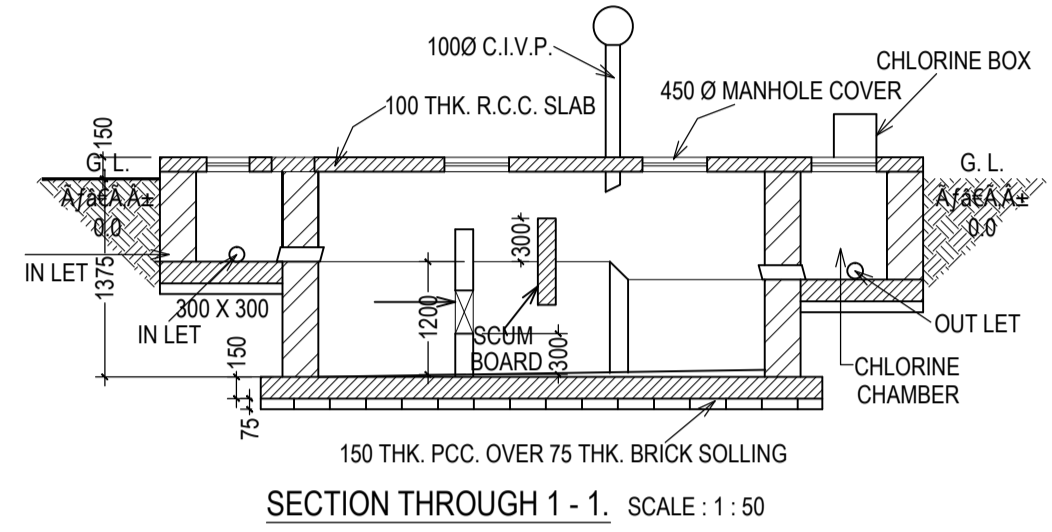


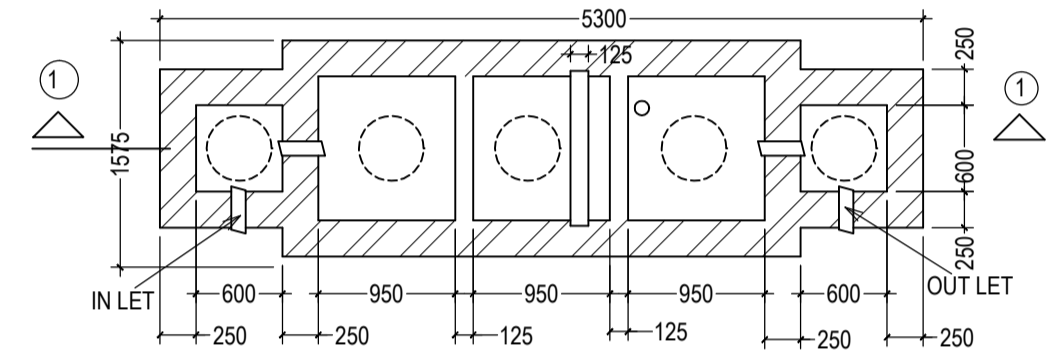
SITE PLAN SCALE : 1 : 4000

DOOR & WINDOW SCHEDULE :-

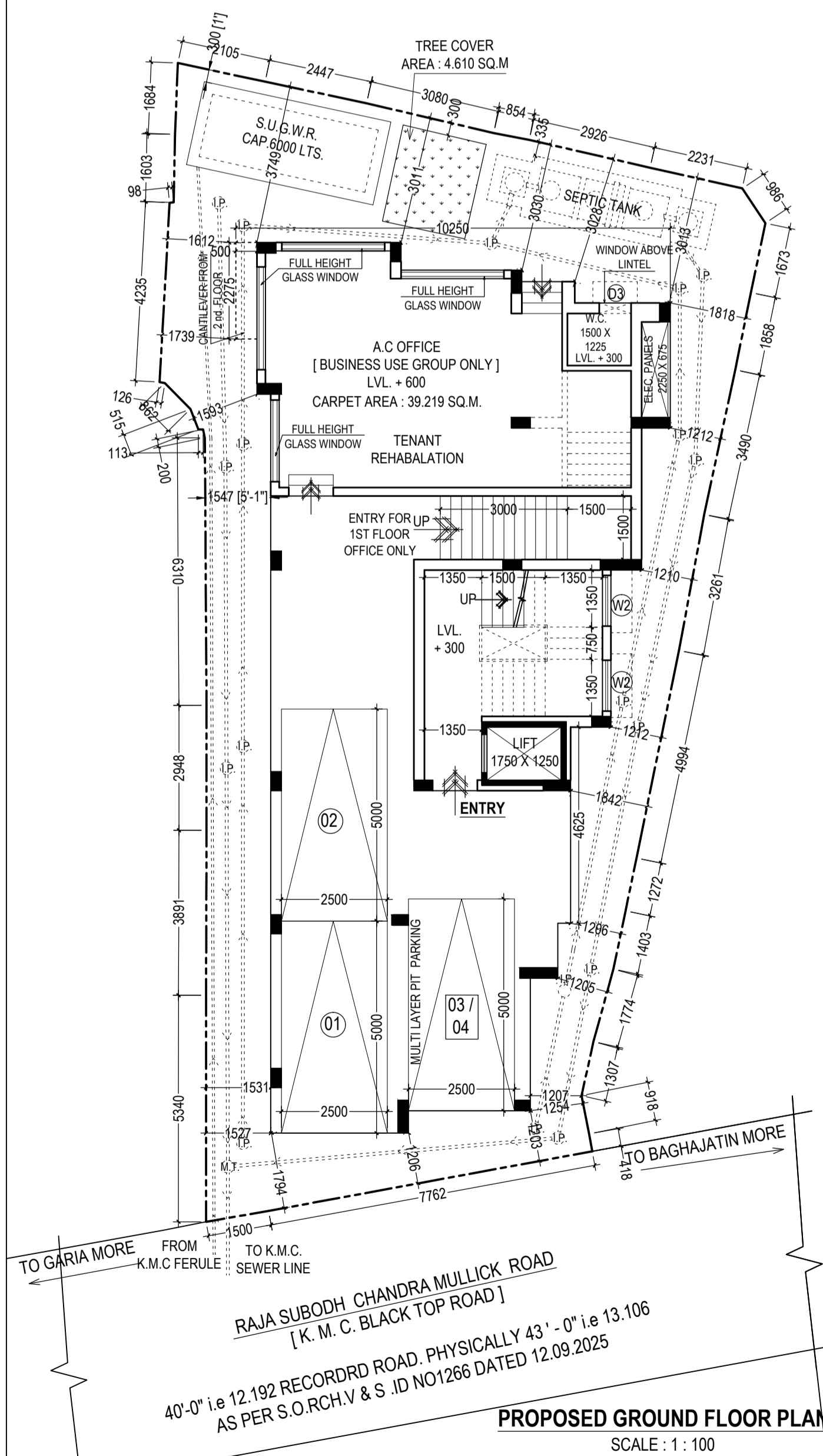
MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FL.	SIZE
D1	SOLID FLUSH	2100	1050 X 2100	
D2	SOLID FLUSH	2100	900 X 2100	
D3	SOLID FLUSH	2100	750 X 2100	
DW	SLIDING DOOR	2100	2450 X 2100	
RS	ROLLING SHUTTER	-----	-----	
W1	GLAZED	750	2100	1350 X 1350
W2	GLAZED	750	2100	1000 X 1350
W3	GLAZED	750	2100	900 X 1000
W4	GLAZED	1350	2100	600 X 750



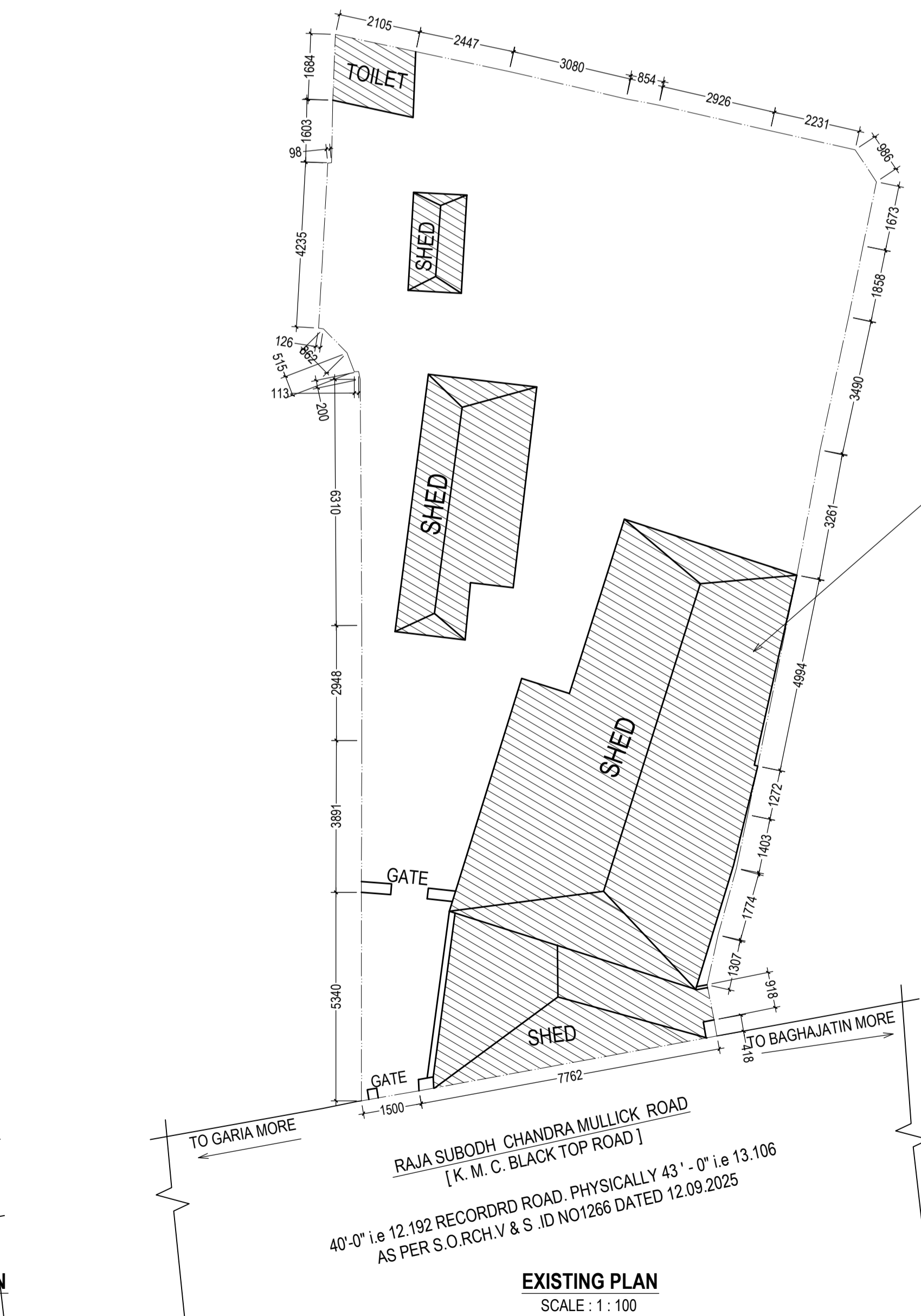
SECTION THROUGH 1 - 1. SCALE : 1 : 50



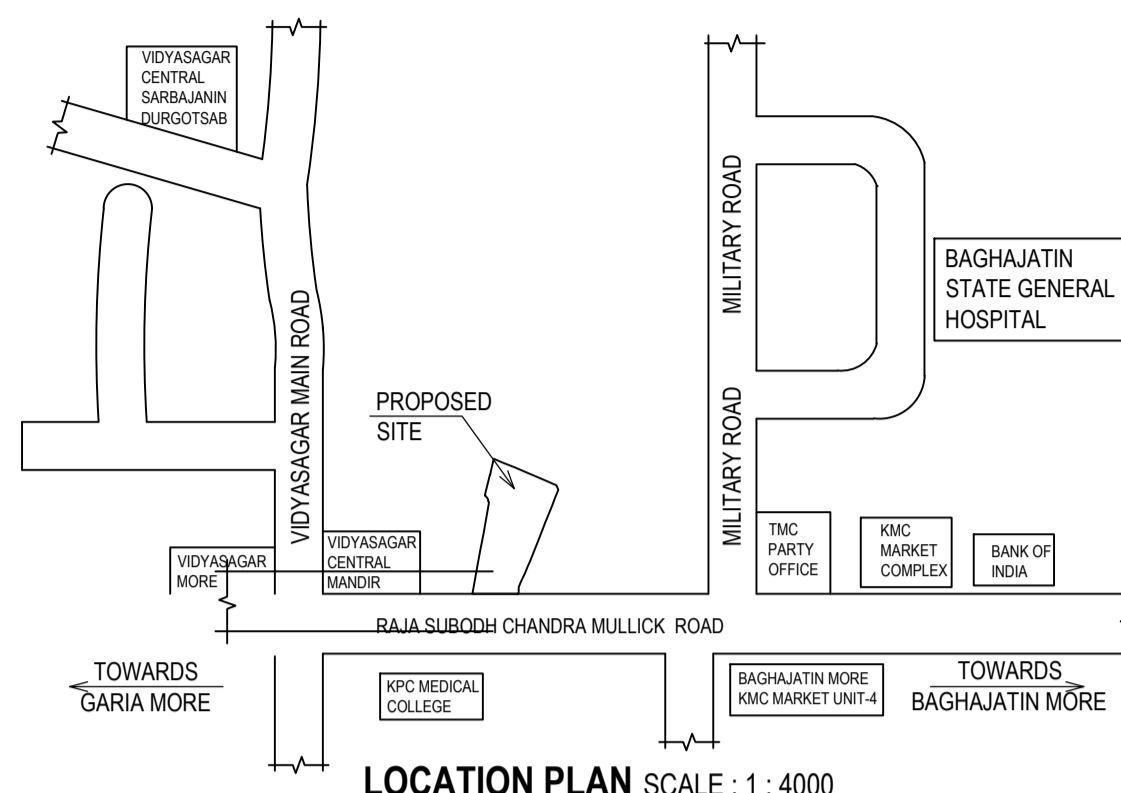
PLAN DETAIL OF SEPTIC TANK (FOR 40 USERS) SCALE : 1 : 50.



PROPOSED GROUND FLOOR PLAN SCALE : 1 : 100



EXISTING PLAN SCALE : 1 : 100



LOCATION PLAN SCALE : 1 : 4000

PROPOSED AREA

Type	Floor	Floor Area	Stair Cut-Out	Lift Well	Stair Well	Gross Floor Area	Stair Area	Lift Lobby	Net Floor Area
1	Gr. Floor	157,563 SQ.M.	---	---	---	157,563 SQ.M.	13,365 SQ.M.	2,025 SQ.M.	142,173 SQ.M.
2	1st Floor	157,563 SQ.M.	11,813 SQ.M.	2,188 SQ.M.	1,125 SQ.M.	142,437 SQ.M.	13,365 SQ.M.	2,025 SQ.M.	127,047 SQ.M.
3	2nd Floor	158,701 SQ.M.	---	2,188 SQ.M.	1,125 SQ.M.	155,388 SQ.M.	13,365 SQ.M.	2,025 SQ.M.	139,998 SQ.M.
4	3rd Floor	158,701 SQ.M.	---	2,188 SQ.M.	1,125 SQ.M.	155,388 SQ.M.	13,365 SQ.M.	2,025 SQ.M.	139,998 SQ.M.
Total		623,928 SQ.M.	11,813 SQ.M.	6,564 SQ.M.	3,375 SQ.M.	610,776 SQ.M.	53,460 SQ.M.	8,100 SQ.M.	549,216 SQ.M.

2. PARKING CALCULATION

Type	Tenement size	Service Area	Tenement Area	Tenement No	Required Parking
A	66.407 SQ.M.	19.034 SQ.M.	85.441 SQ.M.	02 NOS.	02 NOS
B	71.701 SQ.M.	20.561 SQ.M.	92.262 SQ.M.	02 NOS.	02 NOS
GROUND FLOOR A.C. OFFICE CARPET AREA: 39,077 SQ.M.					
GROUND FLOOR A.C. OFFICE BUILT-UP AREA: 45,611 SQ.M.					
1st FLOOR OFFICE CARPET AREA: 109,171 SQ.M.					
1st FLOOR OFFICE BUILT-UP AREA: 125,158 SQ.M.					
Total Required Parking =					04 NOS.

BLOCK WISE AREA FOR F.A.R. CALCULATION

BLOCK	Gross Floor Area (SQ.M.)	STAIR AREA (SQ.M.)	LIFT LOBBY (SQ.M.)	CAR PARKING AREA (SQ.M.)	CAR PARKING AREA MAX. LIMIT (SQ.M.)	TOTAL FLOOR AREA FOR F.A.R.	PROPOSED F.A.R.
A	610,776 SQ.M.	53,460 SQ.M.	8,100 SQ.M.	75,216 SQ.M.	75,000 SQ.M.	474,216 SQ.M.	1.681

TOTAL COVERED AREA IN ALL FLOORS INCLUDING EXEMPTED AREAS (S.M.) (EXEMPTED AREA CONSISTS OF ALL AREA ALLOWED FOR EXEMPTION FOR STAIR LOBBY, LIFT LOBBY, L.M.S., CUPBOARD)

BLOCK	Gross Floor Area (SQ.M.)	L.M.S. AREA (SQ.M.)	S. R. R. AREA (SQ.M.)	CUPBOARD AREA (SQ.M.)	TOTAL AREA (SQ.M.)
A	610,776 SQ.M.	5,550 SQ.M.	18,368 SQ.M.	10,076 SQ.M.	644,770 SQ.M.

- 1. F.A.R. CONSUMED : 1.675**
2. TOTAL COVERED AREA : 610,776 SQ.M.
3. TOTAL CAR PARKING AREA : 75,216 SQ.M.
4. NO. OF CAR PARKINGS : 04
REQUIRED : 04 (FOUR) NOS.
PROVIDED : 04 (FOUR) NOS. I.E. (ADVANTAGE TAKEN 75,000 SQ.M.)
5. NET TOTAL FLOOR AREA : 140,716 SQ.M. (EXCLUDING EXEMPTED AREA : 61,500 SQ.M.)
6. STAIR HEAD ROOM AREA : 18,368 SQ.M.
7. LIFT MACHINE ROOM AREA : 5,550 SQ.M.
8. O.H.W.R. AREA : 6,900 SQ.M.
9. LAND AREA : 283,073 SQ.M.
10. NO. OF STORES : (GROUND + THREE)
11. NO. OF TENEMENTS : 04 (FOUR) NOS.
12. REQUIRED TREE COVER AREA : 4,563 SQ.M.
13. PROVIDED TREE COVER AREA : 4,610 SQ.M.

- 3. STATEMENT OF OTHER AREAS FOR FEES :-**
- | Floor | Loft | Cupboard |
|--------------|------|--------------|
| Ground floor | N/A | N/A |
| 1st floor | --- | --- |
| 2nd floor | --- | 5,038 SQ.M. |
| 3rd floor | --- | 5,038 SQ.M. |
| Total | --- | 10,076 SQ.M. |
- 1. ASSESSEE NO. : 21 - 099 - 05 - 0115 - 4 .**
2. DETAILS OF REGISTERED DEED :-
 BOOK NO. : I , VOLUME NO. 14
 PAGES : 239 TO 241
 BEING NO. 825
 YEAR : 21.02.1982
 PLACE : SUB - REGISTER ALIPORE.
3. DETAILS OF REGISTERED DEED :-
 BOOK NO. : I , VOLUME NO. 73
 PAGES : 181 TO 191
 BEING NO. 3426
 YEAR : 18.11.1989
 PLACE : A.D.S.R. - ALIPORE.
4. DETAILS OF REGISTERED DEED :-
 BOOK NO. : I , VOLUME NO. 142
 PAGES : 151 TO 157
 BEING NO. 6787
 YEAR : 27.05.1987
 PLACE : A.D.S.R. - ALIPORE.
5. DETAILS OF REGISTERED BOUNDARY DECLARATION :-
 BOOK NO. : I , VOLUME NO. 1630 - 2025
 PAGES 123030 TO 123041
 BEING NO. 163004852
 DATED : 23.06.2025
 PLACE : D.S.R. - V, SOUTH 24 PARGANAS
6. DETAILS OF REGISTERED NON-EVICTION OF TENANT :-
 BOOK NO. : I , VOLUME NO. 1630 - 2025
 PAGES 123194 TO 123203
 BEING NO. 163004850
 DATED : 23.06.2025
 PLACE : D.S.R. - V, SOUTH 24 PARGANAS
7. DETAILS OF REGISTERED DEVELOPMENT POWER OF ATTORNEY :-
 BOOK NO. : I , VOLUME NO. 1602-2023
 PAGES 200088 TO 200105
 BEING NO. 160205222
 FOR THE YEAR : 03.05.2023
 PLACE : D.S.R. - II, SOUTH 24 PARGANAS.

REFERENCE POINT MARKED IN THE SITE PLAN OF THE PROPOSAL

CO-ORDINATE IN WGS 84	SITE ELEVATION (AMSL)
LATITUDE : 22°48'17" N LONGITUDE : 88°37'58" E	5.000 M

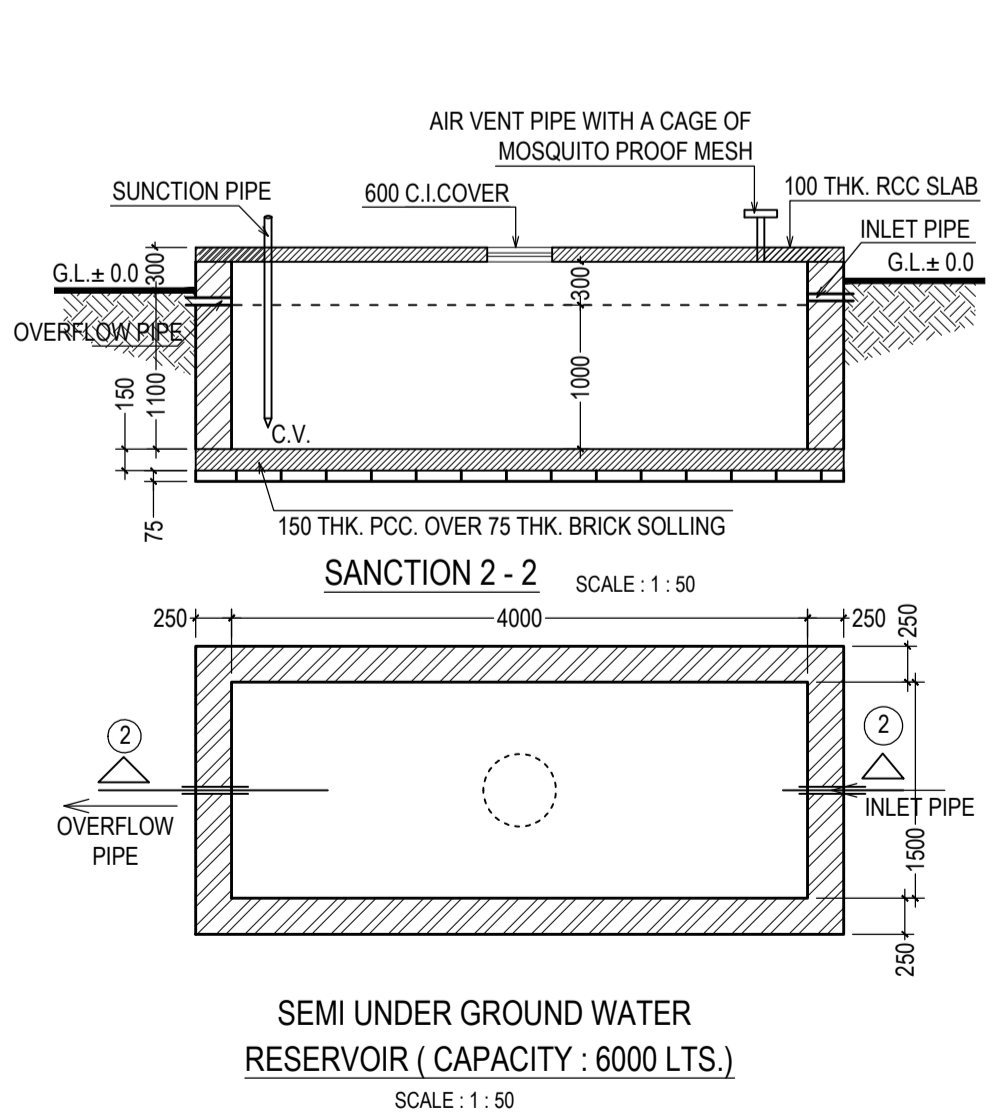
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN I SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

NAME OF OWNER / APPLICANT : (I) MR. SAMRAT BANERJEE, (II) MR. TAPASH CHOWDHURY, (I) & (II) MR. SUJAY DAS, PARTNERS OF M/S. NEW DIMENSION LAWFLY CONSTITUTE ATTORNEY OF MRS. SWAPNA CHATTERJEE

NAME OF ARCHITECT : MR. ARUNAVA DAS, REGISTERED ARCHITECT, REG. NO. C. A. / 2007 / 39855

- SPECIFICATION OF CONSTRUCTION :-**
- 200/250 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL
 - 125 & 75 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4
 - LEAN CONCRETE, 1 : 3 : 6 WITH 19 MM DOWN GRADED STONE CHIPS (M-15)
 - R.C.C. 1 : 2 : 4 FOR ROOF SLAB, BEAM, LINTEL, CHAJJA ETC.
 - CEMENT SAND PLASTER 18 MM. ON OUTSIDE & 12 MM. ON INSIDE WALL IN 1 : 6 & CEILING & CHAJJA IN 1 : 4
 - D.P.C. SHALL BE 50MM THICK IN 1 : 1/2 : 3 TONE WITH WATER PROOFING ADMIXTURE
 - 25 MM. THK. I.P.S. FLOORING WITH NEAT CEMENT FINISH AT TOP
 - 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
 - 150 LVL TO THE FINISHED GROUND FLOOR LVL FOR CAR PARKING AREA & STAIR, LIFT LOBBY AREA + 600 LVL.
 - TREAD WIDTH 250 EACH & RISER HEIGHT IS 169.444 EACH FOR TYPICAL FLOOR & TREAD WIDTH 250 EACH & RISER HEIGHT IS 150 FOR GROUND FLOOR.
 - FLOOR TO SLAB HEIGHT SHALL BE 3050 MM.
- 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

EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF THE NEW CONSTRUCTION WORK. THIS PREMISES IS FULLY OCCUPIED BY THE LAND OWNER AND THERE HAVE TENANT.



SEMI UNDER GROUND WATER RESERVOIR (CAPACITY : 6000 LTS.) SCALE : 1 : 50

ABSTRACT AREA STATEMENT

AREA OF THE LAND : 04 KATHA - 13 CH - 36 SQ.FT. I.E. 325.251 SQ.M. I.E. 3501 SQ.FT. (AS PER REGISTERED DEED OF CONVEYANCE)

AREA OF THE LAND : 04 KATHA - 03 CH - 32 SQ.FT. I.E. 283.073 SQ.M. I.E. 3047 SQ.FT. (AS PER PHYSICAL MEASUREMENT)

PERMISSIBLE F.A.R. : 2.250

[EXISTING ACCESS : 43'-00" WIDE I.E. 13.106 METER WIDE RAJA S.C. MULLICK ROAD (K.M.C. BLACK TOP ROAD)]

PERMISSIBLE TOTAL BUILT UP AREA : 157,563 + 142,437 + (2 X 155,388) = 610,776 SQ.M.

PERMISSIBLE BUILDING HEIGHT : 40.00 METER

PERMISSIBLE GROUND COVERAGE : 57.230 % I.E. 162,011 SQ.M.

PROPOSED GROUND FLOOR BUILT UP AREA : 157,563 SQ.M.

PROPOSED 1st, (FIRST) FLOOR BUILT UP AREA : 142,437 SQ.M.

PROPOSED TYPICAL (2nd, & 3rd) FLOOR BUILT UP AREA : 155,388 SQ.M. (EACH)

PROPOSED TOTAL BUILT UP AREA : 157,563 + 142,437 + (2 X 155,388) = 610,776 SQ.M.

CAR PARKING REQUIRED : 04 (FOUR) NOS.

CAR PARKING PROVIDED : 04 (FOUR) NOS. I.E. PROVIDED CAR PARKING AREA 75,216 SQ.M. BUT ADVANTAGE TAKEN 75,000 SQ.M.)

EXEMPTED AREA : 61,500 SQ.M.

PROPOSED BUILDING HEIGHT : 12.450 METER [GROUND + THREE STORIED]

PROPOSED GROUND COVERAGE : 56.064 % I.E. 158,701 SQ.M.

PROPOSED F.A.R. : 1.681

OWNER'S DECLARATION

I/WE HEREBY DECLARE WITH FULL RESPONSIBILITY THAT

- (1) WE SHALL ENGAGE L.B.A. & ESE DURING CONSTRUCTION.
- (2) WE SHALL FOLLOW THE INSTRUCTION OF L.B.A. & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN).
- (3) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
- (4) IF ANY SUBMITTED DOCUMENT ARE FAKE, THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN.
- (5) THE CONSTRUCTION OF S.U.G.W.R TAKEN UNDER THE GUIDANCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.
- (6) THERE IS NO COURT CASE PENDING AGAINST THIS PREMISES.
- (7) THE PREMISES IS OCCUPIED BY OWNER & TENANT.
- (8) THE PREMISES IS FULLY DEMARCATED BY BOUNDARY WALL.

NAME OF OWNER / APPLICANT : (I) MR. SAMRAT BANERJEE, (II) MR. TAPASH CHOWDHURY, (I) & (II) MR. SUJAY DAS, PARTNERS OF M/S. NEW DIMENSION LAWFLY CONSTITUTE ATTORNEY OF MRS. SWAPNA CHATTERJEE

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.

NAME OF ARCHITECT : MR. ARUNAVA DAS, REGISTERED ARCHITECT, REG. NO. C. A. / 2007 / 39855

CERTIFICATE OF STRUCTURAL ENGINEER

I/WE HEREBY DECLARE WITH FULL RESPONSIBILITY THAT THE FOUNDATION & SUPERSTRUCTURE 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. SANTANU DUTTA, STRUCTURAL ENGINEER (E. S. E. / 11/288)

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 WILL BE 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. TECH. ENGINEER : MR. SANTANU DUTTA, G.T.189

PROJECT :

PROPOSED GROUND + THREE STORIED [12.450 METER HEIGHT] RESIDENTIAL BUILDING AT PREMISES NO. 74 A / 1, RAJA S. C. [SUBODH CHANDRA] MULLICK ROAD, MOUZA : RAIPUR, PARGANA KHASPUR, C.S. PLOT NO. 874, C.S. KHATIAN NO. 361, J.L. NO. 33, TOZI, C.S. S. NETAJINAGAR, WARD. NO. 099, KOLKATA 700 047, UNDER BOROUGH X (TEN) [K. M. C.] AS PER U / S 393 A OF THE K. M. C. ACT 1980, & THE K. M. C. BUILDING RULES 2009 [AMENDED] .

TITLE :

FLOOR PLANS, ELEVATION, SECTIONS, SITE PLAN, & LOCATION PLAN

DRAWING SHEET NO. -

DEALT : A. DAS. SCALE : 1 : 100 .
 DATE : 25.07.2025 [UNLESS OTHERWISE MENTIONED]
 ALL DIMENSIONS ARE IN M.M. [UNLESS OTHERWISE MENTIONED]

Architectural Consultants : **archin work**
 ARCHITECTURE . TOWN PLANNING . INTERIOR . LANDSCAPE . GRAPHIC DESIGN
 02, LAKE ROAD [BESIDE LAKE MARKET], FIRST FLOOR, KOLKATA 700 029
 phone : (0) 92914 - 2243 . e - mail : archin_work@yahoo.com

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

SPACE FOR DIGITAL SIGNATURE

Sanction No. : 2025100154
 Sanction Date : 10/11/2025
 Valid Upto : 10/11/2030

DIPAK NANDI Digitally signed by DIPAK NANDI
 Date: 2025.11.10 19:20:44 +05'30'

ASSISTANT ENGINEER (CIVIL)/BLDG/BR - X