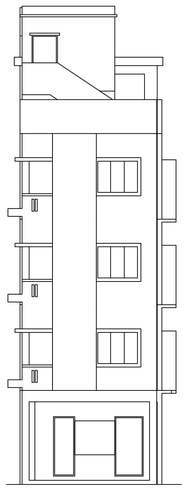
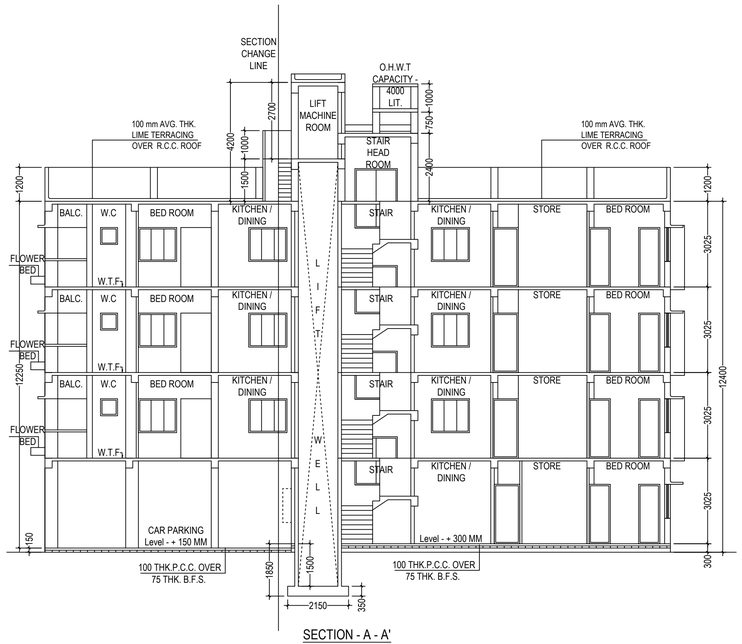
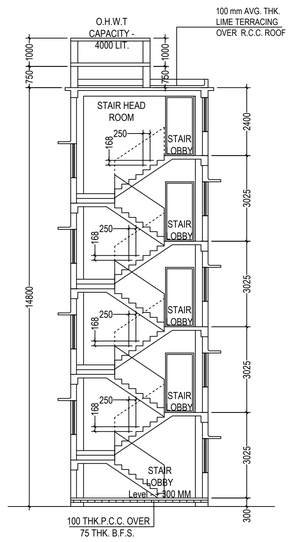


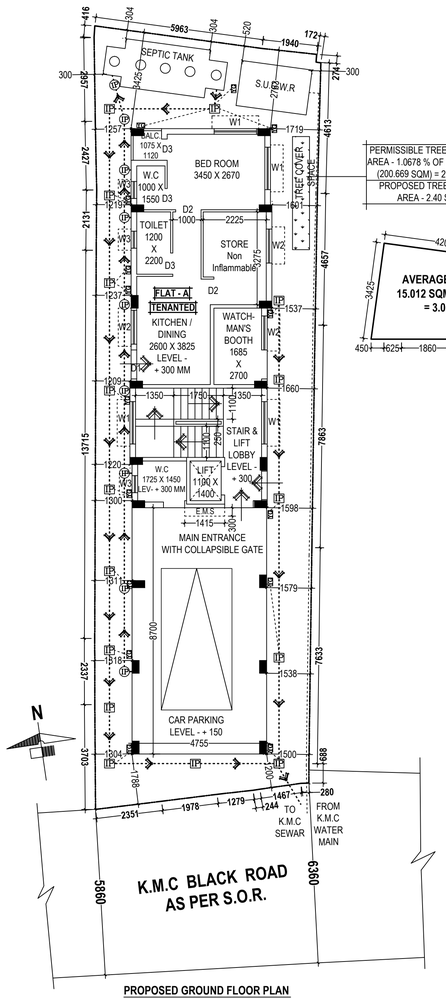
FRONT SIDE ELEVATION
SCALE - 1:100



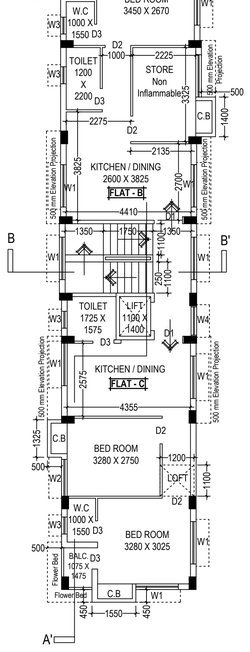
SECTION - A - A'
SCALE - 1:100



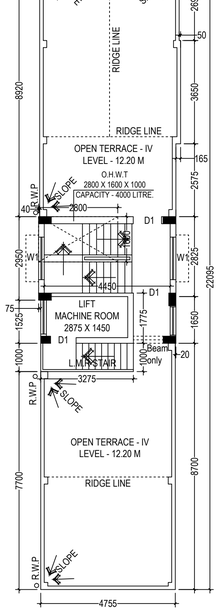
SECTION - B - B'
SCALE - 1:100



PROPOSED GROUND FLOOR PLAN
SCALE - 1 : 100



PROPOSED TYPICAL FLOOR PLAN
(FIRST, SECOND & THIRD)
SCALE - 1 : 100



PROPOSED ROOF PLAN
SCALE - 1 : 100

NOTES :

1. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
2. ALL EXTERNAL WALLS ARE 200 THICK & INTERNAL WALLS ARE 75 & 125 THICK. IF NOT STATED IN 1:4 CEMENT SAND MORTAR.
3. ALL CHAJJAS ARE 75 THICK & 500 MM PROJECTED.
4. GRADE OF CONCRETE & GRADE OF STEEL USED ARE M20 & Fe415 RESPECTIVELY.
5. R.C.C. FRAMED STRUCTURE.
6. ANY DISCREPANCY IN SCALE, THE WRITTEN DIMENSION SHALL GOVERN.
7. FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.B.C. 1984 TO BE FOLLOWED.
8. OPEN TERRACE WITH LIME TERRACING OF RATIO 2:2:7.
9. DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4).

DOOR AND WINDOW SCHEDULE

WINDOWS

MARKED	WIDTH	HEIGHT
W1	1500	1200
W2	1200	1200
W3	600	600
W4	1000	1200

DOORS

MARKED	WIDTH	HEIGHT
D1	1100	2100
D2	900	2100
D3	750	2100

MAIN CHARACTERISTIC OF THE PROPOSAL

PART - " A "

1. ASSESSEE NO. 21 - 099 - 04 - 0231 - 0
2. NAME OF THE OWNER'S : (RECORDED AS PER DEED, ASSESSMENT) M/S TRINAYAN ENTERPRISE REPRESENTED BY ITS PARTNERS SRI BIPLAB DUTTA, SRI RANAJIT SINHA & SRI ADITYA SAMANTA
3. NAME OF THE APPLICANT'S : M/S TRINAYAN ENTERPRISE REPRESENTED BY ITS PARTNERS SRI BIPLAB DUTTA, SRI RANAJIT SINHA & SRI ADITYA SAMANTA
4. DETAILS OF REGISTERED DEED : B - I, VOL. NO.1603-2025, PAGES - 97023 TO 97047, BEING NO. 160303721, D.S.R - III, SOUTH 24 PARGANAS, DATED - 04.03.2025
5. K.M.C MUTATION CASE NO. O / 099 / 20 - 03 - 2025 / 63140, DT - 20 / 03 / 2025
6. DETAILS OF REGISTERED BOUNDARY DECLARATION : B - I, VOL. NO. 1603 - 2025, PAGES - 111405 TO 111417, BEING NO. 160303735, D.S.R.- III SOUTH 24 PARGANAS, YEAR - 2025, DATED - 12.03.2025
7. DETAILS OF NON EVICTION OF TENANTS : B - I, VOL. NO. 1603 - 2025, PAGES - 257447 to 257457 BEING NO. 160309932, D.S.R.- III SOUTH 24 PARGANAS, YEAR - 2025, DATED - 30.05.2025

PART - " B "

1. AREA OF THE PLOT OF LAND AS PER TITLE DEED & ASSESSMENT : 200.669 SQM = 3 K - 00 CH - 00 SFT
2. PERMISSIBLE GROUND COVERAGE AS DEED LAND AREA : 59.978 % = 120.357 SQM
3. AREA OF THE PLOT OF LAND AS PER BOUNDARY DECLARATION & PHYSICAL MEASUREMENT : 3 K - 1 CH - 14 SFT = 206.137 SQM
3. PROPOSED GROUND COVERAGE : 106.780 SQM = 53.212 %

4. PROPOSED AREA :

FLOOR		FLOOR AREA	LIFT WELL	STAIR WELL	EFFECTIVE FLOOR AREA	EXEMPTED AREA STAIR	EXEMPTED AREA LIFT LOBBY	EXEMPTED AREA FLOOR AREA
GROUND FL.	RESIDENTIAL	106.780 Sqm	-----	-----	106.780 Sqm	10.465 Sqm	1.983 Sqm	94.332 Sqm
FIRST FL.	RESIDENTIAL	106.780 Sqm	1.540 Sqm	0.438 Sqm	104.802 Sqm	10.465 Sqm	1.983 Sqm	92.354 Sqm
SECOND FL.	RESIDENTIAL	106.780 Sqm	1.540 Sqm	0.438 Sqm	104.802 Sqm	10.465 Sqm	1.983 Sqm	92.354 Sqm
THIRD FL.	RESIDENTIAL	106.780 Sqm	1.540 Sqm	0.438 Sqm	104.802 Sqm	10.465 Sqm	1.983 Sqm	92.354 Sqm
TOTAL	RESIDENTIAL	427.120 Sqm	4.620 Sqm	1.314 Sqm	421.186 Sqm	41.860 Sqm	7.932 Sqm	371.394 Sqm

DECLARATION OF THE OWNER'S / APPLICANT'S

WE DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT ,

1. WE ENGAGE L.B.S & E.S.E DURING CONSTRUCTION.
2. WE FOLLOW THE INSTRUCTION OF L.B.S & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER B.S.PLAN).
3. K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE.
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 AND SEPTIC TANK WILL BE UNDERTAKEN UNDER THE GUIDANCE OF E.S.E / L.B.S BEFORE STARTING OF BUILDING FOUNDATION WORK.
6. DURING DEPARTMENTAL INSPECTION THE PLOT IS IDENTIFIED BY US.
7. THERE IS NO COURT CASE PENDING AGAINST THE SAID PREMISES.
8. THERE IS AN EXISTING STRUCTURE, IS PARTLY OCCUPIED BY THE OWNER'S AND PARTLY OCCUPIED BY TENANT. THE EXISTING STRUCTURE WILL BE DEMOLISHED BEFORE COMMENCEMENT OF WORK .

(M/S TRINAYAN ENTERPRISE REPRESENTED BY ITS PARTNERS SRI BIPLAB DUTTA, SRI RANAJIT SINHA & SRI ADITYA SAMANTA)
NAME OF THE OWNER'S / APPLICANTS

5. PARKING CALCULATION :

A] TENEMENT SIZE	COMMON AREA (TO BE ADDED)	ACTUAL TENAMENT AREA (SQM)	NO.OF TENA.	REQUIRED CAR PARKING	CAR PARKING PROVIDED
A = 39.408 Sqm	8.630 Sqm	48.038 Sqm	01		
B = 45.032 Sqm	9.862 Sqm	54.894 Sqm	03		
C = 45.709 Sqm	10.010 Sqm	55.719 Sqm	03	ONE	

C] NO. OF CAR PARKING PROVIDED = 1 No.
D] PERMISSIBLE AREA FOR PARKING = 25 Sqm
E] ACTUAL AREA FOR PARKING PROVIDED = 41.370 Sqm
6. PERMISSIBLE F.A.R = 1.75
7. PROPOSED F.A.R = 371.394 - 25 / 200.669 = 1.726 < 1.75
8. STAIR COVER AREA = 13.702 Sqm
9. LIFT MACHINE ROOM AREA = 5.832 Sqm
10. OVER HEAD WATER TANK AREA = 4.480 Sqm
11. LIFT MACHINE ROOM STAIR AREA = 3.275 Sqm
12. OPEN TERRACE AREA = 106.780 Sqm, 13. TREE COVER AREA = 2.40 Sqm
14. ADDITIONAL AREA FOR FEES = (13.702 + 5.832 + 3.275 + 3.960 + 8.433) Sqm = 35.202 Sqm
15. HEIGHT OF THE BUILDING = 12.20 M, 16. TOTAL COMMON AREA = 68.185 Sqm

17. STATEMENT OF OTHER AREAS FOR FEES :

FLOOR	LOFT	CUPBOARD	LEDGE / TEND
GROUND FL.	----	----	NIL
FIRST FL.	1.320 SQM	2.811 SQM	NIL
SECOND FL.	1.320 SQM	2.811 SQM	NIL
THIRD FL.	1.320 SQM	2.811 SQM	NIL
TOTAL FL.	3.960 SQM	8.433 SQM	NIL

CERTIFICATE

PREMISES NO	: 275 / 9,RAIPUR ROAD
ASSESSEE NO	: 21 - 099 - 04 - 0231 - 0
NAME OF THE OWNER'S	: M/S TRINAYAN ENTERPRISE REPRESENTED BY ITS PARTNERS SRI BIPLAB DUTTA, SRI RANAJIT SINHA & SRI ADITYA SAMANTA
AREA OF LAND	: 3 K - 0 CH - 0 SFT = 200.669 SQM
NAME OF THE L.B.S	: SRI AVIJIT MAJUMDAR, L.B.S NO. 1505 / I
PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 33 M	

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

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDIANTE IN WGS 84 LATITUDE	CO-ORDIANTE IN WGS 84 LONGITUDE	SITE ELEVATION (AMSL)
1	22.478	88.370	5 M
1	22.478	88.371	5 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 KMC AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST ME AS PER LAW.

(M/S TRINAYAN ENTERPRISE REPRESENTED BY ITS PARTNERS SRI BIPLAB DUTTA, SRI RANAJIT SINHA & SRI ADITYA SAMANTA)
NAME OF THE OWNER'S / APPLICANT'S

BUILDING PERMIT NO. 2025100052

DATE : 17/06/2025

VALID UP TO : 17-JUN-2030

DIPAK NANDI
Digitally signed by DIPAK NANDI
Date: 2025.06.17 19:41:50 +05'30'

ASSISTANT ENGINEER (CIVIL) BLDG.. DEPT. /BR -X

CIVIL CONSULTANT :

M/S RAI & ASSOCIATES
(PLANNER, ENGINEER)
215,RAIPUR ROAD, KOLKATA - 700 047
PROP. - AVIJIT MAJUMDAR
M.TECH (GEO - TECH), M.TECH (STRUCTURE), A.M.I.E, M.I.G.S & CHARTERED ENGINNER, M.I.R.C, APPROVED VALUER (INDIA), CONTACT NO - 98301 47679

DECLARATION OF L.B.S

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C BUILDING RULES 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 BY ME.
IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK.
THE LAND IS MOSTLY COVERED WITH EXISTING STRUCTURE & DEMARCATED BY BOUNDARY WALL.
THE CONSTRUCTION OF SEMI U.G. WATER TANK AND SEPTIC TANK WILL BE COMPLETED BEFORE STARTING OF BUILDING FOUNDATION WORK.

1. HEIGHT OF THE BUILDING IS 12.40 M.
2. SITE PLAN AND KEY PLAN AS PER SITE.
3. THE WIDTH OF THE ABUTTING ROAD HAS BEEN MEASURED AND VERIFIED BY ME AND FOUND ON SOUTHERN SIDE IS 5.860 M WIDE K.M.C BLACK TOP ROAD.
4. SITE WILL BE SUPERVISED BY ME.

AVIJIT MAJUMDAR, L.B.S NO - 1505 / I
NAME OF THE L.B.S

DECLARATION OF STRUCTURAL ENGINEER

THE STRUCTURAL DESIGN SHALL BE DONE AFTER GETTING THE SOIL INVESTIGATION REPORT, WHICH WILL BE EXECUTED AFTER DEMOLISHING THE EXISTING STRUCTURE SIGNED BY AVIJIT MAJUMDAR, M.TECH (GEO-TECH), A.M.I.E, M.I.G.S, CHARTERED ENGINEER, G.T.E NO. 18 / II OF K.M.C.
THE STRUCTURAL DESIGN & DRAWINGS 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 WILL CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECTS.

AVIJIT MAJUMDAR, E.S.E NO - 707 / II
NAME OF THE STRUCTURAL ENGINEER

DECLARATION OF GEO - TECHNICAL ENGINEER

UNDERSIGNED INSPECTED THE SITE, WHICH IS MOSTLY COVERED WITH THE EXISTING STRUCTURE. HENCE SOIL INVESTIGATION WORK WILL BE CARRIED OUT BY ME AFTER DEMOLISHING THE EXISTING STRUCTURE.

AVIJIT MAJUMDAR, G.T.E NO - 18 / II (K.M.C)
NAME OF THE GEO-TECHNICAL ENGINEER

PROPOSED G + III STORIED RESIDENTIAL BUILDING PLAN AT PREMISES NO. 275 / 9,RAIPUR ROAD, U/S 393 A OF K.M.C ACT 1980 & AS PER BUILDING RULE 2009 READ WITH CIRCULAR NO. 02 OF 2020-21, DATED - 13.06.2020, IN WARD NO. 99, BOROUGH NO. X, UNDER THE KOLKATA MUNICIPAL CORPORATION, KOLKATA - 700047, P.S - NETAJI NAGAR