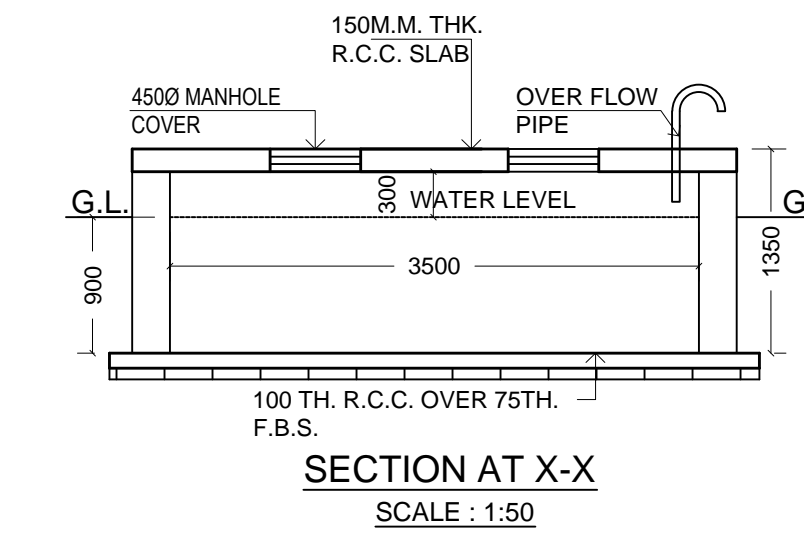


**DETAILS OF SEPTIC TANK (40 USERS)**  
SCALE = 1:50



**DETAILS OF SEMI U/G WATER RESERVOIR (CAPACITY: 6142 LTS.)**  
SCALE : 1:50

PERMISSIBLE TOP ELEVATION - 33.00 M.  
PROPOSED TOP ELEVATION - 23.470 M.

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL)			
REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84	SITE ELEVATION	
	LATITUDE	LONGITUDE	
(A)	22°29'36.7"	88°20'51.4"	3.545 M.
(B)	22°29'38"	88°20'52"	3.545 M.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF 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.

OFFICE USE

BUILDING PERMIT NO : 2024100196 DATED: 03/12/2024  
VALID UPTO: 02/12/2029

SIGNATURE OF E.E.(C), BR - X  
BUILDING DEPARTMENT / K.M.C.

SIGNATURE OF E.E.(C), BR - X  
BUILDING DEPARTMENT / K.M.C.

NORTH

ARCHITECTS:  
**NEXUS**  
528, PARNASREE PALLY, KOLKATA-700060  
MOB: 9830264866, TELEFAX : 033-2407731  
EMAIL: nexus\_arch@yahoo.com WEBSITE:NEXUS-ARCH.IN

SCALE	DATE	REV. DATE	DRAWN BY	CHECKED BY	SHEET NO.
1:100	11-11-2024		A.R.	S.C.	1

- NOTE :**
- ALL MATERIALS FOR CONSTRUCTION TO BE OF I.S. STANDARD.
  - ALL CONSTRUCTION PRACTICE TO FOLLOW I.S. GUIDELINES.
  - ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.
  - ALL DIMENSION ARE IN MM.
  - ALL THE EXTERNAL WALLS ARE 200 MM. THICK AND ALL THE INTERNAL WALLS ARE 125 & 75MM.THICK UNLESS SPECIFIED.
  - DEPTH OF U.G. & SEMI U.G. RESERVOIRS NOT TO EXCEED DEPTH OF NEAREST FOUNDATION.

**STATEMENT OF THE PLAN PROPOSAL**

- PART A :**
- ASSEESSEE NO. 21-094-06-0027-3
  - BOUNDARY DECLARATION :** I) BOOK NO. - I, II) VOLUME NO. - 1604 - 2023, III) BEING NO. - 160407602, IV) PAGE - 240962 - 240975  
V) DATE - 30/06/2023. REGD. AT - D.S.R. IV SOUTH 24 - PARGANAS.
  - DEED OF GIFT :** I) BOOK NO. - I, II) VOLUME NO. - 1604 - 2023, III) BEING NO. - 160407601, IV) PAGE - 240948 - 240961  
V) DATE - 30/06/2023. REGD. AT - D.S.R. IV SOUTH 24 - PARGANAS.
  - DETAILS OF POWER OF ATTORNEY :** I) BOOK NO. - I, II) VOLUME NO. - 1604 - 2023, III) BEING NO. - 160403769, IV) PAGE - 109067 - 109082  
V) DATE - 30/03/2023. REGD. AT - D.S.R. IV SOUTH 24 - PARGANAS.
  - DETAILS OF REGISTERED DEED :** I) BOOK NO. - I, II) VOLUME NO. - 1604 - 2022, III) BEING NO. - 160414503, IV) PAGE - 428980 - 429004  
V) DATE - 14/12/2022. REGD. AT - D.S.R. IV SOUTH 24 - PARGANAS.

- AREA OF THE PLOT OF LAND - AS PER DOCUMENT = 368.361 SQM. (05 KH. 08 CH. 05 SFT.) (AS PER DEED)

- PART B :**
- AREA OF LAND = 362.471 SQM. (AS PER BOUNDARY DECLARATION)
  - WIDTH OF ROAD = 5.342 M.
  - PERMISSIBLE F.A.R. = 1.75
  - PROPOSED F.A.R. = 1.736
  - (i) PERMISSIBLE GROUND COVERAGE (54.583 % OF L.A.) = 197.847 SQM.  
(ii) PROPOSED GROUND COVERAGE (44.563 % OF L.A.) = 161.529 SQM.
  - PROPOSED HEIGHT = 15.425 SQM.

7.(A) PROPOSED AREA :- RESIDENTIAL					
FLOOR MKD.	COVERED AREA	CUT OUT AREA (LIFT WELL LOBBY)	GROSS FLOOR AREA	EXEMPTED AREA (STAIR-STAIR LOBBY)	NET FLOOR AREA
GROUND	143.479 SQM.	0 SQM.	143.479 SQM.	12.386 SQM.	127.794 SQM.
1ST	161.529 SQM.	2.100 SQM.	159.429 SQM.	12.690 SQM.	144.141 SQM.
2ND	161.529 SQM.	2.100 SQM.	159.429 SQM.	12.690 SQM.	144.141 SQM.
3RD	161.529 SQM.	2.100 SQM.	159.429 SQM.	12.690 SQM.	144.141 SQM.
4TH	161.529 SQM.	2.100 SQM.	159.429 SQM.	12.690 SQM.	144.141 SQM.
TOTAL	789.597 SQM.	8.400 SQM.	781.197 SQM.	63.456 SQM.	704.357 SQM.

- 8. TENEMENTS & CAR PARKING CALCULATION :-**

(A) RESIDENTIAL :

FLAT MARKED SIZE	TENEMENT AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
FLAT A 81.758 SQM.	14.060 SQM.	95.818 SQM.	3	2 NOS.
FLAT B 84.970 SQM.	14.612 SQM.	99.582 SQM.	1	
FLAT C 61.377 SQM.	10.555 SQM.	71.932 SQM.	3	1 NOS.
FLAT D 58.165 SQM.	10.002 SQM.	68.168 SQM.	1	

- TOTAL REQUIRED CAR PARKING = 3 NOS.
- TOTAL PROVIDED CAR PARKING : COVERED = 6 NOS.
- ALLOWABLE AREA FOR PARKING = 75.00 SQM.
- PROVIDED AREA OF PARKING = 110.197 SQM.
- PERMISSIBLE FAR = 1.75
- PROPOSED F.A.R. = 704.357 - 75 / 362.471 = 1.736 < 1.75
- STAIR HEAD ROOM AREA = 15.355 SQM.
- LIFT MACHINE ROOM AREA = 6.201 SQM.
- TERRACE AREA = 161.529 SQM.
- RELAXATION OF AUTHORITY, IF ANY : - NOT APPLICABLE
- OVER HEAD TANK AREA = 6.400 SQM.
- TREE COVER AREA (REQUIRED) : 1.953 % = 7.079 SQM.
- TREE COVER AREA (PROPOSED) : 7.978 SQM (2.201%)
- TOTAL EXEMPTION AREA (STAIR+LIFT LANDING) = 76.841 SQM.
- TOTAL CUPBOARD AREA = 21.400 SQM. (2.739 %)
- TOTAL AREA FOR FEES = 827.072 SQM.
- TOILET ON ROOF AREA = 2.919 SQM.

**CERTIFICATE OF ARCHITECT :**  
I SUPRATIM CHOUDHURY, CA/2002/28856, CERTIFIED ON THE PLAN IT SELF 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 CONDITIONS INCLUDING THE WIDTH OF ABUTTING ROAD AT SOUTH END AND ANOTHER ROAD AT WEST AND EXISTING STRUCTURE ARE CONFORM WITH THE PLAN & THAT IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE PLOT IS BOUNDED BY BOUNDARY WALL & THE BOUNDARY MEASUREMENT AGREED WITH THE REG. DEED.

NAME OF ARCHITECT  
SUPRATIM CHOUDHURY  
CA/2002/28856

**CERTIFICATE OF STRUCTURAL ENGINEER :**  
THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND I WILL CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATION OF REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATION.

NAME OF E.S.E.  
JAYDEB DEY  
E.S.E. - I/277

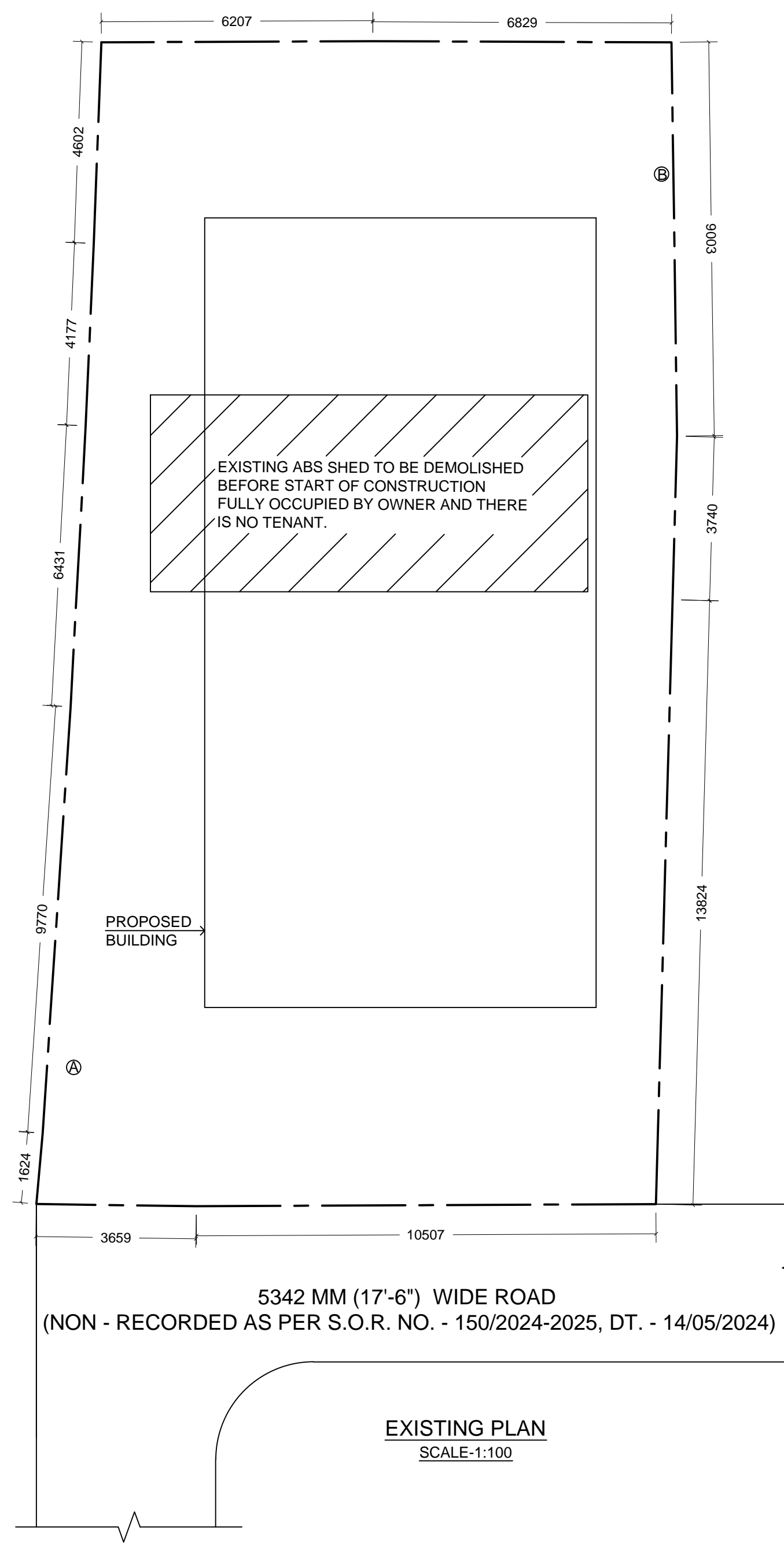
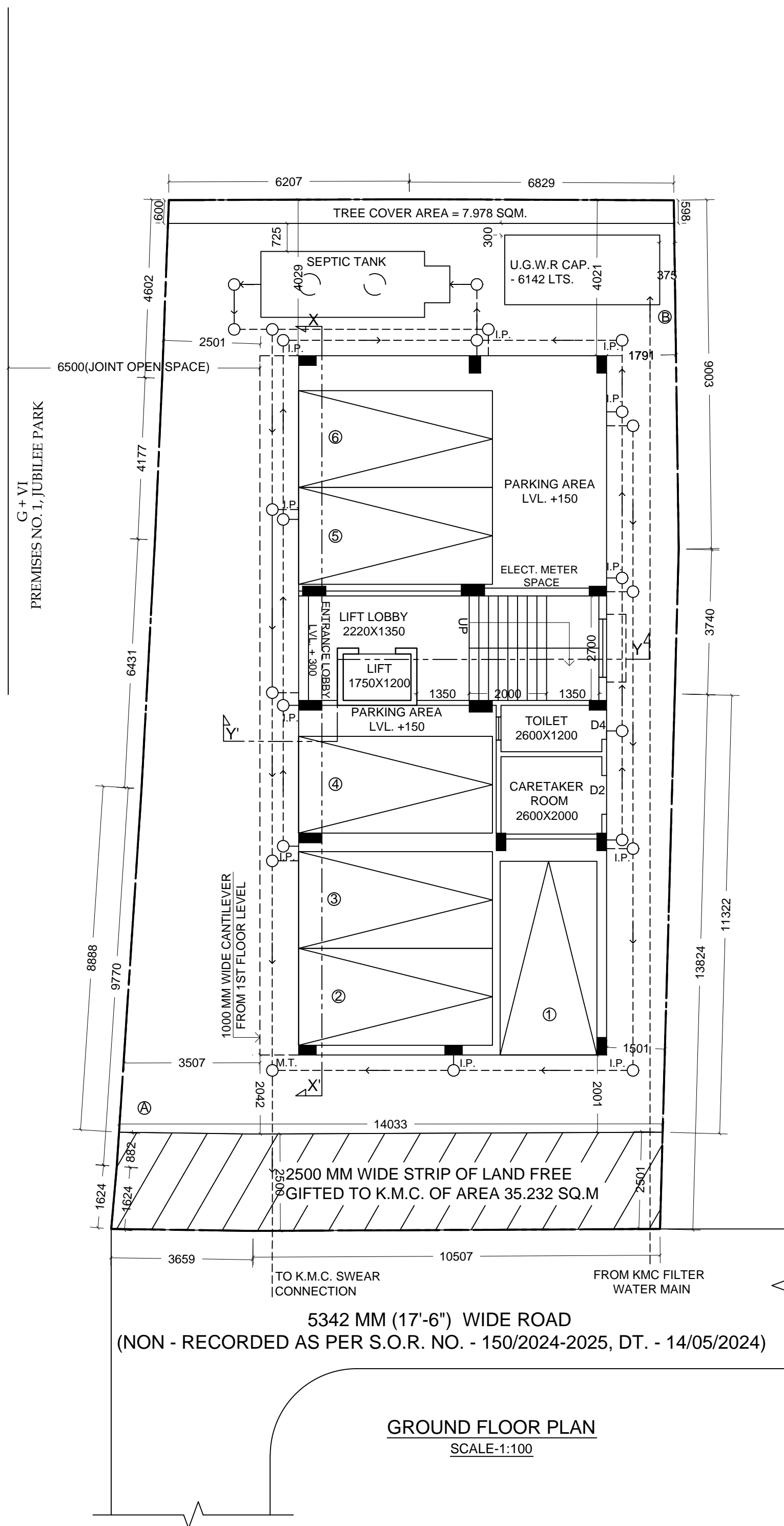
**CERTIFICATE OF GEO-TECHNICAL ENGINEER :**  
UNDERSIGNED SHALL INSPECTED THE SITE AND WILL CARRY OUT SOIL INVESTIGATION THEREON. IT WILL BE CERTIFIED THAT THE EXISTING SOIL OF THE SITE WILL BE ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN WILL BE SAFE AND STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

NAME OF GEO-TECHNICAL ENGINEER  
RUPAK KUMAR BANERJEE  
GT/13(K.M.C.)

**DECLARATION OF OWNERS / APPLICANT :**  
I DO HERE BY UNDERTAKE WITH FULL RESPONSIBILITY THAT:  
1. I SHALL ENGAGE ARCHITECT, E.S.E., G.T.E. DURING CONSTRUCTION  
2. I SHALL FOLLOW THE INSTRUCTIONS ARCHITECT, E.S.E., G.T.E. DURING CONSTRUCTION OF THE BUILDING AS PER B.S. PLAN.  
3. K.M.C. AUTHORITIES WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.  
4. IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.  
5. THE CONSTRUCTION OF WATER RESERVOIR WILL BE THE UNDER GUIDANCE OF ARCHITECT AND E.S.E. BEFORE STARTING THE BUILDING FOUNDATION WORK.  
6. DURING INSPECTION PLOT WAS IDENTIFIED BY US.  
7. THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.  
8. EXISTING STRUCTURE OCCUPIED BY THE OWNER. THERE IS NO TENANT TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION.

NAME OF OWNER / APPLICANT  
VINAY PURI  
DIRECTOR OF PENTARCH DESIGNS(P) LTD.  
CONSTITUTED ATTORNEY OF  
RAMALA BANERJEE & SAMIT KUMAR BANERJEE.

**PROJECT :**  
PROPOSED G+IV STORIED (HEIGHT: 15.425 M) RESIDENTIAL BUILDING PLAN U/S 393(A), AT PRE. NO. - 15A, JUBILEE PARK, WARD NO - 94, BOROUGH - X, KOLKATA - 700033, P.S. - GOLFGREEN, P.O. - TOLLYGUNGE



5342 MM (17'-6") WIDE ROAD  
(NON - RECORDED AS PER S.O.R. NO. - 150/2024-2025, DT. - 14/05/2024)

EXISTING PLAN  
SCALE:1:100