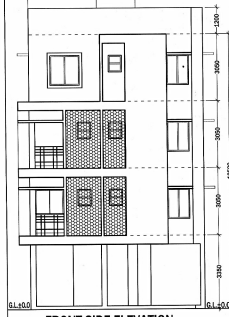


FRONT SIDE ELEVATION

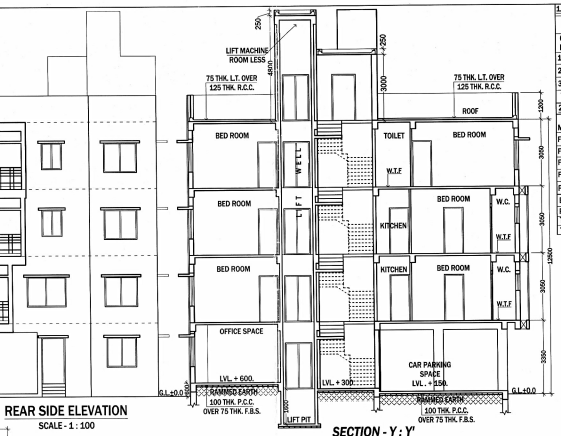
SCALE - 1 : 100

RIGHT SIDE ELEVATION

SCALE - 1 : 100

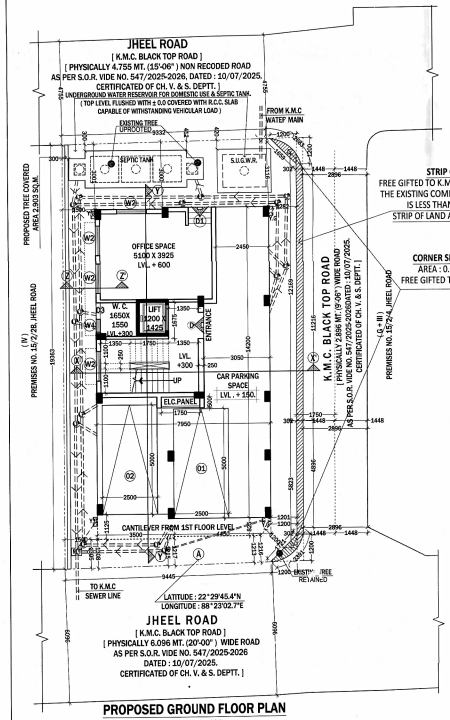
REAR SIDE ELEVATION

SCALE - 1 : 100



SECTION - Y : Y'

SCALE - 1 : 100

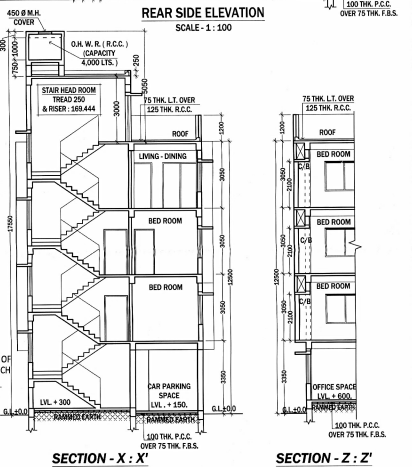


PROPOSED GROUND FLOOR PLAN

SCALE - 1 : 100

STRIP OF LAND
FREE GIFTED TO K.M.C. FOR WIDENING OF THE EXISTING COMMON PASSAGE WHICH IS LESS THAN 3.500 METER
STRIP OF LAND AREA : 5.252 SQ.M.

CORNER SPLAY
AREA : 0.911
FREE GIFTED TO K.M.C.

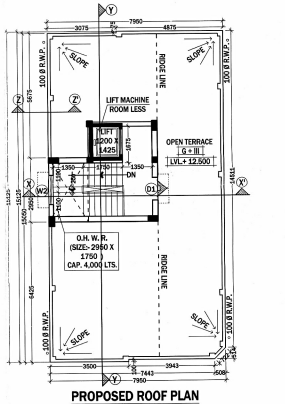


SECTION - X : X'

SCALE - 1:100

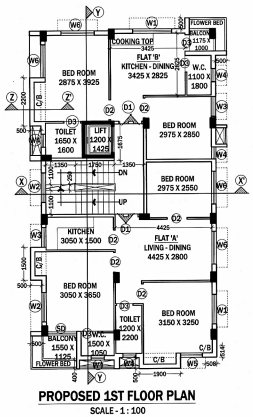
SECTION - Z : Z'

SCALE - 1:100



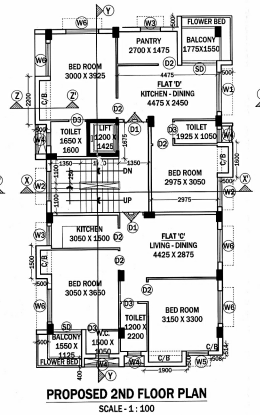
PROPOSED ROOF PLAN

SCALE - 1 : 100



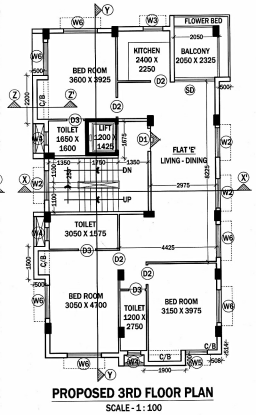
PROPOSED 1ST FLOOR PLAN

SCALE - 1 : 100



PROPOSED 2ND FLOOR PLAN

SCALE - 1 : 100



PROPOSED 3RD FLOOR PLAN

SCALE - 1 : 100

1. PROPOSED FLOOR AREA:

Floor Mtd.	Floor area (SQ.M.)	Stair Well (SQ.M.)	Lift Well (SQ.M.)	Gross Area (SQ.M.)	Total Exempted Area: Stair Area (SQ.M.)	Lift Lobby Area (SQ.M.)	Net Floor Area(SQ.M.)
Ground Floor	112.013	——	——	112.013	10.465	2.261	99.287
1st Floor	119.442	0.438	1.710	117.294	10.465	2.261	104.568
2nd Floor	119.442	0.438	1.710	117.294	10.465	2.261	104.568
3rd Floor	119.442	0.438	1.710	117.294	10.465	2.261	104.568
TOTAL	470.339	1.314	5.130	463.895	41.860	9.044	412.991

2. CAR PARKING CALCULATION:

Flat Marked	Tenement size(SQ.M.)	Share of Service (SQ.M.)	Tenement Area(SQ.M.)	Tenement No	Required Parking Size	Tenement	Parking No.
FLAT- A	60.536	12.362	72.898	01 NO.	50>75	01 NO.	02 NOS.
FLAT- B	63.032	8.787	51.819	01 NO.	50>75		
FLAT- C	52.286	10.677	62.963	01 NO.	50>75		
FLAT- D	51.282	10.471	61.753	01 NO.	50>75		
FLAT- E	103.568	21.148	124.716	01 NO.	>100	01 NO.	

BUSINESS CARPET AREA (OFFICE) : 20.377 SQ.M.	
REQUIRED NOS. OF CAR PARKING FOR SHOP : NIL.	
TOTAL CAR PARKING REQUIRED	02 NOS.
TOTAL CAR PARKING PROVIDED	02 NOS.

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A

1. ASSESSEE NO :- 21 - 092 - 13 - 0412 - 2.
2. Name of Recorded Owner : MRS. BASANA PODDAR, MR. GOBINDA CH. SAHA, MR. PRADIP SAHA & MR. GOUTAM SAHA.
3. Name of Applicant : MR. KAMAL DAS CONSTITUTED ATTORNEY OF MRS. BASANA PODDAR, MR. GOBINDA CH. SAHA, MR. PRADIP SAHA & MR. GOUTAM SAHA.
4. DETAILS OF REGISTERED DEED:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	354	118 TO 130	14172	28.11.1986	SUB-REGISTERED ALIPORE,SOUTH 24 PARGANAS

5. DETAILS OF REGISTERED POWER OF ATTORNEY:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1603 - 2025	28066 TO 28080	160301015	20.01.2025	D.S.R. - III SOUTH 24 PARGANAS, WEST BENGAL

6. DETAILS OF REGISTERED BOUNDARY DECLARATION:-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1603 - 2025	184257 TO 184266	160307360	24.04.2025	D.S.R. - III SOUTH 24 PARGANAS, WEST BENGAL

7 . DETAILS OF REGISTERED STRIP OF LAND (FREE GIFT TO K.M.C.) :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1603 - 2025	401298 TO 401297	160314858	12.08.2025	D.S.R. - III SOUTH 24 PARGANAS, WEST BENGAL

8 . DETAILS OF REGISTERED CORNER SPLYED (FREE GIFT TO K.M.C.) :-

BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1603 - 2025	401298 TO 401297	160314857	12.08.2025	D.S.R. - III SOUTH 24 PARGANAS, WEST BENGAL

9. MUTATION CERTIFICATE (K.M.C.) CASE NO. O/092/01-MAR-25/ 62802, DATED : 01.03.2025
10. BEFORE THE 1ST CLASS JUDICIAL MAGISTRATE, ALIPORE (AFFIDAVIT) : 9084, DATED : 31.01.2024-25.

CUPBOARD & LOFT AREA:-

Floor Mtd.	Loft	Cupboard
Ground floor	—	N
1st. Floor	—	2.930 SQ.M.
2nd. Floor	—	3.730 SQ.M.
3rd. Floor	—	2.930 SQ.M.
Total	—	9.590 SQ.M.

SPECIFICATION OF CONSTRUCTION :-
1. 200THK. 1ST CLASS CEMENT BRICK WORK FOR EXTERNAL WALL IN SUPER STRUCTURE IN 1 : 6
2. 125 THK. 1ST CLASS CEMENT BRICK WORK FOR INTERNAL WALL IN 1 : 4
3. LEAN CONCRETE, 1:3:6 WITH 10 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 & 12MM. ON INSIDE WALL IN 1 : 6 & CEILING & CHAJJA IN 1:4.
6. D.P.C. SHALL BE 50MM. THICK IN 1 : 1.5 : 3 ZONE WITH WATER PROOFING ADMIXTURE
7. 25 MM. THK. MARBLE FLOOR FINISH AT TOP
8. 75 MM. THK. SINGLE BRICK FLAT SOLING ON FOUNDATION
9. + 300 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. THI.,BEFORE, CLEAR HEIGHT OF EACH FLOOR SHALL BE 2950 MM.

MATERIALS :-
STEEL USEDT CONFIRMED WITH IS 1786
GRADE OF CONCRETE :- M20 (C:S:ST : 1:1.2) & GRADE OF STEEL :- Fe 550
CEMENT :- ORDINARY PORTLAND & SAND :- MEDIUM COARSE
STONE CHIPS :- 20 MM. DOWN GRADED
OTHER DETAILS AS PER ARCHITECT OF ENGINEER - IN - CHARGE

DOOR & WINDOW SCHEDULE :-

MARKED	TYPE	SILL HEIGHT FROM FLOOR	LINTEL HEIGHT FROM FL.	SIZE
D	SOLID FLUSH	——	2100	1000X2100
D1	SOLID FLUSH	——	2100	1350X2100
D2	SOLID FLUSH	——	2100	900X2100
D3	SOLID FLUSH	——	2100	750X2100
SD	GLAZED	——	2100	AS PER DWG
DW	GLAZED	——	2100	AS PER DWG
W1	GLAZED	750	2100	1800X1350
W2	GLAZED	750	2100	1350X1350
W3	GLAZED	900	2100	900X1000
W4	GLAZED	1350	2100	1000X750
W5	GLAZED	750	2100	1350X1350
W6	GLAZED	750	2100	1300X1350

Permissible Height in Reference to CCZM issued by AAI: 33.00 Meter

Co - Ordinate In WGS 84 and Site Elevation AMSL			
Reference Point Marked In The Site Plan of The Proposal	Co-ordinate in WGS 84 Latitude	Longitude	Site Elevation (Ab.S.L.)
	22°29'45.4"N	88°23'02.7"E	6 Meter

NAME OF L.B.A : MR. AMARJIT KUMAR SAH C/A/2021/131994

The Above Information is True and correct in all Respect and if any stage, it is Found Otherwise, Then We Shall Fully Liable For Which K.M.C. and Other Appropriate Authority Reserve The Right to Take Appropriate Action one as per law.

PROPOSED AREA STATEMENT :
1. AREA OF THE LAND : 03 K. - 03 CH. - 36 SQ.FT. i.e. 216.555 SQ.M. 2331 SQ.FT. [AS PER DEED]
2. AREA OF THE LAND : 03 K. - 02 CH. - 28 SQ.FT. i.e. 211.625 SQ.M. 2278 SQ.FT. [AS PER PHYSICAL MEASUREMENT]
3. ROAD WIDTH : 6.096 METER WIDE JHEEL ROAD [K.M.C BLACK TOP ROAD]
4. a. STRIP OF LAND AREA : 4.937 SQ.M.
b. CORNER SPLAY AREA : 0.905 SQ.M.
5. NET AREA OF LAND : 211.625 - (4.937 + 0.905) = 205.783 SQ.M.
6. PERMISSIBLE F.A.R. : 1.750
7. PERMISSIBLE BUILDING HEIGHT : 12.500 METER.
8. PERMISSIBLE GROUND COVERAGE : 59.612 % i.e. 126.154 SQ.M.
9. PROPOSED GROUND COVERAGE : 56.739 % i.e. 120.075 SQ.M.
10. PROPOSED BUILDING HEIGHT : 12.500 METER [G + III STORIED]
11. REQUIRED CAR PARKING : 02 [TWO] NOS.
12. PROPOSED CAR PARKING : 02 [TWO] NOS.
13. CAR PARKING AREA AT GROUND FLOOR : 66.790 SQ.M. [PERMISSIBLE AREA : 50.000 SQ.M.]
14. PROPOSED F.A.R : 463.895 - (50.904 + 50.000) / 211.625 = 1.715 < 1.750
15. PROPOSED STAIR HEAD ROOM AREA : 14.065 SQ.M.
16. PROPOSED MACHINE ROOM LESS LIFT AREA : 5.469 SQ.M.
17. PROPOSED OVER HEAD TANK AREA : 5.162 SQ.M.
18. PERMISSIBLE TREE COVER AREA : 2.484 SQ.M.(1.174%)
19. PROPOSED TREE COVER AREA : 2.903 SQ.M. (1.372%)
20. PROPOSED CUPBOARD AREA : 9.590 SQ.M.
21. BUSINESS (OFFICE) COVER AREA AT GROUND FLOOR : 23.622 SQ.M.
22. ADDITIONAL AREA FOR FEES : 14.065 + 5.469 + 9.590 = 29.124 SQ.M.
23. TOTAL AREA FOR FEES : 463.895 + 29.124 = 493.019 SQ.M.

DECLARATION OF APPLICANT :-
I DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT:-
1. I SHALL ENGAGE ARCHITECT, G.T.E & E.S.E. DURING CONSTRUCTION
2. I 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.

MR. KAMAL DAS
CONSTITUTED ATTORNEY OF MRS. BASANA PODDAR, MR. GOBIN.C. CH. SAHA, MR. PRADIP SAHA & MR. GOUTAM SAHA.

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 6.096 M., 2.896 M. & 4.755 M AT SOUTHERN, EASTERN & NORTHERN 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. CA/2021/131994, GOVT. OF INDIA]

CERTIFICATE OF STRUCTURAL ENGINEER:-
THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING IS MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND I CERTIFY THAT IT IS SAFE AND STABLE IN ALL RESPECT.
THE RECOMMENDATION OF SOIL TEST REPORT IS MADE BY TECHNO SOIL, ADD ; F-68, K.I.T. MARKET JADAVPUR, KOLKATA - 700 032. THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

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

DECLARATION OF GEO-TECHNICAL 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-TECHNICAL ENGINEER
Mr. ARNAB DEB
G.T. - II / 63 [K.M.C.]

PROJECT :

PROPOSED PLAN FOR G + THREE STORIED [12.500 METER HEIGHT] RESIDENTIAL BUILDING AT PREMISES NO. 15/2/2C, JHEEL ROAD, WARD NO. 092, P.S. GARFA, MOUZA : DHAKURIA, J.L. NO. 18, DAG NO. 1715, KHATIAN NO. 827, KOLKATA 700 075 UNDER BOROUGH X [K.M.C.] AS PER U / S 393A OF K.M.C. ACT. 1980 & K.M.C. BLDG. RULE 2009

TITLE : ARCHITECTURE DRAWING

DETAIL : SUMAN SAHA

SCALE - 1:100

DATE : 05.05.2025

N

ARCHITECTURAL CONSULTANT:-

DESIGNIKA
• ARCHITECTS • PLANNERS • INTERIOR •
Registered Office : 74A, PURNA DAS ROAD, 1ST FLOOR, KOLKATA - 700 029. (Beside Gariahat Triangular Park)
E-mail: designikaarchitects@gmail.com
Phone : +91 - 84200 12431, +91 - 77973 13786.

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 :- 2025100105 DATED :- 02/09/2025

VALID UPTO:- 01/09/2030

SPACE FOR DIGITAL SIGNATURE

DEBARATI CHAKRABORTY

Digitally signed by DEBARATI CHAKRABORTY
Date: 2025.09.02 13:00:37 +05'30'

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