

- NOTE:
1. ALL MATERIALS FOR CONSTRUCTION TO BE OF I.S. STANDARD.
 2. ALL CONSTRUCTION PRACTICE TO FOLLOW I.S. GUIDELINES.
 3. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED.
 4. ALL DIMENSION ARE IN MM.
 5. ALL THE EXTERNAL WALLS ARE 200 MM. THICK AND ALL THE INTERNAL WALLS ARE 125 & 75MM THICK UNLESS SPECIFIED.
 6. DEPTH OF U.G. & SEMI U.G. RESERVOIRS NOT TO EXCEED DEPTH OF NEAREST FOUNDATION.

STATEMENT OF THE PLAN PROPOSAL

- PART A :
1. ASSESSEE NO. 110811700034
 2. A. DEED OF CONVEYANCE : I) BOOK NO. - I, II) VOLUME NO. - 112, III) BEING NO. - 5436, IV) PAGE - 281 - 288, V) DATE - 29/12/1970. REGD. AT - D.S.R. 24 - PARGANAS ALIPORE.
 3. DEED OF BOUNDARY DECLARATION : I) BOOK NO. - I, II) VOLUME NO. - 1604-2025, III) BEING NO. - 160400480, IV) PAGE - 14997 - 15008, V) DATE - 17/01/2025. REGD. AT - D.S.R. IV SOUTH 24 - PARGANAS, WEST BENGAL.
3. AREA OF THE PLOT OF LAND -
I) AS PER DEED = 4.50 COTTAH (301.003 SQM.)
II) AS PER ASSESSMENT BOOK COPY = 04 KH. 08 CH. (301.003 SQM.)
III) AS PER BOUNDARY DECLARATION = 300.963 SQM. (04 KH. 07 CH. 44.565 SFT.)

- PART B :
1. AREA OF LAND = 300.963 SQM. (AS PER BOUNDARY DECLARATION)
 2. WIDTH OF ROAD = 12.192 M.
 3. PERMISSIBLE F.A.R. = 2.25
 4. PROPOSED F.A.R. = 1.873
 5. (i) PERMISSIBLE GROUND COVERAGE (56.634 % OF L.A.) = 170.447 SQM.
(ii) PROPOSED GROUND COVERAGE (50.087 % OF L.A.) = 150.743 SQM.
6. PROPOSED HEIGHT = 15.475 SQM.

7.(A) PROPOSED AREA :- RESIDENTIAL

FLOOR MKD	COVERED AREA	CUT OUT (LIFT WELL +SHAFT) AREA	GROSS FLOOR AREA	STAIR-STAIR LOBBY	LIFT LOBBY	NET FLOOR AREA
GROUND	150.743 SQM.	0' SQM	150.743 SQM.	13.365 SQM.	2.565 SQM.	134.813 SQM.
1ST	150.743 SQM.	2.940 SQM.	147.803 SQM.	13.365 SQM.	2.565 SQM.	132.041 SQM.
2ND	150.743 SQM.	2.940 SQM.	147.803 SQM.	13.365 SQM.	2.565 SQM.	132.041 SQM.
3RD	150.743 SQM.	2.940 SQM.	147.803 SQM.	13.365 SQM.	2.565 SQM.	132.041 SQM.
4TH	150.743 SQM.	2.940 SQM.	147.803 SQM.	13.365 SQM.	2.565 SQM.	132.041 SQM.
TOTAL	753.713 SQM.	11.760 SQM.	741.953 SQM.	66.525 SQM.	12.150 SQM.	662.978 SQM.

8. TENEMENTS & CAR PARKING CALCULATION :-

(A) RESIDENTIAL :

FLAT MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQD. PARKING
FLAT A	129.761' SQM.	30.919' SQM.	160.680 SQM.	4	4

- 9A. TOTAL REQUIRED CAR PARKING = 4 NOS.
- 9B. TOTAL PROVIDED CAR PARKING : COVERED = 4 NOS.
10. ALLOWABLE AREA FOR PARKING = 100.00 SQM.
11. PROVIDED AREA OF PARKING = 99.233 SQM.
12. PERMISSIBLE FAR = 2.25
13. PROPOSED F.A.R = (662.978 - 99.233) / 300.963 = 1.873 < 2.25
14. STAIR HEAD ROOM AREA = 16.415 SQM.
15. LIFT MACHINE ROOM AREA = 6.365 SQM.
16. TERRACE AREA = 150.743 SQM.
17. RELAXATION OF AUTHORITY, IF ANY : - NOT APPLICABLE
18. OVER HEAD TANK AREA = 8.375 SQM.
19. TREE COVER AREA (REQUIRED) : 1.949 % = 5.866 SQM.
20. TREE COVER AREA (PROPOSED) : 6.000 SQM (1.994%)
21. TOTAL EXEMPTION AREA (STAIR+ LIFT LANDING) = 78.975 SQM.
22. TOTAL CURBOARD AREA = 12.000 SQM. (1.617 %)
23. TOTAL AREA FOR FEES = 779.613 SQM.
24. TOILET ON ROOF AREA = 2.880 SQM.

CERTIFICATE OF ARCHITECT :

I, SUPRATIM CHOUDHURY, CA/2002/28856, CERTIFIED ON THE PLAN IT SELF WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C BUILDING RULE - 2009 AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITIONS INCLUDING THE WIDTH OF ABUTTING ROAD AT SOUTH END AND EXISTING STRUCTURE ARE CONFORM WITH THE PLAN & THAT IT IS A BUILDABLE SITE NOT A TANK OR FILLED UP TANK. THE PLOT IS BOUNDED BY BOUNDARY WALL & THE BOUNDARY MEASUREMENT AGREED WITH THE REGISTERED DEED. SITE SUPERVISED BY ME DURING INSPECTION.

NAME OF ARCHITECT
SUPRATIM CHOUDHURY
CA/2002/28856

CERTIFICATE OF STRUCTURAL ENGINEER :

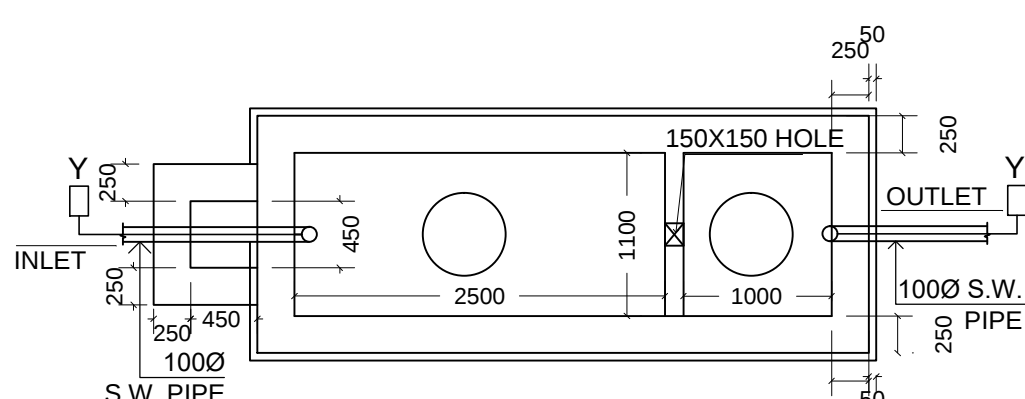
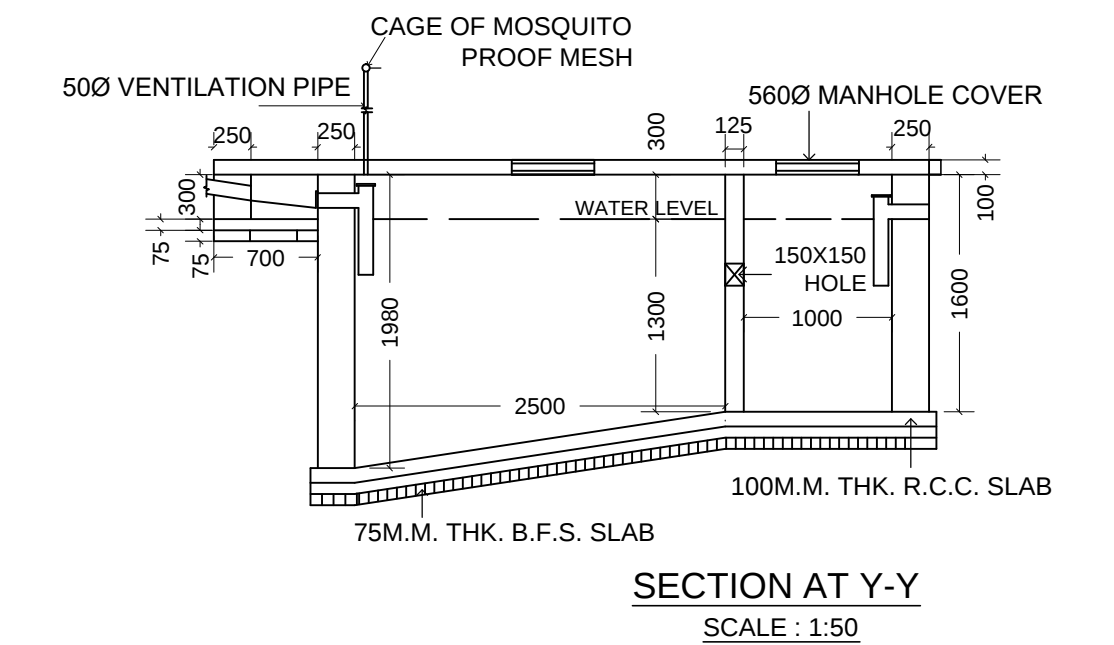
THE STRUCTURAL DESIGN AND DRAWING OF BOTH FOUNDATION AND SUPER STRUCTURE OF THE BUILDING WILL BE MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND I WILL CERTIFY THAT IT WILL BE SAFE AND STABLE IN ALL RESPECT. THE RECOMMENDATION OF REPORT WILL BE CONSIDERED DURING STRUCTURAL CALCULATION.

NAME OF E.S.E
JAYDEB DEY
E.S.E. - I/277

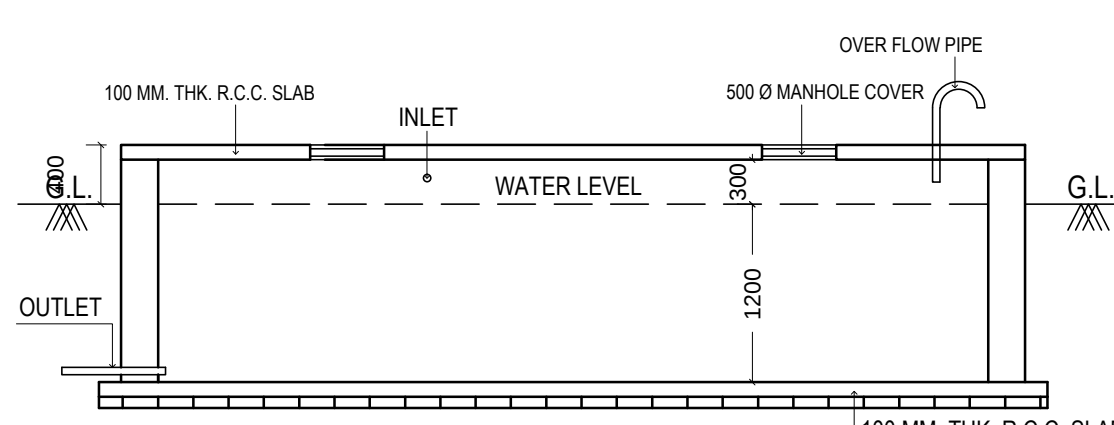
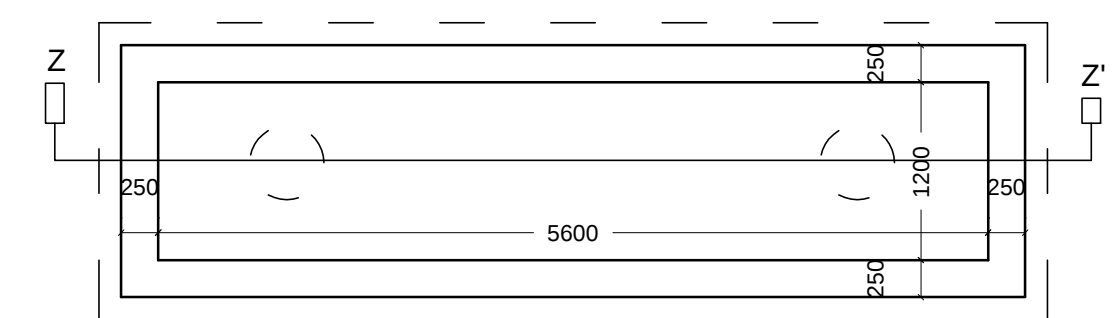
CERTIFICATE OF GEO-TECHNICAL ENGINEER :

UNDERSIGNED SHALL 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
ALOK ROY
GT/111(K.M.C.)



DETAILS OF SEPTIC TANK (40 USERS)
SCALE = 1:50



DETAILS OF SEMI U/G WATER RESERVOIR
(CAPACITY: 8064 LTS.)
SCALE: 1:50

PERMISSIBLE TOP ELEVATION - 33.00 M.
PROPOSED TOP ELEVATION - 24.320 M.

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

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84		SITE ELEVATION
	LATITUDE	LONGITUDE	
(A)	22°30'55"	88°19'25.1"	3.545 M.
(B)	22°30'55.18"	88°19'25.5"	3.545 M.

THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF 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.

OFFICE USE					
BUILDING PERMIT NUMBER : 2024100264			VALID UPTO: 07-03-2030		
DATED : 07-03-2025					
ASSISTANT ENGINEER (CIVIL) BUILDING DEPARTMENT / K.M.C.			EXECUTIVE ENGINEER (CIVIL) BUILDING DEPARTMENT / K.M.C.		
NORTH 			ARCHITECTS: NEXUS 528 PARNASREE PALLY, KOLKATA-700060 MOB: 9830254868, TELEFAX: 033-2407733 EMAIL: nexus_arch@yahoo.com WEBSITE: NEXUS-ARCH.IN		
SCALE 1:100	DATE 21-02-2025	REV. DATE	DRAWN BY A.R.	CHECKED BY S.C.	SHEET NO. 1

DECLARATION OF OWNERS / APPLICANT:

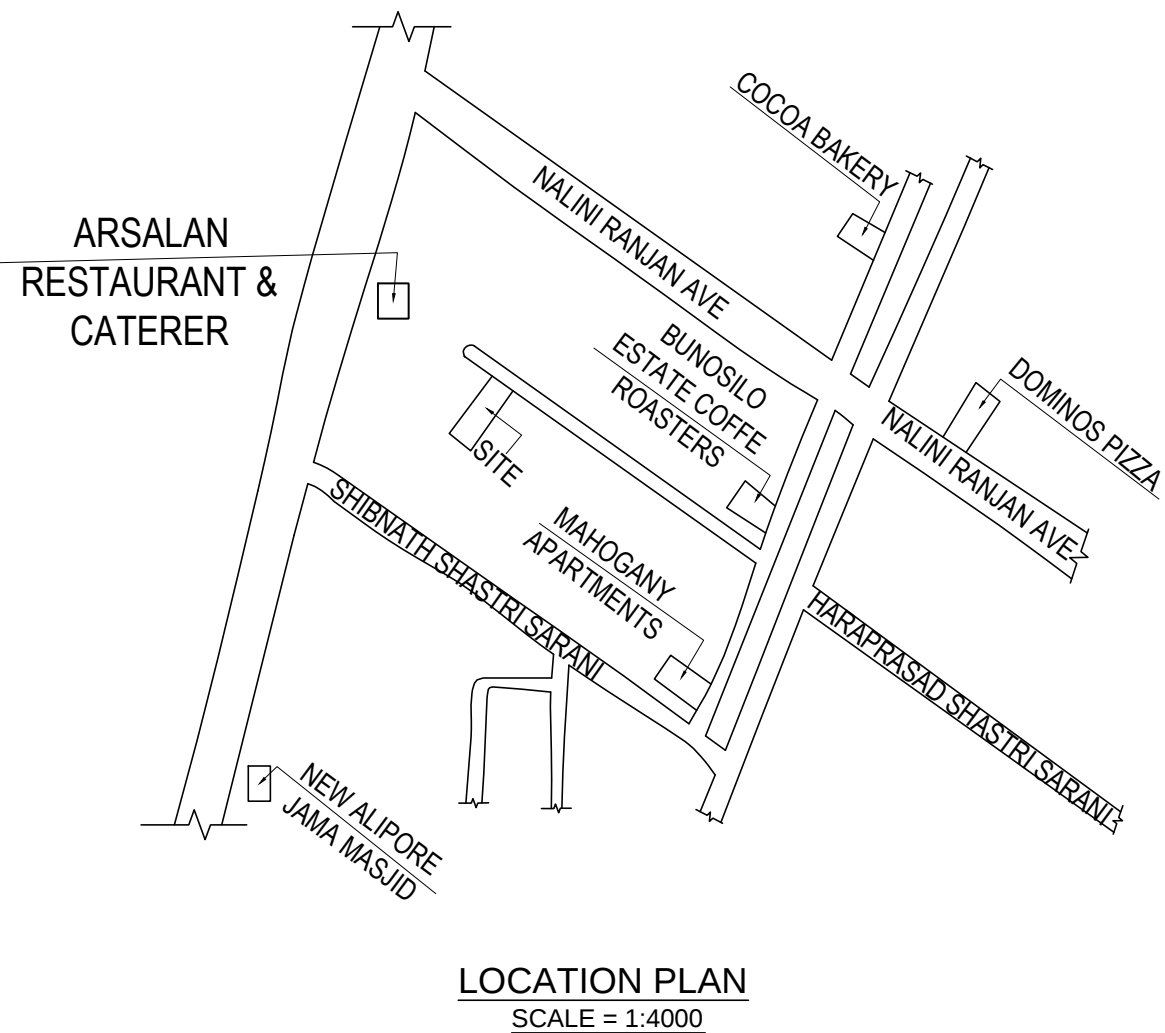
I DO HEREBY UNDERTAKE WITH FULL RESPONSIBILITY THAT:

1. I SHALL ENGAGE ARCHITECT, E.S.E., G.T.E. DURING CONSTRUCTION
2. I SHALL FOLLOW THE INSTRUCTIONS ARCHITECT, E.S.E., G.T.E. DURING CONSTRUCTION OF THE BUILDING AS PER B.S. PLAN.
3. K.M.C. AUTHORITIES WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURES.
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 WILL BE THE UNDER GUIDANCE OF ARCHITECT AND E.S.E. BEFORE STARTING THE BUILDING FOUNDATION WORK.
6. DURING INSPECTION PLOT WAS IDENTIFIED BY US.
7. THERE IS NO LEGAL COURT CASE PENDING AGAINST THIS PREMISES.
8. EXISTING STRUCTURE OCCUPIED BY THE OWNER THERE IS NO TENANT TO BE DEMOLISHED BEFORE COMMENCEMENT OF CONSTRUCTION.

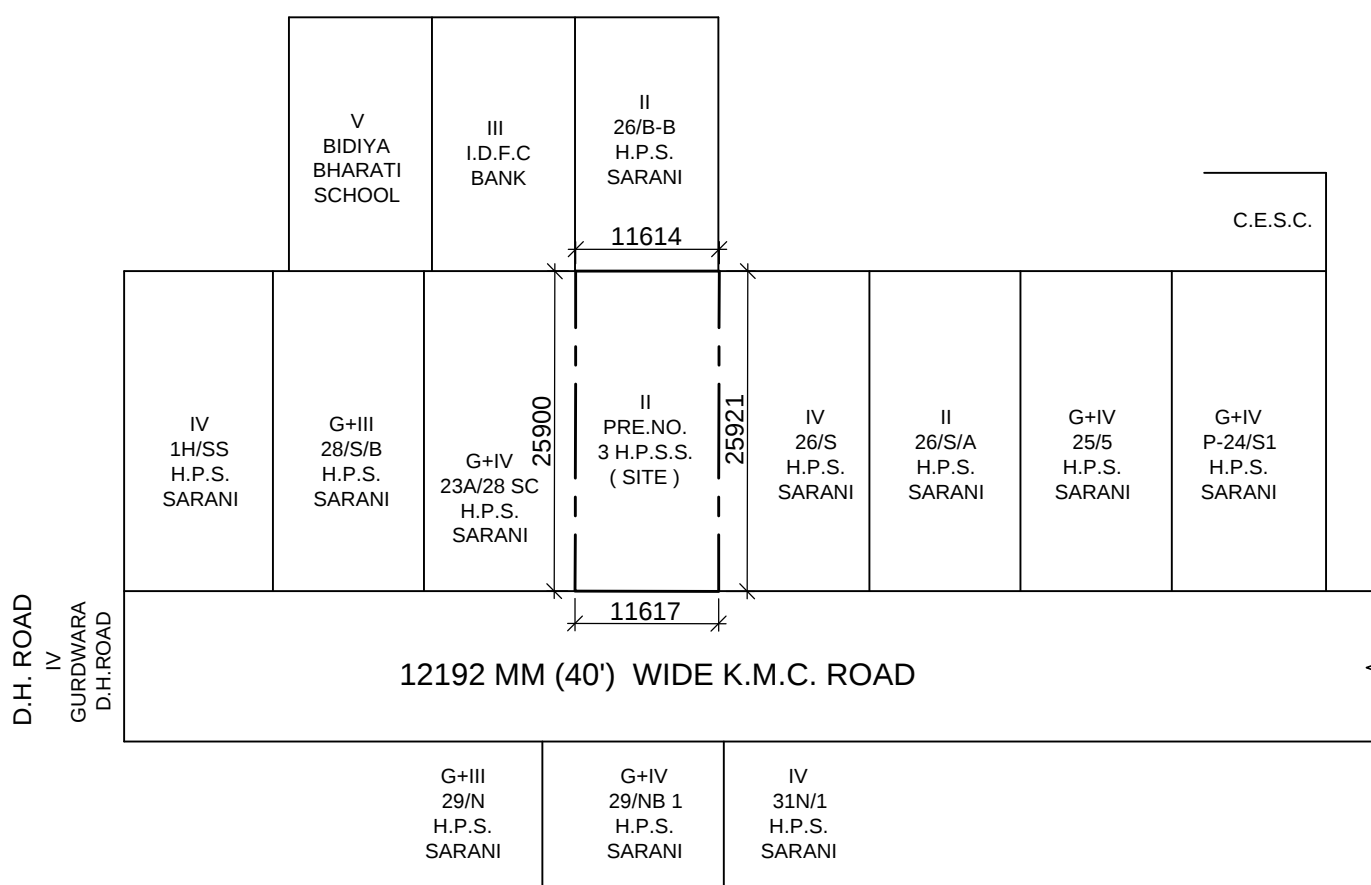
NAME OF OWNER / APPLICANT
APARAJITA MOITRA

PROJECT :

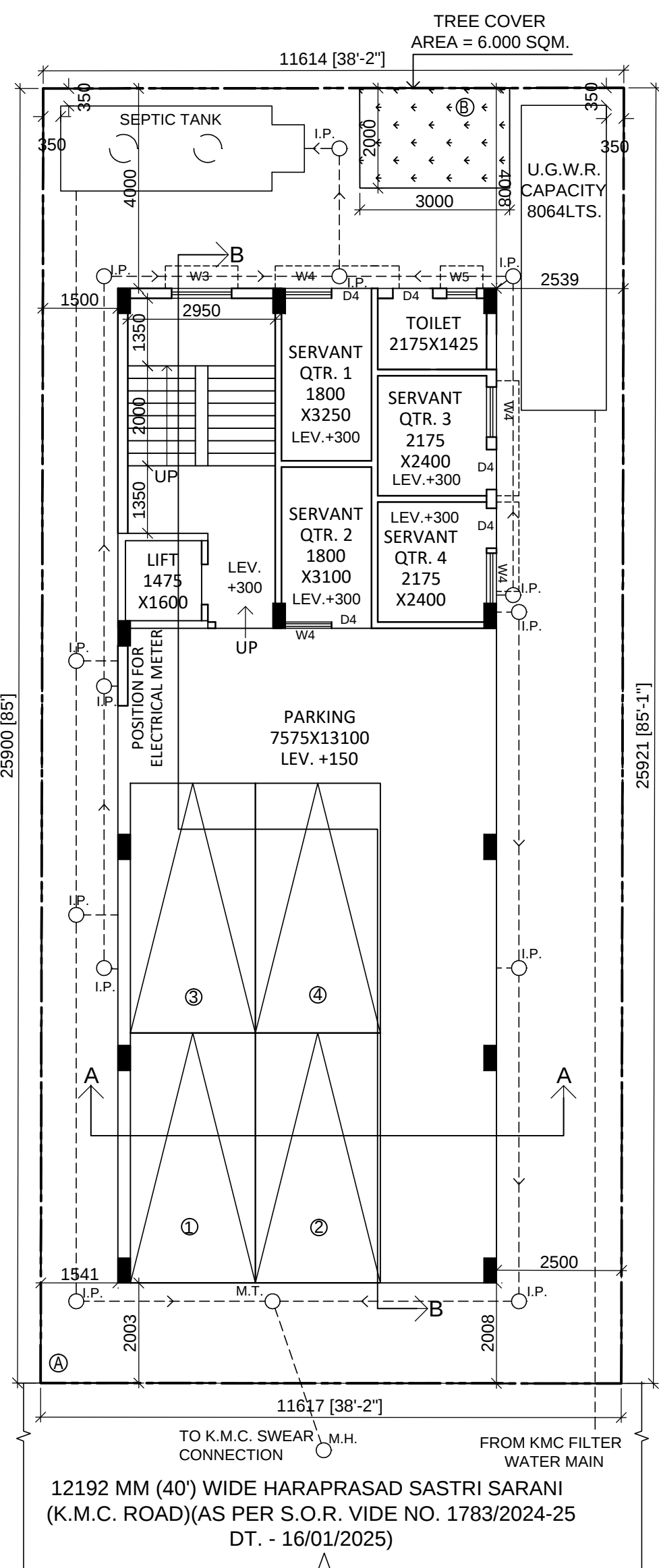
PROPOSED G+IV STORIED (HEIGHT: 15.475 M) RESIDENTIAL BUILDING PLAN U/S 393(A) OF K.M.C. ACT. 1980 AT PRE. NO. - 3, HARAPRASAD SASTRI SARANI, WARD NO - 81, BOROUGH - X, KOLKATA - 700053, P.S. - NEW ALIPORE.



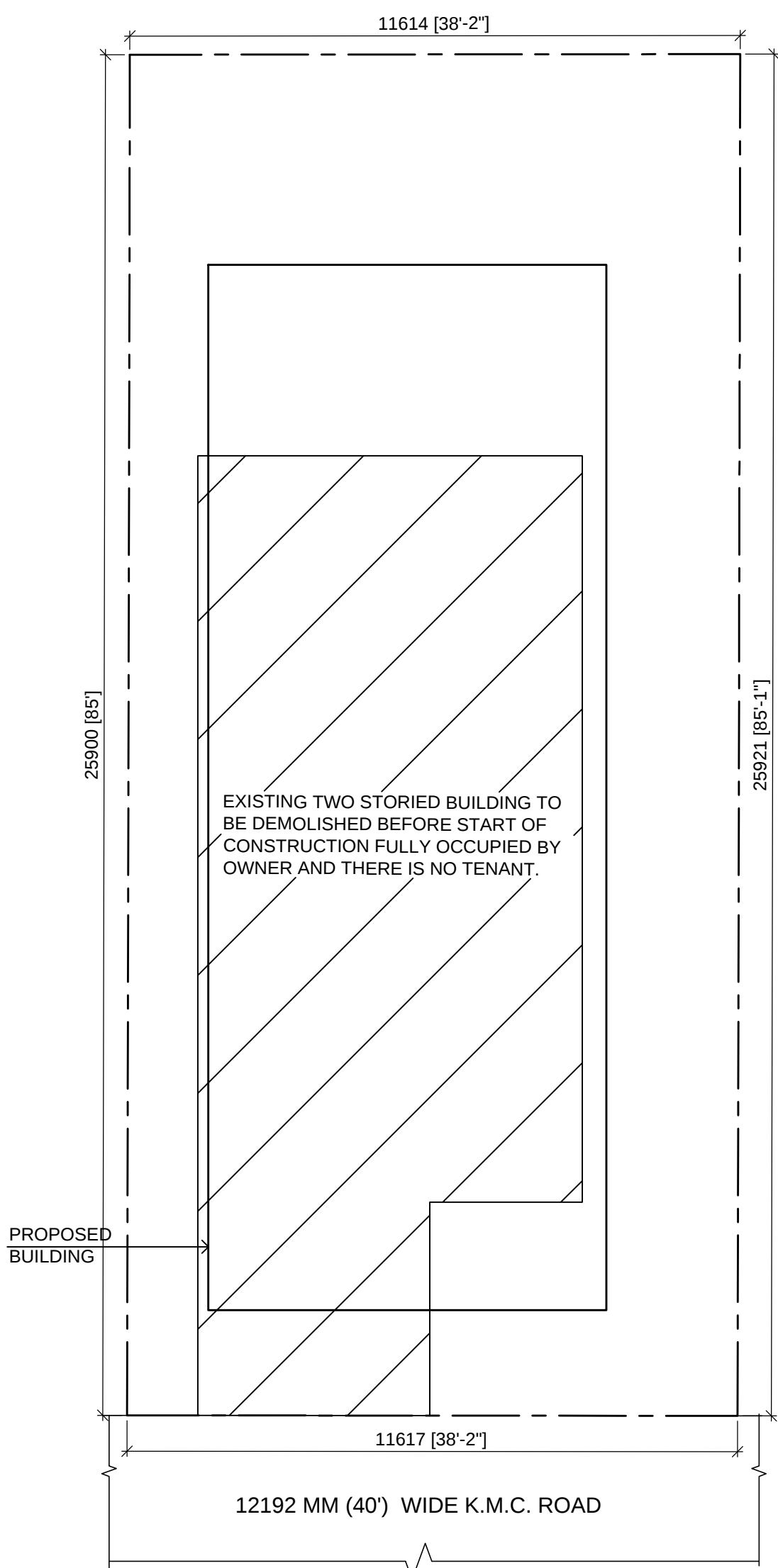
LOCATION PLAN
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SITE PLAN
SCALE = 1:600



GROUND FLOOR PLAN
SCALE = 1:100



EXISTING PLAN
SCALE = 1:100