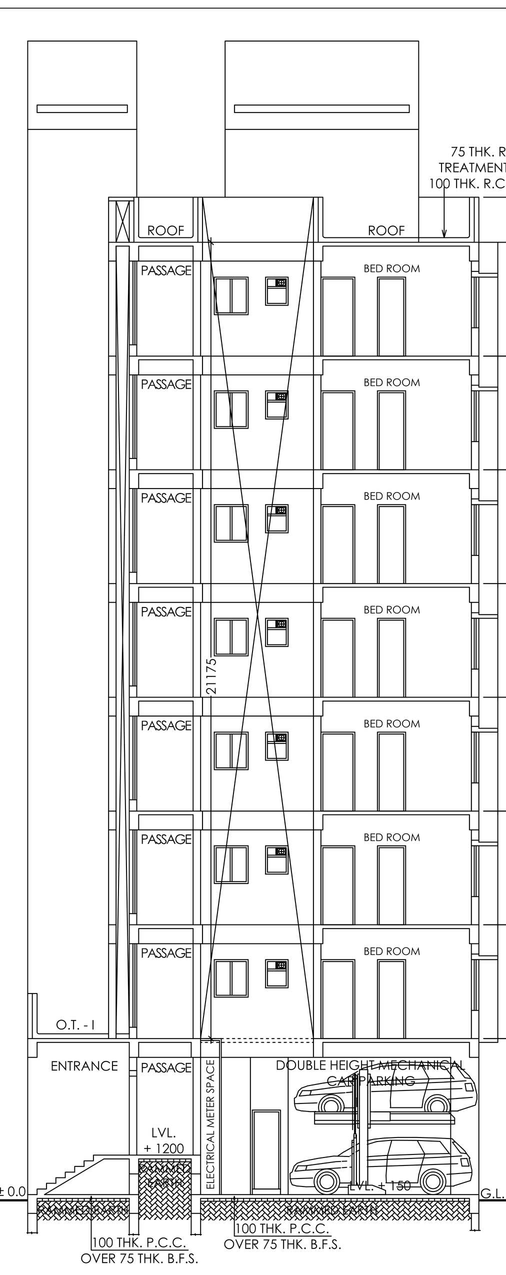
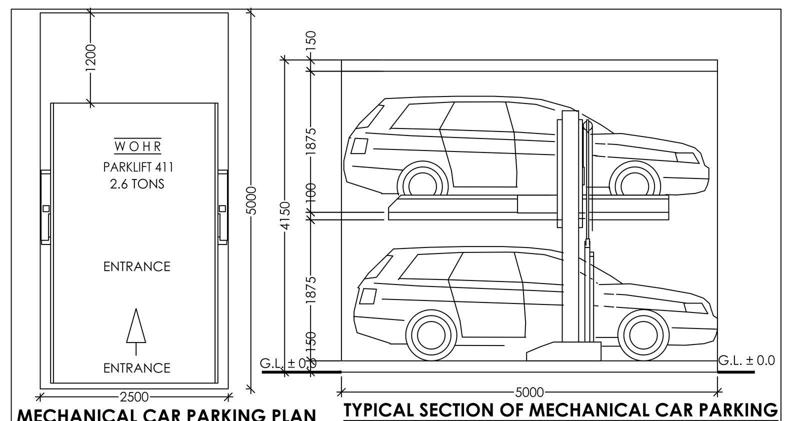


SECTION THROUGH Z - Z' SCALE : 1 : 100

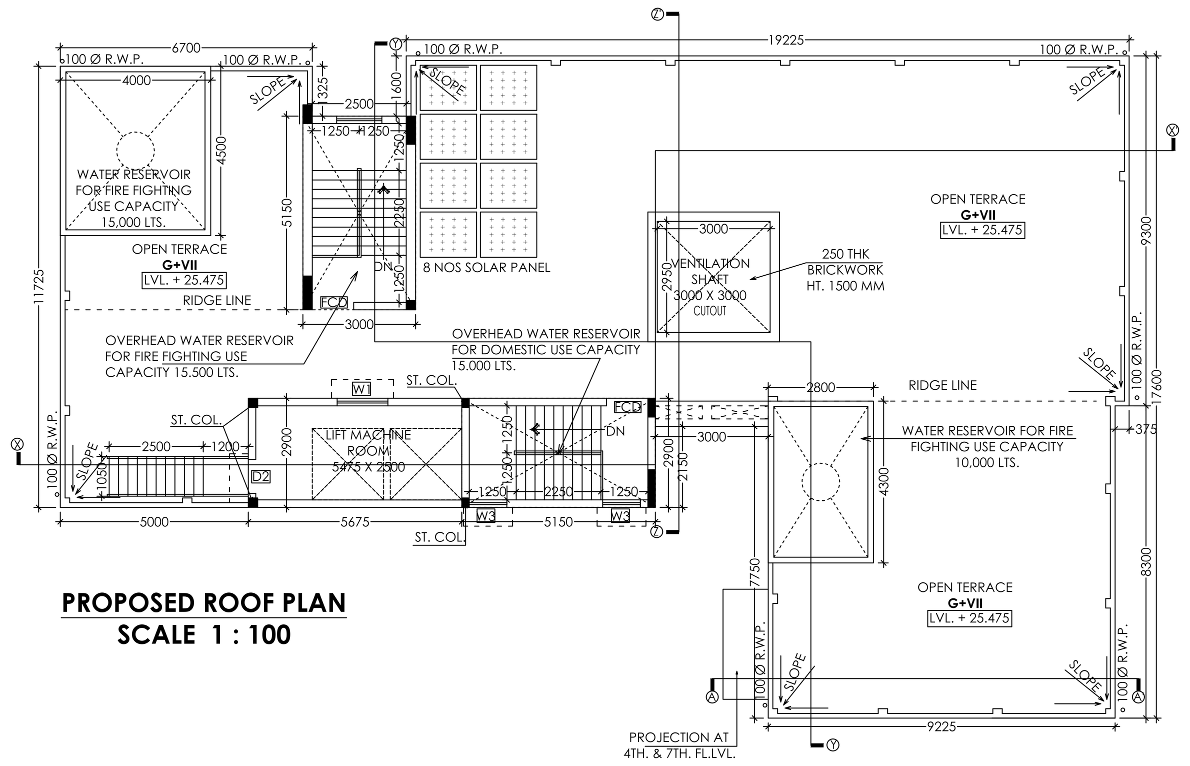
SECTION THROUGH A - A' SCALE : 1 : 100



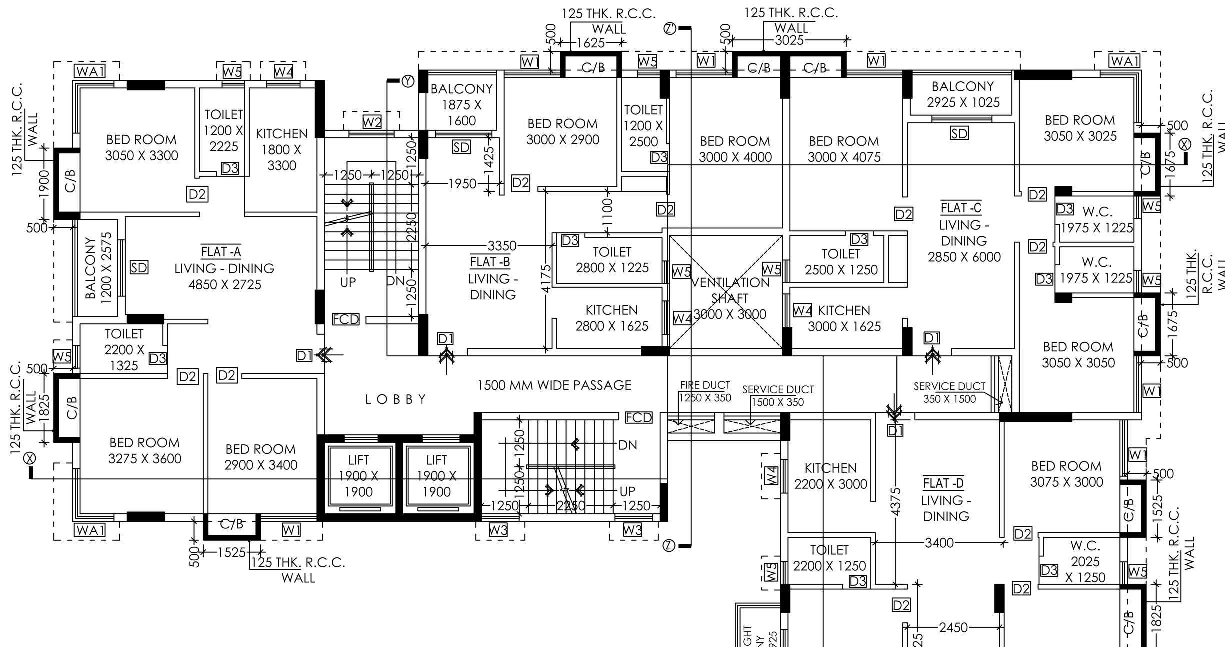
MECHANICAL CAR PARKING PLAN SCALE - 1:50

TYPICAL SECTION OF MECHANICAL CAR PARKING SCALE - 1:50

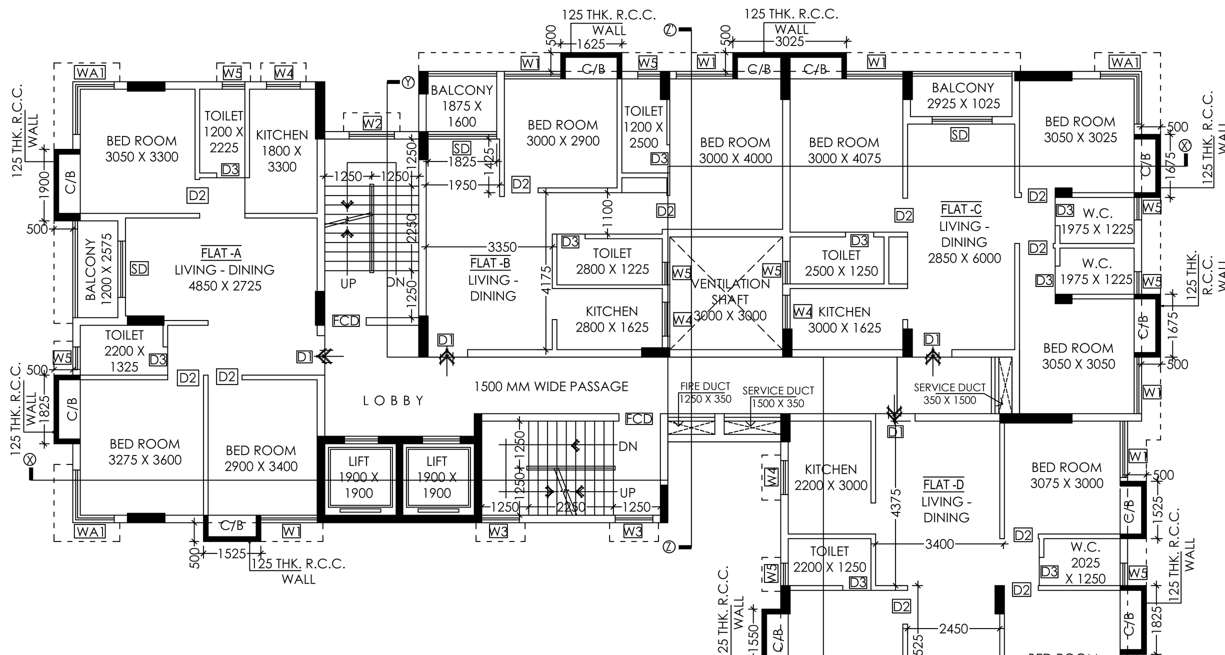
TYPICAL DETAIL OF MECHANICAL CAR PARKING



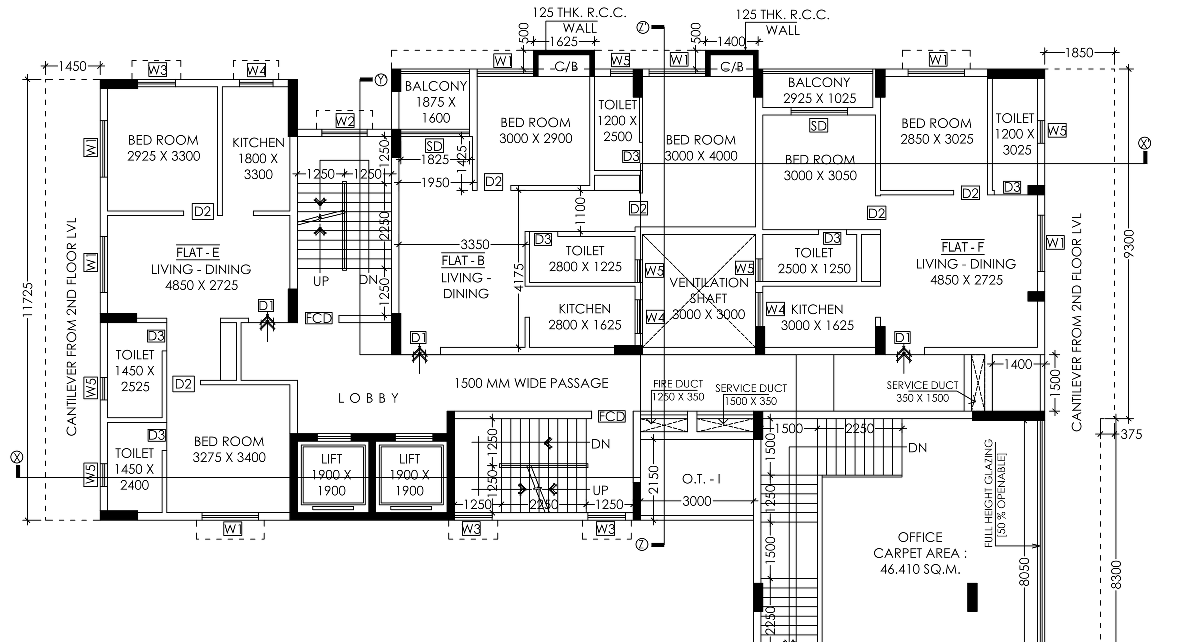
PROPOSED ROOF PLAN
SCALE 1 : 100



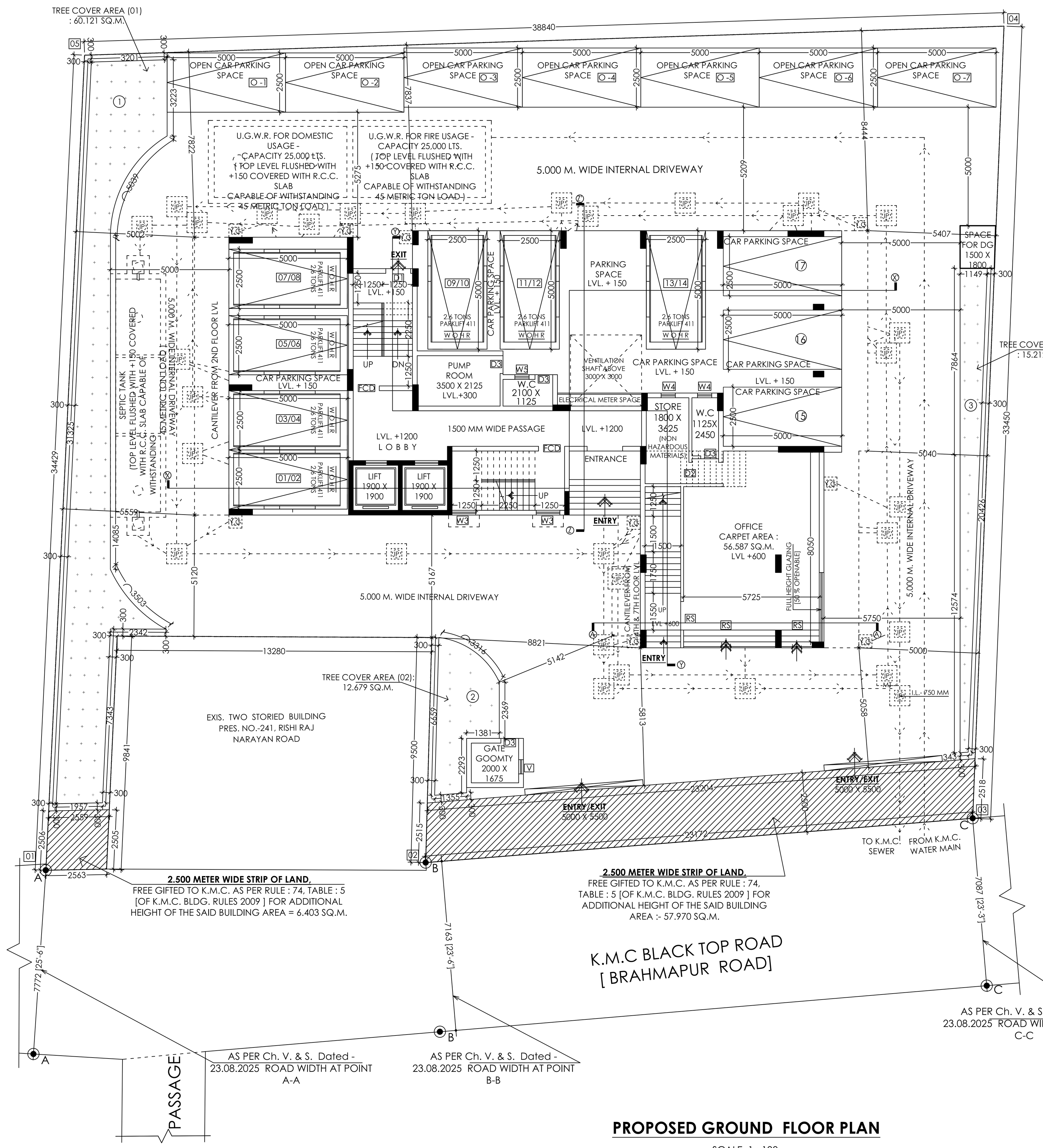
PROPOSED TYPICAL (4TH & 7TH) FLOOR PLAN
SCALE 1 : 100



PROPOSED TYPICAL (2ND, 3RD, 5TH & 6TH) FLOOR PLAN
SCALE 1 : 100



PROPOSED 1ST. FLOOR PLAN
SCALE 1 : 100



PROPOSED GROUND FLOOR PLAN
SCALE 1 : 100

CUPBOARD AREA:-

FLOOR MKD.	CUPBOARD
1ST. FLOOR	1.513 SQ.M.
2ND. FLOOR	9.075 SQ.M.
3RD. FLOOR	9.075 SQ.M.
4TH. FLOOR	8.300 SQ.M.
5TH. FLOOR	9.075 SQ.M.
6TH. FLOOR	9.075 SQ.M.
7TH. FLOOR	8.300 SQ.M.
TOTAL	54.413 SQ.M.

1. PROPOSED AREA :

Floor Mkd.	Floor area	Ventilation Shaft	Lift Well	Duct	CUT OUT	Gross Area	Total Exempted Area: Stair Area	Total Exempted Area: Lift Lobby Area	Net Floor Area
Gr. floor	346.469 SQ.M.	----	----	----	----	346.469 SQ.M.	23.750 SQ.M.	6.000 SQ.M.	316.719 SQ.M.
1st floor	330.906 SQ.M.	9.000 SQ.M.	7.220 SQ.M.	1.488 SQ.M.	----	313.198 SQ.M.	23.750+13.125 = 36.875 SQ.M.	6.000 SQ.M.	270.323 SQ.M.
2nd floor	379.455 SQ.M.	9.000 SQ.M.	7.220 SQ.M.	1.488 SQ.M.	----	361.747 SQ.M.	23.750 SQ.M.	6.000 SQ.M.	331.997 SQ.M.
3rd floor	379.455 SQ.M.	9.000 SQ.M.	7.220 SQ.M.	1.488 SQ.M.	----	361.747 SQ.M.	23.750 SQ.M.	6.000 SQ.M.	331.997 SQ.M.
4th floor	379.455 SQ.M.	9.000 SQ.M.	7.220 SQ.M.	1.488 SQ.M.	----	361.747 SQ.M.	23.750 SQ.M.	6.000 SQ.M.	331.997 SQ.M.
5th floor	379.455 SQ.M.	9.000 SQ.M.	7.220 SQ.M.	1.488 SQ.M.	----	361.747 SQ.M.	23.750 SQ.M.	6.000 SQ.M.	331.997 SQ.M.
6th floor	379.455 SQ.M.	9.000 SQ.M.	7.220 SQ.M.	1.488 SQ.M.	----	361.747 SQ.M.	23.750 SQ.M.	6.000 SQ.M.	331.997 SQ.M.
7th floor	379.455 SQ.M.	9.000 SQ.M.	7.220 SQ.M.	1.488 SQ.M.	----	361.747 SQ.M.	23.750 SQ.M.	6.000 SQ.M.	331.997 SQ.M.
Total	2954.105 SQ.M.	63.000 SQ.M.	50.540 SQ.M.	10.416 SQ.M.	----	2830.149 SQ.M.	203.125 SQ.M.	48.000 SQ.M.	2579.024 SQ.M.

MAIN CHARACTERISTICS OF THE PROPOSAL :-

PART - A

1. ASSESSEE NO : 31 - 111 - 06 - 0750 - 0.

2. NAME OF OWNERS : JAYGRIH NIRMAN (P) LTD.,PAHARI CONSTRUCTION (P) LTD.MOONRAKER CONSTRUCTION (P) LTD. REPRESENTED BY ITS DIRECTOR OF MR. HARSH VARDHAN KAJARIA

PART - B

3. DETAILS OF REGD. DEED :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	126	152 - 179	01663	23.05.2007	A.D.S.R.-ALIPORE 24-PARGANAS (S)

4. DETAILS OF REGD. DEED :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	13	351 - 363	736	04.07.1991	A.D.S.R.-ALIPORE 24-PARGANAS (S)

5. DETAILS OF REGD. DEED :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	13	364-376	737	04.07.1991	A.D.S.R.-ALIPORE 24-PARGANAS (S)

6. DETAILS OF REGISTERED BOUNDARY DECLARATION :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630-2023	75720 TO 75730	163002623	24.08.2023	D.S.R.-V 24-PARGANAS (S)

7. DETAILS OF REGISTERED STRIP OF LAND(74) :

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630-2023	75708 TO 75719	163002624	24.08.2023	D.S.R.-V 24-PARGANAS (S)

AREA OF THE LAND :17 K. - 15 CH. - 14 SQ.FT. i.e. 12,929 SQ.FT.
i.e. 1201.112 SQ.M. [AS PER BOUNDARY DECLARATION]
GREEN AREA PROVIDED :
1. AREA MARKED (1) .... 60.121 SQ.M.
2. AREA MARKED (2) .... 12.679 SQ.M.
3. AREA MARKED (3) .... 15.212 SQ.M.
TOTAL .... 88.012 SQ.M. i.e. 7.328 % OF THE LAND AREA

8. ABSTRACT AREA STATEMENT :-

AREA OF THE LAND : 18 K. - 09 CH. - 24 SQ.FT. i.e. 13,389 SQ.FT. i.e. 1243.86 SQ.M. [AS PER DEED]
AREA OF THE LAND :17 KH. - 15 CH. - 14 SQ.FT. i.e. 12,929 SQ.FT. i.e. 1201.112 SQ.M. [AS PER BOUNDARY DECLARATION]
ROAD WIDTH : 7.087 METER WIDE BRAHMAPUR ROAD [K.M.C. BLACK TOP ROAD]
STRIP OF LAND AREA : 6.403 + 57.970 = 64.373 SQ.M.
NET LAND AREA : 1201.112 - 64.373 = 1136.739 SQ.M.
PERMISSIBLE F.A.R. : 2.00
PERMISSIBLE TOTAL BUILT UP AREA : 2402.224 SQ.M.
PERMISSIBLE BUILDING HEIGHT : 21.500 METER.
[AFTER GIFTING OF STRIP OF LAND(U/R 74-TABLE 5) OF 2.500 METER]
PERMISSIBLE GROUND COVERAGE : 50.00 % i.e. 600.556 SQ.M.
PROPOSED GROUND COVERAGE : 32.421 % i.e. 389.415 SQ.M.
PROPOSED BUILDING HEIGHT : 25.475 METER [G + SEVEN STORIED]
REQUIRED CAR PARKING : 15 NOS.
PROVIDED CAR PARKING : 17 NOS. COVERED PARKING + 7 NOS. OPEN CAR PARKING = 24 NOS.
PERMISSIBLE AREA FOR PARKING : 375.00 SQ.M.
PROVIDED AREA FOR PARKING AT GROUND FLOOR :185.803 SQ.M.
PROPOSED F.A.R : (2579.024 - 185.803) / 1201.112 = 1.993 < 2.000
PROPOSED OFFICE BUILT UP AREA AT GROUND FLOOR :- 73.638 SQ.M.
PROPOSED OFFICE BUILT UP AREA AT FIRST FLOOR :- 65.875 SQ.M.
TOTAL OFFICE BUILT UP AREA :- 139.513 SQ.M.
STAIR COVERED AREA : 29.805 SQ.M.
LIFT MACHINE ROOM AREA : 17.038 SQ.M.
LIFT MACHINE ROOM STAIR AREA : 3.885 SQ.M.
O.H.W.R TANK AREA : 59.845 SQ.M.
PROPOSED CUPBOARD AREA : 54.413 SQ.M.
PROPOSED AREA OF GATE GOOMTY : 4.980 SQ.M.
TRIPLE HEIGHT BALCONY : (3.510 X 2) = 7.020 SQ.M.
TOTAL AREA FOR FEES : (2830.149 + 29.805 + 17.038+ 3.885 + 54.413 + 4.980 + 7.020) = 2947.290 SQ.M.
PERMISSIBLE TREE COVER AREA : 87.991 SQ.M. i.e. 7.326 %
PROPOSED TREE COVER AREA : 88.012 SQ.M. i.e. 7.328 %
PROPOSED TOTAL TERRACE AREA : 377.055 SQ.M.

- **BL & LRO MUTATIION CERTIFICATE :-**
  i) JAYGRIH NIRMAN (P) LTD.
  MEMO NO. 18 / MUT / 5025 / BLLRO / ATM / KASBA / 18, DTAED : 18 / 09 / 2018
  ii) PAHARI CONSTRUCTION (P) LTD.
  MEMO NO. 18 / MUT / 5027 / BLLRO / ATM / KASBA / 18, DTAED : 18 / 09 / 2018
  iii) MOONRAKER CONSTRUCTION (P) LTD.
  MEMO NO. 18 / MUT / 5026 / BLLRO / ATM / KASBA / 18, DTAED : 18 / 09 / 2018
- **BL & LRO CONVERSION CERTIFICATE :-**
  i) JAYGRIH NIRMAN (P) LTD.
  CASE NO. CN / 2020 / 1630 / 100, DTAED : 20 / 01 / 2021
  ii) PAHARI CONSTRUCTION (P) LTD.
  CASE NO. CN / 2020 / 1630 / 101, DTAED : 20 / 01/ 2021
  iii) MOONRAKER CONSTRUCTION (P) LTD.
  CASE NO. CN / 2020 / 1630 / 104 , DTAED : 20 / 01/ 2021
  MEMO NO. 6/P/1230(3)/ BLL & LRO, SADR ALIPOR, DATED : 23 / 12 / 2020.
- **ULC CERTIFICATE : MEMO NO.**
  1596 / ULC / ALIPORE / 2021, DATED : 05 / 08 / 2021.
- **K.M.C. MUTATION CERTIFICATE :**
  M / 111 / 18 - MAY - 17 / 608, Dy. Assessor Collector, Assessment Dept. (Br- XI), DATED : 26 / 03 / 2018.
- **I.B. COPY :**
  AMALGAMATION CASE NO. M / 111 / 18 - MAY - 2017 / 608, DATED : 20 / 02 / 2018.
- **SURVEY OBSERVATION REPORT :**
  CH. V. & S. ID NO. 1550 / 2024 - 2025, DATED : 27 / 01 / 2025.

SPECIFICATION OF CONSTRUCTION :-

1. 200 THK. AAC BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6
2. 125 & 100 THK. AAC 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. 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
8. ' + 900 LVL.' TO THE FINISHED GROUND FLOOR LVL.
9. TREAD WIDTH 250 EACH & RISER HEIGHT IS 151.250 EACH
10. FLOOR TO SLAB HEIGHT SHALL BE 3025 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM.
11.THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2925 MM.
12. STORE (Non Hazardous Materials)

MATERIALS :-
STEEL MUST CONFIRMED WITH IS 1786
GRADE OF CONCRETE :- M 25 (C : S : ST : : 1 : 1 : 2) & GRADE OF STEEL :- Fe500
CEMENT :- ORDINARY PORTLAND &, SAND :- MEDIUM COARSE
STONE CHIPS :- 20 MM. DOWN GRADED
OTHER DETAILS AS PER ARCHITECT OR ENGINEER - IN - CHARGE

DOOR & WINDOW SCHEDULE :-

MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FL.	SIZE
FCD	SOLID FLUSH (FIRE CHECK DOOR)	-----	2100	1100 X 2100
D1	SOLID FLUSH	-----	2100	1050 X 2100
D2	SOLID FLUSH	-----	2100	900 X 2100
D3	SOLID FLUSH	-----	2100	750 X 2100
SD	GLAZED	-----	2100	AS PER DWG.
WA1	GLAZED	750	2100	AS PER DWG.
W1	GLAZED	750	2100	1500 X 1350
W2	GLAZED	750	2100	1200 X 1350
W3	GLAZED	750	2100	1000 X 1350
W4	GLAZED	1100	2100	900 X 1000
W5	GLAZED	1350	2100	600 X 750

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL):

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS-84: LATITUDE	CO-ORDINATE IN WGS-84: LONGITUDE	SITE ELEVATION (AMSL)
1	22°27'22.29"N	88°21'51.23"E	5.31 METER
2	22°27'23.11"N	88°21'51.24"E	5.31 METER
3	22°27'23.09"N	88°21'51.57"E	5.31 METER
4	22°27'23.61"N	88°21'51.57"E	5.31 METER
5	22°27'22.26"N	88°21'52.41"E	5.31 METER
6	22°27'23.53"N	88°21'52.41"E	5.31 METER

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.

NAME OF ARCHITECT
....
Mr. ANUPAM GHOSH
Registered Architect
Reg. No. C.A / 2005 / 36555.

NAME OF THE OWNERS
JAYGRIH NIRMAN (P) LTD.,
PAHARI CONSTRUCTION (P) LTD.
MOONRAKER CONSTRUCTION (P) LTD.
REPRESENTED BY ITS DIRECTOR OF
MR. HARSH VARDHAN KAJARIA

2. CAR PARKING CALCULATION :

Flat Mkd.	Tenement Size (SQ.M)	Share of Service(SQ.M)	Tenement Area (SQ.M)	Nos. of Tenement	Required Parking: Size	Required Parking: Tenement	No. of Parking
Flat - A	78.557	21.120	99.677	06 Nos.	75 > 100	13 Nos.	13 Nos.
Flat - B	64.370	17.306	81.676	07 Nos.	75 > 100		
Flat - C	77.698	20.889	98.587	06 Nos.	75 > 100		
Flat - D	78.105	20.998	99.103	06 Nos.	75 > 100		
Flat - E	59.269	15.934	75.203	01. No.	75 > 100		
Flat - F	58.080	15.615	73.695	01. No.	50 > 75		

TOTAL REQUIRED CAR PARKING	13 Nos.
OFFICE CARPET AREA :- [56.587 + 46.410] = 102.997 SQ.M.	2 Nos.
TOTAL REQUIRED CAR PARKING	15 Nos.
TOTAL PROVIDED NO. OF CAR PARKING (COVERED)	17 Nos.
TOTAL PROVIDED NO. OF CAR PARKING (OPEN)	07 Nos.
TOTAL PROVIDED NO. OF CAR PARKING (COVERED + OPEN)	24 Nos.

OWNERS DECLARATION :-

I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT
I SHALL ENGAGE L.B.A, E.S.E & G.T.E DURING CONSTRUCTION
I SHALL FOLLOW THE INSTRUCTIONS OF L.B.A, E.S.E & G.T.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 WILL 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 INSPECTION THE PLOT IS IDENTIFIED BY ME. THERE ARE NO TENANT .
THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.

NAME OF THE OWNERS
....
JAYGRIH NIRMAN (P) LTD.,
PAHARI CONSTRUCTION (P) LTD.
MOONRAKER CONSTRUCTION (P) LTD.
REPRESENTED BY ITS DIRECTOR OF MR. HARSH VARDHAN KAJARIA

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 ROAD CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK. LAND IS DEMARCATED WITH BOUNDARY WALL.

NAME OF ARCHITECT
....
Mr. ANUPAM GHOSH
Registered Architect
Reg. No. C.A / 2005 / 36555.

CERTIFICATE OF STRUCTURAL ENGINEER:-
THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED 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 SIGNED BY BHASKARJYOTI ROY [GTE . I / 50] DONE BY ACUMEN GEO CONSULTANTS OF 13, GOBINDA BOSE LANE, KOLKATA 700 025, THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

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

CERTIFICATE OF GEO-TECHNICAL ENGINEER:-
UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. 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 THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO - TECHNICAL POINT OF VIEW.

NAME OF GEO-TECHNICAL ENGINEER
....
BHASKARJYOTI ROY
(G.T.I/50)

PROJECT :-

PROPOSED GROUND + SEVEN STORIED [25.475 HEIGHT] RESIDENTIAL BUILDING AT PREMISES NO. 750, BRAHMAPUR, P.S.-BANSDRONI, J.L NO. 48, R.S. & L.R. DAG NO. 864 & 867, L.R. KHATIAN NO. 3038,3039 & 3040, AND R.S KHATIAN NO. 862, MOUZA : BRAHMAPUR,WARD NO. 111, KOLKATA 700 096, UNDER BOROUGH XI [K.M.C.] U / S 393A OF K.M.C. ACT. 1980 & AS PER K.M.C. BLDG. RULE 2009.

TITLE :-
PLANS & SECTION

N

PLAN CASE NO. :
DRAWING SHEET NO. 01
DEALT : D. SAHA
DATE : 03.06.2025

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.

BUILDING PERMIT NO. : 2025110272
SANCTION DATE - 20.12.2025
VALID UPTO - 19.12.2030

MANISH SARKAR Digitally signed by MANISH SARKAR
Date: 2025.12.20 14:27:36 +05'30'

DIGITAL SIGNATURE OF ASSISTANT ENGINEER(C)/BLDG./BR-XI

SUBHASISH DAS Digitally signed by SUBHASISH DAS
Date: 2025.12.20 14:28:23 +05'30'

DIGITAL SIGNATURE OF EXECUTIVE ENGINEER(C)/BLDG./BR-XI