

1. PROPOSED AREA :						
Floor	Residential	Lift Well	Gross Floor	Exempted Area		Net Cover Area
				Stair Way	Lift Lobby	
Ground floor	92.957 SQ.M.	---	92.957 SQ.M.	10.340 SQ.M.	1.677 SQ.M.	80.940 SQ.M.
1st. floor	96.108 SQ.M.	1.540 SQ.M.	94.568 SQ.M.	10.340 SQ.M.	1.677 SQ.M.	82.551 SQ.M.
2nd. floor	96.108 SQ.M.	1.540 SQ.M.	94.568 SQ.M.	10.340 SQ.M.	1.677 SQ.M.	82.551 SQ.M.
3rd. floor	96.108 SQ.M.	1.540 SQ.M.	94.568 SQ.M.	10.340 SQ.M.	1.677 SQ.M.	82.551 SQ.M.
Total	381.281 SQ.M.	4.620 SQ.M.	376.661 SQ.M.	41.360 SQ.M.	6.708 SQ.M.	328.593 SQ.M.

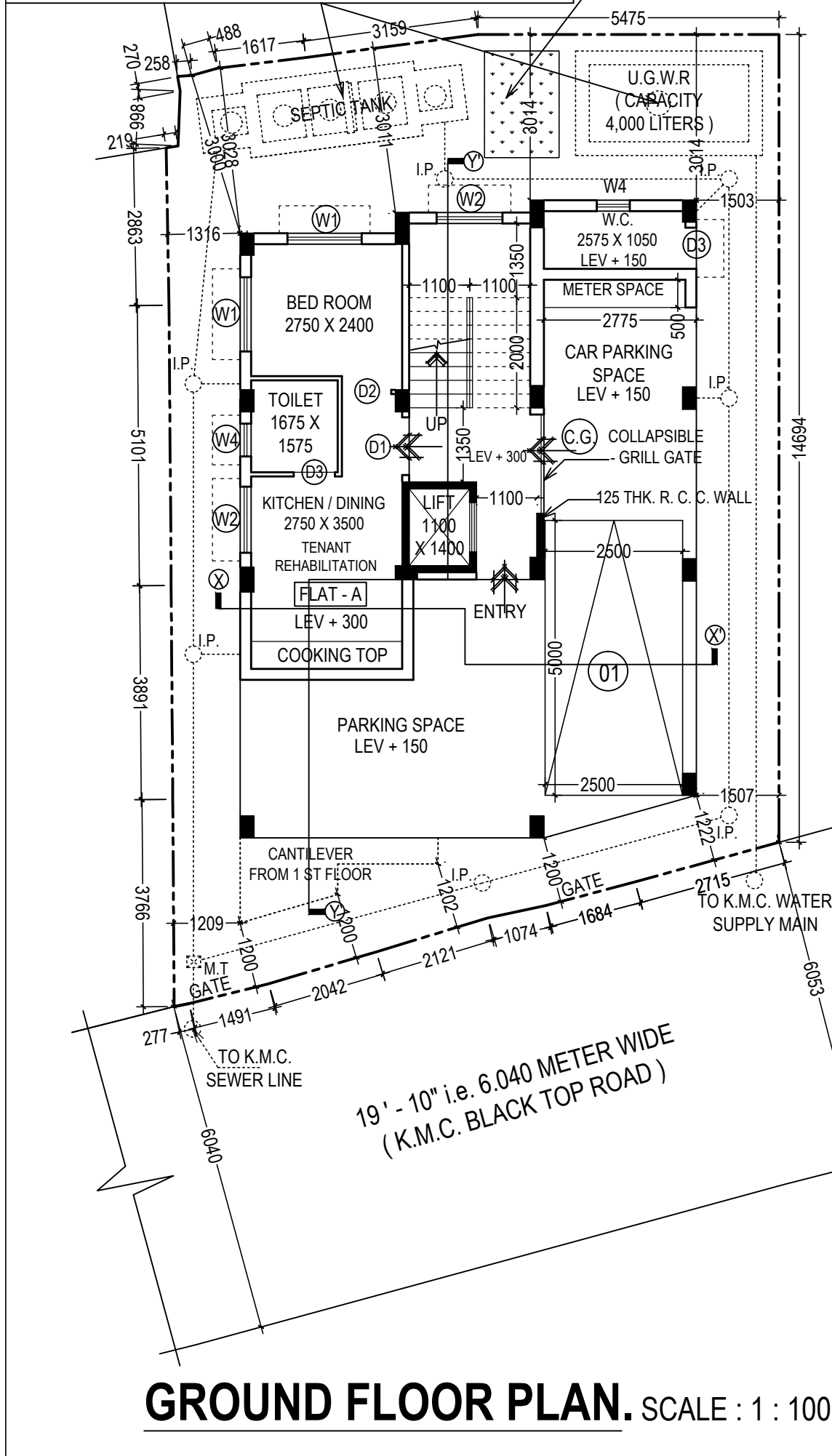
3. STATEMENT OF LOFT & CUPBOARD :-

Floor	Loft	Cupboard
Ground floor	N / A	N / A
1st floor	N / A	3.058 SQ.M.
2nd floor	N / A	3.058 SQ.M.
3rd floor	N / A	3.058 SQ.M.
Total	N / A	9.174 SQ.M.

2. PARKING CALCULATION :-

Type	Tenament size	Service Area	Tenament Area	Tenament No	Required Parking
A	25.138 SQ.M.	5.657 SQ.M.	30.795 SQ.M.	01 NO.	01 NO.
B	48.269 SQ.M.	11.978 SQ.M.	60.247 SQ.M.	03 NOS.	
C	33.345 SQ.M.	8.275 SQ.M.	41.620 SQ.M.	03 NOS.	
TOTAL RESIDENTIAL AREA : 376.661 SQ.M					
Total Required Parking =					01 NO.

NOTES :-
THE DEPTH OF SEPTIC TANK AND UNDERGROUND WATER RESERVOIR NOT EXCEED THE DEPTH OF COLUMN FOUNDATION.
PRECAUTIONARY MEASURE WILL BE TAKEN AT THE TIME OF DEMOLITION OF EXISTING STRUCTURE ALONG WITH CONSTRUCTION OF BUILDING, SEPTIC TANK AND UNDER GROUND WATER RESERVOIR



1. DETAIL OF REGISTER DEED :-
BOOK NO : I , VOLUME NO. 80
PAGES 386 TO 395
BEING NO. 3117
FOR THE DATED : 22.09.1999
PLACE : D.S.R III ALIPORE SOUTH 24 P.G.S

2. DETAIL OF REGISTER DEED :-
BOOK NO : I , VOLUME NO. 45
PAGES 60 TO 65
BEING NO. 1782
FOR THE DATED : 05.09.2000
PLACE : D.S.R III ALIPORE SOUTH 24 P.G.S

3. DETAIL OF REGISTER POWE OF ATTORNEY :-
BOOK NO : I , VOLUME NO. 1901 - 2022
PAGES 458093 TO 458122
BEING NO. 190110520
FOR THE DATED : 02.12.2022
PLACE : A.R.A - I KOLKATA

K.M.C MUTATION CERTIFICATE :
CASE NO M / 109 / 02 - DEC - 22 / 1193 ,
DATE 02 / 12 / 2022

4. DETAIL OF REGISTER COMMON PASSAGE :-
BOOK NO : I , VOLUME NO. 1604 - 2022
PAGES 446736 TO 446747
BEING NO. 160415229
FOR THE DATED : 23.12.2022
PLACE : D.S.R. IV - SOUTH 24 P.G.S

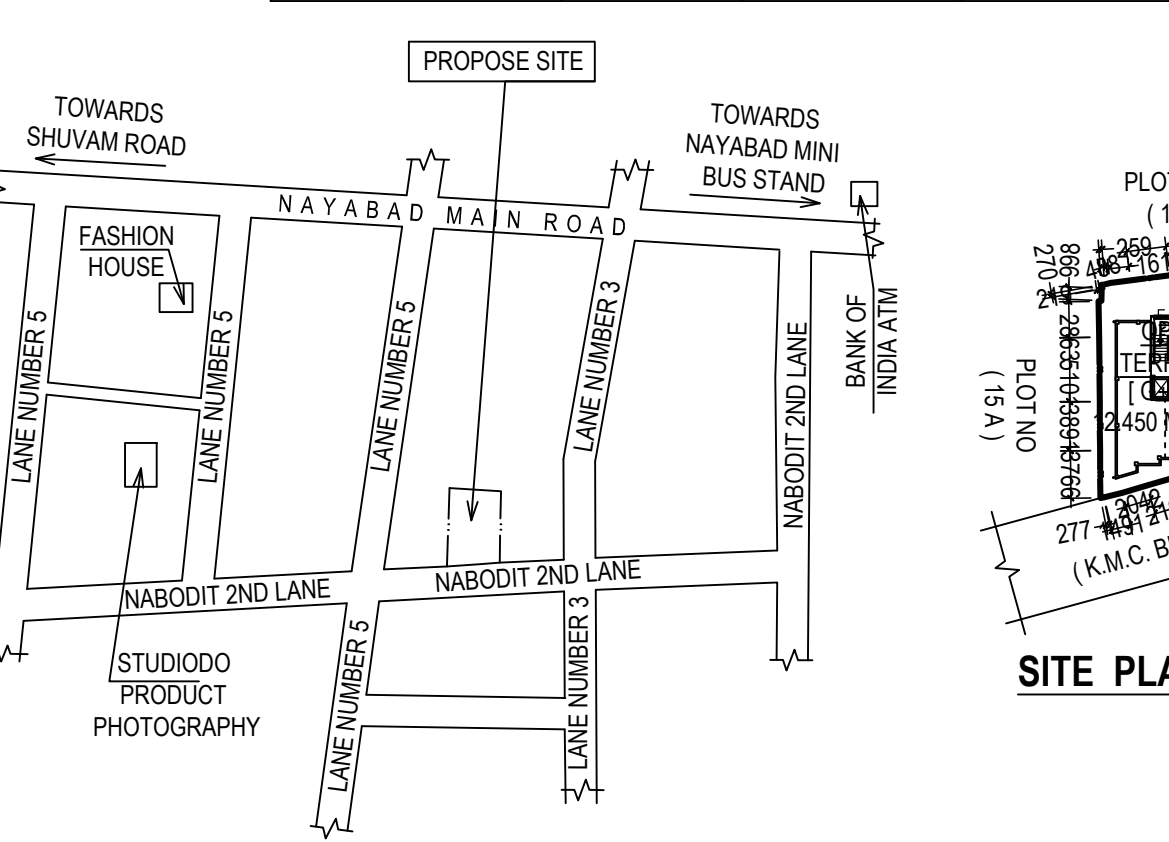
5. DETAIL OF REGISTER BOUNDARY DECLARATION :-
BOOK NO : I , VOLUME NO. 1604 - 2022
PAGES 446748 TO 446760
BEING NO. 160415230
FOR THE DATED : 23.12.2022
PLACE : D.S.R. IV - SOUTH 24 P.G.S

6. DETAIL OF REGISTER NON EVICTION OF TENANTS :-
BOOK NO : I , VOLUME NO. 1604 - 2022
PAGES 446761 TO 446772
BEING NO. 160415231
FOR THE DATED : 23.12.2022
PLACE : D.S.R. IV - SOUTH 24 P.G.S

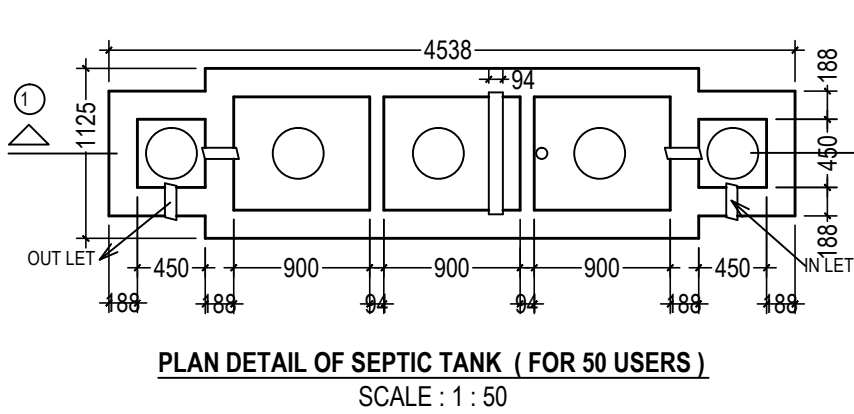
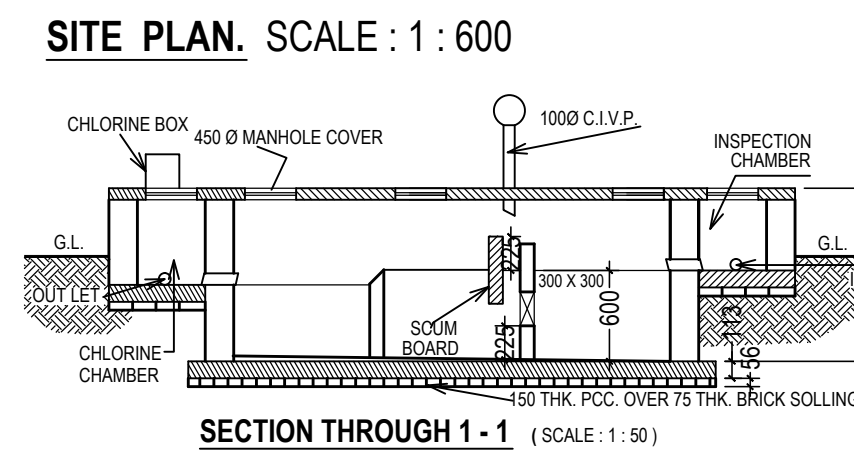
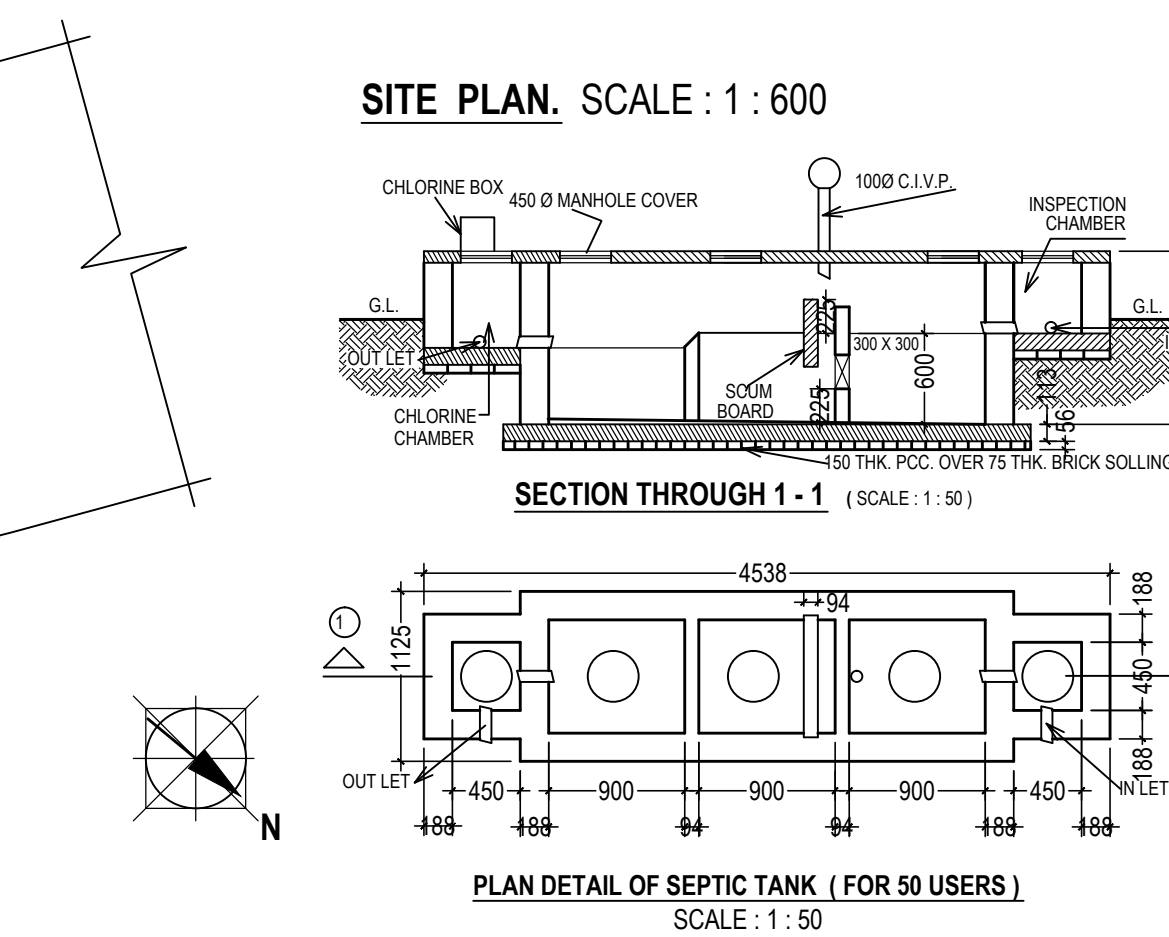
INDEMNITY BOND BEFORE 1ST CLASS JUDICIAL MAGISTRATE AT ALIPORE VIDE NO: 3156, DATED : 22.03.2023.

ASSESSMENT I.B. COPY DATED : 02.02.2023.
(AMALGAMATED WITH 3461 NAYABAD)

PERMISSIBLE HEIGHT IN REFERENCE TO CCZM ISSUED BY AAI : 33.000 M.			
REFERENCE POINT MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION (AMSL)
	LATITUDE	LONGITUDE	
A	22°29'09.2" N	88°24'54.0" E	5.000 M
B	22°29'09.04" N	88°24'53.72" E	5.000 M



LOCATION PLAN. SCALE : 1 : 4000

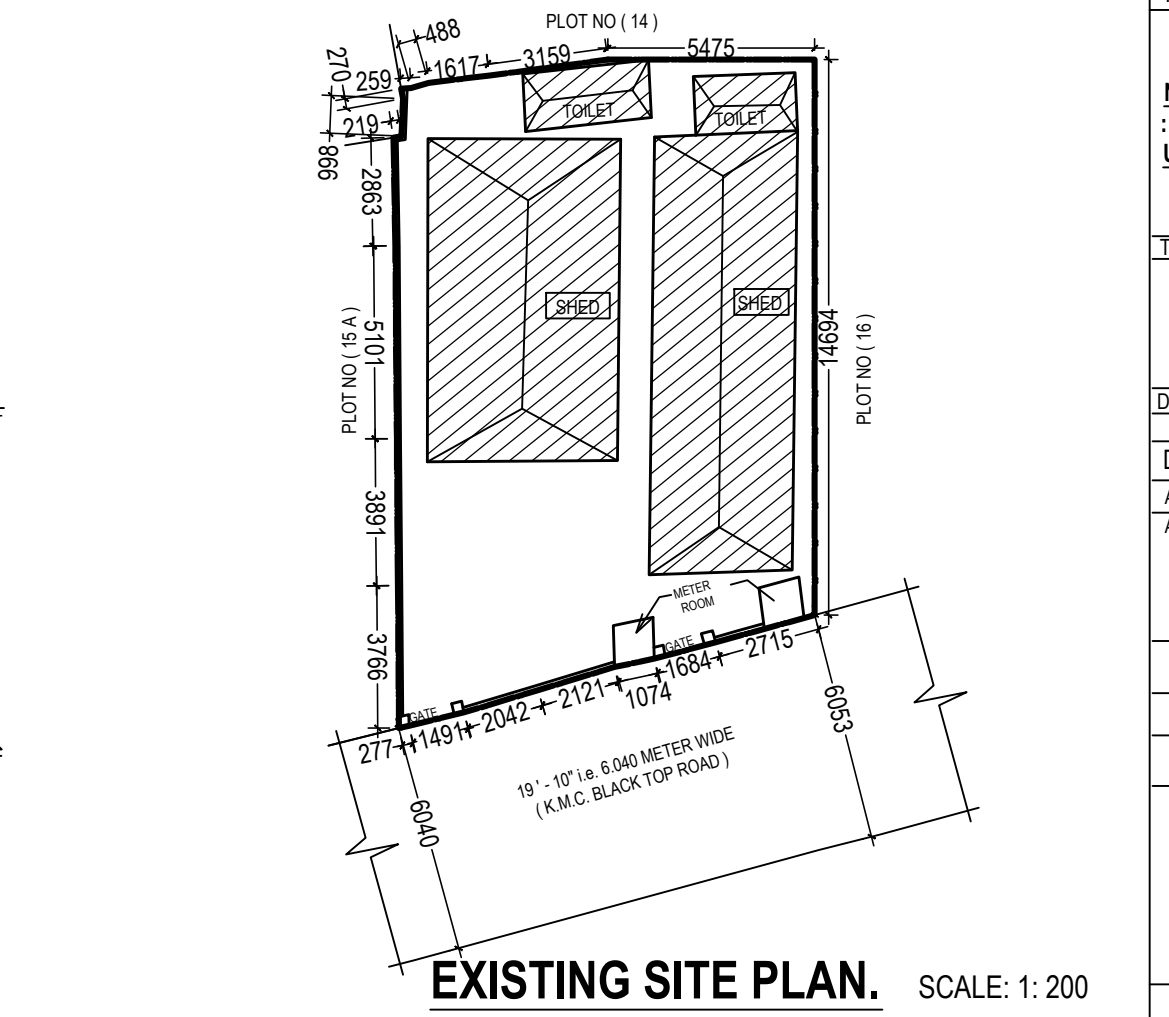
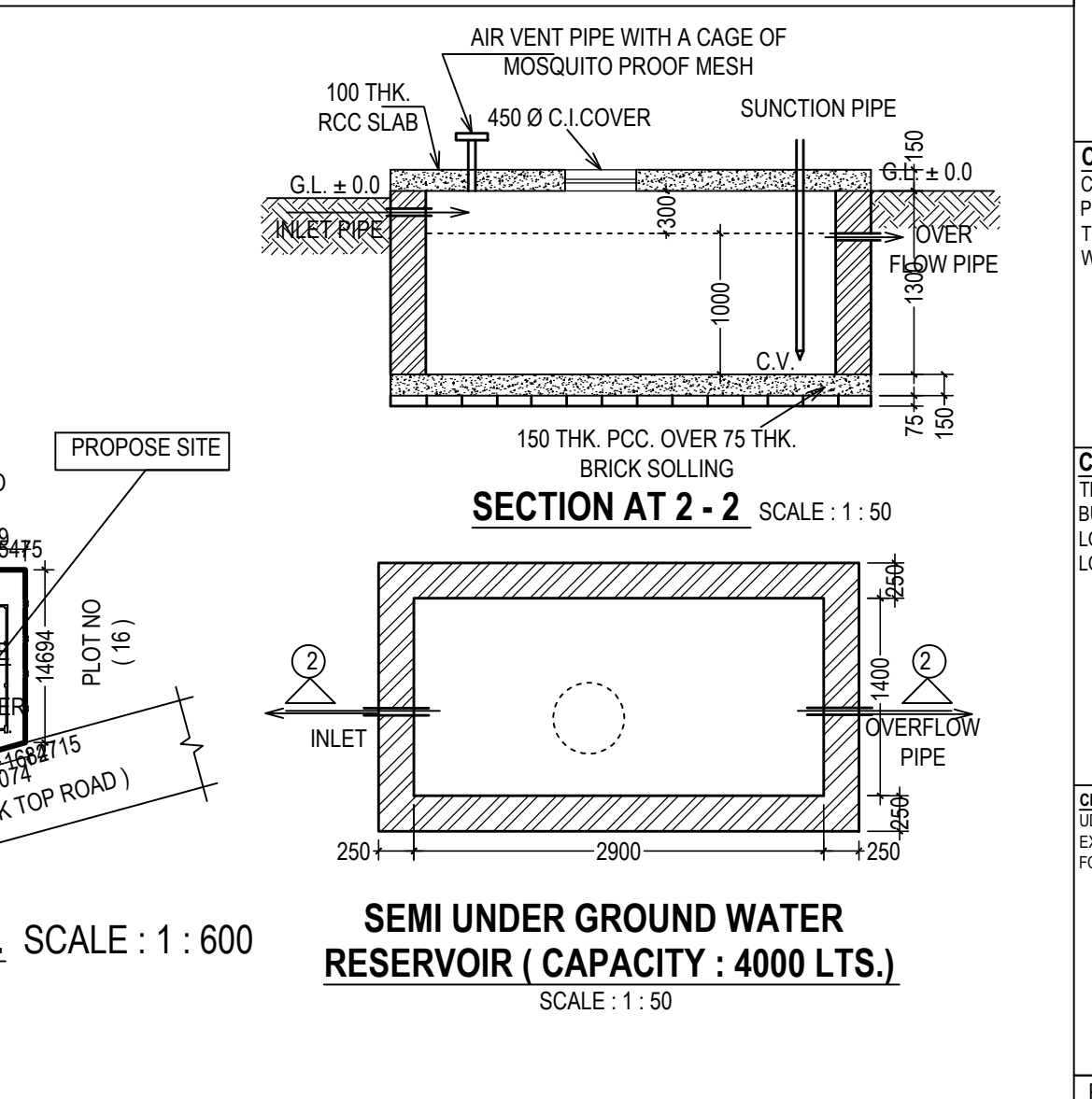


ABSTRACT AREA STATEMENT :-
AREA OF LAND : 02 KATHA - 10 CH. - 14 SQ.FT. i.e. 176.886 SQ.M. i.e. 1904 SQ.FT. [AS PER REGISTERED DEED OF CONVEYANCE & PHYSICAL MEASUREMENT]

PERMISSIBLE F.A.R. : 1.750
[EXISTING ACCESS : 6.040 METER WIDE (K.M.C. BLACK TOP ROAD)]
PERMISSIBLE BUILDING HEIGHT : 12.500 METER
PERMISSIBLE GROUND COVERAGE : 60.000 % i.e. 106.132 SQ.M.
CAR PARKING REQUIRED : 01 [ONE] NO.
PERMISSIBLE CAR PARKING AREA 25 SQ.M
CAR PARKING PROVIDED : 01 [ONE] NO. i.e.
ACTUAL CAR PARKING AREA 45.923 SQ.M.]
PROPOSED BUILDING HEIGHT : 12.450 METER [GROUND + THREE STORIED]
PROPOSED GROUND COVERAGE : 54.333 % i.e. 96.108 SQ.M.
PROPOSED F.A.R. : 1.716
AREA OF EXISTING STRUCTURE 24.070 SQ.M

NAME OF THE OWNER : A) MRS. RATNA PAUL , B) MR. PALTAN DAS ,
C) MRS. BULBUL SIL , D) MRS. JYOTSNA DAS , E) MRS. SONALI DAS ,
F) MR. SHAMBHU DAS , G) MR. DULAL CHANDRA PAUL

NAME OF THE APPLICANT : MR. RAHUL JANA THE SOLE PROPRIETOR
OF M / S , EMOSS REALTY



1. ASSESSE NO - 31 - 109 - 08 - 3269 - 8
2. GROUND COVERAGE : 54.333 % i.e. 96.108 SQ.M.
3. PROPOSED F.A.R. : 1.716
4. TOTAL COVERED AREA : 376.661 SQ.M.
5. NO. OF CAR PARKING : REQUIRED : 01 (ONE) NO.
PERMISSIBLE CAR PARKING AREA 25 SQ.M
PROVIDED : 01 (ONE) NO. i.e.
ACTUAL CAR PARKING AREA 45.923 SQ.M.
6. TOTAL FLOOR AREA : 328.593 SQ.M.
[EXCLUDING EXEMPTED AREA FOR F.A.R i.e. 48.068 SQ.M.]
7. STAIR COVERED AREA : 13.230 SQ.M.
8. O.H.W. TANK AREA : 4.050 SQ.M.
9. LIFT MACHINE ROOM AREA : 4.792 SQ.M.
10. ADDITIONAL FOR FEES AREA : 27.196 SQ.M
11. AREA OF TREE COVER : 2.634 SQ.M

OWNERS DECLARATION:-
WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE SHALL ENGAGE L.B.A. & ESE DURING CONSTRUCTION. WE SHALL FOLLOW THE INSTRUCTION OF L.B.A. & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY MAY REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R TAKEN UNDER THE GUIDANCE OF LBS/ESE BEFORE STARTING OF BUILDING FOUNDATION.

NAME OF THE OWNERS
MR. RAHUL JANA, MRS. RATNA PAUL, MR. PALTAN DAS, MRS. BULBUL SIL,
MRS. JYOTSNA DAS, MRS. SONALI DAS, MR. SHAMBHU DAS, MR. DULAL CHANDRA PAUL
NAME OF THE APPLICANT (C.A OF THE OWNER)
MR. RAHUL JANA THE SOLE PROPRIETOR OF M / S , EMOSS REALTY.

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 :-
THE STRUCTURAL DESIGN & DRAWINGS OF BOTH 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. SUVANKAR CHAUDHURI,
STRUCTURAL ENGINEER (E. S. E. / 11 / 215)

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 IS 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 THE GEO - TECHNICAL ENGINEER
MR. SAIBAL BHATTACHARJEE
GEO - TECHNICAL CONSULTANT [GT / II / 30 . K. M. C.]

PROJECT : PLAN CASE NO.

PROPOSED GROUND + THREE STORIED [12.450 METER HEIGHT] RESIDENTIAL BUILDING AT PREMISES NO. 2903, NAYABAD, R. S. & L. R. DAG NO. 157, R. S. KHATIAN NO. 75, L. R. KHATIAN NO. 2797, 2819, 2820, 2821, 2822, 2823, & 2831, J. L. NO. 25, MOUZA : NAYABAD, P. O. MUKUNDAPUR, P. S. PANCHASAYAR, WARD NO. 109, KOLKATA 700 099 UNDER BOROUGH XII (TWELVE) [K. M. C.] AS PER U / S 393 A OF THE K. M. C. ACT 1980 & THE K. M. C. BUILDING RULES 2009 READ WITH CIRCULAR NO - 7 OF 2019 - 2020 DATE 01 / 11 / 2019 VIDE MIC MEETING NO MOA 90.11 DATE 23 / 10 2019 .

TITLE : **PLANS, ELEVATION, SECTIONS, SITE PLAN & LOCATION PLAN**

DRAWING SHEET NO.

DATE : 04.04.2023

SCALE 1 : 100 (UNLESS OTHERWISE MENTIONED)

ALL DIMENSIONS ARE IN M.M. (UNLESS OTHERWISE MENTIONED)

Architectural Consultants : **archisn work**
ARCHITECTURE . TOWN PLANNING . INTERIOR . LANDSCAPE . GRAPHIC DESIGN
02, LAKE ROAD [BESIDE LAKE MARKET], FIRST FLOOR, KOLKATA 700 029
phone : (0) 62914 22243 . e - mail : archisn_work@yahoo.com

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B.P. NO - 2023120093 DATE - 16-MAY-23 VALID UPTO - 15-MAY-28

SPACE FOR DIGITAL SIGNATURE

DIGITAL SIGNATURE OF A.E.