 4000

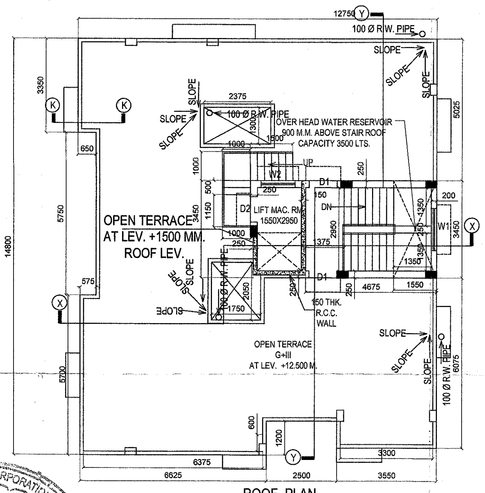


DETAILS OF SEPTIC TANK(50 USER'S)
SCALE-1:100

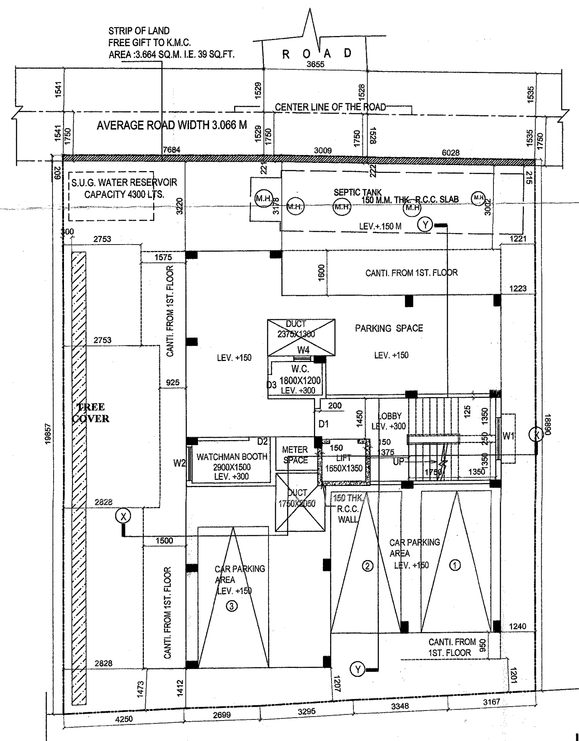




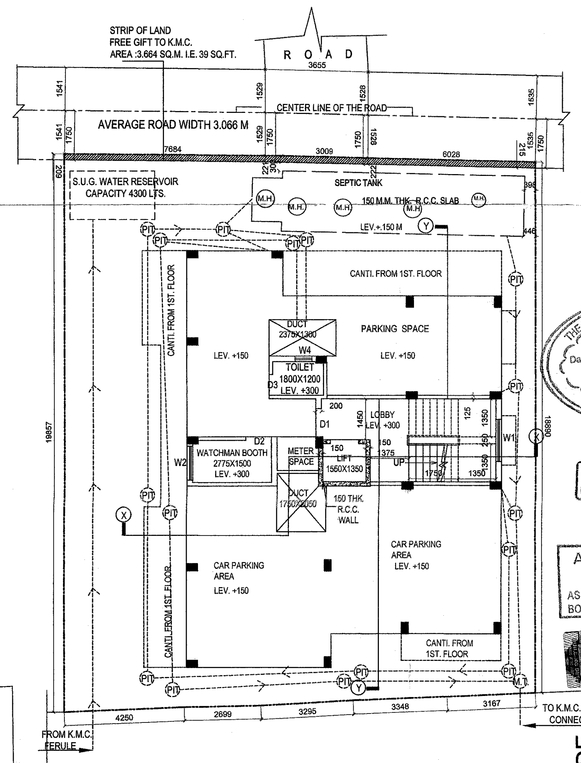
WATER RESERVOIR DETAIL : SCALE 1:100
CAPACITY= 4300 ltr.



ROOF PLAN
(SCALE :1:100)



GROUND FLOOR PLAN: SCALE 1:100

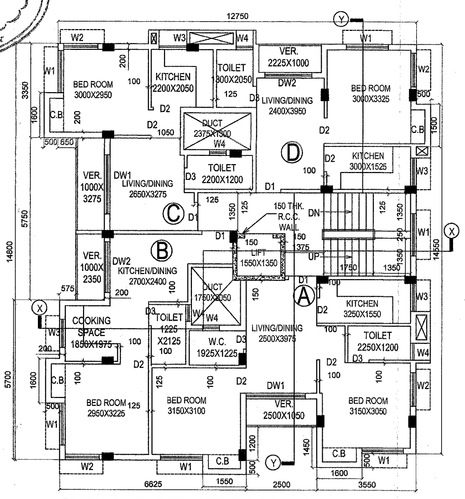


SANITARY PLAN FOR GROUND FLOOR AND TYPICAL FLOOR
SCALE 1:100

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2021120018
Date 26/12/21 Borough No. XVI
Exe. Engineer/Asst. Engineer Bor. No. XVI, Bor. No. XVI
BUILDING DEPARTMENT

THE SANCTION IS VALID UP TO 25.12.2026

APPROVED
ASSISTANT ENGINEER (C)
BOROUGH No.- XVI



TYPICAL FLOOR(1ST TO 3RD) PLAN: SCALE 1:100

MAIN CHARACTERISTICS OF THE PLAN PROPOSAL

PART A

1. ASSESSEE NO. 71-142-0908-26-3

2. NAME OF THE OWNER/S :
RITURAJ COMPLEX PVT.LTD.
AZAD DEALER PVT. LTD.

MR. HARSHVARDHAN MODI
AUTHORIZED SIGNATOTRY/DIRECTOR

3. B. DETAILS OF REGD. PARTITION DEED :
BOOK NO - 1,CD. VOLUME NO. -1602-2018
PAGE NO. 1903-1944,
BEING NO - 160211779 ,YEAR - 2017
OFFICE- D.S.R.-II, WEST BENGAL.,
DATED. 02-01-2018.

5. DETAILS OF BOUNDARY DECLARATION
BOOK NO.1 , CD VOLUME NO. 1602-2018,
PAGE FROM 273418 TO 273431.
BEING NO. 160208184, YEAR- 2018
DATE - 31.07.2018.
REGD. AT - D.S.R- II SOUTH 24PGS.

6. DETAILS OF FREE GIFT ,STRIP OF LAND
BOOK NO.1, CD VOLUME NO. 1602-2018,
PAGE FROM 273432 TO 273445.
BEING NO.160208185, YEAR-2018.
DATE - 31.07.2018.
REGD. AT - D.S.R-II SOUTH 24PGS.

7. DETAILS OF DECLARATION TO K.M.C.
BOOK NO.1, CD VOLUME NO. 1602-2018,
PAGE FROM 273708 TO 273719
BEING NO.160208194, YEAR-2018.
DATE - 31.07.2018.
REGD. AT - D.S.R-II SOUTH 24PGS.

PART B

1. AREA OF LAND :
AS PER TITLE DEED = 329.617 Sqm.
AS PER BOUNDARY DECLARATION = 324.858 Sqm.

2. NET AREA OF LAND - 324.858 Sqm.

3. PERMISSIBLE GROUND COVERAGE: (55.838%)=181.394 SQ.M.

4. PROPOSED GROUND COVERAGE: = 174.093 SQ.M. (53.59%)

5. PROPOSED AREA:

	Total floor area	CUT-OUT	EXEMPTED AREA		Net Floor Area
			Stair and Stair lobby	Lift Lobby	
Gd. floor	139.135	0.000	12.690	2.465	123.980
1st. floor	180.643	9.081	12.690	2.465	156.408
2nd. floor	180.643	9.081	12.690	2.465	156.408
3rd. floor	180.643	9.081	12.690	2.465	156.408
TOTAL=	681.065	27.242	50.760	9.86	593.204

6. TENEMENTS & CAR PARKING CALCULATION :-

MARKED	TENEMENT SIZE	PROP. AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
A	50.772	9.534	60.306	3.00	50><75
B	33.515	6.294	39.809	3.00	BELOW 50
C	34.956	6.564	41.52	3.00	BELOW 50
D	34.069	6.398	40.467	3.00	BELOW 50

B) ASSEMBLY BUILT-UP AREA = N.A. CAR PARKING = N.A
REQUIRED CAR PARKING :- RESIDENTIAL =1 NOS.
PROVIDED CAR PARKING:- 3 NOS. (COVERED) ,

C) PERMISSIBLE AREA FOR PARKING PROVIDED =A) GROUND FLOOR=1 NOS X 25=25 SQ.M.

D) ACTUAL AREA FOR PARKING PROVIDED AT GROUND = 107.515 SQ.M.

8. Permissible F.A.R = 1.75
9. Proposed F.A.R =593.204-25 /324.858= 1.749
10. C.B AREA :

Floor	Loft	Cupboard	Ledge / Tend
1st. floor	N.A.	3.925 SQ.M.	N.A.
2nd. floor	N.A.	3.925 SQ.M.	N.A.
3rd. floor	N.A.	3.925 SQ.M.	N.A.
Total	N.A.	11.776 SQ.M.	N.A.

11. Stair Case Area = 16.846 SQ.M.
12. Lift machine room Area + L.M.R. Stair = 10.795 SQ.M.
13. overhead tank area= 5.348 SQ.M.
14. depth of the building= 14.800 M.
15. other area for fees =60.620 SQ.M.
16. Tree Cover Area - Required=15/6000x681.065 =1.703 % =5.532 SQ.M.
Propsed =8.032 SQ.M. (2.472%)

SCHEDULE OF DOORS & WINDOWS

NO	SILL	LINTEL	SIZE
D1	——	2100	1000X2100
D2	——	2100	900X2100
D3	——	2100	750X2100
DW1	——	2100	2100X2100
W1	600	2100	1500X1500
W2	900	2100	1200X1200
W3	1050	2100	1000X1050
W4	1350	2100	600X750

Co-ordinate in WGS

LATITUDE	LONGITUDE
22°27' 25.7" N	88°19' 52.0" E

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. K.M.C and other appropriate authority reserve the right to take appropriate action against me as per law.The plot does not fall under CCZM Red Zone .

OWNERS DECLARATION

WE DO HEREBY DECLARE WITH FULL REPONSIBILITY THAT:-
(a) WE ENGAGE ARCHITECT & E.S.E. DURING CONSTRUCTION.
(b) WE SHALL FOLLOW THE INSTRUCTION OF ARCHITECT & E.S.E. DURING CONSTRUCTION OF THE BUILDING (AS PER B.S. PLAN)
(c) THE PLOT IS IDENTYFIED BY ME, IF ANY DISPUTE ARISE INFUTURE REGARDING PLOT, K.M.C. WILL NOT BE LIABLE FOR THAT.
(d) KMC AUTHORITY WILL NOT BE RESPONSEBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.
(e) KMC IS GIVING SANCTION ON THE BASIS OF DOCUMENTS SUBMITTED BY ME.
(f) IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE KMC AUTHORITY WILL REVOKE THE SANCTION PLAN.
(g) THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E.
/ARCHITECT BEFORE STARTING OF BUILDING FOUNDATION WORK.

RITURAJ COMPLEX PVT.LTD.
AZAD DEALER PVT. LTD.

1 RITURAJ COMPLEX PRIVATE LIMITED
2 AZAD DEALER PRIVATE LIMITED
Director / Authorised Signatory

SIGNATURE OF OWNER.

CERTIFICATE OF STRUCTURAL ENGINEER.

THIS IS TO CERTIFY THAT THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND 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 STAYBLE IN ALL RESPECT. SOIL TESTING HAS BEEN DONE BY MR. ALOK ROY OF GEOTEST ENGINEERS PVT. LTD. OF 6A, MILAN PARK, KOLKATA- 84. THE RECOMENDATION OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.

SANJIV J. PAREKH
E.S.E. NO. 104(1) K.M.C.

SANJIV J. PAREKH
M.E.,(STRUCT.),M.E. (CONST. ENG.),
B. C. E., FIE-(F-018202-4)
E. S. E. NO. 104 (1) K. M. C.

SIGNATURE OF STRUCTURAL ENGG.

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 & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

Dr. ALOK ROY
GTE/I/11

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

SIGNATURE OF GEO-TECNICAL.

CERTIFICATE OF ARCHITECTS

I DO HERE BY 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 ABUTTING ROAD CONFORMS WITH THE PLAN. WHICH HAS BEEN MEASURED AND VERIFIED BYME. IT IS A BUILDABLE SITE AND NOT A TANK OR A FILLED UP TANK. THE PLOT IS DEMARCATED BY BOUNDARY WALLS & MEASUREMENTS TALLY WITH THE REGD. DEED PLAN.
THE CONSTRUCTION OF U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

ANUPAM MAITI
CA/2010/48538

ANUPAM MAITI
C.O.A. Registered Architect
CA/2010/48538
anupam.mozaik@yahoo.co.in

SIGNATURE OF ARCHITECTS.

GROUND FLOOR,TYPICAL FLOOR PLAN (1st TO 3RD.), ROOF PLAN, FRONT SIDE ELEVATION ,RIGHT SIDE ELEVATION, BACK SIDE ELEVATION, SECTIONS AT 'X-X' &'Y-Y' ,SITE PLAN, LOCATION PLAN , PLAN OF UNDER GROUND WATER RESERVOIR & DETAILS OF SEPTIC TANK.

PROJECT:- PLAN OF PROPOSED G+III STORIED (12.50M. HEIGHT) RESIDENTIAL BUILDING U/S-393A OF K.M.C. ACT-1980, COMPLYING WITH K.M.C. BUILDING RULE-2009, AT PREMISES NO-73/34B,RAMCHANDRA -PUR (JULPIA ROAD), P.S. HARIDEVPUR, MOUZA -RAMCHANDRA PUR,J.L. NO. 31, WARD NO.-142, TOUZI NO.416B1,BOROUGH-XVI, KOLKATA. SOUTH24 PARAGANAS.

ARCHITECTS
MOZAIK
P-543,RAJA BASANTA ROY ROAD
KOLKATA-700 029
PH. 30022086/98311 80114

DRAWN BY:- ABHISHEK CHAKRABORTY	DATE:- 19.04.2021	scale:- 1:100

72/21B

PARTY'S COPY

RESIDENTIAL BUILDING

DEVIATION WOULD MEAN DEMOLITION

"CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 498(1) & (2) OF GMC ACT1980, IN SUCH MANNER SO THAT ALL WATER COLLECTIONS PARTICULARLY LIKE WELLS, VATS, BASEMENT SURING SITES OPEN RECEPTACLES ETC AS EMPTIED COMPLETELY TWICE & WEAR"

No rain water pipe should be fixed or discharged on Road or Footpath.

Drainage plan should be submitted at the Borough Executive Engineer's Office and the sanction obtained before proceeding with the drainage work

CONSTRUCTION SITE SHALL BE MAINTAINED FREE FROM AIR POLLUTION ACCORDING TO UNDERTAKING SUBMITTED AS PER AMENDMENT DT. 31.01.2019 VIDE NO. 55/MN/O/C-4/ NR-7/2017 OF SCHEDULE-IV OF KMC BUILDING RULE 2009

Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction.

Before starting any Construction the site must conform with plans sanctioned and all the conditions as proposed in the plan should be fulfilled

The validity of the written permission to execute the work is subject to the above conditions

Non Commencement of Erection/ Re-Erection within Five year will Require Fresh Application for Sanction

Structural plan and desing calculation as submitted by the structural engineer have been kept with B. P. No.- 2021160043 Date 26/4/21 for record of the Kolkata Municipal Corporation vide B.P. Verification No. deviation from the submitted structural plan should be made at the time of erection without submitting fresh structural plan along with design calculation and stability certificate in the prescribed form, necessary steps should be taken for the safety of the adjoining premises public and private properties and safety of human life during construction

EXECUTIVE ENGINEER/ASST. ENGINEER
BOROUGH NO.- XVI

A suitable pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building incase unfiltered water from street main is not available.

All Building Materials to necessary & construction should conform's to standered specified in the National Building Code of India.

Plan for Water Supply arrangement including SEMILI G. & O H reservoirs should be submitted at the Office of the Ex-Engineer Water Supply and the sanction obtained before proceeding with the work of Water Supply any deviation may lead to disconnection/demolition.

Design of all Structural Members including that of the foundation should conform to Standards specified in the National Building Code of India

Fresh Plan
2021B100035

BUILDING DEPARTMENT
26 APR 2021
KOL. MUNICIPAL CORP.

CHECKED AND VERIFIED

A.E.(C)/S.A.E.(C)
XVI XVI