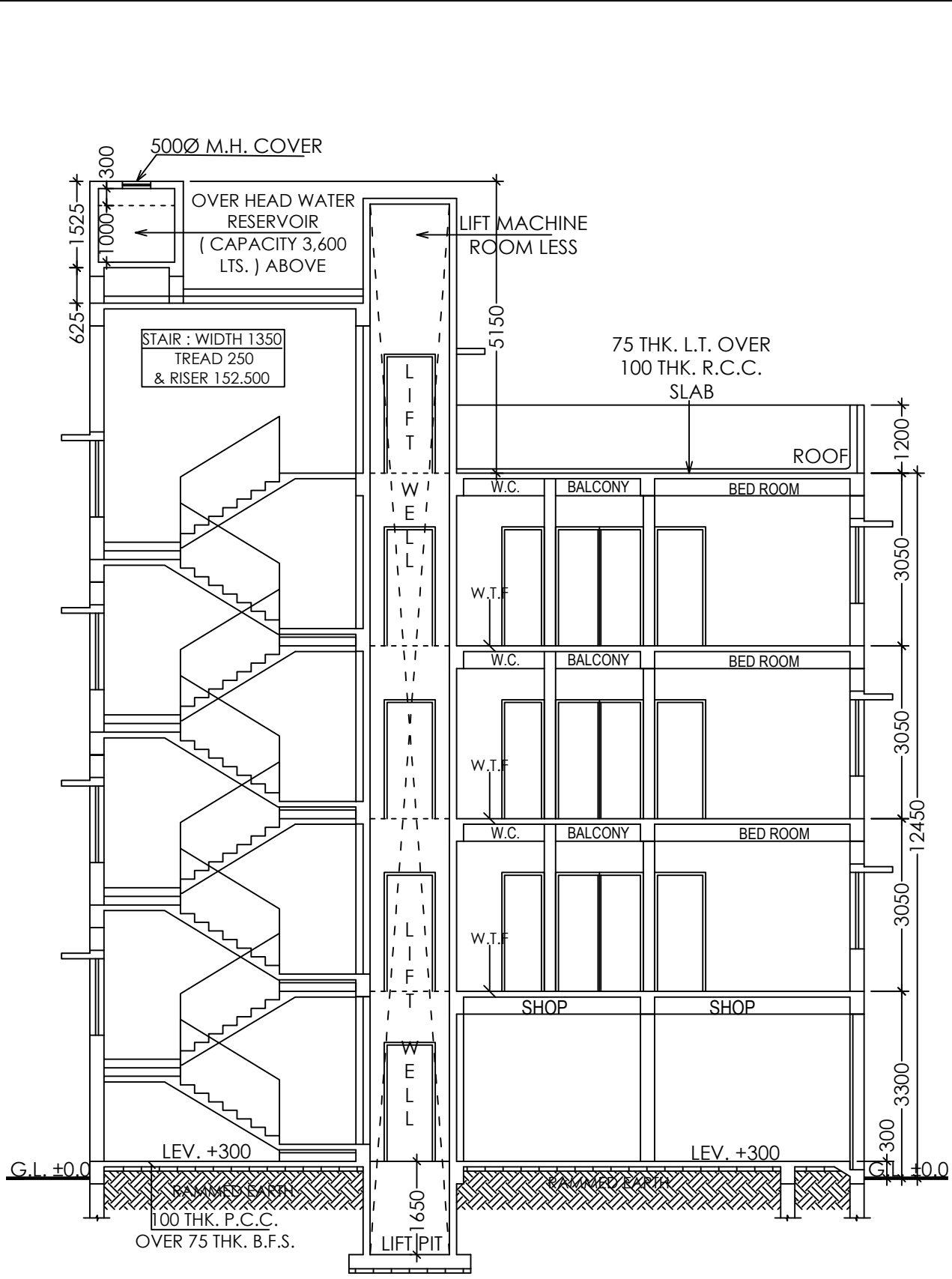
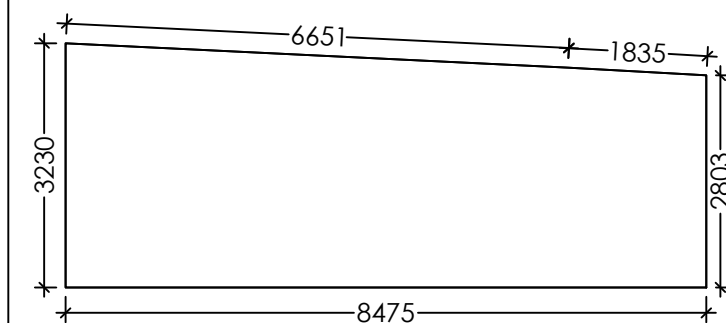


SECTION THROUGH X - X'.
SCALE - 1 : 100

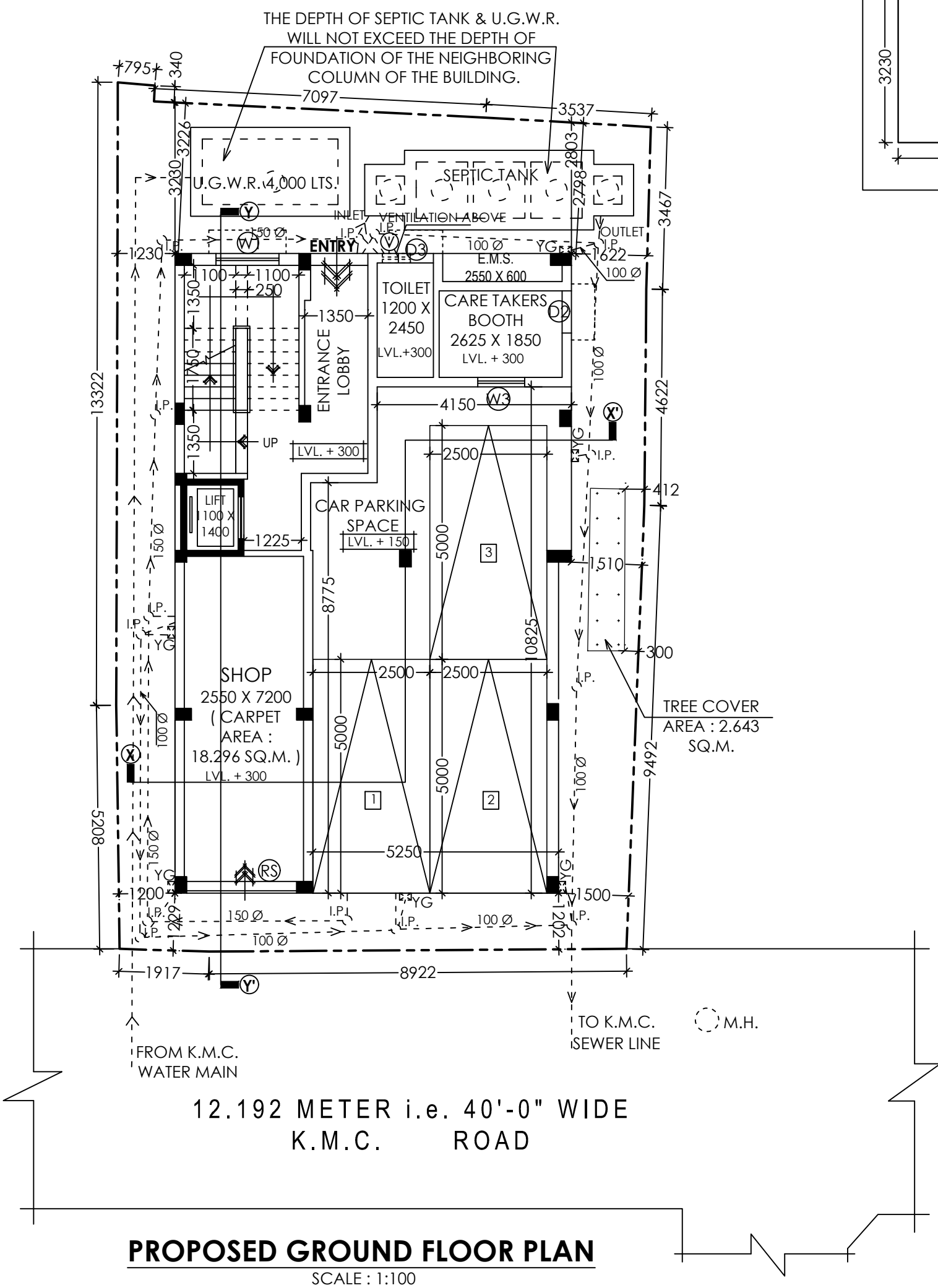


SECTION THROUGH, Y - Y'.
SCALE - 1 : 100

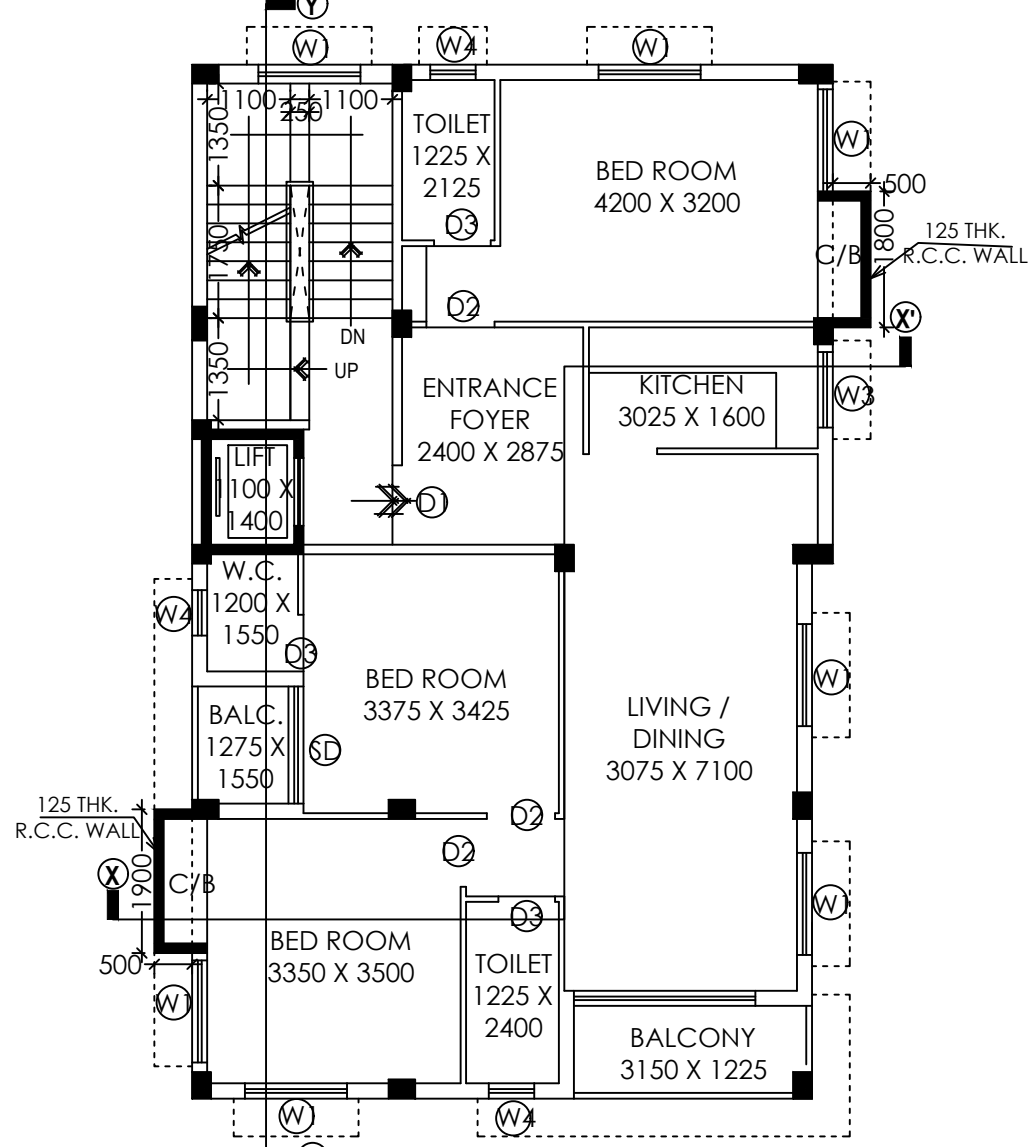
CALCULATION OF AVERAGE BACK -



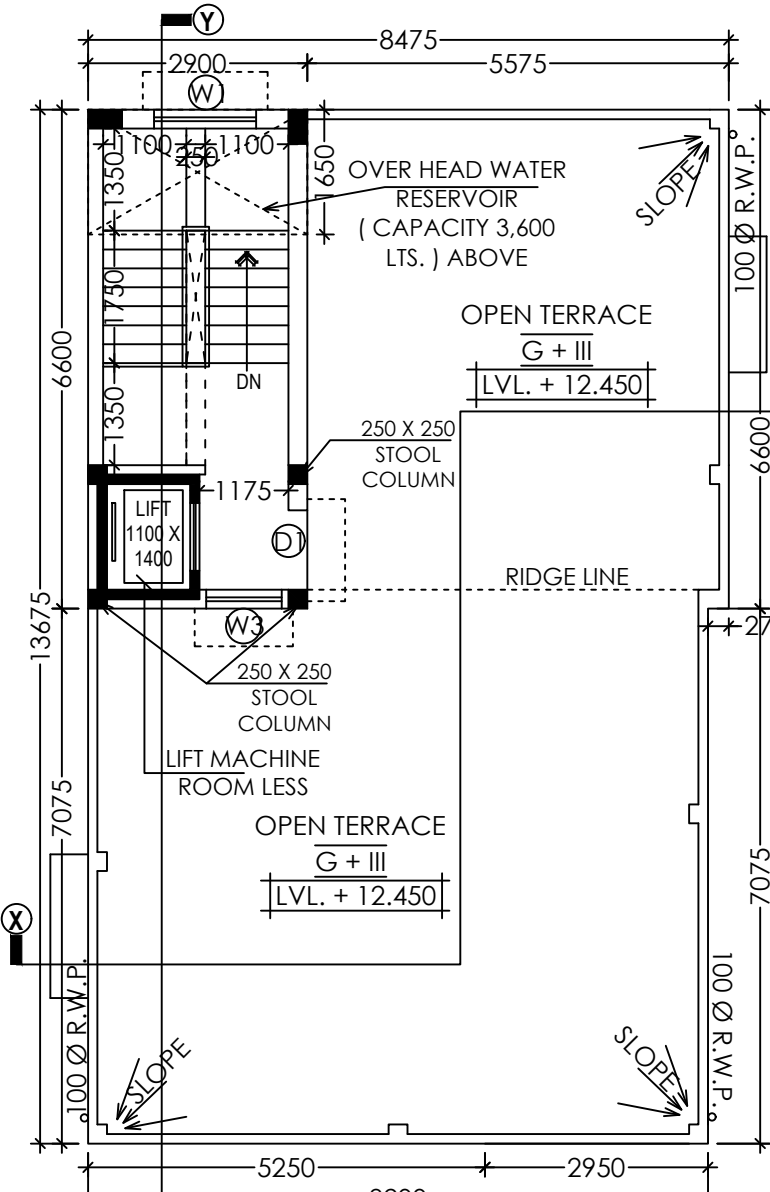
TOTAL AREA = 25.619 SQ.M.
WIDTH OF THE BUILDING - 8.475 M.
REAR OPEN SPACE = $\frac{25.619 \text{ SQ.M.}}{8.475 \text{ M.}}$
= 3.023 M.



PROPOSED GROUND FLOOR PLAN
SCALE : 1:100



PROPOSED TYPICAL (1ST. 2ND. & 3RD)
FLOOR PLAN
SCALE : 1:100



PROPOSED ROOF PLAN
SCALE : 1:100

MAIN CHARACTERISTICS OF THE PROPOSAL

PART - A					
1. ASSESSEE NO. :- 31 - 109 - 08 - 4791 - 4					
2. NAME OF OWNER : SRI SOURAV ROY , sole Proprietor of "M/S. ROYAL REALTY" APPLICANT : SRI AVINASH SINGH , sole Proprietor of "M/S. TRIDENT REALTY" Constitute Attorney of SRI SOURAV ROY , sole Proprietor of "M/S. ROYAL REALTY"					
3. DETAILS OF REGD. DEED:-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1604-2024	237936 - 237956	160408122	22.07.2024	D.S.R.-IV SOUTH 24-PARGANAS
4. DETAILS OF POWER OF ATTORNEY:-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1604-2024	237870 - 237885	160408124	22.07.2024	D.S.R.-IV SOUTH 24-PARGANAS
5. DETAILS OF BOUNDARY DECLARATION:-					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE
I	1630-2024	90544 - 90554	163003299	16.08.2024	D.S.R.-V SOUTH 24-PARGANAS
ABSTRACT AREA STATEMENT :- AREA OF THE LAND : 03 KH. - 00 CH. - 00 SQ.FT. i.e. 200.669 SQ.M. i.e. 2160 SQ.FT. [AS PER DEED] AREA OF THE LAND : 03 KH. - 00 CH. - 00 SQ.FT. i.e. 200.669 SQ.M. i.e. 2160 SQ.FT. [AS PER PHYSICAL MEASUREMENT] ROAD WIDTH : 12.192 METER WIDE K.M.C. BLACK TOP ROAD PERMISSIBLE F.A.R. : 2.25 PERMISSIBLE TOTAL BUILT UP AREA : 451.505 SQ.M. PROPOSED TOTAL BUILT UP AREA : 449.866 SQ.M. PERMISSIBLE BUILDING HEIGHT : 15.500 METER. PERMISSIBLE GROUND COVERAGE : 59.978 % i.e. 120.357 SQ.M. PROPOSED GROUND COVERAGE : 56.785 % i.e. 113.950 SQ.M. PROPOSED BUILDING HEIGHT : 12.450 METER [G + THREE STORIED] REQUIRED CAR PARKING : 03 NOS. PROVIDED CAR PARKING : 03 NOS. PROVIDED AREA FOR PARKING AT GROUND FLOOR : 55.126 SQ.M. PROPOSED F.A.R. : (400.838 - 55.126) / 200.669 = 1.723 < 2.25 GROUND FLOOR SHOP BUILT UP AREA: 21.599 SQ.M. STAIR COVERED AREA : 13.630 SQ.M. LIFT MACHINE ROOM LESS AREA : 5.510 SQ.M. O.H.W. TANK AREA : 4.785 SQ.M. CUPBOARD AREA : 5.550 SQ.M. ADDITIONAL AREA FOR FEES : (LIFT MACHINE ROOM LESS AREA + STAIR HEAD ROOM + CUP BOARD) : (5.510 + 13.630 + 5.550) = 24.690 SQ.M. TOTAL AREA FOR FEES : 449.866 + 24.690 = 474.556 SQ.M. PROPOSED COMMON AREA : 81.775 SQ.M. PROPOSED EXEMPTED AREA : 49.028 SQ.M. PERMISSIBLE TREE COVER AREA : 2.381 SQ.M. i.e. 1.187 % PROPOSED TREE COVER AREA : 2.643 SQ.M. i.e. 1.317 %					

K.M.C. MUTATION CASE NO. : O / 109 / 25 - JUL - 24 / 55561, APPROVED DATE : 25 / 07 / 2024

CUP BOARD & LOFT AREA :-		
FLOOR MARK	LOFT	CUP BOARD
FIRST FLOOR	----	1.850 SQ.M.
SECOND FLOOR	----	1.850 SQ.M.
THIRD FLOOR	----	1.850 SQ.M.
TOTAL	----	5.550 SQ.M.

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, 1 : 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 : 1.5 : 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. ' + 200 LVL.' TO THE FINISHED GROUND FLOOR LVL.
10. TREAD WIDTH 250 EACH & RISER HEIGHT IS 152.500 EACH
11. FLOOR TO SLAB HEIGHT SHALL BE 3050 MM. & THICKNESS OF THE SLAB SHALL BE 100 MM.
12.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 : 2) & GRADE OF STEEL :- Fe500
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 FLOOR	SIZE
D1	SOLID FLUSH	----	2100	1050 X 2100
D2	SOLID FLUSH	----	2100	900 X 2100
D3	SOLID FLUSH	----	2100	750 X 2100
R.S.	METAL SHUTTER	----	BOTM. OF THE BEAM	2300 X BOTM. OF THE BEAM
W1	GLAZED	750	2100	1350 X 1350
W2	GLAZED	750	2100	1200 X 1350
W3	GLAZED	1200	2100	1000 X 900
W4	GLAZED	1350	2100	600 X 750

CO-ORDINATE IN WGS 84 AND SITE ELEVATION (AMSL HEIGHT - 33.0 M.) :-

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS-84		SITE ELEVATION
	LATITUDE	LONGITUDE	
1.	22.479387	88.407808	5.0
2.	22.479473	88.407923	5.0

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.

NAME OF OWNER / APPLICANTS
SRI AVINASH SINGH,
sole Proprietor of "M/S. TRIDENT REALTY"
Constitute Attorney of **SRI SOURAV ROY**,
sole Proprietor of "M/S. ROYAL REALTY"

NAME OF ARCHITECT
Mr. MILIA GHOSH
Registered Architect
Reg. No. CA / 2016 / 75359.

I. PROPOSED AREA:					Total Exempted Area		
Floor Mkd.	Floor area	Lift Well	Stair Well	Gross Area	Stair Area	Lift Lobby	Net Floor Area
Ground floor	113.950	----	----	113.950	10.465	1.792	101.693
1st floor	113.950	1.540	0.438	111.972	10.465	1.792	99.715
2nd floor	113.950	1.540	0.438	111.972	10.465	1.792	99.715
3rd floor	113.950	1.540	0.438	111.972	10.465	1.792	99.715
Total	455.800	4.620	1.314	449.866	41.860	7.168	400.838

2. PARKING CALCULATION:						
Flat Marked	Tenement size(SQ.M.)	Share of Service Area(SQ.M.)	Tenement Area(SQ.M.)	Tenement No	Required Parking Size	Parking No.
FLAT- A	97.123	27.258	124.381	03 NOS.	100 > SQ.M.03 NOS.	03 NOS.
TOTAL REQUIRED PARKING						03 NOS.

GROUND FLOOR SHOP CARPET AREA: 18.296 SQ.M.

OWNERS DECLARATION :-
I / WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT
I / WE SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION
I / WE SHALL FOLLOW THE INSTRUCTIONS OF L.B.A & E.S.E DURING CONSTRUCTION OF THE BUILDING
(AS PER B. S PLAN) K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING.
IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE,THE K.M.C. AUTHORITY MAY REVOKE THE SANCTION PLAN.
THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E.S.E / L.B.A BEFORE STARTING OF BUILDING FOUNDATION WORK.DURING DEPARTMENTAL JOINT INSPECTION THE PLOT IS IDENTIFIED BY ME.
THE EXISTING STRUCTURE IS FULLY OCCUPIED BY ME AND THERE IS NO TENANT.

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 WHICH HAS BEEN MEASURED AND VERIFIED BY ME.THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK. THE LAND IS DEMARCATED WITH BOUNDARY WALL.THE PLOT IS BEYOND 500M. FROM C/L OF E.M. BYPASS.

NAME OF OWNER / APPLICANTS
SRI AVINASH SINGH,
sole Proprietor of "M/S. TRIDENT REALTY"
Constitute Attorney of **SRI SOURAV ROY**,
sole Proprietor of "M/S. ROYAL REALTY"

NAME OF ARCHITECT
Mr. MILIA GHOSH
Registered Architect
Reg. No. CA / 2016 / 75359.

CERTIFICATE OF STRUCTURAL ENGINEER :-
THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPER STRUCTURE 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. SOIL TESTING HAS BEEN DONE BY Dr. SANTOSH KR. CHAKRABORTY OF J.B. ASSOCIATES. 1418, NAYABAD, KOLKATA - 700 094.THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.

NAME OF STRUCTURAL ENGINEER
KALLOL KUMAR GHOSHAL
E.S.E. - I / 261

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 GEO-TECHNICAL ENGINEER
Dr. SANTOSH KR. CHAKRABORTY
G.T./I / 16 (K.M.C.)

PROJECT :-
PROPOSED GROUND + THREE STORIED [12.450 HEIGHT] RESIDENTIAL BUILDING AT PREMISES NO. 431/1, NAYABAD, WARD NO. 109, UNDER R.S. DAG & L.R DAG NO.- 110, R.S. KHATIAN NO.- 1, 139, 140, L.R. KHATIAN NO.- 2574, J.L. NO.- 25,R.S. NO.- 3, TOUZI NO.-56, MOUZA - NAYABAD , P.S.-PANCHASAYAR (FORMERLY P.S. PURBA JADAVPUR) KOLKATA - 700 099, UNDER CIRCULAR NO. 07 OF 2019-2020, DATED : 01 / 11 / 2019, VIDE RESOLUTION OF MIC MEETING ITEM NO MOA - 90.11, DATED : 23 / 10 / 2019, UNDER BOROUGH - XII [K.M.C.] U / S 393A OF K.M.C. ACT. 1980 & AS PER K.M.C. BLDG. RULE 2009.

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

DRAWING SHEET NO.
DEALT :
DATE : 21.10.2024
SCALE 1 : 100
(UNLESS OTHERWISE MENTIONED)

ALL DIMENSIONS ARE IN M.M. (UNLESS OTHERWISE MENTIONED)
Architectural Consultants : **COLLAGE ARCHITECTS**
1486, RAJDANGA MAIN ROAD, (OPPOSITE PURBA ABASAN, DF BLOCK), KOLKATA 700 107, INDIA
PHONE NO. (033) 4602 6909, E-MAIL: collage.architects.info@gmail.com
THIS DRAWING IS A PROPERTY OF **COLLAGE**; ANY MODIFICATION, CHANGES, DEVIATIONS IS NOT PERMISSIBLE WITHOUT PRIOR INTIMATION OF THE ARCHITECT, TO THE CONTRARY THIS WILL BE TREATED AS ILLEGAL ACT.
BUILDING PERMIT NO. : 2024120309
DATED - 28-OCT-24
LIFT UP TO - 27-OCT-29

SPACE FOR DIGITAL SIGNATURE

DIGITAL SIGNATURE OF ASSISTANT ENGINEER
BOROUGH - XII, K.M.C.

DIGITAL SIGNATURE OF EXECUTIVE ENGINEER
BOROUGH - XII, K.M.C.