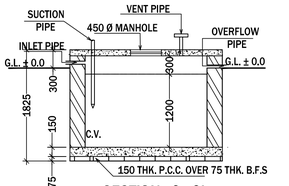
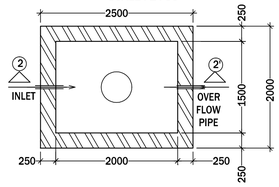


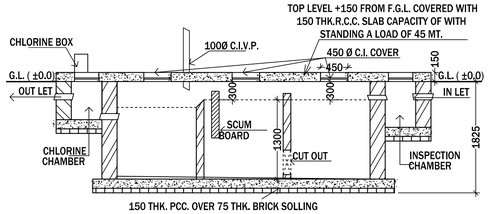
SECTION : 2 - 2'

SCALE : 1 : 50



PLAN OF SEMI UNDER GROUND WATER RESERVOIR CAPACITY : 3,000 LTS.

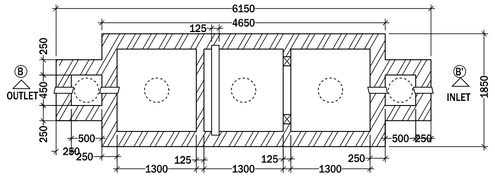
SCALE : 1 : 50



150 THK. PCC. OVER 75 THK. BRICK SOLLING

SECTION : B - B'

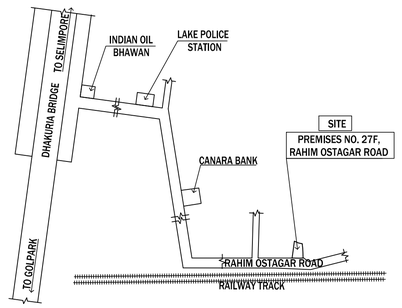
SCALE : 1 : 50



PLAN OF SEPTIC TANK

(FOR 35 USERS)

SCALE - 1 : 50



LOCATION PLAN

SCALE - 1:4000

1. PROPOSED AREA:					Total Exempted Area		
Floor Mkd.	Floor area (SQ.M.)	Stair Well (SQ.M.)	Lift Well (SQ.M.)	Gross Area (SQ.M.)	Stair Area (SQ.M.)	Lift Lobby Area (SQ.M.)	Net Floor Area (SQ.M.)
Ground Floor	110.200	——	——	110.200	10.340	1.958	97.902
1st Floor	128.206	——	1.680	126.526	10.340	1.958	114.228
2nd Floor	128.206	——	1.680	126.526	10.340	1.958	114.228
3rd Floor	115.275	——	1.680	113.595	10.340	1.958	101.297
TOTAL	481.887	——	5.040	476.847	41.360	7.832	427.655

2. PARKING CALCULATION:							
Flat Marked	Tenement size (SQ.M.)	Share of Service (SQ.M.)	Tenement Area (SQ.M.)	Tenement No	Required Parking Size	Required Parking tenement	Parking No.
FLAT- A	65.198	13.887	79.085	02 NOS.	75 >100	01 NO.	02 NOS.
FLAT- B	47.949	10.213	58.162	03 NOS.	50 >75	01 NO.	
FLAT- C	52.267	11.133	63.400	01 NOS.	50 >75		
OFFICE CARPET AREA :			23.940 SQ.M.				
OFFICE BUILT UP AREA :			27.740 SQ.M.				
TOTAL CAR PARKING REQUIRED							02 NOS.
TOTAL CAR PARKING PROVIDED							02 NOS.
MAIN CHARACTERISTICS OF THE PROPOSAL							
PART - A							
1. ASSESSEE NO : 21 - 093 - 12 - 0159 - 1.							
2. Name of Recorded Owner : SRI INDRAJIT DAS							
3. Name of Applicant (Constituted Attorney) : SRI AVIJIT DAS & SRI PEEYUSH MISHRA PARTNERS OF A.P. CONSTRUCTION C.A. OF SRI INDRAJIT DAS.							

4. DETAILS OF REGISTERED DEED:-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	15	1638 TO 1655	03586	22.05.2014	A.D.S.R ALIPUR

5. DETAILS OF REGISTERED POWER OF ATTORNEY :-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1603 - 2024	571753 TO 571765	160322141	27.12.2024	D.S.R. - III, 24 PGS. (S)

6. DETAILS OF REGISTERED BOUNDARY DECLARATION :-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1603 - 2025	21653 TO 21664	160300711	15.01.2025	D.S.R. - III, 24 PGS. (S)

7. DETAILS OF REGISTERED STRIP OF LAND :-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1603 - 2025	21640 TO 21652	160300710	15.01.2025	D.S.R. - III, 24 PGS. (S)

8. MUTATION CASE NO. :- 0 / 093 / 17 - JUL - 14 / 22007, DT. - 17/07/2014

FLOOR AREA STATEMENT :-

1. AREA OF THE LAND : 03 K. - 04 CH. - 00 SQ.FT, i.e. 217.391 SQ.M, [AS PER DEED]
2. AREA OF THE LAND : 03 K. - 13 CH. - 00 SQ.FT, i. e. 254.022 SQ.M. [AS PER BOUNDARY DECLARATION]
2a. STRIP OF LAND AREA : 1.260 SQ.M.
3. ROAD WIDTH : 4.271 METER (AVG.) WIDE K.M.C. BLACK TOP ROAD.
4. PERMISSIBLE F.A.R. : 1.750
5. PERMISSIBLE TOTAL BUILT UP AREA : 380.434 SQ.M.
6. PERMISSIBLE BUILDING HEIGHT : 12.500 METER.
7. PERMISSIBLE GROUND COVERAGE : 59.420 % i.e. 129.174 SQ.M.
8. PROPOSED GROUND COVERAGE : 58.975 % i.e. 128.206 SQ.M.
9. PROPOSED BUILDING HEIGHT : 12.450 METER [G + III STORIED RESIDENTIAL BUILDING]
10. PROPOSED GROUND FLOOR BUILT UP AREA : 110.200 SQ.M.
11. PROPOSED 1ST & 2ND FLOOR BUILT UP AREA : 126.526 SQ.M. (EACH)
12. PROPOSED 3RD FLOOR BUILT UP AREA : 113.595 SQ.M.
13. PROPOSED TOTAL FLOOR BUILT UP AREA : [110.200 + (126.526 X 2) + 113.595] = 476.847 SQ.M.
14. PROPOSED TOTAL EXEMPTED AREA : 41.360 + 7.832 = 49.192 SQ.M.
15. PROPOSED PARKING AREA : 53.200 SQ.M. [PERMISSIBLE AREA : 50.000 SQ.M.]
16. PROPOSED F.A.R : [476.847 - (49.192 + 50.000) / 217.391] = 1.737 < 1.750
17. PROPOSED COVER AREA OF OFFICE SPACE : 27.740 SQ.M.
18. PROPOSED CARPET AREA OF OFFICE SPACE : 23.940 SQ.M.
19. PROPOSED STAIR HEAD ROOM AREA : 13.780 SQ.M.
20. PROPOSED OVER HEAD TANK AREA : 4.571 SQ.M.
21. PROPOSED TOTAL CUP BOARD AREA : 10.050 SQ.M.
22. PROPOSED LIFT MACHINE ROOM LESS AREA : 4.563 SQ.M.
23. TREE COVER AREA : 6.861 SQ.M.
24. OTHER AREA FOR FESS : 28.393 SQ.M.
25. TOTAL AREA FOR FESS : 505.240 SQ.M.

OWNERS DECLARATION :-

WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT:-

1. WE SHALL ENGAGE ARCHITECT, G.T.E & E.S.E. DURING CONSTRUCTION
2. WE SHALL FOLLOW THE INSTRUCTIONS OF ARCHITECT,E.S.E. & G.T.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 AND THE 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 UNDER THE GUIDANCE OF ARCHITECT & E.S.E. BEFORE STARTING THE BUILDING FOUNDATION WORK.
6. DURING DEPARTMENTAL INSPECTION THE PLOT IS IDENTIFIED BY ME.
7. THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.
8. EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF WORK AND THERE IS NO EXISTING TENANT AT THIS PREMISES.

A P CONSTRUCTION REPRESENTED BY PARTNERS
MR. AVIJIT DAS & MR. PEEYUSH MISHRA
CONSTITUTE ATTORNEY OF MR. INDRAJIT DAS

NAME OF THE OWNER / APPLICANT

CUPBOARD AREA:-		
Floor Mkd.	Loft	Cupboard
Ground floor	—	NA
1st. Floor	—	3.350 SQ.M.
2nd. Floor	—	3.350 SQ.M.
3rd. Floor	—	3.350 SQ.M.
Total	—	10.050 SQ.M.

Co – Ordinate In WGS 84 and Site Elevation AMSL:
PERMISSIABLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI = 33.00 M.

Reference Point Marked In The Site Plan of The Proposal	Co-ordinate in WGS 84		
	Latitude	Longitude	Site Elevation (AMSL)
A	22° 30' 31" N	88° 21' 50" E	8 Meter
B	22° 30' 35" N	88° 21' 54" E	

The above information is true & correct in all respect and if at any stage, it is found otherwise, then we shall be liable for which K.M.C and other appropriate authority reserve the right to take appropriate action against us as per Law.

SPECIFICATION OF CONSTRUCTION :-
1. 200 THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6
2. 125 & 75 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4
3. LEAN CONCRETE, i. 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 : 1/2 : 3 TONE WITH WATER PROOFING ADMIXTURE
7. 25 MM. THK. I.P.S. FLOORING WITH NEAT CEMENT FINISH AT TOP
8. 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
9. ' + 150 LVL' TO THE FINISHED GROUND FLOOR LVL.
10. TREAD WIDTH 250 EACH & RISER HEIGHT IS 169.444 EACH
11. FLOOR TO SLAB HEIGHT SHALL BE 3050 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM. THEREFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2950 MM.

MATERIALS :-
STEEL MUST CONFIRMED WITH IS 1786
GRADE OF CONCRETE :- M 20 (C : S : ST : - 1 : 1.5 : 3) & GRADE OF STEEL :- Fe415
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
D1	SOLID FLUSH	——	2100	1050X2100
D2	SOLID FLUSH	——	2100	900X2100
D3	SOLID FLUSH	——	2100	750X2100
SD	GLAZED	——	2100	AS PER DWG
W1	GLAZED	750	2100	1350X1350
W2	GLAZED	1100	2100	900X1000
W3	GLAZED	1350	2100	600X750
W4	GLAZED	750	2100	1500X1350

DECLARATION OF ARCHITECT :-

I CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN AS PER PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES,2009. AS AMENDED FROM TIME TO TIME & THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD 4.896 M. & 3.680 M AT NORTHERN SIDE & WESTERN SIDE RESPECTIVELY .THAT IT IS A BUILDABLE SITE, NOT A TANK OR FILLED UP TANK. THE SITE IS DEMARCATED BY BOUNDARY WALL. SITE PLAN AND KEY PLAN SHOWN IN PLAN ARE AS PER SITE. EXISTING STRUCTURE OCCUPIED BY THE OWNER'S ONLY. TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION. SITE WILL BE SUPERVISED BY ME.

NAME OF ARCHITECT
MR. AMARJIT KUMAR SAH
REG. NO. [C.A/2021/131994, GOVT. OF INDIA]

CERTIFICATE OF STRUCTURAL ENGINEER :-

THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & 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 CERTIFIED THAT IT IS WILL BE SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATION OF REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATION. HOWEVER, I SHALL SUBMIT THE STRUCTURE PLAN & STRUCTURE DESIGN AND DESIGN CALCULATION REPORT AFTER THE DEMOLITION OF EXISTING STRUCTURE AT THE TIME OF PLINTH LEVEL APPLICATION.

NAME OF STRUCTURAL ENGINEER
MR. ARNAB DEB
[E.S.E. NO. I / 283, K.M.C.]

CERTIFICATE OF GEO-TECNICAL ENGINEER :-
UNDERSIGNED HAS 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-TECNICAL ENGINEER
MR. ARNAB DEB
G.T.E. NO. II / 63

PROJECT :

SUPERSEDING PLAN OF G + III STORIED [12.450 METER HEIGHT] RESIDENTIAL BUILDING AT PREMISES NO. 27F, RAHIM OSTAGAR ROAD, P.S. - LAKE, UNDER MOUZA - GOBINDAPUR, J.L. NO.- 38, DAG NO.- 170, KHATIAN NO. - 154, WARD NO. 093, UNDER BOROUGH - X [K.M.C]

AS PER U/S 393A OF K.M.C. ACT. 1980 & K.M.C. BLDG. RULE 2009

PREVIOUSLY SANCTIONED VIDE B.P. NO. 2024100276, BOROUGH - X, DATED : 21.03.2025

TITLE : ARCHITECTURE DRAWING	DETAIL : S.MAHATMA
SCALE - 1:100	DATE : 28.03.2025

N

ARCHITECTURAL CONSULTANT:-

DESIGNIKA
• ARCHITECTS • PLANNERS • INTERIOR •
Registered Office : 74A, PURNA DAS ROAD, 1ST FLOOR, KOLKATA - 700 029. (Beside Garlahat Triangular Park)
E-mail: designikaarchitects@gmail.com
Phone - +91 - 84206 12431, +91 - 77973 13788.

THIS DRAWING IS A PROPERTY OF " DESIGNIKA " CONSULTANCY SERVICES & NOT TO BE COPIED OR HANDED OVER TO ANYONE WITHOUT PRIOR PERMISSION OF THE AUTHORITY .

BUILDING PERMIT NO. - 2025100042 DATED - 11/06/2025

VALID UPTO - 10/06/2030

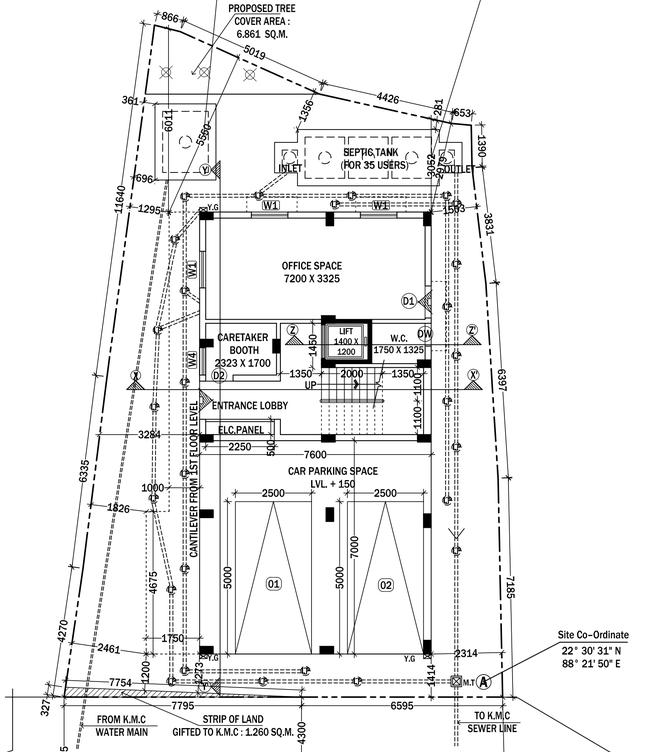
SPACE FOR DIGITAL SIGNATURE

DEBARATI CHAKRABORTY

Digitally signed by DEBARATI CHAKRABORTY
Date: 2025.06.11 18:23:28 +05'30'

DIGITAL SIGNATURE OF A.E. (C) BLDG., BR.- X

AVERAGE REAR OPEN SPACE CALCULATION
PROJECTED AREA OF THE REAR OPEN SPACE = 31.321 SQ.M.
WIDE OF THE REAR SIDE OF THE BUILDING = 8.600 M.
i.e. AVERAGE REAR OPEN SPACE = 31.321 / 8.600 = 3.642 M.

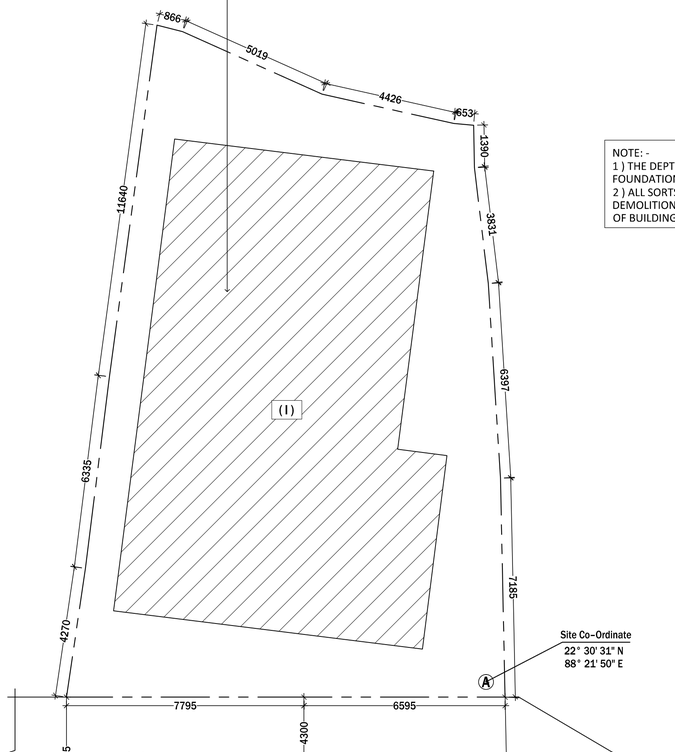


4.271 MT.(AVG.)WIDE RAHIM OSTAGAR ROAD
[K.M.C BLACK TOP ROAD]
(As Per S.O.R. Vide Ch. V. & S. Id No : 1988/2024-2025, Dated :- 12/03/2025)

PROPOSED GROUND FLOOR PLAN

SCALE - 1:100

NOTE:
THE EXISTING STRUCTURE TO BE DEMOLISHED BEFORE COMMENCEMENT OF NEW CONSTRUCTION WORK. THIS PREMISES IS FULLY OCCUPIED BY THE LAND OWNER & THERE ARE NO TENANT.

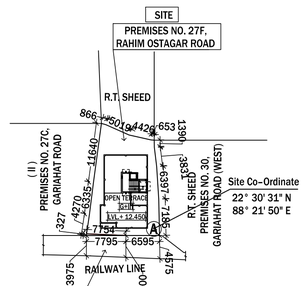


4.271 MT.(AVG.)WIDE RAHIM OSTAGAR ROAD
[K.M.C BLACK TOP ROAD]
(As Per S.O.R. Vide Ch. V. & S. Id No : 1988/2024-2025, Dated :- 12/03/2025)

EXISTING SITE PLAN

SCALE - 1:100

NOTE: -
1) THE DEPTH OF SEPTIC TANK & S.U.G.W.R. WILL NOT EXCEED THE DEPTH OF FOUNDATION OF THE NEIGHBORING COLUMN OF THE BUILDING.
2) ALL SORTS OF PRECAUTIONARY MEASURE WILL BE TAKEN DURING DEMOLITION OF EXISTING STRUCTURE AND AT THE TIME OF CONSTRUCTION OF BUILDING, SEPTIC TANK AND S.U.G.WATER RESERVOIR.



SITE PLAN

(SCALE - 1:600)

4.271 MT.(AVG.)WIDE RAHIM OSTAGAR ROAD
[K.M.C BLACK TOP ROAD]
(As Per S.O.R. Vide Ch. V. & S. Id No : 1988/2024-2025, Dated :- 12/03/2025)